



CLANDON

PEARSON ROAD • SONNING • RG4 6UH

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INTRODUCING

CLANDON

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£725,000

Set in the heart of the idyllic village of Sonning, this traditional red-brick terraced cottage presents an opportunity to acquire a characterful home in one of Berkshire's most sought-after locations.

The downstairs area features a 25-foot-long dual-aspect living room with a handsome open fireplace, fitted bookshelves and double doors that give access to an enclosed patio.

The light and airy kitchen leads onto a dining area, with sliding doors opening to the garden via stone steps. There is also a downstairs cloakroom.

The first floor presents three good-sized bedrooms, each with ample built-in storage space, and a bright and modern family bathroom. The property features attractive leaded windows throughout.

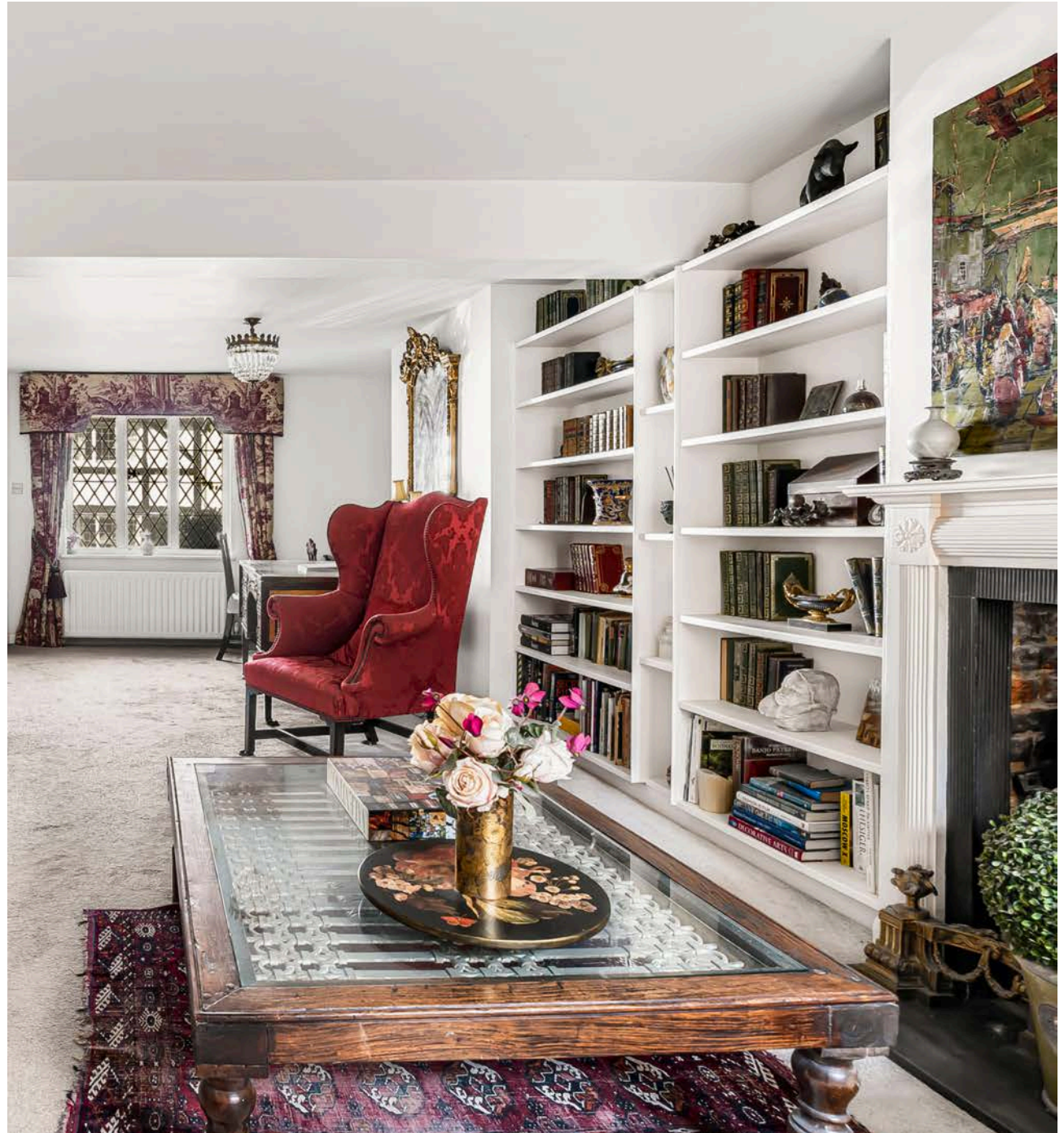
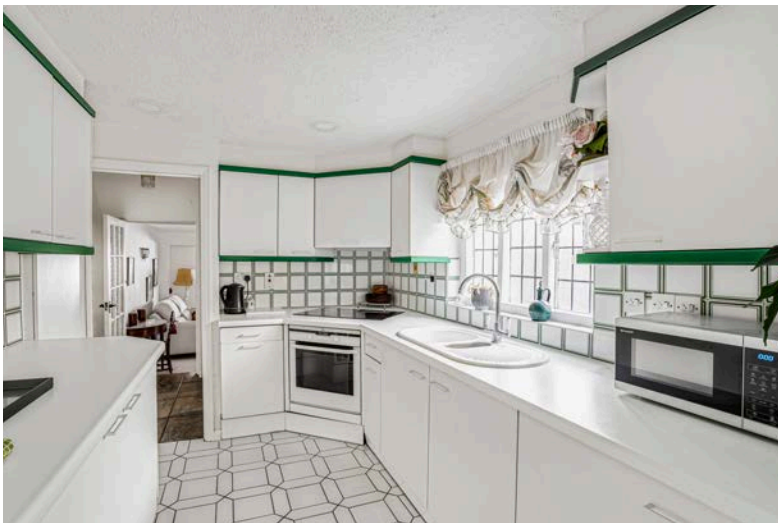
Outside, the south-facing rear garden is fully enclosed and offers a combination of paved and planted areas, perfect for outdoor entertaining and dining.

On-street parking is available nearby, and the property benefits from proximity to Sonning's village amenities, including Sonning Club, The Bull Inn, The Mill at Sonning theatre & restaurant, and scenic riverside walks.



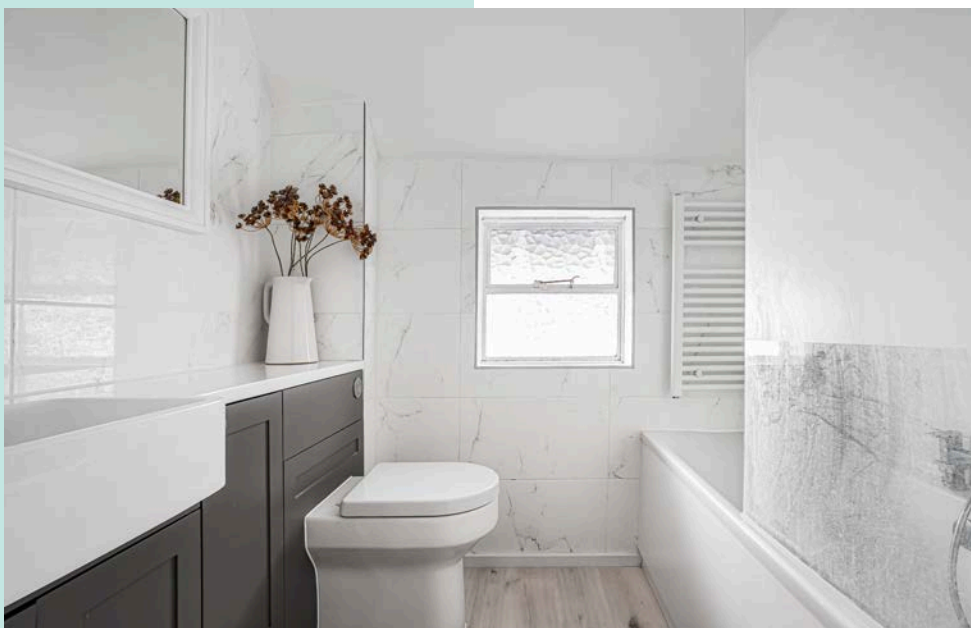
IN A NUTSHELL

Bedrooms	3	Reception Rooms	1
Bathrooms	1	Parking Spaces	1





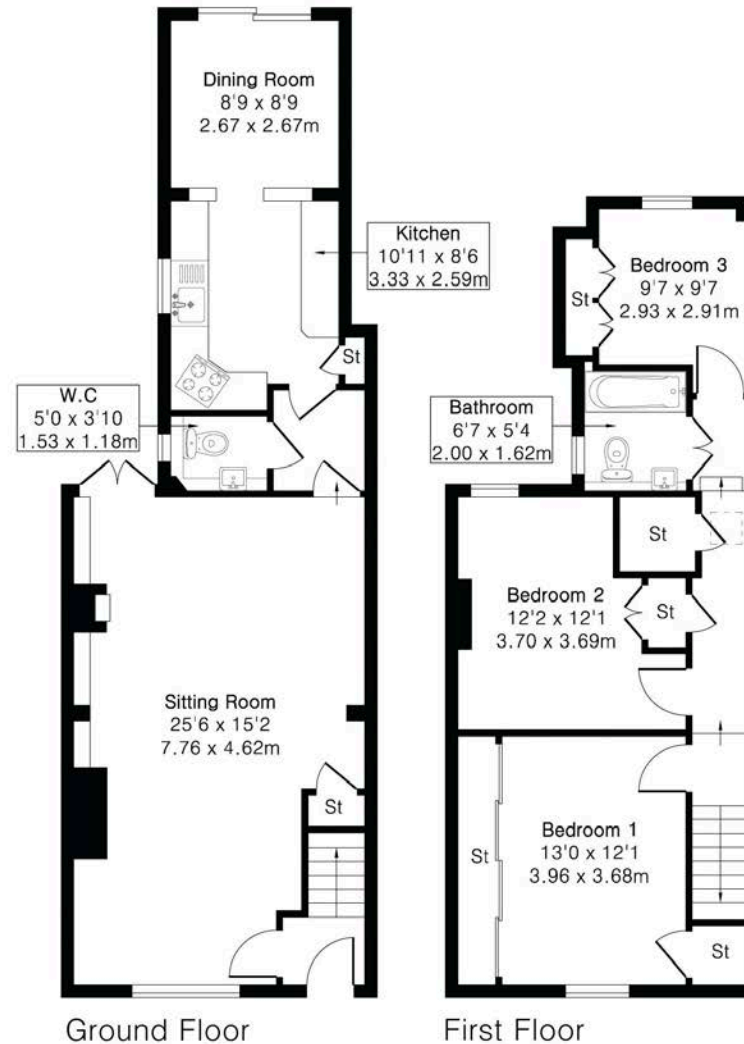




Approximate Gross Internal Area 1135 sq ft - 105 sq m

Ground Floor Area 615 sq ft – 57 sq m

First Floor Area 520 sq ft – 48 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.

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ADDITIONAL INFORMATION:

Parking

There is off-street parking available at the property.

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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