



9 BEDROOM DETACHED HOUSE FOR SALE IN READING

Guide Price **£6,950,000**



REF: 3013972

PROPERTY FEATURES

- Spectacular Waterside Residence
- 9 Bedrooms
- Set In Approx 4.5 Acres
- Heated Covered Swimming Pool
- State Of The Art Cinema
- Gym
- Floodlit Tennis Court
- Guest / Staff Accommodation
- EPC Band E / Council Tax Band H
- Freehold

A rare opportunity to acquire one of the most spectacular waterside mansions in the UK on the outskirts of the beautiful village of Sonning on Thames. This palatial property has been designed to inspire and the very flexible accommodation includes nine bedrooms in the main house, state of the art cinema, gym, heated swimming pool, floodlit tennis court, separate staff accommodation and landscaped gardens all set in approx. 4.5 acres.

Ground Floor

The magnificent galleried entrance hall epitomises both grandeur and beauty in equal measure and opens to four expansive reception rooms, opening again to a beautiful glass atrium, flooded with natural light. Other rooms include a panorama room with spectacular views over the Chiltern Hills, formal dining room, study, Poggenpohl kitchen with Gaggenau appliances, a conservatory/summer dining room, staff or guest accommodation and two opulent guest cloakrooms.

Lower Ground Floor

Accessible via a modern stainless steel and glass staircase, the lower floor houses an entertainment hall comprising a bar, cinema, and a professional gym. This floor offers plenty of space for relaxation, entertainment, and fitness.

The property also features a separate cellar with a wine vault/panic room and a safe, providing ample storage for an extensive wine collection.

First Floor

Sonning Court boasts nine bedrooms, each with its own en-suite bathroom. The principal suite and adjacent guest room both feature Hulsta built-in wardrobes and beds. The bedroom and bathroom on the ground floor could also serve as a separate staff residence with its own entrance, if required.

Outside

Sonning Court is surrounded by extensive grounds of approx. 4.5 acre and includes 111 metres of river mooring. The rear of the property features Japanese water gardens consisting of three interlinked ponds created with Scottish natural boulder rocks and adorned with mature plants and trees. A traditional red Japanese bridge crosses the lower pond, adding to the serene atmosphere.

Additional amenities on the estate include further accommodation comprising of a two bedroom apartment which could serve as staff accommodation, a one bedroom apartment, ample storage facilities, four-car garage, professional floodlit tennis court, jacuzzi, large heated covered swimming pool, and a helipad.

Location

Sonning Court is located on the outskirts of the charming village of Sonning On Thames. The village offers local amenities such as a well-regarded public house, The Coppa Club, The Mill Dinner Theatre and The French Horn, a Michelin-starred restaurant.

For more extensive facilities, nearby towns such as Henley-on-Thames and Reading provide a range of options. Commuting is convenient with mainline stations in Reading and Twyford offering easy access to London Paddington in around 27 minutes, including the newly operational Crossrail. The M4 J10 is approximately 6 miles away, providing convenient access to London in just an hour and a quarter. Heathrow Airport is also only 30 minutes away.

There's a multitude of fantastic independent and state schools in the area including The Abbey, Caversham Prep, Reddam House and Reading Blue Coat to name but a few.

Viewings are strictly via the vendors agents Fine & Country – Adrian Beatty 07899 875966.

PROPERTY PHOTOS








LOCATION

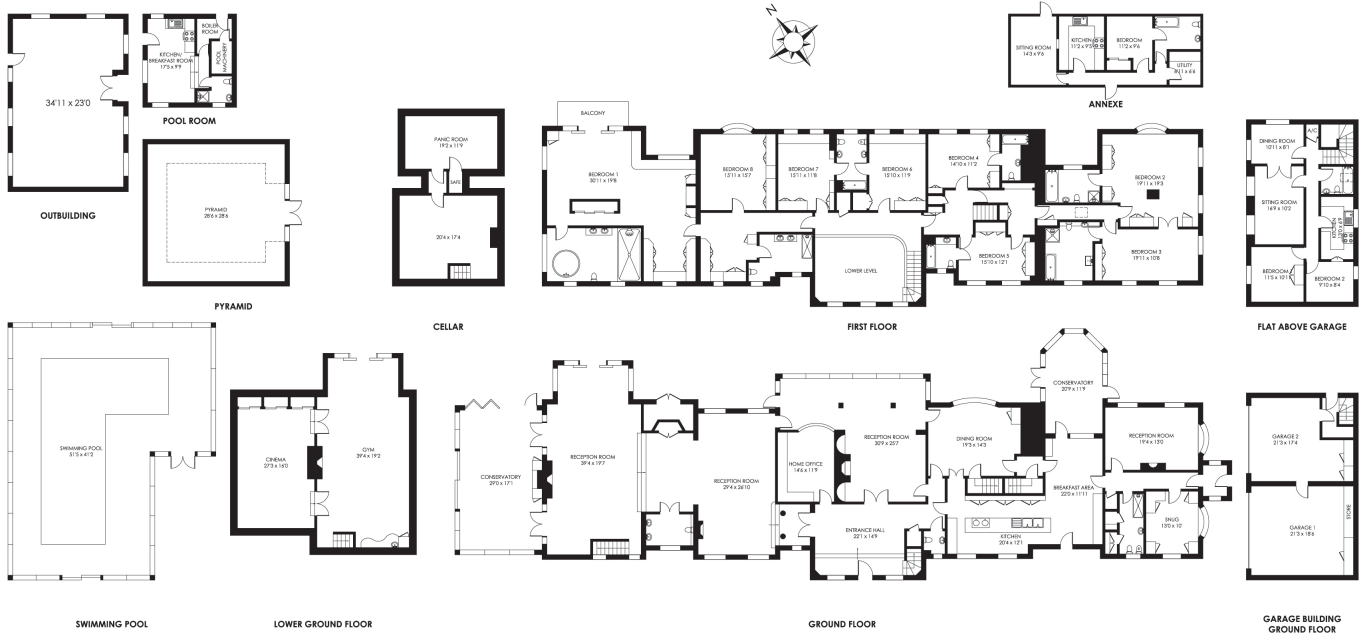
EPC



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	54
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

FLOORPLANS

SONNING COURT, READING



MAIN HOUSE GROSS INTERNAL AREA:	10497 SQ FT
GARAGE GROSS INTERNAL AREA:	723 SQ FT
FLAT ABOVE GARAGE GROSS INTERNAL AREA:	798 SQ FT
ANNEXE GROSS INTERNAL AREA:	555 SQ FT
OUTBUILDINGS GROSS INTERNAL AREA:	3321 SQ FT
TOTAL GROSS INTERNAL AREA:	15894 SQ FT