



Winkworth
for every step...



HOBBS HOUSE, SONNING-ON-THAMES, READING, RG4 6UR
£550,000 LEASEHOLD

**A SUPERB TWO BEDROOM GROUND FLOOR
APARTMENT SET WITHIN PRIVATE GATED GROUNDS
SITUATED IN THE HEART OF SONNING-ON-THAMES**

Reading | 0118 4022 300 | reading@winkworth.co.uk

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DESCRIPTION:

A beautiful two bedroom ground floor apartment set within private gated grounds situated in the heart of Sonning, a short walk from the River Thames. This excellent location offers the tranquillity of village life in a Thames side setting and yet is only two miles from Twyford and just over three miles from central Reading, with direct rail links to London Paddington and on the tube network with Crossrail and the Elizabeth line. The property is also an easy walk to the highly acclaimed Coppa Club river side restaurant and bar. The property comprises, a spacious living/dining room with double doors opening onto a private terrace, a high spec contemporary kitchen/breakfast room with a range of integrated appliances, a study area and two double bedrooms both with ensuite bathrooms. The master bedroom has a delightful five piece bathroom suite complete with 'his and hers' wash basins and the second bedroom has a modern wet room. The property is finished to the highest of standards with high ceilings and generous living spaces and comes complete with secure allocated parking. The apartment also offers access to communal gardens and has the option to purchase a mooring on the River Thames accessed via a private path direct from the grounds. In our opinion this is one of the finest apartments in this exceptional location and would make a great 'lock-up and leave', suit young professionals wishing to commute to London or suit downsizers and is for sale with no onward chain.

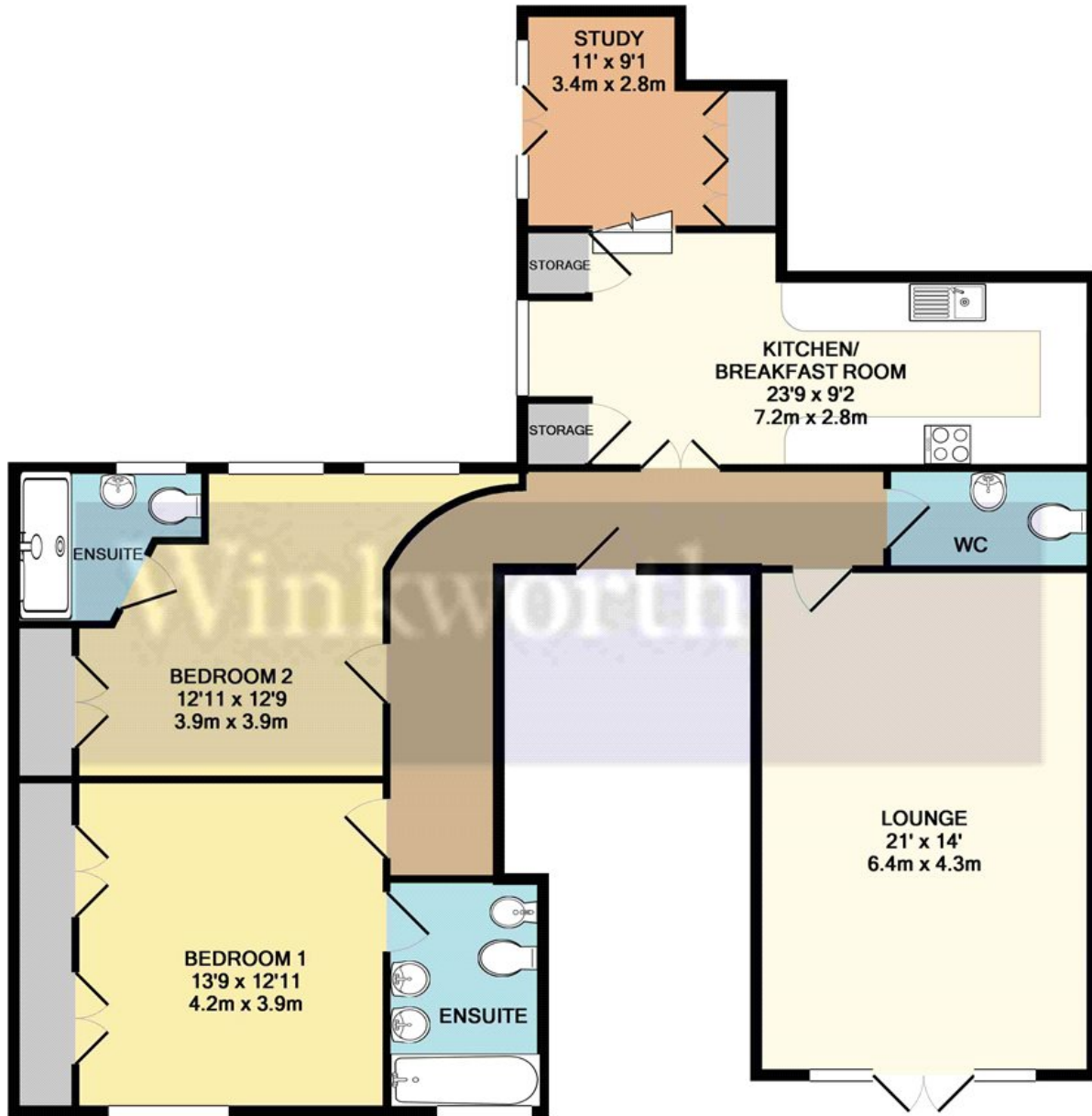
AT A GLANCE

- Two Bedroom Ground Floor Apartment
- Private Gated Grounds
- Two Double Bedrooms with Built in Wardrobes
- Contemporary Kitchen/Diner
- Study
- Two En-Suite Bathrooms
- Private Terrace and Communal Garden
- Off Road Parking
- Option to purchase a mooring on the River Thames









TOTAL APPROX. FLOOR AREA 1247 SQ.FT. (115.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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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			
(92)	A		
(81-91)	B		
(69-80)	C	73	75
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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