Grove End Pearson Road, Berkshire RG4 6UH
Price guide £875,000

Grapevine Estate Agents offer to the market a beautiful Georgian era character cottage situated in the picturesque Thames-side village of Sonning.

Believed to date back to the 1790's the property retains a wealth of character and charm and is complemented by open fireplaces, leaded windows and feature wood panelling to the sitting room. The property has been tastefully refurbished by the current owners in keeping with the era.

On entering the property there is a storm porch with a door providing access to the hallway, there is a refitted cloakroom to the end of the hallway and door to the sitting room with its open fireplace, high ceilings (which are a feature throughout this home) and a large window overlooking the south facing garden.

A door leads through to a lobby at the back of the house which provides good storage space and a utility cupboard, access to the garden via French doors and connects to the re fitted kitchen/dining room, which again has views over the garden and a large open fireplace. The kitchen has been refitted to a Georgian farm house style and has a range of base level units, Falcon cooker, integrated dishwasher and butler sink.

Upstairs the landing provides access to the three bedrooms and family bathroom. The master has its own en suite shower room and the double aspect windows offer far reaching views over Sonning. There are a further two bedrooms, both served by the family bathroom.

Outside to the rear there is a south facing private garden with walled boundaries, predominately laid to lawn with shrub boarders and patio seating area. The are two brick built outbuildings for storage.

Sonning village offers short driving distance to both Twyford and Reading mainline railway stations serving London Paddington (cross rail due). The cottage is positioned in the heart of the heart of the village with restaurants, public houses and River Thames all within walking distance.

EPC rating E.