



POND FARM COTTAGE, BLACKMORE LANE, SONNING COMMON



POND FARM COTTAGE



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In a tranquil setting with views over open fields, a beautifully restored Grade II Listed cottage

Pond Farm Cottage is tucked away off a single-track lane between Crowsley and Sonning Common. The village offers schools and local shops. Henley-on-Thames and Reading are nearby, with excellent shopping, restaurants and cultural events. The area also offers renowned schools, golf clubs, and superb walking and riding in the Chiltern Hills.



THE PROPERTY

This charming semi-detached, brick and flint cottage combines period character with contemporary luxury, with exposed timbers and French Oak floors. Behind electric gates, the property has a sitting room with an inglenook fireplace and wood-burning stove, dining room, snug and a bespoke Neptune kitchen with island, range cooker, integrated appliances and doors to the courtyard and garden. Upstairs, via two staircases, are the principal bedroom with en-suite and dressing area, three further bedrooms and a family bathroom.

Outside, the beautifully landscaped English country cottage garden filled with lavender, hydrangeas, mature planting, a sunny courtyard and a double garage with gym/office and store.





POND FARM COTTAGE



PROPERTY INFORMATION

Services

Mains water and electricity. Oil central heating. Private drainage.

Local Authority
South Oxfordshire

Council Tax
G

EPC
Exempt

Postcode
RG4 9NU

What3Words
///heat.keyboards.campfires

Viewings
By prior appointment with
Robinson Sherston

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.



**Approximate Gross Internal Area 2515 sq ft - 234 sq m
(Including Garage)**

Ground Floor Area 1083 sq ft – 101 sq m

First Floor Area 984 sq ft – 91 sq m

Garage Area 448 sq ft – 42 sq m





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