



Stone Cottage, The Hamlet, Gallowstree Common,
S Oxon, RG4 9BU

£500,000

Beville
ESTATE AGENCY

- On-street parking on a quiet country lane
- Timber summer house
- Stones throw from woodland
- 20ft Sitting Room
- Three bedrooms
- Private and secluded sunny aspect garden
- Sought after location "The Hamlet"

Individual detached bungalow presented in good order, set within a delightful, private & secluded plot, situated in the quiet, sought after location of 'The Hamlet'. EPC: D

Accommodation includes; entrance hall, fitted kitchen/ breakfast room, dining room with double doors to the rear & door to bedroom 3, bathroom, bedroom 2, 20ft sitting room with door to bedroom 1.

Noteworthy features include; gas fired central heating with condensing boiler, uPVC double glazing & fascias.

Outside

Paved path leads to front entrance, greenhouse, flowers & shrubs, pedestrian timber gate gives access to a delightful, private & secluded gardens. Paved path continues to property, garden laid mainly to lawn, well stocked flower & shrub beds. Paved terrace with stone retaining wall with trellis & climbing rose. Substantial timber shed (light & power), outside tap, step leads to vegetable & soft fruit garden

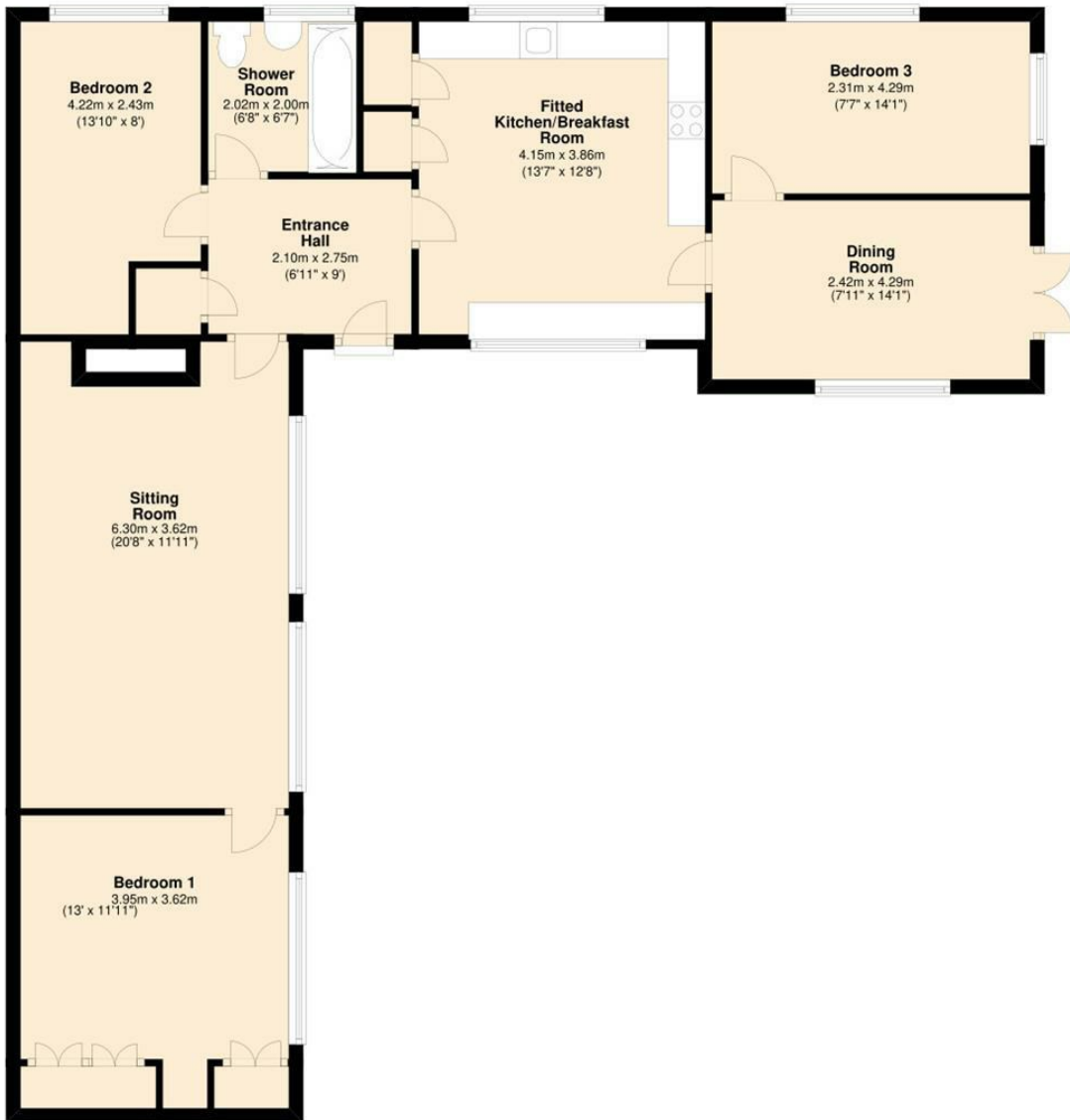
Total Floor Area: 94m² (1010sqft)

Council Tax: Band F

Services: Mains gas, electricity, water & septic tank 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 and good Schooling at both Primary and Secondary levels.

Ground Floor

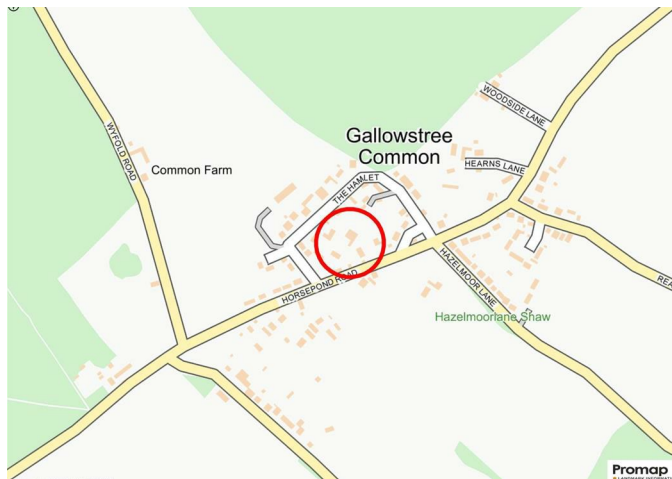
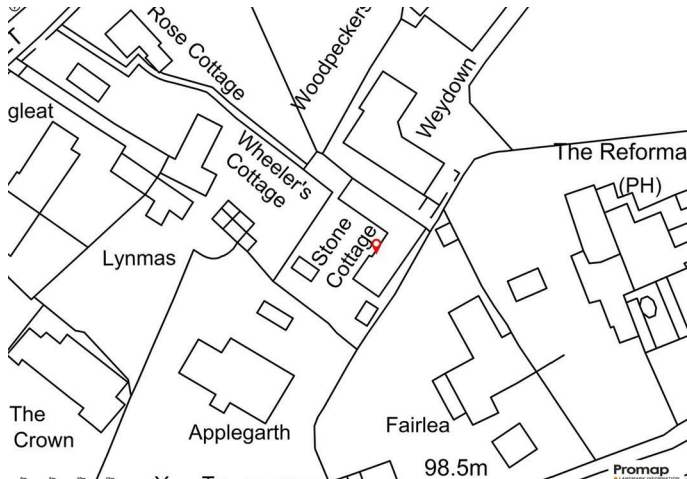


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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.