



Tudor lodge Duffield Road,
Sonning, Reading, RG4 6GJ
Price guide £1,300,000



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Duffield Road, Sonning

Wentworth Estate Agents have the pleasure in offering a fabulous FOUR BEDROOM DETACHED HOUSE with DOUBLE GARAGE and set within a good size plot opposite Sonning Golf club. The property is tucked away in a quiet area of Sonning, gated with a gravel driveway and plenty of parking.

The property is in the sought after and picturesque SONNING ON THAMES. Sonning is a delightful village offering splendid walks along the river and benefits from local pubs and the Coppa Club bar and restaurant.

A choice of highly respected independent Schools, Reading Blue Coats, Queen Anne's, Shiplake College and state schools; Sonning C of E Primary School and The Piggott Senior School.

Twyford is only 3 miles away with a mainline station, serving London Paddington and Reading with the benefit of the Elizabeth Line. Also includes independent shops, coffee shops, Waitrose and Tesco Express.

Ground floor accommodation comprises of large hallway in the centre of the house which leads into the different rooms. cloakroom, 20ft living room with views of the front and rear garden with a fireplace and patio doors. Dining room with dual windows to the front, study at the rear overlooking the garden, kitchen with plenty of eye and base level units and island area to sit, which leads through into the family room with dual aspect windows and patio doors to the garden. Utility is off the kitchen with space for washing machine and dryer, further storage, side door and access to the garage.

First floor accommodation comprises of large master bedroom with dressing room and four piece ensuite with bath, shower, WC and wash hand basin. two further double bedrooms with fitted wardrobes, family bathroom with bath, shower, wash hand basin and WC and a further single bedroom with fitted wardrobe.

Further benefits include double garage, plenty of parking on driveway, large laid to lawn garden with patio area and plenty of privacy, gas central heating, a great family home with a wonderful garden.



Hallway

A fabulous large carpeted hallway in the centre of the house with access to the rooms and stairs to the first floor. Also benefits with a large coat and shoe cupboard.

Living room

A 20 ft living room front to back, dual aspect windows, a large fireplace and patio doors leading into the garden, a great room for the family.

Cloakroom

Located off the hallway, with wash hand basin and WC

Dining room

At the front of the property, a 13ft dining room with plenty of space and double windows at the front bringing in lots of light.

Study

At the rear of the property with space for a desk and additional storage, benefitting with a lovely view of the garden.

Kitchen

At the rear of the property, a 22ft kitchen with plenty of eye and base level units, integrated dishwasher, induction hob, extractor fan, oven and microwave, and an additional island seating area.

Family room

Located off the kitchen, with dual aspect windows and patio doors to the garden, a fabulous room as a snug or a playroom.

Utility

Located off the kitchen with space for the washing machine and dryer and further storage and sink. With access to the garage and side of the house.

Master bedroom and ensuite

A 13ft master bedroom with a 10ft dressing room with dual aspect windows of front and back and a large fully tiled ensuite bathroom with bath, shower, WC and wash hand basin with storage under.

Bedroom 2

A good size double bedroom at the front with fitted wardrobes.

Bedroom 3

A good size double bedroom with fitted wardrobes at the rear of the property.

Family Bathroom

A half tiled four piece suite with bath, wash hand basin, WC and shower.

Bedroom 4

At the front of the property with fitted wardrobes



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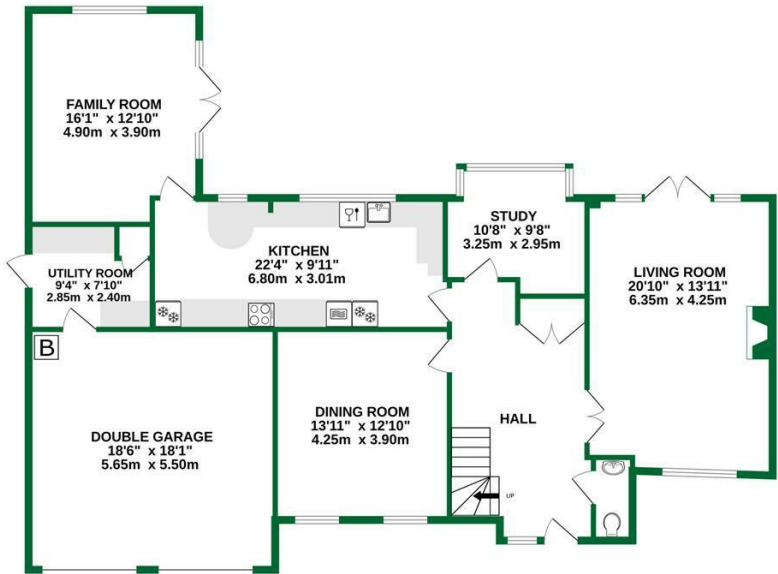
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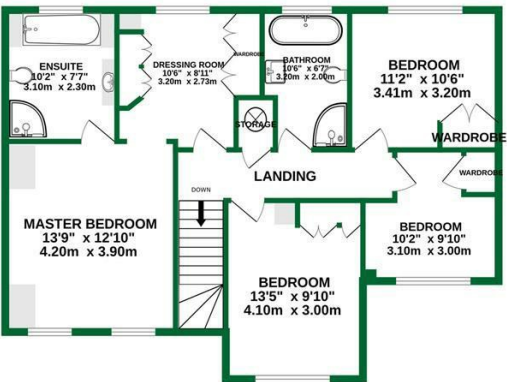
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GROUND FLOOR
1591 sq.ft. (147.8 sq.m.) approx.



1ST FLOOR
893 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA : 2484 sq.ft. (230.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Estate Agent People Recommend



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.