



Pound Lane, Reading RG4



A beautifully presented family home.

Knight Frank are delighted to offer this wonderful family home occupying a popular location in Sonning, a short walk from the local primary school and village centre.

The house is approached via a block paved drive, which provides off street parking for several cars and access to the garage and rear garden.



Guide price: £900,000

Tenure: Available freehold

Local authority: Wokingham Borough Council

Council tax band: F

Services: Mains gas, electricity and water



The Property

On entering the property, doors open off the hallway into the bright and spacious living room, where the wood-burning stove with oak surround provides a lovely focal point. The living room flows through to the open plan kitchen/dining/family area with two sets of bi-folding doors opening onto the patio and providing lovely views over the rear garden. The stylish kitchen is well-equipped with an extensive range of eye and base level units, integrated appliances and a large L-shaped island and breakfast bar. Beyond the kitchen at the front of the house is the family room, which could also be used as a home office, and the downstairs WC and shower room complete the accommodation on the ground floor.





The Property (continued)

Upstairs, there are four generous bedrooms. The principal bedroom has vaulted ceilings and attractive views over the back garden.

There are three further bedrooms, all of which have fitted wardrobes and are served by the beautifully fitted family bathroom.





Modern and stylish rooms overlooking the beautiful garden.



Garden and grounds

To the front of the house, the block paved drive provides plenty of parking and is flanked on either side by mature hedges and trees. A five-bar gate opens into the rear garden, where there is a large natural stone patio and timber-framed garage, which could be converted into a studio, garden room or home office. The garden is mostly laid to lawn with an attractive raised deck at the far end which enjoys the evening sun and provides an additional entertaining space.

Situation

Situated in this well-established and sought-after part of the picturesque village of Sonning on the Thames. Sonning C of E Primary School is just across the road, and the village centre with its historic church and The Bull public house is approximately 10 minutes walk. The village also boasts the highly regarded French Horn and Coppa Club restaurants, and for those looking for recreational pursuits, there are tennis, cricket, hockey and rugby pitches with access to the Thames path. Reading Blue Coats schools and Bright Horizons Day Nursery are also within the village.

Twyford village is approximately 3 miles away and offers a variety of shops and amenities, including Waitrose and Tesco supermarkets. The mainline train station at Twyford provides regular services to London Paddington, with the recently opened Elizabeth Line now in operation.



Pound Lane, Sonning, Reading

Approximate Area = 1464 sq ft / 136 sq m

Garage = 207 sq ft / 19.2 sq m

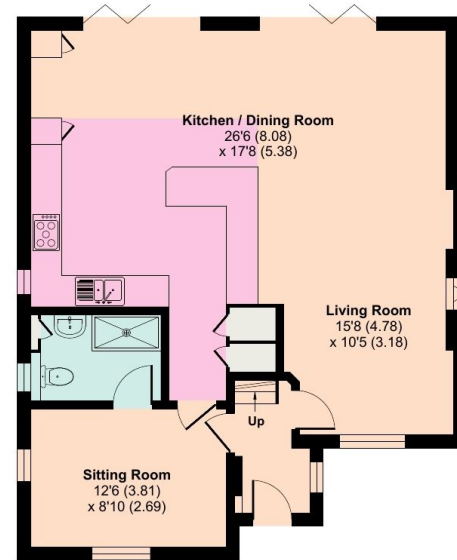
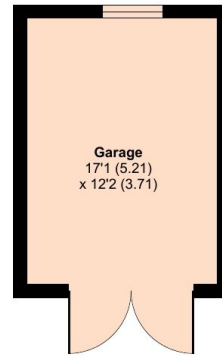
Total = 1671 sq ft / 155.2 sq m

For identification only - Not to scale

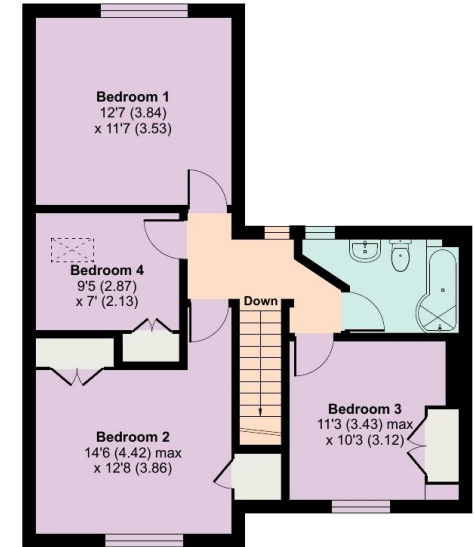


Directions (RG4 6XD)

From our offices in Henley, head north on the Wargrave Road and on reaching the roundabout on the A4 New Bath Road, take the third exit towards Reading. Take the second exit at the next roundabout, keeping on the right-hand lane on the dual carriageway, and then take the third exit at the next roundabout into Pound Lane. Continue along Pound Lane, and the property will be found after a few hundred yards on the right-hand side.



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Knight Frank. REF: 1076384

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated 25/01/2024. Photographs and videos dated 25/01/2024.

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