



MANOR GARDEN

THAMES STREET • SONNING • RG4 6UR

HASLAMs
1838
COLLECTION



INTRODUCING

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£2,350,000

Designed and built by the current owners in 1990, this impressive four-bedroom home in the heart of Sonning is offered to the market for the first time.

Approached via a private gated driveway, the house is set within beautifully established grounds, with sweeping lawns, mature trees and a raised ornamental pond. Extending to approximately 3,800 sq ft, the house sits within around 1.14 acres. A charming gazebo and a clay-tiled outbuilding, currently fitted as a kitchen enhance the property's exceptional outdoor setting.

Distinguished by its timbered elevations and inset herringbone brickwork, the property's attention to detail continues throughout.

A reception hall opens to a central hallway with an oak staircase leading to the first floor. The principal drawing room enjoys a triple aspect and centres around an impressive inglenook fireplace with a wood-burning stove and an adjoining garden room perfectly positioned to capture the morning sun.

The kitchen and breakfast room are arranged alongside a formal dining room, creating an ideal setting for entertaining. Additional reception spaces include a family room and conservatory, offering flexibility for modern living and views across the gardens.

The first floor has four bedrooms, including principal and guest suites, both with en-suite bathrooms. A family bathroom serves the remaining bedrooms and enjoys a peaceful outlook over the surrounding grounds.

A detached two-storey barn near the entrance offers excellent potential for home working, creative studio space, parking or ancillary accommodation, subject to any necessary consents. A four-car garage provides additional parking and storage.



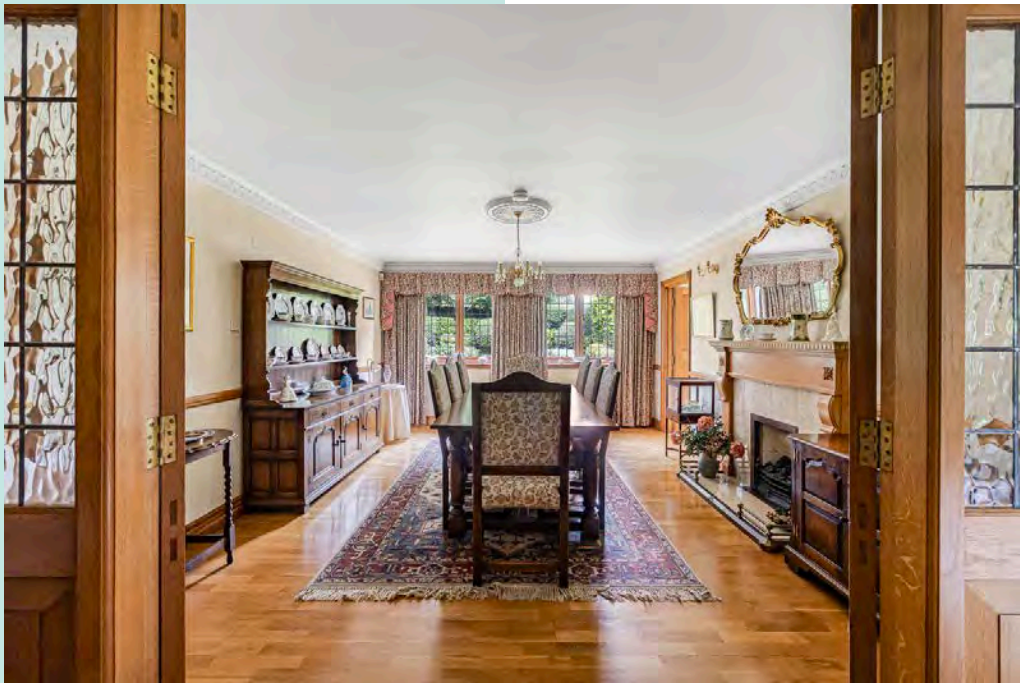
IN A NUTSHELL

Bedrooms	4	Reception Rooms	5
Bathrooms	4	Garaging	8





Set on 1.14 acres overlooking open farmland







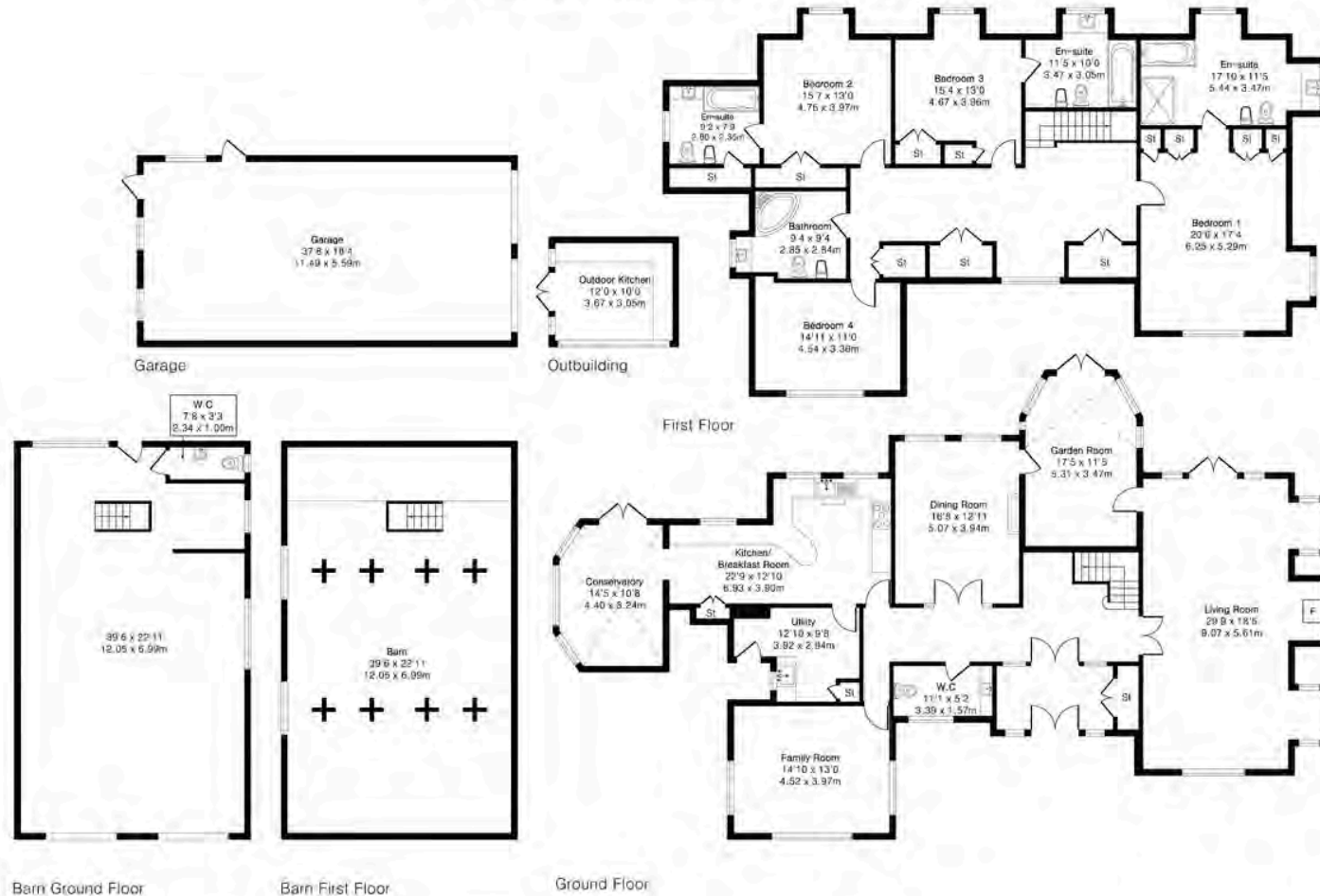
**Approximate Gross Internal Area 3809 sq ft - 354 sq m
(Excluding Garage & Outbuildings)**

Ground Floor Area 2059 sq ft – 191 sq m

First Floor Area 1750 sq ft – 163 sq m

Garage Area 691 sq ft – 64 sq m

Outbuildings Area 1934 sq ft – 180 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



ADDITIONAL INFORMATION:

Parking

The property has a gravel driveway with parking for multiple vehicles with a detached double garage and a detached two-storey barn providing additional parking.

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – gas central heating

Broadband Connection:

Broadband connection available (information obtained from Ofcom):

Superfast – Fibre to the premises (FTTC)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers visit the “Broadband and mobile coverage checker” page on the Ofcom website

The property is in the Sonning Conservation Area.

The property is subject to a Tree Preservation Order on a London Plane tree in the garden.

EPC Rating: C



AREA GUIDE SONNING

Transport

Sonning is ideally situated near major road networks, with the M4 motorway just a 15-minute drive away, offering convenient access to London, Heathrow Airport, and the West Country. The A4 connects Sonning to Reading and Maidenhead, making trips between local towns easy.

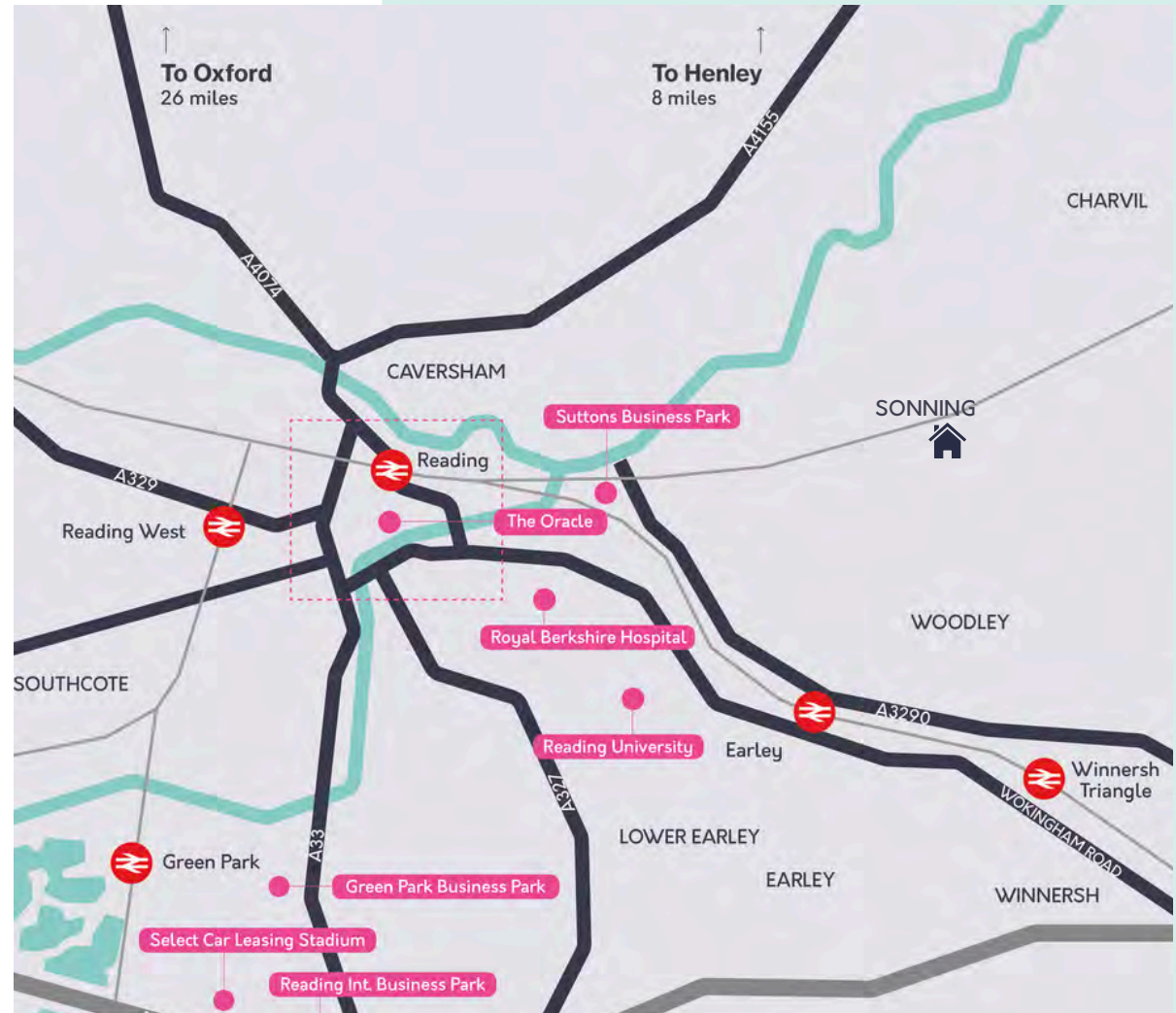
The nearby Twyford and Reading train stations both provide excellent rail links. Twyford (a 10-minute drive) is on the Elizabeth Line, offering fast services to London Paddington (in under 30 minutes) and central London.

Schooling

Families in Sonning have access to some of the most prestigious schools in the region, making the village particularly attractive for those seeking a top-tier education. Schools include Reading Blue Coat School, The Abbey School and Shiplake College. For younger children, Sonning CE Primary School is highly regarded within the village.

Dining

Sonning is renowned for its high-quality dining options, including Coppa Club at The Great House for all-day dining in a chic indoor and outdoor setting, the historic and picturesque Bull Inn for classic pub food, and The Mill at Sonning for dinner and theatre experiences



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