



CHESTNUT HOUSE MUSTARD LANE, SONNING, READING, RG4 6GH

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Chestnut House, Mustard Lane, Sonning, Reading, RG4 6GH Freehold

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A NO-THROUGH LANE, A TIMELESS SETTING, AND A HOME DESIGNED FOR MODERN FAMILY LIFE.

Set within one of Sonning's most sought-after addresses, Chestnut House is a distinguished and beautifully extended detached residence, offering an exceptional balance of lifestyle, flexibility, and refined family living. Positioned within this quintessential Thames-side village, the property enjoys a peaceful setting on a very quiet no-through lane, while remaining superbly connected, with Reading mainline station and excellent road links all within easy reach. The property is offered with no onward chain and is just a short, approximately three-minute walk from Sonning Golf Club.

The house has been thoughtfully evolved over time to create a highly adaptable layout, perfectly suited to modern living. A welcoming entrance hall sets the tone, leading through to a series of elegant yet practical living spaces, ideal for both formal entertaining and relaxed family life.

At the heart of the home lies a stunning open-plan kitchen, dining and living space - a beautifully designed environment that brings together scale, light and flow. With bespoke finishes and a strong connection to the gardens, this space forms the true hub of the house, equally suited to everyday living or hosting on a larger scale.

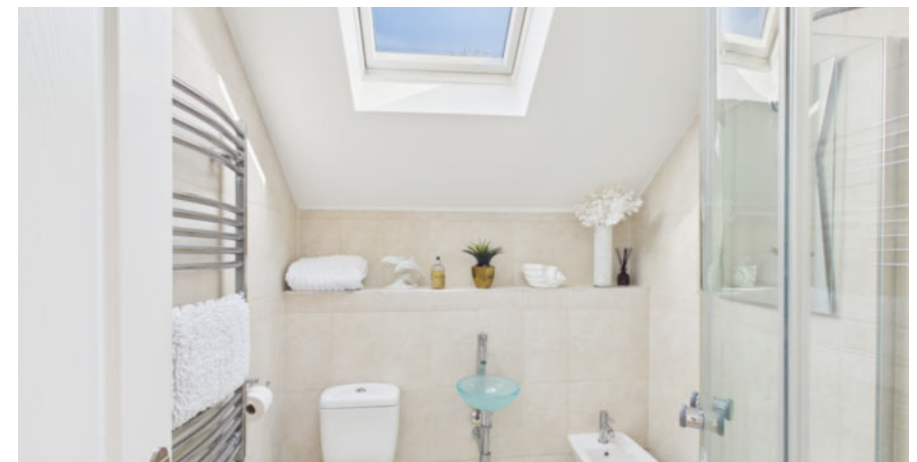
The accommodation is both extensive and versatile, with up to six bedrooms arranged to suit a variety of needs. The principal suite provides a calm and private retreat, while additional bedrooms offer flexibility for family, guests, or home working. Guest suites and secondary accommodation further enhance the home's appeal for multi-generational living.

A particularly valuable feature of Chestnut House is the substantial side wing, which currently integrates seamlessly with the main house but offers excellent potential. This space could be easily configured to create a self-contained annexe, providing private accommodation for extended family or an au pair. Alternatively, it can be enjoyed as it is - a highly versatile area ideal for a gym, games room, studio or additional living space.

Externally, the property is equally impressive. The gardens have been carefully landscaped to create a private and tranquil setting, enhanced by the presence of running water which brings both movement and a calming natural soundtrack to the space. A true wildlife haven, the grounds attract an array of birds and nature, offering a rare sense of escape and connection to the countryside.

The gardens seamlessly extend from the principal living areas, creating an exceptional environment for entertaining and relaxation. Notably, they were considered for a BBC Gardeners' World Awards - a reflection of their design, maturity and year-round appeal.

Chestnut House represents a rare opportunity to acquire a substantial and highly adaptable home in one of Berkshire's most desirable villages - combining timeless setting, modern living and exceptional outdoor space in equal measure.



MUSTARD LANE, SONNING, READING, RG4 6GH



Ground Floor



Floor 1

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Approximate total area⁽¹⁾328.7 m²3535 ft²

Reduced headroom

1.5 m²16 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





LOCATION

Set on the banks of the River Thames, Sonning is widely regarded as one of Berkshire's most desirable villages, offering a quintessential English setting with a strong sense of character and community. Known for its period architecture, scenic riverside walks and renowned establishments such as The Bull Inn, the village delivers an exceptional lifestyle that blends charm with everyday enjoyment.

Despite its peaceful setting, Sonning is superbly connected - with the nearby town of Woodley providing excellent amenities including Waitrose & Partners and a selection of independent shops, cafés and leisure facilities. The ever-popular riverside town of Henley-on-Thames is also within easy reach, offering further dining, boutique shopping and lifestyle appeal.

Reading mainline station is just a short drive away, providing fast services into London

Paddington and the Elizabeth Line, alongside excellent road links via the A4, A329(M) and M4 - making Sonning a rare balance of village tranquillity and connectivity.



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