



6, Sedgefield Close, Sonning Common,  
S Oxon, RG4 9TS

£625,000

Beville  
ESTATE AGENCY



- Highly regarded cul-de-sac
- Sold with no onward chain
- Walking distance to all village amenities
- Four bedroom detached house
- Garage
- Excellent energy efficiency
- Private and easily maintainable rear garden
- Three reception rooms

Well presented detached home, situated in a highly regarded cul-de-sac, within easy walking of amenities, offering private, easy to maintain, sunny aspect rear garden.  
EPC: B

Accommodation includes; enclosed porch, entrance hall, cloakroom, fitted kitchen, dining room, sitting room, conservatory, utility, study, bedroom 1 with ensuite shower room, three further bedrooms and bathroom.

Noteworthy features include, PVCu double glazing and fascias, gas fired central heating with condensing boiler, off road parking, garage & PV solar panels, sold with no onward chain, Sedgefield Close also provides additional parking for visitors.

To The Front Of The Property drive leads to garage providing off road parking, paved path to front entrance, outside tap, well stocked shrub beds, brick wall, box hedging, gated side access to;

To The Rear Of The Property is a delightful private, sunny aspect and easy to maintain garden. Paved patio with brick edging, well stocked with mature shrubs, plants and hedging providing a high level of privacy, outside tap, outside light, timber shed.

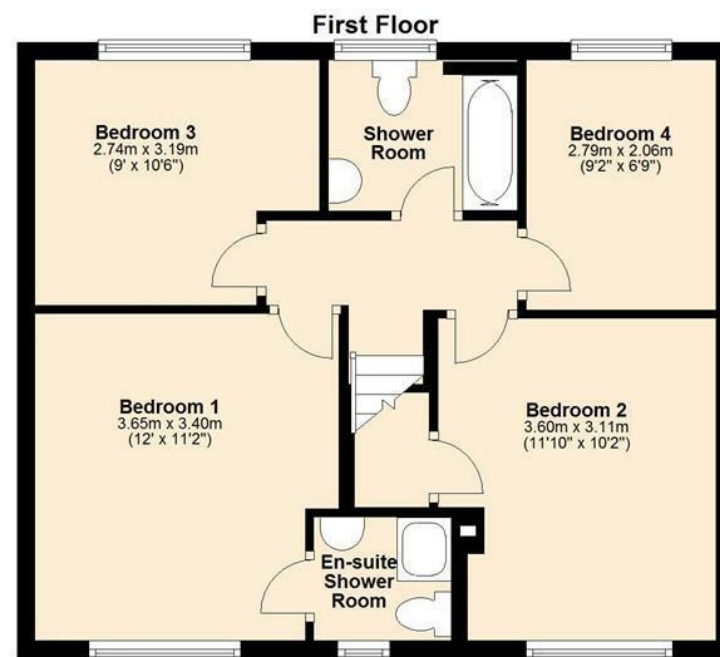
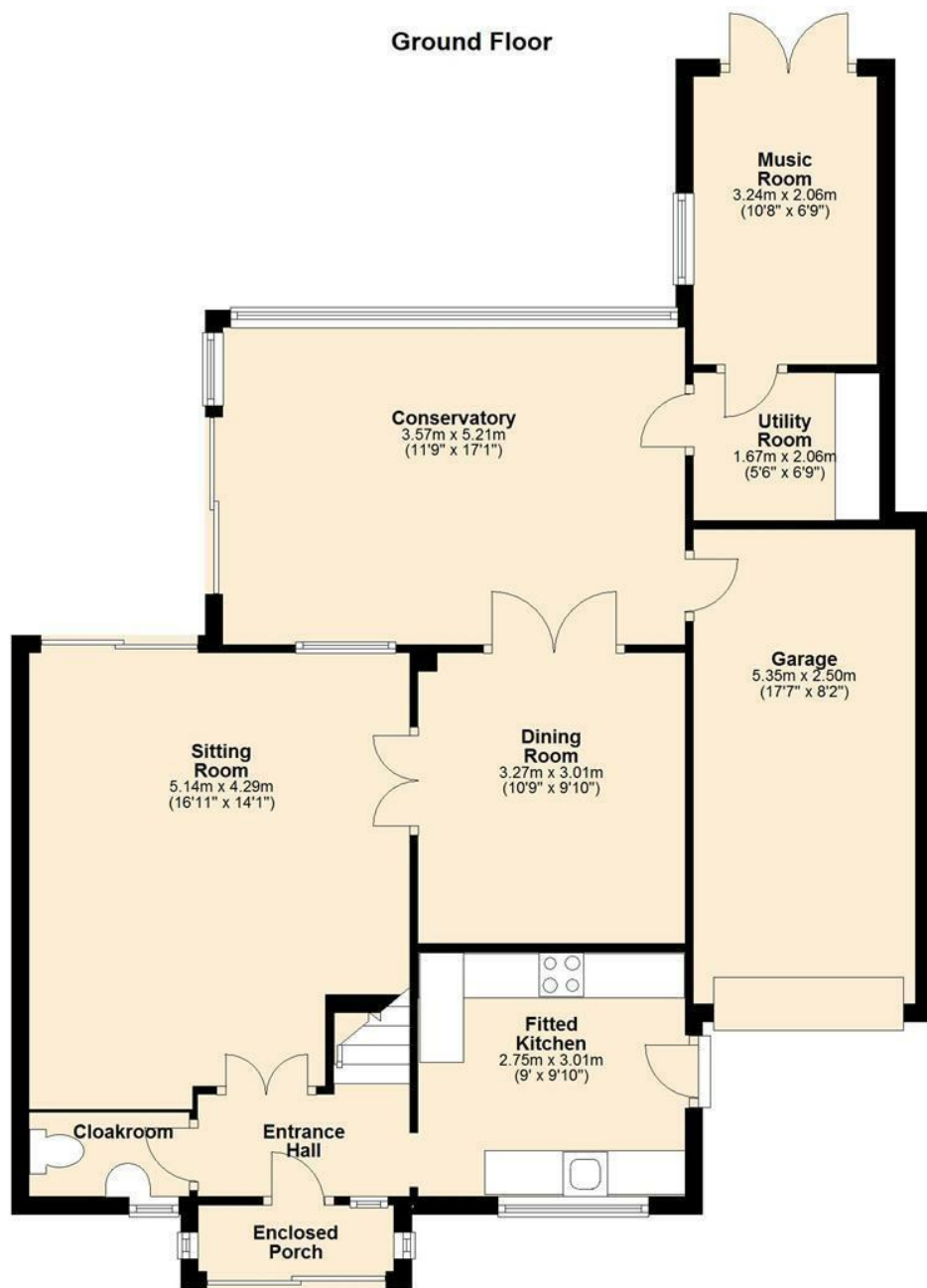
Total Floor Area (including garage): 136m<sup>2</sup> (1466sqft)

Services: Mains gas, electricity, water & drainage.

Council tax: Band F

Sedgefield Close is a small cul-de-sac, situated 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. Crossrail from 2022, 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	82	86
(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 first left into Shiplake Bottom, turn left into Newfield Road, proceed for 100 yards and turn left into Sedgfield Close, 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.