The Estate Agent People Recommend

WentWorth Estate Agents

'Evencott' High Street, Sonning RG4 6UP

£575,000

Wentworth Estate Agents have pleasure in offering to the market a CHARMING TWO BEDROOM COTTAGE WITHIN THE HEART OF THE EVER POPULAR THAMESIDE VILLAGE OF SONING. Evencott is a charming, well-presented cottage that has retained much of its original heritage, combining modern living.

Sonning is a most sought after hamlet with a village shop, pubs and restaurants including the French Horn, The Bull Inn and The Great House. Sonning village also has a Theatre at the Mill.

The larger towns of Reading, Wokingham and Henley provide a wider variety of shops, restaurants and leisure facilities. Transport connections include excellent rail connections to London Paddington from Reading or Twyford and the A4 provides swift access to the M4, and M40 and M25.

Ground floor accommodation comprises of a sitting room with an inglenook fireplace and original exposed oak beams. The dining room has original wooden floorboards with french doors leading to the garden. The kitchen has plenty of eye and base level units including an integrated Rangemaster cooker with a butler sink overlooking the beautiful garden. The kitchen also has underfloor heating. There is also a wet room with shower, wash hand basin, underfloor heating and WC.

First floor accommodation comprises of a master bedroom at the rear with a good size ensuite with bath, WC and wash hand basin and a further double bedroom.

Further benefits include a bricked paved patio area which leads to a beautiful large private garden consisting of a vegetable area and stocked borders with shrubs.
In the garden is a seperate hme office, which is fully wired with a wooden floor and a feature log burning stove, a perfect location to work from home.
The property also has gas central heating and parking at the front of the property.
There is a beautiful large private garden with a vegetable area and stocked borders with shrubs, gas central heating, and parking at the front of the property.

NO ONWARD CHAIN

TOTAL APPROX. FLOOR AREA 1030 SQ.FT. (95.7 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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ACCOMMODATION

- TWO BEDROOM COTTAGE
- IN THE HEART OF SONNING VILLAGE
- A SPACIOUS LIVING SPACE
- SEPERATE HOME OFFICE AREA
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- LOVELY GARDEN WITH SHED AND GREEN HOUSE
- TWO BATHROOMS
- NO ONWARD CHAIN

WentWorth Estate Agents

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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.