

Magnolia Cottage, Reades Lane, Gallowtree Common,  
S Oxon, RG4 9DP

£895,000

Beville  
ESTATE AGENCY

- Four spacious bedrooms
- 37ft Tandem length workshop/ store
- Private, south west aspect rear garden
- 28ft Kitchen/Breakfast/Living Room
- Utility room
- Views over nearby countryside
- Double glazed part 'tilt & turn' windows
- Ample off road parking
- Extended & fully renovated 2015

Extended four bedroom family home presented in excellent order with private, sunny aspect rear garden, 37ft tandem length workshop/ garage & views over nearby countryside. EPC: E

Accommodation includes; spacious entrance hall with built in coat cupboard, cloakroom, study area, sitting room, utility room with door to side access, 28ft fitted kitchen/ breakfast/ living room with sliding door to rear. From the entrance hall staircase leads to first floor galleried landing, 16ft bedroom 1 with ensuite shower room, three further spacious bedrooms (one divided into bedroom & study) and family bathroom with bath & shower cubicle.

Noteworthy features include; double glazed part 'tilt & turn' windows, electric underfloor heating with zonal temperature controls & mains gas fired combi boiler serving the hot water system, ample built in cupboards, 37ft tandem length workshop/ store, ample off road parking for four+ cars and established gardens.

#### Outside

To the front of the property gravel drive provides ample off road parking for four+ cars, leading via double wooden gates to detached 37ft tandem length workshop/ store at the rear. Outside light, mature hedging & shrubs, gated access on the opposite side leads to:

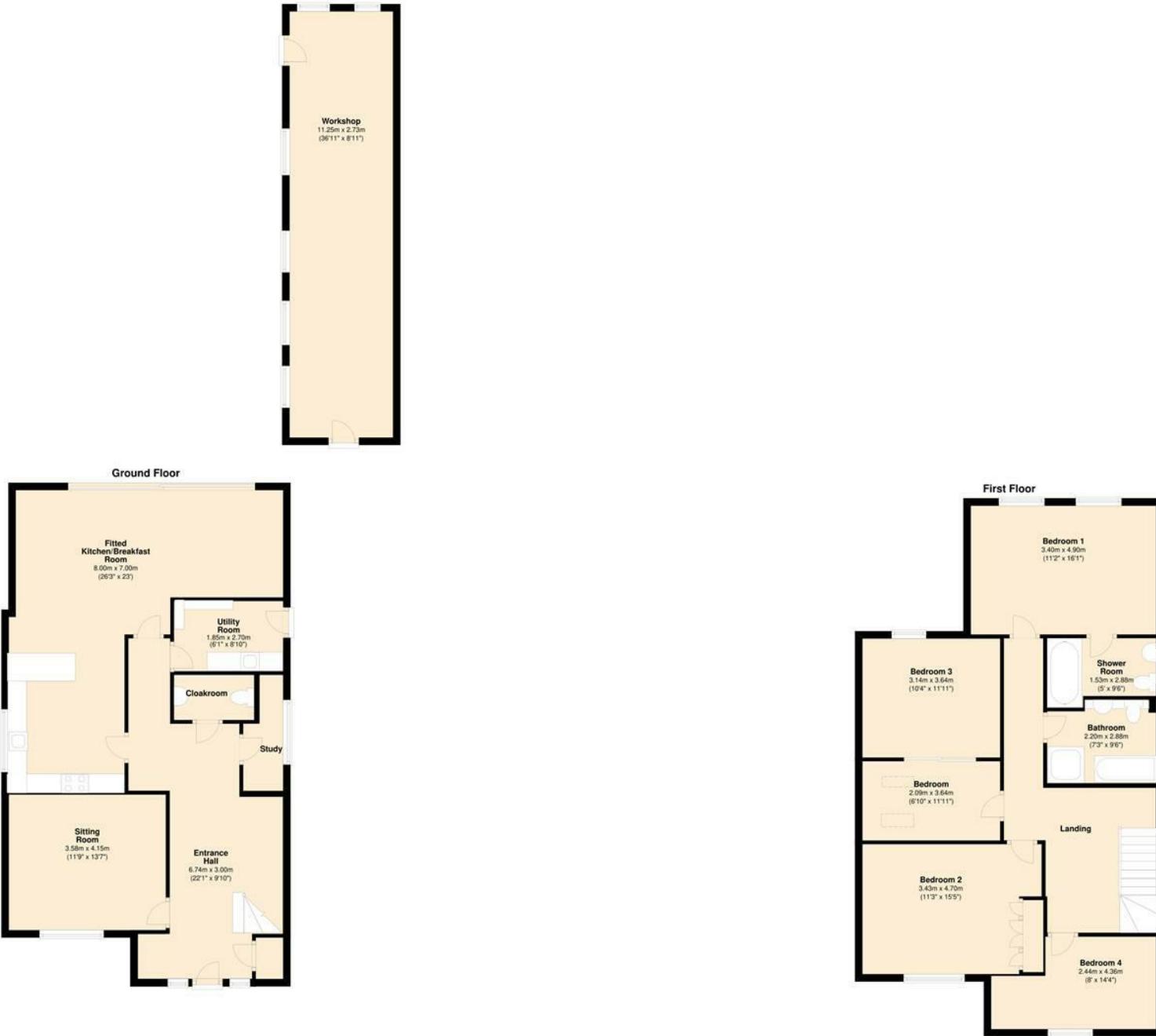
To the rear of the property is a private, south west aspect, established garden. Paved patio, 37ft tandem length workshop/ store with personal door, light & power. Garden laid mainly to lawn, further paved seating area, fully enclosed with timber fencing, well stocked flower & shrub beds, ornamental trees.

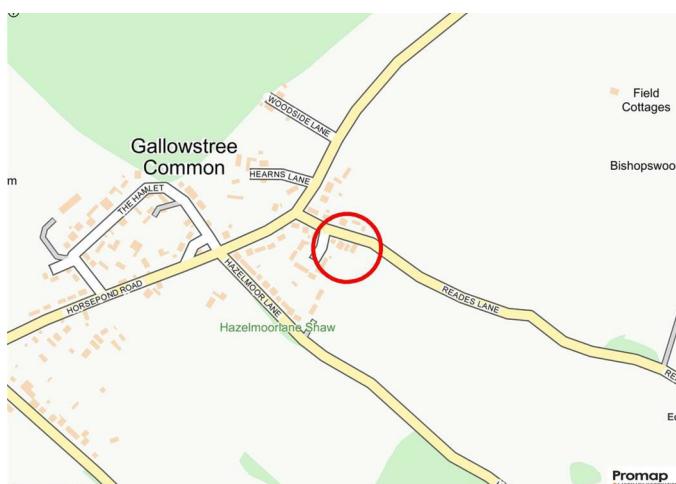
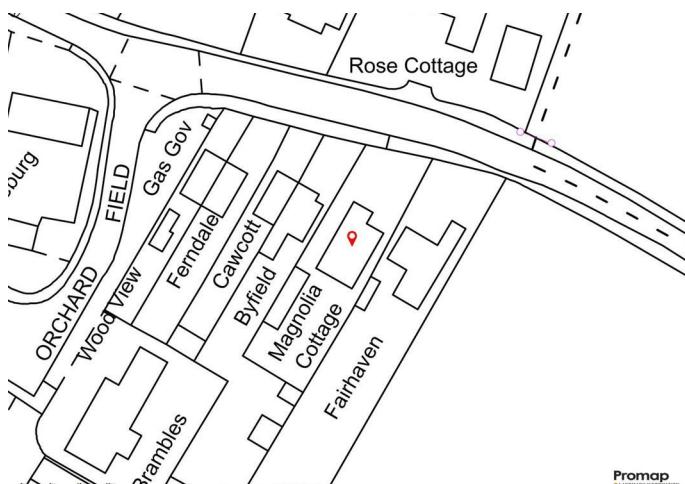
Total Floor Area: 174m<sup>2</sup> (1876sqft) + Garage 31m<sup>2</sup> (330sqft)

Council Tax: Band D (£2357.00)

Services: Mains gas, electricity, water, private drainage (recently upgraded).

Gallowtree Common is a small rural hamlet about 6 miles equidistant from Henley-On-Thames and Reading, with their excellent range of schooling, shopping and recreational facilities. London Paddington is less than 30 minutes from Reading Railway Station and there is easy access 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. Gallowtree Common is in the catchment area for Kidmore End Church of England Primary School. The village of Sonning Common is less than 1 ½ miles away and is well served with shops & amenities, including; Health Centre, Dental Surgery, Veterinary Surgery and a range of shops providing day to day needs. Schooling at both Primary and Secondary levels.





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	44	54
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Directions

From our office in Peppard Road proceed right and take the right hand turning at the crossroads into Wood Lane, continue and at the sharp bend turn right into Reades Lane, proceed to Gallowtree Common 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.**