



Guide Price
£1,600,000

Pearson Road

A unique character property tucked away in the centre of Sonning village, with garden and parking.

- Character village house
- 4 Bedrooms, 3 Bathrooms
- Annexe
- Garage and parking
- Landscaped gardens

Charming character house in centre of the village

- Twyford Station 2 miles
- Henley-on-Thames 6.5 miles
- Reading 4.5 miles
- Maidenhead 9 miles
- London 41 miles
- Heathrow 26 miles



Suna Court

In a discreet location in the centre of this charming village, Suna Court was built about 50 years ago in a traditional style with elegant features including high ceilings, dado rails and ornate coving.

A covered porch and double doors lead into the spacious hallway with polished oak floor and into the dining room. Steps lead down to the sitting room with wood burning stove and stone fireplace, a lovely full height multi-paned bay window overlooking the gardens and doors to the terrace.

The kitchen is well-fitted with a range of bespoke painted wall and floor units, built-in appliances, granite worktops, space for a breakfast table and doors to the garden.

Up the graceful staircase, with feature window, is the landing off which are the bedrooms. The main bedroom has a floor to ceiling bay window, fitted wardrobes and an en-suite bathroom. There is a family bathroom and three further bedrooms. A door from bedroom 3 leads into the annexe study and into the reception/bedroom with en-suite bathroom.

Stairs lead down to the utility room, store room and garage. The annexe has a separate front door making it ideal for nanny/granny or separate income if required.

Outside

The gravelled driveway has parking for two cars and leads to the single garage (currently used as storage). The garden has been cleverly landscaped to make the most of the sunshine with paved terraces edged with richly planted flower beds, inbuilt seating, a gravel garden and water feature.

Services

All mains connected. Gas fired central heating.
Wokingham District Council, tax band G.
EPC rating: E.



Location

Suna Court is located in the popular and historic Thameside village of Sonning which has local amenities including a well-regarded public house, a riverside hotel, dinner theatre and coffee shop. More extensive facilities can be found in nearby Twyford, or the towns of Henley-on-Thames and Reading.

There are mainline stations in Reading, Twyford and Maidenhead that provide fast trains, as well as the Elizabeth Line to London, Paddington and the city. The M4 J10 (5 miles) gives access to London and the West Country.

The highly regarded Sonning C of E primary school is in the village and there is a wide variety of further schools in the area including, Reading Blue Coat School in Sonning and Shiplake College. Extensive sporting facilities include boating on the Thames and golf at a number of local courses.

Directions

Post Code: RG4 6UL. What3Words: ///detect.squaring.notebook

Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911
Email: henley@robinsonsherston.co.uk

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.