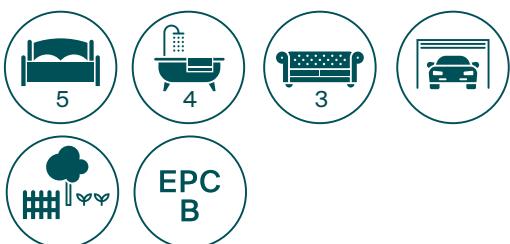




**4 Sonning Gate, Sonning, Reading,
Berkshire, RG4**



**A large family home
enjoying a wonderful
quiet setting in the
popular village of
Sonning.**



Distances – 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

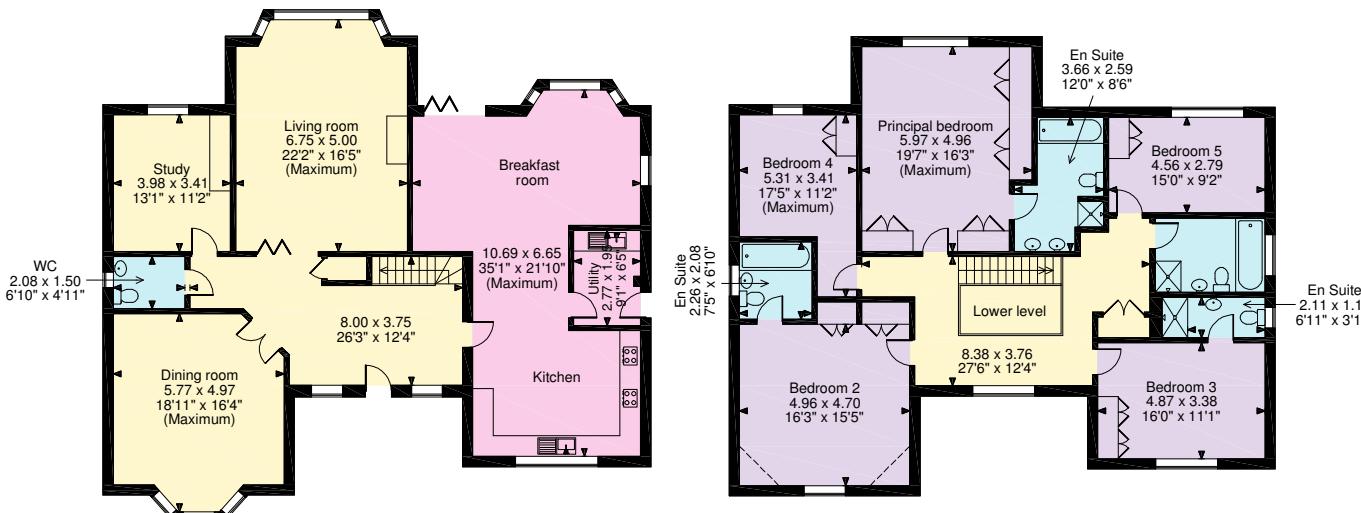
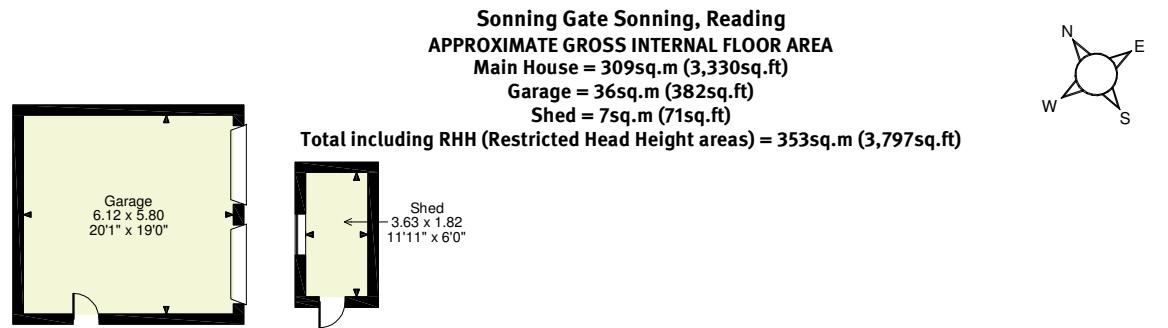
Located in a quiet cul de sac on the outskirts of Sonning, 4 Sonning Gate is a large five bedroom, four bathroom house built to an excellent standard. The property opens onto a spacious hallway with attractive Amtico wood flooring and glazed doors to all reception rooms allowing light to fill the ground floor. A door on the right hand side leads into the generously proportioned kitchen and breakfast room with French windows leading to the outside terrace. The kitchen incorporates a combination of wood-built wall and floor units complemented by granite work surfaces and fully fitted appliances. This leads into a utility room which also has a door to the side of the property with access to the garage. From the hallway on the left hand side is an spacious sitting room which has a feature fireplace with a gas fire and double doors opening onto the garden. The ground floor also has a study, with built in shelving, a generously sized dining room/sitting room with a bay window to the front of the house, and a cloakroom.

The staircase leads onto a light and spacious first floor galleried landing with a large window looking out to the front of the property. The principal bedroom suite overlooks the rear garden with fully fitted wardrobes and en suite bathroom with bath and shower. There are four further double bedrooms, all with built in wardrobes, two with en suite bathroom/shower and a separate family bathroom with shower. An airing cupboard with hot water tank is also found on the landing.

Situation

Sonning is a 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 a village shop with tea rooms. 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. 4 Sonning Gate is ideally placed for easy access to both Reading and Twyford stations with connections to London Paddington.





Denotes restricted head height
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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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

Particulars dated August 2020. Photographs and videos dated August 2020.

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Garden and Grounds

To the front of the property is a brick paved driveway with a wooden gate and a generously sized double garage. There is a path leading to the front door, a lawn area with mature hedging to the front giving extra privacy to the property. The generously sized rear garden is laid mainly to lawn with mature trees and shrubs, a paved terrace across the back of property is accessed from the kitchen and sitting room. There is a shed to one side of the garden and to the side of the garage is a fence with a gate allowing access from the front drive.

Directions (RG4 6GQ)

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 1/2 a mile until reaching a mini roundabout, take the second exit and continue towards the A4 to another roundabout. Take the second exit onto Pound Lane and Sonning Gate is the first left, 4 Sonning Gate can be found at the end of the drive.

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



Connecting people & property, perfectly.

We would be delighted to tell you more.

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