



78, Peppard Road, Sonning Common,
S Oxon, RG4 9RP

£650,000

Beville
ESTATE AGENCY

- 3+ 1 bedrooms
- Cloakroom
- Brick outhouse & outside WC
- Ensuite shower room & family bathroom
- Ample off road parking
- Home office/ gym
- Utility room
- EV charging point
- No onward chain

Extended older style semi detached home, presented in immaculate order, including 22ft x 18ft kitchen/ breakfast/ living room with glass atrium & bi-fold doors, 110 ft sunny aspect rear garden with home office/ gym. EPC: D

Accommodation includes; entrance hall, sitting room with wood burner and bay window, 22ft x 18ft kitchen/ breakfast/ living room with glass atrium, underfloor heating & bi-fold doors to rear terrace, utility room & cloakroom. From the hall, staircase with cupboard under leads to first floor landing with light pipe & access to loft, double bedrooms 1 & 2 and family bathroom. Double bedroom 3 with ensuite shower room, accessed via study/ bedroom.

Noteworthy features include; PVCu double glazing & fascias, gas fired central heating with condensing boiler, built in cupboards, ample off road parking, brick outhouse (light & power), outside WC, home office/ gym (insulated, light & power), established garden. The property is sold with no onward chain.

To The Front Of The Property gravel driveway provides ample off road parking for several vehicles, close board fencing & beech hedging, outside light, shrub beds, gated side access to:

To The Rear Of The Property is an established, sunny aspect garden, approx. 110ft in length. Extensive paved terrace with brick retaining wall, outside light, outside tap, brick outhouse, outside WC. Steps lead to lawned area, flower & shrub beds retained with wooden sleepers, mature cherry tree, step leads to further lawned area and continuing to gravel landscaped area with home office/ gym, timber shed & wendy house. Fully enclosed with mature hedging & timber fencing.

Total Floor Area (including outhouse & home office): Approx. 134m² (1437sqft)

Council Tax: Band D

Services: Mains gas, electricity, water & drainage.

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



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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Directions

From our offices in Peppard Road turn right and continue for approx. ½ mile, 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.