



THE SPEARS

SOUTH DRIVE • SONNING • RG4 6GB

HASLAM'S
1838
COLLECTION



INTRODUCING THE SPEARS

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£1,650,000

Set on the edge of Sonning Village in one of the area's most sought-after private roads is this impressive seven-bedroom detached property.

The half-acre plot is positioned discreetly behind secure electric gates and approached by a block-paved driveway. There is parking for multiple vehicles, including an attached garage and an EV charger.

The home extends to more than 4,000 sq ft across three levels, and recent upgrades have been carried out to a high specification including underfloor heating running throughout the home, a central vacuum system and a laundry chute.

On the ground floor, the kitchen/family/dining room is a standout space, perfectly designed for family life and entertaining, and giving direct access to the rear garden.

A formal living room and family room provides more space for relaxing. A versatile study, family room, cloakroom and dining room complete the downstairs area.

The first floor has a principal suite complete with a generous dressing room. There are three other bedrooms on this level, two of which have ensuite bathrooms. The second floor offers three bedrooms, which have access to a shared ensuite bathroom. All bedrooms feature air conditioning.

The beautiful garden is perfectly set up for al fresco dining. A variety of fruit trees adds a touch of charm to the outdoor space.

Residents in Sonning Village can enjoy excellent local amenities and scenic walks along the River Thames.





IN A NUTSHELL

Bedrooms

7

Reception Rooms

5

Bathrooms

5

Parking Spaces

5







A photograph of a well-maintained garden. In the foreground, there are two large, rounded, light-green bushes. To their left and right are tall, thin grasses. The ground is covered with dark mulch and some small plants. In the background, there is a green lawn and a variety of trees, including a large evergreen on the left and a deciduous tree with yellowing leaves on the right. A stone wall is visible behind the bushes.

Beautiful garden with a variety of fruit trees

**Approximate Gross Internal Area 4367 sq ft - 405 sq m
(Including Garage)**

Ground Floor Area 2076 sq ft – 193 sq m

First Floor Area 1623 sq ft – 150 sq m

Second Floor Area 668 sq ft – 62 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

The property is approached by a block paved driveway with electric timber gates. There is parking for multiple vehicles with an attached garage. There is an EV charger installed.

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

The property is installed with CCTV and there is an 1100 litre rainwater harvest attached to sprinkler irrigation system.

EPC Rating: C



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

