



103 POUND LANE

SONNING • RG4 6GG

**HASLAM'S**  
1838  
COLLECTION





INTRODUCING

# 103 POUND LANE

SONNING • RG4 6GG

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£1,595,000

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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 with a gated driveway, providing generous parking as well as a detached double garage. The property has a number of period features which compliment the contemporary styled living accommodation.

The impressive home has 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 wellmaintained garden and is ideal for entertaining.



the perfect blend  
of period and  
cotemporary features





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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 wellmaintained 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.





## IN A NUTSHELL

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Bedrooms	4	Reception Rooms	4
Bathrooms	2	Off-road parking	4
Acres of land	0.27	Garage spaces	2







## THE GARDEN

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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 wellstocked shrub beds compliment the garden.





dressing room and  
ensuite to the  
principle bedroom









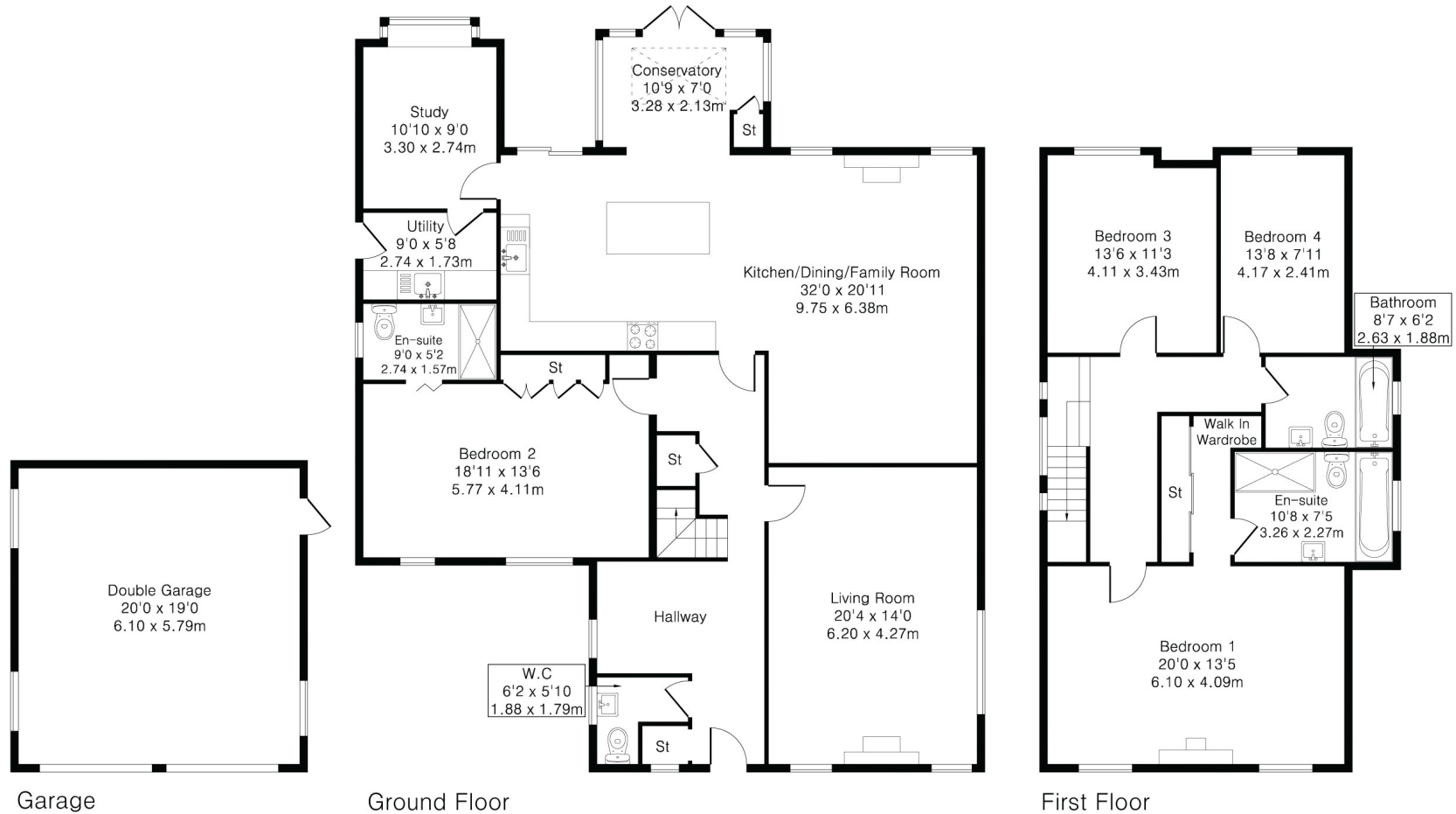


Approximate Gross Internal Area 2894 sq ft – 269 sq m

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.





## ADDITIONAL INFORMATION:

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### **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 website “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.





# 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.

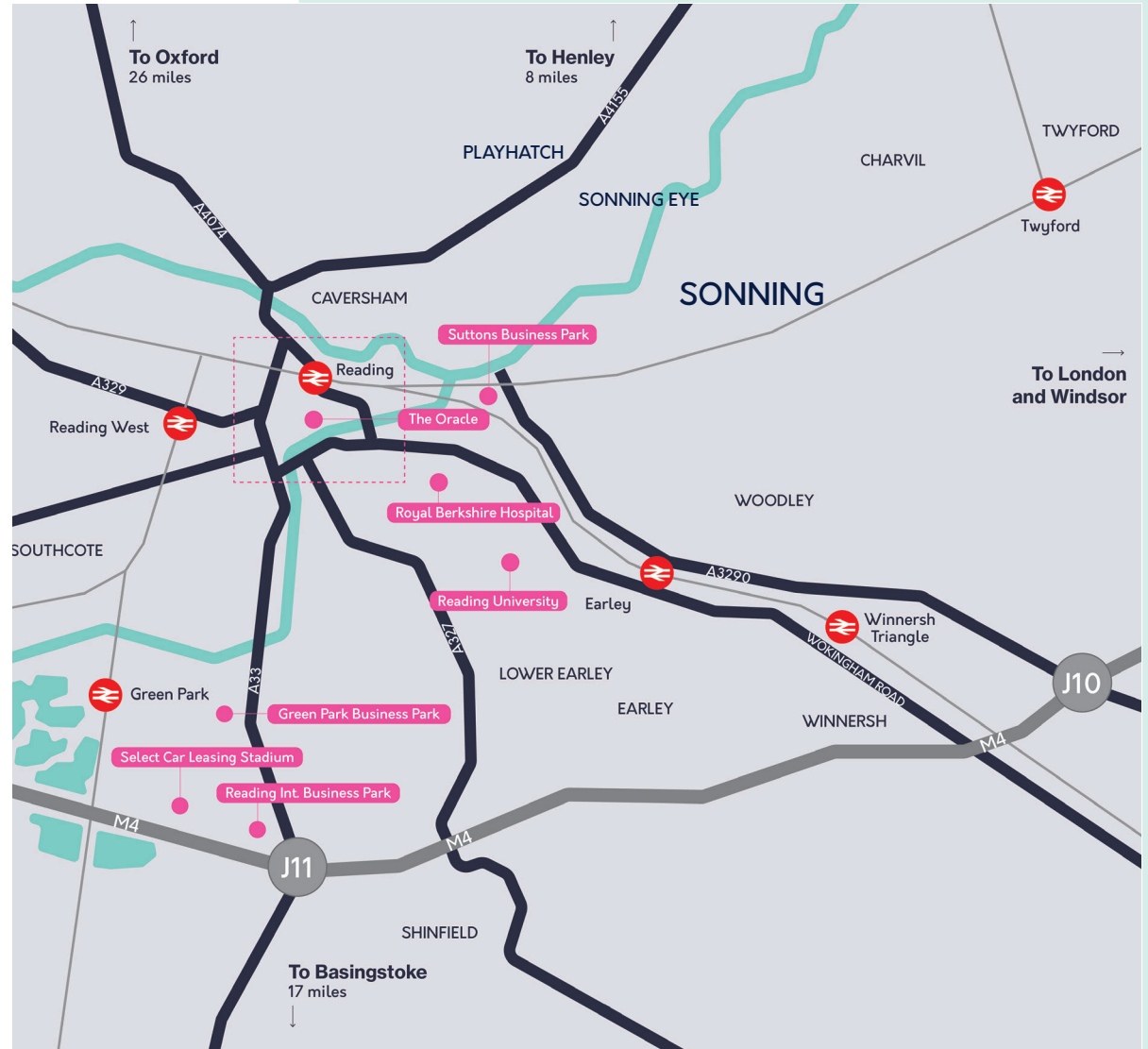
While Sonning doesn't have its own train station, nearby Twyford and Reading stations provide excellent rail links. Twyford (a 10-minute drive) is on the Elizabeth Line, offering fast services to London Paddington (in under 30 minutes) and central London.

## 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 a highly regarded primary within the village.

## Dining

Sonning is renowned for its high-quality dining options, with a selection of top-rated restaurants. The French Horn is an iconic riverside hotel and restaurant known for its traditional British menu and locally-sourced ingredients. The Coppa Club at The Great House offers stylish all-day dining in a chic, relaxed setting, perfect for everything from leisurely breakfasts to celebratory dinners, with riverside terraces, and cozy interiors.





# HASLAM'S

## 1838

COLLECTION

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