PHILIP BOOTH ESQ.

16 Kennylands Road, Sonning Common, Reading, Berkshire, RG4 9JT

£1,395,000

- Spacious detached 5 bedroom home with approx an acre of garden
- 2 further reception rooms
- Approx 0.72 acres of mature lawned garden and patio terrace
- Off-road parking for several cars
- Modern open-plan kitchen/dining/family room
- 3 first-floor double bedrooms and 3 bathrooms
- Generous lifestyle features of sauna, gym, jacuzzi
- Separate utility laundry
- 2 double bedrooms on second floor
- Integral single garage with power

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
01491 876544

sales@philipboothesq.com
www.philipboothesq.com

16 Kennylands Road, Reading RG4 9JT

Offered for sale with no onward chain - this spacious 5-bedroom Edwardian detached house offers generous accommodation over three floors and occupies a 0.72acre plot including a 930ft rear garden which backs onto open countryside. Modern open-plan kitchen/dining/family room. Utility laundry room. Separate sitting room. Study. 5 double bedrooms on 2 floors, and 3 bathrooms. Lifestyle features including sauna, jacuzzi, garden room/gym, multiple storage sheds. Single garage. Off-road parking for 4 cars.

5 3 3 E

Council Tax Band: G

ACCOMMODATION

This imposing 3-storey detached Edwardian home has an attractive double-fronted brick and painted exterior, and provides generous accommodation. Sitting back from the road behind a hedge, the private gravel driveway has off-road parking for several cars.

A new double part-glazed composite front door enters into a useful entrance lobby with space for shoes and coats, and then through a part-glazed wooden front door into the entrance hall. The hallway is a bright space, with high ceilings, oak flooring and an attractive oak staircase.

A study could also serve as a further reception room or snug. It has a double-glazed box bay window to the front, a further window to the side and wooden floors.

The sitting room is a bright and generous space which has a box-bay window to the front and a smaller window to the side, wooden floors, a fireplace with a stone mantlepiece and a wood-burning stove. To the rear, folding wooden doors open into the open-plan kitchen/dining/family room extension which has a large roof lantern above the kitchen space, and under-floor heating.

The state-of-the-art kitchen features white gloss wall and base units and a black Corian worktop, with a peninsula and breakfast bar. This kitchen has been designed by 'foodies' and the integrated appliances reflect that love of cooking. A Miele induction hob is built into the peninsula, with a pop-up extractor. Further features include an integrated bin unit and a 'magic corner' cupboard, a 2-bowl stainless steel sink beneath a window that overlooks the rear garden, and an integrated wine fridge. The Miele fan oven features a built-in meat thermometer, and a second oven provides sous-vide capability, with plastic-wrapping available as part of the unit. The ovens are complete with a warming/slow-cooking drawer. There is space for an American-style fridge freezer.

The dining area is beside the peninsula and has space for an 8-10 seater rectangular table, in front of bi-fold doors to the patio and garden. From here, a cosy family-room area has a wood-burning stove, an alcove for recessing a television on a retractable pivot arm, and space for large L-shaped sofas. The utility laundry room has tiled floors, space for a washing machine and tumble dryer, a Belfast sink, a wood-effect worktop and storage cupboards. A single part-glazed door leads out to the garden. Beyond this, a downstairs toilet has a w.c. and wash hand basin, with a window to the side.

In the entrance hall there is cupboard space under the stairs. Up the wooden stairs with a stair runner, to the first floor landing. A window has views over the garden.

The principal bedroom suite is a generous carpeted double bedroom with a large window to the rear garden, and deep fitted wardrobes which extend into the eaves. A luxurious en suite bathroom is revealed behind a sliding mirrored door, which features a free-standing elliptical bath set in a tiled alcove, with a separate Hansgrohe shower, heated towel rail, mirrored cabinets, a wash hand basin on a drawer unit, a w.c. a window with obscured glass, and a generous eaves storage area with free-standing cabinets.

Bedroom 2 is a double room which has a window to the front with a fitted blind, a wood-effect floor, and an en suite bathroom, tiled, with a shower, a wash hand basin on a cabinet and a w.c..

Bedroom 3 is a double room which has a pair of windows to the front, painted floorboards, and space for a desk.

The fully-tiled family bathroom has a panel-enclosed bath, a heated towel rail, a wash hand basin, a w.c. and a Hansgrohe corner shower. A window to the rear garden has obscured glass.

Up the wooden stairs to the second floor and a small landing with a window to the rear.

Bedroom 4 is a double room with vaulted ceiling and dormer window to the rear, with wooden floorboards, eaves storage, fitted shelving and a ceiling fan.

Bedroom 5 is a double room with vaulted ceiling, painted floorboards, a window to the side and a dormer window to the rear, and a wall-mounted electric radiator. From this room, a small door leads into a large area of storage in the roof-space above the principal bedroom.

OUTSIDE

The splendid south-west facing rear garden can be accessed from the front, or from doors in the dining room or utility room. In total, the enclosed plot measures approximately 0.72 acres, which is larger than one might expect.

A large paved patio space spans the rear of the house and can host multiple seating areas, with power and lighting on the corners, which demarcate the entertainment space. Wall-mounted lamps on the rear extension provide further character to the patio, and around the side of the house. Down steps to the garden, which has been primarily laid to lawn, with mature trees, shrubs and herbaceous borders. This is very much a 'lifestyle' garden, with a garden room beside the patio that is in use as a gym. Further down this generous garden, the middle area has been scoped out as a 'lifestyle' area, complete with a wooden sauna, an outdoor shower and bath, a jacuzzi and a 'party shed' with power. Beyond this area, multiple sheds provide useful storage for garden tools and furniture. Towards the rear, the garden opens into a wider, peaceful wooded glade, which could potentially fit a tennis court (subject to permissions).

To the front, the gravel driveway leads to the integral single garage, with an up-and-over door, concrete flooring and power and light. There is space for a modern car in this garage.

Agent's Note: In the last 2 years, the property has had all new soffits, fascias and drainage installed.

LOCATION
Living in Sonning Common

Sonning Common is a thriving village set on the edge of the Chiltern Hills Area of Outstanding Natural Beauty (AONB), located a short 2.5 miles away from Reading and 3.5 miles from Henley-on-Thames. There are many local countryside activities, including walks, riding and cycling on bridlepaths within the area's famous beech woods, which are said to have inspired writer J.R.R. Tolkien, and are particularly pretty in the spring when the famous Bluebells are on show.

Local clubs include an established lawn tennis club in Peppard, as well as a pay and play golf club at Greys Green and a cricket club that plays matches on Peppard common and Rotherfield United FC play at Bishopswood. Rugby at Abbey RFC and Henley RFC.

Local amenities include a Co-op food shop, Sonning Common Food and Wine, a garage, a fish bar, a Chinese takeaway, an Indian takeaway and pubs including The Butchers Arms and the Hare and Hounds. Nearby villages including Kidmore End and Emmer Green also boast popular pubs and amenities.

Schools
Convenient for access to good local schools: Sonning Common Primary School; Maiden Erlegh Chiltern Edge; Langtree school; Highdown school. The Henley College or Highdown school for 6th form.

Private schools: Reading School; Reading Blue Coat; Shiplake College; Bradfield College; Pangbourne College; Moulsford Prep; The Oratory Woodcote.

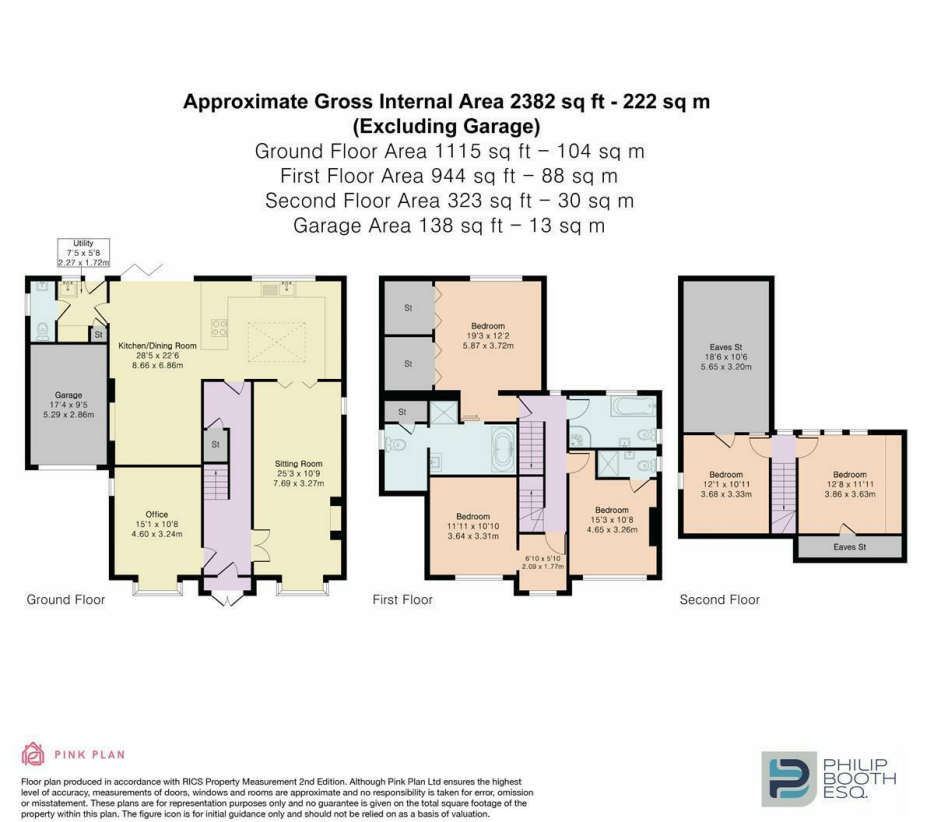
For the girls: Queen Anne's; Cranford House; St Joseph's College, Kendrick and The Abbey School. Buses to the Abingdon schools also stop locally.

London is approx. 27 mins by rail from Reading mainline station to London Paddington with fast trains roughly every 8 minutes. Regular bus services provide a useful connection to Reading railway station and town centre within 20 minutes.

Heathrow International Airport is approx. 40 mins by road via the M4 motorway.

Tenure – Freehold
Local Authority - South Oxfordshire District Council
Council Tax Band – G
Services - Mains electricity, gas central heating, mains water and drainage.
Broadband Availability: Ultrafast fibre up to 1GB download.

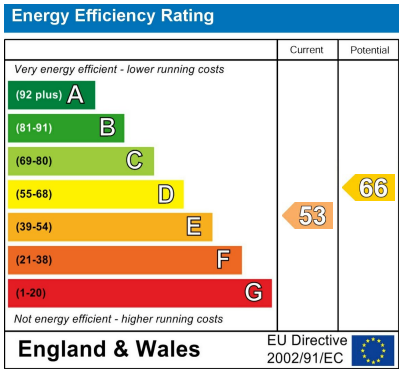
F&M



Directions

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.



Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
01491 876544

sales@philipboothesq.com
www.philipboothesq.com