



9, Carling Road, Sonning Common,  
South Oxon, RG4 9TG

£685,000

Beville  
ESTATE AGENCY



- Spacious family home
- Private rear garden
- 18ft principal bedroom
- Quiet sought after cul-de-sac
- Garage
- First time on the market since new in 1964
- No onward chain
- Ample off road parking
- 21ft triple aspect dining room
- Easy access to Reading and Henley

Extended, spacious detached family home, offering flexible accommodation, situated in a sought after, quiet, no through road, on the edge of the village. EPC: C

Accommodation includes: Entrance hall, cloakroom, family room, 21ft triple aspect dining room, 19ft sitting room, 14ft fitted kitchen/ breakfast room with larder, enclosed rear porch. The first floor comprises 16ft bedroom 1, double bedroom 2 with door to additional bedroom, further bedroom & shower room.

Noteworthy features include; gas fired central heating, PVCu double glazing, PVCu fascias & soffits, ample off road parking, ample off road parking, store, There is further potential to extend subject to usual consents. The property is sold with no onward chain.

To the front of the property concrete drive provides off road parking, outside light, garden laid to lawn, mature beech hedging, flower & shrub beds, gated side access to:

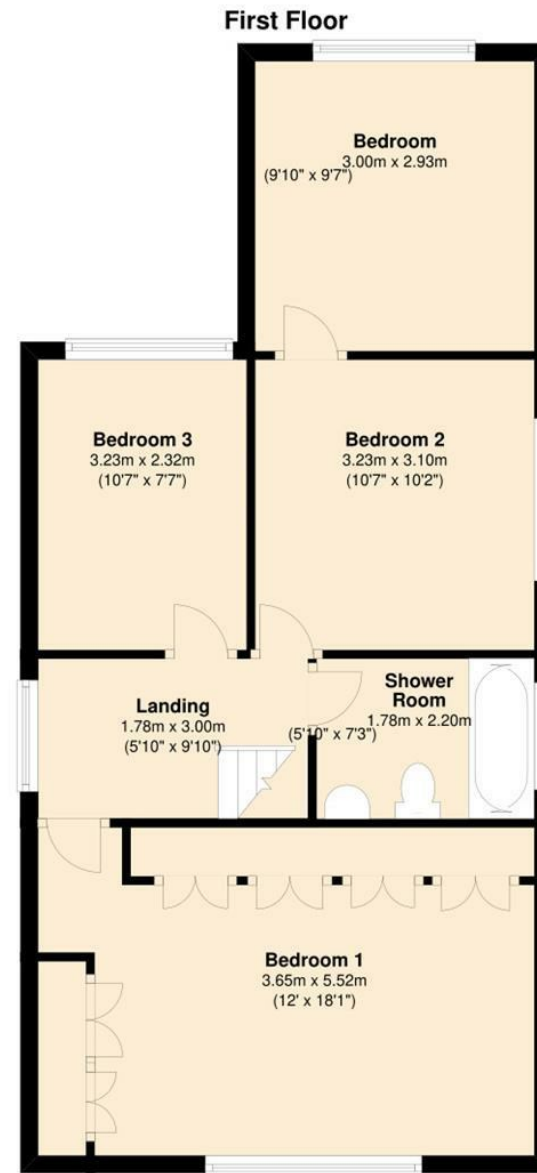
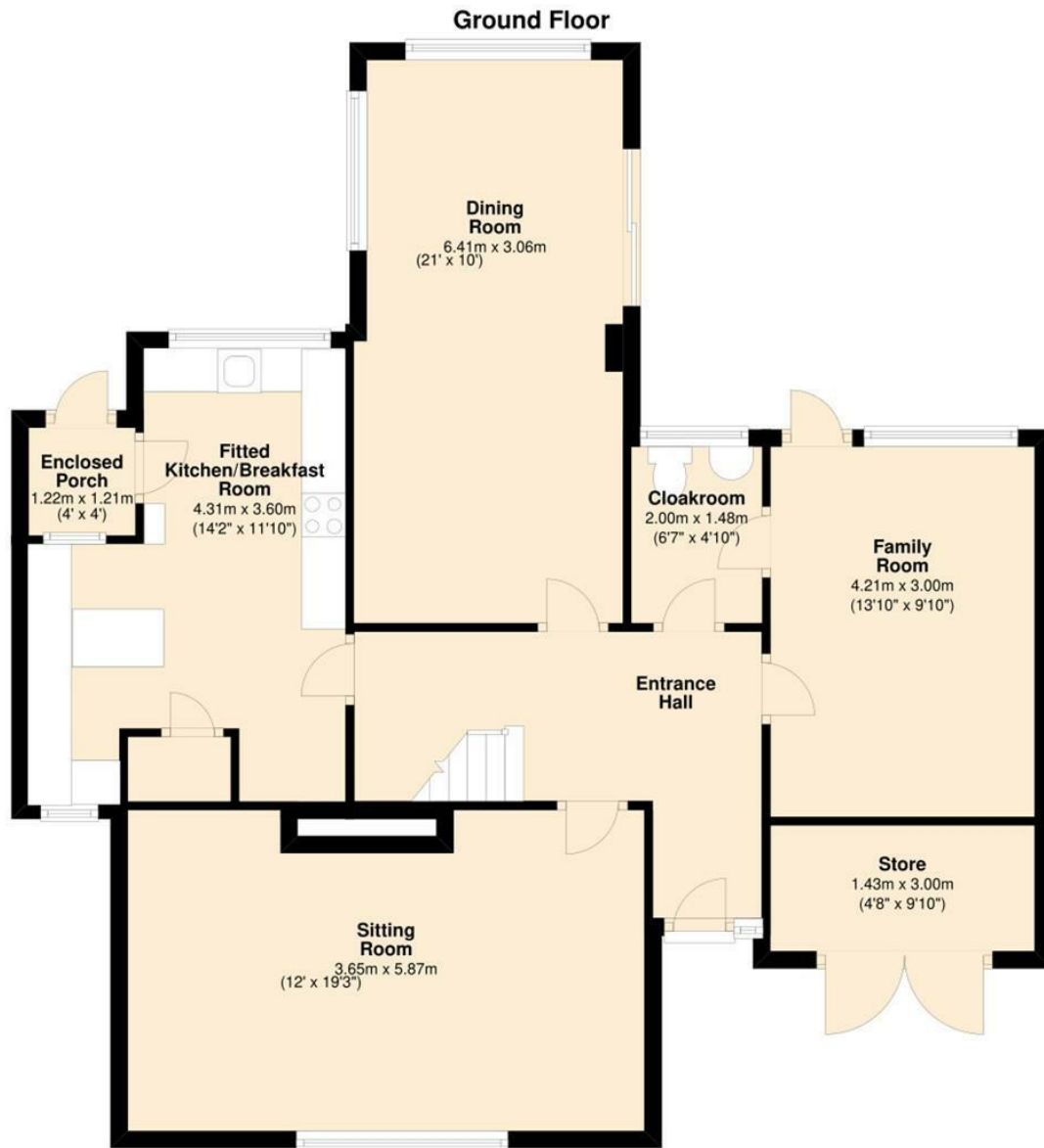
To the rear of the property is an established garden. Paved patio, outside tap, timber shed, fully enclosed with close board timber fencing & mature hedging, flower & shrub bed.

Total Floor Area (including store): Approx. 142m<sup>2</sup> (1528sqft)


Council Tax Band: F (£2939.00)

Services: Mains gas, electricity, water & drainage.

Carling Road is a no through road on the edge of the village adjoining protected woodland. 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	81
(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.