



**LYDDEN** SONNING EYE, READING, OXFORDSHIRE, RG4 6TN

**Winkworth**





Lydden, Sonning Eye, Reading, Oxfordshire, RG4 6TN Freehold

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

## AN EXCEPTIONAL, NEWLY BUILT FOUR-BEDROOM DETACHED HOME.

Welcome to Lydden - an exceptional, newly built four-bedroom detached home offering contemporary luxury, expansive living, and remarkable versatility, all set within a highly sought-after country lane moments from the heart of Sonning Eye.

Thoughtfully designed and crafted to an exacting specification, Lydden extends to almost 3,000 sq ft of bright, beautifully arranged accommodation. Behind its elegant façade lies a home that seamlessly blends generous proportions, refined finishes, and an effortless flow - perfectly suited to modern family living.

The impressive reception hall sets the tone, drawing you into the home with a sense of space and light, and leading to a luxuriously appointed cloakroom. Two spacious reception rooms provide superb flexibility, while the stunning kitchen/dining/family room forms the true centrepiece of the home - an inspiring space for everyday living and entertaining alike. Beyond, a dedicated study and a well-fitted utility room ensure maximum practicality.

The living room enjoys direct access to a stylish shower room, offering the valuable option of a ground-floor suite - ideal for multi-generational living, guests, or the creation of a self-contained annexe if desired.

A sweeping first-floor landing, illuminated by an overhead lantern, leads to four generous double bedrooms. Two enjoy beautifully finished en suites, while the family bathroom is appointed to the same luxurious standard.

Outside, the gravelled frontage provides parking for multiple vehicles and leads to the garage. To the rear, a

full-width sun terrace offers the perfect setting for alfresco dining and relaxation, overlooking a well-kept lawn. At the far end of the garden sits the superb annexe/outbuilding - fully insulated, equipped with broadband, and complete with kitchenette and WC, making it ideal for home working, hobbies, or guest use.

Lydden's setting is truly enviable - a peaceful country lane just moments from the historic village of Sonning-on-Thames, home to The Mill at Sonning theatre, the renowned French Horn restaurant, the Coppa Club, and the Bull Inn. Beautiful riverside walks along the Thames, together with miles of open South Oxfordshire countryside, are all within easy reach.

For commuters, Reading's mainline station, major road networks including the M4 and M40, and Heathrow Airport (approximately 35 miles) are all readily accessible.

A rare opportunity to acquire a substantial, high-quality contemporary home in one of South Oxfordshire's most desirable village locations - offered with no onward chain and highly recommended for early viewing.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Winkworth

Approximate total area<sup>m</sup>

273.5 m<sup>2</sup>  
2942 ft<sup>2</sup>

Reduced headroom  
4.1 m<sup>2</sup>  
44 ft<sup>2</sup>

(1) Excluding balconies and terraces

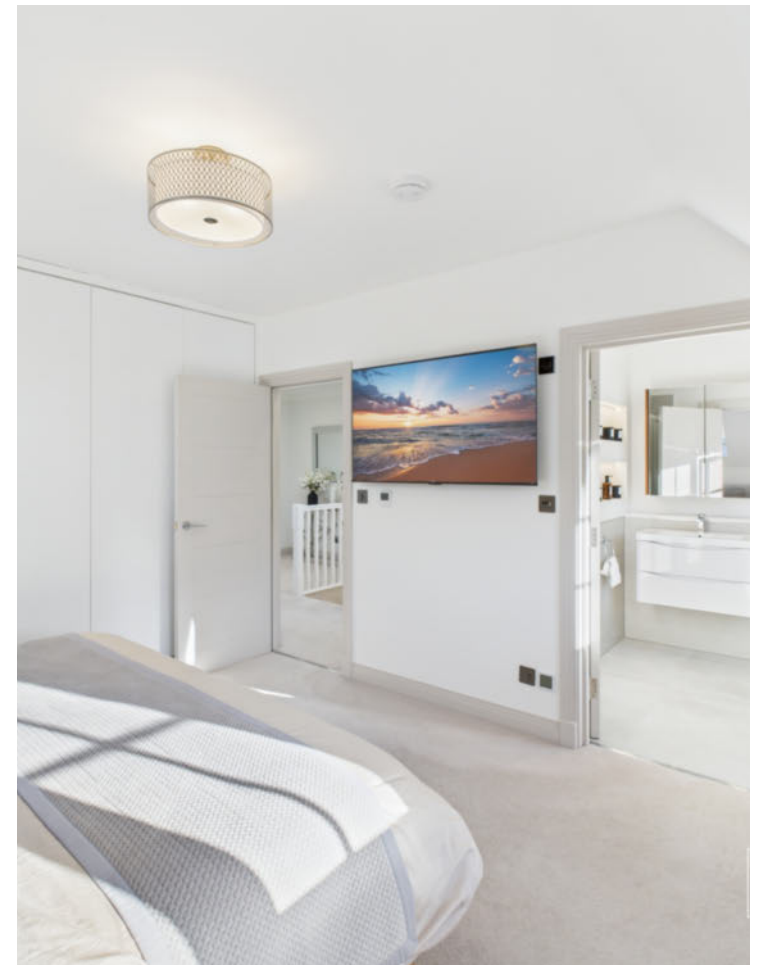
Reduced headroom  
Below 1.5 m/5 ft

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

GIRAFFE360

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             |         | 93 A      |
| 81-91 | B             | 88 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





## LOCATION

Sonning-on-Thames is one of the most picturesque and sought-after villages along the River Thames, offering an idyllic blend of historic charm, scenic beauty, and refined local amenities. Centred around its iconic stone bridge and flanked by elegant period homes, the village provides a tranquil, timeless atmosphere while remaining exceptionally well connected.

The riverside setting is a standout feature, with peaceful walks, boating, and wildlife right on the doorstep. Residents enjoy a selection of acclaimed dining options, including the stylish Coppa Club, and the characterful Bull Inn. The Mill at Sonning, a unique dinner-theatre venue, adds cultural flair and draws visitors from far and wide.

Despite its rural feel, Sonning-on-Thames is moments from Reading, offering swift access to major transport links, including fast rail services to London and the M4 corridor. Excellent state

and independent schools in the surrounding area further enhance its appeal for families.

Quiet, beautifully kept, and rich in heritage, Sonning-on-Thames offers an exceptional quality of life - combining village serenity with outstanding convenience.



## 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)

**Winkworth**