



2B, Grove Road, Sonning Common,  
S Oxon, RG4 9RL

£875,000

Beville  
ESTATE AGENCY

- 23ft Sitting room
- Ample off road parking
- Planning permission granted: Application No : P23/S0971/HH
- Walking distance to village amenities and countryside
- Dining room
- Recently installed gas fired boiler
- Demolish existing garage & erection of rear single storey extension & side two-storey extension.
- Bedroom 1 with ensuite shower room
- Refitted family bathroom
- Highly sought after road

A very well presented four bedroom detached family home, set within a 0.25 acre, sunny aspect plot, situated in a highly sought after road, with planning permission granted for further enlargement. EPC: D

Accommodation includes; entrance hall, cloakroom, 23ft sitting room with wood burner, dining room, fitted kitchen, utility room, bedroom 1 with ensuite shower room, three further bedrooms and refitted family bathroom.

Noteworthy features include; PVCu double glazing, recently installed gas fired boiler, built in cupboards, large garage with eaves storage space, ample off road parking & 120ft westerly facing rear garden.

There is planning permission granted: Application No : P23/S0971/HH

Application proposal, including any amendments : Demolish existing garage and erection of rear single storey extension and side two-storey extension.

To The Front Of The Property gravel drive leading to garage, providing ample off road parking, enclosed with close board fencing & mature hedging, outside light, side access to:

To The Rear Of The Property is a sunny aspect garden approx 120ft in length, paved terrace, outside light, outside tap, outside power point, garden laid mainly to lawn, enclosed with timber fencing & mature hedging, raised vegetable beds, timber shed, greenhouse.

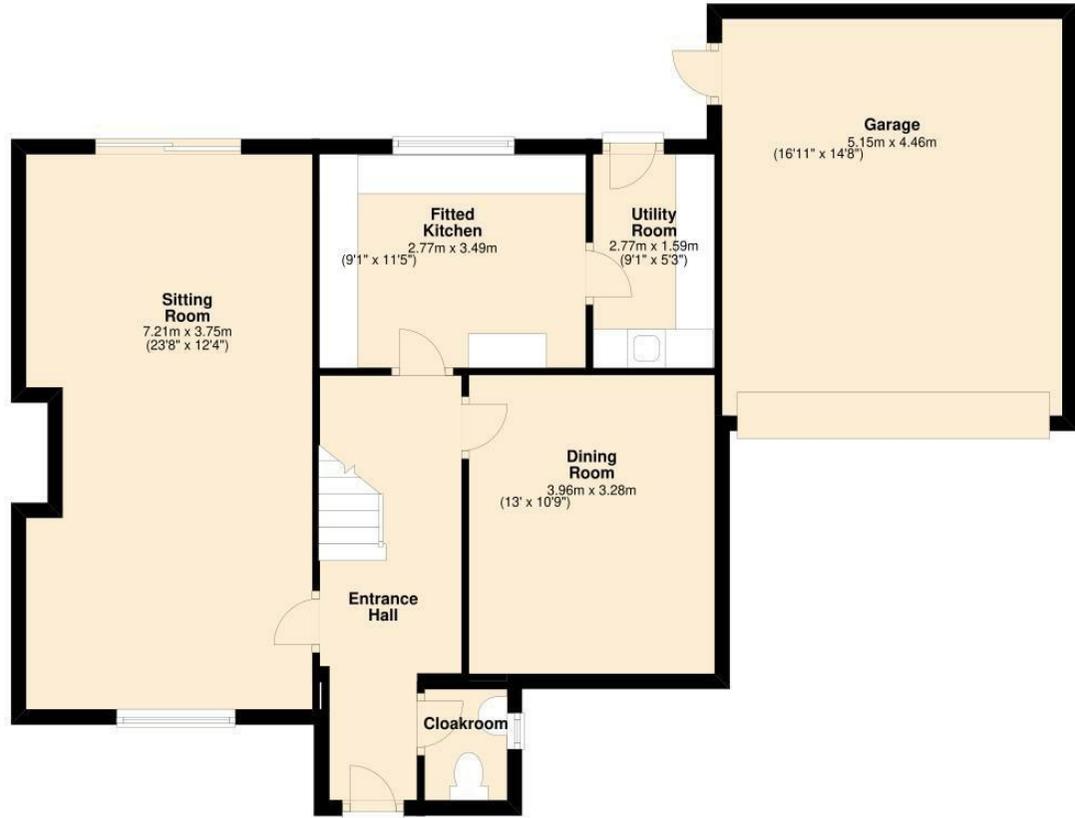
Total Floor Area: Approx. 1584 sqft. (147m<sup>2</sup>)

Council Tax Band: tbc (£)

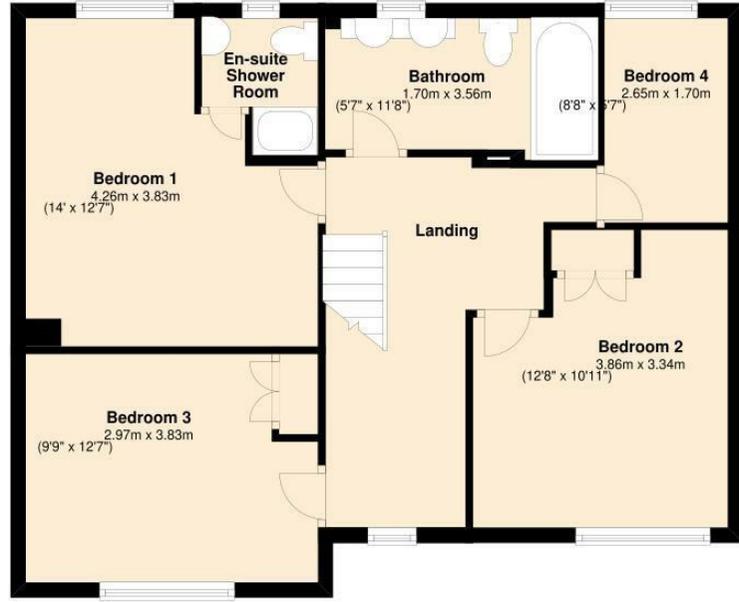
Services: Mains gas, electricity, water supply & drainage.

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

**Ground Floor**



**First Floor**





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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>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Directions

From our offices in Peppard Road, turn right and continue for 200 hundred yards, turning right into Grove 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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