



10, Grove Road, Sonning Common,  
S Oxon, RG4 9RL

£1,295,000

Beville  
ESTATE AGENCY



- 30ft fitted kitchen/ breakfast room
- Utility room
- Ample built in cupboards
- Immaculate order throughout
- Four double bedrooms
- 23ft Home office/ gym
- Sunny aspect rear garden
- Four bathrooms
- Further substantial timber sheds with light & power
- Ample off road parking

Spacious & attractive four double bedroom family home, including four bathrooms, three reception rooms & 30ft kitchen/ breakfast room, Presented in immaculate order, with a private, sunny aspect garden approaching 0.25 acre, with outbuildings, set in the heart of the village in a highly sought after road. EPC: tbc

Accommodation includes; entrance hall, 30ft fitted kitchen/ breakfast room with integral appliances, quartz worksurface with island unit, opens into 14ft living room with bi-fold doors to the rear, bay fronted sitting room, 18ft lounge with bi-fold doors to the rear, cloakroom & utility room. From the entrance hall the staircase leads to first floor landing with built in cupboard, bedroom 1 with juliet balcony, two large built in cupboards, 4 piece ensuite bathroom & walk in airing cupboard, 26ft guest bedroom with juliet balcony, seating area, large velux window & ensuite shower room, bedroom 3 with range of fitted cupboards & ensuite shower room, further double bedroom 4 & family bathroom.

Noteworthy features include; PVCu double glazing, gas fired central heating with pressurised hot water tank, ample built in cupboards, wooden floors, decorative wall panelling, fitted alarm, store, 23ft home office/ gym, ample off road parking, substantial timber sheds with light & power, established gardens.

To The Front Of The Property 'in and out' gravel drive with two wooden 5 bar gates, provides ample off road parking, covered entrance porch with tiled step & inset lighting, mature shrubs, timber fencing & mature hedging, double wooden gates lead to store, further double wooden gates on opposite side gives access to:

To the rear of the property is a delightful private, sunny aspect garden. Extensive paved terrace with pergola & raised timber flower beds, outside tap, outside lights. Garden laid mainly to lawn, step to further raised seating area, substantial timber sheds with light & power, established shrubs, fully enclosed with fencing & mature hedging.

Total Floor Area (including store & office): Approx. 2778sqft (258m<sup>2</sup>)

Council Tax Band: ? (£)

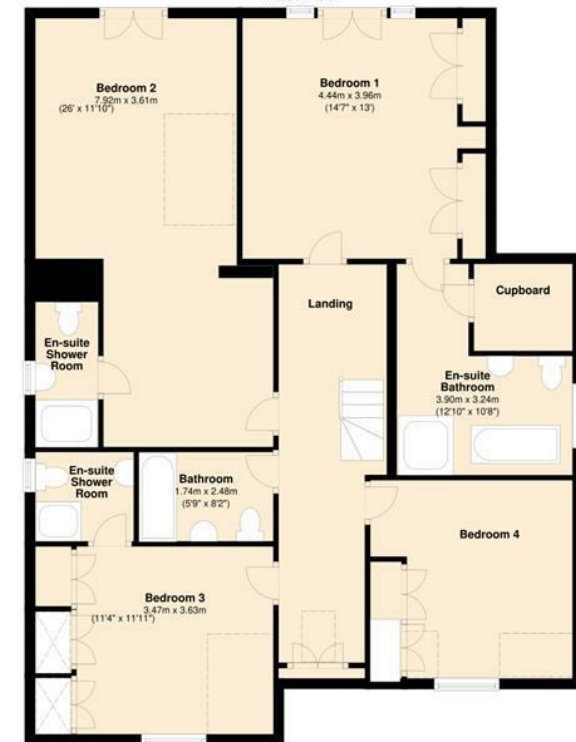
Services: Mains gas, electricity, water supply & drainage.

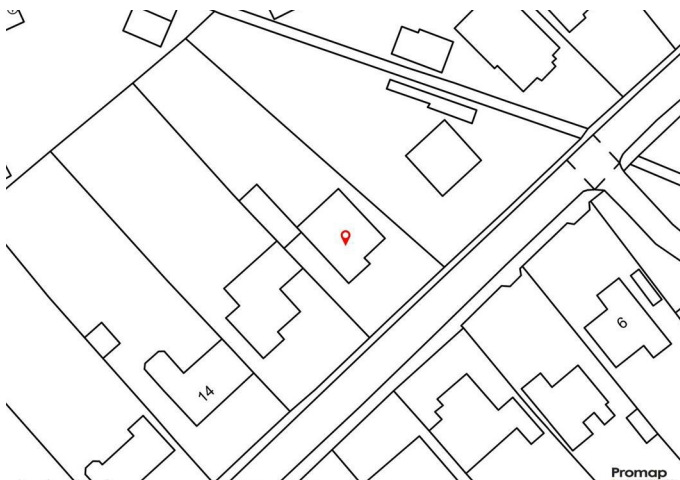
Grove Road is one of the oldest and most sought after roads in the village and is within easy walking of the centre. Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities including; Health 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.


Ground Floor



First Floor





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 right and continue for 100 hundred yards, turning right into Grove Road, 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.