



6, Craysleaze, , Kidmore End  
S Oxon, RG4 9BH

£800,000

Beville  
ESTATE AGENCY

- 18ft Sitting Room with open fire
- Three double bedrooms
- Walking distance to Kidmore End Church & New Inn Pub
- Fantastic views over paddocks
- 18ft Kitchen Breakfast Room with views over neighbouring paddock
- Two bathrooms
- 0.25 private sunny plot
- 33ft substantial home office with insulation and power
- Highly sought after village location
- Well presented

Extended older style semi detached family home presented in good order, set on a 0.25 acre plot with established garden and substantial outbuilding, backing onto paddocks. EPC: tbc

Accommodation includes; hall, 18ft dual aspect sitting room with open fire and sliding doors onto the rear garden, recently fitted kitchen/ breakfast room with granite work surfaces and views over paddocks, dual aspect dining room opening into conservatory which overlooks the garden and views across the paddocks.

The first floor comprises of bedroom 1 with ensuite shower room, two further double bedrooms, and a study/dressing room.

Noteworthy features include: PVCu double glazing, gas fired central heating, ample built in cupboards, bedroom 1 fitted wardrobes with automatic lighting, off road parking, 33ft x 12ft substantial outbuilding/home office, 0.25 acre plot.

To the front of the property: Gravel driveway providing ample off road parking, side gate gives access to:

The rear of the property. A 0.25 acre private, established sunny plot, neighbouring and overlooking paddocks. Paved seating area with low brick retaining wall ideal for outdoor dining and entertaining. There is an outside tap, outside power point, and the garden is laid mainly to lawn, There is a substantial 33ft garden room at the end of the garden currently being used as a home office and a further sitting room with a bar. There is also a vegetable patch, greenhouse, various fruit trees, and timber sheds.

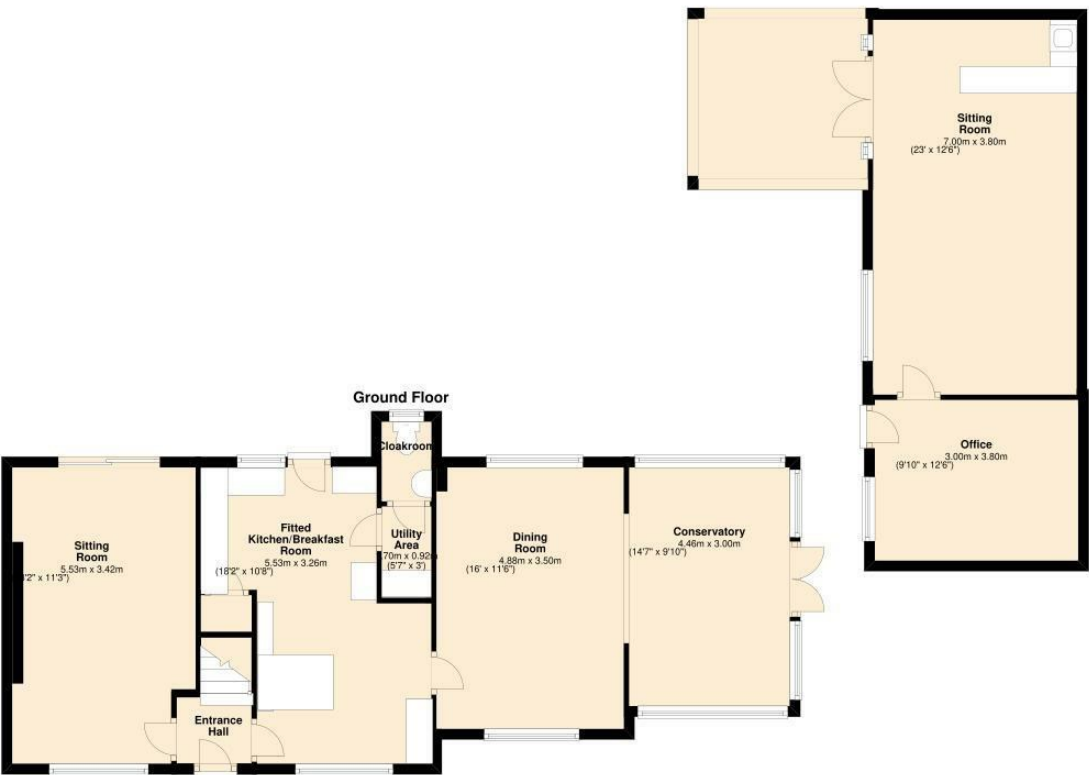
Kidmore End is a highly sought after hamlet, with a very popular C of E Primary School, other amenities include Public House and church. The village of Sonning Common is less than a mile away and is well served with a range of amenities. Kidmore End enjoys the rural aspect of South Oxfordshire, whilst being conveniently close for Reading and Henley town centres, with excellent communication links. London Paddington 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 to central London from Reading station without having to change trains.

Total Floor Area: 132sqm (1420sqft)

Outbuilding: 38sqm (409sqft)

Council Tax Band: D

Services: Mains gas, electricity and septic tank drainage




28 Peppard Road, Sonning Common, South Oxfordshire, RG4 9SU  
[www.beville.co.uk](http://www.beville.co.uk)

0118 9242526

[info@beville.co.uk](mailto:info@beville.co.uk)



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

## Directions

From Sonning Common proceed along Wood Lane to the Kennylands turning, turning right into Reads Lane and immediately left into Kidmore Lane. Continue until the T junction, turn right and take the first turning on the right into Craysleaze 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.**