

The Round House, Charvil Lane Sonning, Reading, Berkshire, **RG4**





A delightful, architect designed house situated in this very popular riverside village.



Henley-on-Thames 6 miles; Reading 3.5 miles; M4 (J10) 5.5 miles;
London Paddington 25 minutes from Reading.
(Distances and times approximate)

The property

The Round House is an award winning property designed and constructed in 1984 by the local architect, Glen Beard. The open plan, multi-level living accommodation spirals gently around a central atrium benefiting from lots of natural light through skylights and French windows that also have views out into the landscaped gardens.

Through the front door you enter an entrance hall with a large coat/storage cupboard, from the hall you enter the spacious kitchen with fully fitted units and appliances, a large island with cooking hob and doors out to a pretty, sunny courtyard. From the hall you also access the large open plan, sitting room and dining room with a central stainless steel fireplace, feature stone circular storage cupboard and windows looking out to the gravelled, tiered terrace and a central atrium with a round skylight. There are steps leading down to a double bedroom that has French windows opening out to the terrace area with a pond and water feature, and a second bedroom/gym with built in wardrobes.

The circular staircase to the first floor leads to the principal bedroom with wardrobes and en suite shower room and a landing area that can also be used as office space with fitted storage cupboards. Up a few steps you enter a double bedroom with built in wardrobe and en suite bathroom with a jacuzzi bath.

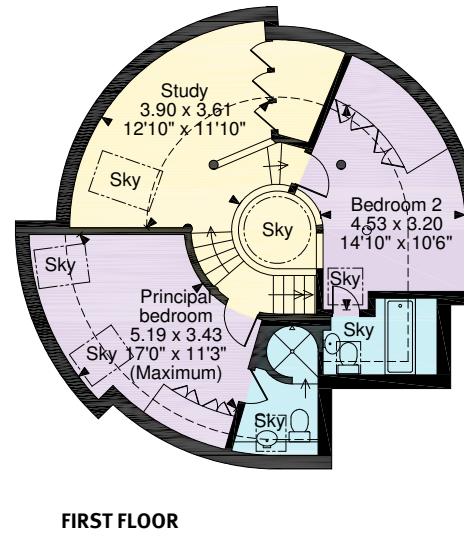
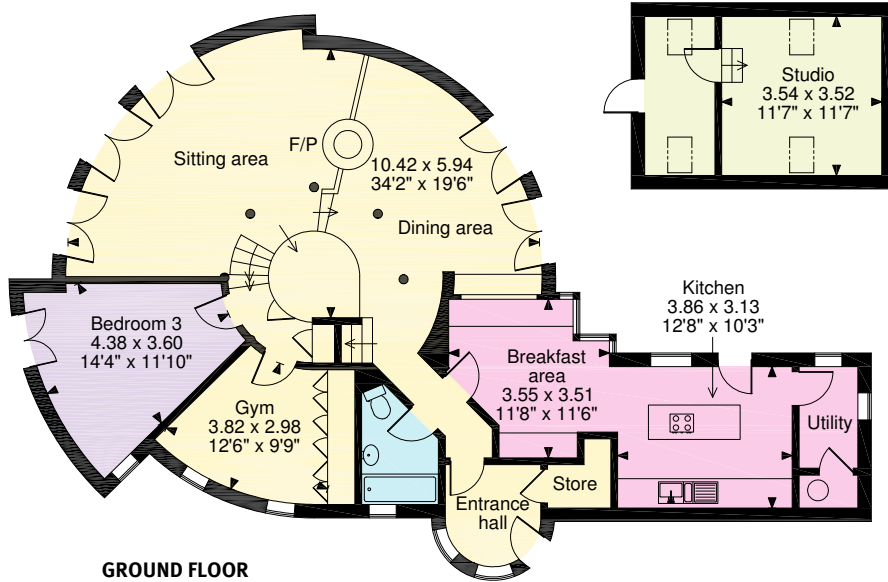
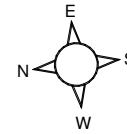
To the rear of the garage is a separate entrance to rooms that are currently being used as a studio with reception area but could be used as an office or a bedroom suite. There are electric doors to the front of the garage accessing a workshop area.

Situation

The Round House is situated in Sonning, an historic and picturesque Thameside village in the county of Berkshire; and a highly sought after location with close proximity to Reading, Henley-on-Thames and Wargrave. The Mill at Sonning with much of the original structure retained, the 18th Century Flour Mill has been converted into a renowned Dinner Theatre where you can enjoy a meal before watching the performance in the 215 seat air conditioned auditorium, there are a number of other excellent pubs and restaurants to choose from. There are many clubs, tennis, squash, hockey, cricket, golf, sports and social clubs as well as village shop with tea rooms. There are also annual social events that immediately make you feel part of a friendly but respectful community, it truly is a magical place to live. There is access to the River Thames and Sonning Lock with colourful gardens is lovely for a stroll along the tow path and the magical scenery surrounding this village is a joy for cyclists and walkers.



Charvil Lane Sonning, Reading
APPROXIMATE GROSS INTERNAL FLOOR AREA
222sq.m (2,393sq.ft)



□□□ Denotes restricted head height

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Garden and Grounds

To the front of the property you enter the driveway through a brick entrance with a brick paved area and parking for a number of cars, to the side of the property there is an ornate metal gate with access to the garage and further parking. The gardens are mainly laid with gravel and wooden decking with a feature pond and waterfall and various seating areas, ideal for catching the sun at different times of the day. There are an abundance of mature plants and trees giving the garden a feel of peace and tranquility.

Directions (RG4 6TH)

From Henley head South on the A423 towards Reading passing through Shiplake. After approximately 4 miles turn left at the Flowing Spring Public House. Follow this single track road and upon reaching the T-junction turn left towards Sonning. Proceed straight on at the roundabout and over the bridge towards Sonning. Continue along the B487 for approximately ½ a mile until reaching a mini roundabout, The Round House can be found on your left through a brick gateway.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be available by separate negotiations.

Services

Mains electricity, gas, water and drainage.

Viewing

Strictly by appointment with the Sole Agents, Knight Frank LLP

Local Authority

Wokingham District Council



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2021. Photographs and videos dated June 2021.

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