



Acrefield, Charvil Lane
Sonning
Berkshire, RG4 6AF

£1,850,000 Freehold



Expertly constructed and finished to the highest standard by Elegant Homes, a renowned Berkshire developer specialising in unique, luxury new build properties. This exceptional residence is perfectly designed for both family living and sophisticated entertaining

The entrance hall leads to the expansive open-plan kitchen/dining/family room, undoubtedly the heart of this stunning home, and features luxurious cabinetry, Silestone work surfaces, premium NEFF appliances, and a Rangemaster electric oven and hob. A built-in larder, American-style fridge/freezer, wine cooler, and Quooker boiling water tap enhance the kitchen's practicality, while the central island with a breakfast bar offers an ideal spot for casual meals. Double doors open to the private garden, seamlessly blending indoor and outdoor living with breathtaking countryside views.

The sitting room is equally captivating, featuring a charming log burner and fireplace as focal points, creating a cosy ambience for relaxing evenings. A private study, cloakroom, and utility room complete the ground floor.

Upstairs, the master bedroom is a true retreat, featuring a luxurious ensuite bathroom and a separate, enviable dressing area. Three additional double bedrooms come with bespoke wardrobes. Bedroom 2 also includes an ensuite, and the family bathroom is equally impressive, showcasing Roca sanitaryware and elegant porcelain tiles.

- READY TO MOVE INTO - CALL TO BOOK YOUR APPOINTMENT
- Constructed by Elegant Homes and completed to the highest standard
- Electric air source pump and underfloor heating to the ground floor
- Access to nearby countryside plus London and Reading
- 3,390 sq ft 4 bedroom detached home located in the desirable village of Sonning
- Views of surrounding countryside
- Private driveway with garage and parking

Parking
The property has a garage and driveway parking for 3 cars.

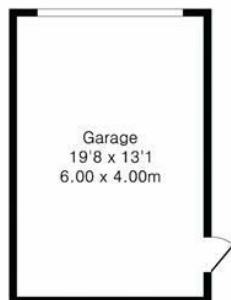
Local Authority: Wokingham Borough Council
Council Tax Band: New Build - To be confirmed
Predictive EPC Rating: B
The property is set back from the main road and is accessed via a private drive. There is one other house within this development.
Reservation Fee: Please note that to secure an offer on this property, the developer will expect a reservation fee to be paid. For specific terms, please contact our office.

Services:
Water: Mains supply
Drainage: Mains supply
Electricity: Mains supply
Heating: Air Source Heat Pump
Broadband Connection: We have been informed by the developer that a superfast broadband connection (Fibre To The Premises) is to be installed. For an indication of specific speeds and supply of broadband, we recommend potential buyers go to the Ofcom website "Broadband and mobile coverage checker", www.ofcom.org.uk
Mobile phone coverage: The developer is unaware of any signal coverage issues, however we recommend potential buyers check via Ofcom's website www.ofcom.org.uk
The property is currently awaiting building control sign-off, this will follow completion of the property.

Agents Note: We have been informed by the developer that there is a Right of Way to the rear of the garden.







Garage

Approximate Gross Internal Area 3390 sq ft - 315 sq m

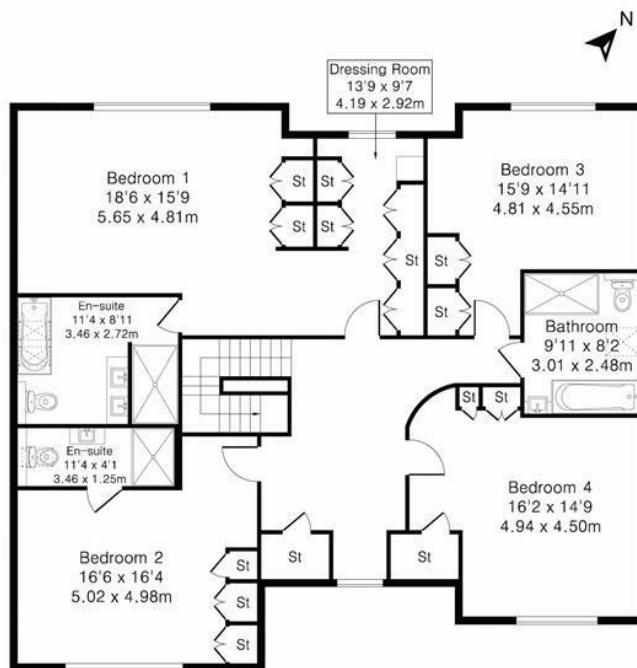
Ground Floor Area 1587 sq ft – 147 sq m

First Floor Area 1545 sq ft – 144 sq m

Garage Area 258 sq ft – 24 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.



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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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