

# WEST DRIVE

SONNING • RG4 6GD

HASLAMS
1838
COLLECTION

INTRODUCING

# WEST DRIVE

SONNING • RG4 6GD

**£1,725,000**

Set behind private gates on one of Sonning's most desirable residential roads, this impressive detached family home has been thoughtfully designed and extends to approximately 3,580 sq ft.

Arranged over three floors, the house has a balanced layout with natural light and connection to the garden. At its heart is an exceptional 35ft open-plan kitchen, dining and family room, creating a hub for everyday family life and entertaining.

The kitchen is fitted with Siemens appliances and opens through bi-folding doors onto the garden terrace. There is ample room for dining and relaxed family seating, whilst a separate living room with a remote-controlled fireplace provides a more intimate space. A dedicated study completes the living accommodation.

The first floor provides four well-proportioned bedrooms, including a principal suite with a wet-room style en-suite and a guest bedroom with its own en-suite.

A family bathroom serves the remaining bedrooms. On the second floor, an impressive 23ft x 23ft room provides flexibility. This versatile space could become a family room, home cinema, games room or home-working suite. A further shower room adds to its practicality.

Throughout, the specification reflects a considered approach to contemporary living, with high-quality finishes including Karndean flooring and an oak staircase with glass balustrade.

Energy-conscious features include LED lighting, underfloor heating to the ground and first floors and radiators to the second floor while the gated driveway is enhanced by discreet uplighting and motion-sensor lighting.

West Drive is one of Sonning's most desirable private roads with convenient access to the village, riverside walks and excellent transport connections.



# IN A NUTSHELL

| | | | |
|---|---|---|---|
| Bedrooms | 5 | Reception Rooms | 3 |
| Bathrooms | 4 | Parking Spaces | 6 |

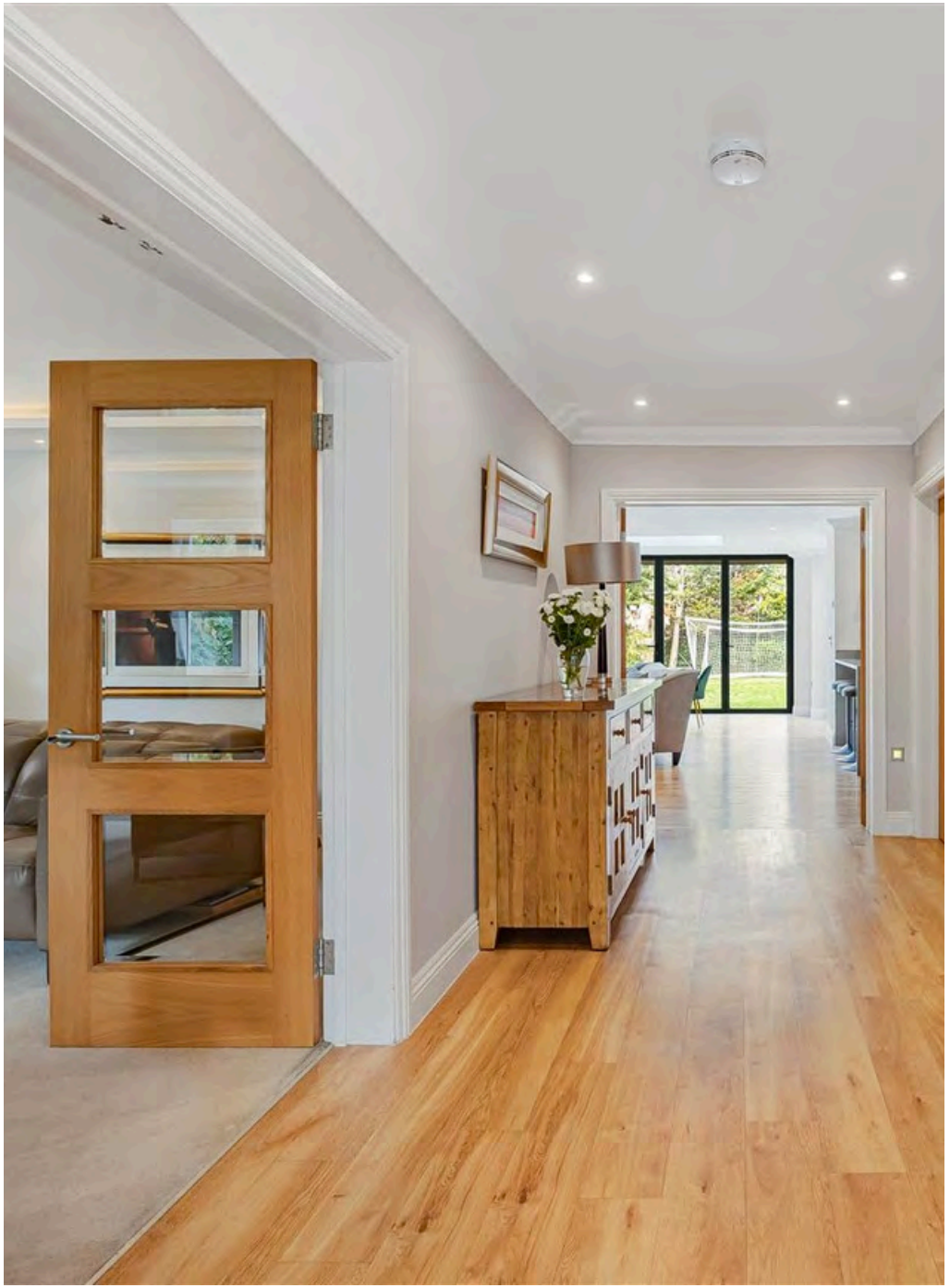


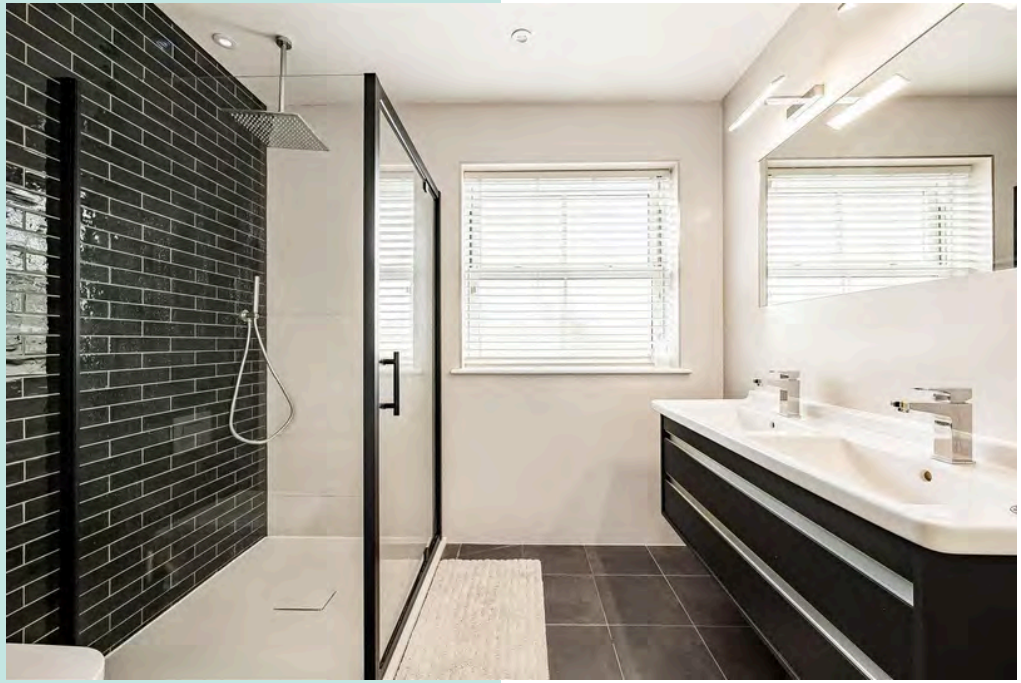



Set in the desirable village of Sonning



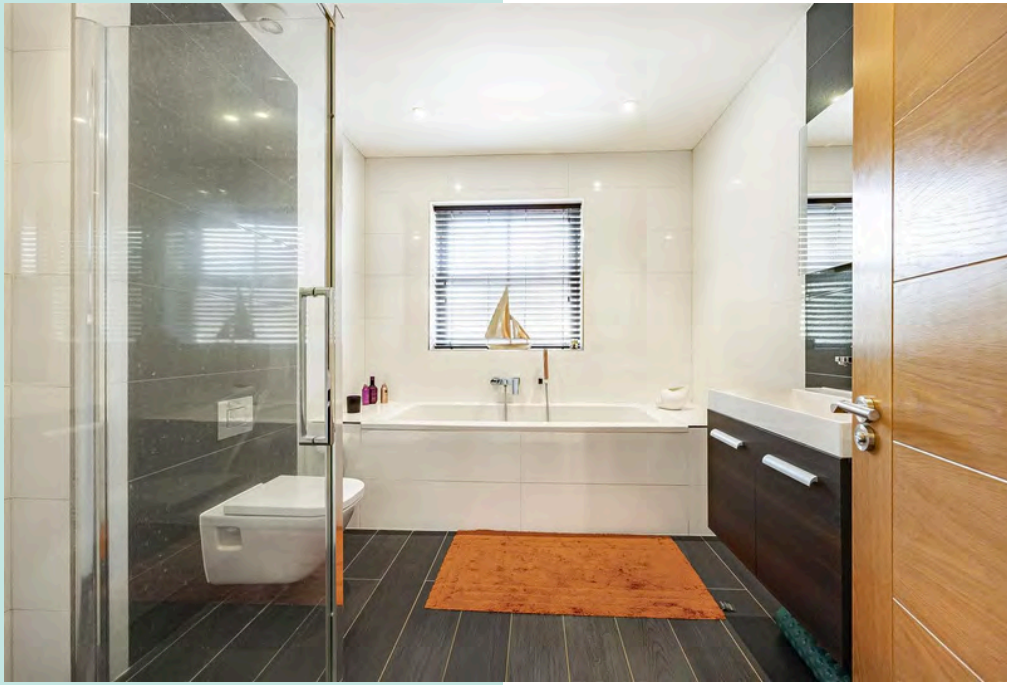


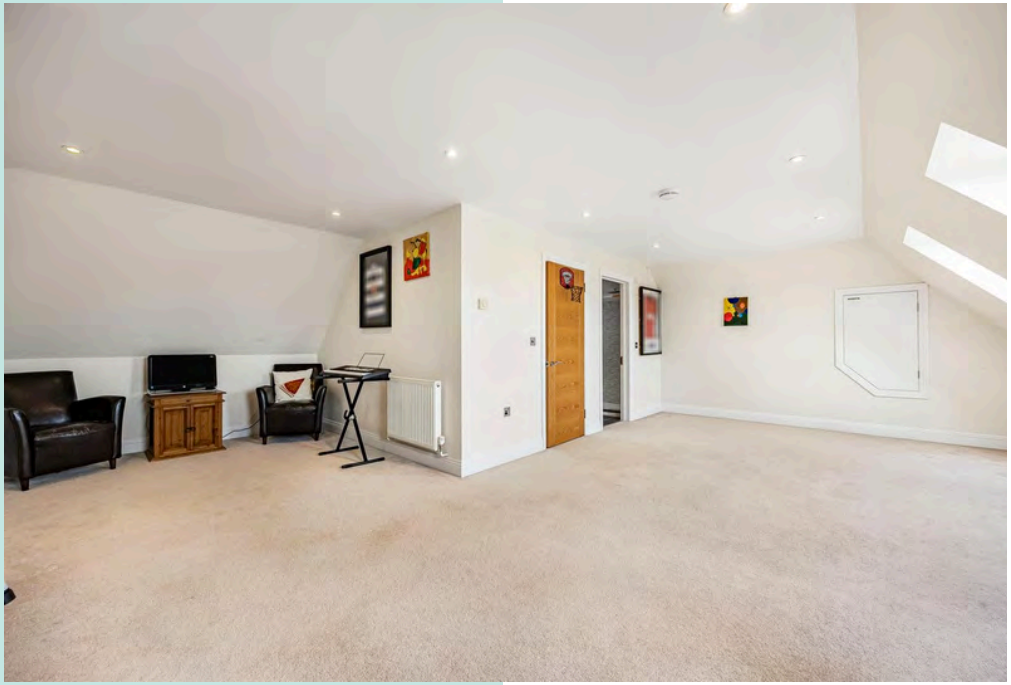














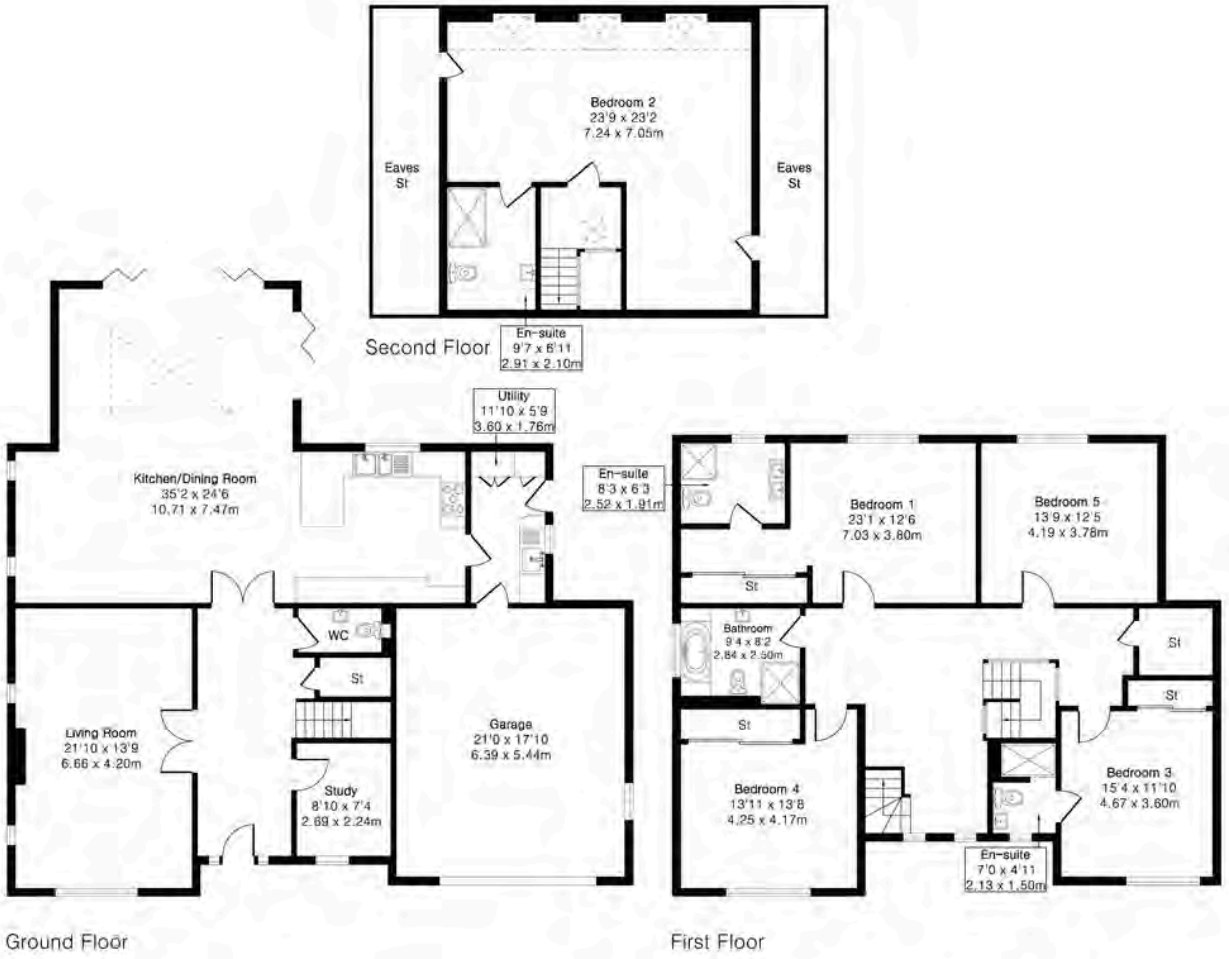






**Approximate Gross Internal Area 3580 sq ft - 333 sq m**
**(Including Garage)**

Ground Floor Area 1722 sq ft – 160 sq m
First Floor Area 1309 sq ft – 122 sq m
Second Floor Area 549 sq ft – 51 sq m




PINK PLAN

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.

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## ADDITIONAL INFORMATION:

**Parking**
Gated driveway with parking for multiple vehicles with a double garage with electric door.

**Services:**
Gas - mains
Water – mains
Drainage – mains
Electricity - mains
Heating - gas

**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

**EPC Rating:** B

Service charge: Annual contribution towards the upkeep of West Drive.



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.

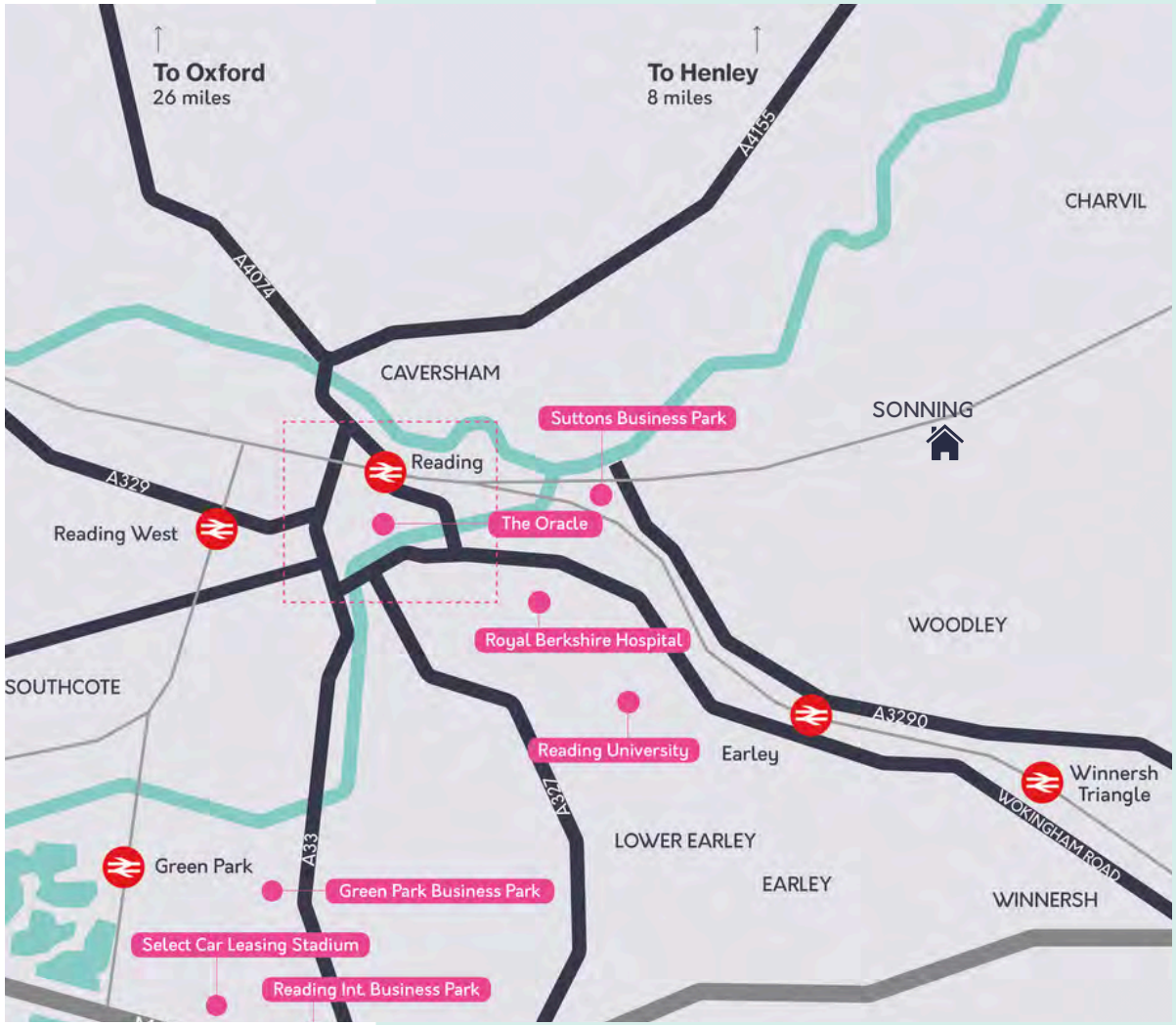
The nearby Twyford and Reading train stations both provide excellent rail links. Twyford (a 10-minute drive) is on the Elizabeth Line, offering fast services to London Paddington (in under 30 minutes) and central London.

### 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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Haslams Estate Agents Ltd
159 Friar Street, Reading, Berkshire RG1 1HE
0118 960 1000 | sales@haslams.net | haslams.net