



Set within the historic heart of Sonning, this red-brick cottage offers a rare opportunity to shape a home of character and charm in one of Berkshire's most desirable villages. The house holds a prime position among streets of architectural distinction, while remaining moments from Reading, Henley-on-Thames and the rolling countryside beyond.

Arranged across two floors, the interiors retain a number of period details and offer scope for considered modernisation. The ground floor opens into a 25-ft living and dining space, filled with natural light from its dual aspect. Beyond lies a galley kitchen with dining area, and a cloakroom. Upstairs, three bedrooms and a family bathroom form a versatile plan that can adapt with ease to evolving needs.

The south-facing garden is enclosed and thoughtfully landscaped, providing a calm and low-maintenance setting for outdoor dining and quiet retreat.

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

sales@haslams.net
0118 960 1000



- Sought after village location
- Red-brick cottage
- 3 Bedrooms
- 25ft Living room
- Landscaped south facing garden
- Off road parking





Council tax band F

Council- WBC

Additional information:

Parking

There is off-street parking available at the property

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

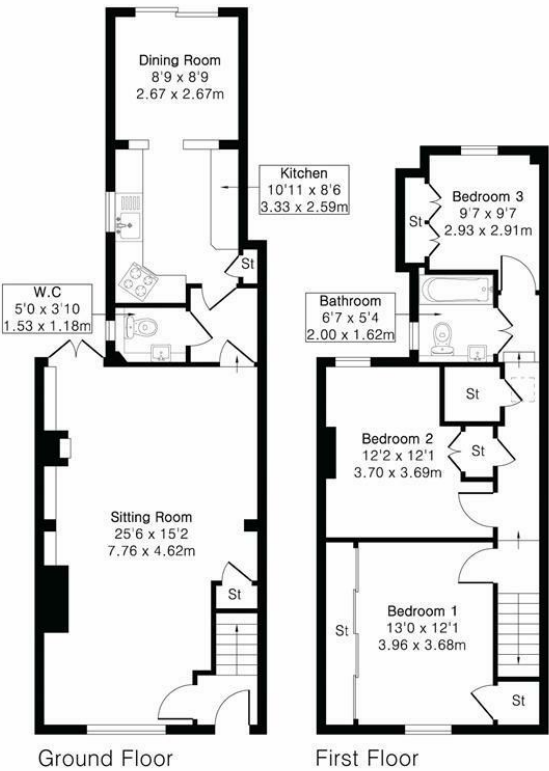
Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Floorplan

Approximate Gross Internal Area 1135 sq ft - 105 sq m
Ground Floor Area 615 sq ft – 57 sq m
First Floor Area 520 sq ft – 48 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.



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

sales@haslams.net
0118 960 1000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.