



OLD BATH ROAD, READING, BERKSHIRE, RG4 6GA  
**OFFERS IN EXCESS OF £1,000,000 FREEHOLD**

## A FOUR BEDROOM DETACHED FAMILY HOME IN THIS HIGHLY SOUGHT-AFTER THAMES SIDE VILLAGE LOCATION

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#### DESCRIPTION:

The Old Turn is an immaculate four bedroom detached family home in this highly sought after road in the Thames side village of Sonning. Located under 3 miles from both Reading and Twyford train stations with their direct links to London Paddington and walking distance to Sonning Primary, Blue Coat School, Sonning Golf Club, the village centre and the River Thames making this an ideal location for a family. Lovingly renovated by the current owners and offering flexible accommodation for a family. The home is entered via an entrance hall with access to a cloakroom and through to the living room with a wood burning stove and feature bay with a window seat at one end and a stained glass window the other. There is a ground floor bedroom with a fabulous en-suite bathroom complete with a jacuzzi bath. This room is currently utilized as a gym but would make a great guest room or suit an extended family. There is a superb bespoke kitchen/diner complete with a range of integrated appliances, wine fridge, granite work surfaces, and an island with a dining area at one end and storage. The kitchen also has a wood burning stove. To the rear of the kitchen another feature of the house is the 29' ft. orangery which has underfloor heating and forms a formal dining room, entertaining area or family room. A laundry/boiler room with granite worktops completes the ground floor. The first floor has a generous landing with two bays off which are three double bedrooms and a bathroom. The master bedroom suite has dual aspect windows, a walk in wardrobe and an en-suite shower. All of the bathrooms have underfloor heating and bespoke tiling. There is a spacious partly boarded loft offering scope to convert into additional living accommodation subject to the usual planning consents. To the front there is a lovely landscaped garden perfect for entertaining with a patio, lawns and a raised deck which accommodates the hot tub which will be staying. There another garden with a shed to the rear of the house and a detached garage with EV charging point. This fabulous home in this superb location will suit a growing family and viewing is highly recommended.

#### AT A GLANCE

- Four Bedroom Detached Family Home
- Sought After Private Road Location
- Spacious Lounge With Log Burner
- 29ft. Orangery with Underfloor Heating
- Bespoke Kitchen/Breakfast Room & Laundry Room
- Master Bedroom with Walk in Wardrobe and En-Suite Bathroom
- Ground Floor Bedroom/Gym with Walk En-suite
- Landscaped Gardens With a Hot Tub
- Detached Garage with EV Charging Point



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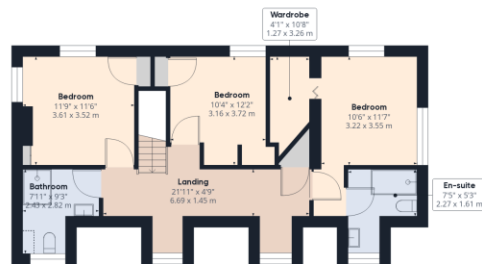








Ground Floor Building 1



Floor 1 Building 1

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

2095.94 ft<sup>2</sup>  
194.72 m<sup>2</sup>

**Reduced headroom**

2.87 ft<sup>2</sup>  
0.27 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 are based on RICS IPMS 3C standard.

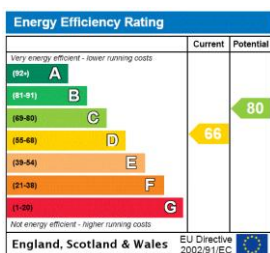
GIRAFFE 360

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

**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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