



17, Tanners Lane, Chalkhouse Green,
S Oxon, RG4 9AD

£1,600,000

Beville
ESTATE AGENCY

- 17ft fitted kitchen/ breakfast room opening onto 24ft garden room with part vaulted ceiling and full length windows with far reaching views over to Dysons Wood
- 22ft dual aspect living room
- Dining room & office
- 16ft bedroom 1 with fitted bedroom suite & ensuite shower room
- Three further double bedrooms
- 23ft x 17ft first floor family/ games room
- Double garage
- Re-fitted bathrooms
- Covered rear terrace
- Long driveway providing ample off road parking

Spacious four bedroom detached family home, well positioned within a 0.65acre plot, set in a sought after, quiet lane with delightful views over open countryside, offering four reception rooms & further scope subject to usual consents. EPC: D

Accommodation comprises; entrance hall with turning staircase to first floor landing, 22ft dual aspect living room, 15ft dining room & 17ft fitted kitchen/ breakfast room opening onto 24ft garden room with part vaulted ceiling and full length windows with electric remote controlled blinds with far reaching views over to Dysons wood. Office with internal door to garage & further staircase to first floor 23ft family/ game room. From the entrance hall the staircase leads to first floor landing, 16ft bedroom 1 with fitted bedroom suite & ensuite shower room, three further double bedrooms & family bathroom.

Noteworthy features include; PVCu double glazing, oil fired central heating, ample built in cupboards, fitted security system, double garage, ample off road parking, established gardens, further scope for enlargement subject to usual consents.

To the front of the property long tarmac drive leads to double garage, providing ample off road parking, garden laid mainly to lawn, close board & timber post & rail fencing, mature shrubs, timber gate to enclosed area for oil tank & bin storage, outside light, outside tap, EV charging point, bricked paved path leads via double timber gates to:

To The Rear Of The Property is private, sunny aspect garden backing onto and enjoying views over surrounding countryside of Dysons Wood. Covered brick paved seating area with lighting, garden laid mainly to lawn, pergola with climbing shrubs, further timber decked seating area, timber shed, enclosed with mature hedging & wire fencing.

Council Tax Band: Band G

Total Floor Area: 284m² (3055sqft)

Services: Mains electricity, water & septic tank drainage.

Chalkhouse Green is a highly sought after rural hamlet enjoying the rural aspect of South Oxfordshire, whilst being conveniently close for Reading (3.5 miles) and Henley town centres, with London Paddington less than 30 minutes from Reading Railway Station and easy access to the M4 and M40 motorways. The village of Kidmore End is close, with a very popular C of E Primary School, secondary schooling, Chiltern Edge, is available in Sonning Common. Emmer Green is within 1.5 miles with amenities including a Public House, restaurants, and shops.

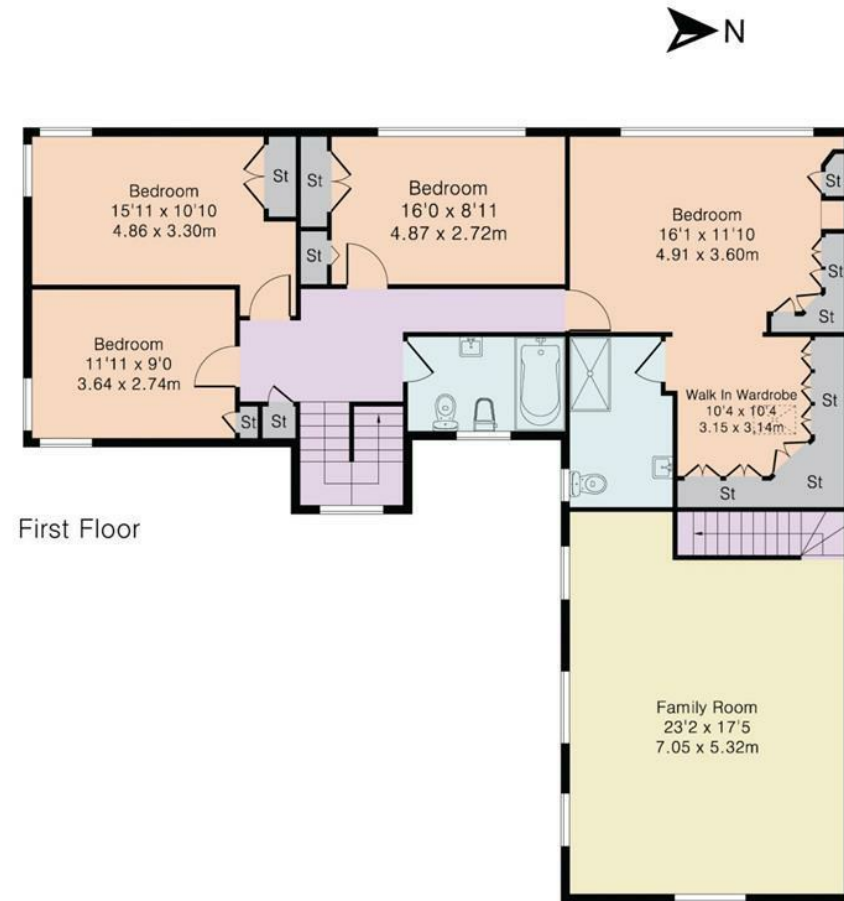
Approximate Gross Internal Area 3055 sq ft – 284 sq m

Ground Floor Area 1685 sq ft – 157 sq m

First Floor Area 1370 sq ft – 127 sq m



Ground Floor



First Floor



| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 81 |
| (81-91) B | | |
| (69-80) C | | 57 |
| (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 Sonning Common proceed along Wood Lane to the Kennylands turning, turning right into Reades Lane and immediately left into Kidmore Lane. Continue until the T junction, turning left into Chalkhouse Green Road. Continue through Kidmore End for approximately one mile, upon reaching Chalkhouse Green, take the right hand turning into Tanners Lane, whereupon the property will 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.