



Thames Street, Sonning, Reading, Berkshire, RG4

£475,000 *Freehold*



Character, Charm and Village Living in the Heart of Sonning

Occupying an enviable position within one of Berkshire's most sought-after villages, this delightful two-bedroom character home perfectly combines period charm with practical modern living. Offered to the market with no onward chain, the property enjoys generous accommodation, a private courtyard garden, driveway parking and a substantial garage, all just moments from the banks of the River Thames.

From the moment you arrive, the home exudes warmth and character. A welcoming entrance hall leads through to a beautifully appointed galley kitchen, thoughtfully designed with a range of integrated appliances and a dedicated seating area, creating the perfect spot for morning coffee or informal dining. Beyond the kitchen is a practical utility area incorporating a cloakroom, cleverly designed to maximise everyday convenience without compromising on space.

The dining room flows effortlessly into the elegant dual-aspect sitting room, creating a wonderfully sociable and light-filled living environment. Flooded with natural light from windows on two elevations, this open arrangement is perfectly suited to both relaxed family living and entertaining, while the adjoining cellar provides excellent additional storage or could equally serve as an impressive wine cellar.

Upstairs, two generous double bedrooms, each benefiting from fitted wardrobes, offer comfortable and well-proportioned accommodation. These are served by a beautifully appointed four-piece family bathroom, providing both bath and separate shower.

Outside, the property continues to impress. A charming courtyard garden offers a wonderfully private setting for al fresco dining or an evening glass of wine, while the driveway provides convenient off-road parking. The substantial detached garage, complete with useful first-floor storage and an additional cloakroom, offers exceptional versatility and presents an exciting opportunity to create further living accommodation, a home office, studio or guest suite, subject to the necessary planning permissions and building regulations.

KEY FEATURES

- Heart of the Award-Winning Village of Sonning.
- Character End-of-Terrace Home with No Onward Chain.
- Two Generous Double Bedrooms & Four-Piece Family Bathroom.
- Open-Plan Reception Spaces Filled with Natural Light.
- Kitchen with Dedicated Breakfast & Seating Area.
- Private Courtyard Garden, Driveway & Substantial Detached



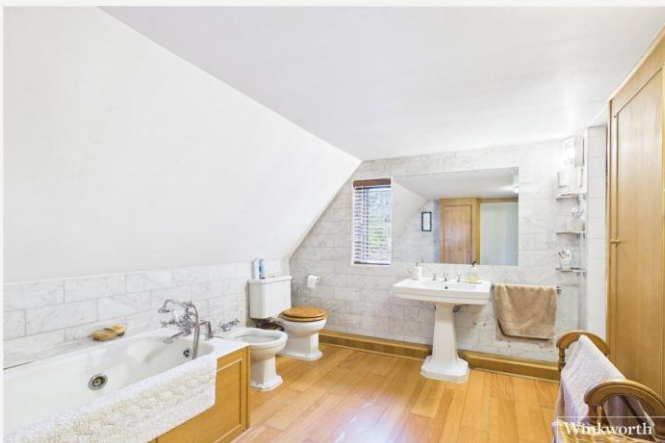
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MATERIAL INFO

Tenure: Freehold
Council Tax Band: F
EPC rating: D



Floor -1



Ground Floor



Floor 2

Approximate total area^m143.2 m²
1541 ft²

Reduced headroom

6.3 m²
67 ft²

(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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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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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