



29, Peppard Road, Sonning Common,
S Oxon, RG4 9SS

£575,000

Beville
ESTATE AGENCY

- Three double bedrooms
- Wood burning stove
- Easy access to Reading
- Immaculately presented
- Edwardian home brimming with character
- Walking distance to village amenities
- Recently fitted kitchen with quartz worktop
- Easily maintained rear garden
- Off road parking

Attractive three bedroom Edwardian home presented in good order with easily maintained & established rear garden. EPC: tbc

Accommodation includes; entrance hall, sitting room with bay window and wood burning stove, dining room, recently fitted kitchen with integral appliances & new roof with skylight window. From the hall the staircase leading to first floor landing, two double first floor bedrooms, recently fitted family bathroom with bath with fitted power shower over, staircase leads to second floor bedroom one with built cupboards & eaves storage.

Noteworthy features include; sash windows, gas fired central heating, ample built in cupboards, off road parking, new boiler installed 2021, and landscaped, established gardens.

OUTSIDE

To The Front Of The Property brick paved off road parking with brick and flint retaining wall, steps leading to front entrance, gravel area, established flower and shrubs, enclosed with laurel hedging, picket fencing and brick and flint retaining wall, outside light, gated side access to:

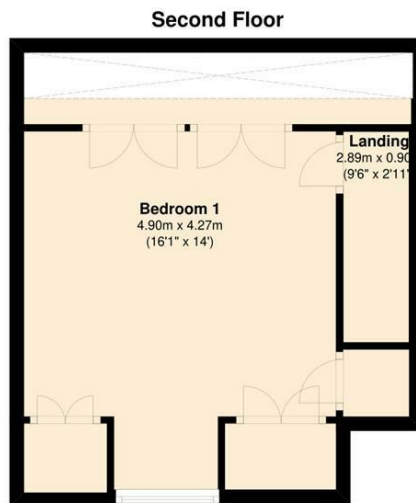
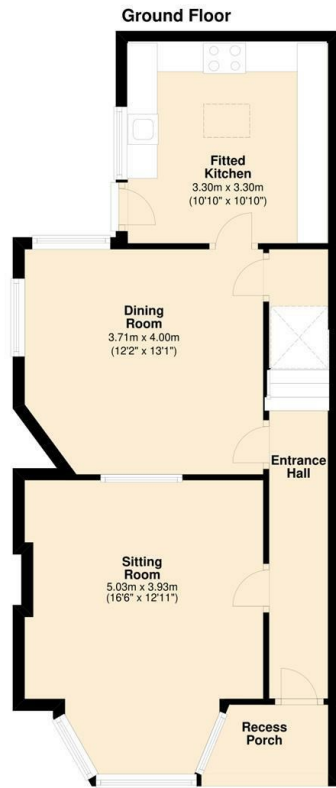
To The Rear Of The Property is a paved courtyard, outside light, outside tap, storage cupboard, steps lead to attractive, easily maintained tiered garden, divided into several distinct sections. Astro turf play area, enclosed with timber picket fencing, steps with inset lights leads to covered seating area with slate roof, bar-b-q area with brick retaining wall, steps lead to further seating area with pergola and raised vegetable beds, enclosed with mature hedging.

Total Floor Area: Approx. 112m² (1219sqft)

Council Tax: Band E (£2738)

Services: Mains gas, mains electricity, mains water (metered), mains drainage.

Peppard Road is one of the oldest roads in the village. 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) 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

The property is opposite our offices on the Peppard Road.

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.