



EDMOND HOUSE

POUND LANE • SONNING • RG4 6GG

HASLAM'S
1838
COLLECTION



INTRODUCING EDMOND HOUSE

SONNING • RG4 6GG

£1,795,000

Edmond House is an elegant family home located in the desirable village of Sonning, on the edge of Sonning golf course.

With 4,590 sq ft of living accommodation on a 0.64-acre plot, the property features a gated driveway, parking for multiple vehicles, and a triple garage.

Inside, there is an impressive open-plan kitchen with a central island, and a large living/dining space. A dining room, family room, living room, utility room and cloakroom complete the ground floor.

Additionally, there is a versatile room that can be used as a downstairs bedroom, study or home office.

Upstairs, the property has four impressively large bedrooms. The primary suite features a spacious dressing room, bathroom and WC, and a covered balcony area.

The garden has been beautifully maintained and features a patio area for outdoor dining, and an outbuilding that can be used as a workshop or for storage.

Sonning is situated just 5 miles from Reading and 7 miles from Henley-on-Thames, with the M4 motorway just a 15-minute drive away for convenient access to London.

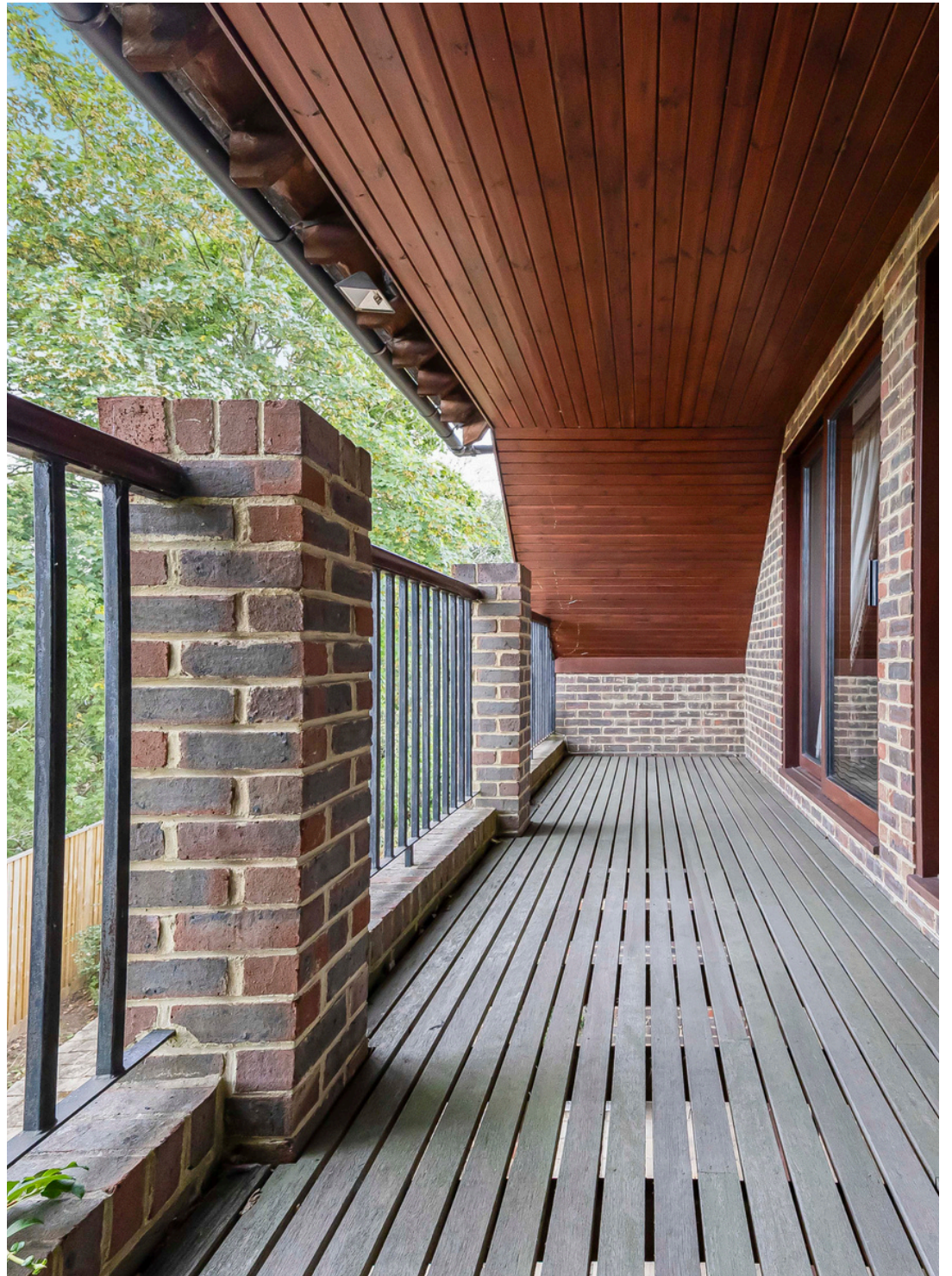




IN A NUTSHELL

Bedrooms	5	Reception Rooms	4
Bathrooms	3	Parking Spaces	8





Views of Sonning Golf Club





**Approximate Gross Internal Area 4590 sq ft - 425 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 2369 sq ft – 220 sq m

First Floor Area 2221 sq ft – 205 sq m

Garage Area 670 sq ft – 62 sq m

Outbuilding Area 194 sq ft – 18 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

Electric gates open to a brick & gravel driveway with parking for multiple vehicles and a detached triple garage.

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 cabinet (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

EPC Rating: C

Planning Notes:

An outline planning application has been submitted for up to 13 dwellings on the land beyond the southern boundary. For further information, please check the Wokingham Borough Council planning portal for application number 161529.



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.

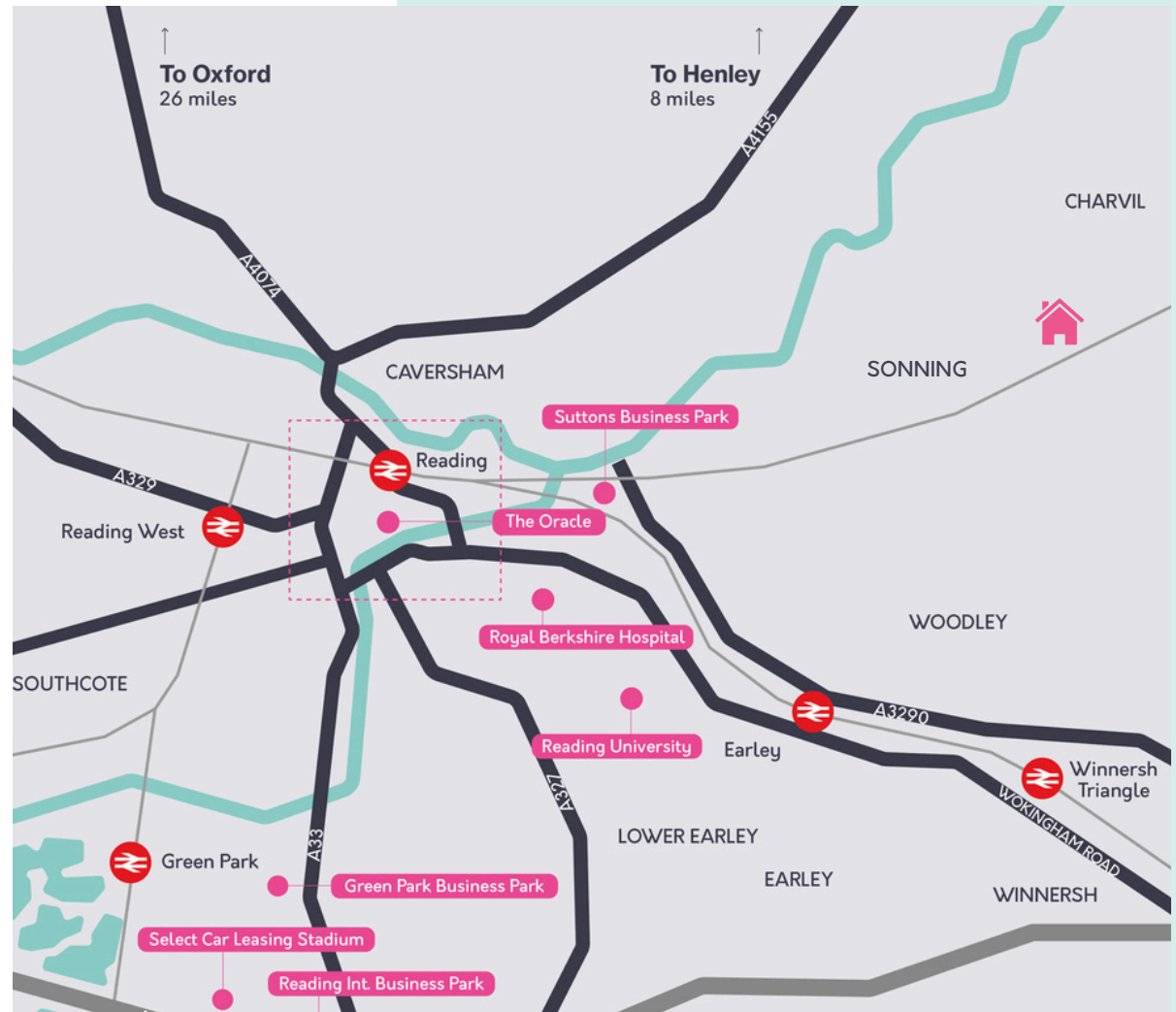
The nearby Twyford and Reading train stations both provide excellent rail links. Twyford (a 10-minute drive) is on the Elizabeth Line, offering fast services to London Paddington (in under 30 minutes) and central London.

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.



HASLAMs

1838

COLLECTION

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

