



, Kennylands Road, Sonning Common,  
South Oxon, RG4 9JP

£1,200,000

Beville  
ESTATE AGENCY

- Detached five bedroom residence
- Large balcony stretching across the width of the property offering views
- Three bathrooms
- Stones throw to open countryside
- Offering further potential subject to usual consents
- Easy access to Reading & Henley
- Four reception rooms
- 3/4 acre gardens
- No onward chain
- Stones throw to bus stop

Unique & spacious five bedroom, four reception family residence, set within a wooded 3/4 acre plot, with 32ft balcony, situated on the edge of the village, further potential subject to usual consents. EPC: D

Accommodation includes: Entrance hall, double garage, study, w/c, 22ft dual aspect kitchen/breakfast with views over the grounds and door onto balcony, separate dining room with sliding doors onto the balcony, and a further 20ft dual aspect sitting room enjoying views with doors onto the balcony. The lower ground floor comprises of bedroom 1 with en-suite bathroom, 4 further double bedrooms, a family bathroom, 25ft sitting room/games room with utility area and doors onto garden.

Noteworthy features include: uPVC double glazing, ample off road parking, 0.75 acre grounds, sold with no onward chain, large double garage.

Outside the property: Gravel driveway providing ample parking and leads to the house and double garage, the 0.75 acre garden wraps around the property and is surrounded by mature tree's and hedging giving total privacy. There is a heated swimming pool to the rear of the property.

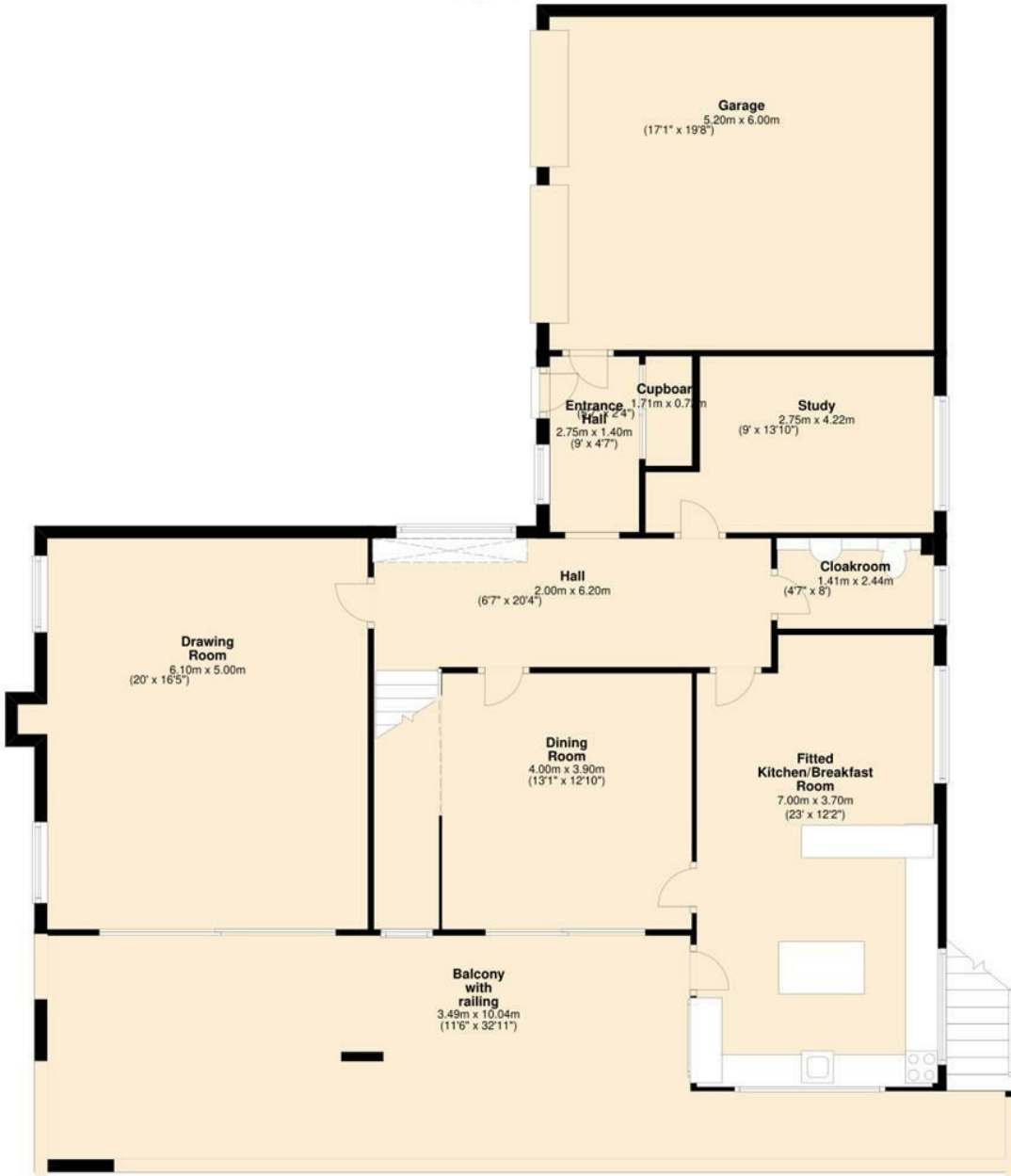
Total Floor Area: 315m<sup>2</sup> (3390sqft) including garage.

Council Tax: Band F (£3404)

Services: Mains gas, electricity, water & drainage.

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



Basement



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

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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

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.