



Cynisca, Chalkhouse Green Road, Kidmore End,  
S Oxon, RG4 9AS

£825,000

Beville  
ESTATE AGENCY

- 24ft Kitchen/ breakfast room
- Separate bathroom & shower room
- Ample off road parking
- Highly sought after village location
- Open plan living plus additional reception rooms
- Gas fired central heating
- Stones throw from countryside
- Four double bedrooms
- Established 100ft private garden
- Easy access to Reading

Extended 1930's four bedroom semi-detached family home situated in a highly sought after village, offering well presented, spacious accommodation & delightful secluded garden. EPC: C

Accommodation includes; entrance hall, living room, family room, 24ft fitted kitchen/ breakfast room with granite worktop and island, bi-fold doors to the rear and opening to dining area with bi-fold doors to the rear, sitting room with log burner, and a cloakroom. From the hall the staircase leads to first landing with cupboard under, the first floor comprises double bedrooms 1 & 2, bedroom 3 with dressing area, bathroom, shower room, staircase leads to second floor with fourth double bedroom.

Noteworthy features include; uPVC double glazing, gas fired central heating, built in cupboards, eaves storage, covered side lean to, ample off road parking & established gardens.

#### OUTSIDE

To The Front Of The Property gravel drive provides ample off road parking, flower & shrub beds, log store, outside light, gated access leads via covered lean to:

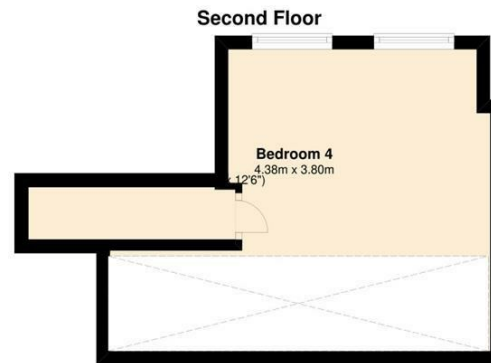
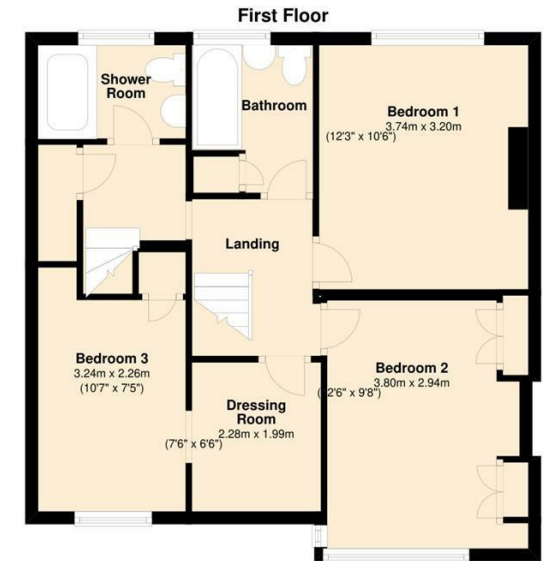
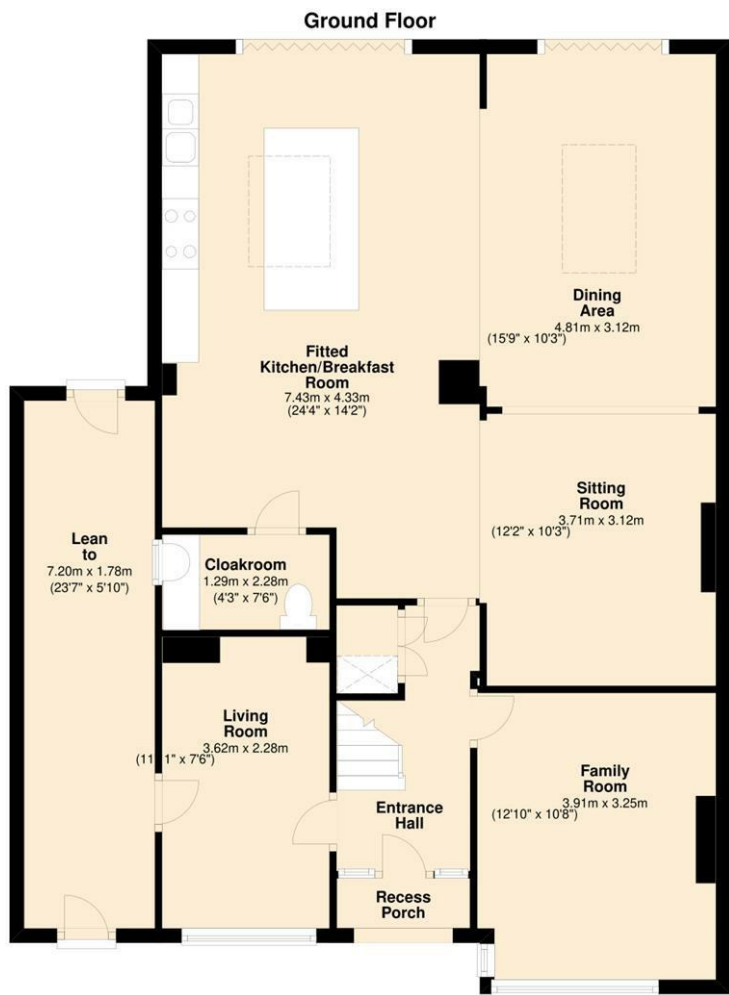
To Rear Of The Property is a delightful, approx. 100ft secluded garden. Extensive decked seating area with covered pergola & log stores, outside light, outside power point, outside tap Garden laid mainly to lawn, fully enclosed with close board timber fencing, established borders with mature shrubs & trees, including silver birch & elder, hardstanding area, timber shed.

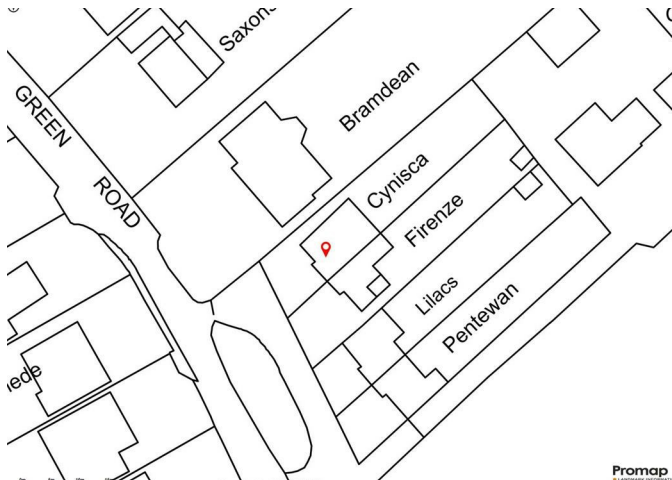
Kidmore End is a highly sought after hamlet, with a very popular C of E Primary School, other amenities include Public House and church. The village of Sonning Common is less than a mile away and is well served with a range of amenities. Kidmore End enjoys the rural aspect of South Oxfordshire, whilst being conveniently close for Reading and Henley town centres, with excellent communication links. London Paddington less than 30 minutes from Reading Railway Station and there is easy access to the M4 and M40 motorways. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through to central London from Reading station without having to change trains.


Total Floor Area: 156m<sup>2</sup> (1682sqft)

Council Tax Band: E (£2880)

Services: Mains electricity & water, private soak away drainage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Directions

From Sonning Common proceed along Wood Lane to the Kennylands turning, turning right into Reads Lane and immediately left into Kidmore Lane. Continue until the T junction, turn left and continue through the village, whereupon the property will be found on the left hand side, after approximately 200 yards.

**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.**

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