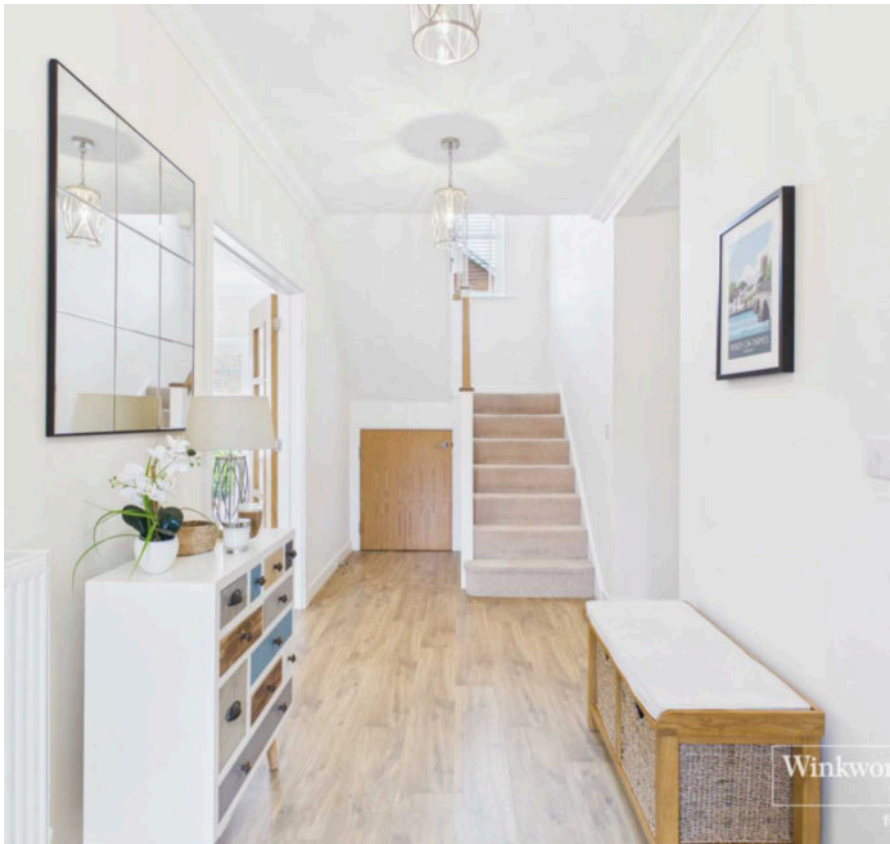




12 THYME CLOSE, SONNING COMMON, READING, OXFORDSHIRE, RG4 9DD

**Winkworth**





12 Thyme Close, Sonning Common, Reading, Oxfordshire, RG4 9DD Freehold

01184 022300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

## SPACE TO GROW. A SETTING TO STAY FOR

An impressive five-bedroom detached family home of circa 2,300 sq ft, occupying a particularly attractive position within this highly regarded Bewley Homes development, overlooking a lovely green to the front and benefiting from a substantial garage with a dedicated home gym.

12 Thyme Close is a beautifully proportioned modern family home, combining the convenience and efficiency of a newer property with the space and character more commonly associated with a traditional village house.

The setting is one of the property's real strengths. Positioned overlooking an attractive green area to the front, the house enjoys a pleasant open outlook which creates a greater sense of space and separation from neighbouring properties. The garage sits to the left-hand side when approaching the house, providing a particularly balanced and attractive frontage. Internally, the accommodation extends to approximately 2,300 sq ft, with an excellent arrangement of both formal and informal living spaces.

The welcoming entrance hall provides access to the principal ground-floor rooms. At the heart of the house is the generous kitchen/breakfast room, providing plenty of space for everyday family life and entertaining, with doors opening directly onto the rear garden.

A substantial sitting room offers a more relaxed reception space, again with access to the garden, while a separate dining room is ideal for more formal occasions. A further study provides an excellent dedicated home-working space. A utility room and downstairs cloakroom complete the ground-floor accommodation.

Upstairs, the sense of space continues with five well-proportioned bedrooms.

The principal bedroom is particularly impressive, with its own walk-in wardrobe and en-suite shower room. The second bedroom also benefits from an en-suite, while the remaining three bedrooms are served by the family bathroom, making this an extremely practical layout for a growing family or those regularly accommodating guests.

### Outside

To the front, the house enjoys its attractive position overlooking the green, giving No. 12 a much more open outlook than many modern development properties.

The garage is positioned to the left-hand side of the house, with driveway parking. Importantly, the rear section of the garage has been thoughtfully converted to create a dedicated home gym, complete with mirrored walls and its own air-conditioning unit – an excellent addition for anyone wanting a proper exercise space without sacrificing a room within the main house.

To the rear is a private garden enclosed by an attractive brick-built wall surround, creating a particularly established and secluded feel. The brick walling adds considerably to the character of the outside space and provides an excellent backdrop for planting, entertaining and family life.

Built by Bewley Homes as part of the sought-after Lea Meadow development, No. 12 combines generous proportions, High ceilings and excellent energy efficiency and a highly practical family layout with a particularly appealing position.

For me, however, it is the combination of the open green outlook to the front, substantial five-bedroom accommodation, walled rear garden and dedicated gym that sets No. 12 apart.

It is a house that has all the convenience of a modern home, but importantly has the space, outlook and privacy to feel like a genuine long-term family home.



Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 85 B    | 90 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Winkworth

Main building GLA<sup>®</sup>

213.51 m<sup>2</sup>  
2298.19 ft<sup>2</sup>

Main building total

213.51 m<sup>2</sup>  
2298.19 ft<sup>2</sup>

Building 2 total

43.75 m<sup>2</sup>  
470.91 ft<sup>2</sup>

(1) Finished, above grade

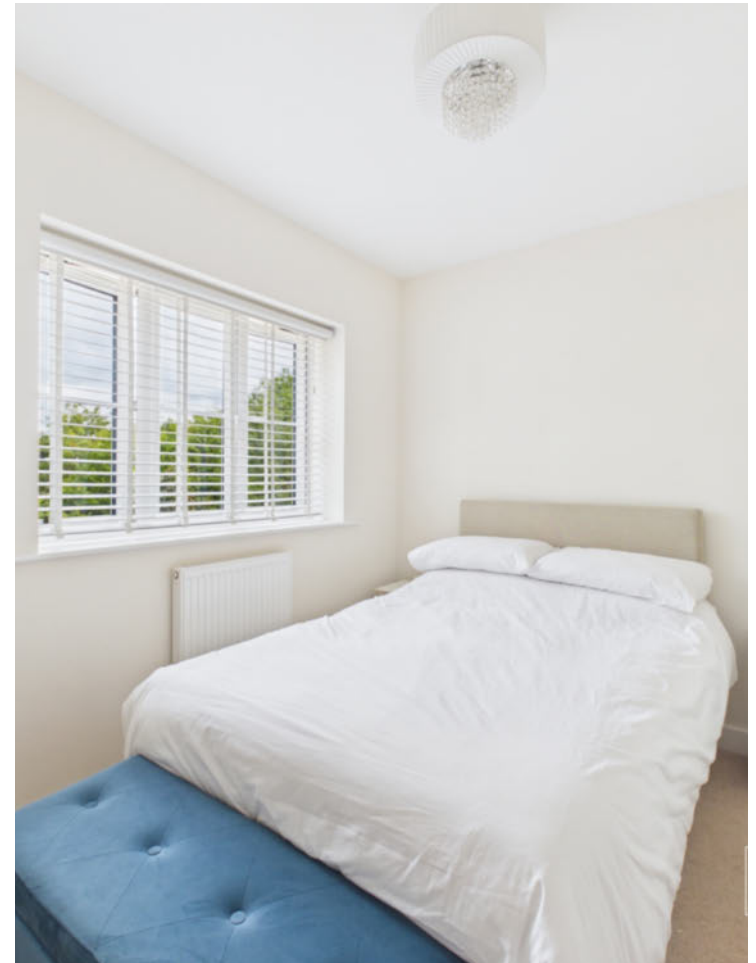
Ext. wall thickness assumed: 15.24  
cm/6 in

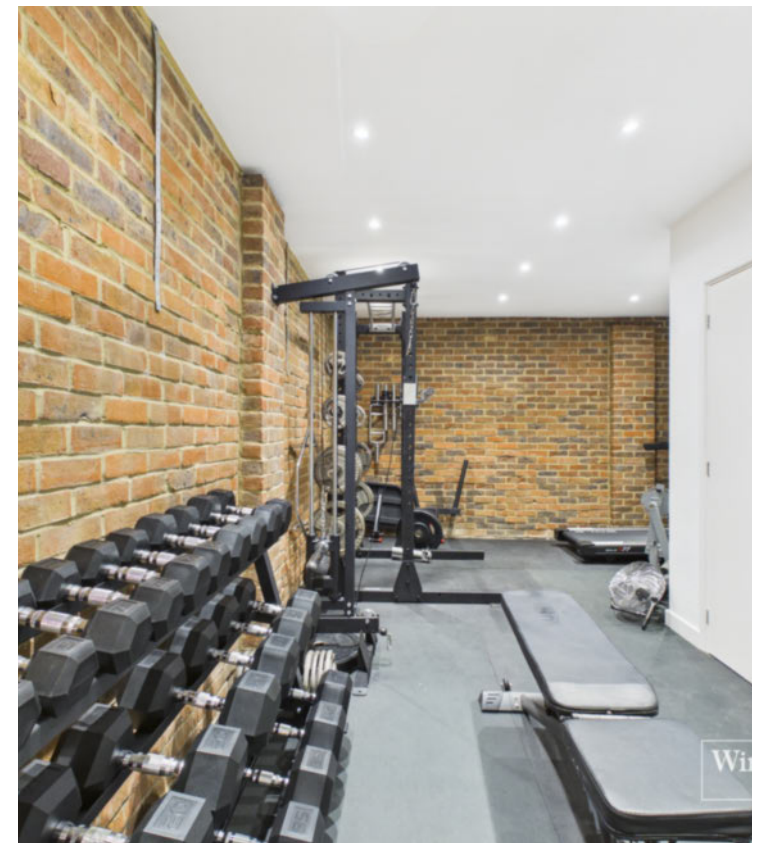
Reduced headroom

Below 1.5 m/5 ft  
Areas with headroom below 1.52 m/5 ft  
are excluded

Calculations reference the ANSI-Z765  
standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE360





## LOCATION

### Sonning Common – Location & Lifestyle

Set within the attractive South Oxfordshire countryside, Sonning Common offers an excellent balance of village life, open countryside and accessibility to Henley-on-Thames and Reading, making it particularly popular with families and commuters.

The village has a strong community and a good range of everyday amenities, including shops, cafés, a Co-op, pharmacy, health centre and recreational facilities. Surrounding footpaths, woodland and country lanes provide excellent opportunities for walking, cycling and enjoying the countryside.

Families are well catered for, with Sonning Common Primary School and Maiden Erlegh Chiltern Edge within the village, together with access to a wide selection of respected independent and state schools throughout Henley and Reading.

Nearby Henley-on-Thames offers independent shopping, restaurants, riverside pubs and the River Thames,

while Reading provides extensive shopping, leisure and employment opportunities. Reading Station offers fast services to London Paddington and the Elizabeth Line, with good road connections via the M4 and A404.

Housing ranges from character cottages and individual period properties to substantial detached family homes and high-quality modern developments.

Thyme Close forms part of the attractive Lea Meadow development, offering larger, energy-efficient family houses with excellent proportions, parking and modern layouts.

For buyers seeking village life, countryside, good schooling and excellent connectivity, Sonning Common remains one of the most appealing locations in this part of the Thames Valley.



## Winkworth Reading

Blagrove House, 17 Blagrove Street, Reading, Berkshire, RG1 1QB  
01184 022300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

[winkworth.co.uk/reading](https://www.winkworth.co.uk/reading)

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