



Wyeval, Kennylands Road, Sonning Common, South Oxon  
, RG4 9JT

£779,950

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ESTATE AGENCY

- Sunny aspect 0.2 acre plot
- Approximately 100ft frontage
- Garage
- Backing onto open fields
- Four bedrooms
- Detached separate home office (recently installed) wired with power and high speed ethernet
- Further potential subject to usual consents
- Stones throw from a bus stop giving easy access to Reading Station (Approx 4 miles)
- New flooring & carpets

Four bedroom family home, presented in good order and well positioned within a 0.2 acre plot, with sunny aspect rear garden backing onto neighbouring paddocks, offering potential subject to P.P. EPC: C

Accommodation comprises; Entrance hall, cloakroom, 19ft sitting room with log burner, family room, 17ft fitted kitchen/ breakfast room. The first floor comprises four bedrooms & recently fitted family bathroom.

Noteworthy features include; uPVC double glazing, gas fired central heating, ample built in cupboards, ample off road parking & garage (new flat roof), recently installed home office wired with power and high speed ethernet, the house is also wired with ethernet.

To the front of the property is a large gravel driveway provides ample off road parking leading to garage. Garden laid mainly to lawn, established shrubs, newly installed home office, gated side access to:

To the rear of the property is a private, south/westerly facing garden. Paved patio, outside tap, garden laid mainly to lawn, fully enclosed with timber fencing & mature hedging, flower & shrub beds, fantastic views over neighbouring paddock.

Total Floor Area: Approx. 1379sqft (128m<sup>2</sup>)

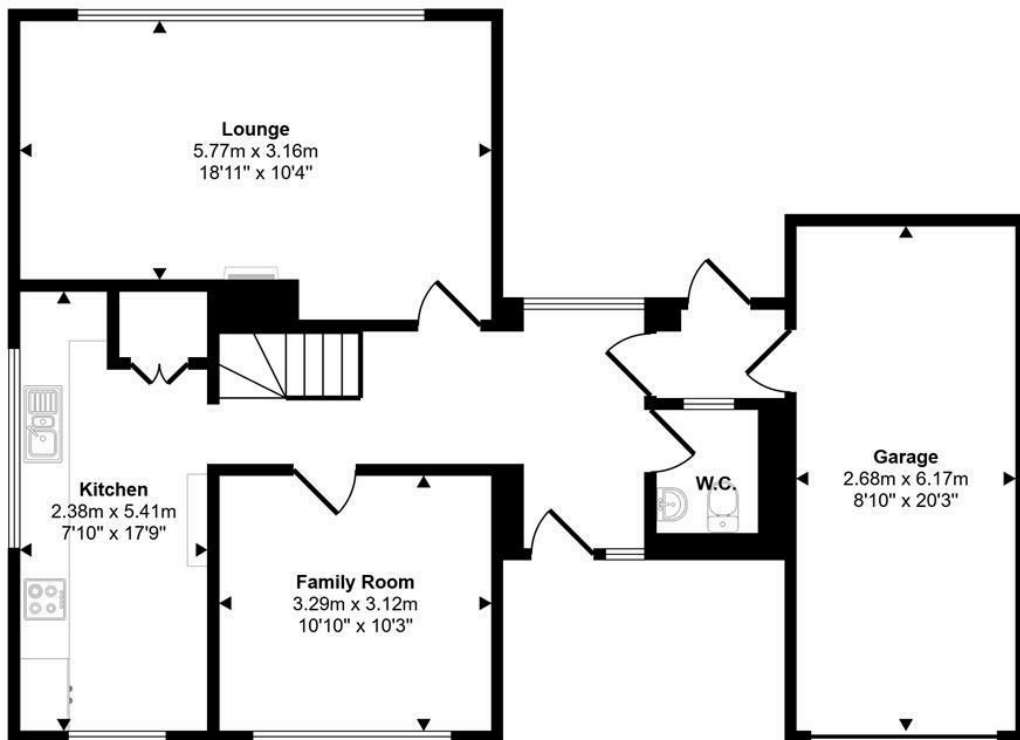
Council Tax Band: F

Services: Mains electricity, gas, water supply & drainage.

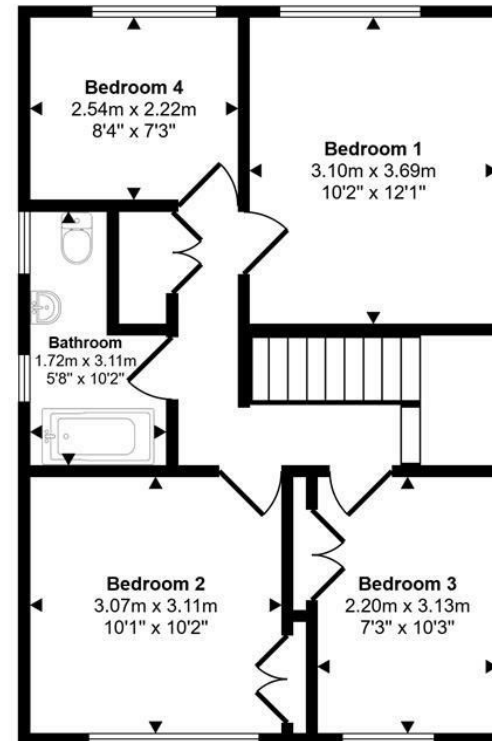
Kennylands Road is one of the oldest and most sought after roads in the village and is within easy walking distance of the village centre.

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 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 2022, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains.

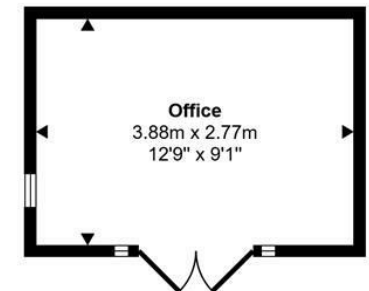
Approx Gross Internal Area  
139 sq m / 1495 sq ft



Ground Floor  
Approx 78 sq m / 839 sq ft



First Floor  
Approx 50 sq m / 541 sq ft



Outbuilding  
Approx 11 sq m / 116 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.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</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 our offices in Peppard Road, Sonning Common, turn right and proceed to the cross roads, turning right into Wood Lane. Continue to the Kennylands turning, turning left into Kennylands Road, 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.

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