



40b Chestnut Gardens, Peppard Road, Sonning Common,
S Oxon, RG4 9SU

£450,000

Beville
ESTATE AGENCY

- Communal entrance with intercom
- First floor shower room
- Ample built in cupboards
- Well tended communal grounds
- 16ft x 14ft sitting room with double doors and Juliet balcony & awning
- Two double second floor bedrooms
- Share of freehold
- Bedroom 3/ dining room
- Second floor bathroom
- Garage (light, power & eaves storage) in a block

Spacious & well presented 2/3 bedroom duplex apartment, offering flexible accommodation, one of six, with a share of the freehold, set within private, landscaped gardens within easy reach of village centre. EPC: C

Accommodation includes; communal entrance with intercom, staircase leads up to first floor landing, front door to spacious entrance hall with built in cupboard, doors to; 16ft x 14ft sitting room with double doors and Juliet balcony & awning, 12ft fitted kitchen/breakfast room, dining room/ bedroom 3, shower room & cloakroom. From the hall, turning staircase with cupboard under, leads to second floor landing with built in cupboard & walk in cupboard, doors to; 16ft bedroom 1 with built in cupboards, further double bedroom with built in cupboards & bathroom.

Noteworthy features include; communal entrance with intercom, double glazed leaded windows, gas fired central heating with pressurised hot water tank, ample built in cupboards, garage (in block) with light, power and eaves storage, well tended communal gardens.

OUTSIDE

Chestnut Gardens is entered via sweeping tarmac drive with residents and visitor parking leading to the garages at the rear. There is one allocated parking space per apartment.

Well maintained secluded gardens, laid mainly to lawn, enclosed with mature hedging, flower and shrub beds, mature trees.

Chestnut Gardens is situated off Peppard Road, an established road, within easy walking of the 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.

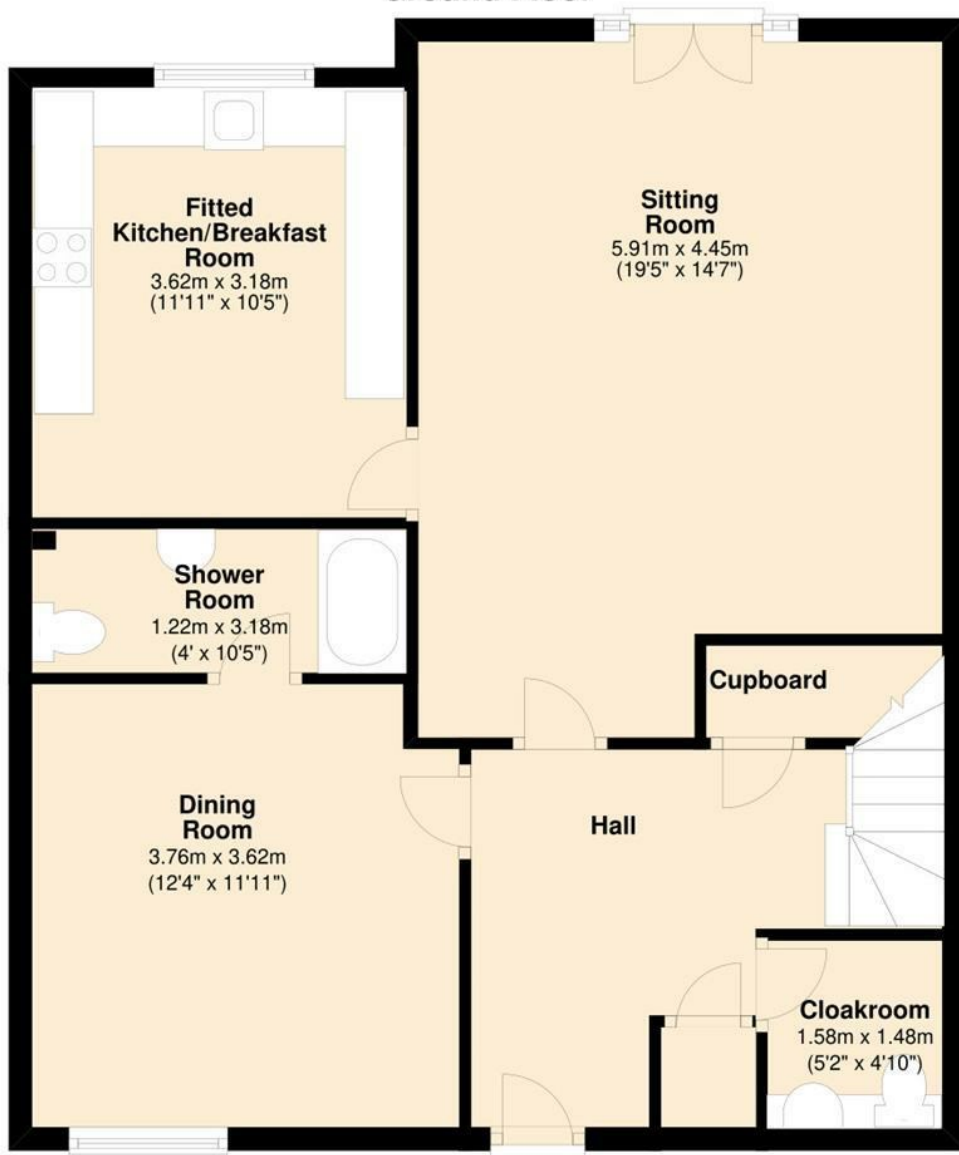
Services: Mains gas, electricity, water & drainage

Council Tax Band: E

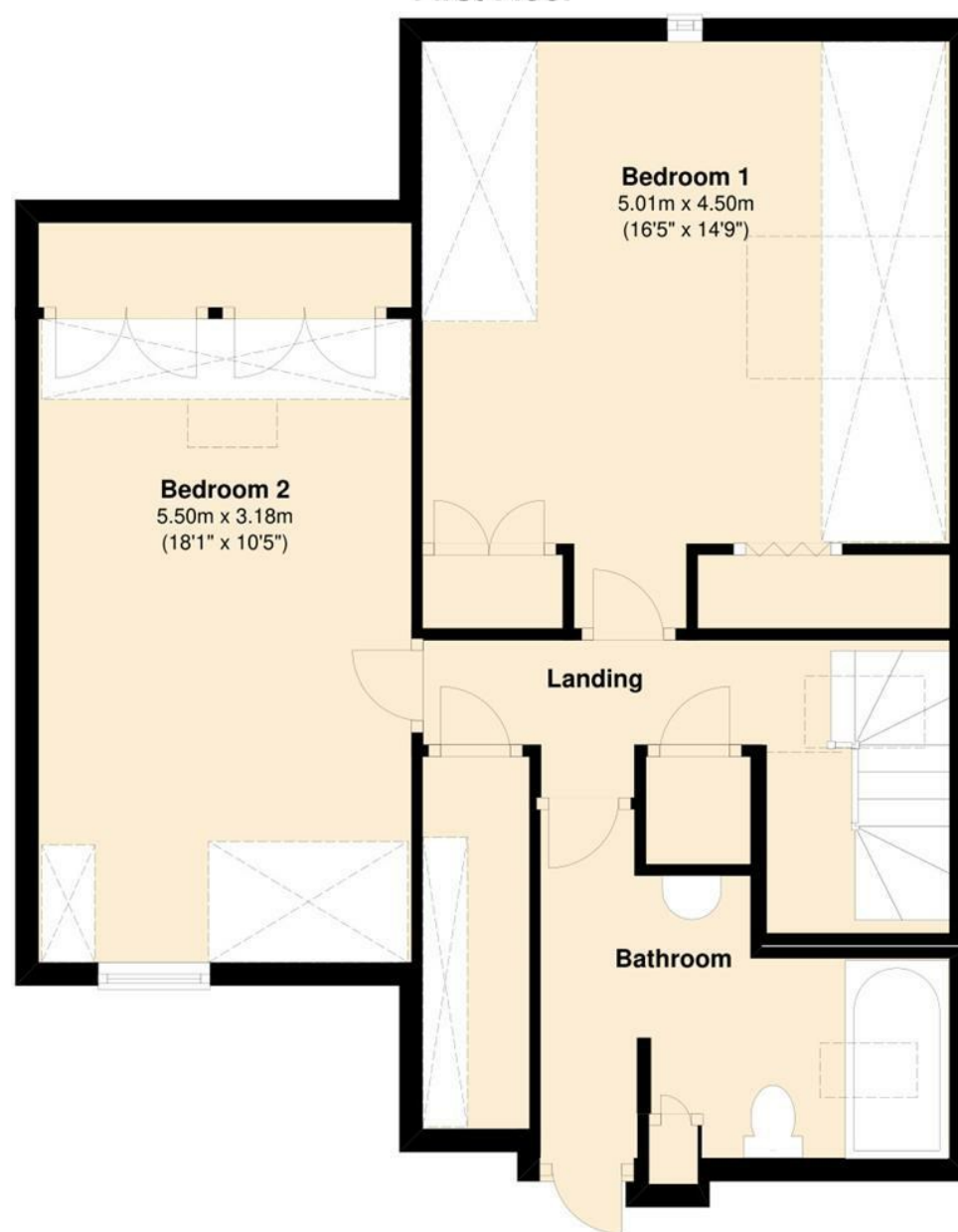
Monthly Maintenance Charge: £265.00

Ground Rent: £25 p/a

Ground Floor



First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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. 100yds, 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.