

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



KENNYLANDS ROAD, SONNING COMMON READING, RG4 9JT

£775,000

An extended four bedroom detached family home entering the market for the first time since construction in the 1960's occupying a superb level and secluded south facing plot with large frontage, in and out driveway and delightful rear gardens in excess of 100ft backing onto paddock land. The property provides plenty of scope to further extend and enhance and positioned within a mile of Sonning Common village centre. No chain

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB

T 0118 946 1800 W www.farmeranddyer.com

E info@farmeranddyer.com

SITUATION

Sonning Common village sits approximately 5 miles north of Reading town centre and provides all the necessary facilities, shops and amenities together with primary and secondary schools perfectly positioned with surrounding Oxfordshire countryside. The village is within striking distance of Henley on Thames, Reading town centre including railway station and all major routes

ENTRANCE

Covered entrance porch and step with glazed front door to

RECEPTION HALL

With radiator, staircase to first floor and walk in cloaks cupboard



CLOAKROOM

With W.C., wash hand basin and radiator

LIVING ROOM

With rear aspect full width double glazed window overlooking gardens, radiator, raised brick fireplace and hearth with real fire facility and mantel over. Double doors through to



EXTENDED FAMILY ROOM

With rear aspect double glazed bay window, radiator and matching double glazed door to garden



DINING ROOM

With front aspect double glazed window, radiator and serving hatch from kitchen



KITCHEN/BREAKFAST ROOM

Comprising double drainer sink unit with mixer tap and cupboard under, further base and eye level units with laminated work surface and tiled surrounds, inset four ring gas hob with extractor hood above and integrated oven, integrated fridge, washing machine and brand new dishwasher, room for breakfast table and chairs, radiator, dual aspect double glazed windows and double glazed kitchen side door



STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With radiator and side aspect obscure double glazed window, access to loft space above, built in airing cupboard housing hot water tank with slatted shelving

BEDROOM ONE

With rear aspect double glazed window, radiator, full width range of wardrobes



BEDROOM TWO

With front aspect double glazed window, radiator, built in double wardrobe with cupboard space above



BEDROOM THREE

With rear aspect double glazed window, radiator



BEDROOM FOUR

With front aspect double glazed window, radiator, built in double wardrobe with cupboard space above



BATHROOM

Comprising twin gripped panelled bath with independent shower unit, wash hand basin, W.C., fully tiled walls, heated towel rail, twin side aspect obscure double glazed windows



REAR GARDEN

At the rear of the property are beautifully maintained and extensive south facing gardens predominately laid to lawn with a delightful array of flower and specimen shrub borders with mature hedging and young trees providing excellent year round seclusion with paved patio area adjacent to the property with rear garage access and further side access front to rear via wrought iron gate. With meandering paved pathway stretching both borders of the garden with further lawned area to the rear and greenhouse and compost area screened by timber fencing



The gardens back onto paddock style land and in all extend in excess of 100ft with a southerly aspect



OUTSIDE

The front of the property is entered via an in and out pea shingled driveway providing parking and turning for a number of vehicles with central 'roundabout' section with centralised specimen shrubs and evergreens, with further lawned garden areas and a mixture of brick retained walled and timber fenced enclosures with pathway leading to front door and driveway leading to blocked paved covered car port with outside water tap leading to

**ATTACHED GARAGE**

With double swing doors, power and light with rear access to garden

**AERIAL VIEW****DIRECTIONS**

Leave Caversham via the Peppard Road through Emmer Green proceeding for around four miles to Sonning Common bearing left into Kennylands Road where the property can be found on the left hand side

TENURE

Freehold

SCHOOL CATCHMENT

Sonning Common Primary School

Bishopswoods School

Maiden Erlegh Chiltern Edge

COUNCIL TAX

Band F

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

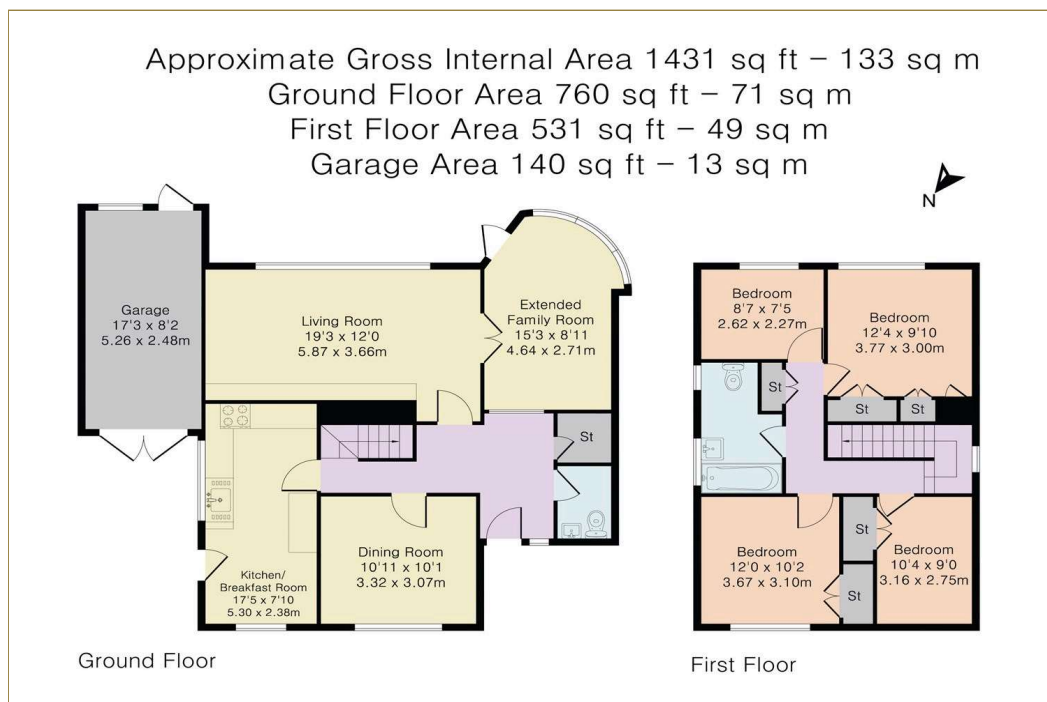
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating D

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/0350-2813-1240-2594-3725>

FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale



LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

