



23, Woodlands Road, Sonning Common, Sonning Common
S Oxon, RG4 9TD

£1,350,000

Beville
ESTATE AGENCY

- Detached Edwardian family residence
- Sold with no onward chain
- Approaching 3,000 sqft of accommodation
- Gas fired central heating with megaflow system
- Five double bedrooms, five bathrooms
- Highly sought after location within stones throw of amenities
- Presented in immaculate order
- Oak framed gazebo for outdoor dining with wood fired oven and electric heaters
- Private and secluded rear garden
- Designed and extended by builder for his own occupation

Attractive and impressive, Edwardian detached family residence situated in a highly sought after location offering five bedrooms, five bathrooms, a private sunny aspect garden with outdoor dining and approaching 3,000sqft of accommodation. EPC: tbc

Accommodation includes; 16ft bay fronted entrance hall with turning staircase to first floor landing, cloakroom, bay fronted study, 19ft x 16ft dual aspect sitting room with open fire & double doors to dining room, 19ft fitted kitchen/ breakfast room with integrated appliances and island unit, larder & dual aspect bi-folding doors, utility room. From the hall the staircase leads to large first floor landing, 15ft bedroom 1 with dressing room & 14ft five piece ensuite bathroom, two further double bedrooms with ensuite shower & bathrooms, double bedroom 4, family bathroom, built in cupboard, staircase to second floor landing, double bedroom 5 with ensuite shower room, built in cupboard & eaves storage cupboard.

Noteworthy features include: PVCu sash style double glazing, gas fired central heating with condensing boiler & pressurised Mega flow hot water tank, ample built in cupboards, garage with light & power, internal wooden plantation shutters, ample off road parking and established gardens front and back. Excellent proximity to village centre, the property is sold with no onward chain.

To the front of the property: Brick pillars, and wooden gates providing access to large driveway providing ample parking, lawned area, brick retaining wall with flower and shrubs. Gated side access to:

The rear of the property, paved patio, oak framed gazebo with built in wood fired oven, outdoor electric heaters, blinds. The garden is laid mainly to lawn and is a private, sunny aspect fully enclosed with timber fencing and hedging offering total privacy. There is outdoor power points, an outside tap and lighting. There is a timber log store.

Total floor area: 2911sqft (270m2)

Council Tax Band: E

Services: Mains gas, electricity, water & drainage.

Woodlands Road is one of the oldest and most sought after roads in the village and is within easy walking of the village 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 left and take the first turning left into Sedgewell Road, upon reaching the T-junction turn left into Woodlands Road, whereupon the property can 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.