

POUND LANE

SONNING • RG4 6XD

HASLAMS
1838
COLLECTION

INTRODUCING

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£1,375,000

Set within the highly regarded village of Sonning, this impressive and tastefully extended five-bedroom family home offers a superb balance of generous living accommodation, considered improvements and excellent entertaining space.

The ground floor has been thoughtfully arranged to provide both formal and informal living spaces. The kitchen/breakfast room forms a particularly attractive feature, fitted with Neff appliances, granite work surfaces and a central island.

There is also a separate dining room and a spacious sitting room, complete with a log burner, providing a welcoming setting for relaxation. A study and well-appointed utility room, offering ample storage and direct access to the garden, further enhance the practicality of the accommodation, alongside an integral garage.

The first floor continues to impress, with five well-proportioned bedrooms, including two en-suite bedrooms. The principal bedroom is particularly appealing, featuring a Juliet balcony and an en-suite bathroom incorporating both a freestanding bath and a separate shower. A further bedroom benefits from its own en-suite, while a family bathroom serves the remaining bedrooms.

Externally, the property enjoys a beautifully landscaped garden, thoughtfully arranged to provide areas for both relaxation and entertaining. A patio provides an ideal setting for outdoor dining, complemented by useful storage and a dedicated entertaining area featuring a Tiki hut, offering an additional dimension to the garden.

Ideally positioned close to the River Thames and the well-regarded Blue Coat School, the property enjoys an enviable setting in one of Berkshire's most sought-after villages.



IN A NUTSHELL

Bedrooms	5	Reception Rooms	2
Bathrooms	3	Parking Spaces	6



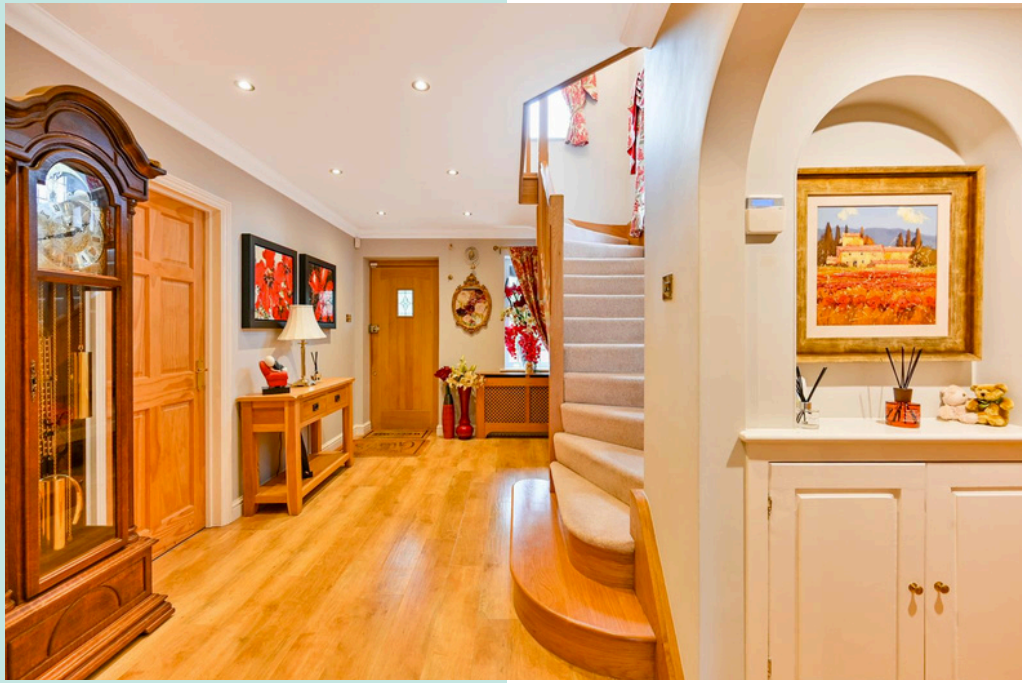






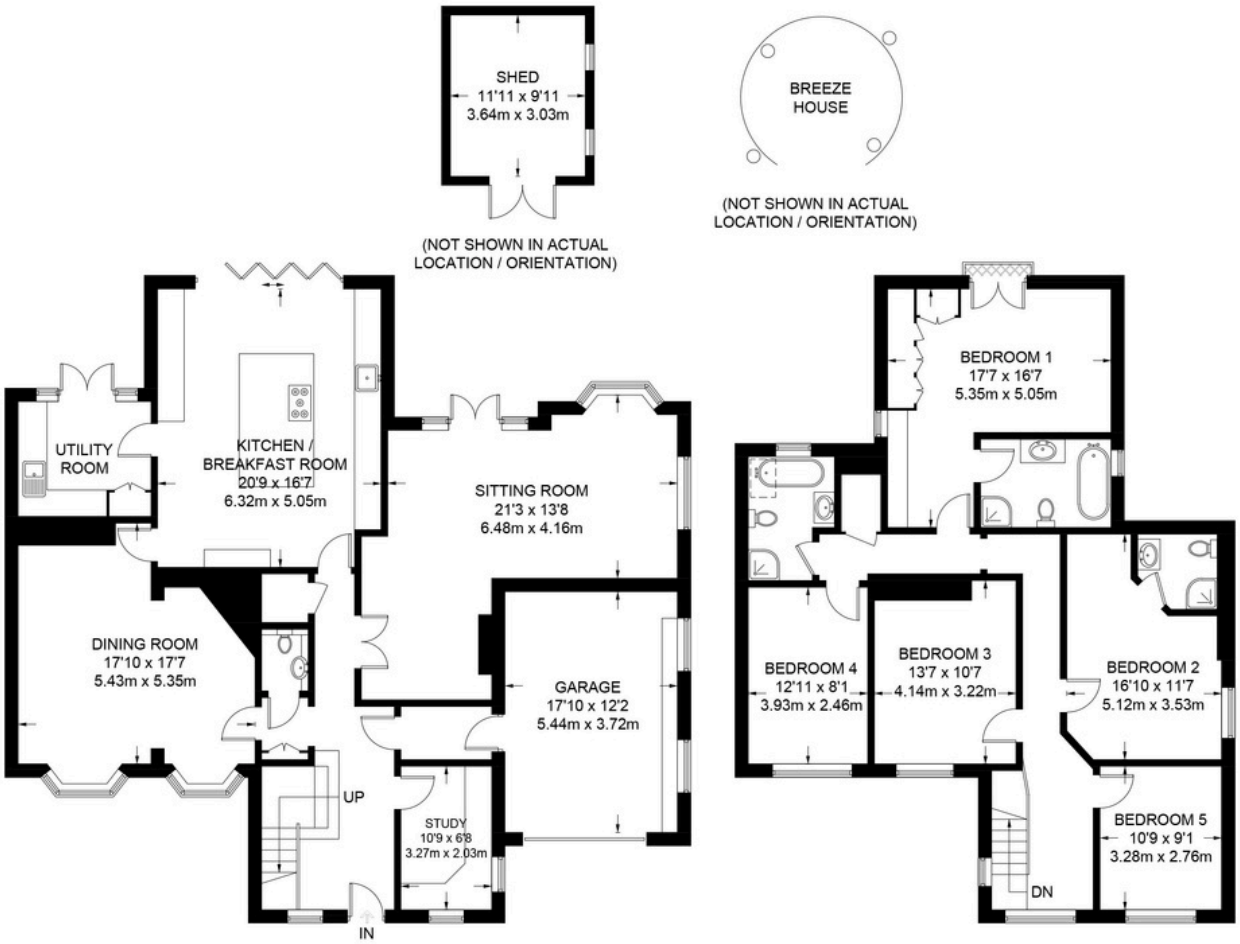



Beautifully landscaped garden with a Tiki hut









APPROXIMATE GROSS INTERNAL AREA = 2845 SQ FT / 264.3 SQ M
SHED = 119 SQ FT / 11.1 SQ M
TOTAL = 2964 SQ FT / 275.4 SQ M

This plan has been drawn for illustrative and identification purposes only.

ADDITIONAL INFORMATION:

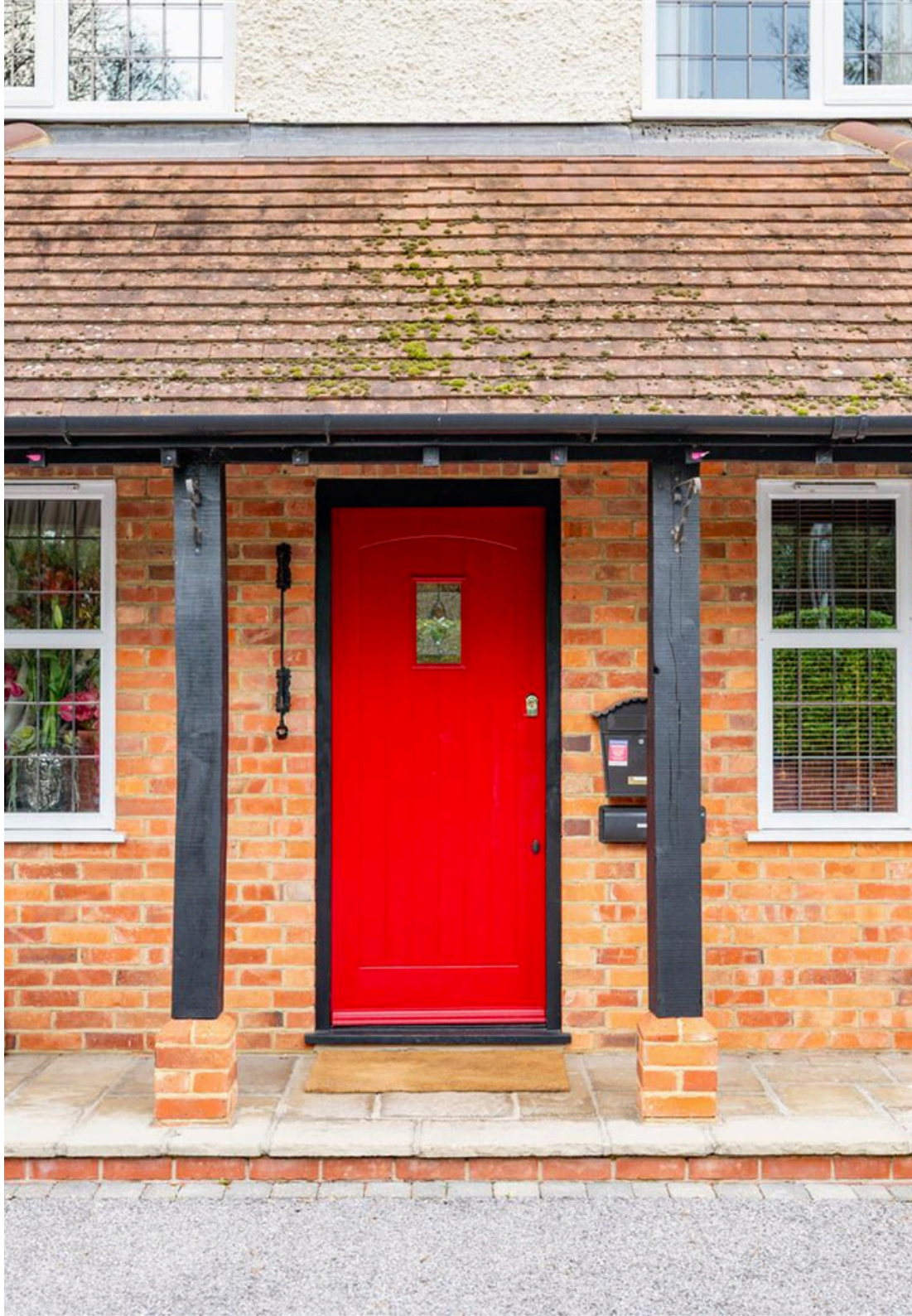
Parking
The property has a driveway with parking for multiple vehicles and a detached garage.

Services:
Gas - mains
Water – mains
Drainage – mains
Electricity - mains
Heating - gas

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

EPC Rating: D



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.

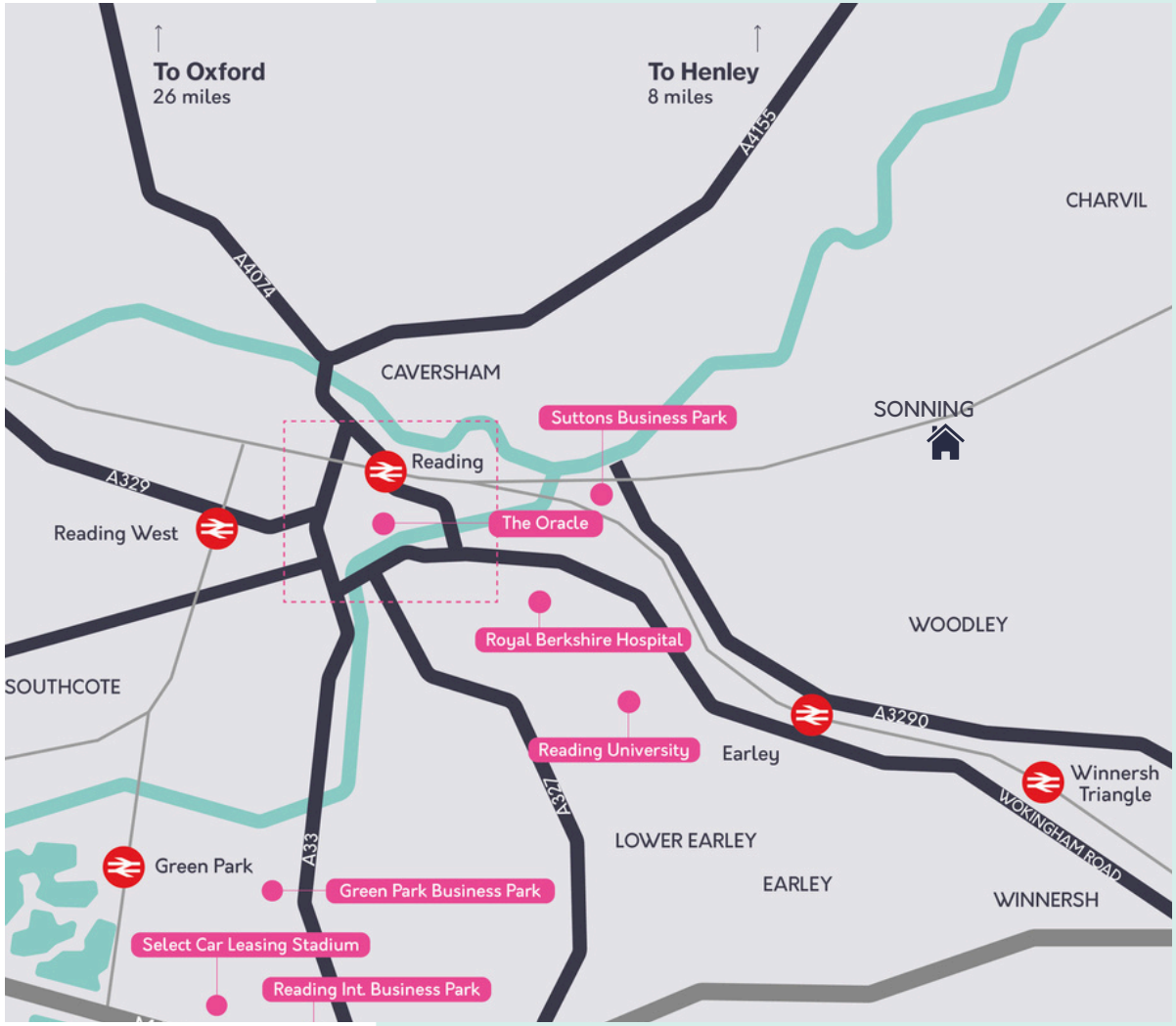
The nearby Twyford and Reading train stations both provide excellent rail links. Twyford (a 10-minute drive) is on the Elizabeth Line, offering fast services to London Paddington (in under 30 minutes) and central London.

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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