



The Barn House, Sonning Eye, Oxfordshire



A stunning period family home situated in a lovely quiet corner of an Oxfordshire hamlet. The property benefits from a separate annexe and a wonderful thatched barn.

Summary of accommodation

Main House

Ground Floor Reception hall | Drawing room | Sitting room
Dining room | Kitchen/Dining room | Utility | W.C

First Floor Principal bedroom with wardrobes
Three further bedrooms | Family bathroom | Shower room
W.C.

Annexe

One bedroom | Sitting room | Shower room
Mezzanine

Garden and Grounds

Thatched barn | Garage | Gravel driveway | Large lawned
garden | Tennis court | Outbuildings | Paddock

In all about 2.5 acres



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Situation

The Barn House is situated in the pretty village of Sonning Eye, a hamlet of several properties, and on the river is an excellent luxury hotel and restaurant, The French Horn. The hamlet is surrounded by open countryside. Sonning Eye is adjacent the village of Sonning, which is linked by crossing the 18th-century brick-arched Sonning Bridge combined with Sonning Backwater Bridges.

Sonning is a historic and picturesque Thameside village in Berkshire and a highly popular location with 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 air-conditioned auditorium. There are several other excellent pubs and restaurants to choose from. There are many clubs, tennis, squash, hockey, cricket, golf, sports and social clubs, and a 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, which is lovely for a stroll along the towpath and the magical scenery surrounding this village is a joy for cyclists and walkers.



The Property

Knight Frank are pleased to offer this attractive period family home. The Barn House is a perfect example of an Victorian property with attractive terracotta tile cladding, light, airy rooms with high ceilings, large windows and wooden floors. The property has lovely spacious accommodations a self-contained annexe and a beautiful thatched barn.

You enter the property via an attractive wooden and glazed porch leading into the entrance hallway with doors radiating to the reception rooms, kitchen, and stairs rising to the first floor. The reception rooms include a dual-aspect drawing room with lovely bay windows over the rear garden, a superb open fireplace and solid wood flooring, and a study with ornate corning and a large window.

The Barn House benefits from a fantastic kitchen/dining room. This spacious room has views of the gardens both to the front and back. The kitchen area has a range of wall and base units beneath a marble worktop and a central island, with a range of integrated appliances, including a dishwasher, fridge, freezer, and range cooker. To one end of the kitchen is a superb glass and wooden framed dining area with ample space for a dining table and chairs and access to the garden through double doors. A sitting room is accessed from the kitchen with bifold doors opening on to the rear terrace, an excellent space for al fresco entertaining. The ground floor accommodation is completed with a useful utility room with a range of units and a W.C.

The stairs rise to the split-level landing area that accesses the bedrooms and bathrooms. The spacious principal bedroom has a range of fitted wardrobes, drawers, and a large window, giving beautiful views over the rear garden. There are three additional double bedrooms, one with fitted wardrobes, a large family bathroom with bath and shower, a shower room and a separate W.C.







The Annexe

To the side of the property is a delightful single-storey annexe, ideal for staff or family accommodation. The annexe comprises a double height, open-plan sitting room with patio doors opening on to a large paved terrace. There is also a double bedroom, shower room, and a mezzanine above the sitting room, an ideal space for storage or a further bedroom.

The Barn

A wonderful feature of the property. This Grade II listed thatched barn has numerous storage areas and a fantastic main space that would be ideal for parties, parking cars, etc. The barn has an immense character with original beams, stable doors and thatched roof.





Garden and Grounds

The Barn House has delightful private gardens of approximately 2.5 acres with a mixture of sweeping lawns, mature trees, an orchard and a tennis court.

To the front of the property is a gravel driveway with space for several cars, access to the garage, a beautiful thatched barn, and a lawned area with a brick and flint wall to the front. A spacious paved courtyard area is accessed from the utility room.

From the front drive, a gravel path takes you to the rear of the house, bordered by pretty flowerbeds leading to a large paved terrace. This area is accessed from the sitting room and kitchen/dining room, a lovely space for entertaining. A large lawned area bordered by Lavender and a brick retaining wall, steps down to a further lawn with a mixture of mature trees and hedging on either side. To the far end of the garden is a tennis court, orchard and stable, with a paddock beyond.

Directions (Postcode RG4 6TN)

From Knight Frank Henley, leave on the A4155 towards Reading. After about 4 miles, turn left at the roundabout on to the B478 towards Sonning. At the second roundabout, take the third exit and then turn first left. The Barn House can be found on the right just before the road bends to the left.





Approximate Gross Internal Floor Area
 Main House = 252.8 sq m / 2,721 sq ft
 Outbuildings = 195.1 sq m / 2,100 sq ft
 Total Area (Including Garage/Mezzanine) = 447.9 sq m / 4,821 sq ft
 Including Limited Use Area = 8.3 sq m / 89 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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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