

**HASLAM'S**  
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103 Pound Lane, Sonning, Berkshire, RG4 6GG

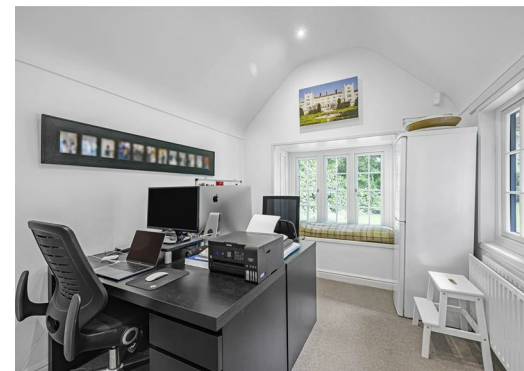
£1,595,000



Built in the 1930's by local builder Sidney Paddick, this delightful thatched detached property has undergone re-modelling by the current owners to create a stunning family home. The property stands on a total plot of 0.27 acre and is set back from the road with a gated driveway, providing generous parking as well as a detached double garage. The property has retained a number of period features and has been sympathetically improved to provide well-appointed contemporary style living accommodation. The accommodation has been designed with three first floor bedrooms, principle with dressing area and en suite with an additional ground floor bedroom with an en suite. The hub of the home is the well-appointed open-plan kitchen-dining area and family room with wood burner with an outlook over the well-maintained garden and is ideal for entertaining. The main living room offers an opportunity to create a space to relax in with an open fire and beamed ceiling. Sonning is convenient for local and independent schools with Reading Blue Coat within walking distance and there are local shops in Woodley and Twyford with M & S food store nearby. The area benefits from convenient M4 access as well as mainline stations in Reading and Twyford with a wide range of business parks and leisure facilities nearby.







- Paddock built detached thatched home
- Generous living accommodation with 4 bedrooms, principle and 2nd bedroom both with en suites
- 32' open-plan kitchen-diner/family room; Conservatory; Utility
- 20' Living room with fireplace; Study
- Established gardens with high degree of privacy on a total plot of 0.27 acre
- Gated driveway with ample parking with detached double garage

Council tax band G  
Council- Wokingham





**Additional information:**

Parking

The property has a gated gravel driveway with parking for multiple vehicles and a detached double garage.

Part B

Property construction – Thatched roof

Services:

Gas - mains

Water – mains

Drainage – mains

Electricity - mains

Heating - Gas central heating

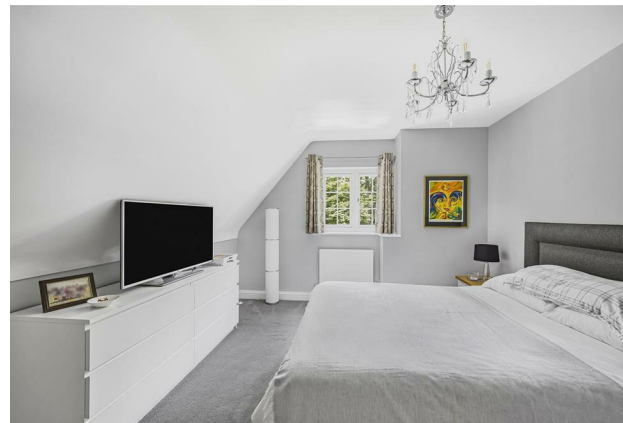
Broadband connection available (information obtained from Ofcom):

Superfast - Fibre to the cabinet (FTTC)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

There are Tree Preservation Orders on the two oak trees in the front garden and the ash and hornbeam in the rear garden.







## Garden

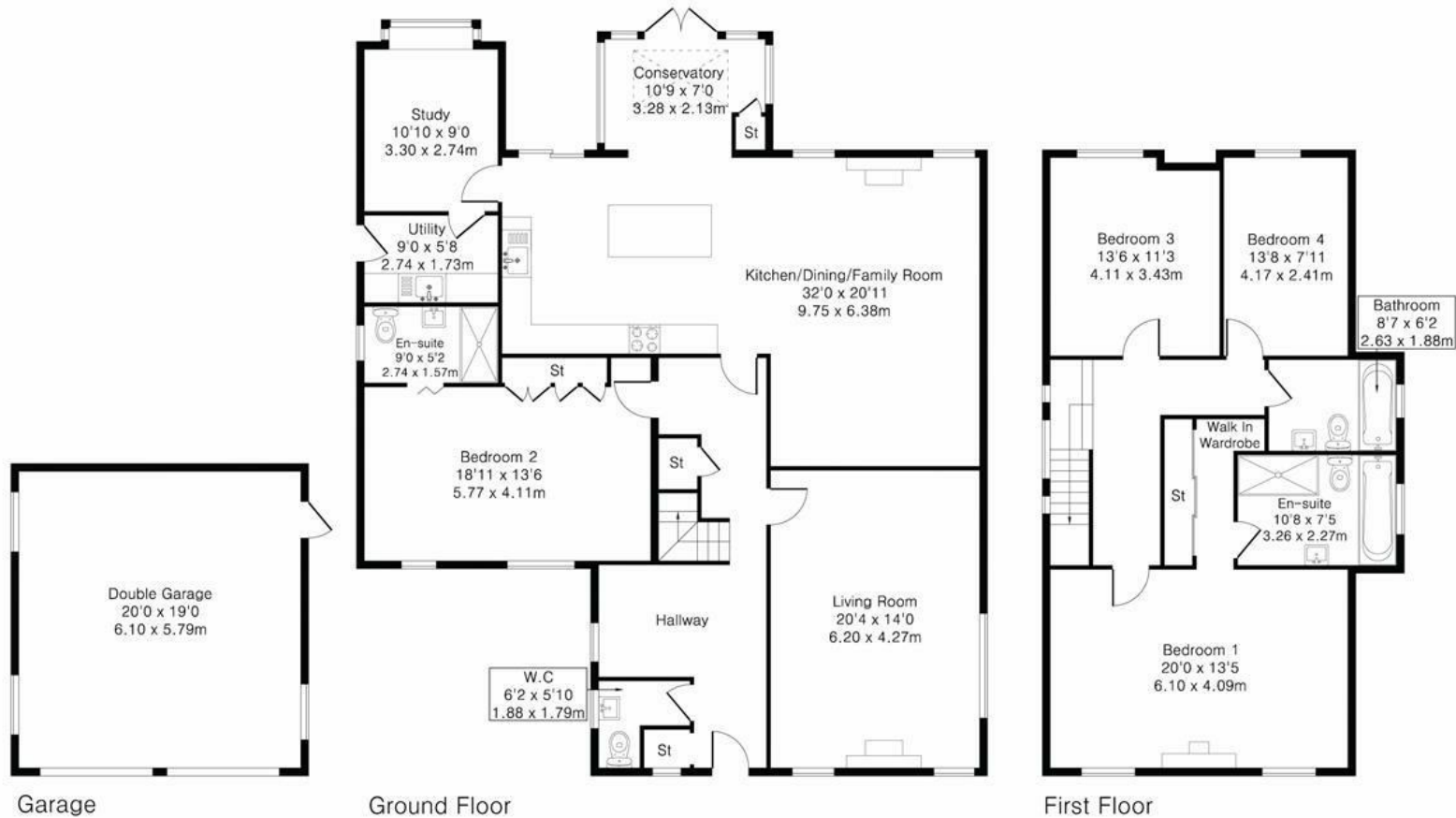
Standing on a total plot of 0.27 acre, the established and private gardens are a particular feature and incorporate well-maintained red robins skirting the front boundary which is enclosed by a post and rail fence with a 5-bar gate opening to the driveway. There are a number of areas in the garden that have been specifically chosen to take advantage of the gardens aspect and privacy with a paved circular feature positioned between the garage and the house while a sizeable paved patio terrace skirts the rear of the property and leads to a well-kept lawn. There are a number of mature trees to create dappled shade and well-stocked shrub beds compliment the garden.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Approximate Gross Internal Area 2894 sq ft – 269 sq m  
 Ground Floor Area 1646 sq ft – 153 sq m  
 First Floor Area 868 sq ft – 81 sq m  
 Garage Area 380 sq ft – 35 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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.