



Picturesque home located on the River Thames

Millgate, Sonning Eye, RG4 6TW

Freehold



Sitting Room • family room • kitchen • conservatory
3 bedrooms • 2 bathrooms • patio
outbuilding • mooring • private parking

Situation

Situated in the historic Thameside village of Sonning which has local amenities including a public house, a popular restaurant and the highly-regarded Mill Theatre. More extensive facilities can be found in the nearby towns of Henley-on-Thames and Reading. There are mainline stations in Reading and Twyford giving easy access to London, Paddington and the M4 J10 is within close proximity, providing access to London and the West Country. There is a wide variety of schools in the area including Reading Blue Coat School (within walking distance), Queen Anne's in Caversham, the Oratory and Shiplake College. Sporting facilities include boating on the Thames and golf at a number of local courses.

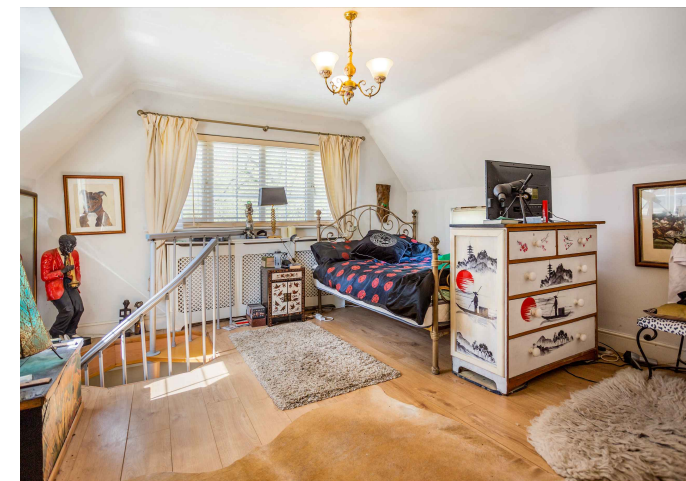
Directions

From the A4155 take the B478 to the Mill at Sonning, turn right and Millgate is the second on the right. From the M4 junction 10 take the A329 towards Reading, turn right on to the A4 Bath Road in the direction of Maidenhead. At Sonning turn left into Pound Lane and at the junction turn right to the mini roundabout then left into Thames Street and continue over Sonning Bridge.

Turn left into the Mill at Sonning and Millgate is the second on the right.

Description

Millgate is a unique village home which sits in a truly picturesque position, elevated above the River Thames. The ground floor has a sitting room which benefits from an abundance of natural light along with a log burning stove and access to the conservatory which enjoys views of the River Thames. There is also a family room, shower room and kitchen. The kitchen has a range of wall and base units as well as exposed brick and timber beams. To the first floor there are three bedrooms including the principal bedroom which has a triple aspect and a family bathroom.





Outside

The property is advantageously located, having direct access to a private mooring which leads through the Mill Stream to the River Thames. To the rear of the house is a paved seating area, ideal for al-fresco dining in the summer months. An additional decked area covers the pathway to the mooring, with a detached outbuilding which could be used as a potential office or for further storage. To the front of the property is ample private parking for multiple vehicles.

General remarks and stipulations

Tenure

Freehold

Services

Gas & Electricity mains services are connected with private drainage and water supply. **In accordance with the consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services have been tested.**

Local authority

South Oxfordshire District Council

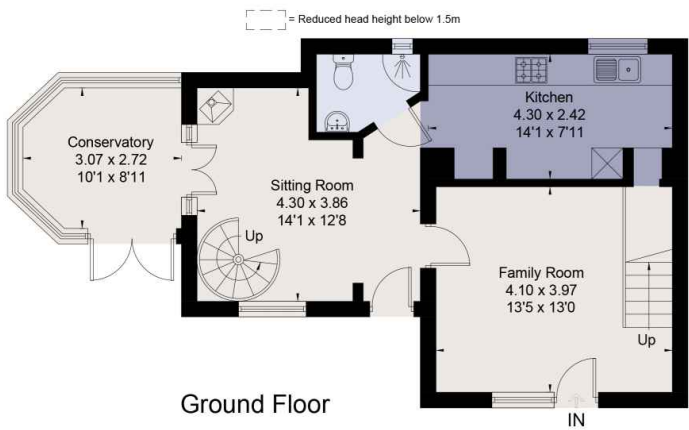
Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

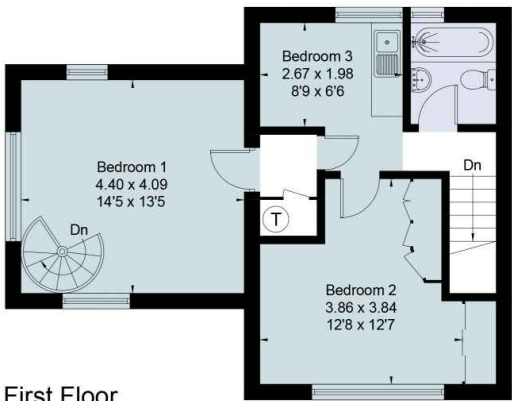
Viewing

Strictly by appointment with Savills.

Approximate Area = 110.1 sq m / 1185 sq ft
Including Limited Use Area (0.9 sq m / 10 sq ft)
For identification only. Not to scale.
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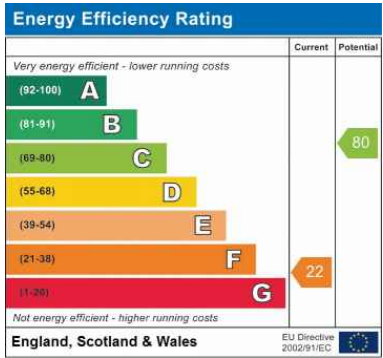
Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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