

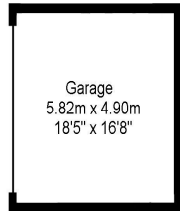
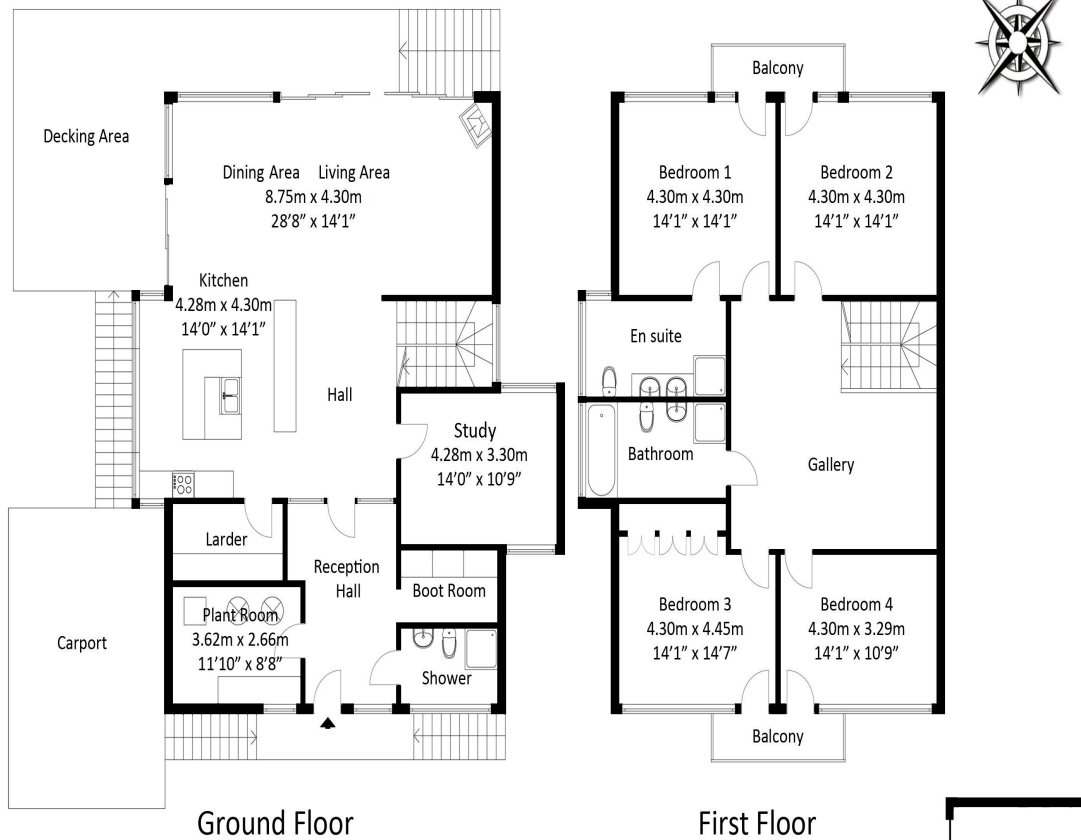


## Sonning-on-Thames Borders - Price Guide £2,000,000

**A fabulous 4-bedroom detached Huf Haus built to exacting standards with 0.7 acres of formal gardens, River Thames frontage, private mooring and riparian rights in idyllic rural setting. Detached double garage, carport, summer house, and state-of-the-art, eco-friendly technology with ease of access to London and Heathrow.**

## The Cottage Charvil

Total approx. floor area 3300 sq. ft including garage with loft but excluding decking and carport



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	