



Set within a modern development in the highly sought-after village of Sonning Common, this well-presented detached home offers generous living space and excellent convenience for families. The village benefits from a variety of local amenities, including shops, schools, parks, and public transport links, making it an ideal location for family living.

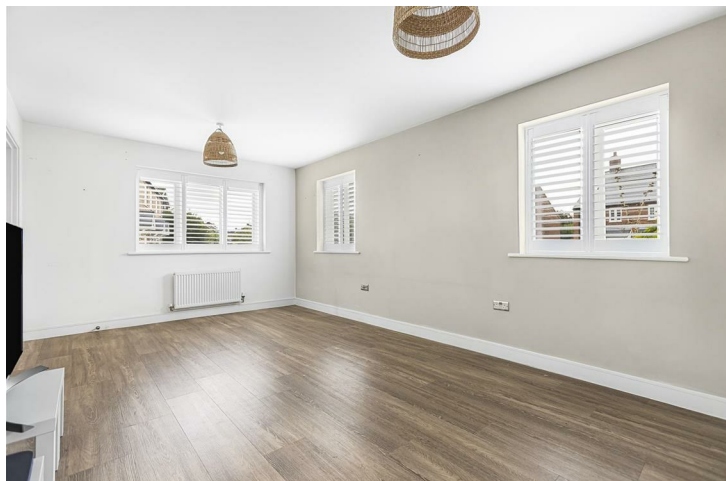
The accommodation is well-proportioned throughout and comprises an 18ft dual-aspect living room, a separate dining room with an integrated kitchen and direct access to the garden, and a ground-floor cloakroom. On the first floor, there are three generously sized bedrooms, including a principal bedroom with an en-suite shower room, along with a modern family bathroom.

Outside, the property features off-road parking leading to a 20-foot garage. The private, westerly-facing rear garden is fully enclosed and offers a patio area leading onto a lawn, ideal for outdoor entertaining.

This attractive home is offered to the market with no onward chain.

Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000



- Modern detached property
- 3 sizeable bedrooms
- Ensuite shower room
- Kitchen dining room
- 20ft garage
- No onward chain





Council tax band E
 Council- South Oxfordshire
 Additional information:
 There is an estate charge of £247 every 6 months

Property construction – Standard form
 Services:
 Gas – mains
 Water – mains
 Drainage – mains
 Electricity – mains
 Heating – Gas central heating

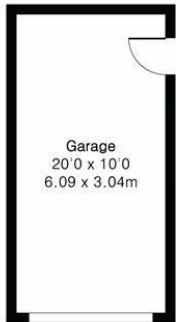
Broadband connection available (information obtained from Ofcom):
 Standard – ADSL/copper wire

Mobile phone coverage
 For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

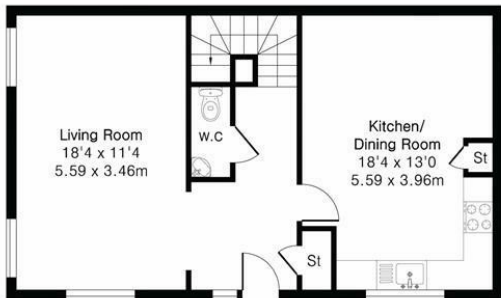
Floorplan

Approximate Gross Internal Area 1170 sq ft - 108 sq m
(Excluding Garage)

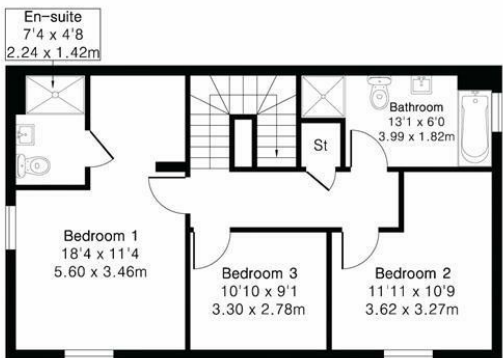
Ground Floor Area 585 sq ft – 54 sq m
First Floor Area 585 sq ft – 54 sq m
Garage Area 199 sq ft – 19 sq m



Garage



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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Sales



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.