



42A Chestnut Gardens, Peppard Road, Sonning Common,  
South Oxon, RG4 9SU

£450,000

Beville  
ESTATE AGENCY



- Three bedroom duplex apartment
- Private and secluded development of just six apartments
- Easy access to bus stop
- Walking distance to village centre
- Share of freehold
- 16ft sitting room
- Separate garage in a block
- Delightful, established and matured grounds
- Two bathrooms

A spacious and well presented three bedroom duplex apartment, one of six, set within private, landscaped gardens within easy reach of village centre. EPC: tbc

Accommodation includes; entrance hall, stairs leading up to first floor with spacious landing, 11" x 11" fitted kitchen/breakfast opening into dining room, 16" living room with gas fire and Juliet balcony, bedroom 3/study and a shower room. The second floor comprises of large landing with space for a study, a spacious bedroom 1 suite with large dressing room and en-suite, there is a further double bedroom.

Noteworthy features include; communal entrance with intercom, double glazed leaded windows, gas fired central heating, ample built in cupboards and garage (in block) with light, power and storage. The property is sold with no onward chain.

#### OUTSIDE

Chestnut Gardens is entered via sweeping tarmac drive with residents and visitor parking leading to the garages at the rear. Well maintained secluded gardens, laid mainly to lawn, enclosed with mature hedging, flower and shrub beds, mature trees. To the rear of the property is a paved patio with path leading to GARAGE BLOCK.

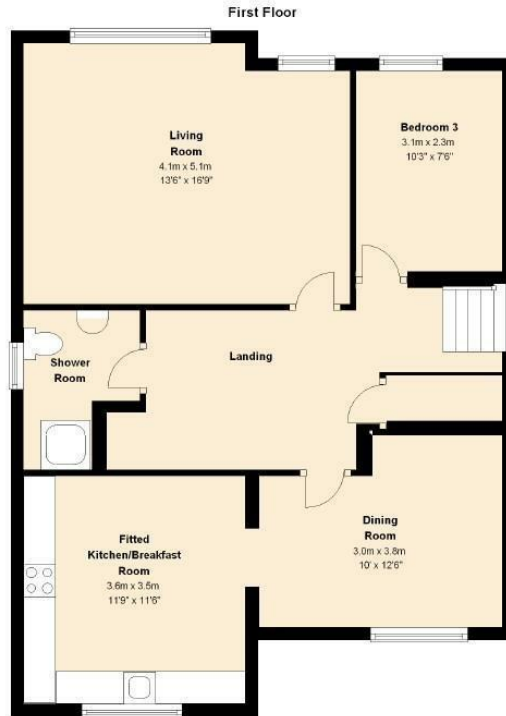
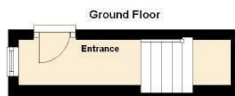
Chestnut Gardens is situated off Peppard Road, an established road, within easy walking of the centre. Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities including; Health Centre, 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.

Services: Mains gas, electricity, water & drainage

Council Tax Band: E

Monthly Maintenance Charge: £259.00

Ground Rent: £25 p/a





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>		
(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

From our offices in Peppard Road turn right and continue for approx. 100yds, 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.