



**Peppard Road  
Sonning Common, Reading, Oxfordshire RG4 9RP**

**£875,000**

Set within this sought after area of Sonning Common that offers easy access to the South Oxfordshire countryside and central Reading is this larger than expected double fronted 1920's detached house. On the first floor there are three double bedrooms and a modern bathroom. On the top floor there is a fantastic main bedroom with a stylish en suite. The ground floor boasts two great sized reception rooms, a modern and stylish open plan kitchen /diner, family room, utility and WC. To the front there is an 'in and out' driveway and garage. To the rear there there is good sized home office/gym and a fantastic garden. Call now to view.



## Peppard Road, Reading, Oxfordshire RG4 9RP

- Four double bedrooms
- Two reception rooms
- Utility and WC
- In and out driveway and garage
- Council tax band F
- Two bathrooms
- Breakfast room & family room
- Modern and stylish kitchen
- Great sized garden with home office/gym
- EPC rating D

### Front garden & driveway

A wide and spacious, 'in and out' gravel drive, bordered by a mature hedge with parking for multiple cars and gated side access to the rear garden.

### Hallway



A good sized entrance hall with large, built in wardrobe for coats and boots along with doors leading to the dining room, two doors to the living room and breakfast room.

### Living room

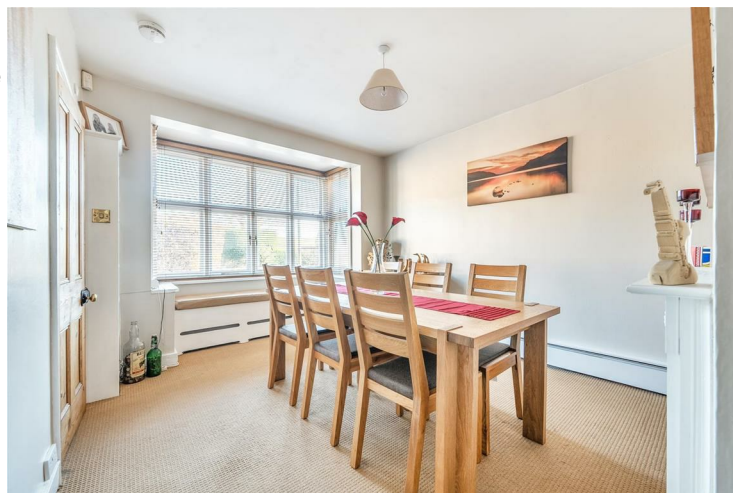
23'5 x 10'10 (7.14m x 3.30m)



A very spacious, carpeted living room with a bay window overlooking the front of the property.

### Dining room

14'3 x 10'10 (4.34m x 3.30m)



A very good sized dining room with a big bay window with a window seat overlooking the front of the property, feature fireplace and door to the breakfast room.

### Kitchen

14'11 x 11'11 (4.55m x 3.63m)



A beautifully fitted and equipped kitchen with plenty of natural light from both the skylights and large windows with views of the garden, tiled floor, ample cupboard storage and work surfaces, range style oven, five ring gas hob, extractor, space for dishwasher and fridge freezer and doors to the utility room and family room.

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### Breakfast room

10'9 x 8'8 (3.28m x 2.64m)



A good sized family breakfast room with tiled floor, feature fireplace, arches to the kitchen and rear entrance hall that leads to the family room and double rear doors to the garden and family room

### Family room

12'2 x 10'6 (3.71m x 3.20m)

A spacious family room with laminate flooring, windows overlooking the garden and door to the garage.

### Utility

12'5 x 6'5 (3.78m x 1.96m)



Tiled utility room with windows to the garden and the side of the property, sink and additional storage, space for washing machine and tumble drier along with doors to the garden and the WC.

### WC



Tiled WC with toilet and sink.

### Landing



A wide and sizeable landing with window overlooking the front of the property, storage cupboard, stairs to the ground and top floor and doors to bedrooms and bathroom.

### Bedroom two

12'2 x 10'9 (3.71m x 3.28m)



A large, carpeted, double bedroom with a big window overlooking the front of the property.



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### Bedroom three

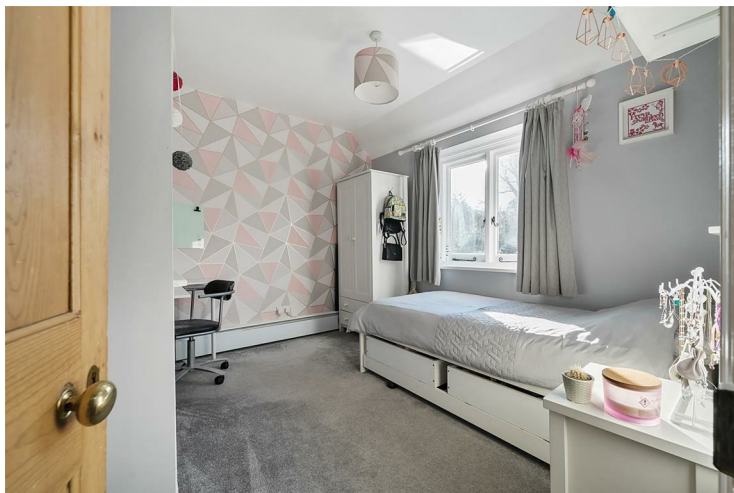
13'1 x 10'10 (3.99m x 3.30m)



A spacious, carpeted double bedroom with a good sized window overlooking the front of the property and a recessed book shelf.

### Bedroom four

10'9 x 8'9 (3.28m x 2.67m)



A good sized, carpeted double bedroom with feature fireplace and window with views of the garden.

### Bathroom

10'9 x 7'8 (3.28m x 2.34m)



A very spacious, modern and stylish bathroom with double glazed doors overlooking the garden, tiled floor, heated towel rail, bath with shower, sink with storage, WC and a cupboard housing the hot water cylinder.

### Second floor landing

Stairs to the top floor.

### Bedroom one

25'3 x 16'8 (7.70m x 5.08m)



An extremely spacious, double bedroom suite with three Velux windows to the front of the property, a window overlooking the garden, three built in cupboards, one full length and one half length built in wardrobe and door to the en suite shower room.

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### Shower room

8'1 x 7'5 (2.46m x 2.26m)



A stylish en suite shower room with tiled floor, frosted window overlooking the garden, shower cubicle, sink and WC.

### Home office / Gym

17'7 x 11'3 (5.36m x 3.43m)



A very spacious, wood cabin with power and windows on three sides.

### Garden



An extensive, well appointed, tiered garden with a very good sized patio, side access to the front of the property, bark floored play area, raised gravel patio and vegetable garden

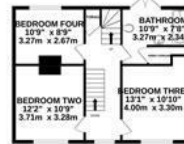
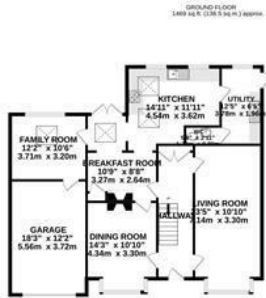
### Services

Water. Mains  
Drainage. Mains  
Electricity. Mains  
Heating. Gas

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, obtained from Ofcom





TOTAL FLOOR AREA : 2512 sq ft. (233.3 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	66	76
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
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