



Indaba Lodge, Peppard Road, Sonning Common,  
S Oxon, RG4 9NJ

£950,000

Beville  
ESTATE AGENCY



- 21ft x 21ft fitted kitchen/ breakfast room/ living room with bi fold doors to the rear
- Utility
- Two further double bedrooms
- No onward chain
- 17ft sitting room with open fire
- 21ft bedroom 1 with ensuite shower room
- Gas fired central heating with pressurised hot water cylinder & underfloor heating to ground floor
- Study
- 18ft guest bedroom 2 with ensuite shower room
- 7 year NHBC warranty remaining

Recently built detached property built to a high standard, one of two, includes 21ft x 21ft kitchen/ living room, four double bedrooms, two with ensuites & offering impressive frontage & sunny aspect rear garden. EPC: B

Accommodation includes; entrance hall, cloakroom, 17ft sitting room with open fire, 21ft x 21ft fitted kitchen/ breakfast room/ living room with bi fold & double doors to the rear, study, utility room. From the entrance hall, turning staircase with cupboard under leads to first floor landing, 21ft bedroom 1 with ensuite shower room, 18ft guest bedroom 2 with ensuite shower room, two further double bedrooms & family bathroom.

Noteworthy features include; 7 year building warranty remaining, PVCu double glazing, bay windows, gas fired central heating with pressurised hot water cylinder & underfloor heating to ground floor, ample built in cupboards, ample off road parking, store and enclosed rear garden. The property is sold with no onward chain.

To The Front Of The Property large gravel drive with brick edging, provides ample off road parking, mature hedging, outside light, covered entrance porch with tiled step, outside tap, gated side access to:

To The Rear Of The Property is a sunny aspect garden. Paved patio with covered recess area, garden laid to lawn, fully enclosed with timber fencing.

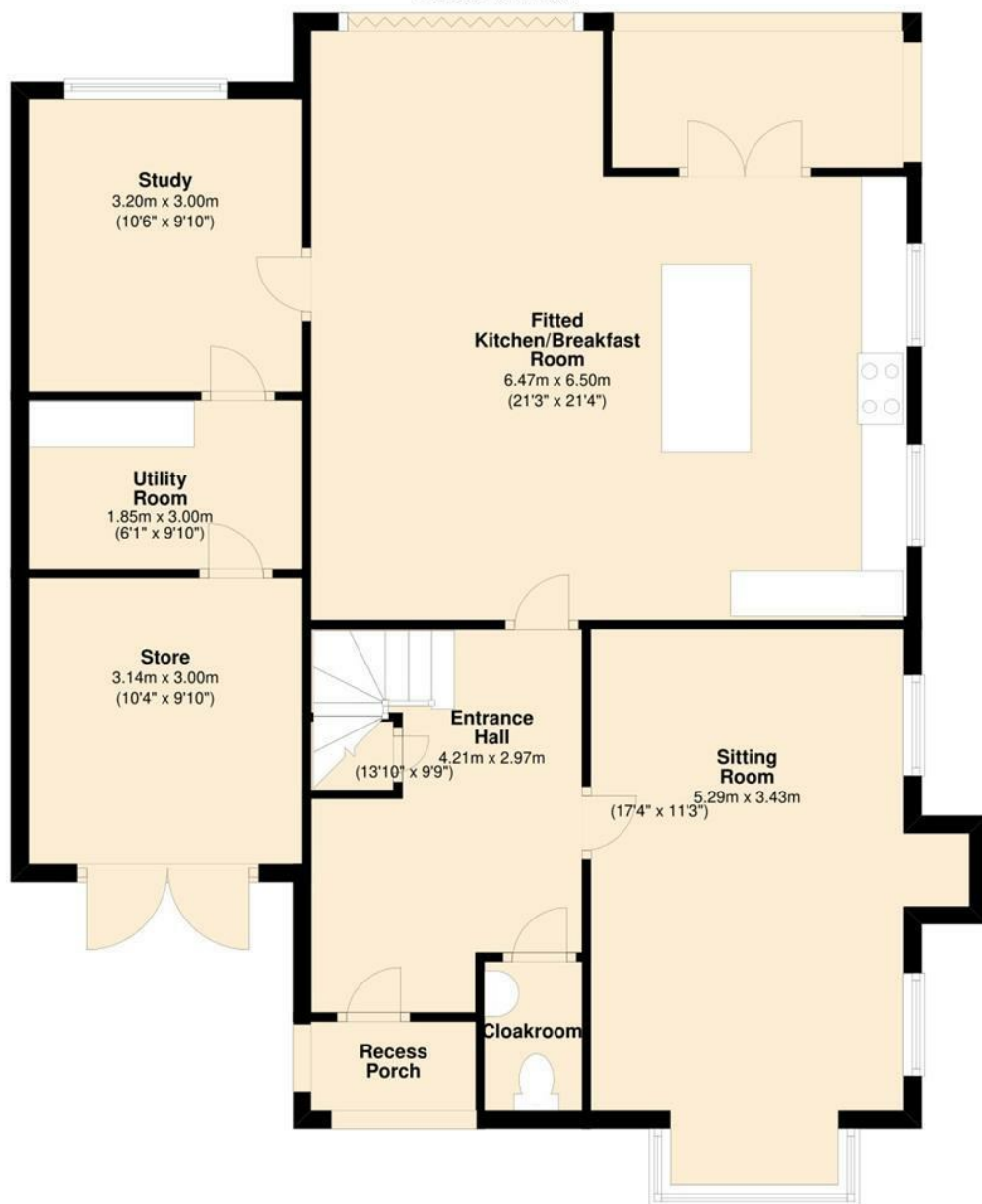
Total Floor Area (including store): Approx. 183m<sup>2</sup> (1969sqft)

Council Tax Band: tbc (£)

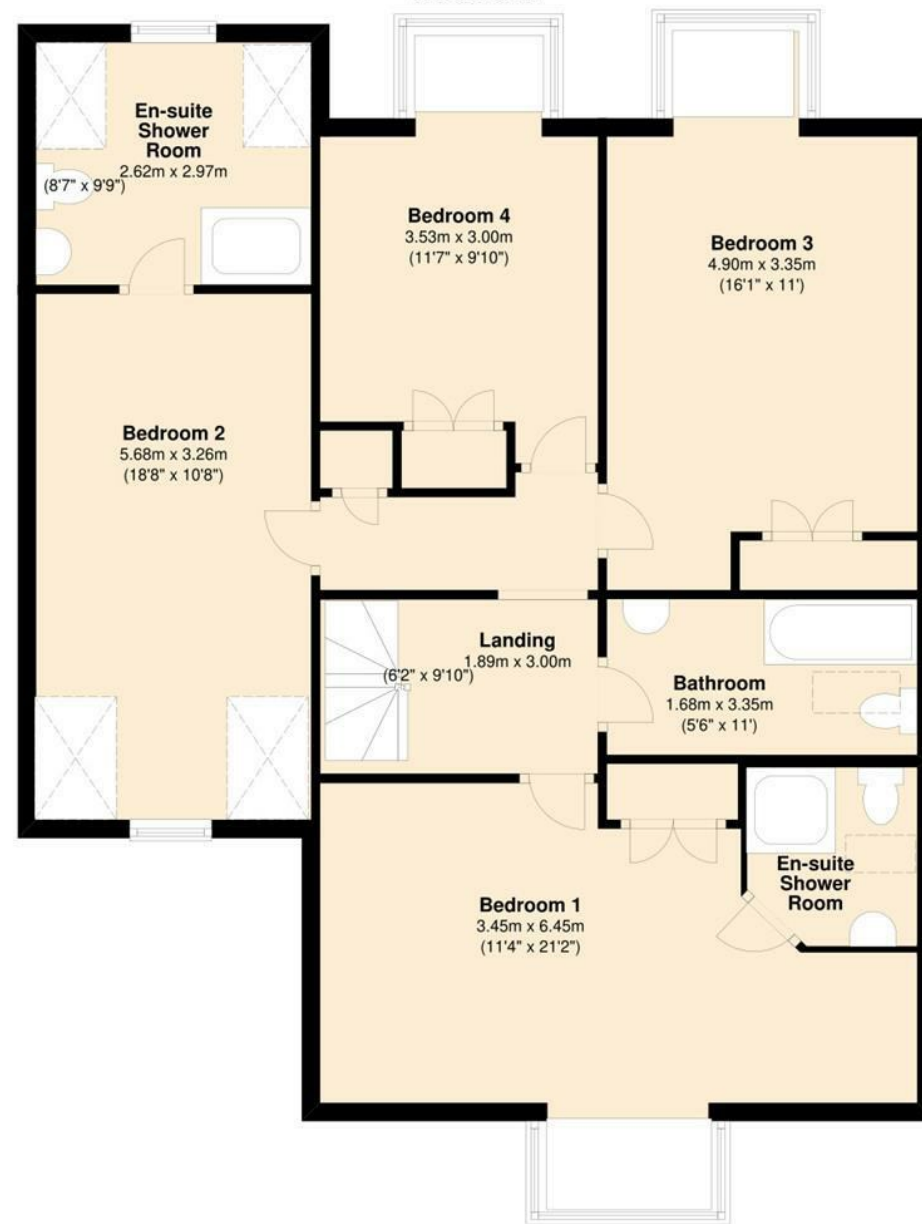
Services: Mains gas, electricity, water & drainage.

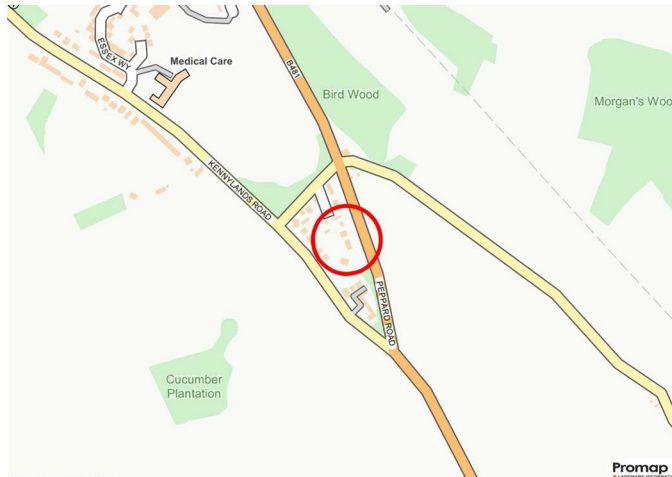
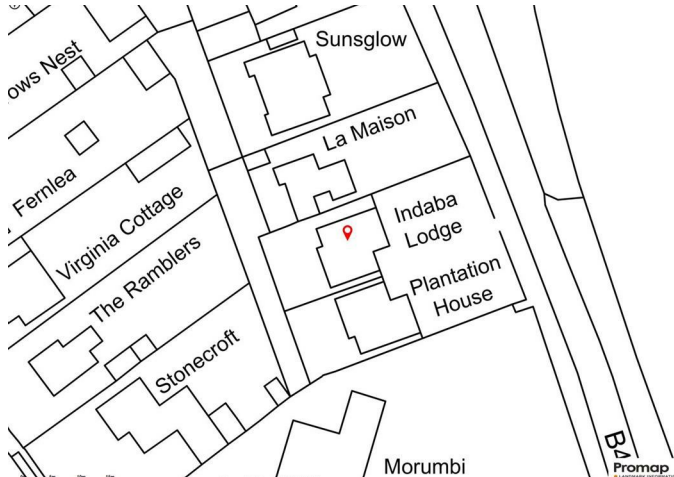
Peppard Road is one of the oldest roads in the village. Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities including; Health Centre, Dental Surgery, Veterinary Surgery and a range 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.

**Ground Floor**



**First Floor**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(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 0.6 miles whereupon the property can be found on the right.

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.