A charming family home in the sought after village of Sonning

Entrance hall • study • kitchen/dining room • sitting room • 4 bedrooms • bathroom • shower room

Detached garage • garden • parking.

Directions
From Henley-on-Thames follow the signs for Reading (A4155). Pass through Shiplake and turn left at The Flowing Spring public house, signposted to Sonning. At the end of the lane turn left onto the B478, cross Sonning Bridge and continue around the bend into Thames Street. At the mini roundabout turn right on to Pearson Road, then 1st left in to Pound Lane. No.31 can be found after a short distance on the left.

From London, take the M4 motorway and exit at J8/9 taking the A404M towards Marlow and High Wycombe. Take the A4 west to Reading and after about 8 miles take the right hand turning to Sonning on the B478. Continue along this road at the mini roundabout turn left in to Pearson Road, then 1st left in to Pound Lane. No.31 can be found after a short distance on the left.

Situation
Conveniently situated in the popular and historic Thameside village of Sonning, one of the Thames Valley’s most beautiful and desirable historic river side villages. The village has an impressive Norman church, The Mill Theatre, several restaurants including The French Horn and Great House hotel and the historic Bull Inn. More comprehensive facilities can be found in nearby Reading and Henley. There are mainline railway stations in Reading and Twyford with a fast service to London, Paddington (from 25 mins) and Cross Rail due in 2020. The M4 (J10), is approximately 6 miles distant via the A329M providing access to Heathrow (approx. 22 miles) and the motorway network. The Thames Valley Business Park is just 3 miles distant.

There are a number of excellent schools in the area, including the well-known Reading Blue Coat boys’ school and Sonning C of E primary school both within walking distance, Shiplake College, Queen Anne’s, Caversham, The Abbey School and The Oratory. Sporting facilities include golf at a number of local courses and boating on the Thames.
**Description**
31 Pound Lane is a charming semi-detached home, situated in a sought after residential road. The entrance hall leads through to the study and a cloakroom with shower. There is a large kitchen/dining room which has been recently extended and refurbished by the current owner and has bi-folding doors out onto the garden. The kitchen leads through to the dual aspect sitting room with woodburner.

On the first floor there are 3 double bedrooms, 1 single bedroom and a family bathroom.

**Outside**
The property is well set back from the road with ample parking. There is a front garden which is laid to lawn and there is a large detached garage with access to the driveway.

**General remarks and stipulations**

**Tenure:** Freehold with vacant possession on completion.

**Services:** All mains services are connected. In accordance with the consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services have been tested.

**Local authority:** Wokingham District Council

**Post Code:** RG4 6XD

**Energy Performance:** A copy of the full Energy Performance Certificate is available upon request.

**Viewing:** Strictly by appointment with Savills.
SAVILLS HENLEY

58-60 Bell Street,
Henley-on-Thames,
Oxfordshire, RG9 2BN
01491 843001
savills.co.uk

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. KB811013

Energy Efficiency Rating

England, Scotland & Wales

Produced in Fprintz by floorplanz.co.uk