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REDHOUSE COTTAGE, PEARSON ROAD, SONNING, READING, BERKSHIRE, RG4 6UH



- No onward chain
- Four bedrooms
- Annex potential
- Located in the heart of Sonning
- Driveway parking
- Character features

Asking Price £1,000,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE TWYFORD BRANCH ON 0118 934 4433



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PROPERTY DESCRIPTION

Offered for sale with no onward chain this characterful 1914 Art and Crafts home is located in the heart of Sonning. Having been sympathetically extended to offer an additional reception room which includes first floor accommodation, this well maintained home offers annex potential. EPC rating D.

LOCAL INFORMATION

This property is located in the centre of the sought-after village of Sonning; within walking distance there is a smart hotel with restaurant (Coppa Club), a well-known Dinner Theatre and local pub (The Bull). This pretty village has an array of characterful property and this particular property is located close to a handy local shop "The Village Hamper". Connection to the M4 (J10 via the A329M) is approximately 5 miles distant providing access to Heathrow (23 miles) and the motorway network. There is an excellent and varied selection of schooling in the area including Sonning Primary, Piggott School, The Abbey School, and Queen Anne's as well as Reading Blue Coat School in the village. In addition to sporting facilities there are miles of walks along the Thames Path and over the surrounding countryside, and rowing and boating on the River Thames. The centre of Twyford is about 2.5 miles away and has local amenities including a Waitrose and a train station with direct connections to London via the "Elizabeth Line". The historic riverside town of Henley-on-Thames (5 miles) has superb facilities including a Waitrose, individual cafés and restaurants, a fine variety of shops and public houses and is home to the world famous Regatta.



ACCOMMODATION

Enter into the welcoming hallway with access to principal reception rooms and downstairs cloakroom. A cosy sitting room is located at the front of the property with views across the front garden to cottages beyond. This room also benefits from high ceilings, picture rails and fireplace. The formal dining room is located to the rear of the property with views across the walled courtyard.

There is a dual aspect kitchen/breakfast room which offers a range of storage solutions, quartz worktops and quarry tiled flooring. This leads through to a 17ft utility/boot room with underfloor heating and an expanse of windows out to the gardens.

The extension is a modern and bright room which is currently used as a library, also with underfloor heating. The double doors lead out onto the front and a stairway gives access to the first floor. Further to this is a downstairs shower room. This area could lend itself well as a duplex annex or home office.

Upstairs in the main house there are three bedrooms, all of which are double rooms, and a family bathroom.

OUTSIDE SPACE

Wrought iron gate leads onto the path directly up to the front door and porch. There are lawned gardens to the front with a range of plants and shrubs to the borders. To the side is access to a storage area (former garage) and driveway parking for 2 cars.

The walled courtyard to the rear has a patio area and further benefits from a brick built storage shed.

LOCAL AUTHORITY and SERVICES

Wokingham borough council tax band F. All mains services.







CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

BUYERS INFORMATION

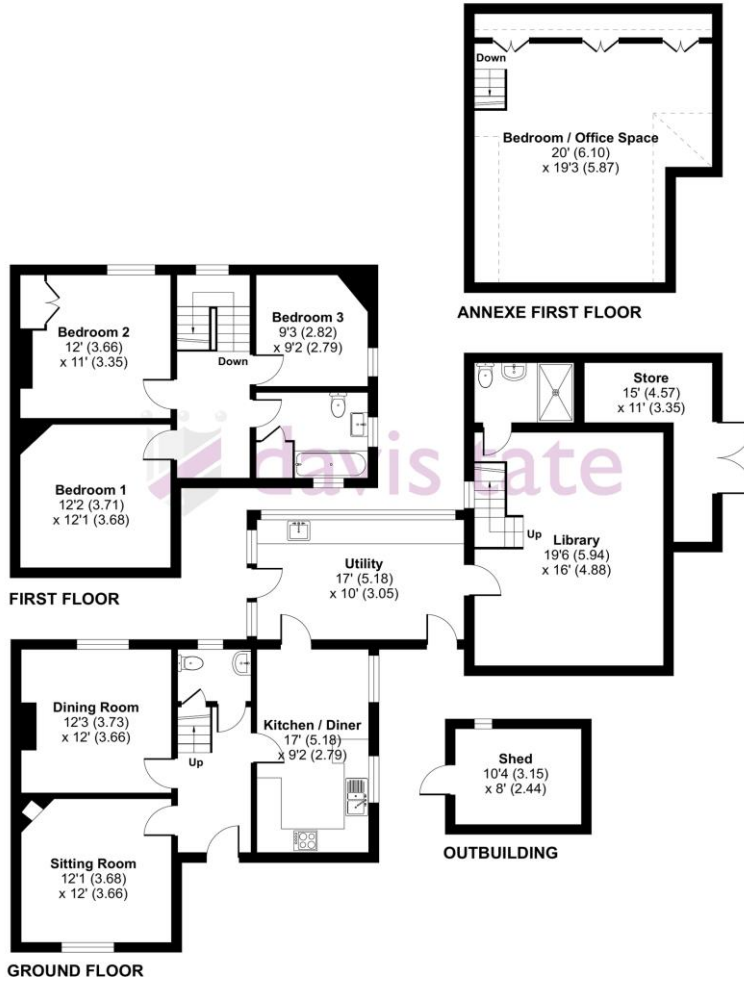
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 1332 sq ft / 123.7 sq m
 Limited Use Area(s) = 82 sq ft / 7.6 sq m
 Store = 84 sq ft / 7.8 sq m
 Annexe = 670 sq ft / 62.2 sq m
 Outbuilding = 83 sq ft / 7.7 sq m
 Total = 2251 sq ft / 209 sq m

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Davis Tate. REF: 1081797