

Approximate Gross Internal Area 1948 sq ft - 181 sq m

Ground Floor Area 1193 sq ft – 111 sq m

First Floor Area 755 sq ft – 70 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Robinson Sherston

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		93	93
(81-91) B			
(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		

Guide Price
£925,000

Hemphill Place, Sonning Common

A beautifully presented nearly new home in a quiet close, with exceptional energy efficiency. EPC Rating A.

- EPC Rating A
- 4 Bedrooms, 2 bathrooms
- Fully fitted study
- Underfloor heating
- Private garden with views over fields
- Garage and driveway parking

Superbly presented nearly new detached house

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2 Hemphill Place

Tucked away off Kennylands Road, Hemphill Place is a smart development of luxury contemporary homes, built by award winning developer Shanley Homes. Number 2 was completed in May 2023 and is beautifully finished to a high standard.

The ground floor has underfloor heating and there are shutters to most of the windows.

From the hallway, there is a downstairs cloakroom and coats cupboard and doors lead to the sitting room with a bay window to the front with fitted shutters. There is a study with bespoke bookshelves, desk and filing drawers. To the rear of the property is the large kitchen, dining and family room. This lovely light space has bi-fold doors to the terrace and garden and has an excellent range of wall and floor cabinets.

There are silestone worktops and upstands, Siemens gas hob with splashback behind hob and extractor hood. Siemens fan assisted single oven and microwave. Integrated full height fridge/freezer and dishwasher. There is a peninsula breakfast bar and space for a dining table for more formal events. The sitting area perfectly houses an L-shaped sofa for family cinema nights.

Upstairs, there are four generous bedrooms, the principal room having a range of fitted wardrobes and an en-suite shower room. There is also a family bathroom with bath and shower.

From the kitchen, a door leads to the integral garage with light and power and remote control door. This also houses a utility area with plumbing for washing machine and tumble dryer.

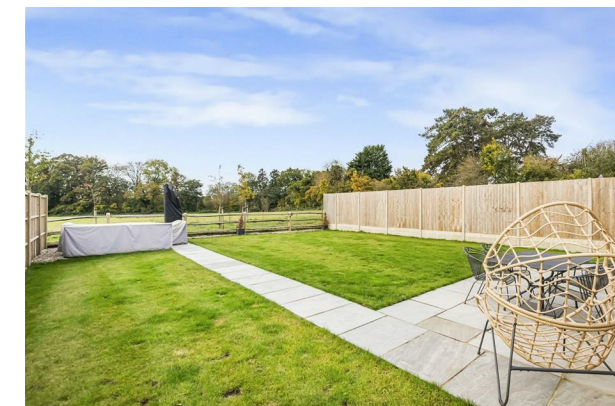
Outside

To the front of the property is a low maintenance garden and driveway parking leading to the garage. A side gate leads round to the south-west facing rear garden which is securely fenced and laid to lawn with a paved terrace accessed from the kitchen/breakfast room. A post and rail fence at the end allows views across fields to the woodland beyond.

Services

All mains connected. Gas fired central heating. Underfloor heating to ground floor and bathrooms.

Solar panels and an electric car charging point.
South Oxfordshire District Council, Tax Band G.
EPC Rating A.



Location

Hemphill Place is set back from Kennylands Road which connects to heart of the village of Sonning Common. The village has a vibrant community with local infant, primary and secondary schools as well as a useful selection of local shops including a butcher, and Co-op store. There is also a dentist and health centre.

The larger centres of Henley-on-Thames and Reading are close by. There is a good variety of nursery, primary and secondary schools in the local area including MQueen Anne's, The Oratory, Reading Blue Coats. Golf Clubs include Henley, Badgemore Park, and Huntercombe and the immediate area has wonderful walking and riding in the Chiltern Hills.

Directions

Post code: RG4 9FE. What3Words: ///custodian.redeemed.dizziness

Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911
Email: henley@robinsonsherston.co.uk

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.