



10, Old Copse Gardens, Sonning Common, S Oxon  
, RG4 9TH

£550,000

Beville  
ESTATE AGENCY



- Detached bungalow
- Backing onto private woodland
- Quiet cul-de-sac location
- Presented in good order
- Two bedrooms
- Garage
- Ample off road parking
- Two bathrooms
- 31ft open plan living/dining room
- Delightful gardens

Detached bungalow presented in good order, set at the end of a quiet cul-de-sac, in a delightful, private plot backing onto protected woodland. EPC: D

Accommodation includes; entrance porch, entrance hall, sitting room with log burner, dining room, fitted kitchen/ breakfast room, bedroom 1 with ensuite shower room, further double bedroom & shower room.

Noteworthy features include; PVCu double glazed windows, gas fired central heating, fitted alarm, ample off road parking, detached garage, established and private gardens, sold with no onward chain.

To The Front Of The Property tarmac driveway leads to detached garage providing ample off road parking, well stocked flower & shrub beds, low brick retaining wall, outside light, mature hedging, gated side access to:

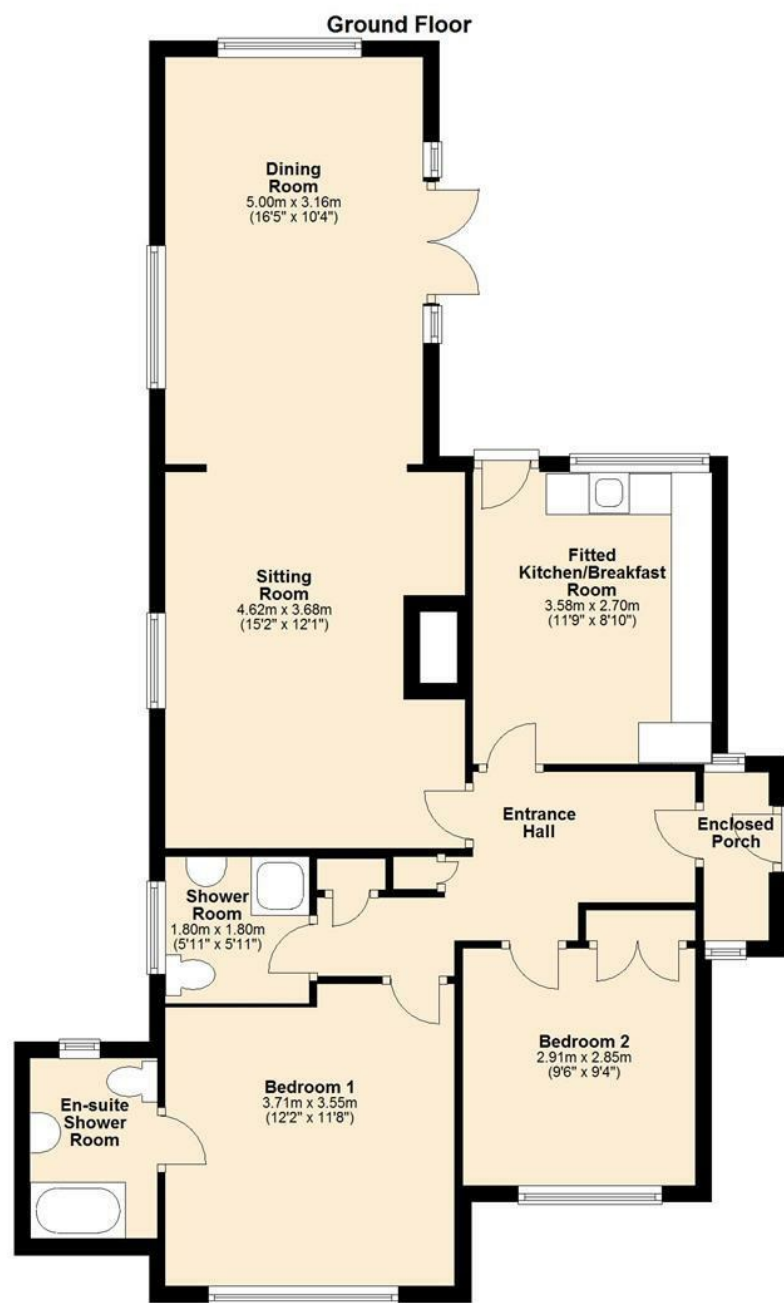
To The Rear Of The Property is a private, established, westerly facing garden backing onto protected woodland. Extensive paved patio, outside tap, outside light, Garden mainly laid to lawn, well stocked flower and shrub beds, greenhouse, fully enclosed close board timber fencing.

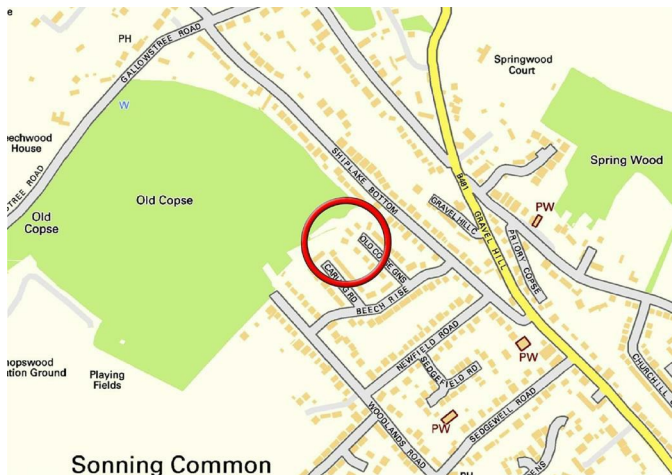
Total Floor Area: 79m<sup>2</sup> (850sqft)

Council Tax: Band E

Services: Mains gas, electricity, water & drainage.

Old Copse Gardens is situated on the fringes of the village, close to woodland walks, 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 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.





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 second turning left into Shiplake Bottom. Take the second turning on the left into Beech Rise, turning right into Old Copse Gardens, whereupon the property will be found at the end.

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.