



HOMESTEAD COTTAGE

SONNING EYE | READING

HOMESTEAD COTTAGE

SONNING EYE | READING

A PRETTY PERIOD COTTAGE, THOUGHTFULLY MODERNISED TO CREATE A STUNNING OPEN PLAN KITCHEN/LIVING/DINING AREA. ON A QUIET, PRIVATE LANE JUST A FEW MINUTES' WALK FROM RENOWNED RESTAURANTS, THE MILL AT SONNING THEATRE AND CAVERSHAM LAKES, THIS COTTAGE PRESENTS AN OUTSTANDING LIFESTYLE OPPORTUNITY.

3 Bedrooms | 2 Bathrooms
Open plan living space | Study/snug
Renovated throughout | Private garden
Quiet country lane | Short walk to restaurants



Homestead Cottage is a pretty, detached period home, extensively renovated, it now has 3 bedrooms, 2 bathrooms and 2 reception rooms. The signature kitchen/living/dining room really has the wow factor. This 550 sq ft open plan room has a fireplace in the living area and bi-fold doors opening onto the deck and garden beyond.



The kitchen has custom fitted units and a large island alongside a very large dining area with feature 'biophilic' wallpaper. With a large ceiling lantern, this room is flooded with natural light, creating a luxurious yet practical room for everyday life and perfect entertaining space.



*Biophilic: the use of direct and indirect natural materials and patterns, to enhance a connection with nature.



Alongside the main living area there's a study/snug with double doors opening onto the front of the property and a skylight. This space is ideal as an office or cosy reception space. There's also a utility room with access to the back garden.

Finally, on the ground floor is bedroom 3, a double room ideal for guests. A w.c. and generous hallway.





Finally, the main bathroom features a roll-top bath, separate shower and sink unit incorporating the cottage's original period features.



The main bedroom is a large double overlooking the garden with wall to wall built-in wardrobes and an en-suite shower room.

Bedroom 2 is a cosy double room overlooking the front.





The back garden is the perfect size for the house, with a large decked area by the signature living area, leading to lawn. At the end of the garden there's a large shed.

To the front of the house is a gravel driveway comfortably fitting 2 cars. Guest parking is available along the lane.

SELLER INSIGHT

Homestead Cottage came on the market and we snapped it up, it was perfect for us; full of charm and character in the most wonderful location. We really feel we have the best of both worlds! We're surrounded by countryside while everything we need is within 4 miles, and can get into London so easily.

Homestead Cottage came on the market and we snapped it up, it was perfect for us; full of charm and character in the most wonderful location. We really feel we have the best of both worlds! We're surrounded by countryside while everything we need is within 4 miles, and can get into London so easily.

We've done quite a bit of work on the house to make the most of the space. We extended and refitted the kitchen/living area and now it's our favourite room. It's big and bright with space for the kids, our pets and of course us! We use it for everything – work, play, relaxing, entertaining...

We have the bi-fold doors open a lot – it's so quiet here, we're not overlooked and the garden is enclosed so on warmer days we move between the house and garden all day.

We also renovated both bathrooms in a modern classic style, they suit the house perfectly with practicality and a touch of luxury in mind.

Our main bedroom was a selling point for us too. It's big for a period cottage, especially with the vaulted ceiling and we appreciate the dressing area and en-suite. Last but not least the hallway is great, it's big enough for shopping, kids, buggies...!

We're surrounded by countryside but Reading Oracle and the train station are so close. With London commutes on our schedule this was

important. More important was our down time, and we're countryside lovers. The lake is 200m from the house, as is Reading sailing club and we can walk or run along the Thames path all the way to Henley.

Sonning is just over the bridge, and it's a really pretty walk. The Bull is our favourite pub, it has character, the food is great and the staff are lovely. We also like The Village Hamper, they have gorgeous cakes and the ladies who run it are really friendly.

Sonning Eye has a great sense of community, We'll really miss that. We're in a small community WhatsApp group - when someone new moves in here they'll be welcomed by everyone. As a community, we keep an eye on things like road repairs and anything that needs attention and we work together to keep the area as it should be.

We're relocating to be nearer our family. We'll really miss Sonning Eye though, it's been a privilege to have lived here and we've enjoyed being part of this community so much.



THE LOCATION

Sonning Eye is a highly sought after hamlet for its peace and quiet, with renowned restaurants a few minutes' walk away and Reading town centre just a 10 minute drive.

This friendly hamlet, with just 25 homes is tucked away between Sonning and Playhatch, and bordering Caversham Lakes. Despite being minutes from Reading, Sonning Eye has a true countryside feel with a friendly community.

With Coppa Club, The French Horn and The Mill at Sonning theatre within a few minutes' walk, this is the ideal spot to enjoy the peace and quiet, surrounded by beautiful countryside, right alongside some of the area's top social spots and exceptional transport links.

Caversham lakes, between Sonning Eye and Caversham, are just a 3 minute walk from Homestead Cottage, reached without crossing a road! The lakes are perfect for dog walks, nature walks, stand-up paddleboarding, open water swimming and fishing.

Reading town centre is just 3.5 miles away, with its extensive shops, restaurants and leisure activities, acting as a hub for villages and towns for miles around. Reading train station is on the Crossrail route with frequent

trains into London, making this area very popular with commuters looking for quiet, countryside living within a half hour commute of London.

Sonning Eye is surrounded by sought after towns and villages including Sonning, Henley-on-Thames, Twyford and Pangbourne, all with an excellent range of independent shops and restaurants.

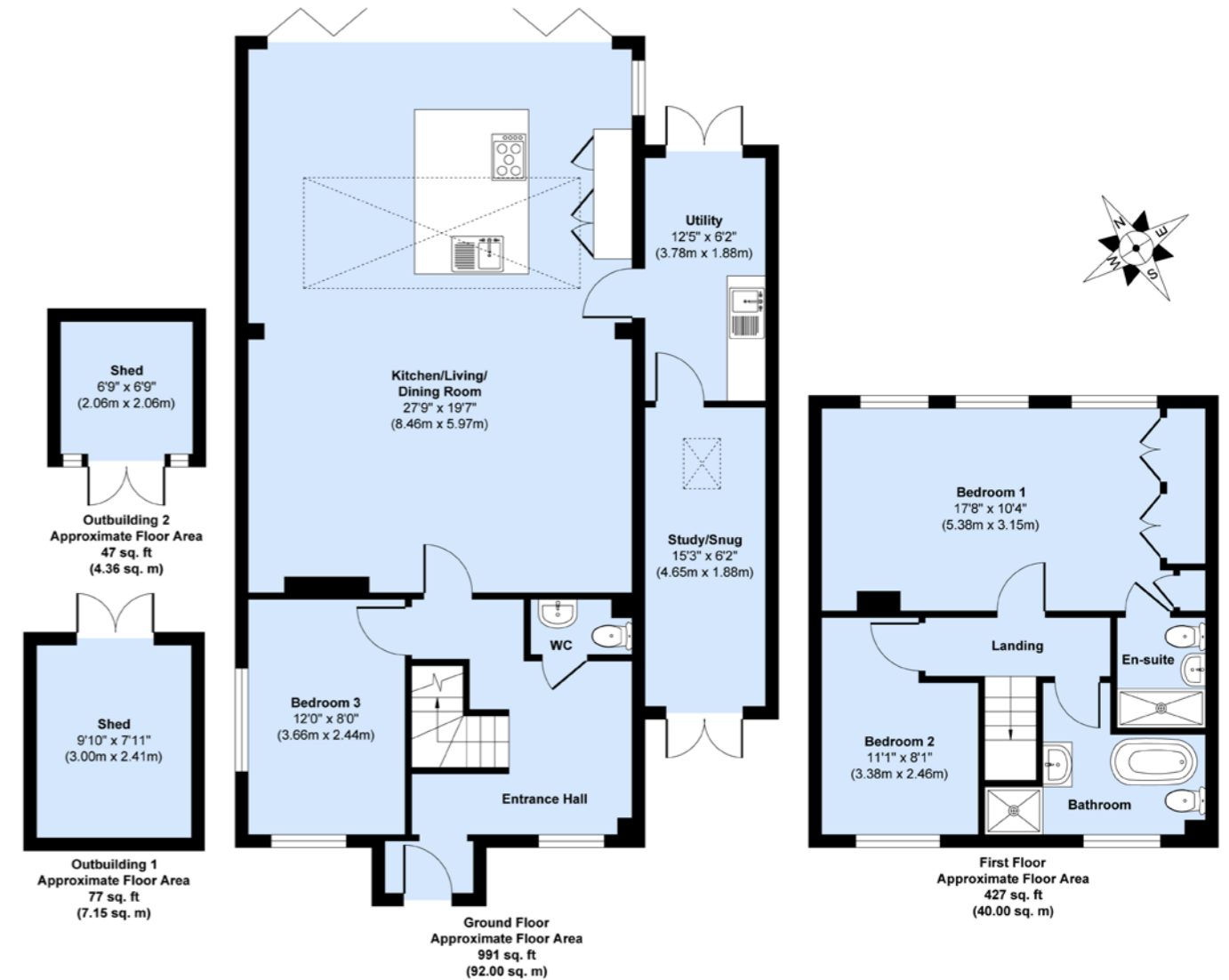
- Sonning: 1 mile
- Twyford: 3 miles
- Reading: 3.5 miles
- Henley-on-Thames: 5.5 miles

TRANSPORT LINKS

- Reading train station (Crossrail): 3.5 miles / 10 minutes. Reaching London Paddington in as little as 25 minutes.
- Twyford train station (Crossrail): 2.8 miles / 10 minutes. Reaching London Paddington in as little as 32 minutes.
- M4: 6 miles / 15 minutes



FLOOR PLAN



Approximate Gross Internal Floor Area = 143.51 sq.m / 1542 sq.ft

EPC Rating: D

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. © Elements Property. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



01635 745055
hello@kaicarterestates.com
www.kaicarterestates.com

T
E
W

