FARMER & DYER

RESIDENTIAL SALES & LETTINGS







PEARSON ROAD, SONNING
READING, RG4 6UH

£640,000

Charming late 17th century cottage situated in the heart of Sonning-on-Thames comprising of three double bedrooms with ensuite to master, spacious living room with wonderful character features, courtyard garden and separate studio all within walking distance to fantastic schools

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 **W** www.farmeranddyer.com
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OFFICE
Large entrance hall perfect for a work space



LIVING/DINING ROOM
Large 19ft living room with feature fireplace and window shutters

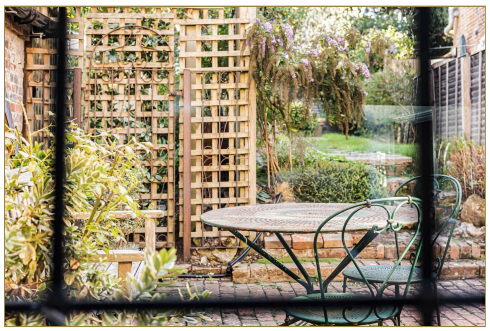





KITCHEN/DINING ROOM
Beautiful cottage kitchen with original stone floor, with gas hob, oven, dishwasher and space for fridge freezer







STAIRCASE FROM KITCHEN/DINING ROOM TO FIRST FLOOR LANDING




BEDROOM ONE
Spacious 14ft master bedroom with access onto the ensuite bathroom




ENSUITE SHOWER ROOM
Well presented ensuite with large free standing shower



BEDROOM TWO
Double bedroom with built in storage



BEDROOM THREE
Good size double bedroom with built in storage, front aspect



BATHROOM
Modern family bathroom with separate shower and bath.



REAR GARDEN
Charming cottage garden with original brick floor and grassed area









OUTDOOR HOME OFFICE
Separate studio ideal for an office space or bedroom



OUTSIDE



TENURE
Freehold

SCHOOL CATCHMENT
Sonning Primary School

COUNCIL TAX
Band E

FREE MORTGAGE ADVICE
We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT
Energy Rating D

To view the full EPC for this property, you can access the national database with the following web address: https://find-energy-certificate.service.gov.uk/energy-certificate/5600-2695-0422-7620-3163

FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale

Approximate Gross Internal Area 1120 sq ft - 104 sq m
(Excluding Outbuilding)
Ground Floor Area 513 sq ft – 48 sq m
First Floor Area 607 sq ft – 56 sq m
Outbuilding Area 124 sq ft – 12 sq m



LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

