

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



RED HOUSE DRIVE, SONNING COMMON READING, RG4 9NT

£715,000

A well presented and particularly spacious four bedroom detached family home, tucked away at the top of a peaceful cul-de-sac backing onto the grounds of Sonning Common Primary School. The property provides flexible accommodation highlighted by superb living room with part vaulted ceiling and front to back kitchen/dining room. Complemented by south facing secluded garden

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SITUATION

Red House Drive is within one mile of Sonning Common village centre, with various shops and amenities, bus services, health centre and restaurants serving the village together with Sonning Common Primary School and Maiden Erlegh Chiltern Edge Secondary School. The village is set within the South Oxfordshire countryside, approximately 5 miles north of central Reading, with Reading Station servicing London Paddington in 25 minutes and also the Elizabeth Line. Henley on Thames is approximately 6 miles distant. The property itself is situated in a lovely peaceful position at the top of the cul-de-sac, and has a totally secluded southerly facing rear garden, bright spacious and flexible internal accommodation with modern fittings, garage and parking

ENTRANCE

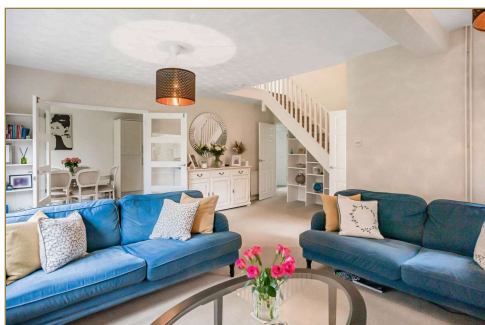
Front door to

ENTRANCE LOBBY

With radiator and built in cloaks cupboard housing meters. Door to

**L SHAPED LIVING ROOM**

Delightful dual aspect room with double glazed windows and part vaulted ceiling with staircase and understairs shelving, 2 radiators and central fireplace with hearth surround and mantel over with real fire facility. Double doors through to





KITCHEN/DINING ROOM

Well fitted comprising single drainer stainless steel sink unit with mixer tap and cupboards under, further extensive range of both floor standing and wall mounted eye level units with laminated work surfaces, contrasting surrounds with inset four ring electric hob with extractor hood above and split level double oven, radiator, side aspect double glazed window



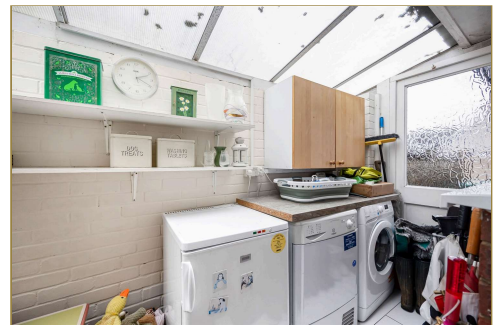
DINING AREA with room for large table and chairs, radiator, rear double glazed French doors to garden, with tiled floor throughout and alternative access to inner hallway





UTILITY ROOM

Useful side addition with doorway access front to rear, plumbing for washing machine and appliance space for tumble dryer, deep freeze etc.



INNER HALLWAY

This is accessed from both living room and kitchen, with built in storage cupboard

BEDROOM THREE

With dual aspect double glazed windows, radiator, built in double wardrobe



BEDROOM FOUR

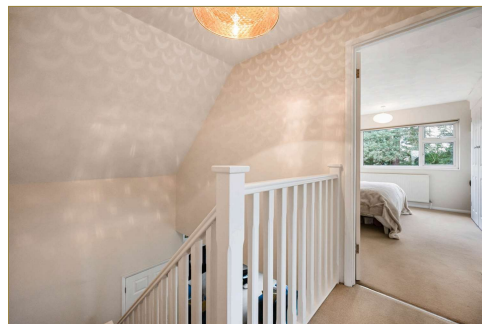
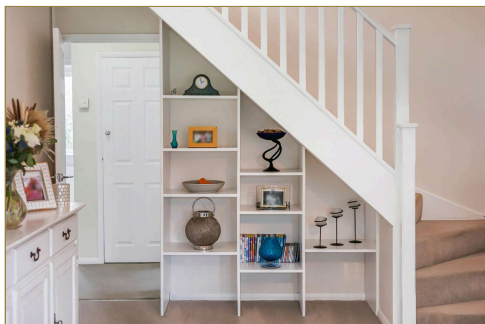
With front aspect double glazed window, radiator, built in boiler cupboard housing gas boiler with storage

**DOWNSTAIRS SHOWER ROOM (WETROOM)**

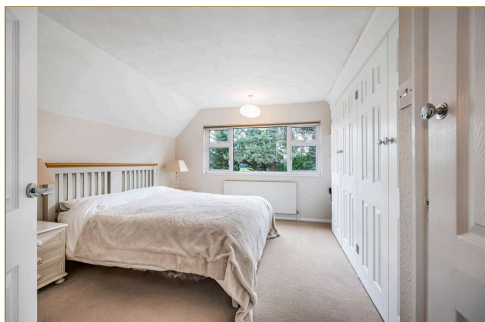
With open shower, wash hand basin, W.C. with tiled walls and side aspect obscure double glazed window, radiator

**STAIRCASE FROM LIVING ROOM TO FIRST FLOOR LANDING**

With access to loft space above

**BEDROOM ONE**

With rear aspect double glazed window, radiator, range of twin fitted double wardrobes, eaves storage cupboard and built in linen cupboard



BEDROOM TWO

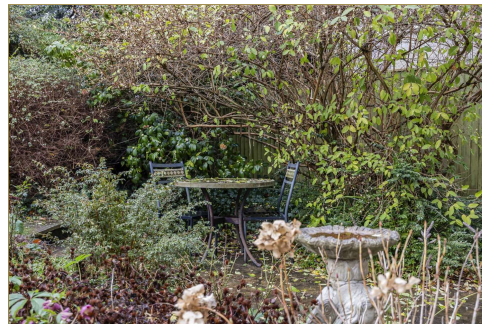
With front aspect double glazed window, radiator and full range of fitted wardrobes and further built in wardrobe, eaves storage cupboard

**BATHROOM (SHOWER ROOM)**

Tiled shower cubicle, wash hand basin, W.C., tiled surrounds, heated towel rail and side aspect obscure double glazed window

**REAR GARDEN**

At the rear of the property is a delightful south facing secluded garden backing directly onto the grounds of Sonning Common Primary School, with paved patio area full width adjacent to the property, with lawned garden beyond, an array of flower and shrub borders, mature evergreen trees and hedging providing excellent year round seclusion. Useful pitched roof timber storage shed, access front to rear via wrought iron gate together with timber fenced enclosures. Extending approximately 50ft.



**FRONT GARDEN**

Front paved area with maturing shrubbed enclosures, open lawn with pathway and open paved patio area adjacent to entrance, outside lighting and raised brick enclosed beds

**OUTSIDE**

The front of the property is entered via a block paved driveway providing access to both number 5 and number 6, with segregated area for number 6 with parking for two vehicles and leading to

**SINGLE GARAGE**

With up and over door, power and light with side pedestrian access

AERIAL VIEWS



DIRECTIONS

From central Caversham proceed north up Prospect Street at traffic lights fork left into Peppard Road, continue through and out of Emmer Green passing Abbey Rugby Club and heading for two miles into Sonning Common, turning left into Red House Drive

TENURE

Freehold

SCHOOL CATCHMENT

Sonning Common Primary 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

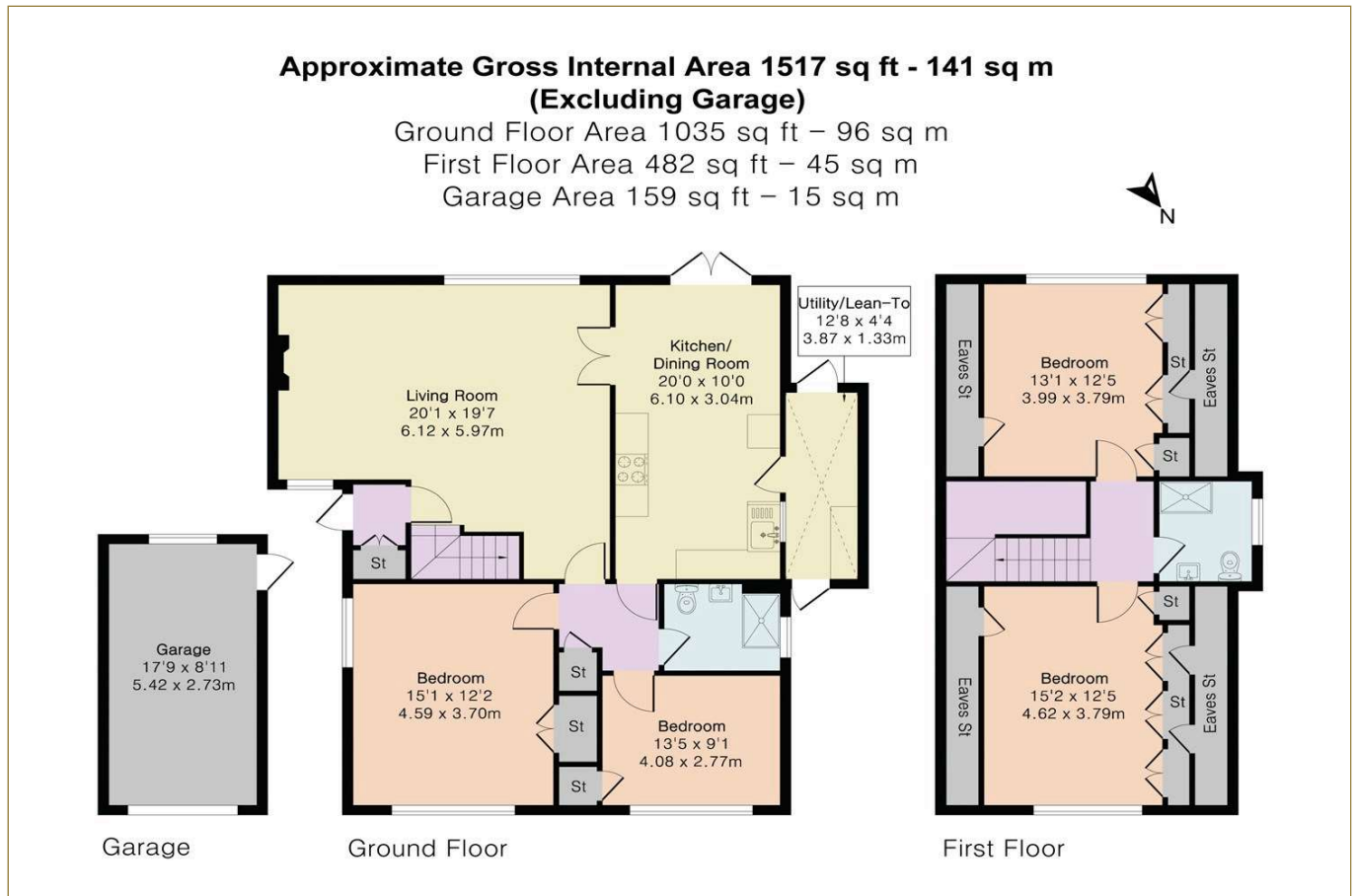
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/0110-3057-7209-7406-9200>

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

