



Lakeside and Willow Cottages

Sonning Eye, Berkshire

**Carter Jonas**

# Lakeside and Willow Cottages Playhatch Road Sonning Eye Reading RG4 6TX

## A development prospect with three existing dwellings, lake frontage and extensive grounds.

Lakeside and Willow Cottages is a very rare opportunity to acquire a prime site for the redevelopment of three existing properties. Located in a premium location between Reading and Sonning Eye the property has extensive grounds and lake frontage.

In all extending to 4.74 acres (1.92 ha)

For sale by private treaty as as a whole or 2 lots.



Willow Cottage

### Location

The property is situated on Playhatch road between Playhatch and Sonning Eye, near Caversham. Central Reading is located circa 3 Miles to the south-west.

The property, being located within 7 miles drive of the M4 (J11 & 10), is extremely well connected. Similarly the property is located 3 miles from Reading station which has direct trains into London Paddington (21 minutes) or Canary Wharf and the City of London via the Elizabeth Line.

### Amenties

Nearby Sonning is host to a public house, church and primary school. The City of Reading provides a much more comprehensive offering of shopping and amenity facilities and schooling.

### Properties

In need of modernising and refurbishment the cottages provide great potential to become a stunning collection of waterfront dwellings or complete redevelopment to form a singular unit (subject to planning) the property has undergone pre application advice.

#### Lot 1

##### 1 Lakeside Cottage

Semi-detached and of red brick under tile the property currently extends to around 1,043 sq.ft and comprises a kitchen, dining room, ground floor bathroom, living room, and four bedrooms.

##### 2 Lakeside Cottage

Semi-detached and of red brick under tile the property currently extends to around 1,073 sq.ft and comprises a kitchen, dining room, ground floor bathroom, living room, and four bedrooms.

### Land

Providing a south facing aspect for the property the land extends to about 4.13 acres (1.67 ha). The site is a mix of some grass but mainly rough scrub adjacent to the waters edge and in need of clearance and management.

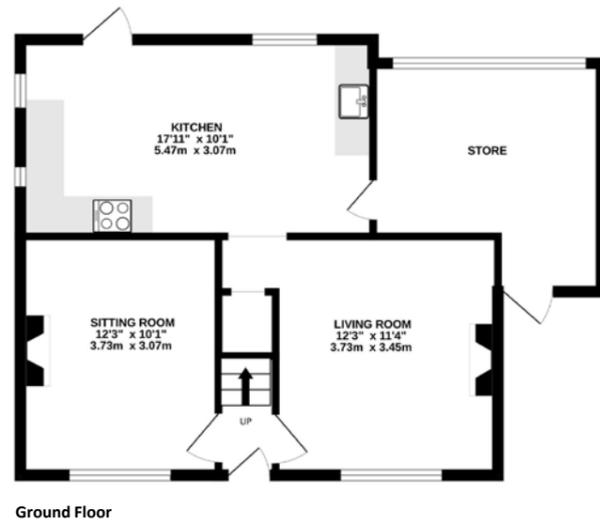
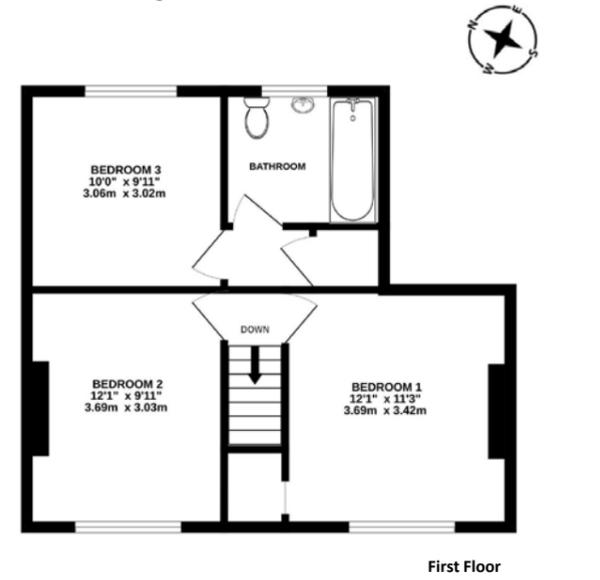
#### Lot 2

##### Willow Cottage

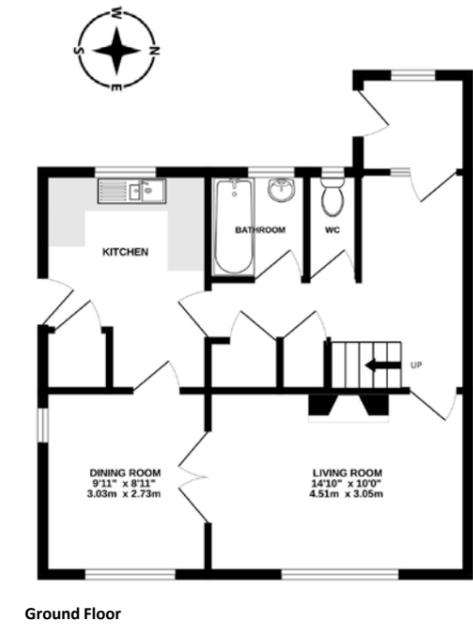
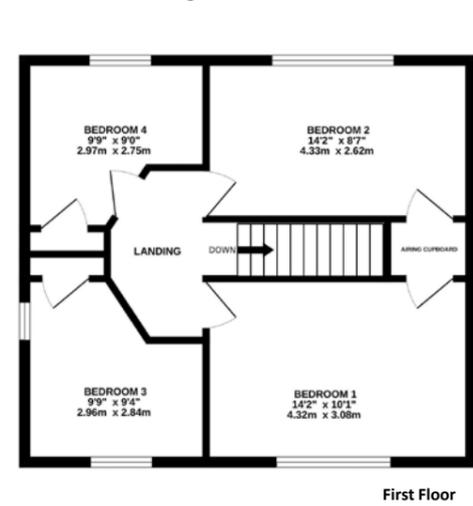
The property is more characterful and detached, currently extending to around 1051 sq.ft. It comprises a kitchen, sitting room, living room, store, and 3 bedrooms and a family bathroom upstairs.

The property has the benefit of a right of way over Lot 1 from the road as shown in brown on the plan.

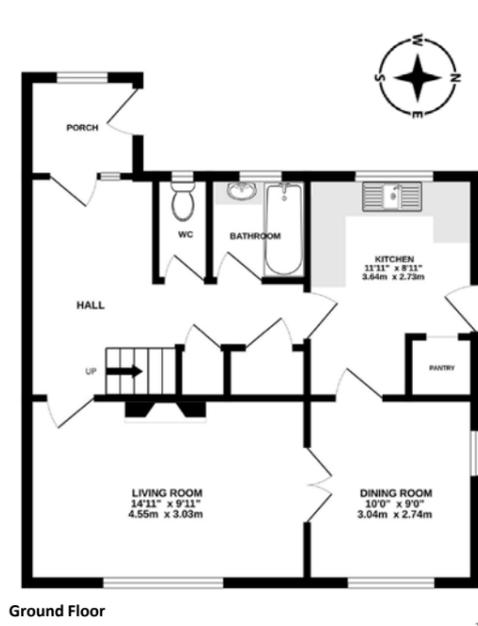
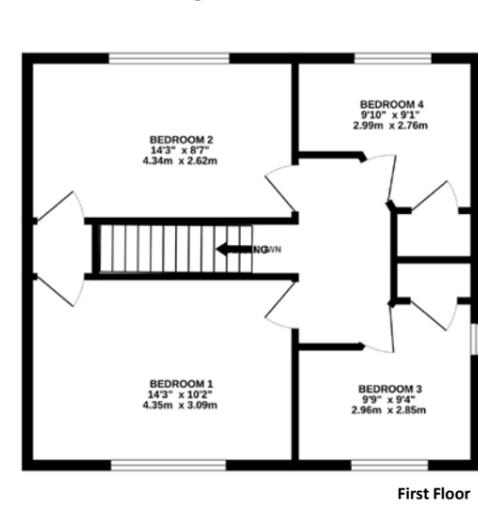
Willow Cottage



1 Lakeside Cottage



2 Lakeside Cottage



# Floor plan

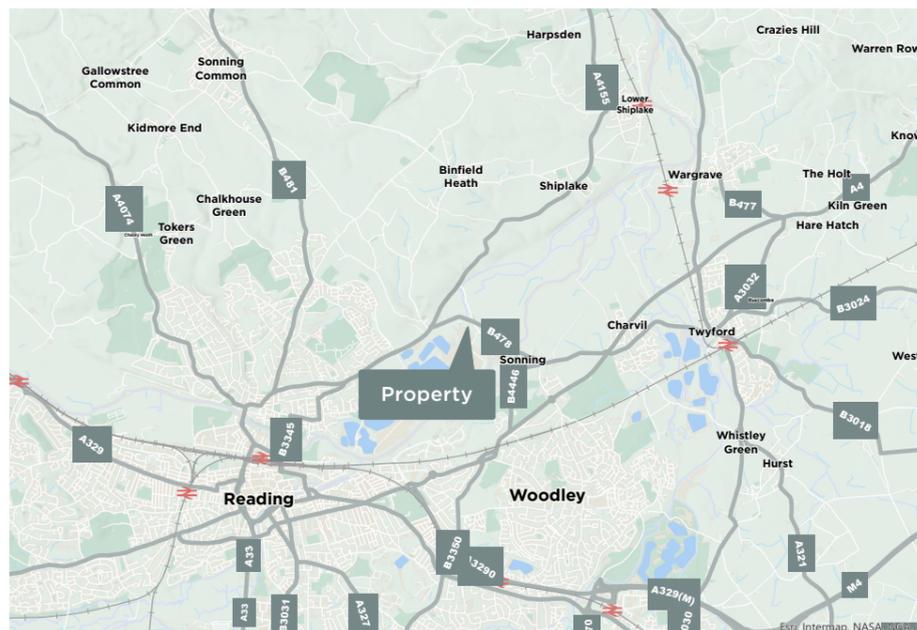
Willow Cottage  
 Approximate gross internal area:  
 1051 sq ft / 97.6 sq m

1 Lakeside Cottage  
 Approximate gross internal area:  
 1043 sq ft / 96.9 sq m

2 Lakeside Cottage  
 Approximate gross internal area:  
 1073 sq ft / 99.7 sq m



For illustrative purposes only - not to scale.  
 The position & size of doors, windows, appliances  
 and other features are approximate only.



### Method of sale

For sale by private treaty as a whole or 2 lots.

### Tenure & possession

The property is offered for sale freehold and with vacant possession available on completion.

### Planning

Positive pre application advice has been taken on the property concerning redevelopment and extension of the existing properties, replacement of the two semi-detached cottages to form a single dwelling, garden extensions and moorings. Further details on request.

### Mineral workings

For clarity the adjoining site and wider land to the north are being worked by Tarmac at present and for some time to come. Further details are available on <https://sonning.tarmac.com/>

### Wayleaves, easements & rights of way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes whether specifically referred to or not.

There are no public rights of way across the land so far as we are aware.

Lot 2 and the adjacent residential properties have rights of way reserved over Lot 1 for access and services. Further details on request.

### Health & safety

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility.

### VAT

The property is opted to tax. Purchasers will need to satisfy themselves as to their own tax implications.

### Sporting timber & mineral rights

Sporting and mineral rights are retained from the sale. Timber rights are included in the sale where available.

### EPC ratings

Building	Rating
1 Lakeside Cottage	<b>E (53)</b>
2 Lakeside Cottage	<b>E (50)</b>
Willow Cottage	<b>E (39)</b>

### Local authorities

**Oxfordshire County Council**  
<https://www.oxfordshire.gov.uk/>

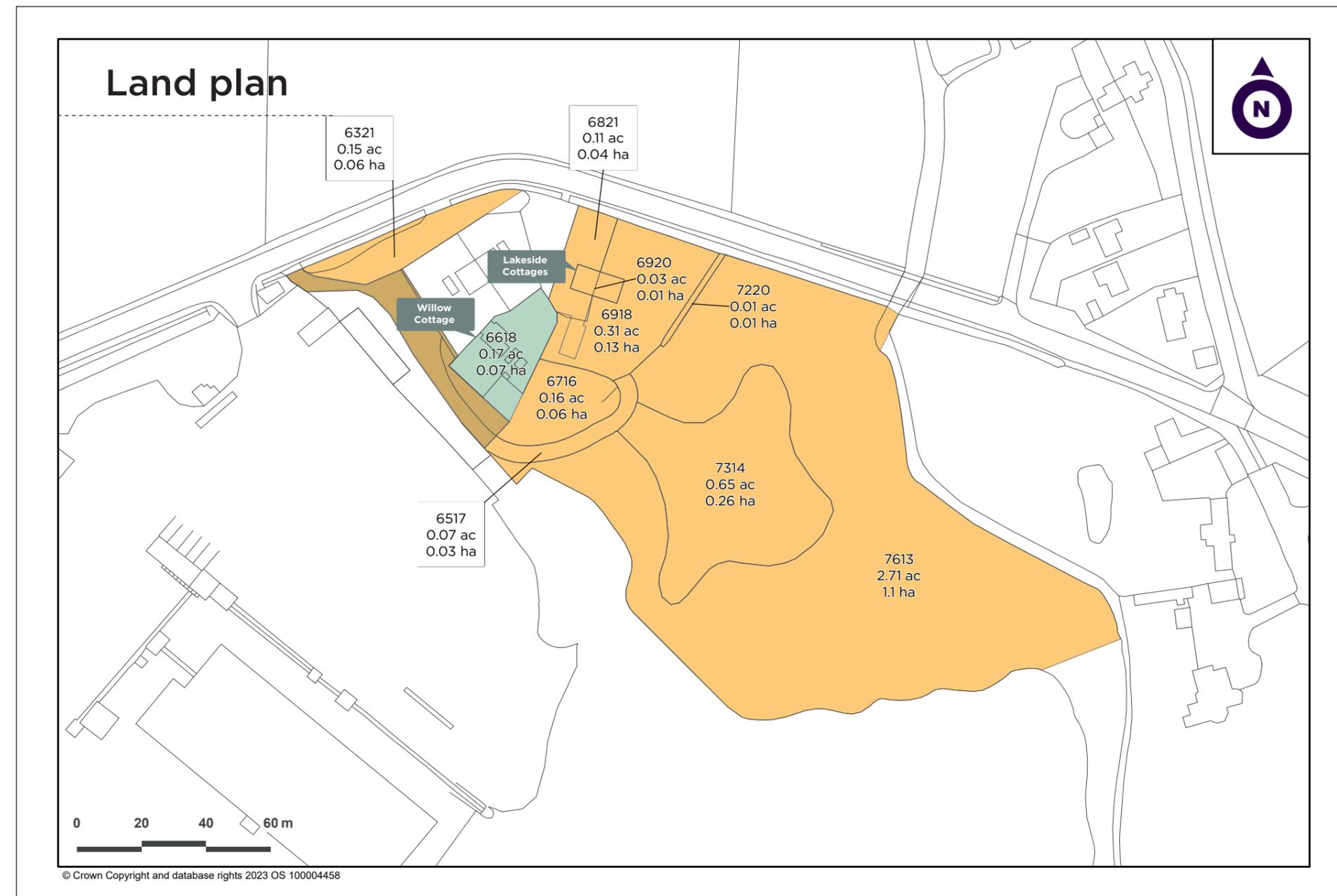
**South Oxfordshire District Council**  
<https://www.southoxon.gov.uk/>

### Viewings

Viewing is strictly by appointment and to be accompanied by the selling agent.



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## Oxford

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