



April Cottage, 58, Wood Lane, Sonning Common,
S Oxon, RG4 9SL

£475,000

Beville
ESTATE AGENCY

- Original victorian features
- Off road parking
- No onward chain
- A wealth of character
- Flexible accommodation
- Log burning stove
- Set within the heart of the village
- Private, secluded sunny aspect rear garden
- Ground floor bedroom/shower room
- Easy access to amenities and facilities

An attractive and well presented Victorian cottage with original features, situated in the heart of the village, offering a ground floor bedroom & shower room. EPC: E

Accommodation includes, dining room, sitting room with open fireplace and doors to garden, fitted kitchen, ground floor bedroom 3/ study, ground floor shower room. The first floor comprises of two double bedrooms and family bathroom.

Noteworthy features include: Gas fired central heating, off road parking, original features including stripped pine doors with brass furniture, picture rails and open fireplaces, log burning stove.

To the front of the property is a gravel driveway providing off road parking, panel fencing, gated access to:

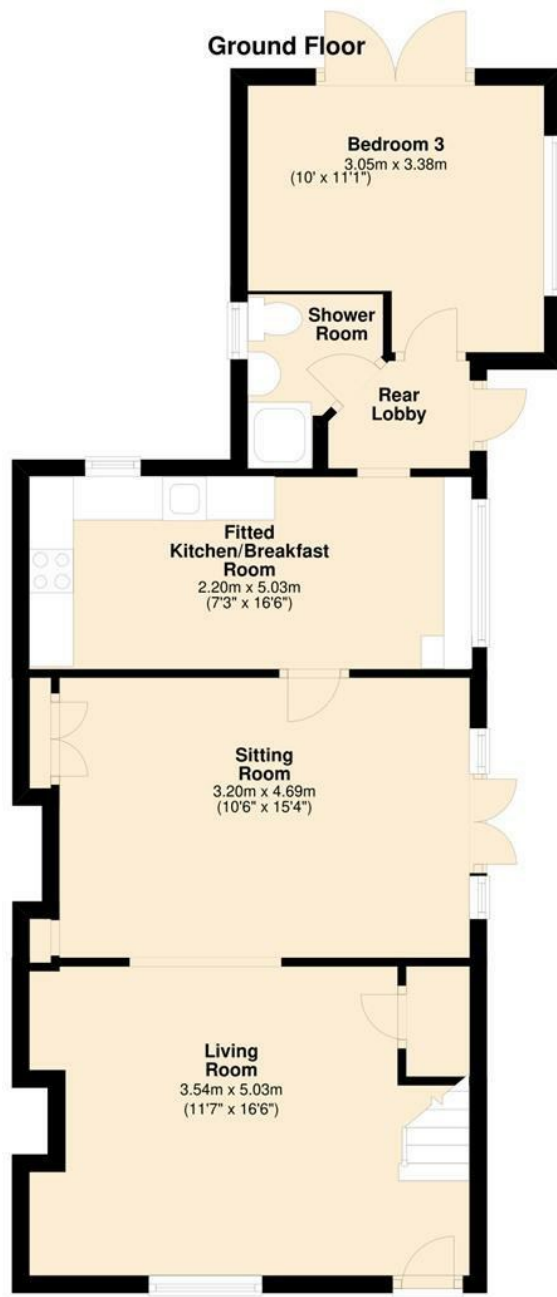
The rear of the property is a secluded, sunny aspect garden, laid mainly to lawn, outside patio and outside tap.

Wood Lane is one of the oldest roads in 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.

Total Floor Area: Approx. 85m² (911sq.ft)

Services: Mains gas, electricity, water & drainage.

Council tax: Band E (£)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Directions

From our office in Peppard Road proceed right and turn right into Wood Lane, continue for approximately 250 yards 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.