



10, Sedgfield Close, Sonning Common,  
S Oxon, RG4 9TS

£899,950

Beville  
ESTATE AGENCY

- Quiet cul-de-sac location
- Detached family home
- South Westerly facing gardens
- Walking distance to village centre
- Exceptional ground floor accommodation
- Immaculately presented
- Four bedrooms
- 26ft open plan kitchen/living room
- Easy access to Reading and Henley

Four bedroom detached family home set in a highly regarded cul-de-sac, presented in excellent order, comprehensively improved and redecorated throughout and benefitting from secluded south westerly facing gardens. EPC: tbc

Accommodation includes; enclosed porch, entrance hall, cloakroom, 20ft sitting room with open fire & double glazed double doors to the rear. Family room, study, 26ft fitted kitchen/ breakfast/ living room with integrated appliances, island unit & double glazed bi-fold doors to rear, utility room. From the entrance hall, the staircase leads to first floor landing, bedroom 1 with fitted wardrobes & ensuite bathroom, three further double bedrooms & family bathroom.

Noteworthy features include; PVCu double glazed windows, gas fired central heating, ample built in cupboards, ample off road parking, boiling water tap, wine fridge & single garage.

To The Front Of The Property brick paved drive provides ample off road parking, further gravelled area & mature hedging, outside light, power for electric car charging point, pedestrian side access to:

To The Rear Of The Property is a secluded, sunny aspect recently landscaped garden. Extensive paved terrace with slate retaining wall, outside light, outside tap, steps to garden laid mainly to lawn area, mature shrubs.

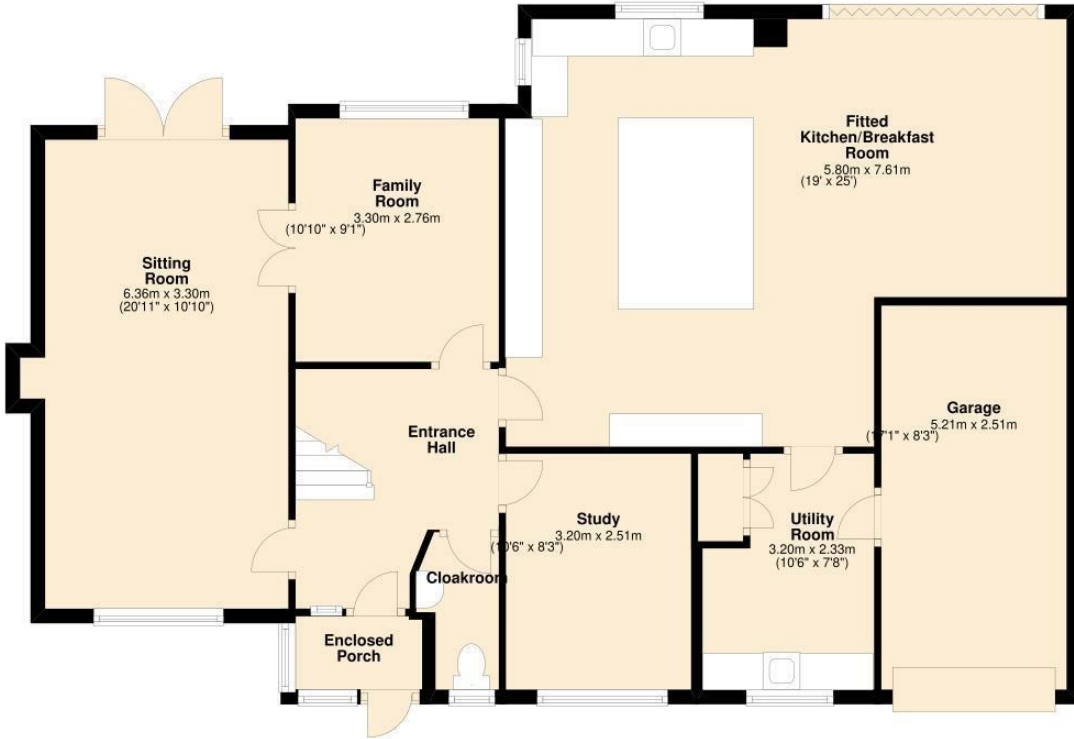
Total Floor Area including garage: Approx. 157m<sup>2</sup>. (1693sqft)

Council Tax: Band F (£3236.00)

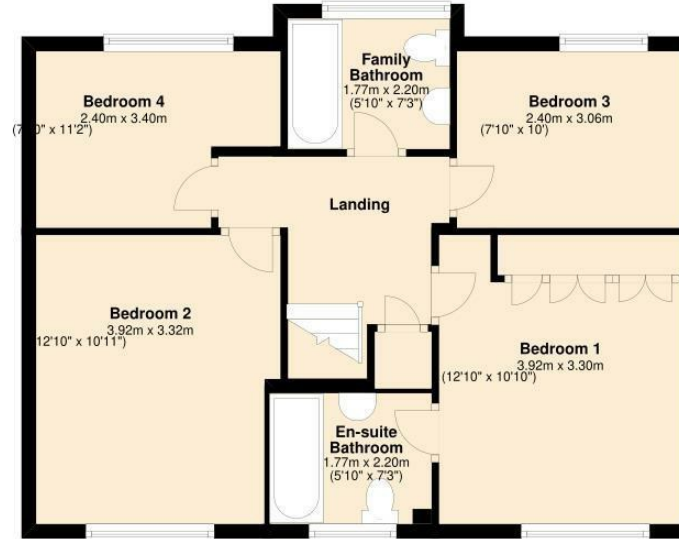
Services: Mains gas, electricity, water & drainage.

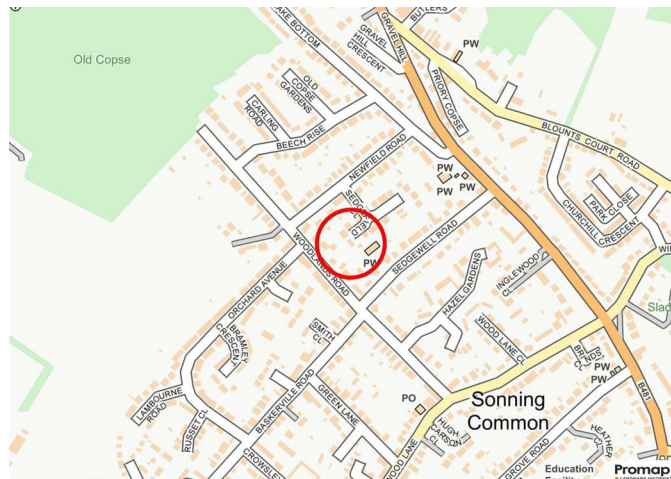
Sedgefield Close is a small cul-de-sac, situated close to woodland walks, yet within easy walking of the village centre. Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities including; 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>		
(69-80) <b>C</b>		
(55-68) <b>D</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 first left into Siplake Bottom, turn left into Newfield Road, proceed for 100 yards and turn left into Sedgfield Close, 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.

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

0118 9242526

www.beville.co.uk

info@beville.co.uk