



The Elms, Blounts Court Road, Sonning Common,  
S Oxon, RG4 9RS

£875,000

Beville  
ESTATE AGENCY

- Completely refurbished and extended in 2022
- Multi-fuel fired log burner
- Stones throw from local countryside
- Accommodation approaching 2,500sqft
- Four double bedrooms
- Walking distance to village centre
- 24ft kitchen/diner with island and quartz worktops
- Highly sought after location

A substantial four bedroom and four reception room, detached family home, refurbished and extended in 2022, and ideally positioned on the edge of the village yet within easy reach of local amenities. EPC: tbc

Accommodation includes: entrance hall leads to a 15ft dining room and a 21ft dual aspect sitting room, which flows into a further family room with double doors opening onto the garden. The property benefits from a superb 24ft kitchen/diner featuring a central island, quartz worktops, 2x Neff hide and slide ovens, induction and gas hobs, bi-folding doors with heat reflecting glass, along with a utility room, ground floor shower room, study, and an integral garage. The stairs lead to the first floor landing which comprises of bedroom 1 with full length window and Juliet balcony overlooking neighbouring countryside, walk in wardrobe, and a recently fitted en-suite shower room. There are three further double bedrooms, Bedroom 2 has an en-suite shower room, and there is a further family bathroom.

Noteworthy features include: Recently extended and refurbished, uPVC double glazing, gas fired central heating, double sided multi-fuel log burner (visible from sitting room and dining room), cat 5 cabling, water softener, new plumbing system and rewire, flush fit windows.

To the front of the property: Large driveway providing ample off road parking, part block paved, part gravel, providing access to garage. The driveway is surrounded by raised beds with mature plants and shrubs. There is an extra large side gate providing additional parking and giving side access to:

The rear of the property: Paved patio ideal for outdoor entertaining, garden laid mainly to lawn, timber shed, further seating area with pergola, there is a wealth of mature shrubs and hedging and the garden offers privacy and benefits from a south facing aspect.

Total Floor Area: Approx. 2318sqft (215m<sup>2</sup>)

Council Tax Band: E

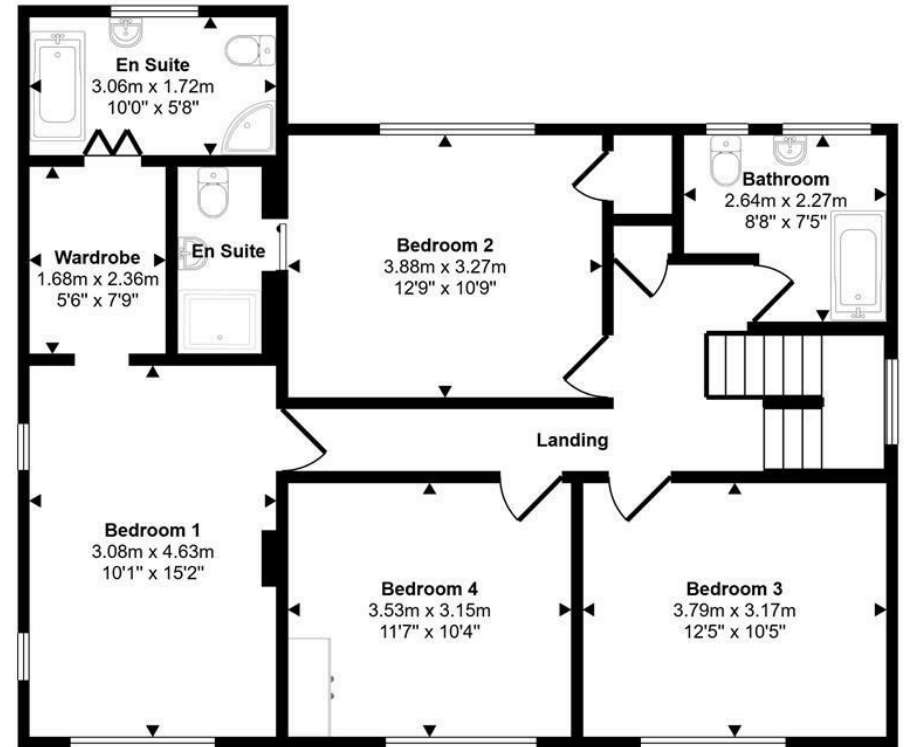
Services: Mains gas, electricity, water and drainage.

Blounts Court Road is situated on the edge of the village, close to 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 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 from 2021, 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  
215 sq m / 2318 sq ft



Ground Floor  
Approx 131 sq m / 1405 sq ft



First Floor  
Approx 85 sq m / 913 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<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 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.**

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