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A rare opportunity to acquire a historic and characterful property in the highly sought-after village of Sonning, renowned for its idyllic riverside setting, picturesque Thames Path walks, and excellent dining options. Village highlights include the celebrated 16th-century Bull Inn, the popular riverside Coppa Club, and the highly regarded Blue Coat School, all contributing to Sonning's enduring appeal.

Rich in history, the property has evolved through several uses, from two individual cottages to a tea room, before being combined into one substantial dwelling. It now offers over 2,400 sq ft of flexible accommodation arranged across four floors, including cellar and loft space, providing both versatility and architectural interest.

The property is Grade II listed, recognising its architectural and historic importance. Any improvements must be undertaken with care and appropriate permissions, ensuring the character and integrity of the building are preserved. This status offers owners the unique opportunity to enjoy and protect a home of genuine historic significance.

Set within one of Berkshire's most charming villages, the property benefits from a strong community feel, excellent nearby transport links via Reading and Twyford, and convenient access to London and the wider Thames Valley. This is a rare chance to secure a substantial period home in a prime village location, combining history, character, and lifestyle appeal.

Interested? Please contact our sales team to find out more, or to book a viewing.

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0118 960 1000



- Set in the highly sought-after village of Sonning,
- Grade II listed property with period features throughout.
- Over 2,400 sq ft spread across four floors, including cellar and loft space
- Near the 16th-century Bull Inn, riverside Coppa Club, and local shops.
- Excellent links via Reading and Twyford stations
- Charming village community with scenic riverside lifestyle





Council tax band G

Council- WBC

Additional information:

Parking

On-street parking

Property construction – Standard form- NO SERVICES HAVE BEEN TESTED

Services:

Gas - mains

Water – mains

Drainage – mains

Electricity - mains

Heating - Gas central heating

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"

The property is grade II listed

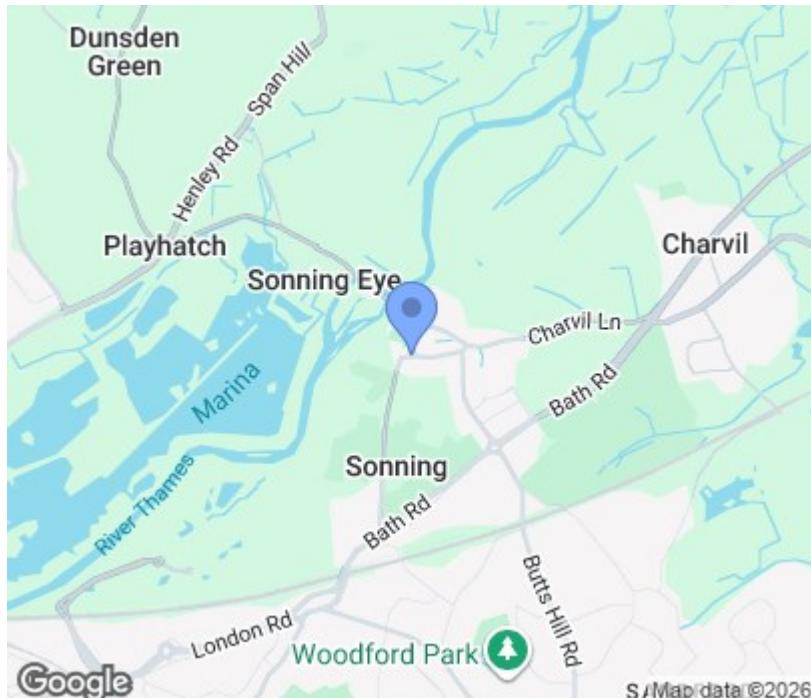
## Floorplan

### Approximate Gross Internal Area 2430 sq ft - 226 sq m

Lower Ground Floor Area 288 sq ft - 26 sq m  
 Ground Floor Area 1050 sq ft - 98 sq m  
 First Floor Area 708 sq ft - 66 sq m  
 Second Floor Area 384 sq ft - 36 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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