



Simmondley, Peppard Road, Sonning Common,
S Oxon, RG4 9NJ

£775,000

Beville
ESTATE AGENCY

- Immaculately presented
- Viewing over fields to the front
- Large driveway with ample off road parking
- Garage
- Four double bedrooms
- Beautifully presented kitchen/breakfast room
- Easy access to village amenities
- Easily maintainable rear garden
- Downstairs cloakroom

A superb four bedroom detached house presented in immaculate order with views over fields to the front and offering a private rear garden and garage. EPC: C

Accommodation includes: Entrance hall, downstairs cloakroom, living room, dining room with doors onto rear garden and a beautifully presented kitchen/breakfast room with granite work surfaces and bi-fold doors onto rear garden. From the hallway, the staircase leads to the first floor which comprises of four double bedrooms and a family bathroom.

Noteworthy features include: uPVC double glazing, gas fired central heating, ample off road parking, garage.

To the front of the property: is a block paved driveway leading to garage, providing off road parking for ample vehicles, area laid to lawn, gated side access leading to the rear of the property.

The rear of the property, private landscaped garden, paved patio, well stocked with flower and shrub beds. Fully enclosed with timber fencing.

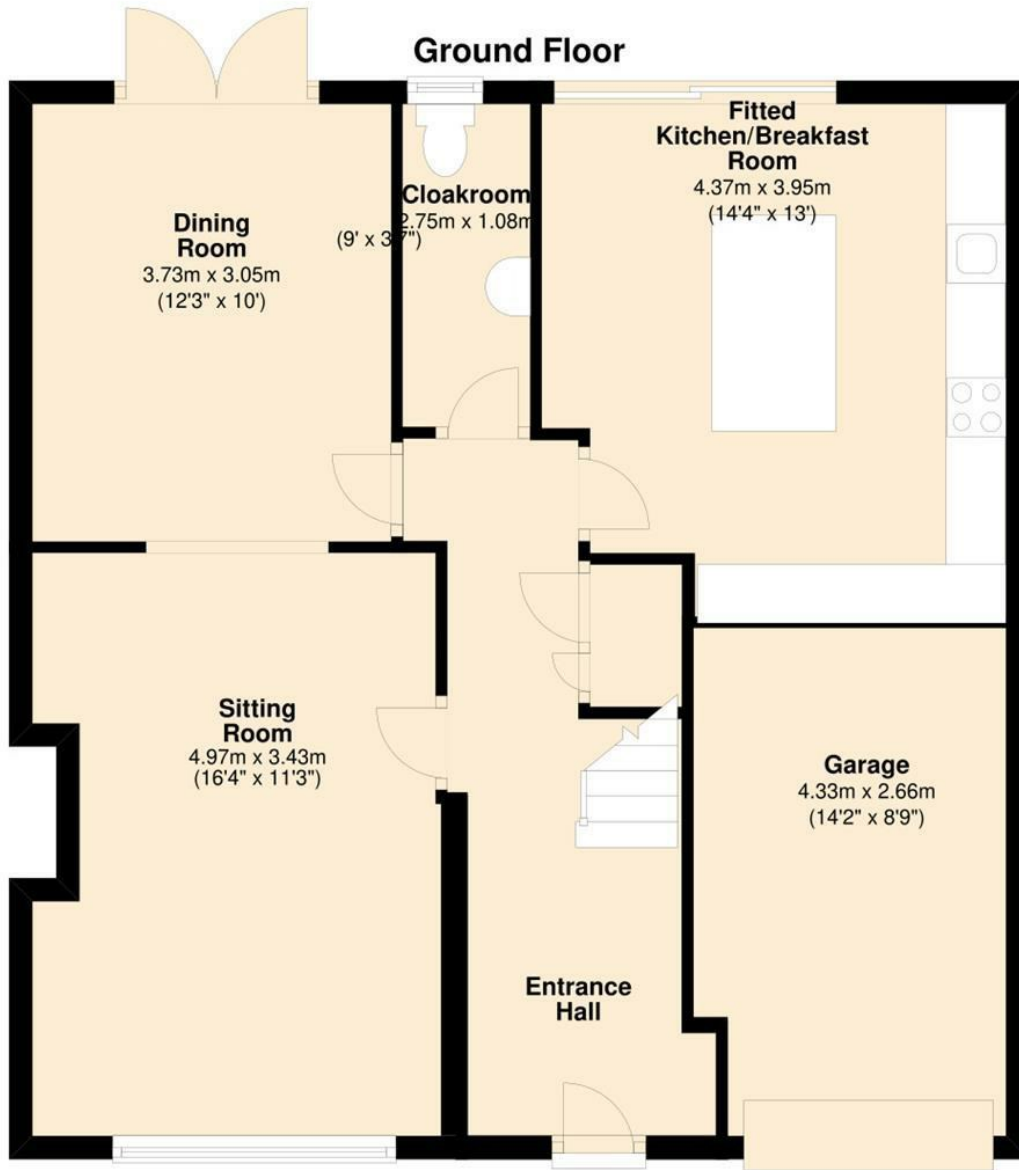
Council Tax: Band F

Total Floor Area: 139sqm (1496 sqft)

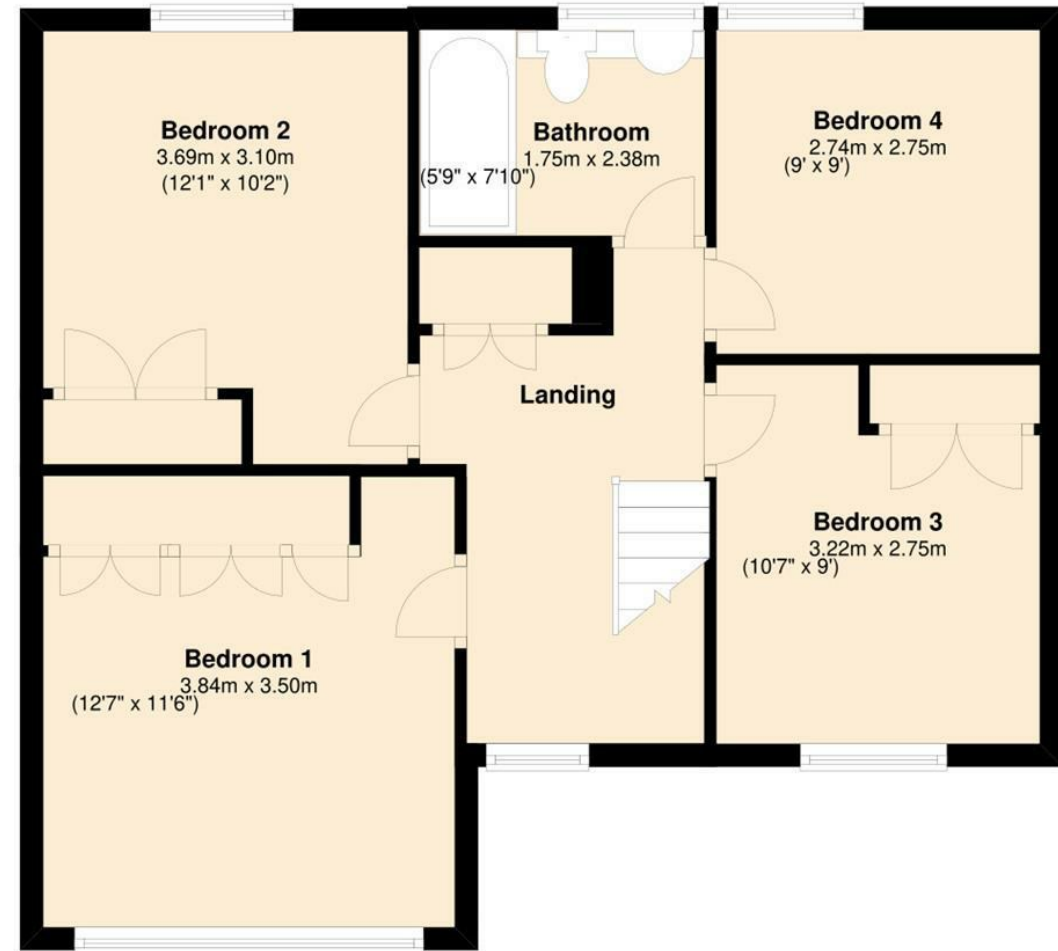
Services: Mains electricity, mains water supply & drainage.

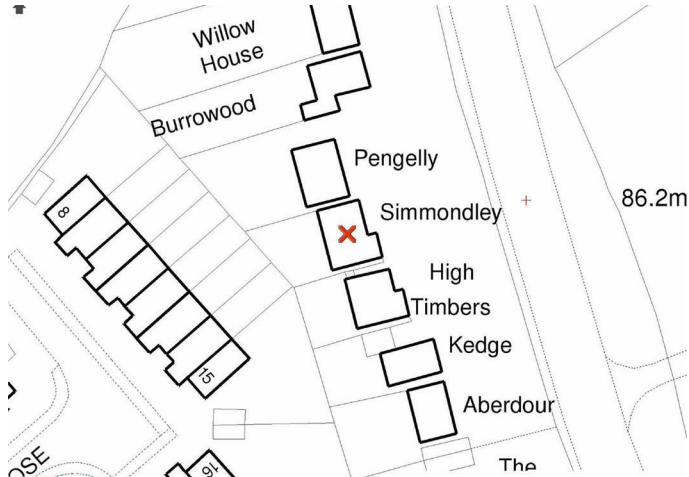
Peppard Road is one of the oldest roads in the village. Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities including; Health Centre, Dental Surgery, Veterinary Surgery and a range 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		
(81-91) B		82
(69-80) C	71	
(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 300 hundred yards, whereupon Simmondley will be found on the right hand side in the layby.

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.