



3, Wood Lane, Sonning Common,
South Oxon, RG4 9SJ

£700,000

Beville
ESTATE AGENCY

- First time on the market in 50 years
- Three double bedrooms
- Garage
- Gas fired central heating

- Situated in the heart of the village, a stones throw from local amenities
- Further potential subject to usual consents
- Two bathrooms

- Large sunny aspect rear garden
- Large driveway offering ample parking
- 21ft sitting room

SOLD BEFORE GOING ON THE MARKET. Offered to the market for the first time in 50 years, this three-bedroom detached house requires some updating and benefits from a large, sunny rear garden. Positioned in a sought-after location within easy reach of the village centre, it offers excellent potential, subject to the usual consents. EPC: D

Accommodation includes: Entrance hall, dining room, study, ground floor bathroom, 21ft sitting room with doors onto the rear garden, kitchen/breakfast room. The stairs lead to first floor landing which comprises of three double bedrooms and a family bathroom.

Noteworthy features include: Gas fired central heating, double glazing, ample storage, ample off road parking, garage, no onward chain, first time on the market in 50 years, further potential subject to usual consents.

To the front of the property: Large frontage, concrete driveway providing ample off road parking and leading to garage. Lawned area, enclosed with mature shrubs and hedging.

To the rear of the property: Large sunny aspect rear garden, patio area, garden laid to lawn, concrete pathway along the left hand side of the garden, fully enclosed with timber fencing, mature trees, shrubbery and hedging.

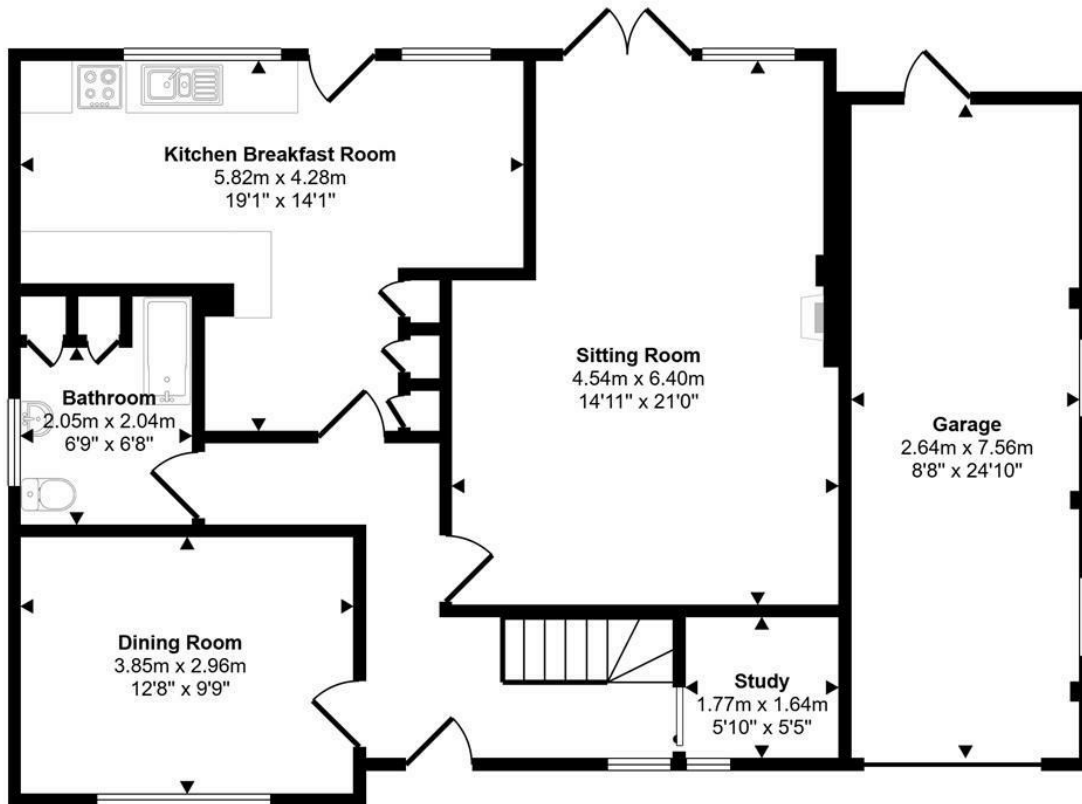
Total Floor Area (including garage): 145m² (1566sqft)

Council Tax:

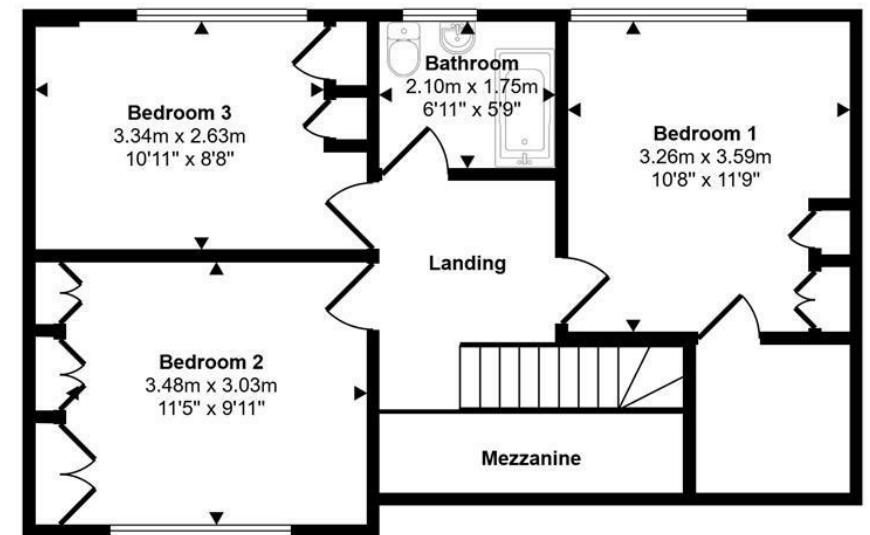
Services: Mains electricity, water & drainage.

Wood Lane is situated in the heart of the village. 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.

Approx Gross Internal Area
145 sq m / 1566 sq ft



Ground Floor
Approx 100 sq m / 1073 sq ft



First Floor
Approx 46 sq m / 493 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Directions

Turn right out of our offices. Continue along the Peppard Road for 200 yards, turn right into Wood Lane. The property can be found on the left hand side, 100 yards up the road.

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.