



57a, Wood Lane, Sonning Common,  
South Oxfordshire, RG4 9SJ

£995,000

Beville  
ESTATE AGENCY

- Built by the current owner and offered to the market for the first time
- Four bedrooms
- Ample off road parking
- Further potential subject to usual consents
- Well established 0.5 acre private and sunny plot
- Good energy efficiency with PV solar panels
- 20ft wrap around conservatory
- Double garage
- Easy walking distance to village amenities
- 20ft sitting room

Spacious four bedroom detached family home, set within a private & established 0.5 acre plot, situated in the heart of this sought after village. EPC: C

Accommodation includes; entrance hall, study, family room, 16ft fitted kitchen with granite worksurface, 10ft utility room, cloakroom, 20ft x 14ft sitting room opening into 20ft wraparound conservatory. From the hall the staircase leads to first floor landing, built in siring cupboard, 17ft bedroom 1 with comprehensive range of fitted wardrobes and four piece en-suite with corner bath & tiled shower unit, 14ft bedroom 2 with Juliet balcony, two further double bedrooms and family bathroom.

Built by the current owner and offered to the market for the first time, noteworthy features include: PVCu double glazing, gas fired central heating, fitted alarm with motion sensor camera, ample built in cupboards, ample off road parking, garage, 0.5 approx acre established plot, easy walking distance to amenities. There is further potential subject to usual consents.

To the front of the property is a block paved driveway, leads to double garage, providing ample off road parking, mature hedging, flower and shrub beds, lawned area. Side gate leads to:

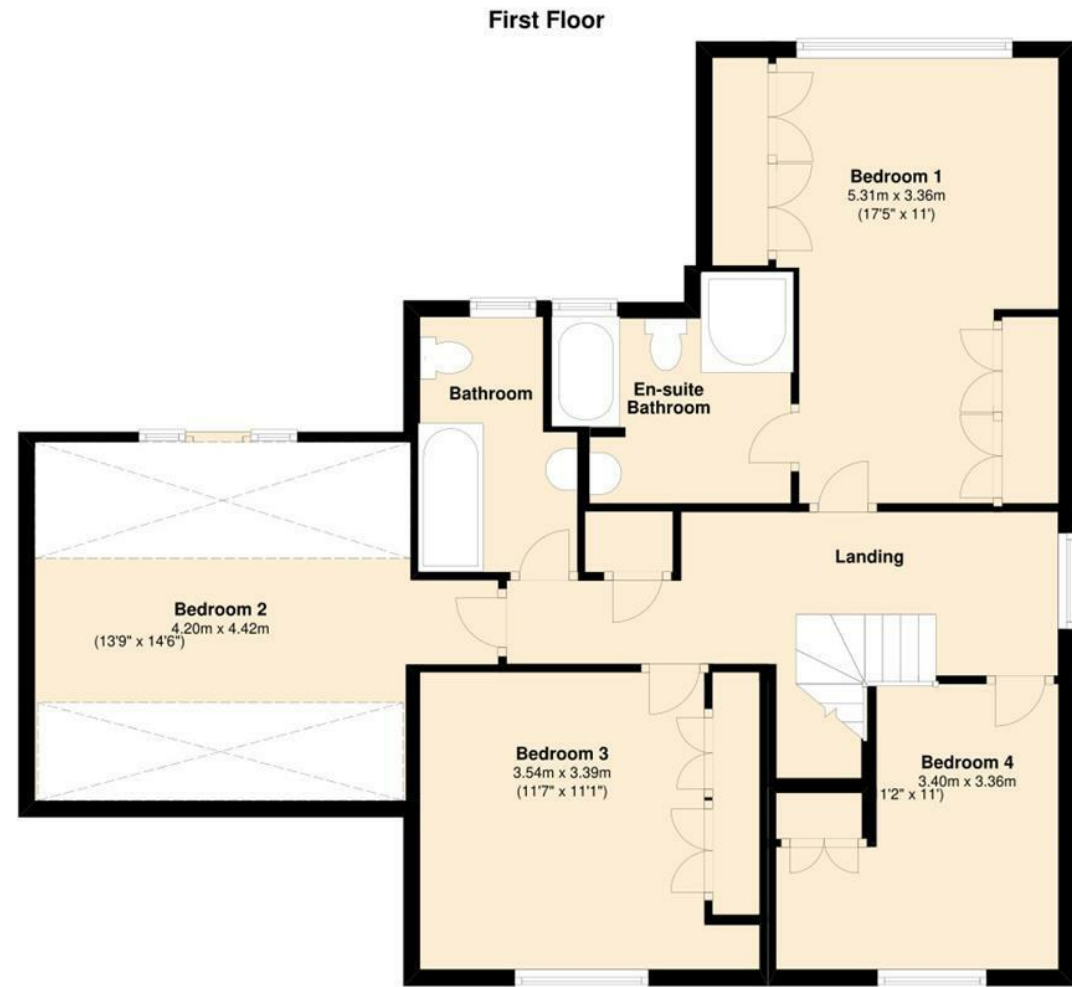
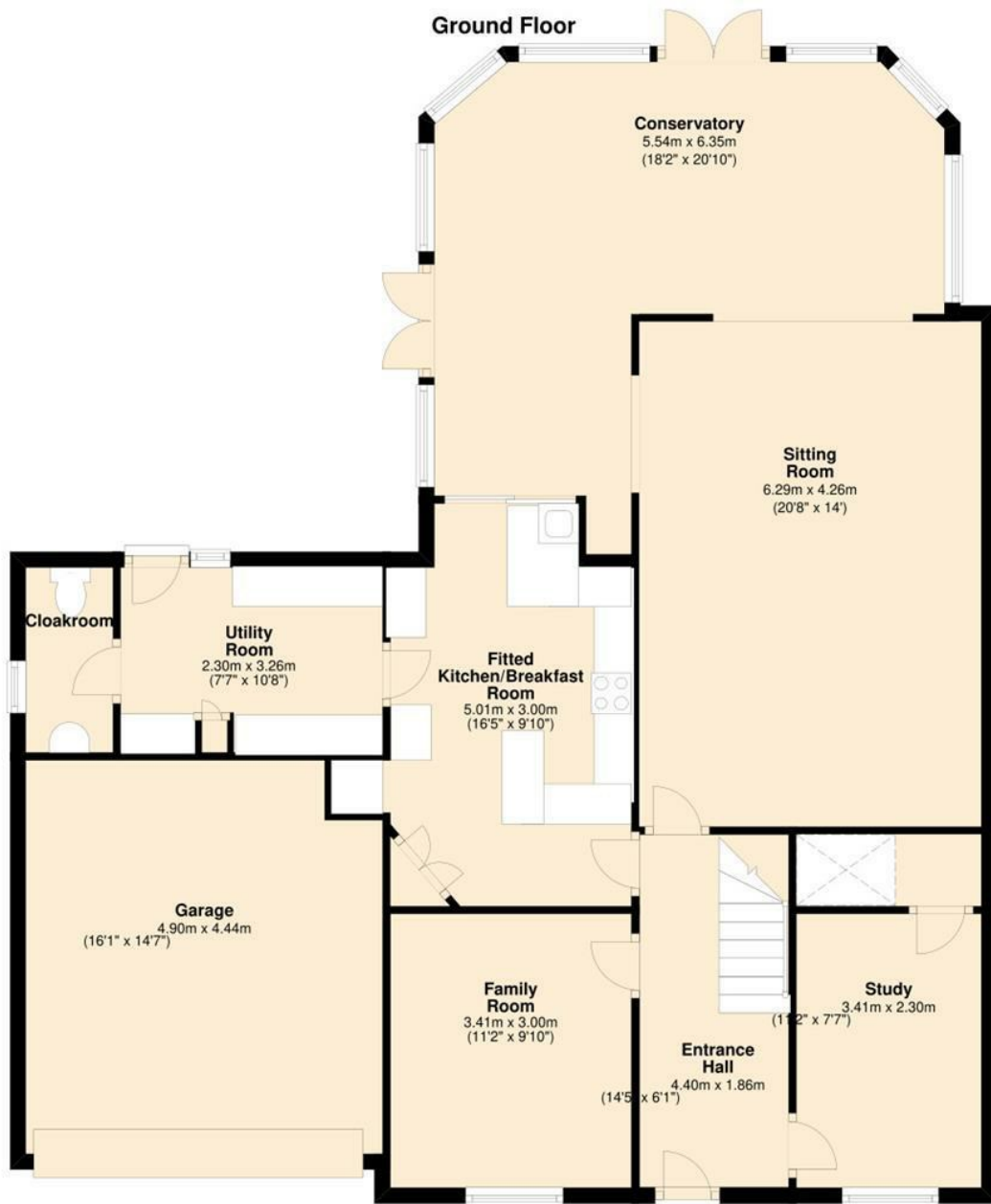
The rear of the property you will find a fantastic, well established, L shaped private and sunny 0.5 acre plot. It begins with a wide paved patio, with paved path. Large lawned area surrounded with mature shrubs, established trees and flower beds. There is a designated area for growing fruit and vegetables. There are two sheds and a greenhouse.

Total Floor Area (including garage): 211m<sup>2</sup> (2274sqft)

Council Tax: G (£3928)

Services: Mains electricity, water & drainage.

Wood Lane is situated in the heart of the village. 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.




28 Peppard Road, Sonning Common, South Oxfordshire, RG4 9SU

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Directions

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.