



48, Blounts Court Road, Sonning Common,
S Oxon, RG4 9RS

£475,000

Beville
ESTATE AGENCY

- Edge of the village location overlooking an 'Area of Outstanding Beauty'
- Three first floor bedrooms
- Further scope subject to usual consents
- 22ft sitting room
- Gas fired central heating with recently installed condensing boiler
- 20ft side lean to
- 16ft family room/bedroom 4
- Ample off road parking

Three bedroom semi detached home situated on the edge of the village overlooking an 'Area of Outstanding Beauty', requiring some updating & offering scope for further enlargement subject to P.P. EPC: D

Accommodation includes; enclosed porch, 22ft sitting room, 16ft family room/bedroom 4, fitted kitchen. The staircase leads to first floor landing, three double bedrooms and bathroom.

Noteworthy features include; gas fired central heating with recently installed condensing boiler, built in cupboards, 20ft side lean to, ample off road parking.

To The Front Of The Property concrete driveway provides off road parking, garden laid to lawn, low brick wall, side access through lean to, leading to:

To The Rear Of The Property is a secluded, sunny aspect garden, laid mainly to lawn, several mature apple trees, enclosed with close board fencing, mature shrubs, timber shed.

Total Floor Area: 95m² (1024sqft)

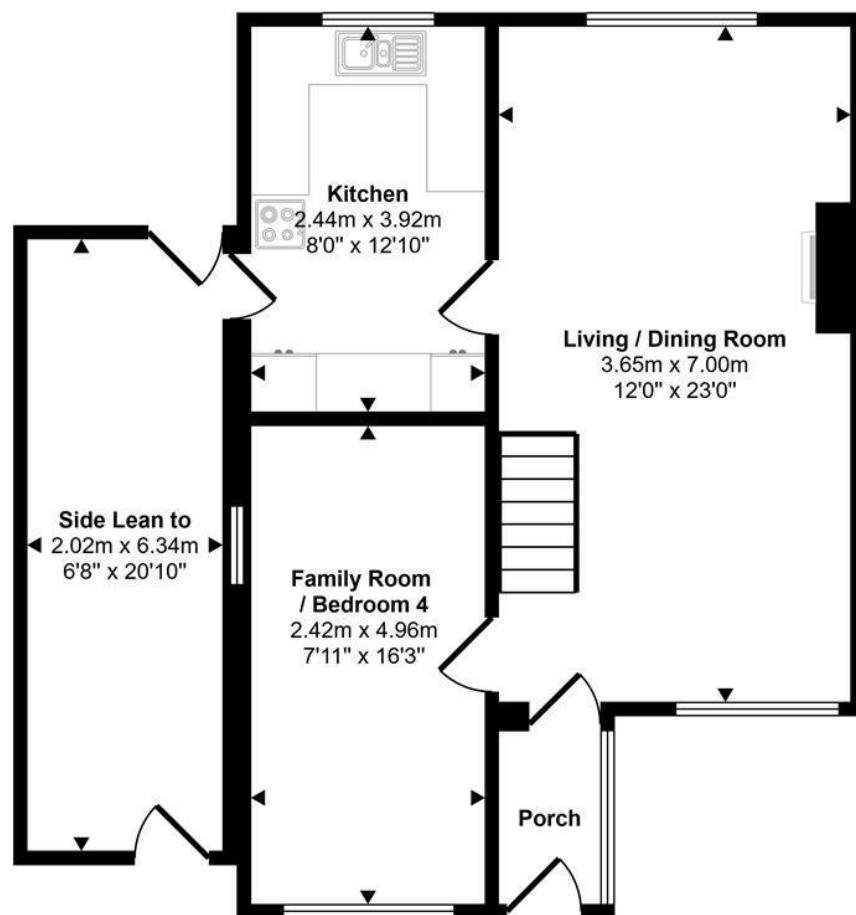
Council Tax Band: E

Services: Mains gas, electricity, drainage & water.

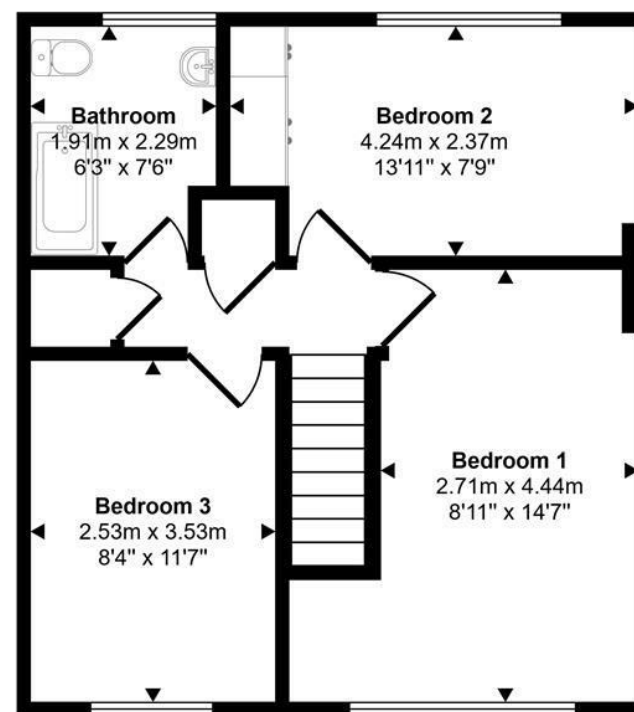
Blounts Court Road is a sought after road on the edge of the village, adjoining countryside, yet within easy walking of the village centre.

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
95 sq m / 1024 sq ft



Ground Floor
Approx 51 sq m / 552 sq ft



First Floor
Approx 44 sq m / 472 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		84
(81-91) B		
(69-80) C		65
(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 right and take the left turning at the crossroads into Widmore Lane, proceed to the T-junction, turning left into Blounts Court Road, whereupon the property will be found on the left 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.