



42 Chestnut Gardens, Peppard Road, Sonning Common,
South Oxon, RG4 9SU

£370,000

Beville
ESTATE AGENCY

- Ground floor apartment
- 16ft sitting room
- Easy access to bus stop
- Share of freehold
- Two bedrooms
- Private and secluded development of just six apartments
- Delightful, established and matured grounds
- Separate garage in a block
- Walking distance to village centre
- No onward chain

Spacious, well presented two bedroom ground floor apartment set within a luxury development of six individual units, occupying established, well maintained grounds with ample parking & garage. EPC: C

Accommodation includes; entrance hall, fitted kitchen/ breakfast room, sitting room with glazed double door to garden, two double bedrooms and shower room.

Noteworthy features include; communal entrance with intercom, double glazed leaded windows, gas fired central heating with Megaflo pressurised system, ample built in cupboards and garage (in block) with light, power and storage. The property is sold with no onward chain.

OUTSIDE

Chestnut Gardens is entered via sweeping tarmac drive with residents and visitor parking leading to the garages at the rear. Well maintained secluded gardens, laid mainly to lawn, enclosed with mature hedging, flower and shrub beds, mature trees. To the rear of the property is a paved patio with path leading to GARAGE BLOCK. GARAGE Electric remote controlled up and over door, light and power, eaves storage.

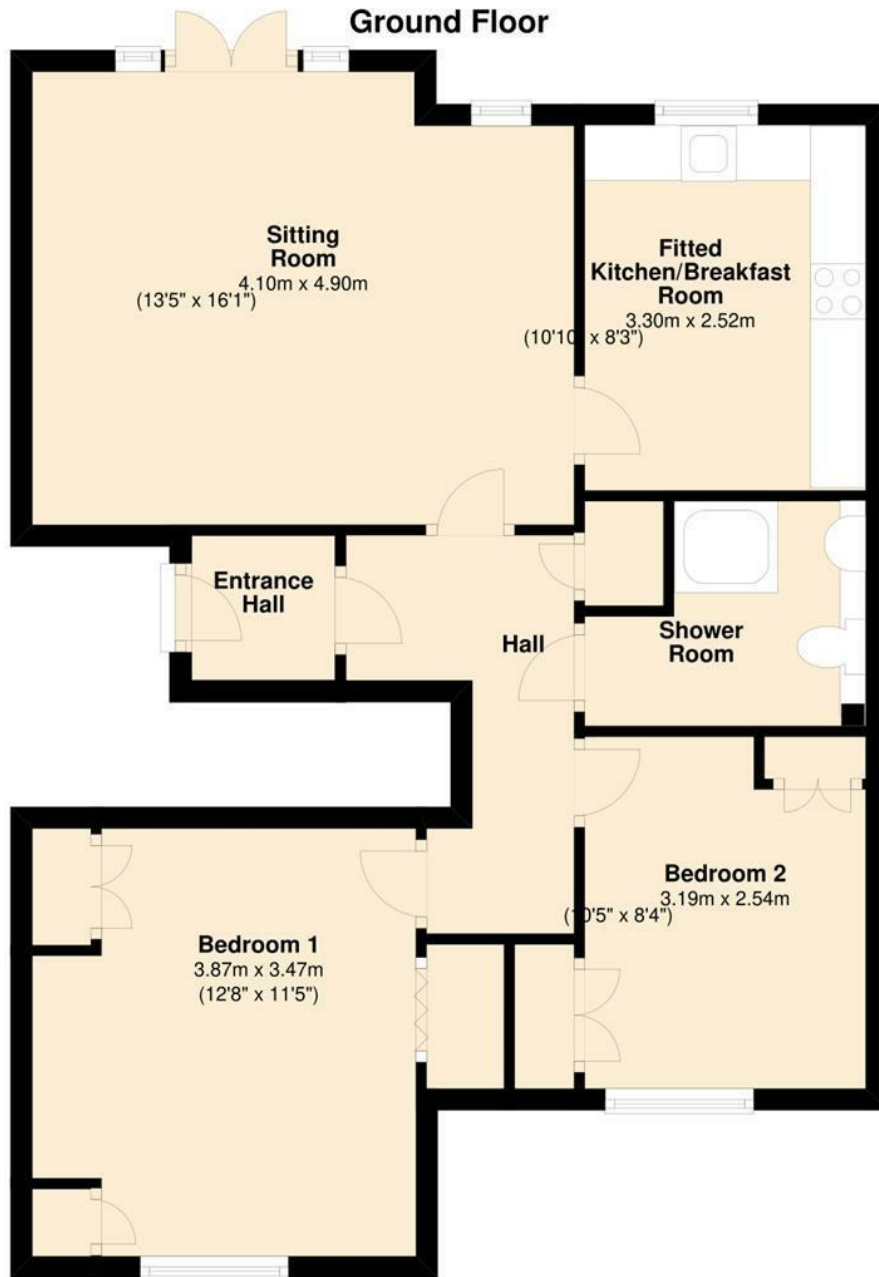
Chestnut Gardens is situated off Peppard Road, an established road, within easy walking of the centre. Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities including; Health Centre, Dental Surgery, Veterinary Surgery and a range of shops providing day to day needs. The village offers 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.

Total Floor Area Approx. 680sqft (63m²)


Services: Mains gas, electricity, water & drainage

Council Tax Band: D (£2240)

Monthly Maintenance Charge: £208.00





| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 76 |
| (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 offices in Peppard Road turn right and continue for approx. 100yrd, 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.