



Shaw House, Peppard Road, Sonning Common,
S Oxon, RG4 9NJ

£535,000

Beville
ESTATE AGENCY

- 20ft fitted kitchen/ breakfast/ living room with bi-fold doors to the rear
- Two double bedrooms & further bedroom 3
- Ample off road parking
- 14ft sitting room
- Four piece bathroom with shower & bath
- 7 year NHBC warranty remaining
- ground floor shower room
- Gas fired central heating with underfloor heating to the ground floor
- Sold with no onward chain

Recently built three bedroom semi detached property built to a high standard, offering a sunny aspect rear garden and views over neighbouring countryside. EPC: B

Accommodation includes; entrance hall, ground floor shower room, 14ft sitting room, 20ft fitted kitchen/ breakfast/ living room with bi-fold doors to the rear, two double bedrooms, further bedroom 3 & four piece bathroom with shower & bath.

Noteworthy features include; PVCu double glazing, gas fired central heating with underfloor heating to the ground floor, integrated appliances, 7 year NHBC warranty remaining, ample off road parking and enclosed rear garden. The property is sold with no onward chain.

To The Front Of The Property gravel drive provides ample off road parking, close board fencing, gated access to:

To The Rear Of The Property is a sunny aspect garden approx. Paved patio, garden laid to lawn, fully enclosed with close board fencing.

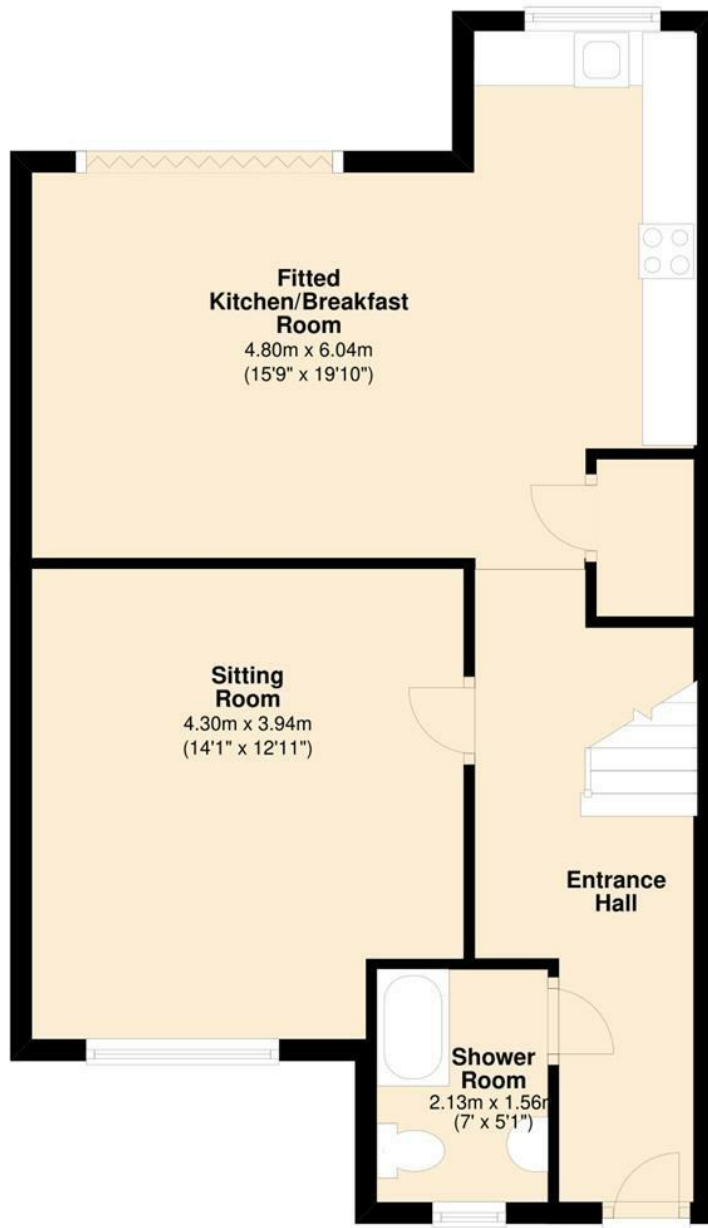
Total Floor Area: Approx. 105m² (1132sqft)

Council Tax Band: tbc (£)

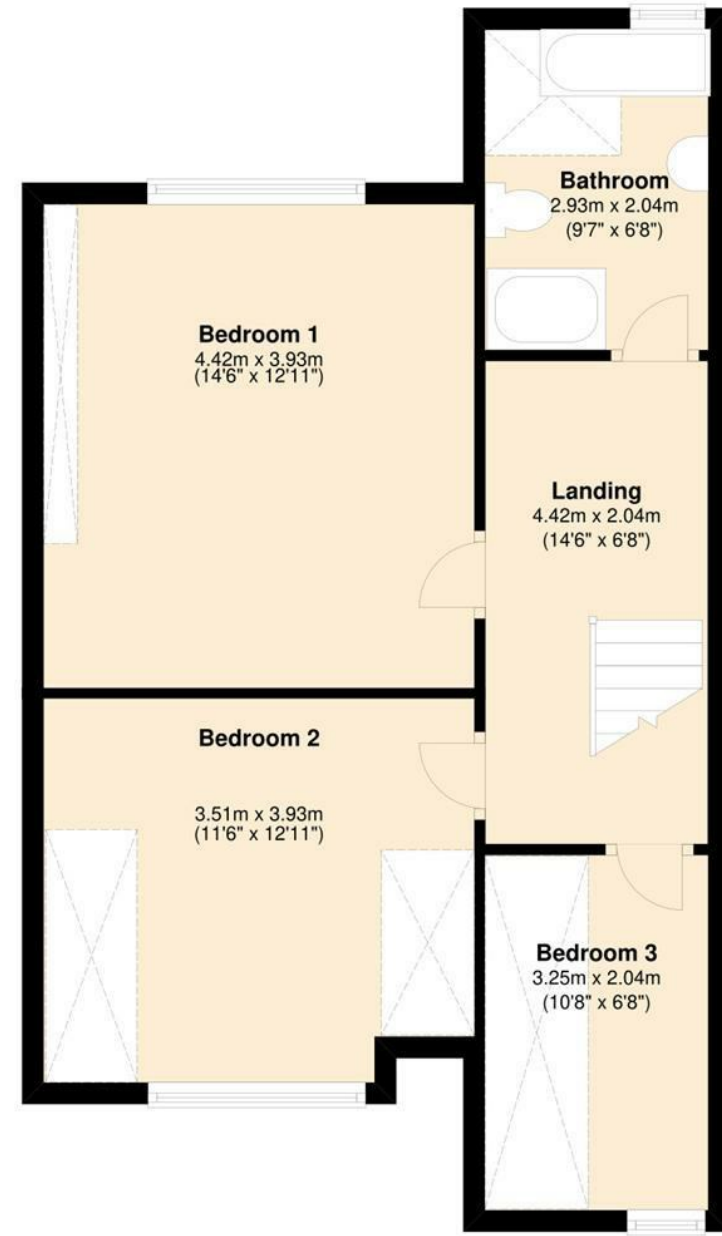
Services: Mains gas, electricity, water & drainage.

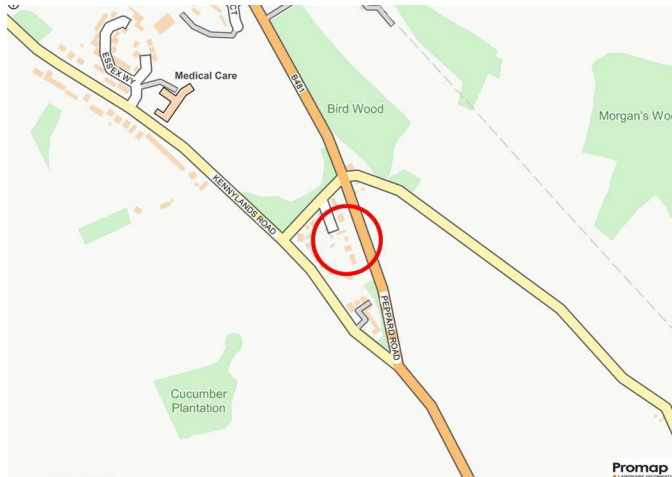
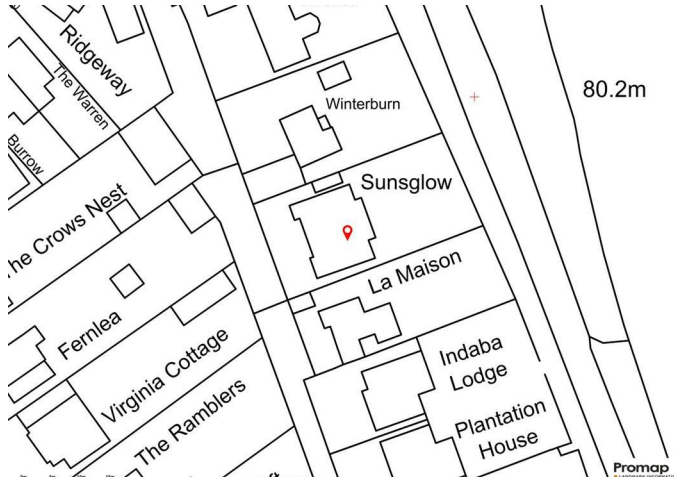
Peppard Road is one of the oldest roads in the village. Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities including; Health Centre, Dental Surgery, Veterinary Surgery and a range 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		94
(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.