

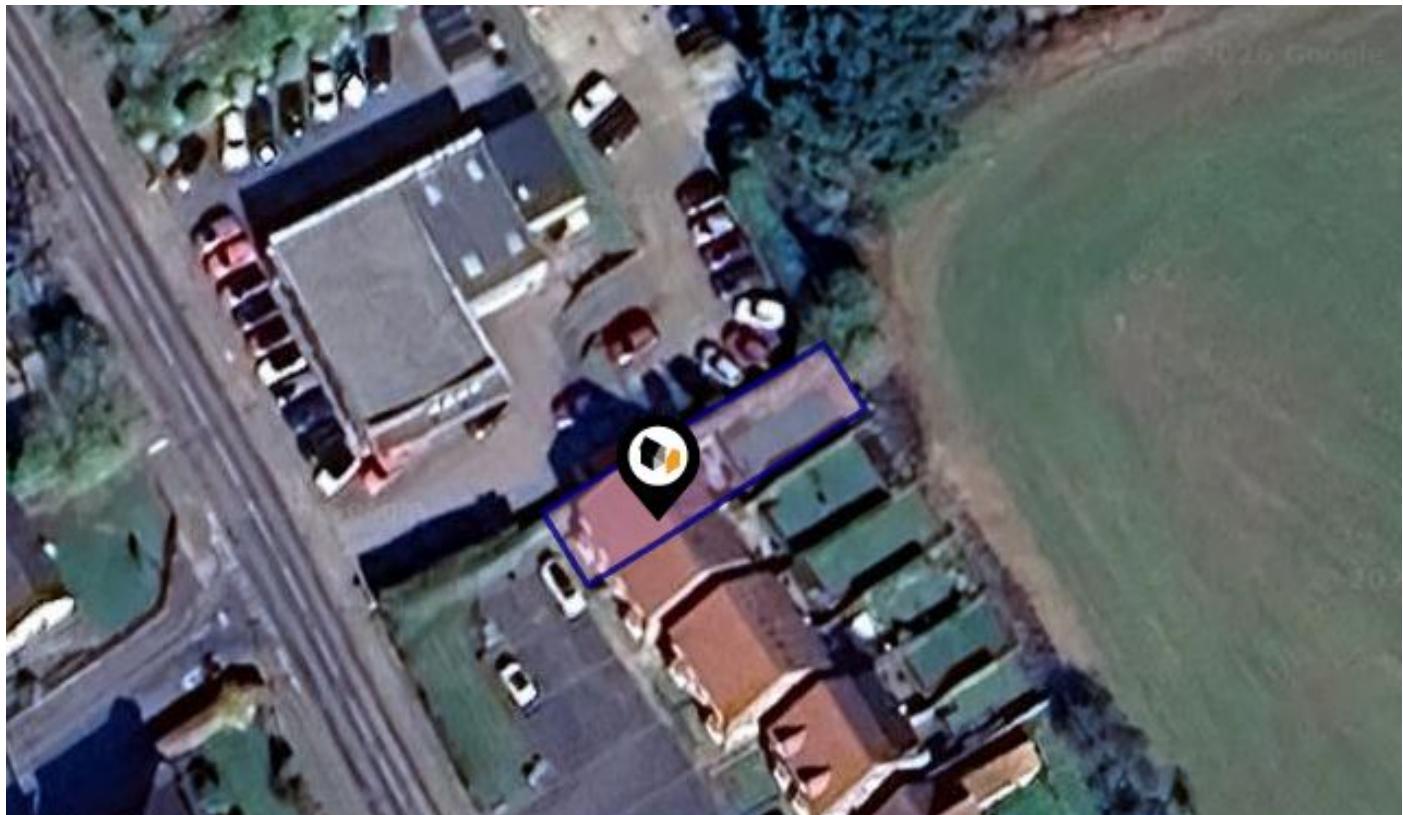


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 01st February 2026



HILLVIEW CLOSE, SONNING COMMON, READING, RG4

Avocado Property

07590990800

debbieandandre@avocadopropertyagents.co.uk

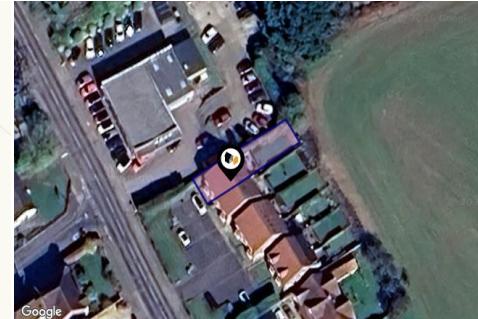
www.avocadopropertyagents.co.uk



Powered by



Property Overview



Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,356 ft ² / 126 m ²
Plot Area:	0.05 acres
Council Tax :	Band E
Annual Estimate:	£3,024
Title Number:	ON380003

Tenure: Freehold

Local Area

Local Authority:	South Oxfordshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	High

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	- mb/s

Mobile Coverage:
(based on calls indoors)



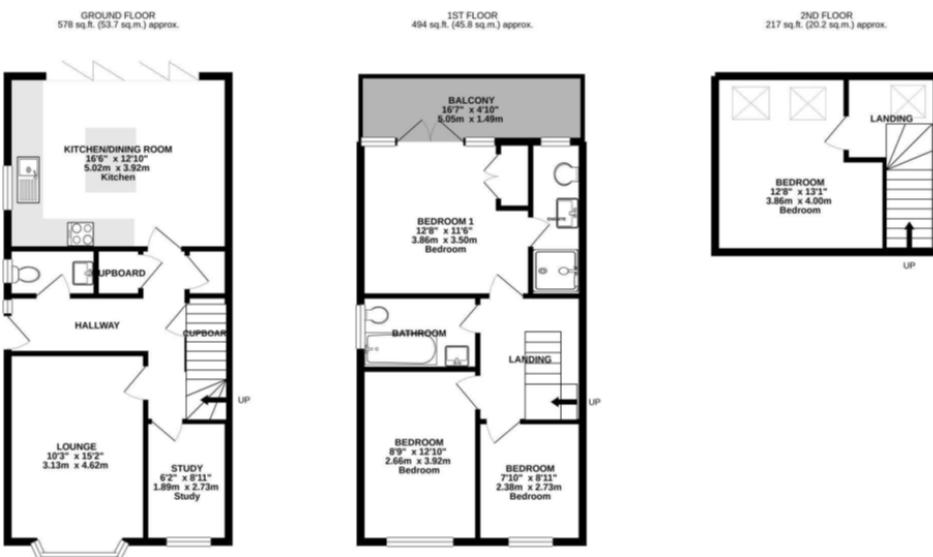
Satellite/Fibre TV Availability:



Gallery Floorplan



HILLVIEW CLOSE, SONNING COMMON, READING, RG4



TOTAL FLOOR AREA : 1289 sq.ft. (119.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, inaccuracies or omissions. This plan is for guidance purposes only and should be used as such. Any prospective purchaser: The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
© House with Measures 2021



Property EPC - Certificate



SONNING COMMON, READING, RG4

Energy rating

B

Valid until 12.10.2030

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property **EPC - Additional Data**



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.19 W/m-°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.15 W/m-°K
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.12 W/m-°K
Total Floor Area:	126 m ²

Market Sold in Street



5, Hillview Close, Reading, RG4 9FA

Last Sold Date:	26/07/2024	12/05/2021
Last Sold Price:	£417,500	£390,000

1, Hillview Close, Reading, RG4 9FA

Last Sold Date:	28/03/2023
Last Sold Price:	£555,000

2, Hillview Close, Reading, RG4 9FA

Last Sold Date:	09/02/2022	22/10/2018	09/08/1996
Last Sold Price:	£560,000	£600,000	£148,500

4, Hillview Close, Reading, RG4 9FA

Last Sold Date:	29/09/2021	22/10/2018	03/11/2008
Last Sold Price:	£500,000	£600,000	£326,500

3, Hillview Close, Reading, RG4 9FA

Last Sold Date:	11/02/2021
Last Sold Price:	£525,000

6, Hillview Close, Reading, RG4 9FA

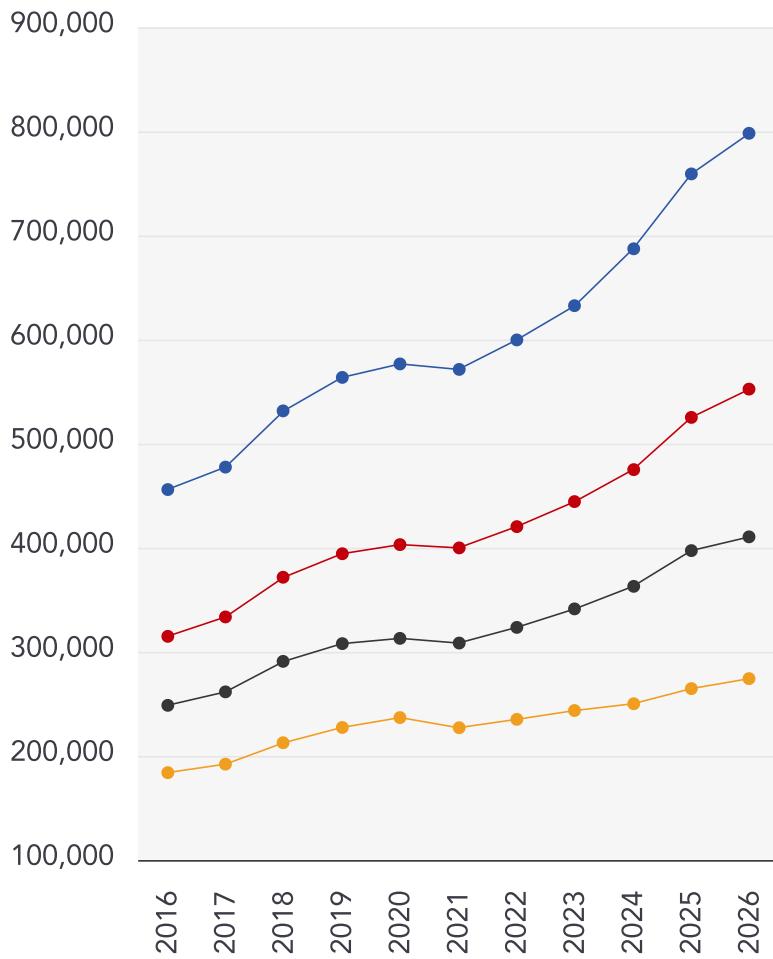
Last Sold Date:	02/02/2021
Last Sold Price:	£395,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market House Price Statistics



10 Year History of Average House Prices by Property Type in RG4



Detached

+75.07%

Semi-Detached

+75.42%

Terraced

+65.11%

Flat

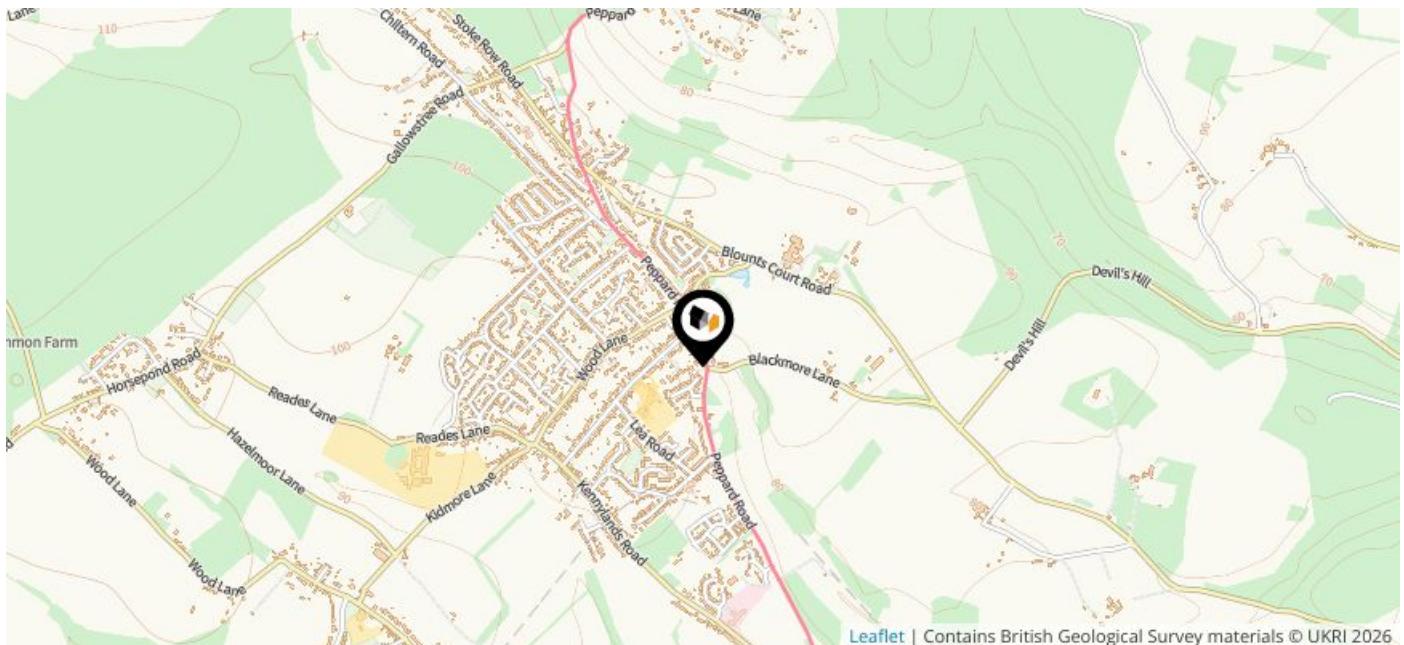
+49.1%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

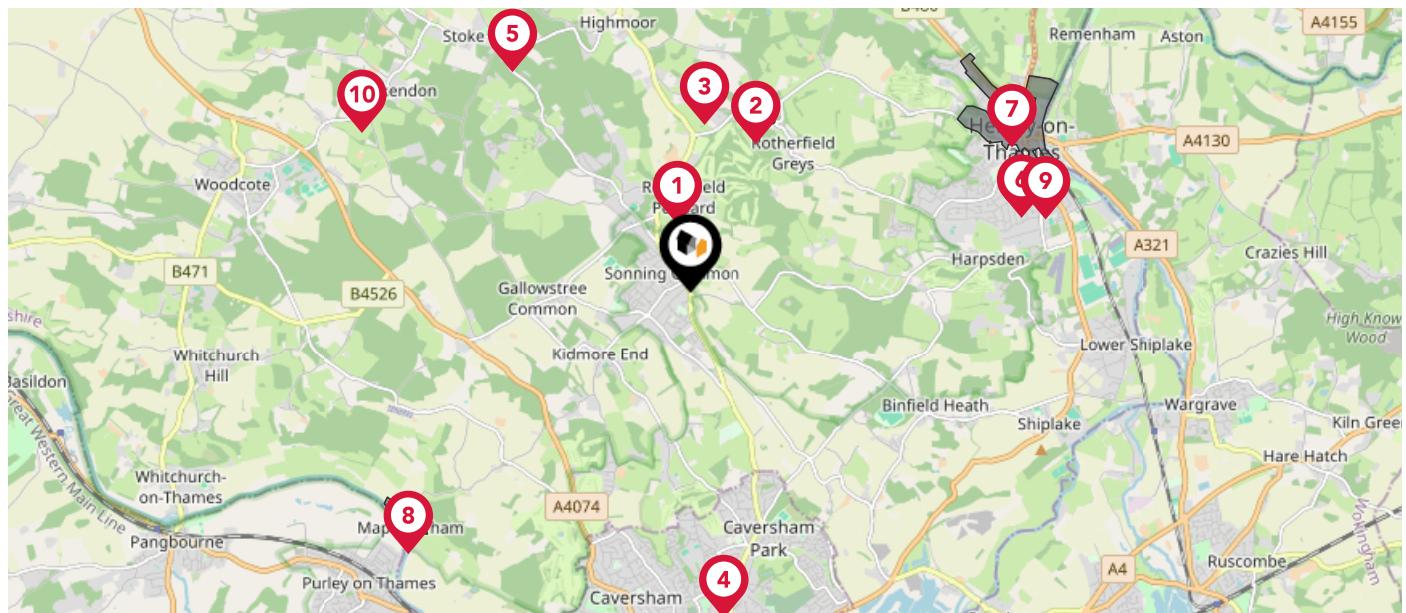
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

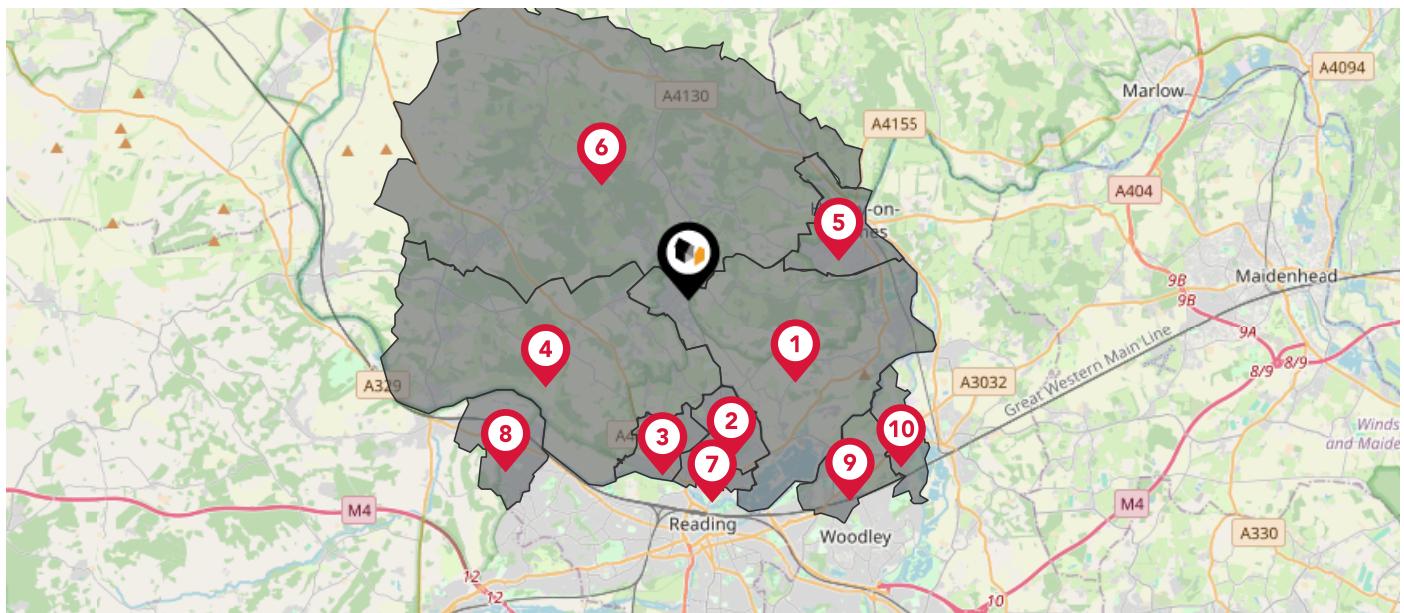
- 1 Rotherfield Peppard
- 2 Greys Green
- 3 Shepherd's Green
- 4 Surley Row
- 5 Stoke Row
- 6 Henley, St Mark's Road
- 7 Henley, Main
- 8 Mapledurham
- 9 Henley, Reading Road
- 10 Checkendon

Maps

Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

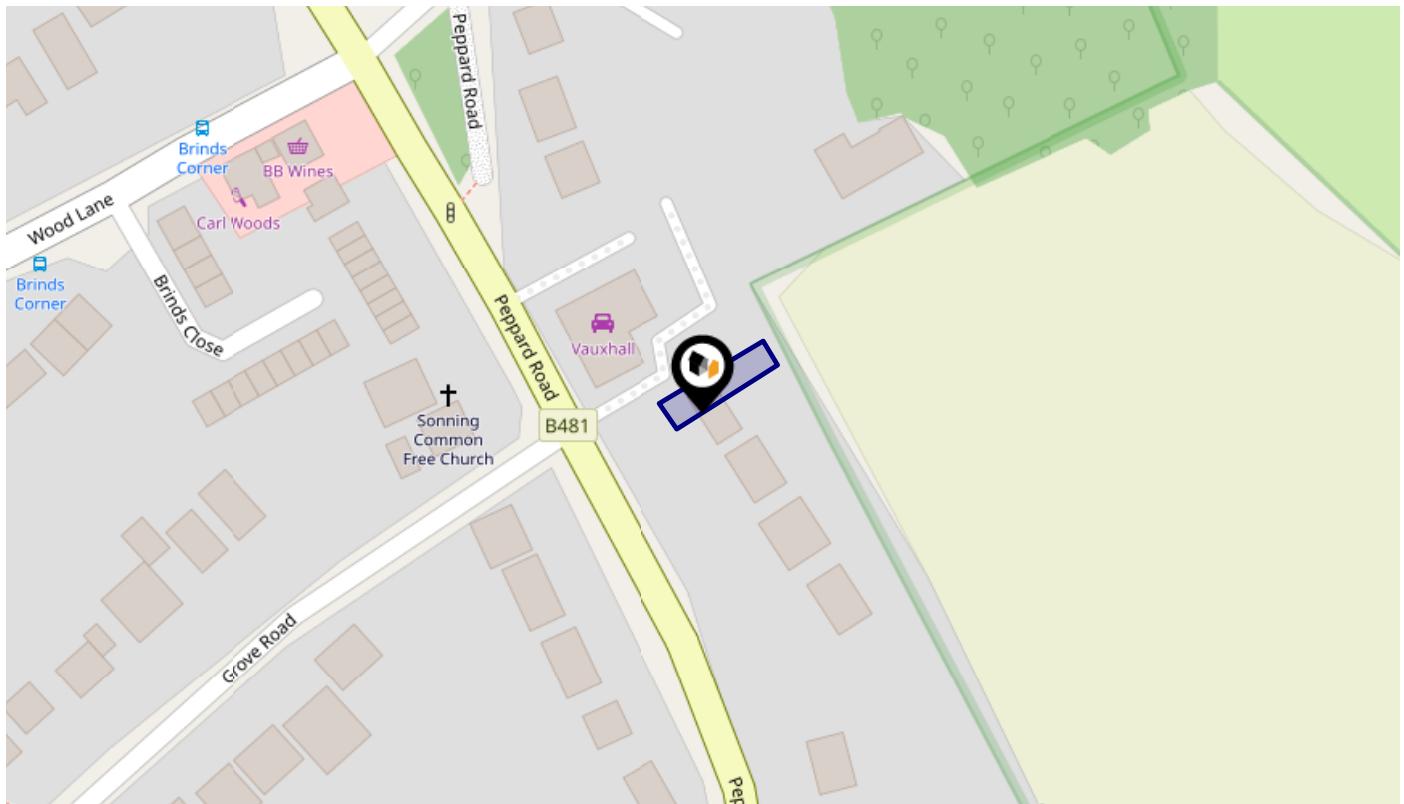
- 1 Sonning Common Ward
- 2 Emmer Green Ward
- 3 Caversham Heights Ward
- 4 Kidmore End & Whitchurch Ward
- 5 Henley-on-Thames Ward
- 6 Woodcote & Rotherfield Ward
- 7 Caversham Ward
- 8 Tilehurst & Purley Ward
- 9 Sonning Ward
- 10 Charvil Ward

Maps

Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

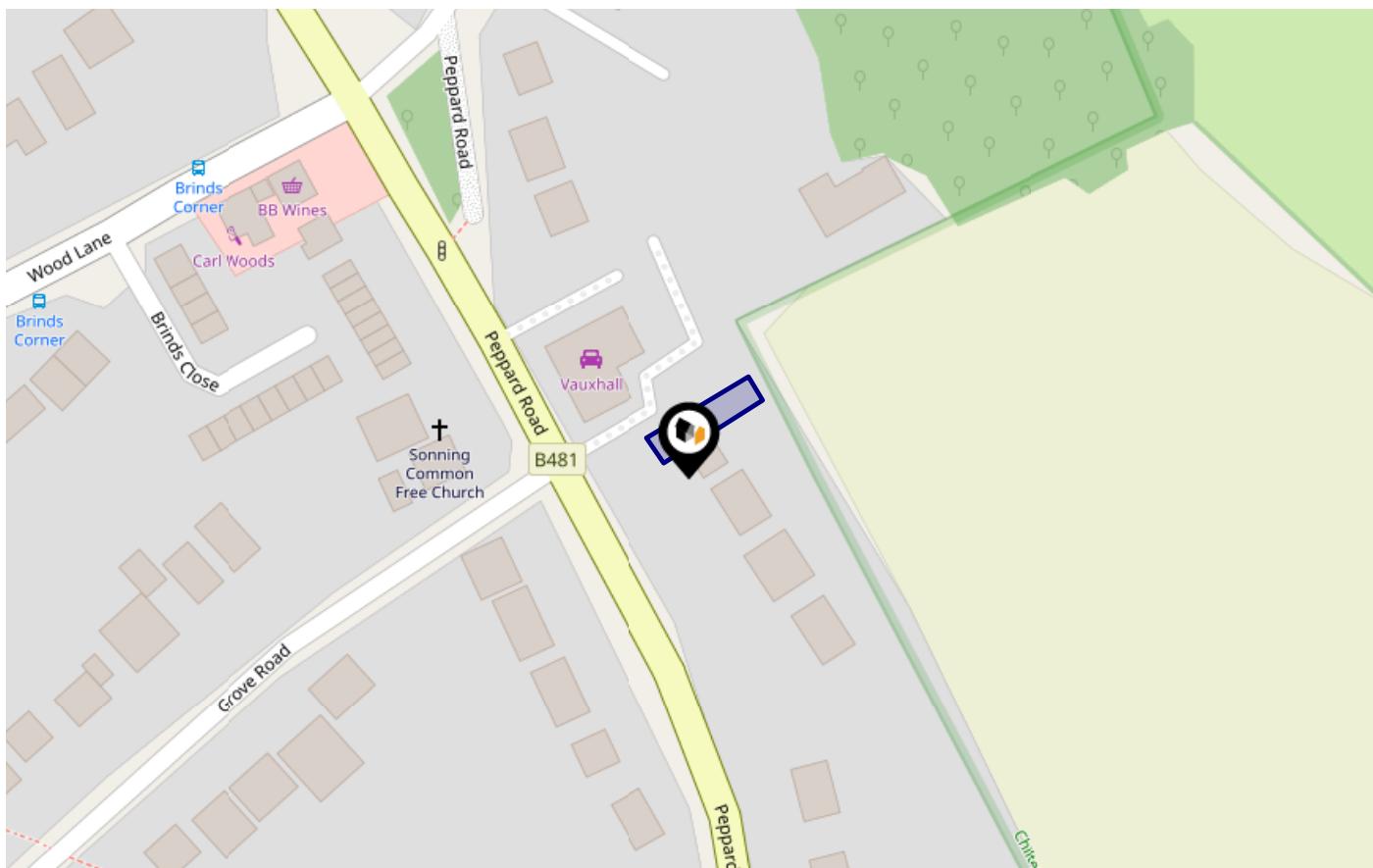


Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

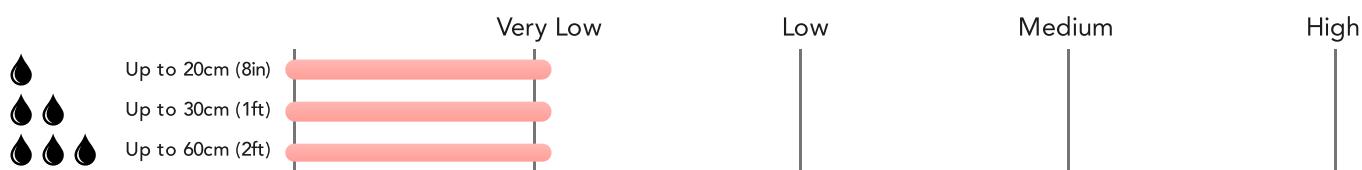


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

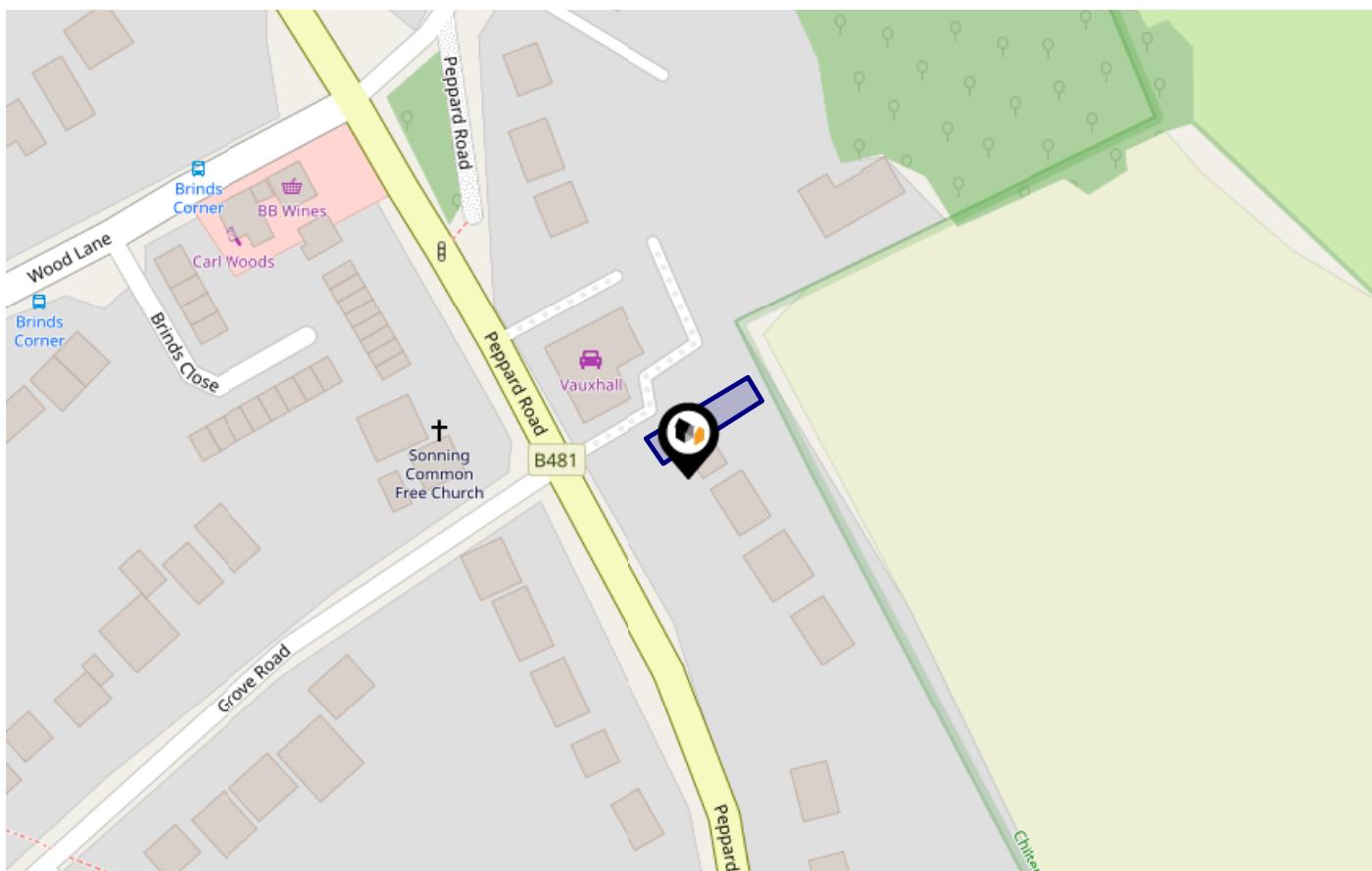


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

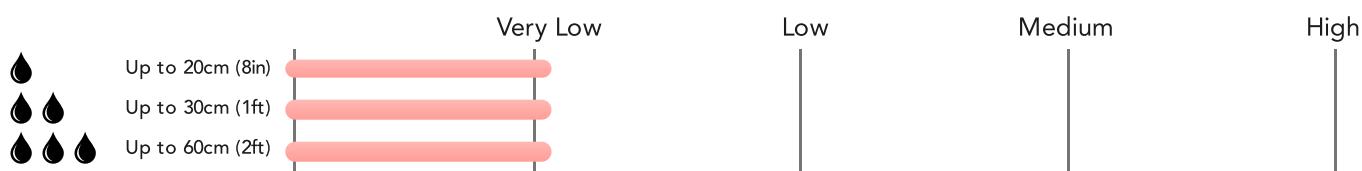


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

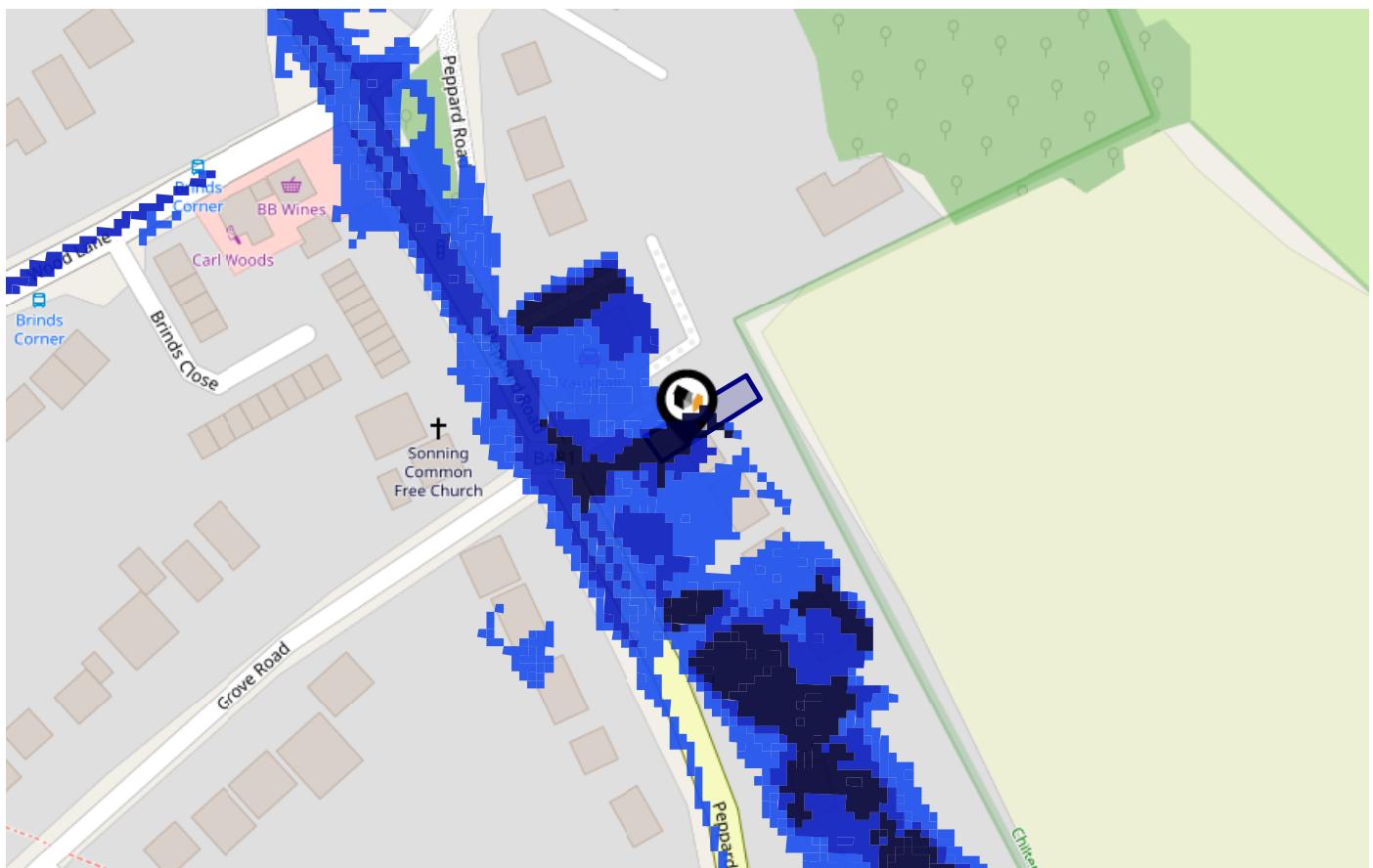


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: High

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

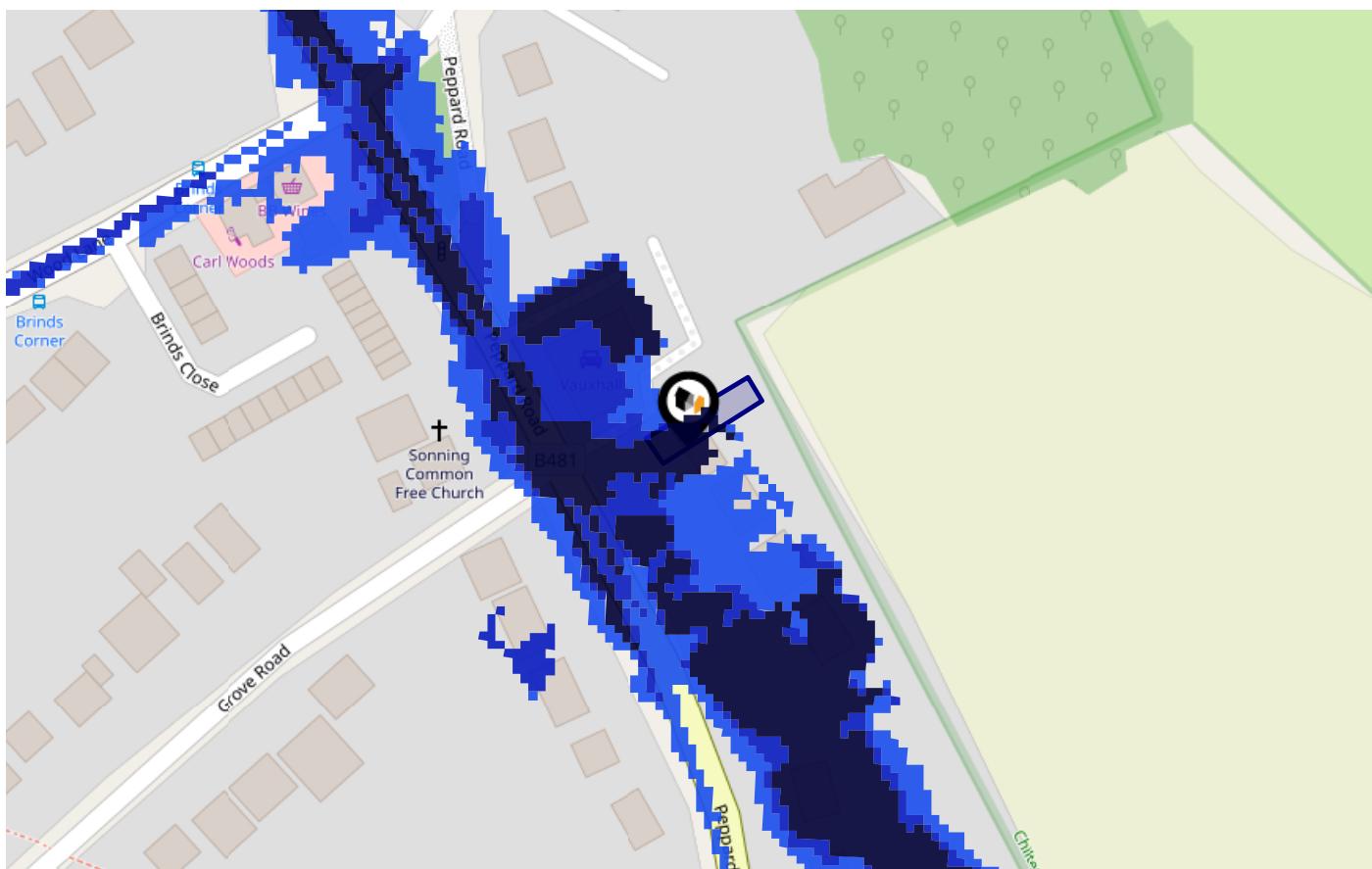


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

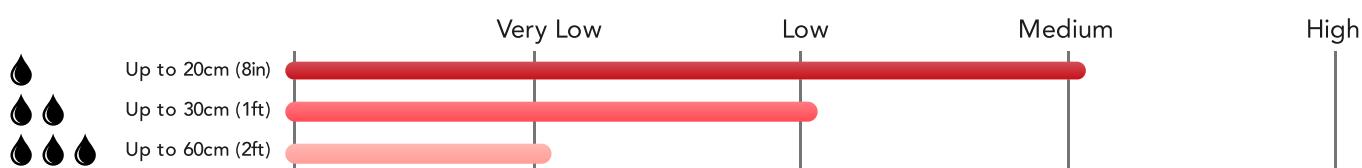


Risk Rating: High

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

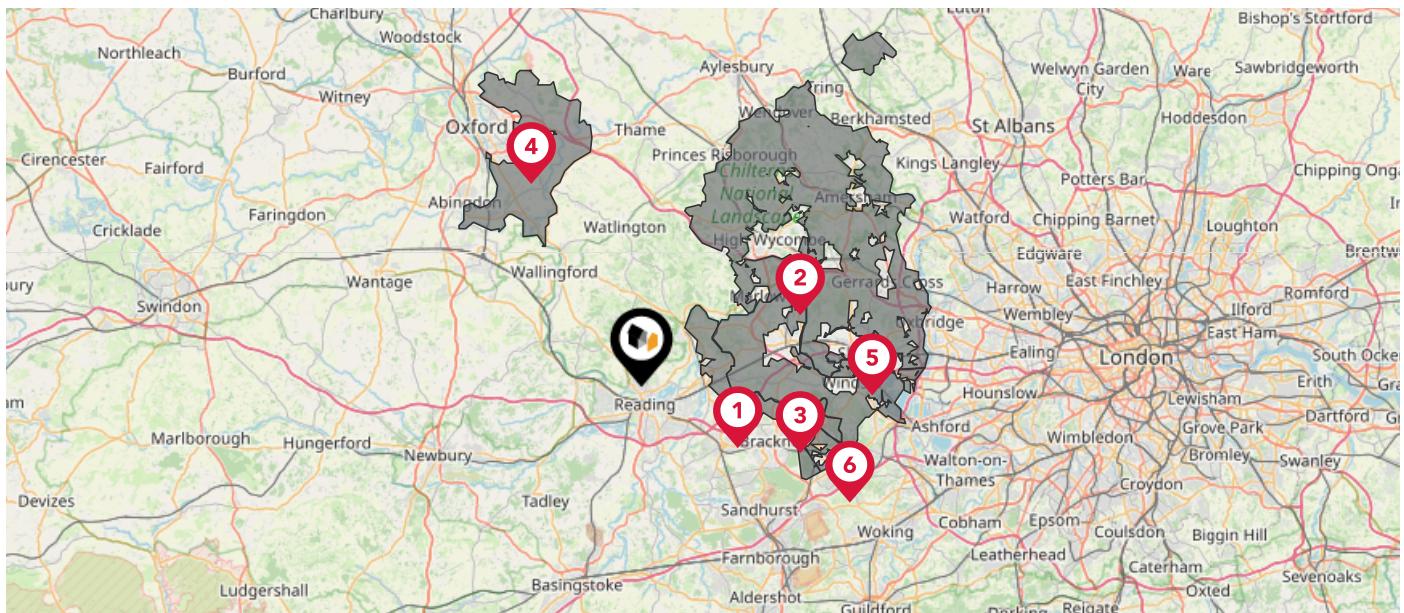


Maps

Green Belt



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

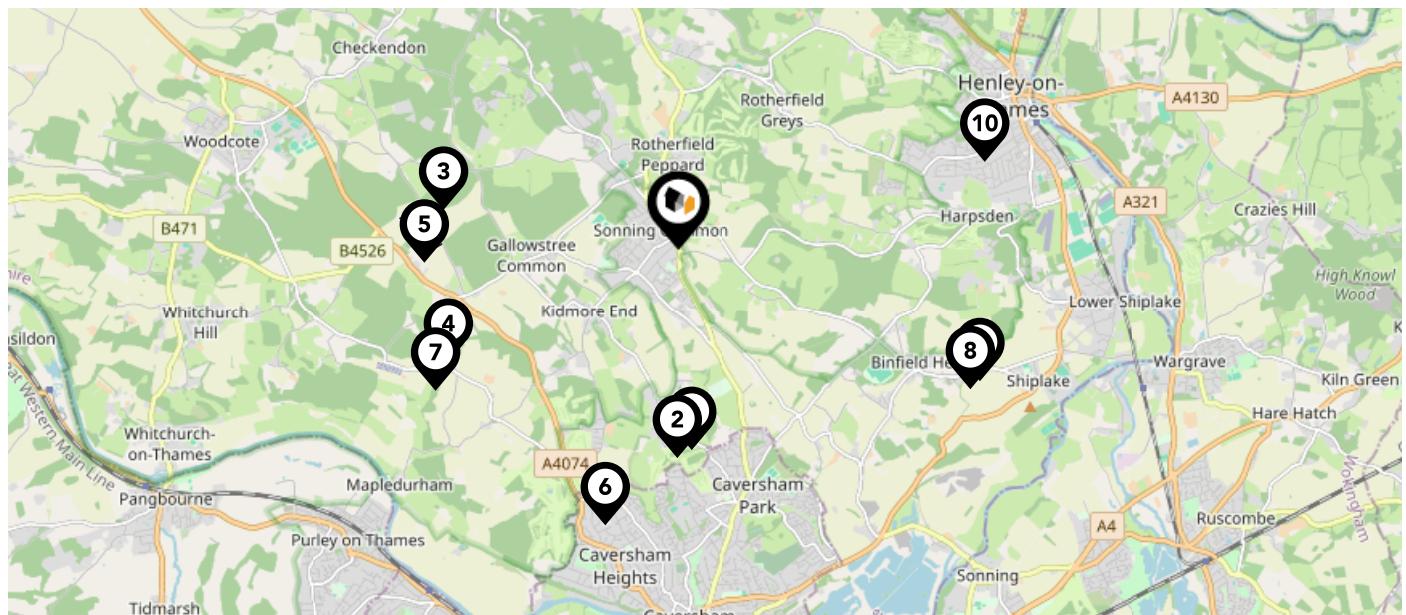
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Buckinghamshire
- 3 London Green Belt - Bracknell Forest
- 4 Oxford Green Belt - South Oxfordshire
- 5 London Green Belt - Slough
- 6 London Green Belt - Windsor and Maidenhead

Maps

Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

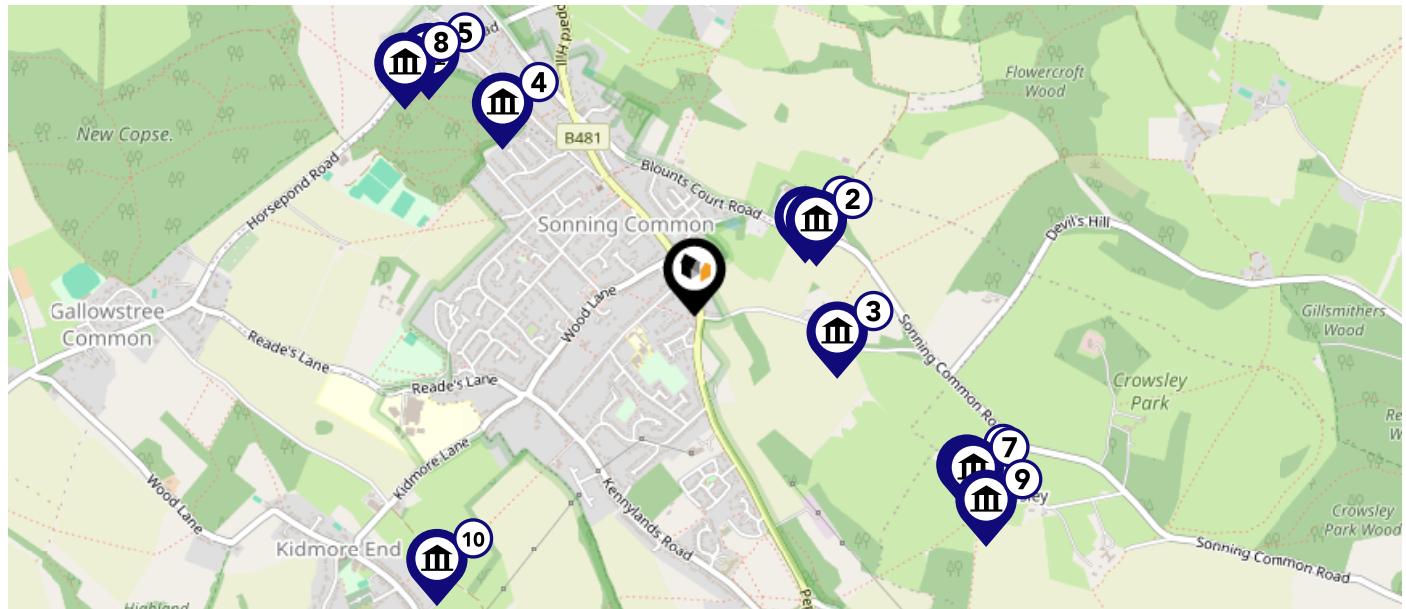
1	Chambers Copse-Tokers Green, Oxfordshire	Historic Landfill	<input type="checkbox"/>
2	Kidmoor End Road-Emmer Green, Reading	Historic Landfill	<input type="checkbox"/>
3	Nippers Grove-Checkendon, Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
4	Cane End Farm-Cane End, Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
5	Hook End-Checkendon, Reading, Berkshire, Oxfordshire	Historic Landfill	<input type="checkbox"/>
6	Silverthorne Drive-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
7	Mapledurham Chalk Pit-Goring Road, Mapledurham, Reading	Historic Landfill	<input type="checkbox"/>
8	Kiln Lane No.2-Kiln Lane, Shiplake, Oxfordshire	Historic Landfill	<input type="checkbox"/>
9	Kiln Lane No.1-Kiln Lane, Shiplake, Oxfordshire	Historic Landfill	<input type="checkbox"/>
10	Makins Recreation Ground-Henley, Oxfordshire	Historic Landfill	<input type="checkbox"/>

Maps

Listed Buildings

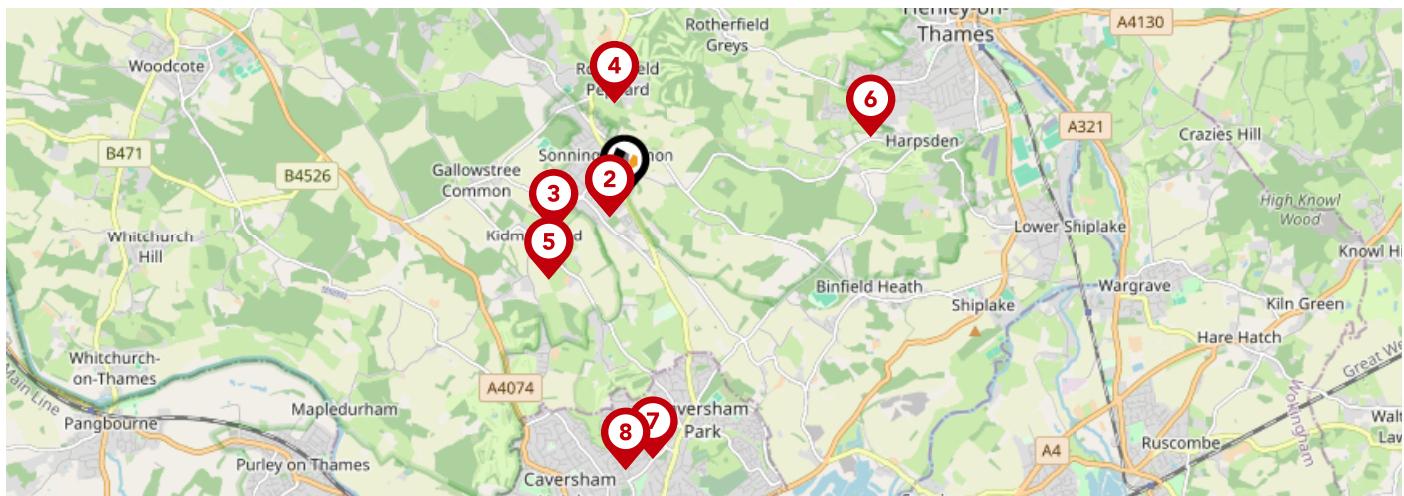


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1059591 - Blounts Court Farmhouse	Grade II	0.3 miles
2 1181420 - Barn Approximately 100 Metres East Of Blounts Court Farmhouse	Grade II	0.3 miles
3 1368906 - Pond Farm Cottage And Adjoining Cottage	Grade II	0.4 miles
4 1059594 - Tudor Cottage	Grade II	0.6 miles
5 1059592 - The Blenheims	Grade II	0.8 miles
6 1181349 - Freize Farmhouse, Barn Approximately 40 Metres West	Grade II	0.8 miles
7 1368941 - Freize Farmhouse	Grade II	0.8 miles
8 1059593 - Old Well Cottage	Grade II	0.8 miles
9 1285005 - Barn Approximately 25 Metres North Of The Well House	Grade II	0.9 miles
10 1368954 - Emmens Cottage	Grade II	0.9 miles

Area Schools



Nursery Primary Secondary College Private



Sonning Common Primary School

Ofsted Rating: Good | Pupils: 357 | Distance:0.21



Bishopswood School

Ofsted Rating: Not Rated | Pupils: 72 | Distance:0.21



Maiden Erlegh Chiltern Edge

Ofsted Rating: Good | Pupils: 456 | Distance:0.71



Peppard Church of England Primary School

Ofsted Rating: Good | Pupils: 78 | Distance:0.89



Kidmore End Church of England Primary School

Ofsted Rating: Good | Pupils: 155 | Distance:1.01



Gillotts School

Ofsted Rating: Outstanding | Pupils: 917 | Distance:2.35



Emmer Green Primary School

Ofsted Rating: Outstanding | Pupils: 414 | Distance:2.41

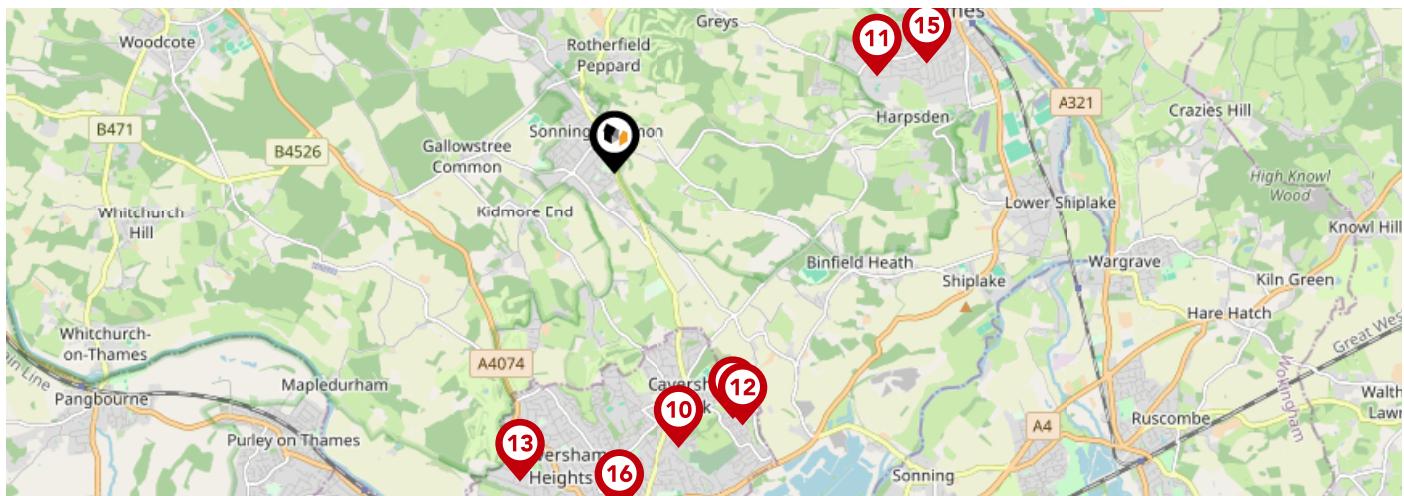


Highdown School and Sixth Form Centre

Ofsted Rating: Good | Pupils: 1562 | Distance:2.5



Area Schools



Nursery Primary Secondary College Private



Caversham Park Primary School

Ofsted Rating: Good | Pupils: 124 | Distance: 2.51



The Hill Primary School

Ofsted Rating: Good | Pupils: 401 | Distance: 2.59



Valley Road School

Ofsted Rating: Good | Pupils: 171 | Distance: 2.6



St Martin's Catholic Primary School

Ofsted Rating: Good | Pupils: 126 | Distance: 2.6



The Heights Primary School

Ofsted Rating: Outstanding | Pupils: 351 | Distance: 2.97



Stoke Row CofE Primary School

Ofsted Rating: Good | Pupils: 64 | Distance: 3.01



Sacred Heart Catholic Primary School, Henley-on-Thames

Ofsted Rating: Good | Pupils: 121 | Distance: 3.06

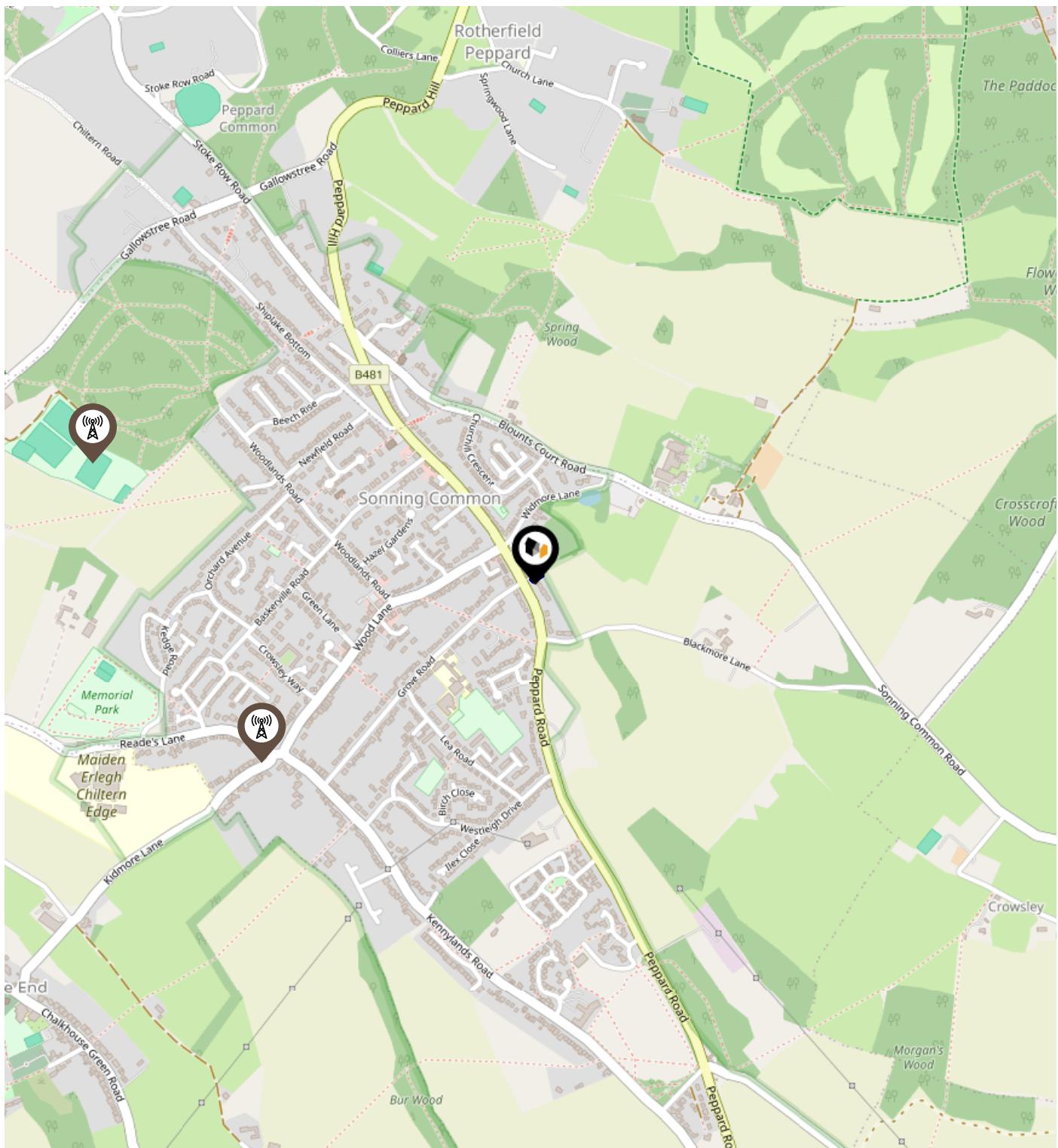


Caversham Primary School

Ofsted Rating: Good | Pupils: 408 | Distance: 3.11



Local Area Masts & Pylons



Key:

- Power Pylons
- Communication Masts

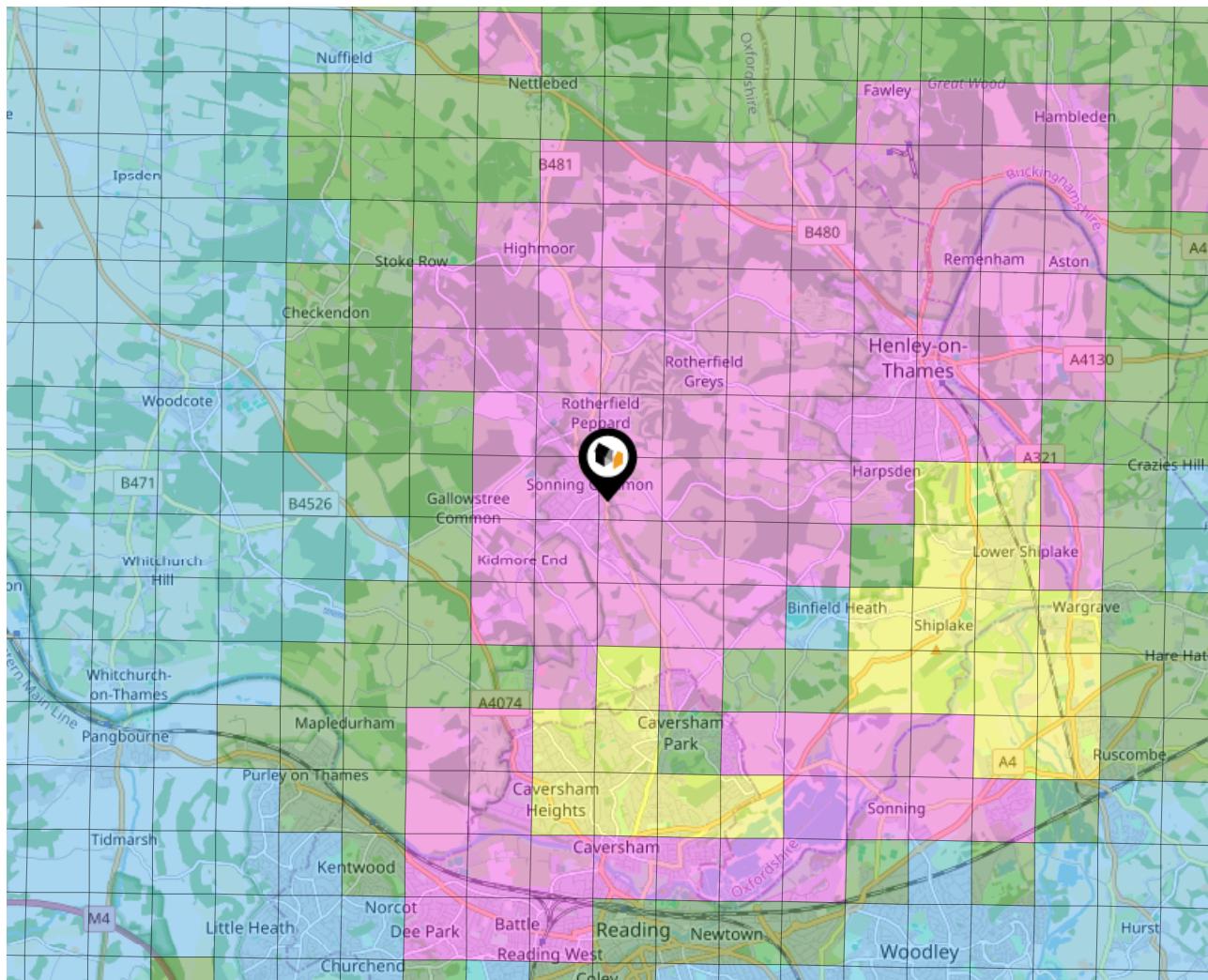
Environment

Radon Gas



What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



This
Property

1
<1%

2
1-3%

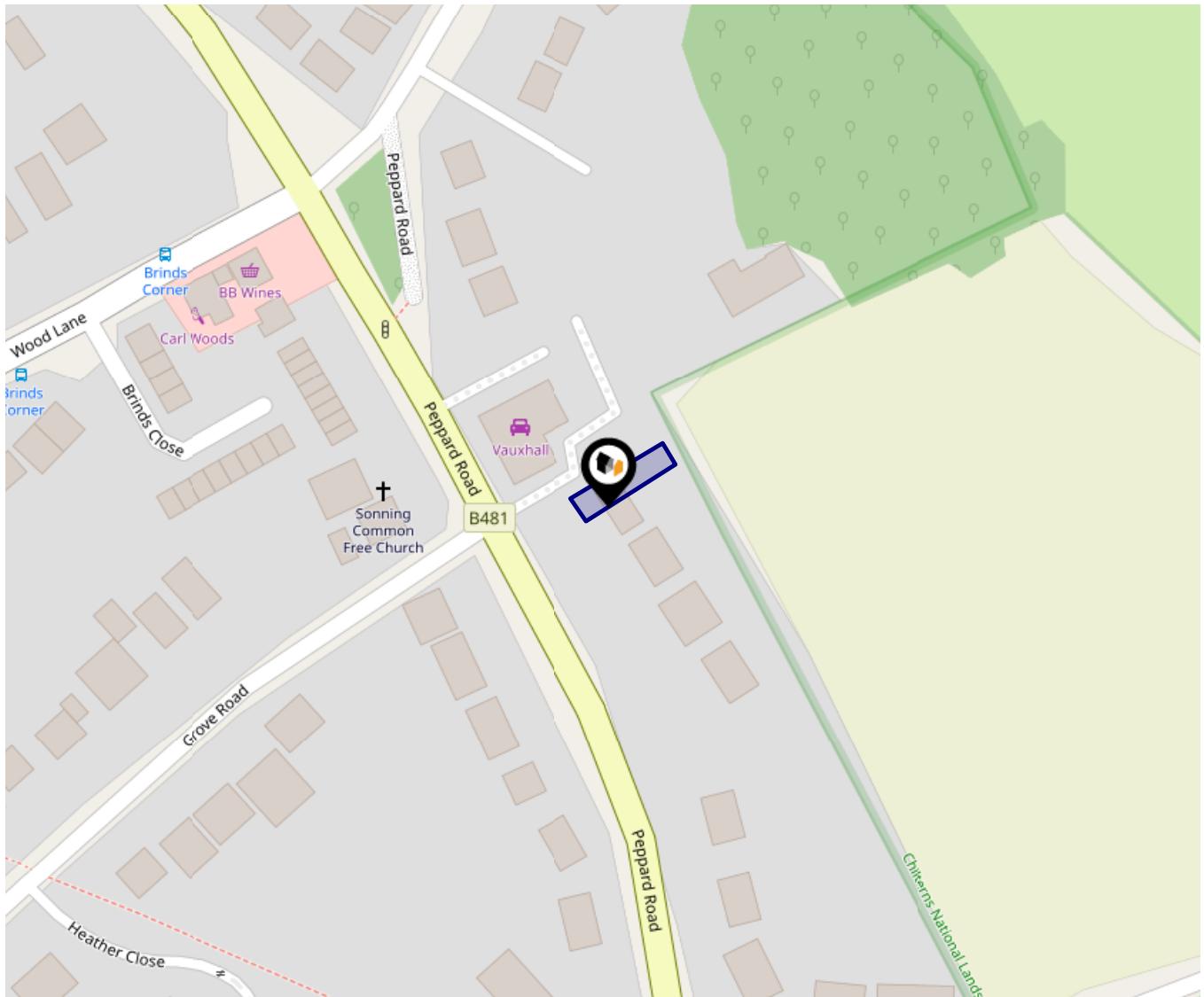
3
3-5%

4
5-10%

5
10-30%

6
>30%

Local Area Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- █ 75.0+ dB
- █ 70.0-74.9 dB
- █ 65.0-69.9 dB
- █ 60.0-64.9 dB
- █ 55.0-59.9 dB

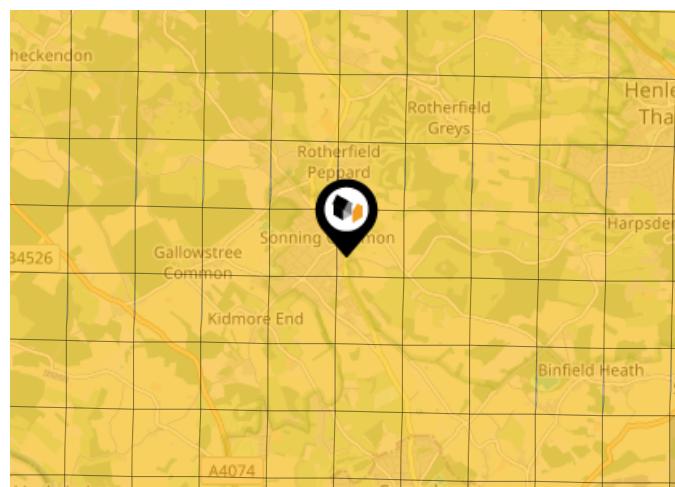
Environment

Soils & Clay



Ground Composition for this Address (Surrounding square kilometer zone around property)

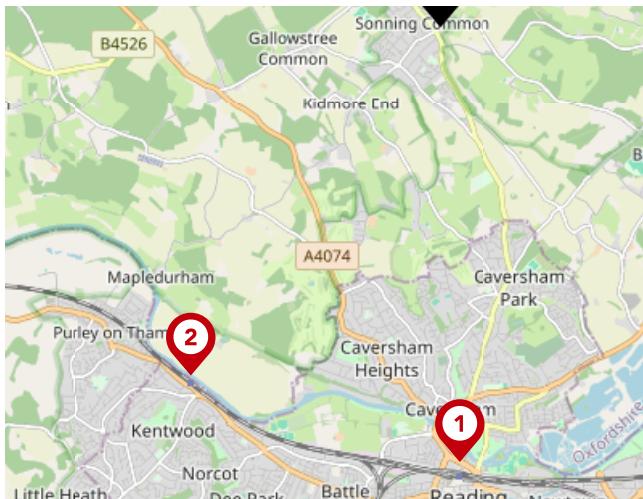
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

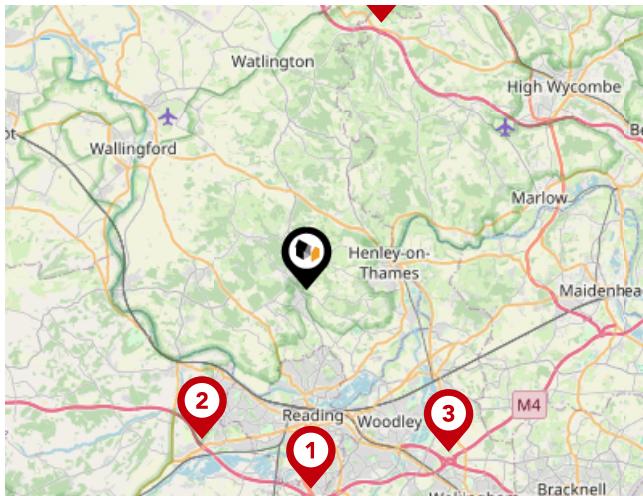
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area Transport (National)



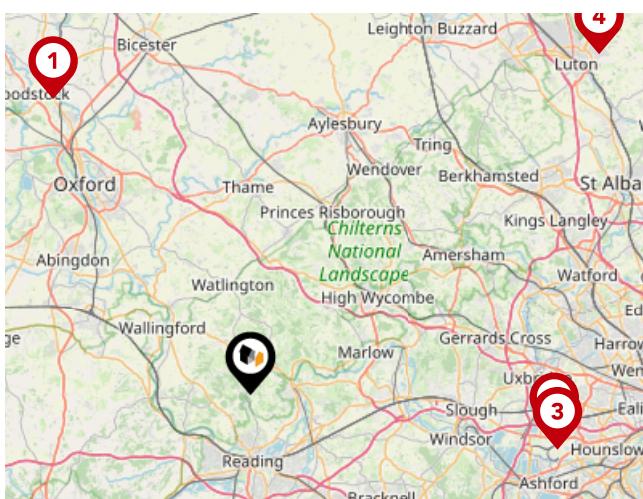
National Rail Stations

Pin	Name	Distance
1	Reading Rail Station	4.02 miles
2	Tilehurst Rail Station	3.95 miles
3	Henley-on-Thames Rail Station	3.45 miles



Trunk Roads/Motorways

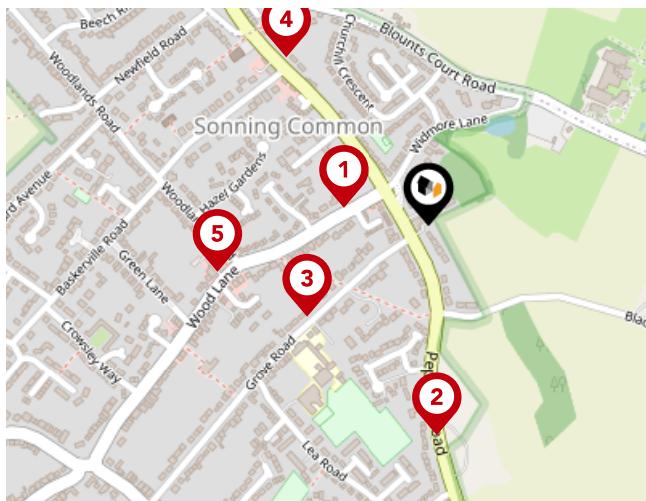
Pin	Name	Distance
1	M4 J11	7.29 miles
2	M4 J12	6.67 miles
3	M4 J10	7.95 miles
4	M40 J6	10.71 miles
5	M40 J5	10.24 miles



Airports/Helpads

Pin	Name	Distance
1	Kidlington	26.13 miles
2	Heathrow Airport	22.73 miles
3	Heathrow Airport Terminal 4	23.11 miles
4	Luton Airport	35.85 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Brinds Corner	0.1 miles
2	Reddish Manor	0.24 miles
3	Library	0.18 miles
4	Sedgewell Road	0.25 miles
5	Post Office	0.25 miles

Avocado Property

About Us



Avocado Property

We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

Avocado Property Testimonials



Testimonial 1



I've been good friends with Dan and Neil for over a decade, so first I just want to say they're genuinely good, trustworthy, and hard-working guys.

When I decided to sell my house I was only ever going to ask them... and they didn't disappoint.

The house was only 'live' for about an hour before it was taken down because it had so much interest. The following weekend they did a block afternoon of viewings and got 6 offers - I accepted an offer over asking

Testimonial 2



I have never known such an excellent service. I have experienced other Estate agents but this is gold star. I have now told 3 other friends to only use Dan and Neil at Avocado. They are supportive, kind , professional and modern day super heroes. Marvel will be on the lookout for them soon!

Testimonial 3



Can't recommend these two genuine gentlemen enough. From the start they have been professional and personable and provided timely updates and check ins, no question or task is too big or small and they have taken all the stress of selling our house out of our hands. Would recommend to anyone and everyone.



/avocadopropertyberkshire



/avocadopropertyberkshire



/avocadoproperty

Avocado Property Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

Powered by



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Avocado Property

07590990800

debbieandandre@avocadopropertyagents.co.uk
www.avocadopropertyagents.co.uk



Land
Registry

