



2 Gable Cottages, Reades Lane, Gallowstree Common,
S Oxon, RG4 9DS

£895,000

Beville
ESTATE AGENCY

- Beautiful cottage
- Brimming with character
- Easy access to Reading & Henley
- Sought after village location
- Private secluded gardens
- No onward chain
- Four bedrooms
- Two outbuildings

Attractive four bedroom semi detached Victorian family home, sympathetically extended and offering charm & character, presented in good order with further potential, subject to usual consents. EPC: C

Accommodation includes; recess porch, living room with log burner, 17ft kitchen/ breakfast room, 21ft triple aspect sitting room with double glazed bi-fold doors to the rear & open fireplace, study with fitted cupboards & bookcases. Staircase leads to first floor landing, dual aspect bedroom 1 with generous ensuite shower room, three further double bedrooms and family bathroom.

Noteworthy features include; aluminium double glazed windows, gas fired central heating, log burner & open fire place, stripped wooden floorboards, solid wood doors with cast iron latches, garage, ample off road parking and established gardens with outbuilding.

Outside

Double wooden five bar gates gives access to gravel drive with granite edging, leading to garage at the rear, providing ample off road parking, fully enclosed with mature hedging, garden laid mainly to lawn. Garage & outbuilding.

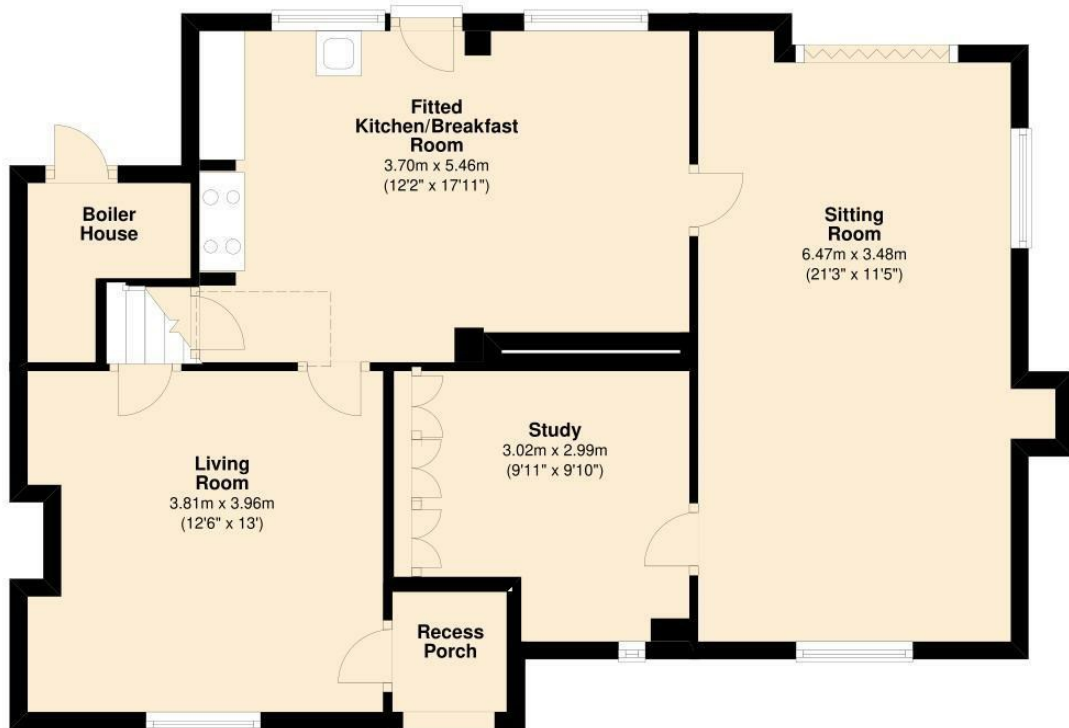
Total Floor Area (including garage): 134m² (1445sqft) - Outbuilding 11.3m²

Council Tax: Band E (£2682)

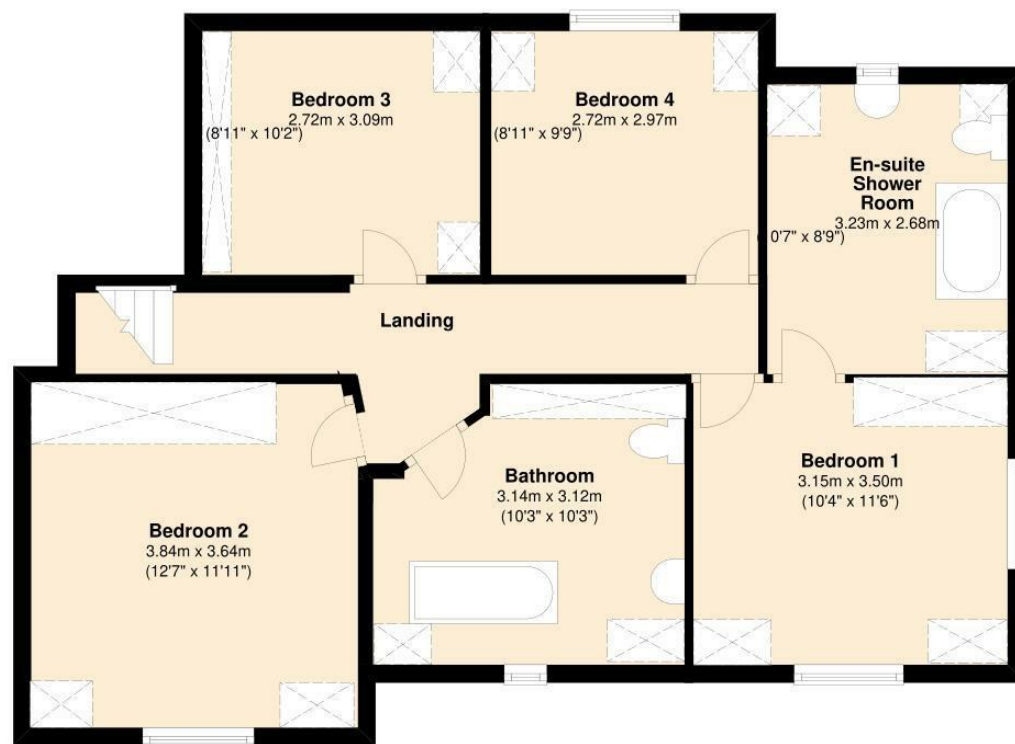
Services: Mains gas, electricity, water, private drainage.

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, including; Health Centre, Dental Surgery, Veterinary Surgery and a range of shops providing day to day needs. Schooling at both Primary and Secondary levels.


Ground Floor



First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 whereupon the property will be found on the right 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.

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