



**GLEBE LANE, READING, BERKSHIRE, RG4 6XH**  
**GUIDE PRICE £1,000,000 FREEHOLD**

**STUNNING FIVE BEDROOM FAMILY HOME IN SONNING**  
**FEATURING A ONE BEDROOM ANNEX , GARDEN CINEMA**  
**ROOM SUPERBLY FINISHED BY THE CURRENT OWNERS**

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## DESCRIPTION:

This impressive 5-bedroom semi-detached family home, located in the sought after Sonning area, offers a range of standout features. The ground floor boasts a spacious living room, dining room, and reception family room, as well as a practical boot room, stylish kitchen/breakfast room, and a convenient laundry room. Additionally, there is a ground floor shower room for added convenience. Attractive stairs lead to the first floor boasting a luxurious master bedroom with a large dressing room, three further double bedrooms, and a family bathroom. The second floor offers a versatile office/bedroom for flexible living arrangements. The property includes a self-contained annex consisting of separate Cloak room and shower room, kitchen living room with stairs to double bedroom, perfect for guests or extended families, along with a storage room and ample driveway parking. The large fully enclosed garden, accessible from the kitchen and dining room, features a covered seating area, cinema room, garden entertaining room,

Contact us today to schedule a viewing and explore the potential of this remarkable property.

## AT A GLANCE

- Five Double Bedrooms
- Superb Master Bedroom With Large Dressing Room
- One Bedroom Self Contained Annex
- Garden Cinema Room
- Garden Entertaining Room
- Ample Driveway Parking
- Stylish Ground Floor Shower Room
- Impressive Kitchen / Breakfast Room
- Dining Room ,Living Room & Family Room
- Second Floor Office / Bedroom





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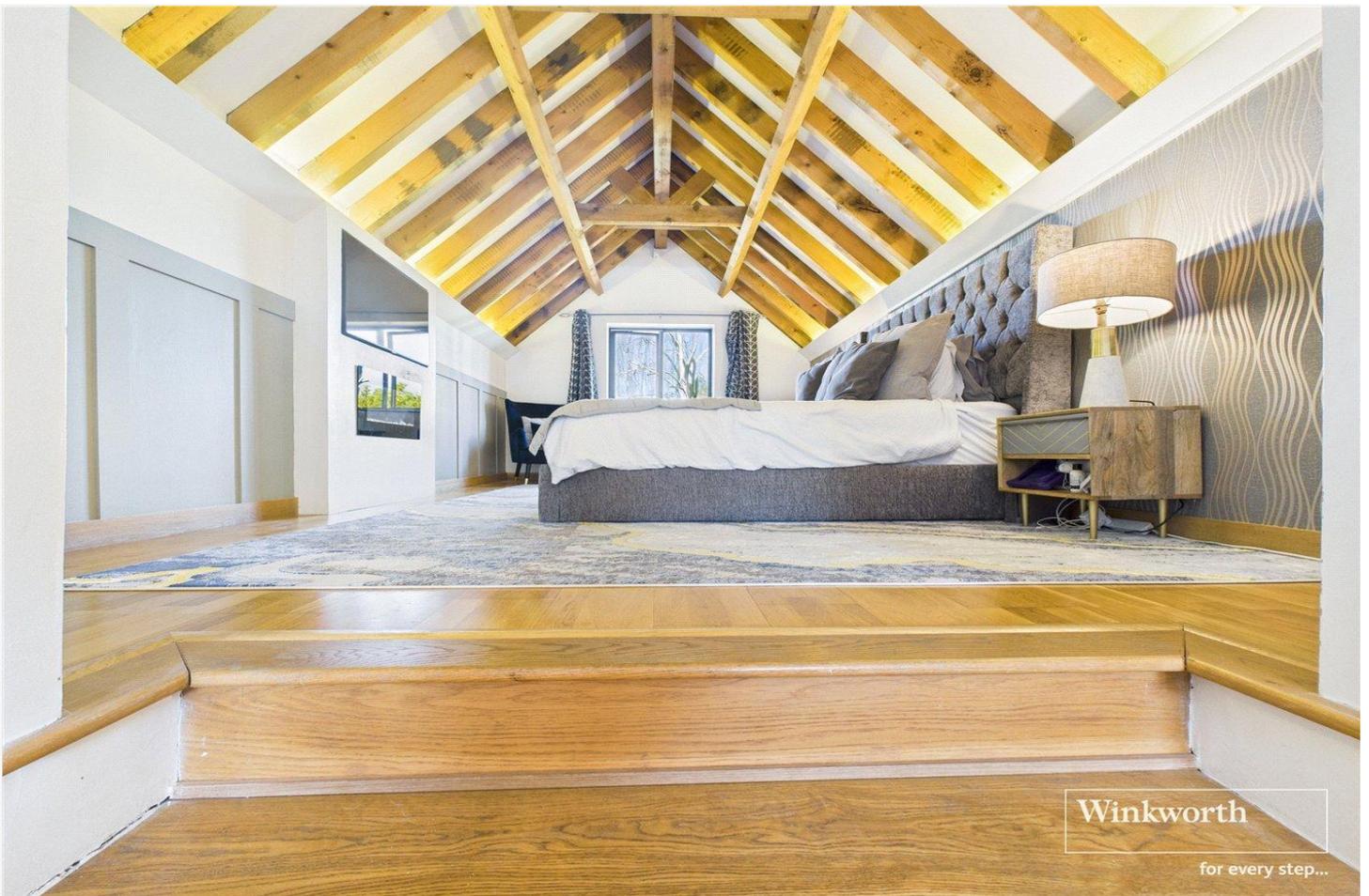
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Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4



Ground Floor Building 5

**Approximate total area<sup>(1)</sup>**  
 3367 ft<sup>2</sup>  
 312.8 m<sup>2</sup>  
**Reduced headroom**  
 57 ft<sup>2</sup>  
 5.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Council Tax Band:** E

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.