



20 Hemphill Place, Kennylands Road, Sonning Common,
South Oxfordshire, RG4 9JT

£475,000

Beville
ESTATE AGENCY

- EPC: A
- No onward chain
- Fitted kitchen with integral appliances
- Fitted blinds and curtains
- 9 years remaining on NHBC warranty
- Built to a high standard with high quality fixtures and fittings
- Close to bus stop
- Two bedrooms, two bathrooms
- Backing onto open countryside
- Easy access of Reading

1 year old, two bedroom, two bathroom semi-detached home presented in immaculate order set in a select development in a sought after location, backing onto open countryside. EPC: A

Accommodation includes: Entrance hall with downstairs WC. Fitted kitchen with shaker style cupboards, silestone worktops, gas hob, integrated oven, microwave and full height fridge freezer. There is a further washing machine and dishwasher. The entrance hall leads into sitting 17' x 15' sitting room with French doors onto garden. The first floor comprises bedroom one with en-suite shower room further double bedroom and family bathroom. The bathrooms consist of luxury Minoli tiles, chrome heated towel rails.

Noteworthy features: PVCu double glazing, underfloor heating throughout the ground floor, EV charger, solar panels, 9 years left of NHBC warranty, ample built in cupboards, fitted curtains and blinds, water softener, garden shed.

To the front of the property is a block paved driveway providing parking for two vehicles, covered entrance porch, flower and shrub bed, outside light, gated side access leads to:

The rear of the property where there is a sunny aspect garden backing onto open fields. Paved patio, outside tap, garden laid to lawn, timber shed and fully enclosed with close board timber fencing and post and rail fencing.

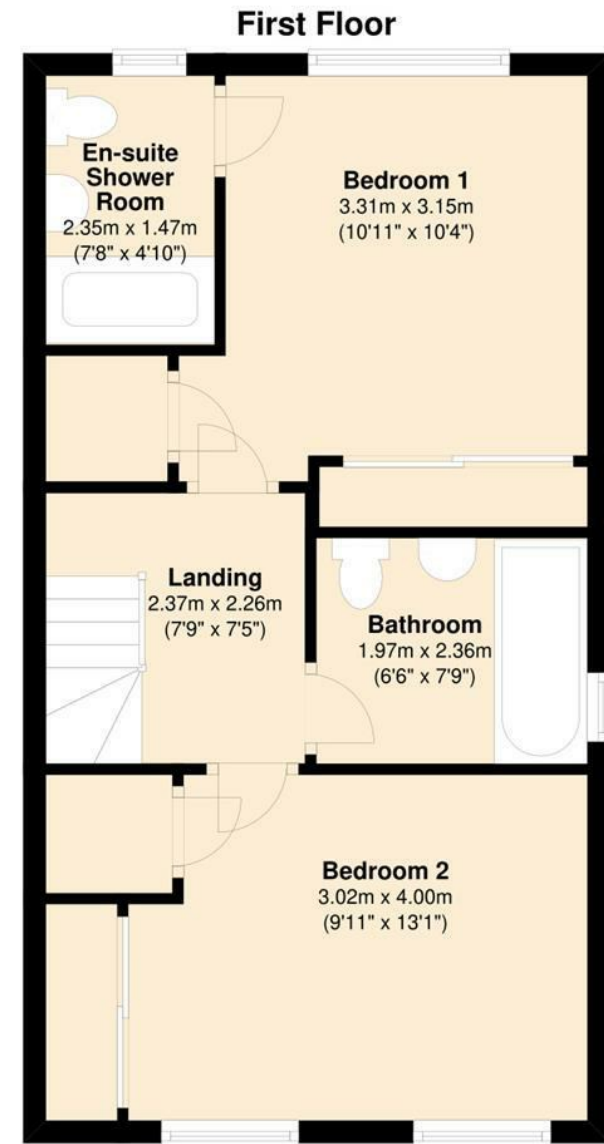
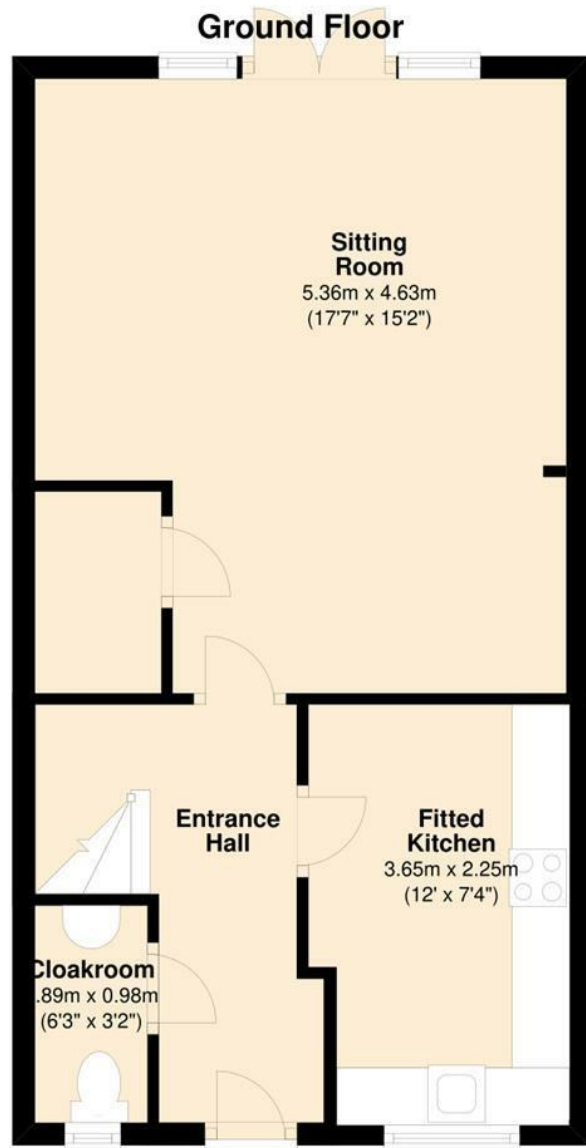
Countil Tax Band: D (£2393.26) Total floor area: 82m2 (1229sqft)

Services: Mains gas, electricity, water & drainage.


Estimated annual estate charge: £495 p/a (includes street lighting, road and footpath maintenance, landscape maintenance).

Hemphill Place is small select development built in 2022 by local respected builders, Shanly Homes set in landscaped grounds backing onto open countryside.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	94
(81-91) B		
(69-80) C		
(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, 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, continue for approximately 1/2 mile, the development is 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.