

The Estate Agent People Recommend



Bexton Cottage, 18 Pound Lane,
Sonning
RG4 6XE

£895,000



Wentworth Estate Agents have pleasure in offering to the market a stunning THREE BEDROOM DETACHED HOUSE WITH AN EYEBROW WINDOW AND DETACHED DOUBLE GARAGE 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.

There is an ease of access to motorways, M4, A329 and airports - London Heathrow and Gatwick. In addition a choice of highly respected independent Schools, Reading Blue Coats, Queen Anne's, Shiplake College and state schools; Sonning C of E Primary School within walking distance and The Piggott Senior School.

Twyford is only 3 miles away, with a mainline train station serving London Paddington and Reading. There are local shops, coffee shops, Tesco Express and Waitrose. Henley-on-Thames is approximately 7.1 miles away, offering a beautiful riverside town with shops, restaurants, coffee shops, Waitrose and Tesco.

Ground floor accommodation comprises of entrance hall with a stunning staircase, kitchen is at the front of the property with access to the outside and plenty of eye and base level units, further along the hallway at the end is a double bedroom with fitted wardrobes and a bay window. The bathroom is next door with WC, wash hand basin and bath. The dining room is at the rear of the property with double patio doors leading to the garden and adjacent is the living room with dual aspect windows and patio doors to the garden and has an open fireplace.

First floor accommodation comprises of two double bedrooms with eaves storage and family bathroom with WC, wash hand basin and bath.

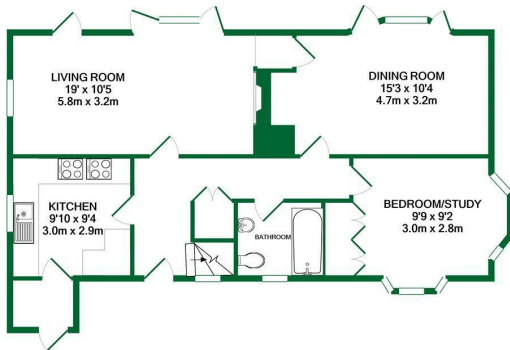
Further benefits include gas central heating, double detached garage, parking for numerous cars on drive, good size private garden, walking distance to sonning on thames.

NO ONWARD CHAIN

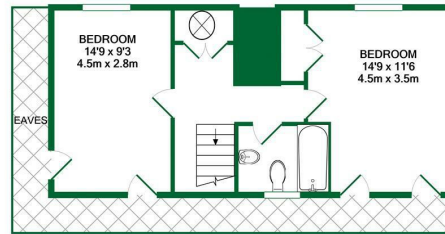
EPC - F

ACCOMMODATION

- DETACHED THREE DOUBLE BEDROOM HOUSE
- DETACHED DOUBLE GARAGE
- PRIVATE GARDEN
- PLENTY OF PARKING ON DRIVEWAY
- CHARACTER PROPERTY WITH EYEBROW WINDOW FEATURE
- WALKING DISTANCE TO SONNING ON THAMES
- NO ONWARD CHAIN
- EPC - F



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1227 SQ.FT. (114.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Old Butchers, 15 High Street, Twyford, Berkshire, RG10 9AB
t: 0118 934 0027 e: twyford@wentworthea.com

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.



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