



29, Churchill Crescent, Sonning Common,
South Oxon, RG4 9RU

£375,000

Beville
ESTATE AGENCY

- Three bedrooms
- Situated on the edge of the village
- 14ft sitting room
- Fantastic detached studio/home office
- Walking distance to village centre
- Easily maintainable rear garden
- Open plan kitchen/diner
- Presented in good order

Three bedroom house set in a popular location, presented in good order and offering a fantastic detached studio/home office. EPC: C

Accommodation includes; enclosed porch, 14ft sitting room, fitted kitchen/ breakfast room with door onto private and secluded garden, utility room. The first floor comprises three bedrooms and bathroom.

Noteworthy features include; uPVC double glazing and fascia's, gas fired central heating with combination boiler, built in cupboards, detached home office/studio with light and power and wooden flooring with under floor heating, garden store.

To the front of the property are steps leading to front door with lawn either side.

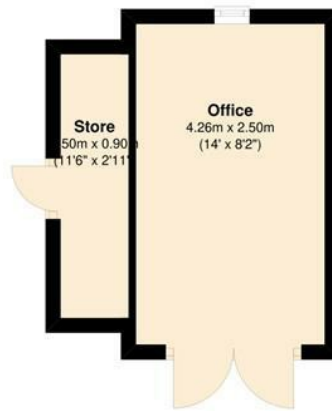
To the rear of the property is a private and secluded garden. Paved patio, outside tap, outside light, lawned area, detached home office/studio, pedestrian gate to the rear.

Council Tax band: D

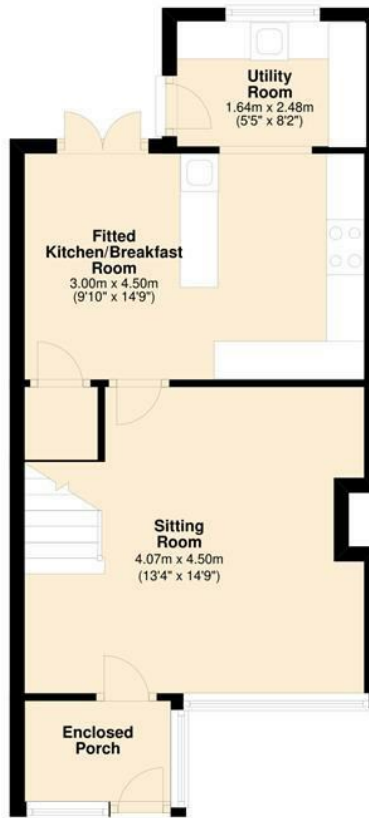
Total Floor Area: 82m² (882sqft)

Services: Mains gas, electricity, water & drainage.

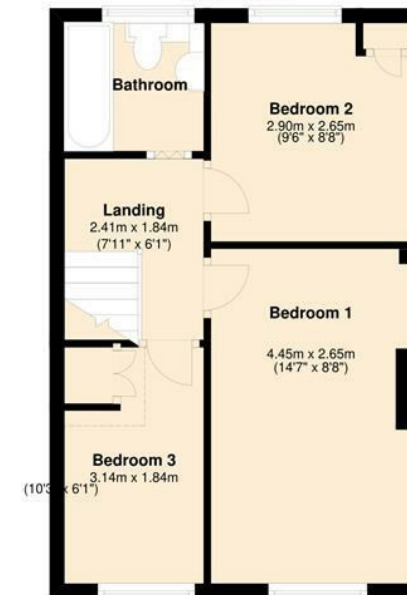
Churchill Crescent is situated on the fringes of the village, close to countryside, yet within easy walking of the village centre. Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities 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.



Ground Floor



First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	75	
(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 take the left turning at the crossroads into Widmore Lane, take the first turning left into Pond End Road, at the T junction turn left into Churchill Crescent 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 their solicitor or surveyor.