



**HIGH STREET, SONNING-ON-THAMES, BERKSHIRE, RG4
OFFERS IN EXCESS OF £750,000 FREEHOLD**

**A CHARMING GRADE II LISTED THREE BEDROOM
REFURBISHED 18TH CENTURY COTTAGE IN THE
CENTRE OF THE THAMESIDE VILLAGE OF SONNING**

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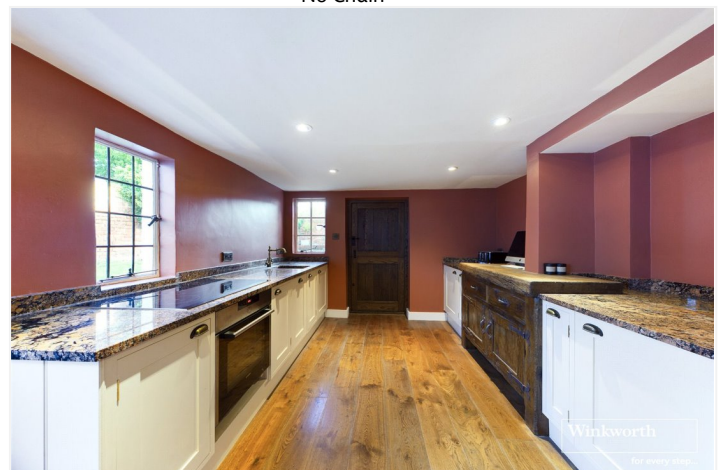


DESCRIPTION:

Bow Cottage is a charming, immaculate, and unique 18th century double fronted cottage in the heart of the Thameside village of Sonning. Set in the High Street a short walk from the Bull Public House, the Village Hamper cafe and general store and the River Thames and just two miles from Twyford and three miles from Reading both with direct train links to London Paddington. This lovely home, which we believe was originally two dwellings is full of character and original features has been refurbished throughout and is for sale with no chain complications. This unique home boasts two front doors from the High Street which access the two spacious living areas which open into one another and have a splendid open fireplace, exposed wooden beams and a large bow shaped window which gives the property its name. One of the living areas has access to a ground floor wc and gives access into the secluded walled rear garden via a stable door, whilst the other runs into a large, 32ft kitchen/diner/family room perfect for entertaining. The high spec. kitchen has granite work surfaces and comes with a range of integrated appliances and also gives access to the garden through another stable door. There are two staircases to the first floor one from the kitchen/family room and one from the lounge. On the first floor there are three double bedrooms and a family bathroom. The spacious master bedroom has an en-suite shower and access to a TV room/snug or even spare bedroom on the second floor via a spiral staircase. This lovely home in this superb setting is for sale with no chain complications.

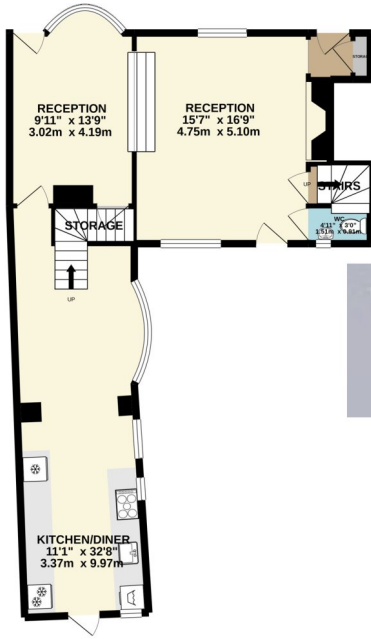
AT A GLANCE

- 3 Bedroom Grade II Listed 18th Century Cottage
- Double Fronted (We believe this was originally two dwellings)
- Thameside Village Setting
- Refurbished Throughout
- Spacious Ground Floor Living Space
- Luxury Fitted Kitchen/Dining/Family Room
- Family Bathroom, En-suite Shower and Ground Floor WC
- Master Bedroom with Spiral Staircase to a TV Room/Snug
- Secluded Walled Rear Garden
- No Chain

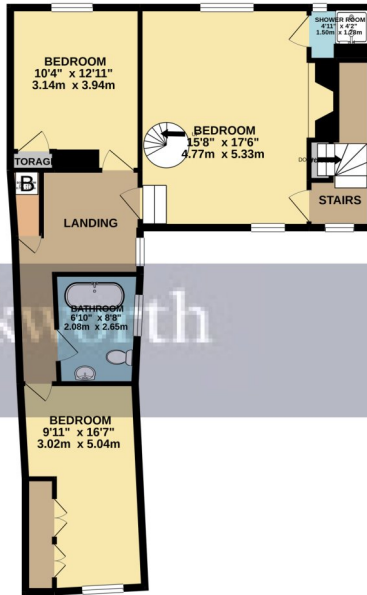




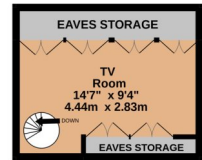
GROUND FLOOR
738 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR
750 sq.ft. (69.7 sq.m.) approx.



2ND FLOOR
173 sq.ft. (16.1 sq.m.) approx.



TOTAL FLOOR AREA: 1661 sq.ft. (154.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E	54	
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			82

England, Scotland & Wales EU Directive 2002/91/EC



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