

FREEHOLD



Site  
Type: None  
Size: 1.36 acres



Figure 8: Scale of existing development in the surrounding area

**Local Amenities:**

- Sonning Golf Club
- Sonning Village Shop
- The Bull at Sonning
- Twyford Station



Commercial (EPC Rating: )

101A POUND LANE, SONNING, READING,  
RG4 6GG

Offers invited

£2,500,000

McLains  
— ESTATE AGENCY —



# 0 Bedroom Commercial located in Reading

Welcome to an exceptional land purchase opportunity located on Pound Lane in the picturesque village of Sonning, Reading. This prime commercial property is perfectly positioned adjacent to a prestigious golf course, offering a unique chance to invest in a thriving community known for its elegance and tranquility.

Sonning is not only renowned for its stunning landscapes but also for its celebrity neighbours, including notable figures such as George Clooney and Theresa May. This exclusive area is currently experiencing ongoing developments, making it an ideal location for those looking to capitalise on future growth.

The local amenities are plentiful and cater to a variety of needs. Just a stone's throw away, you will find the Sonning Golf Club, perfect for golf enthusiasts. The village shops provide a delightful selection of grocery stores, cafes, and boutiques, ensuring that daily conveniences are within easy reach. For dining, The Bull at Sonning offers a charming pub and restaurant experience, while families will appreciate the reputable Sonning Primary School and the nearby Sonning Common Health Centre for healthcare needs.

Outdoor enthusiasts will enjoy the lovely Sonning Park, which is perfect for leisurely strolls and family outings. Additionally, the Sonning Train Station provides convenient access to Reading and other major cities, enhancing the appeal of this remarkable location.

With an asking price of £2.5 million, this is a rare opportunity to own a piece of this prestigious community. Do not miss your chance to invest in a property that promises both luxury and potential. Enquire today to learn more about this unique offering.

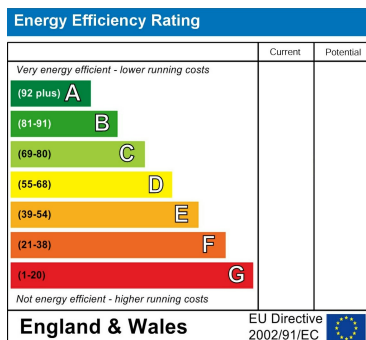




Council Tax Band

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Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.