



**OLD BATH ROAD, SONNING-ON-THAMES, READING, RG4 6SZ**  
**OFFERS IN EXCESS OF £1,250,000 FREEHOLD**

## AN EXCITING DEVELOPMENT OPPORTUNITY OR RENOVATION OF THE EXISTING 1930'S FAMILY HOME

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## DESCRIPTION:

A truly exciting opportunity to acquire a 1930's Paddock Built detached home on a generous plot with planning approval for a large executive family home. The existing plot is approximately half an acre and has been split with this property accessed from Old Bath Road and a second plot to the rear accessed from West Drive which will also be considered for sale via separate negotiations.

Set in one of Reading's premier roads this is a wonderful opportunity for a self-builder to create a bespoke mansion akin to many others in the area. Alternatively, the existing property which offers 1977sq. ft. (184 sq. mtr.) of living accommodation and requires modernisation throughout could be re-furbished and reconfigured to create a fabulous characterful family home in this highly sought after location. The existing home has a substantial in-and-out driveway at the front of the house with ample parking for several vehicles and a generous garden to the rear. On the ground floor there are three reception rooms, a kitchen/breakfast room, utility room and WC. There are three bedrooms, a bathroom and separate toilet on the first floor and the loft has been partially converted to create a further bedroom and bathroom.

The plot has been split and there is also additional potential to acquire another development site to the rear of the property to be accessed from West Drive which does not have planning but offers scope to build another large home. This would be under separate negotiations and would suit a or self-builder or simply add a larger garden with future potential to the existing house. Contact Winkworth for more information on this expectational opportunity.

## AT A GLANCE

- Development or Refurbishment Opportunity
- Suit Self-Builder
- 1977 sq. ft. (184 sq. mtr.) Period Detached Home
- Planning Approval in Place for a Substantial Bespoke Family Home.
- Planning Application No. 242720
- Option of 2nd Plot on West Drive Via Separate Negotiation















Approximate total area<sup>(1)</sup>

183.6 m<sup>2</sup>  
1977 ft<sup>2</sup>

Reduced headroom

26.1 m<sup>2</sup>  
281 ft<sup>2</sup>

(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.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent: £ 0 Annually (subject to increase)**

**Council Tax Band: G**

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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