



3 WEST DRIVE
SONNING • RG4 6GE

HASLAM'S
1838
COLLECTION



INTRODUCING

3 WEST DRIVE

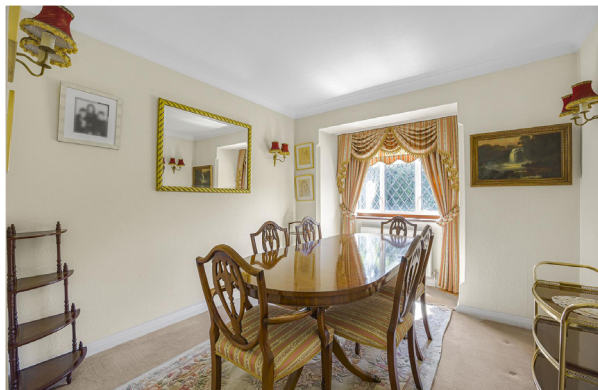
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PRICE GUIDE £1,350,000

This detached home is located in the highly desirable West Drive, a private tree-lined road in Sonning close to Reading Blue Coat school and Sonning golf course. Standing on an established total plot of 0.27 acre, the mature family home offers the opportunity for improvement and updating or redevelopment, subject to planning. Approached via a carriage driveway with a generous 80' wide frontage, the property occupies a commanding position within this prestigious setting.

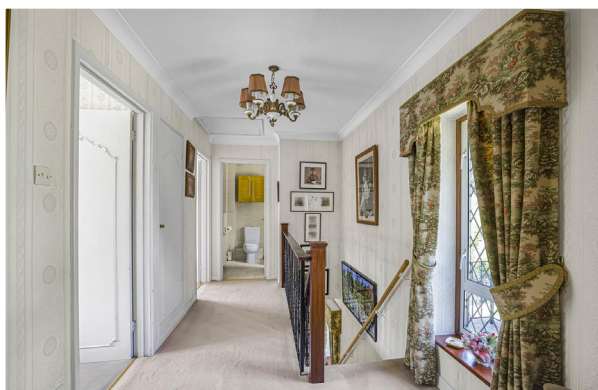
Ideally positioned for local amenities, schools, business parks and a wide range of leisure options as well as excellent transport links by road and rail.





IN A NUTSHELL

Bedrooms	3	Reception Rooms	2
Bathrooms	1	Off-road parking	5
Acres of land	0.27	Garage spaces	1

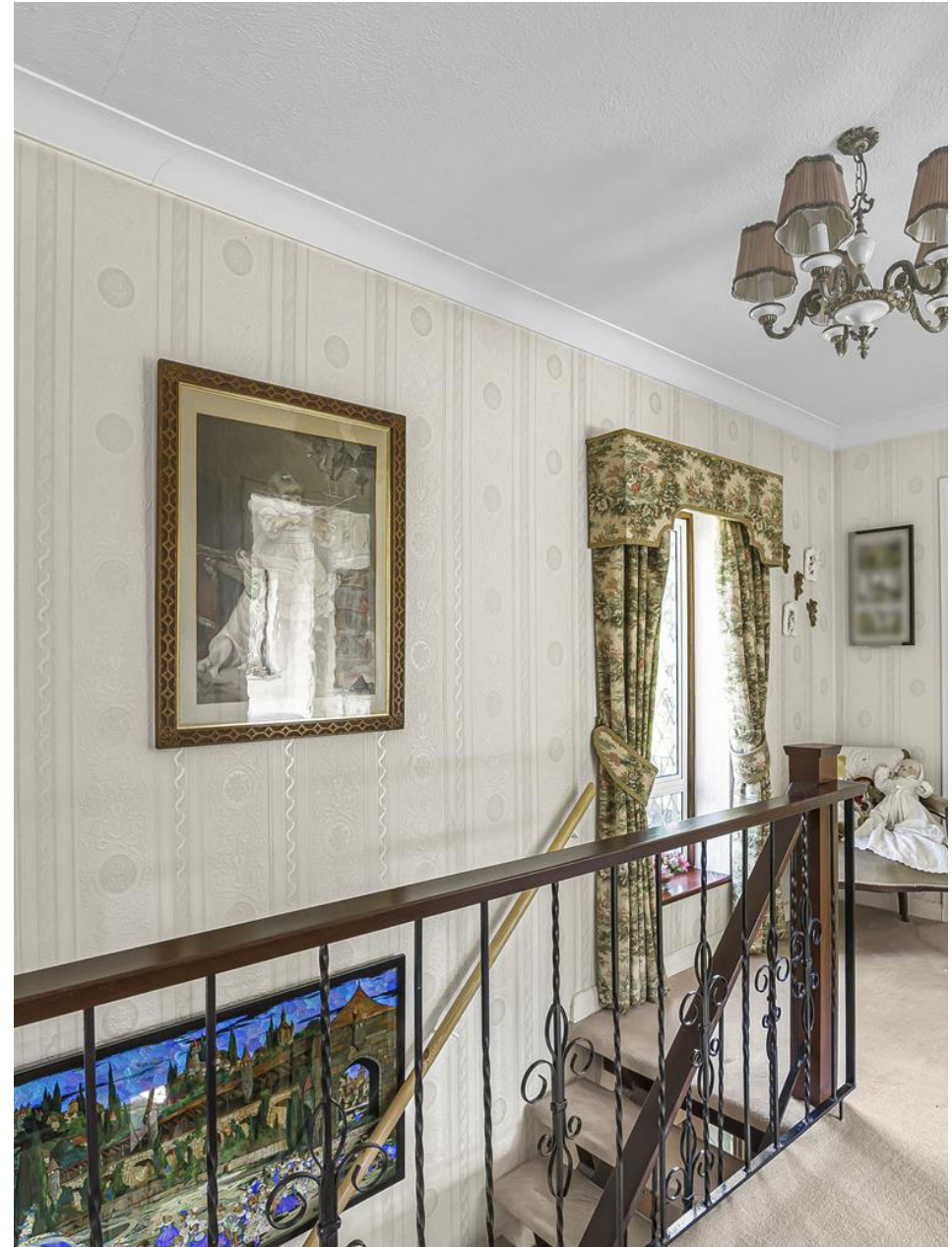




THE GARDEN

The house stands back from the road with a carriage driveway and a shaped lawned frontage featuring mature magnolia trees. The rear garden enjoys a southerly aspect and is enclosed by mature laurels and conifers to create a high degree of privacy. A paved patio terrace skirts the rear of the house and leads on to a well-maintained lawned garden with pedestrian gated side access to each side of the house and an enclosed passageway with garden and garage access.

The width of plot is 80' and rear garden depth is 79'.

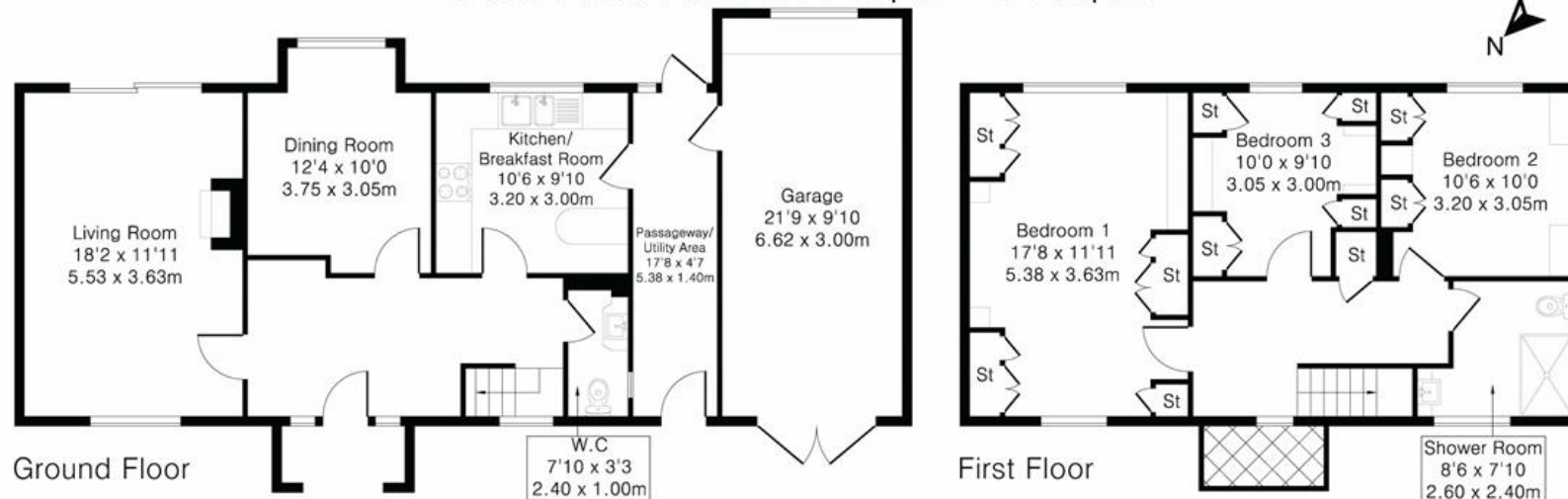




Approximate Gross Internal Area 1481 sq ft – 138 sq m
(Including Garage)

Ground Floor Area 900 sq ft – 84 sq m

First Floor Area 581 sq ft – 54 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 practice. 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

The property has a carriage driveway with parking for multiple vehicles with a single garage.

Part B

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

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 go to the Ofcom website “Broadband and mobile coverage checker”

In accordance with the Estate Agents Act 1979 we are obliged to inform you that one of the executors is an associate of Haslams Estate Agents.

It has been noted that there are textured ceilings at the property. Up until 1985, low levels of asbestos were used in Artex. Since the age and type of texture used on the ceilings cannot be verified, the presence of asbestos cannot be confirmed.

There is a yearly fee for the private road of £350 per annum.



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 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 cosy interiors.



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