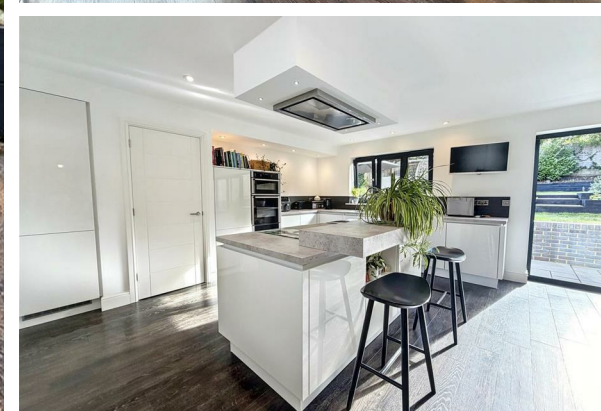




2, Old Copse Gardens, Sonning Common,
South Oxon, RG4 9TH

£825,000

Beville
ESTATE AGENCY

- Three/four bedroom detached home
- Bedroom 1 with fitted wardrobes and en-suite shower room
- Ample off road parking
- Fantastic woodland walks nearby
- Presented in immaculate condition
- Quiet cul-de-sac location
- 23ft kitchen/diner with German imported Kitchen
- Fully renovated and extended less than 10 years ago
- Beautifully landscaped south west facing garden
- Walking distance to village amenities

An immaculately presented detached home, completely renovated and thoughtfully extended, occupying an elevated position with a beautifully landscaped, south-west facing garden, situated within a highly sought after quiet cul-de-sac.

Accommodation includes; Entrance porch, hallway, 13ft x 13ft sitting room with log burner and pocket doors opening into a fantastic 23ft kitchen/diner/family room with a German imported kitchen and bi-folding doors onto the garden. There is a utility room, downstairs w/c and a ground floor study/bedroom 4. The stairs in the hallway lead to the first floor landing which comprises of Bedroom 1 with vaulted ceiling, comprehensive range of fitted wardrobes, Juliet balcony, and en-suite shower room. Excellent size double bedroom 2 with vaulted ceiling and Juliet balcony, a further large double bedroom 3 and a family bathroom with separate shower and bath.

Noteworthy features include; PVCu double glazed windows, gas fired central heating with pressurised hot water tank and underfloor heating to ground floor and en-suite and family bathroom, ample off road parking, ample built in cupboards.

To the front of the property is a tarmac driveway providing ample off road parking bordered by established hedging and accompanied by a mature flower bed with gated side access.

To the rear of the property is a beautifully landscaped, secluded, south west facing garden arranged over three levels. A paved terrace adjoining the property accessed by bi-fold doors from the kitchen/diner. Fitted outside lights and tap. Steps leading up to a lawned area surrounded by raised beds full of mature shrubs with further steps leading up to another paved seating area. There is a substantial shed to the rear of the garden.

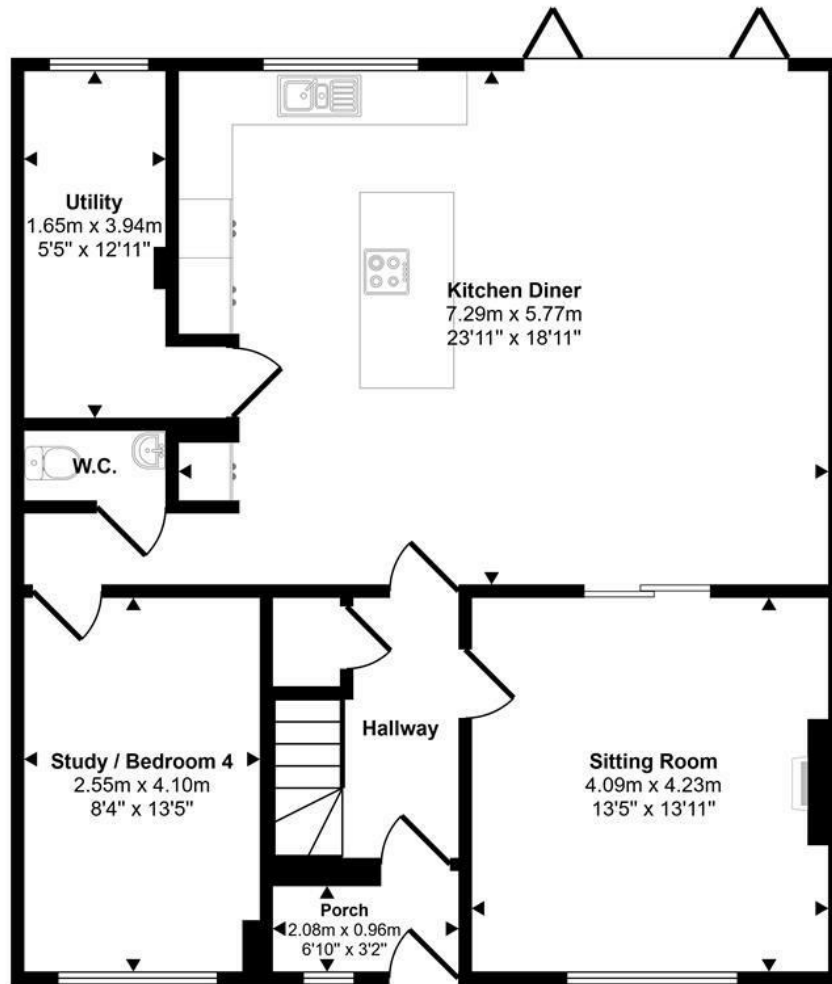
Total Floor Area: 161m² (1736sqft)

Council Tax: Band F

Services: Mains gas, electricity, water & drainage.

Old Copse Gardens is situated on the fringes of the village, close to woodland walks, yet within easy walking of the village centre. 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.

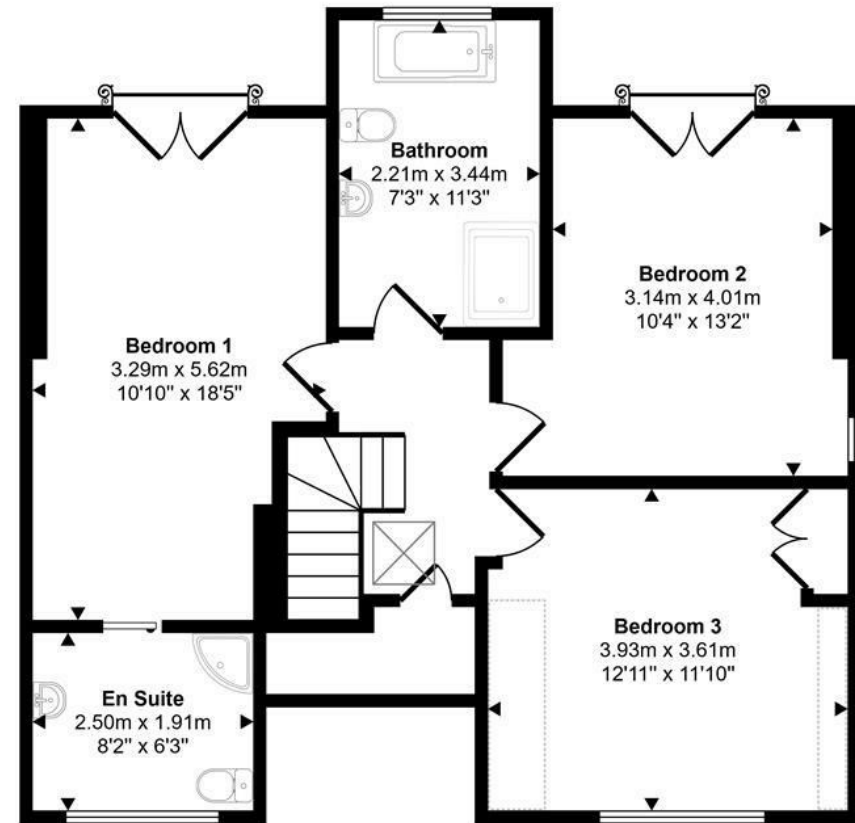
Approx Gross Internal Area
161 sq m / 1736 sq ft



Ground Floor

Approx 92 sq m / 990 sq ft

Denotes head height below 1.5m



First Floor

Approx 69 sq m / 746 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

Directions

From our offices in Peppard Road, turn left and take the second turning left into Shiplake Bottom. Take the second turning on the left into Beech Rise, turning right into Old Copse Gardens, whereupon the property is 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.