



Pentland Cottage, Horsepond Road, Gallowstree Common, Reading  
South Oxfordshire, RG4 9BP

£525,000

Beville  
ESTATE AGENCY



- One off individual new build
- 10 year warranty
- Fully carpeted
- Built to a high standard
- Energy efficient
- Underfloor heating throughout
- Within a mile of Sonning Common amenities

Attractive, individual brand new three bedroom detached home, built to a high standard & offering high energy efficiency, set in a sought after village. EPC: B

Accommodation includes; entrance hall, cloakroom, 12ft sitting room, 23ft kitchen/ breakfast room with integrated Bosch appliances & quartz worksurfaces, bedroom 1 with ensuite shower room, two further bedrooms & family bathroom.

Noteworthy features include; PVCu double glazing, gas fired central heating with underfloor heating, fully tiled bathroom suites, off road parking, 10 year building warranty.

To The Front Of The Property brick paved driveway provides off road parking for 2 cars, small lawned area, post & rail fence, outside light, paved path leads to covered oak porch and continues round to the side, with paved patio, post & rail fence, laurel hedge, further lawned area, continues to gravelled area at the rear.

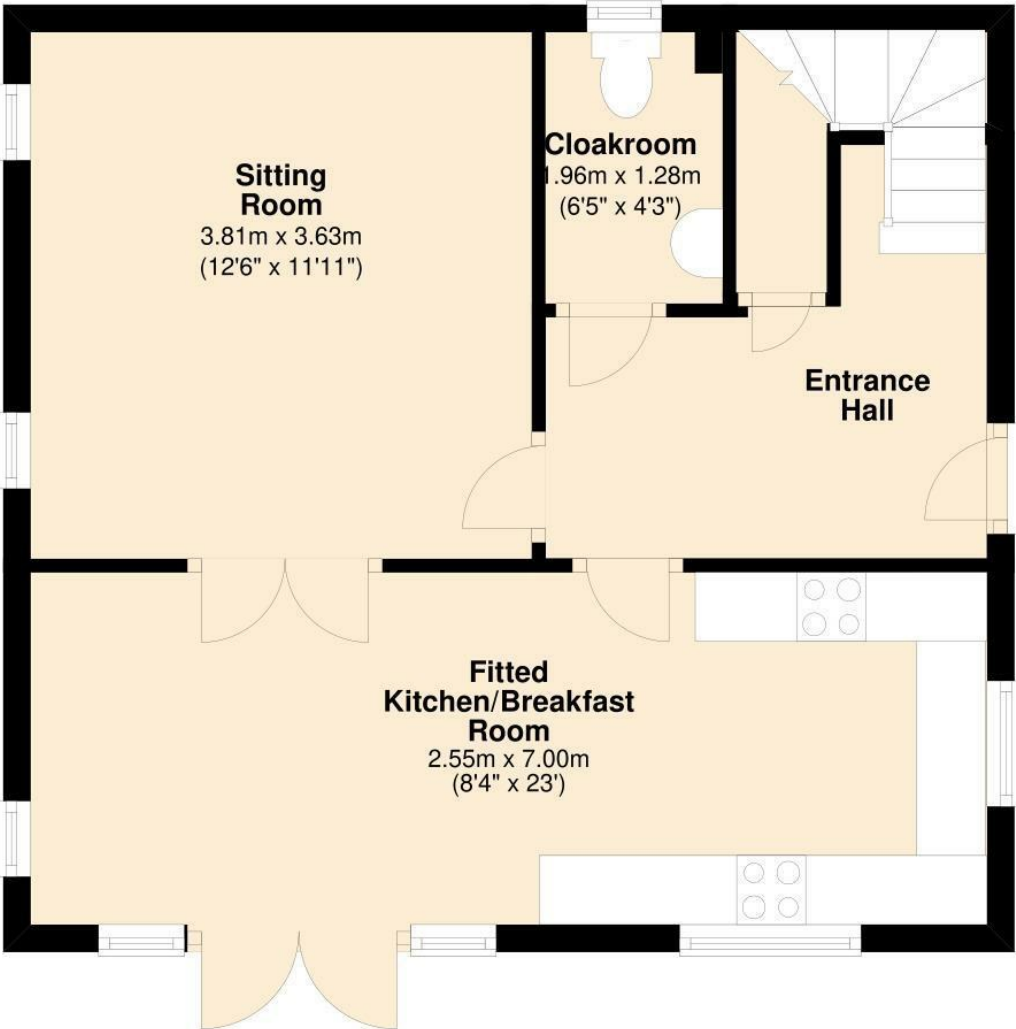
Total Floor Area: 90m<sup>2</sup> (960sqft)

Council Tax Band: tbc (£)

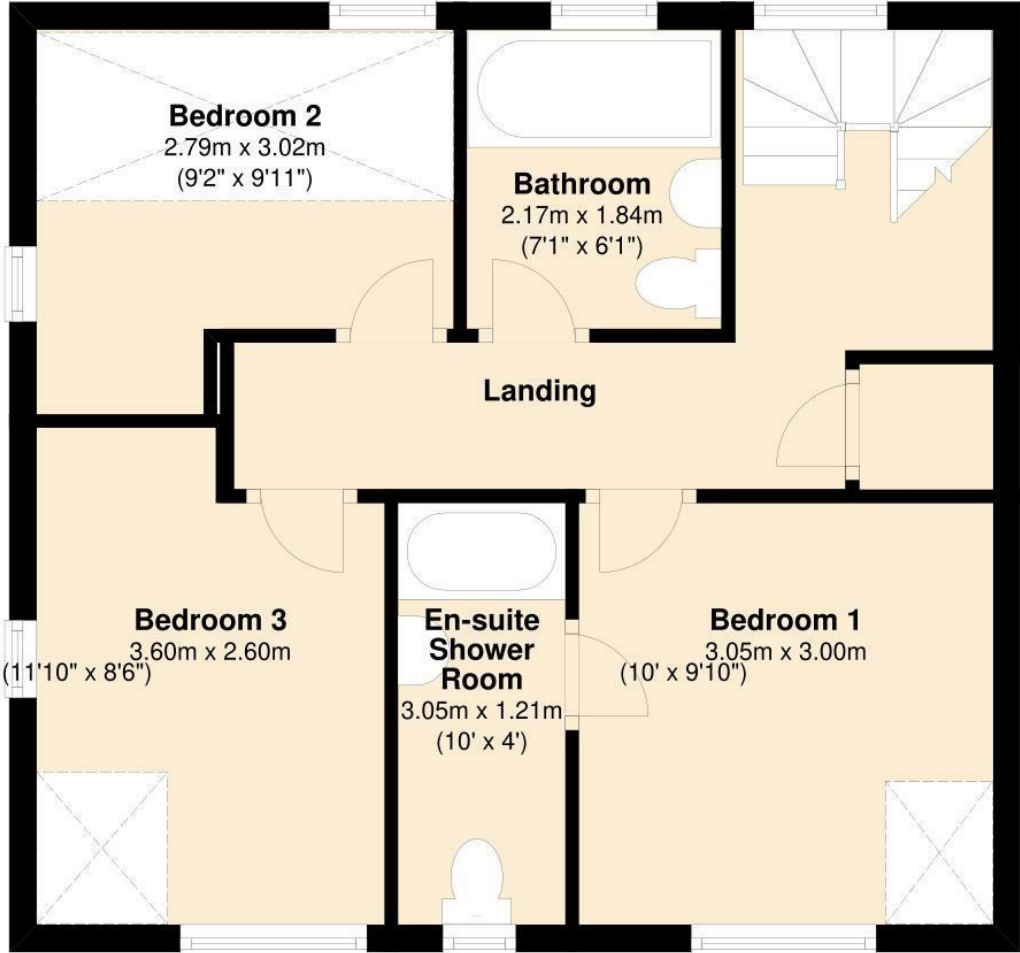
Services: Mains gas, electricity, water & shared private drainage.

Gallowstree Common is a small rural hamlet about 6 miles equidistant from Henley-On-Thames and Reading, with their excellent range of schooling, shopping and recreational facilities. London Paddington is less than 30 minutes from Reading Railway Station and there is easy access 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. Gallowstree Common is in the catchment area for Kidmore End Church of England Primary School. The village of Sonning Common is less than 1 ½ miles away and is well served with shops & amenities.

### Ground Floor



### First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</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 office in Peppard Road proceed right and take the right hand turning at the crossroads into Wood Lane, continue and at the sharp bend turn right into Reads Lane, proceed to Gallowstree Common. At the T- junction turn left into Horsepond Road, whereupon the property can be found on the right.

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.

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