



9, Widmore Lane, Sonning Common,
S Oxon, RG4 9RR

£550,000

Beville
ESTATE AGENCY

- Detached property
- Walking distance to amenities
- Further potential subject to usual consents
- Garage
- Energy efficient boiler installed in 2017
- Close to countryside
- Beautifully landscaped tiered garden
- 13 minutes to Reading station

An extended link detached family home presented in good order, offering flexible accommodation, with beautifully landscaped rear garden, situated in a sought-after location close to countryside. EPC: tbc

Accommodation includes: entrance hall with downstairs cloakroom, 24ft living/dining room with parquet flooring and log burner, fitted kitchen overlooking garden, family room/ bedroom 4 with patio doors to rear garden. The first floor comprises landing, three double bedrooms and a family bathroom.

Noteworthy features include: gas fired central heating, boiler replaced in 2017, garage roof and rear extension roof replaced in 2021, uPVC double glazing, within easy walking distance of all amenities and facilities.

To the front of the property the driveway leads to the garage and provides off road parking. The remaining garden is laid with gravel for low maintenance and a range of shrubs, outside light.

To the rear of the property there is a beautifully landscaped enclosed three-tiered garden. Large paved patio area with brick built retaining wall. Steps lead to a second tier lawned area, with a large flower and shrub bed. Further steps lead up to a “wild” third tier with a seating area for all day sun.

There is also a garage to the property which measures 16ft x 9ft, barn style doors, personal rear entrance door, window, light and power.

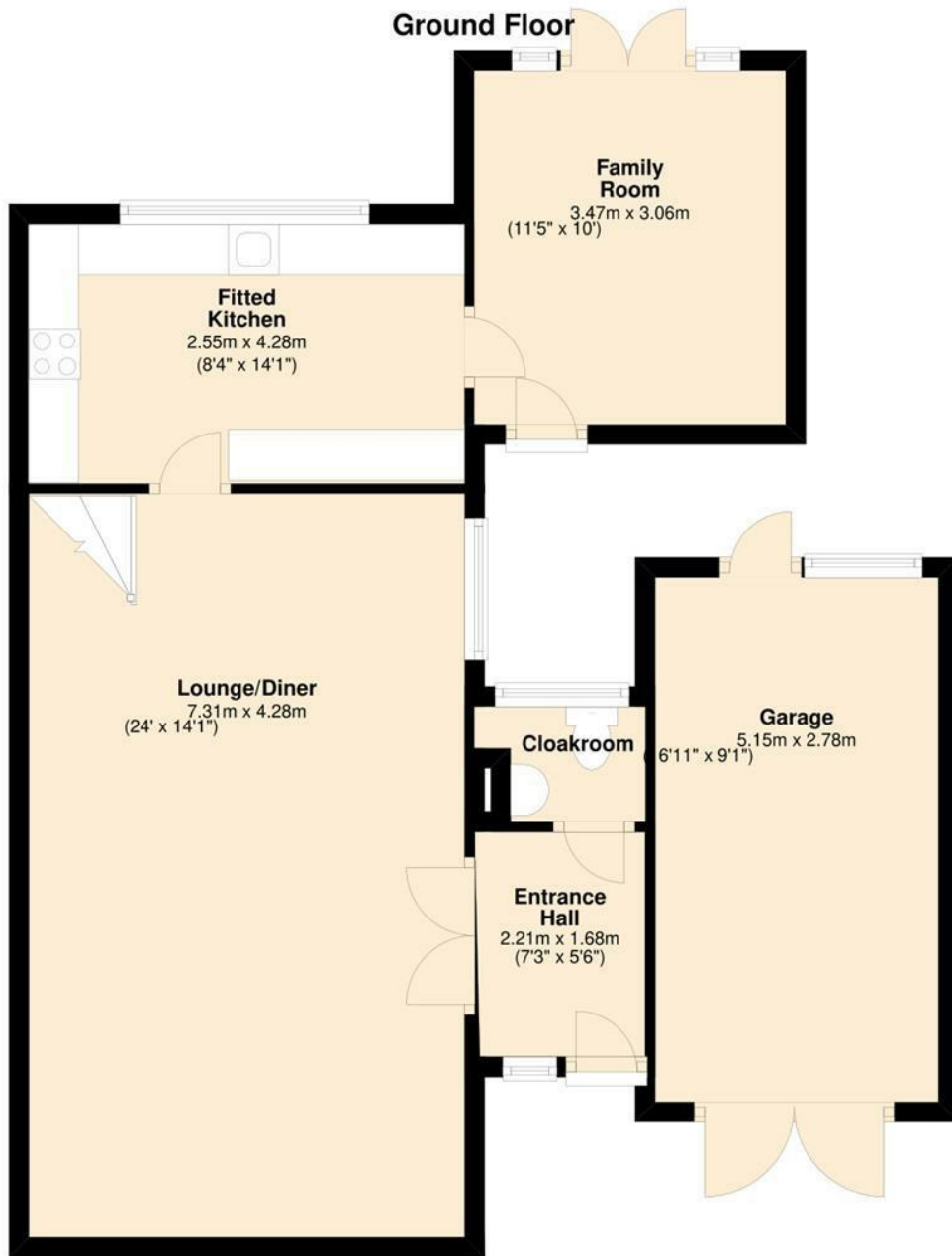
Widmore Lane is a sought after lane on the edge of the village, close to open countryside and yet within easy walking of the village centre.

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.

Floor area: 112.7m² (1213 sqft) including the garage.

Council Tax: Band E (£2738)

Services: Mains gas, mains electricity, mains water, mains drainage.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 office on the Peppard Road turn right, at the cross roads turn left into Widmore Lane. The property can be found approximately 50 yards on the left 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