



42, Kennylands Road, Sonning Common,
S Oxon, RG4 9JT

£1,150,000

Beville
ESTATE AGENCY

- Presented in immaculate order
- 33ft Fitted kitchen/ breakfast/ living room
- Highly sought after road within easy reach of village centre
- Approx. 2500sqft/ 235m2
- Detached 5 bedroom residence
- 0.2 acre south west facing, private plot. Approx 120ft rear garden
- Easy access to Reading & Henley
- Four bathrooms
- Views over countryside
- 19ft Conservatory

Extended, spacious five bedroom detached family home, presented in immaculate order, within an established & private 0.2 acre plot, set in a highly sought after road within easy reach of the village centre. EPC: C

Accommodation includes: Spacious, light and airy entrance vestibule, cloakroom, boot room, 17ft sitting room with open fire, superb 33ft fitted kitchen/ breakfast/ living room with integral appliances, opening into dining room with a step down into further living area overlooking the garden, utility room with external door, 19ft conservatory. From the entrance vestibule the staircase leads to first floor landing. The first floor comprises of bedroom 1 with vaulted ceiling and en-suite shower room & dressing area with comprehensive fitted wardrobes, three further bedrooms and two bathrooms. There are stairs leading to the second floor with 21ft guest bedroom 2 with fabulous views and further en-suite shower room

The current owners, who have called this spacious family home their own for twenty three years have maintained and modernised it to an excellent standard, with high quality fixtures & fittings. As a result, the entire living space benefits from natural light and comfortable living.

Noteworthy features include: Gas fired central heating, uPVC double glazing, ample built in cupboards, ample off road parking, brick built shed, established, private, sunny aspect rear garden, stones throw from a bus stop, 0.5 miles from the village centre.

To the front of the property is a gravel driveway providing ample parking, fully enclosed with timber fencing and mature hedging. There is gated side access to:

The rear of the property is a delightful south west facing 0.2 acre garden, approx 120ft in length. Paved terrace with inset lighting, garden laid mainly to lawn, fully enclosed with timber fencing & mature hedging, mature shrubs & trees.

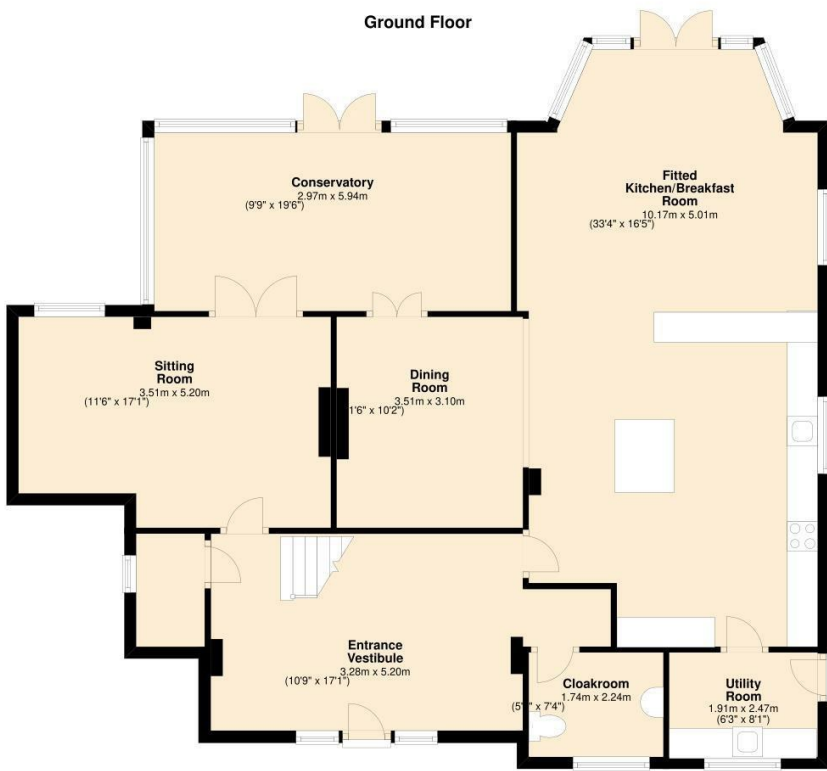
Total Floor Area: 235m2 (2528sqft)

Council Tax: Band F (£3404)

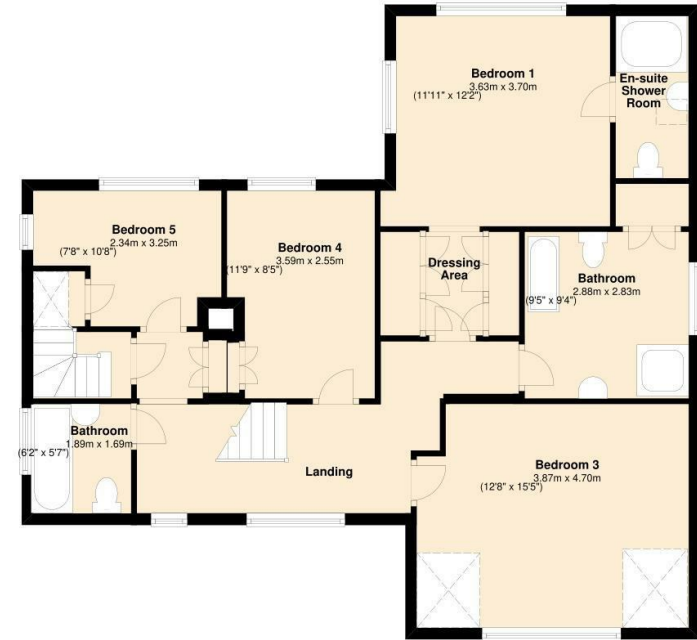
Services: Mains gas, electricity, water & drainage.

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.

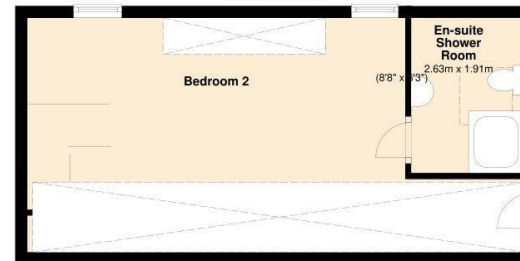
Ground Floor




First Floor



Second Floor





| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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 300 yards, 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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