



1, Kennylands Road, Sonning Common,  
S Oxon, RG4 9JR

£800,000

Beville  
ESTATE AGENCY



- 70ft Secluded rear garden
- Brand new windows
- Potential for further enlargement subject to P.P
- Redecorated throughout
- Three reception rooms
- Brand new flooring throughout
- No onward chain
- Three double bedrooms
- Extensive paved terrace
- Open fire

Attractive Edwardian detached family home, recently updated & offering further potential, with generous 70ft rear garden, situated in the heart of the village close to amenities and facilities. EPC: E

Accommodation includes; entrance hall, 26ft drawing room with open fire, dining room, cloakroom, breakfast room, larder, fitted kitchen, utility room, three double bedrooms & refitted bathroom.

Noteworthy features include; brand new PVCu sash style windows, gas fired central heating, new flooring throughout, ample built in wardrobes and cupboards, off road parking, large garden, some original features including; cast iron fireplaces, stripped pine doors, decorative coving, potential for further enlargement & subject to planning permission.

To The Front Of The Property gravel drive, off road parking. Established flower and shrub beds and mature trees, gated side access to:

To The Rear Of The Property is a 70ft rear garden. Extensive paved terrace, garden laid to lawn, fully enclosed with close board timber fencing & mature hedging to the rear.

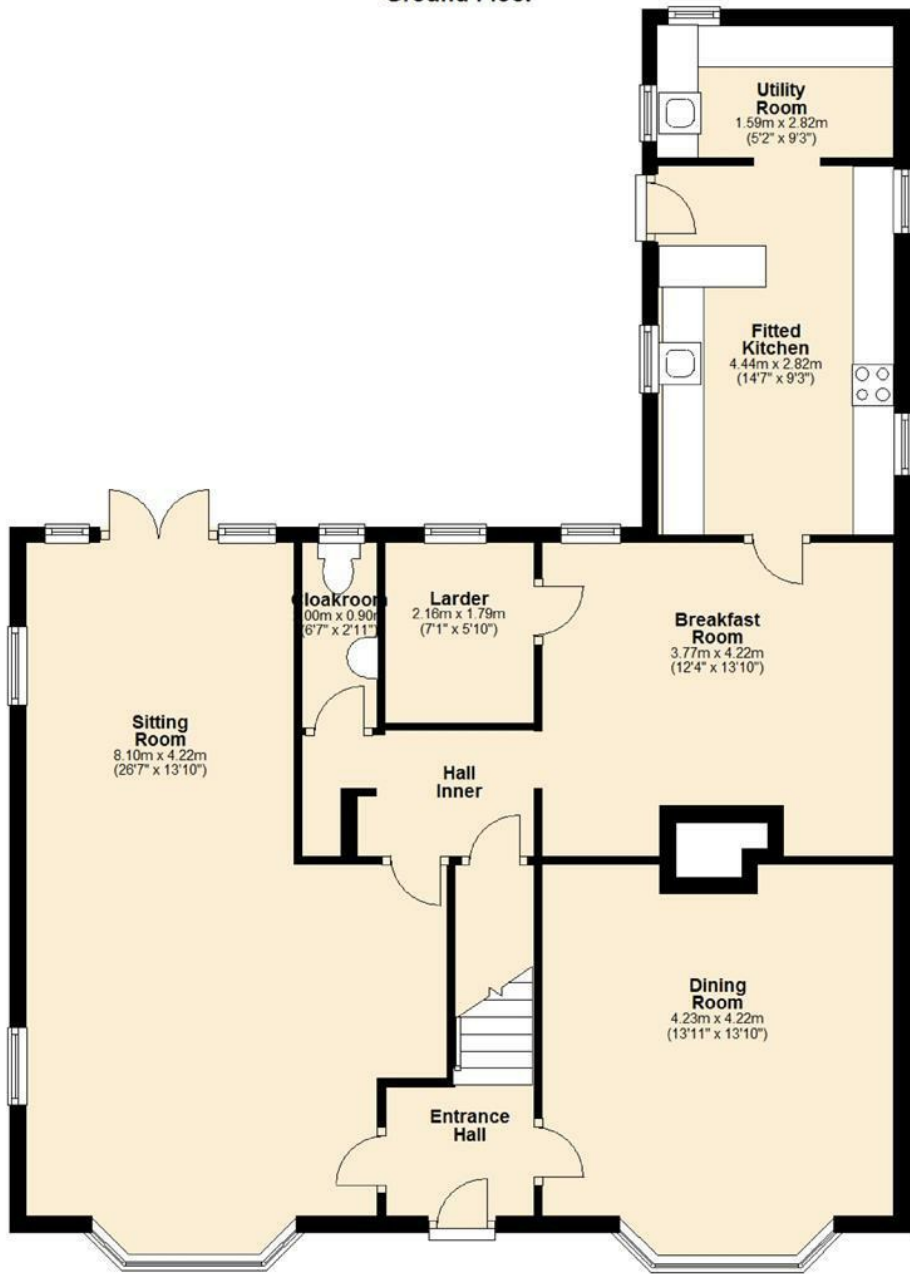
Total Floor Area: Approx 1924sqft (179m<sup>2</sup>)

Services: Mains gas, electricity, water supply & drainage.

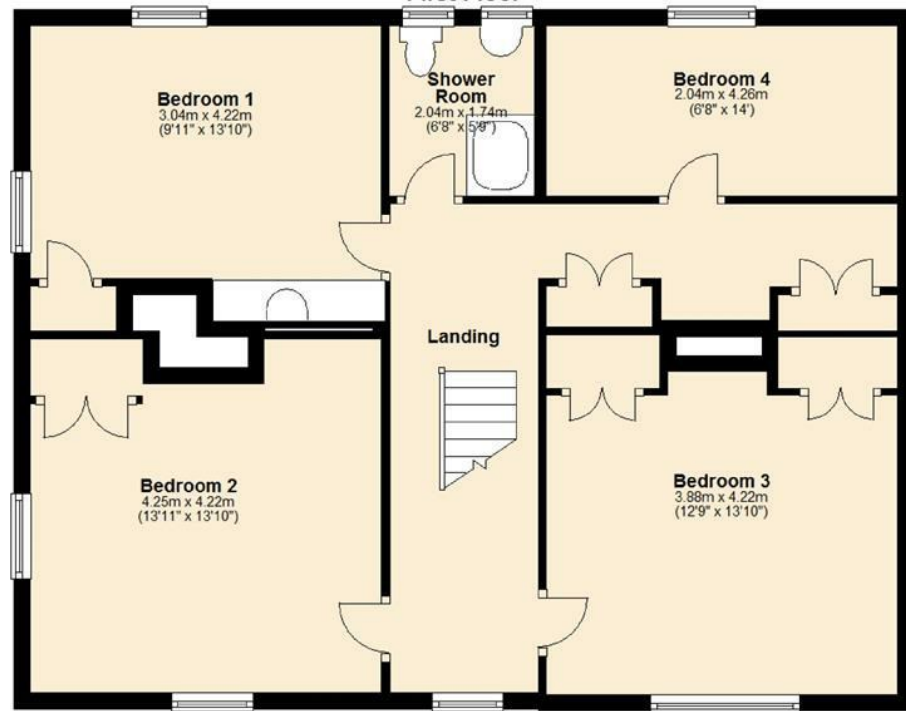
Council Tax Band: ? (£).

Kennylands Road is one of the oldest and most sought after roads in the village and is within easy walking of the village centre. Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities including; Health Centre, Dental Surgery, Veterinary Surgery and a range of shops providing day to day needs. The village boasts good schooling at both Primary and Secondary levels. There is easy access to both Reading and Henley-on-Thames town centres, London Paddington is less than 30 minutes from Reading Railway Station and there are good links to the M4 and M40 motorways. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains.

**Ground Floor**



**First Floor**

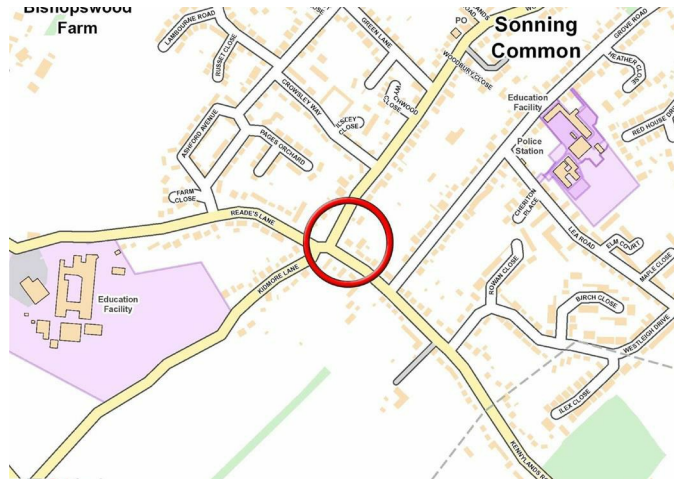


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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

### Directions

From our offices in Peppard Road, Sonning Common, turn right and proceed to the cross roads, turning right into Wood Lane. Continue to the Kennylands turning, turning left into Kennylands Road, whereupon the property will be found on the left hand side.

**Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.**