



4, Old Copse Gardens, Sonning Common,  
S Oxon, RG4 9TH

£675,000

Beville  
ESTATE AGENCY

- 16ft Fitted kitchen
- Ground floor shower room
- No onward chain
- Sitting room
- Carport & garage
- Sunny aspect rear garden
- 18ft Dual aspect dining room
- Ample built in cupboards
- Further scope for enlargement subject to usual consents

Four bedroom detached family home, occupying an elevated position with private, south westerly facing garden, set in a quiet cul de sac, on the edge of the village.  
EPC: D

Accommodation includes; enclosed porch, entrance hall, 13ftx 13ft sitting room, 16ft fitted kitchen/ breakfast room, 18ft dual aspect dining room, ground floor shower room & rear porch. From the hall the turning staircase with cupboard under, leads to first floor landing, bedroom 1 with built in cupboards, three further bedrooms & bathroom.

Noteworthy features include; PVCu double glazed windows & fascias, gas fired central heating, ample built in cupboards, ample off road parking, carport & detached garage. The property is sold no onward chain.

To The Front Of The Property concrete drive leads via carport to garage, providing ample off road parking, metal hand rail, garden laid to lawn, raised shrub beds, rose bed, mature hedging, outside light, outside tap, gated side access to:

To The Rear Of The Property is a secluded, sunny aspect garden. Paved patio with slate retaining wall, flower & shrub beds, further raised tiled area, steps lead upto lawned area, fully enclosed with mature hedging & timber fencing, mature shrubs.

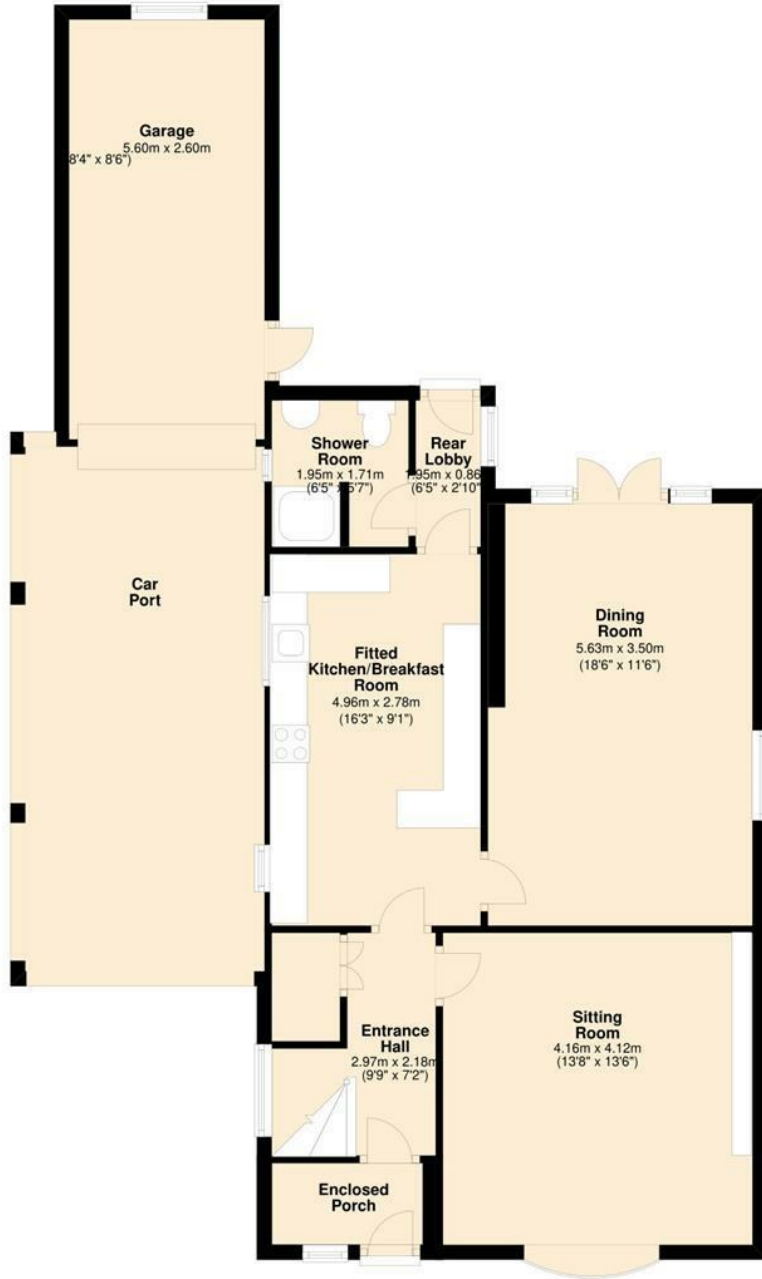
Total Floor Area: 128m<sup>2</sup> (1372sqft)

Council Tax: Band ? (£)

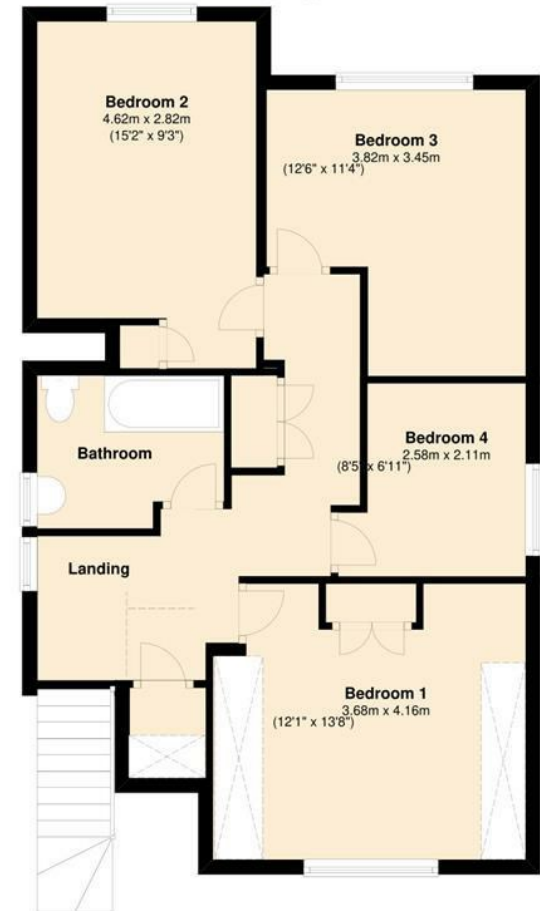
Services: Mains gas, electricity, water & drainage.

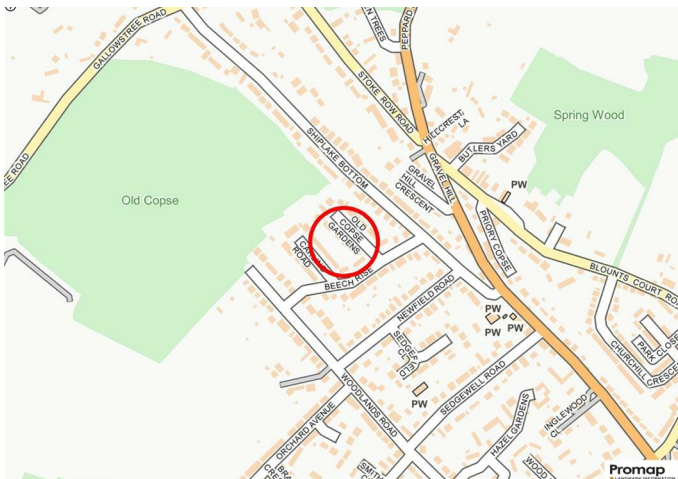
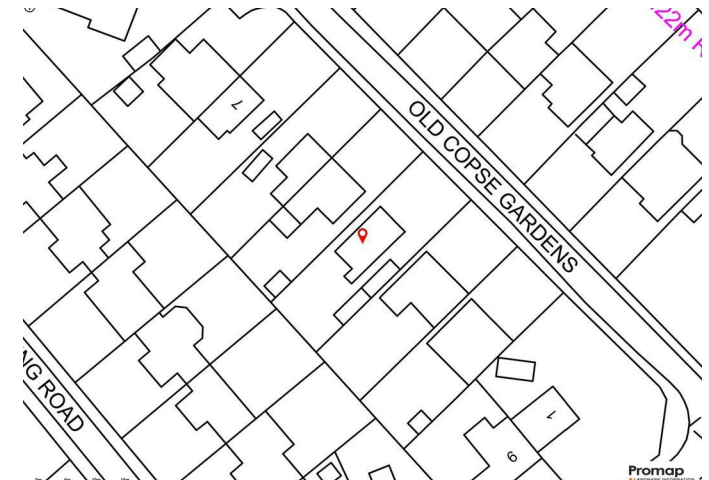
Old Copse Gardens is situated on the fringes of the village, close to woodland walks, yet within easy walking of the village centre. Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities 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**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Directions

From our offices in Peppard Road, turn left and take the second turning left into Shiplake Bottom. Take the second turning on the left into Beech Rise, turning right into Old Copse Gardens, whereupon the property is on the left.

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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