

# Springs

**Region:** The South East **Sleeps:** 10

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## Overview

Springs is a stunning luxurious four-bedroomed Barn conversion set within the picturesque hamlet of Sonning Eye. Historical and magical in an exclusive lakeside location, you are surrounded by beautiful scenery and immersed in tranquillity.

Seamlessly blending high-end contemporary living with historical features, This four-bedroomed delight is in a gorgeous corner of Oxfordshire which offers wonderful riverside walks, pretty villages and fabulous restaurants close to hand and is a magnet for those who appreciate a touch of luxury in a gorgeous setting.

Set beside the lake with pretty chocolate box views, Springs is a stunning 300-year-old barn conversion, immaculately furnished throughout. The layout boldly highlights the property's striking original features whilst providing every modern amenity's luxury, comfort and convenience.

Full-length Crittall style windows and doors and double-height open beam ceilings frame the impressive open plan Ground Floor living and dining area, offering a fantastic socialising space. Furnished with style and flair, the living space has large comfy sofas surrounding a huge feature fireplace and faces out to the gorgeous furnished terrace providing a lovely space to kick back, relax and take in the fabulous surroundings.

The stylish dining area has a large modern dining table overhung with dramatic lights, perfect for fabulous feasts and lively dinner parties! The open-style kitchen area is modern, well-equipped and sleek, so it should delight the chefs in your party. The large island/breakfast bar is ideal for casual wining and dining.



Quiet time or movie nights can be enjoyed in the cosy second lounge area, and a utility room and separate WC are available for the comfort and convenience of the guests.

The property has four double bedrooms full of charm and character. Each bedroom has plush beds with crisp Egyptian cotton bedlinen and enjoys the luxury of an en-suite bathroom. The Master Bedroom has a classy bathroom with a freestanding bath and has a separate lounge area with a double sofa bed which, if required, can sleep a further two guests offering great flexibility for families.

Springs has lovely outside space with lots of space on the expansive terrace, which has a gorgeous dining area for alfresco dining and barbeque fun, large comfy loungers to enjoy sunshine cocktails or post-dinner drinks and a table tennis table for those who fancy a challenge!

There is a charming, fully fenced pond in front of the house, a large lawn garden ideal for fun and games, and your own basketball court. For long lazy evenings, there is a fire pit and seating in front of the lake where u can sit back and relax and delight in the tranquil surroundings.

If you can't bear to leave the dog at home, well-behaved dogs are welcome but don't forget to pack the dog bed!

## Facilities

Wi-Fi/Internet • Table Tennis • Golf Nearby • Tennis Nearby • Gym/Fitness Room • Waterfront • Barn • Ideal for Kids • Basketball net • Ideal for Teens • Pets on Request • All Bedrooms En-Suite • TV • Working Fireplace/Woodburner • Heating • Parking Space • Walking/Hiking Paths • Cycling • Historical Sites

# Interior & Grounds

## Springs

### *Interior Grounds*

- Large Living and dining area with sofa, chairs, TV and Fireplace
- Dining room with terrace access
- Large well equipped modern kitchen
- Bedroom 1 – Double bedroom with lounge area holding a sofa bed for two extra guests, and en-suite Bathroom with free standing bath
- Bedroom 2 – Double bedroom with en suite Bathroom
- Bedroom 3 – Double bedroom with en suite Bathroom
- Bedroom 4 – Double bedroom with en suite Bathroom
- Separate WC

### *Exterior Grounds*

- Furnished Terrace
- Outdoor dining area
- Basketball court
- Fire pit
- BBQ grill
- Sun Loungers
- Private garden – Not fully fenced
- Free parking on premises

### **Additional Facilities**

- Lake access
- Waterfront
- Wi-Fi
- Central Heating
- Sky TV
- Washing Machine and dryer
- Dishwasher
- Private gym in building
- Ping pong table





## Location & Local Information

Springs is in a wonderful scenic waterside oasis which enjoys the luxury of having fabulous restaurants and pubs close to hand as well as easy access to Henley on Thames, Reading and London.

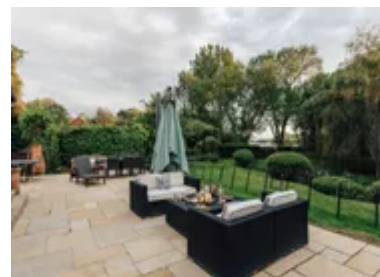
Springs is located in Sonning Eye, which is a beautiful hamlet on the River Thames in Oxfordshire. A millrace cuts through this roughly heart-shaped Island and lies opposite the quintessentially English village of Sonning in Berkshire. The two places are linked by Sonning Bridge which forms the county line boundary. There has been a bridge in this spot since 1125, and rumour has it that it was an escape route for Dick Turpin, who lived in the area. Look out for the post box on the side of the Grade II listed bridge that can only be reached by water! Although few shops are in the village's high street and hamlet, you will find several pubs and restaurants to enjoy.

The Mill at Sonning is a converted 18th-century mill that has been lovingly converted to house a theatre, restaurant and bar. It's extremely popular for dinner and a show and is adjoined to the Mill House, which just happens to be the home of George and Amal Clooney!

The 16th-century pub, The Bull Inn, and The French Horn offer traditional English pub food, while The Great House at Sonning offers fine dining in a historical setting.

The village is home to several historic buildings, including the 13th-century St Andrew's Church and the Old Vicarage, once the home of the novelist George Eliot.

There are wonderful riverside walks along the River Thames, including the Thameside Walk, starting in the car park of the Mill at Sonning and lasting three miles to Shiplake, or the Thames Path, which is a long-distance walking trail in both directions and is well-signposted and easy to walk. Sonning is a popular spot for boating enthusiasts, and a wonderful day out is to either rent a boat or take a boat tour of the river's tranquil beauty.



There are loads of fabulous places to visit only a short drive away, including Henley-on-Thames, famous for its boat regatta, Hambleden, possibly the most picturesque village in the Chiltern Hills and Windsor, home to the Royal Family.

Springs offers a wonderful escape from the maddening crowds and offers a unique, indulgent waterside experience. If you fancy a luxurious getaway with friends or family in a beautiful exclusive riverside location, then Springs is the property you have been looking for.

Local Amenities

Nearest Airport	Heathrow Airport (38 km)
Nearest Train Station	Reading Station (5 km)
Nearest Village	Sonning (2 km)
Nearest Town/City	Reading (6.4 km)
Nearest Restaurant	Coppa Club, Sonning (1 km)
Nearest Bar/Pub	The Shoulder of Mutton (850 m)
Nearest Supermarket	Aldi (4 km)
Nearest Golf	Sonning Golf Club (2.6 km)
Nearest Tennis	Sonning Lawn Tennis Club (2 km)

## What we love

- This is a truly stunning location, you are literally on an Island surrounded by beautiful scenic views and tranquil waters
- Springs has the wow factor, this is a beautiful conversion of an ancient barn and offers style and sophistication in abundance both inside and out
- This tranquil oasis is less than an hour's drive from London and makes for a wonderful getaway

## What you should know...

- Keep your eyes peeled this is a celebrity hotspot, George Clooney among others have properties in this area
- Springs is great for families and groups of friends and offers waterside living at its best
- Guest should be aware that the stairs leading to one of the bedrooms are very steep and not suitable for everyone
- The pond directly in front of the house is fully fenced off for the safety of young children and dogs - it should only be removed at the guests own risk
- Whilst the village and nearby restaurants are within walking distance, the road can be busy and has no pavement so can be dangerous

# Terms & Conditions

- **Security deposit:** £1000 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection
- **Arrival time:** 4:00 PM
- **Departure time:** 10:00 AM
- **Energy costs included?:** Yes, included in the rental price
- **Linen & towels included?:** Yes, included in the rental price
- **Pets welcome?:** On request only and with prior agreement with the owner, one well behaved dog is welcome
- **Other Ts and Cs:** Stags and Hen dos are only allowed for those over the age of 30. For family gatherings, all ages are welcome
- **Changeover day:** Flexible
- **End of stay cleaning available?:** Extra £250, collected by us. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or garbage disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Smoking & Vaping are not permitted
- **Other 2:** Please note that we accept a maximum of 10 guests. No additional people are allowed on the property. Please ensure that all pets have been approved by the owner prior to arrival.
- **Minimum stay:** 2 nights, 3 nights for bank holidays, 7 nights for Christmas, 6 nights from 26th June to 3rd July
- **Heating costs included?:** Yes, included in the rental price
- **Internet access?:** Wi-Fi internet access included