



Sedgewell House, Sedgewell Road, Sonning Common,
S Oxon, RG4 9TA

£1,200,000

Beville
ESTATE AGENCY

- Four bedrooms
- Doube garage & Workshop
- Original features
- Three bathrooms
- 20ft x 16ft Kidbys timber office with light & power.
- Potential development opportunity
- Three reception rooms
- Established, private grounds
- Approx. 0.5 acre plot, 123ft width x 180ft depth

Imposing detached Edwardian family residence, built in 1906 and retaining many original features. The house is well positioned within a private and established 0.5 acre plot, situated in a highly sought-after road. Requires updating, but offers tremendous potential. EPC: E

Accommodation includes: Covered front veranda with tiled step, entrance hall, ground floor shower room, sitting room, dining room with open fire & door to covered rear porch with stained glass windows, 26 ft drawing room, also with an open fire, kitchen/breakfast room with log burner, utility room. From the hall, the staircase leads to first floor landing, 16 ft dual aspect bedroom 1 with en-suite bathroom with hatch to loft area, three further bedrooms and a family bathroom.

Noteworthy features include: Oil-fired central heating, stripped pine flooring, open fireplaces, original sash windows, built-in cupboards, easily accessible floored loft, ample off-road parking, garage, workshop, 20 ft x 16 ft Kidbys timber office with light & power.

To the front of the property: A sweeping in-and-out gravel driveway providing off-road parking and leading to the double garage. A wealth of mature trees including Monterey pine, silver birch, monkey puzzle and fir, mature shrubs including roses, lilac and choisya and mature laurel hedging offering privacy. There is gated side access on both sides.

To the rear of the property: delightful gardens approaching 0.5 acres, fully enclosed with timber fencing. Gravel entertaining area with low brick retaining wall and pillars, garden laid mainly to lawn, ample mature trees, shrubs and hedging offering total privacy. A shallow pond that attracts local wildlife, two water butts. Shrubs and climbers include wisteria, rhododendron and mulberry.

Total Floor Area: 220m2 (2362sqft) including garage and workshop.

Council Tax: Band G

Services: Mains electricity, water & drainage.

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		
	47	74
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 whereupon the property will be found on the left 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.