



Beville
ESTATE AGENCY

7, Wood Lane, Sonning Common,
S OXON, RG4 9SJ

£1,150,000



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- 20ft x 12ft Drawing room
- Utility room
- Three further double bedrooms
- Sold with no onward chain

- Three reception rooms
- 19ft Bedroom 1 with ensuite shower room & range of fitted wardrobes
- Approx 100ft Rear garden

- Spacious 17ft entrance hall
- 22ft Bedroom 2 with ensuite shower room
- Detached garage & ample off road parking

SOLD PRIOR TO MARKETING. Spacious five double-bedroom detached family home with 3 bathrooms, offering three further large reception rooms, L Shape 28ft x 24ft kitchen/ breakfast room, set in a good size plot, in the heart of the village. EPC: C

Accommodation includes; 17ft entrance hall, cloakroom, 28ft x 24ft L - shaped fitted kitchen/ breakfast room with integral appliances, utility room, 20ft drawing room, dining room, family room, master bedroom with ensuite bathroom and extensive range of fitted wardrobes, guest bedroom with ensuite shower room, three further double bedrooms & family bathroom.

Noteworthy features include; fitted kitchen with integral appliances, gas fired central heating with Mega Flow pressurised system and under floor heating to the ground floor with zonal controls to each room, ample built in cupboards, PVCu double glazing, water softner, ample off road parking and private & secluded rear garden.

To The Front Of The Property gravel drive provides ample off road parking, outside light, gated side access to:

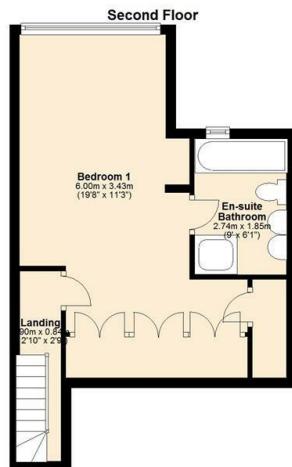
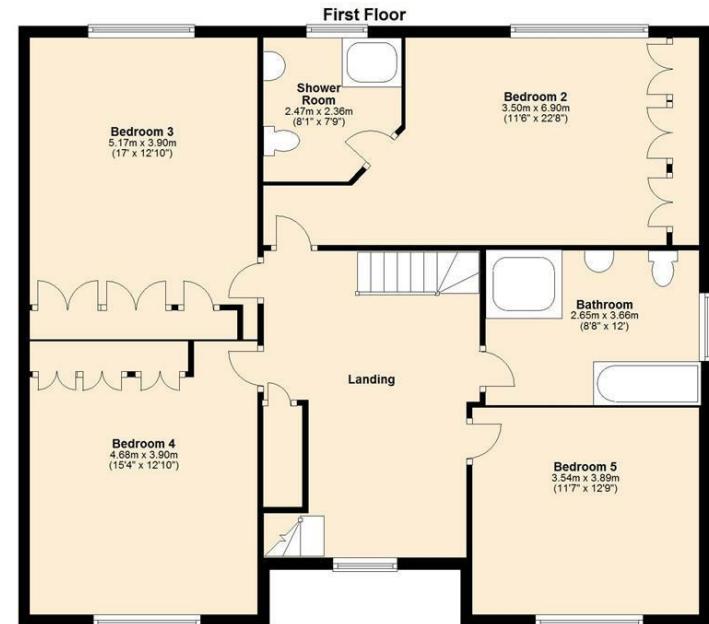
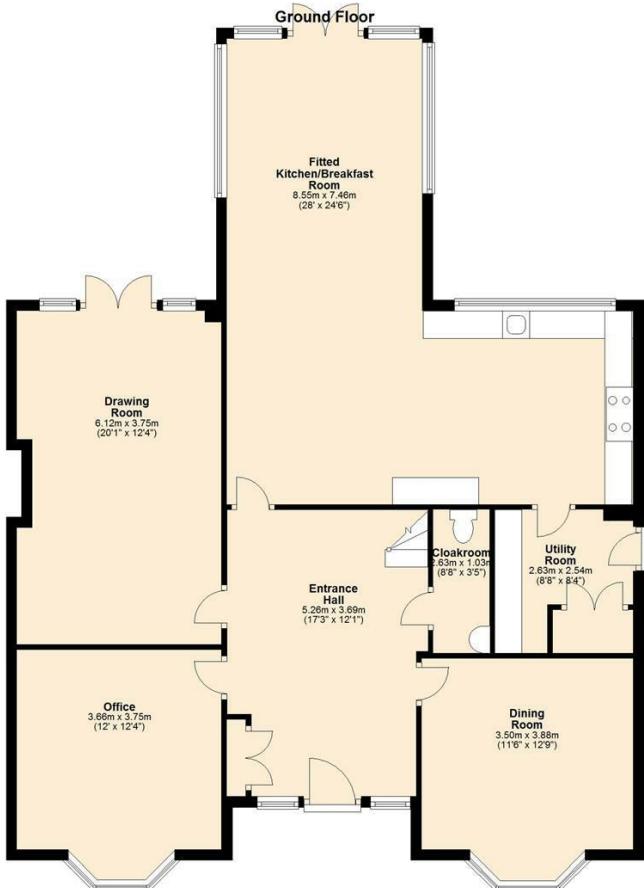
To The Rear Of The Property is an established and south facing, sunny aspect garden approx. 100ft in length. Paved patio, outside tap, outside lighting, garden laid mainly to lawn, flower beds, mature shrubs, fully enclosed with timber fencing & hedging, compost & garden storage area, timber shed.

Council Tax Band: F

Total Floor Area: 247m² (2655sqft).

Services: Mains gas, 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		84
(69-80) C	78	
(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 office in Peppard Road proceed right and turn right into Wood Lane, whereupon the property can be found on the left.

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.