



27 OLD BATH ROAD
SONNING • RG4 6SY

HASLAMS
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COLLECTION



INTRODUCING
OLD BATH ROAD

SONNING • RG4 6SY

£1,500,000

Located on Old Bath Road, one of Sonning's most prestigious addresses, this five-bedroom detached home is set on an impressive 0.59-acre plot with private woodlands.

A large carriage driveway leads up to the property, providing access to a detached double garage and allowing ample off-road parking.

The ground-floor rooms are accessed via a bright hallway with parquet flooring that leads onto a stylish fitted kitchen, perfectly suited for modern family life. Stretching across the rear of the home, a spacious conservatory provides additional living/dining space with views over the garden. An impressive 21-ft living room offers a generous space designed for relaxation as well as entertaining.

Also on the ground floor is a well-proportioned bedroom with its own en-suite bathroom, positioned alongside a separate utility room. Together, these spaces present outstanding potential for guest accommodation or even an independent suite. A formal dining room, study and cloakroom, completing the downstairs area.

The first floor features four generously proportioned bedrooms, including a principal bedroom complete with an en-suite shower room. These are complemented by a family bathroom, providing a perfect combination of comfort and practicality.

To the rear, the southerly-facing garden enjoys a peaceful setting, with a paved patio ideal for outdoor dining. A pathway leads from the garden into the property's own private woodland, creating a retreat for nature lovers and a space to explore.

The property is perfectly positioned for access to highly regarded schools including Reading Blue Coat School and Sonning Church of England Primary, making it ideal for families. Sonning itself is conveniently located, with the M4 motorway just a 15-minute drive away, providing easy access to London while enjoying the charm of village life.



IN A NUTSHELL

Bedrooms

5

Reception Rooms

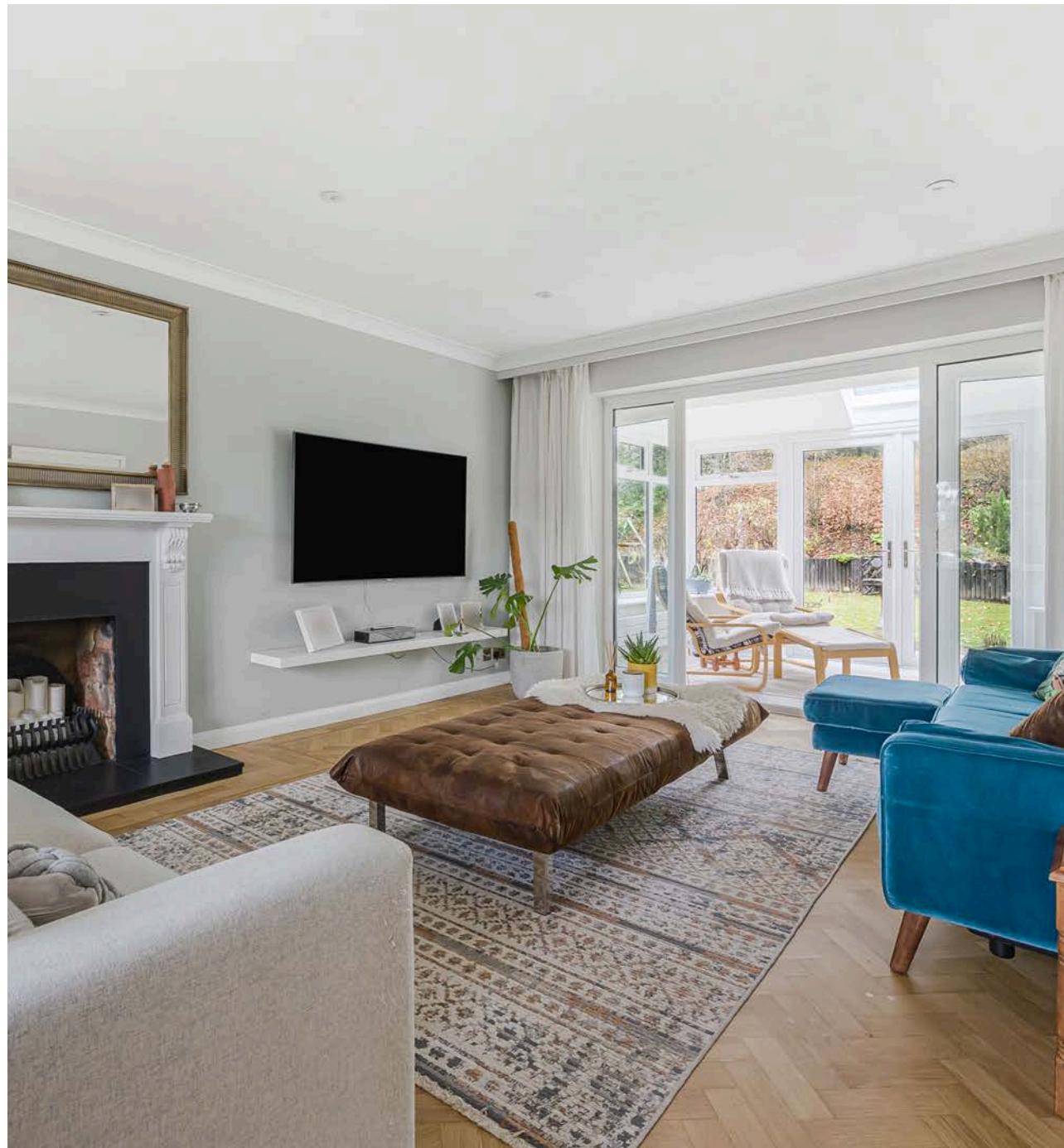
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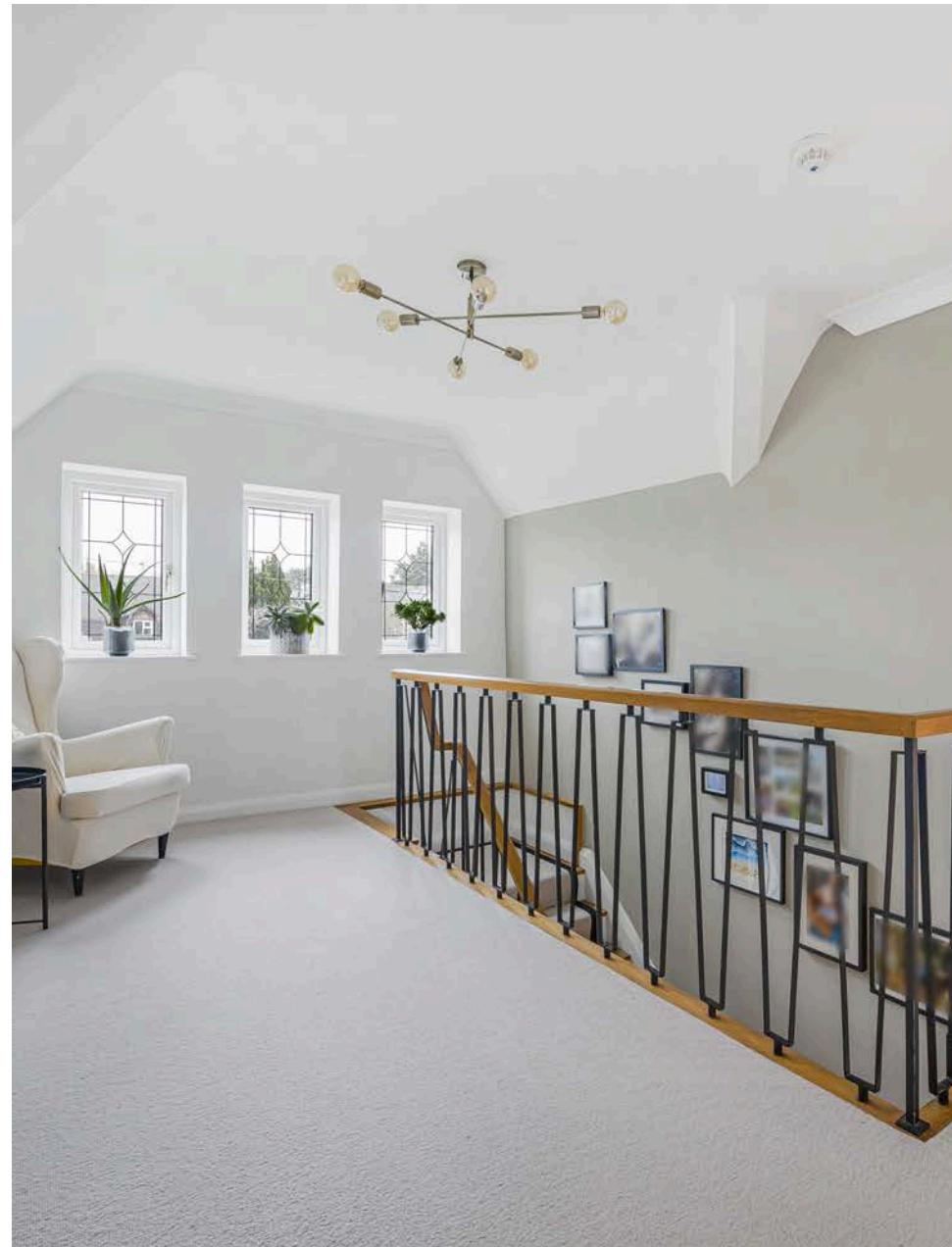
Bathrooms

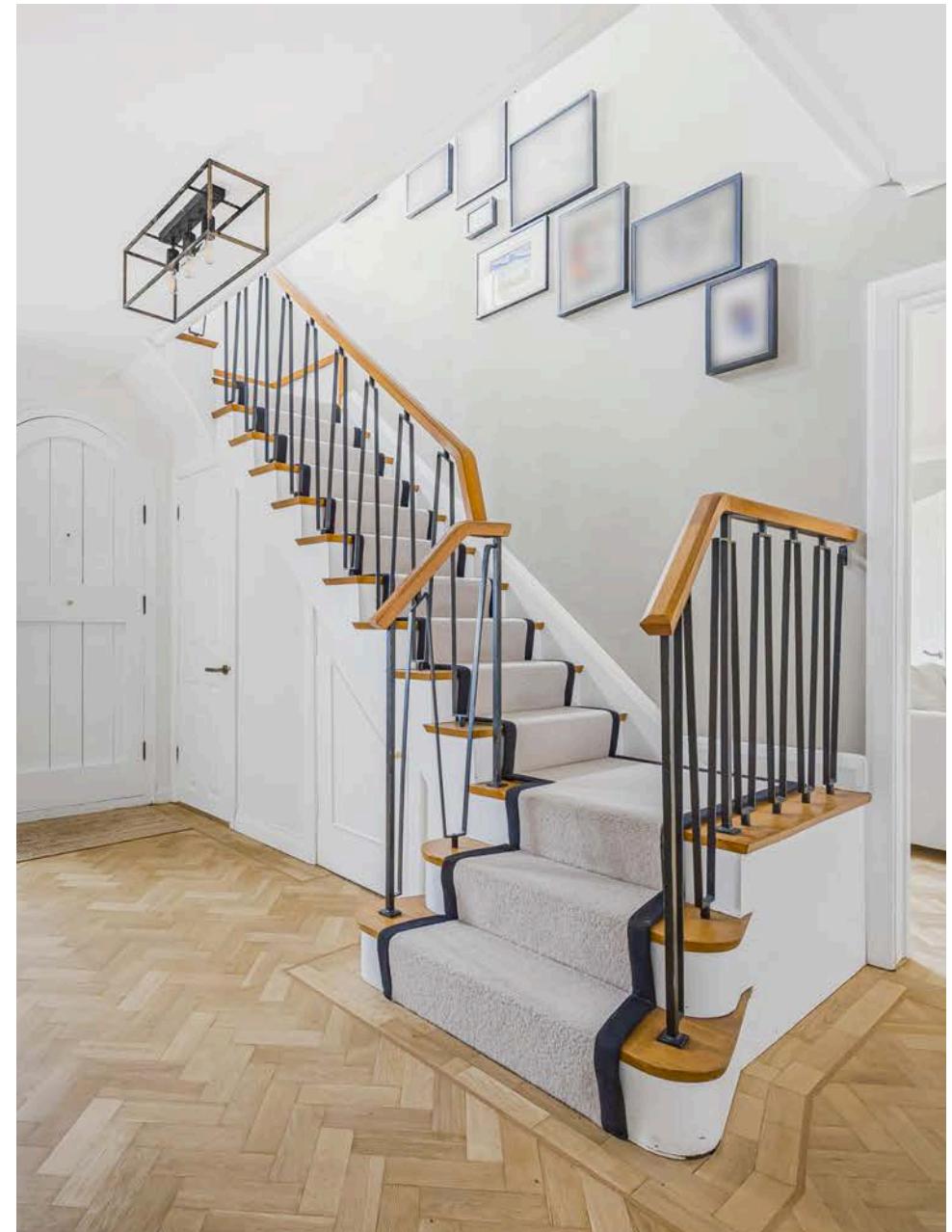
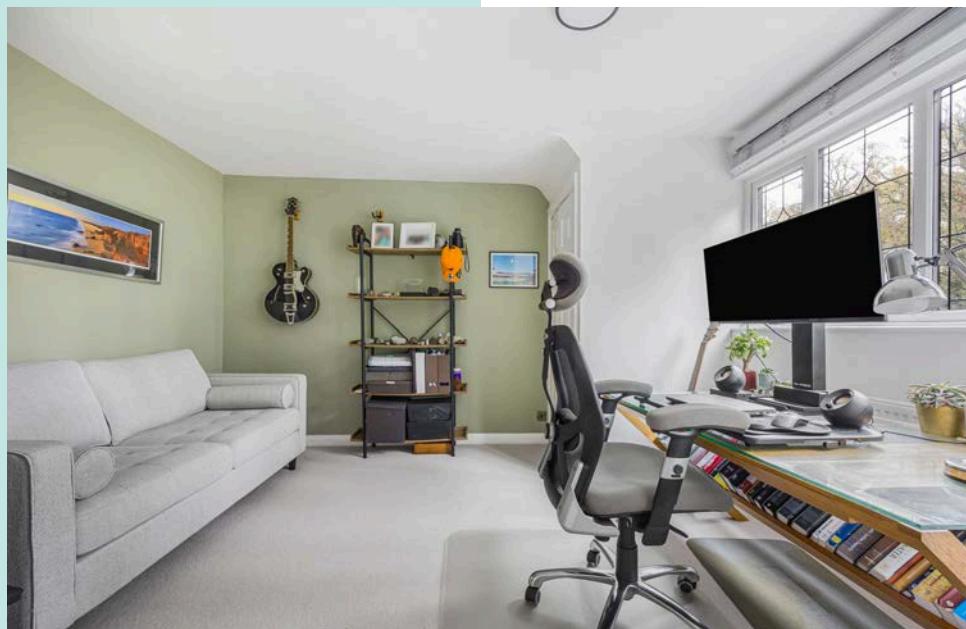
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Parking Spaces

6









Located on one of Sonning's most prestigious roads

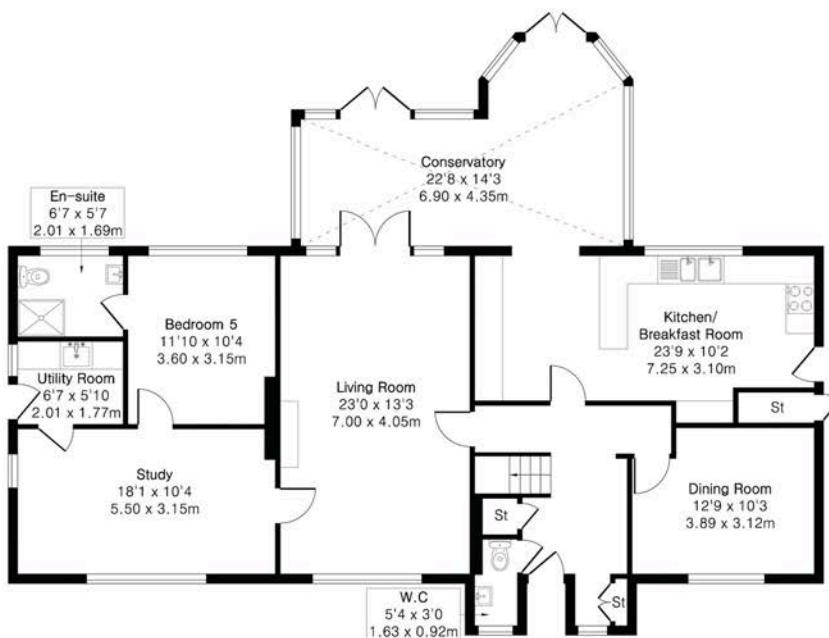


**Approximate Gross Internal Area 2934 sq ft - 273 sq m
(Including Garage)**

Ground Floor Area 1528 sq ft – 142 sq m

First Floor Area 1138 sq ft – 106 sq m

Garage Area 268 sq ft – 25 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



ADDITIONAL INFORMATION:

Parking

The property has a gravel driveway with parking for multiple vehicles with a detached double garage.

Services:

Gas - mains

Water - mains

Drainage - mains

Electricity - mains

Heating - Gas central heating

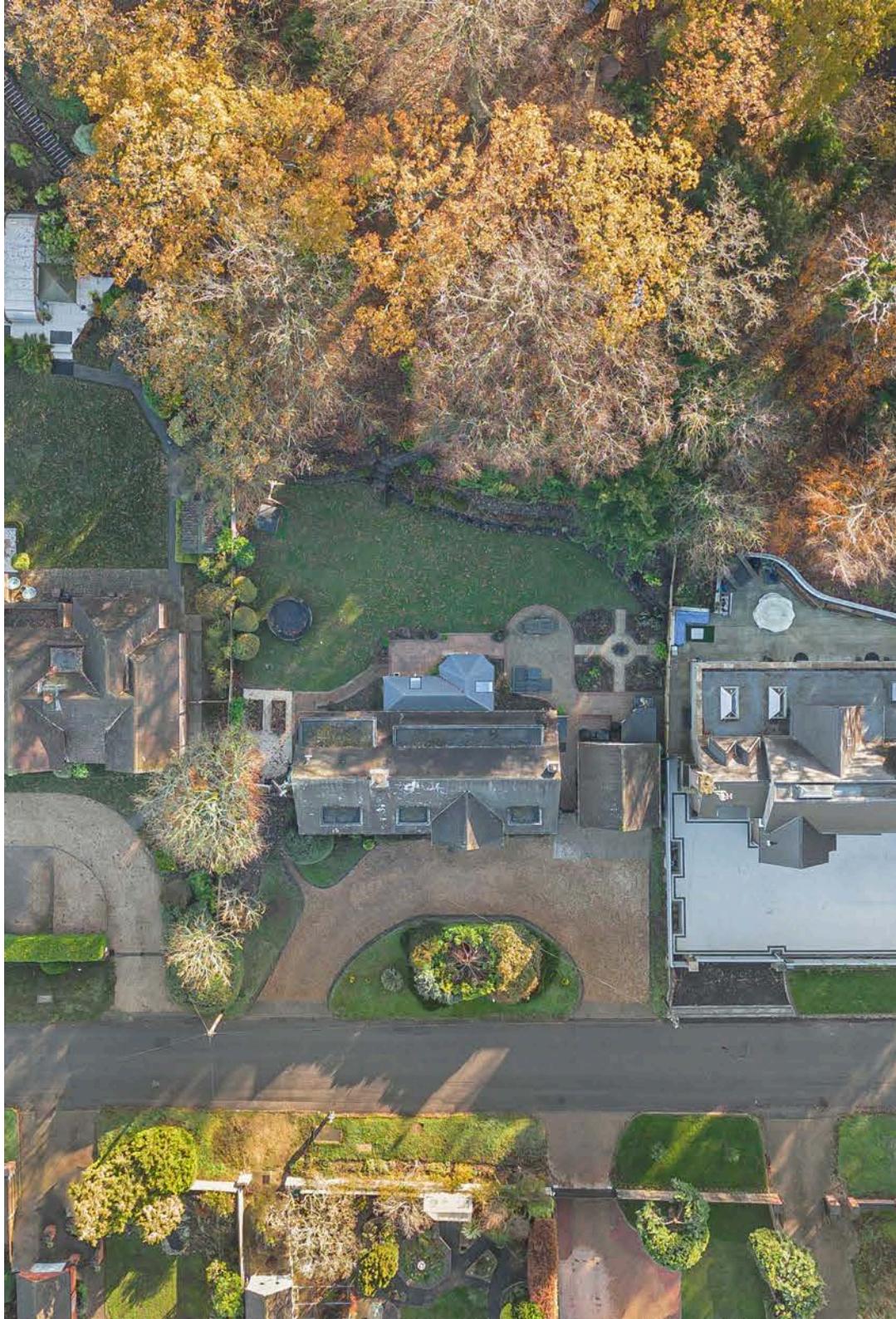
Broadband Connection:

Broadband connection available (information obtained from Ofcom):

Ultrafast - Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers visit the "Broadband and mobile coverage checker" page on the Ofcom website



AREA GUIDE SONNING

Transport

Sonning is ideally situated near major road networks, with the M4 motorway just a 15-minute drive away, offering convenient access to London, Heathrow Airport, and the West Country. The A4 connects Sonning to Reading and Maidenhead, making trips between local towns easy.

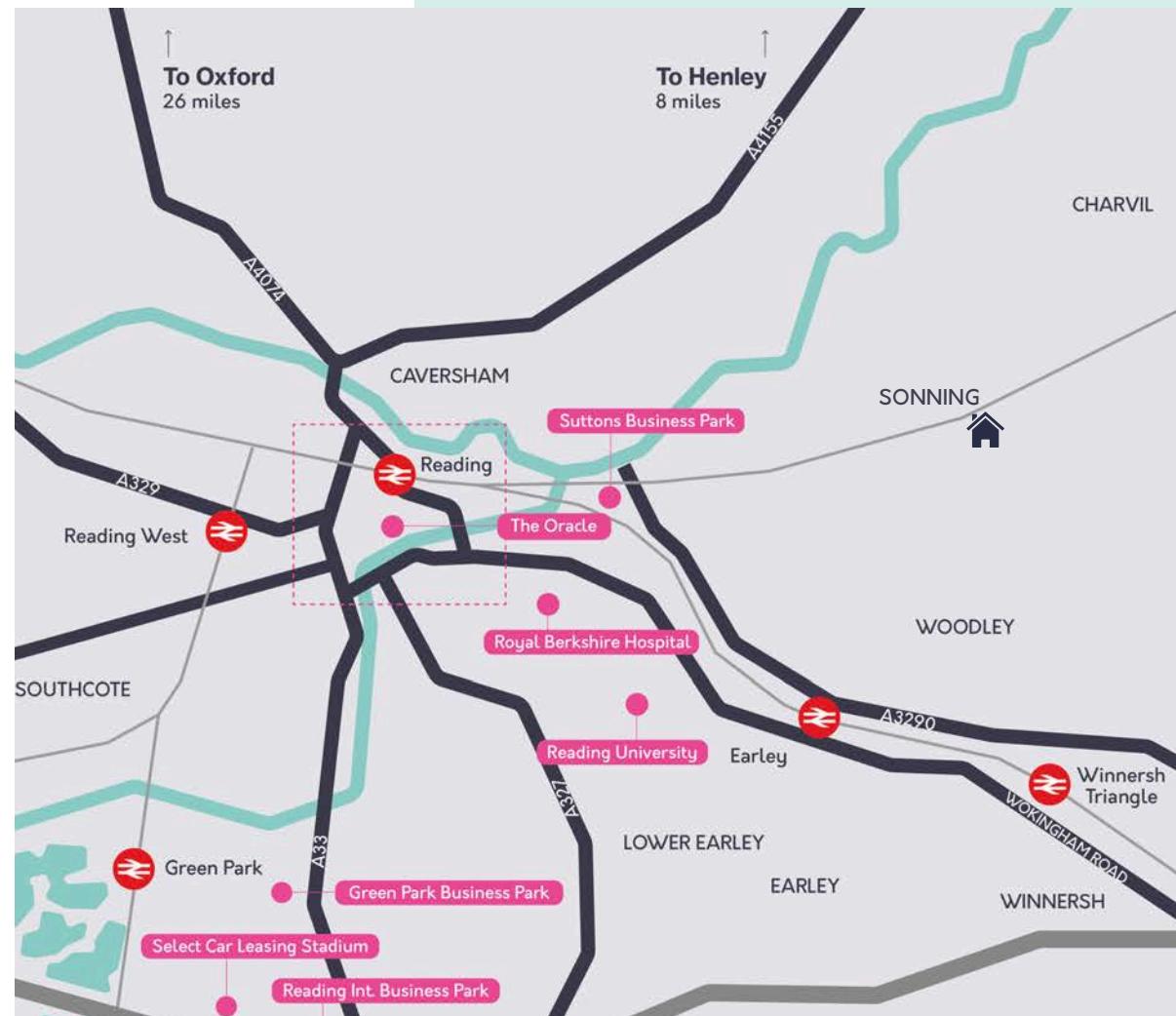
The nearby Twyford and Reading train stations both provide excellent rail links. Twyford (a 10-minute drive) is on the Elizabeth Line, offering fast services to London Paddington (in under 30 minutes) and central London.

Schooling

Families in Sonning have access to some of the most prestigious schools in the region, making the village particularly attractive for those seeking a top-tier education. Schools include Reading Blue Coat School, The Abbey School and Shiplake College. For younger children, Sonning CE Primary School is highly regarded within the village.

Dining

Sonning is renowned for its high-quality dining options, including Coppa Club at The Great House for all-day dining in a chic indoor and outdoor setting, the historic and picturesque Bull Inn for classic pub food, and The Mill at Sonning for dinner and theatre experiences.





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