



TURPINS

PEARSON ROAD • SONNING • RG4 6UL

HASLAM'S

1838

COLLECTION



INTRODUCING
TURPINS

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Guide Price
£995,000

Set in the heart of the historic village of Sonning-on-Thames, Turpins is a charming Grade II listed period home that dates back to the late 16th century.

Arranged over three floors and with a cellar, the property retains a wealth of original features, including exposed beams, open fireplaces, leaded light windows and herringbone parquet flooring, adding to its timeless charm.

The ground floor offers three welcoming reception rooms, including a living room, a sitting room and a separate dining area. The kitchen/breakfast room is complete with a classic Aga, perfect for family life, while a downstairs cloakroom adds convenience. A cellar, separated into three rooms provides excellent scope for additional accommodation, subject to the necessary consents.

Upstairs, the first floor has a principal and guest bedroom, both with en-suites, alongside a further bedroom currently used as a home office and a family bathroom.

The second floor offers two more inviting bedrooms, providing a flexible living space for family and guests.

Outside, the part-walled and private garden has been very attractively designed with mature apple, cherry and pear trees. For al fresco dining, there are three terraced areas which catch the sun at different times of day, one with a wooden gazebo. Additional features include an external pantry and a tandem-length garage.

Backing onto the grounds of St Andrew's Church, the property enjoys a peaceful outlook with riverside walks along the River Thames just moments away. Village amenities are all within walking distance, including The Mill at Sonning, Reading Blue Coat School and Sonning Church of England Primary School.

This is a rare opportunity to acquire a truly special home in one of Berkshire's most sought-after villages.



IN A NUTSHELL

Bedrooms 5 Reception Rooms 3
Bathrooms 3 Parking Spaces 3







THE OWNER'S STORY

“

Turpins has been our cherished family home for 58 years and has wonderfully accommodated the changing needs of our family.

It has a unique character and history, beloved by children and adults alike, with its nooks and crannies, ancient beams, its beautiful private garden with the majestic cedar tree over the wall and its association with the eighteenth century highwayman Dick Turpin.

Its location in the heart of Sonning village means that from its doorstep we have enjoyed countless family walks to the river and the countryside beyond as well as less energetic strolls to the school, the church and the sports ground, to events in the village hall, to the Mill Theatre and to The Bull and The Great House.

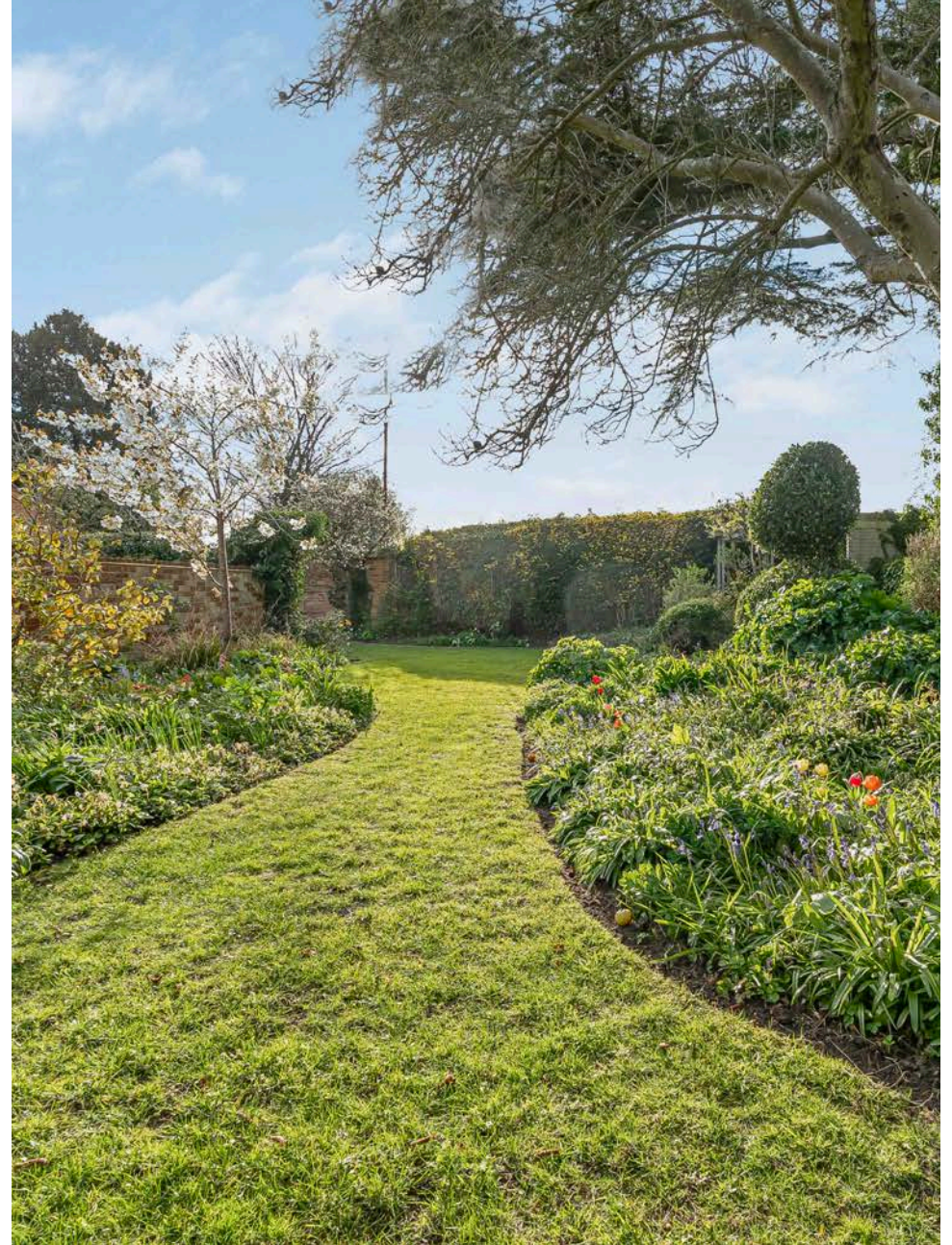
We have so many happy memories of the house and our life within it and hope that Turpins' next owners will be as happy as we have been, living in this special house in the heart of Sonning.

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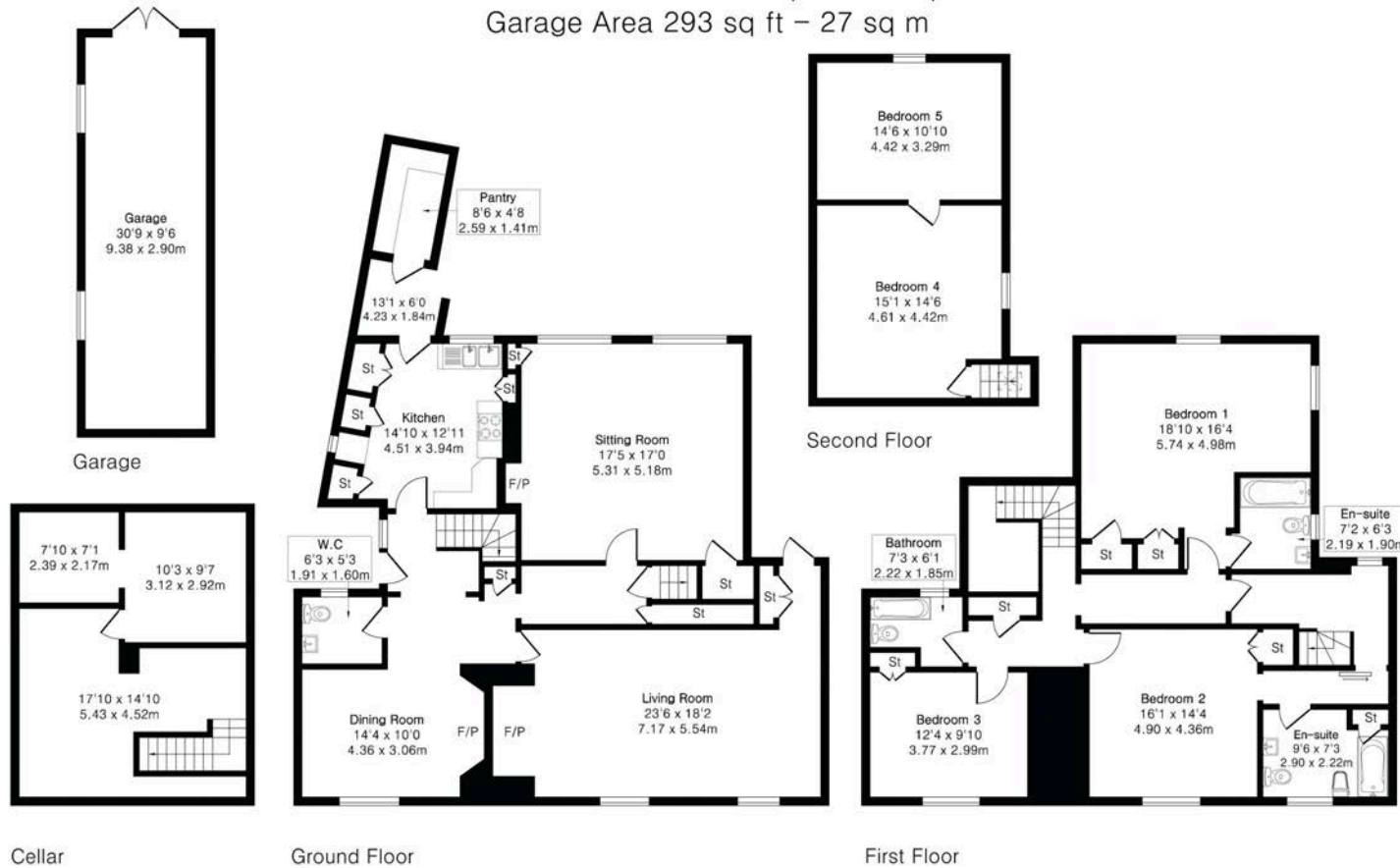
An aerial photograph of a large, historic brick estate in Sonning Village. The estate features a prominent red brick building with a complex roofline, multiple chimneys, and a large central tower. A paved road curves around the front of the property, leading to a gated entrance. To the left of the main building is a smaller structure with a thatched roof. The estate is surrounded by lush greenery, including a large, well-maintained golf course in the background. In the distance, a church with a square tower is visible among the trees. The overall scene is set in a rural, rolling landscape under a clear blue sky.

Located in the heart of Sonning Village



**Approximate Gross Internal Area 3171 sq ft - 294 sq m
(Excluding Garage)**

Cellar Area 399 sq ft – 37 sq m
 Ground Floor Area 1293 sq ft – 120 sq m
 First Floor Area 1091 sq ft – 101 sq m
 Second Floor Area 388 sq ft – 36 sq m
 Garage Area 293 sq ft – 27 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



ADDITIONAL INFORMATION:

Parking

Turpins has parking for three vehicles comprising of a tandem length garage for two and driveway parking for one.

Services:

Gas - mains

Water - mains

Drainage - mains

Electricity - mains

Heating - gas central heating

Broadband Connection:

Broadband connection available (information obtained from Ofcom):

Ultrafast - Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers visit the "Broadband and mobile coverage checker" page on the Ofcom website



AREA GUIDE SONNING

Transport

Sonning is ideally situated near major road networks, with the M4 motorway just a 15-minute drive away, offering convenient access to London, Heathrow Airport, and the West Country. The A4 connects Sonning to Reading and Maidenhead, making trips between local towns easy.

The nearby Twyford and Reading train stations both provide excellent rail links. Twyford (a 10-minute drive) is on the Elizabeth Line, offering fast services to London Paddington (in under 30 minutes) and central London.

Schooling

Families in Sonning have access to some of the most prestigious schools in the region, making the village particularly attractive for those seeking a top-tier education. Schools include Reading Blue Coat School, The Abbey School and Shiplake College. For younger children, Sonning CE Primary School is highly regarded within the village.

Dining

Sonning is renowned for its high-quality dining options, including Coppa Club at The Great House for all-day dining in a chic indoor and outdoor setting, the historic and picturesque Bull Inn for classic pub food, and The Mill at Sonning for dinner and theatre experiences



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Haslams Estate Agents Ltd
159 Friar Street, Reading, Berkshire RG1 1HE
0118 960 1000 | sales@haslams.net | haslams.net

