28, Grove Road, Sonning Common,
South Oxon, RG4 9RL

£875,000

Beville
ESTATE AGENCY

- Four bedrooms
- Detached double garage
- Excellent location within easy reach of village centre
- Westerly facing private rear garden
- Three reception rooms
- Original features
- Sold with no onward chain
- Attractive double fronted Victorian residence
- Further potential subject to usual consents
- Ample off road parking

An impressive four bedroom, double fronted Victorian detached home set in a highly sought after location, featuring a wealth of original character, generous gardens, a double garage and excellent potential subject to the usual consents. EPC: tbc

Accommodation includes: Entrance hall, study with bay window, 21ft triple aspect sitting room with bay window and open fire, dining room, fitted kitchen, ground floor shower room, conservatory. The stairs in the hallway lead to the first floor which comprises dual aspect bedroom 1 with fitted wardrobes, three further bedrooms, a family bathroom and a separate w/c.

Noteworthy features: Original sache windows, wooden flooring, a wealth of character features, sold with no onward chain, detached double garage, gas fired central heating, the property offers further potential subject to usual consents.

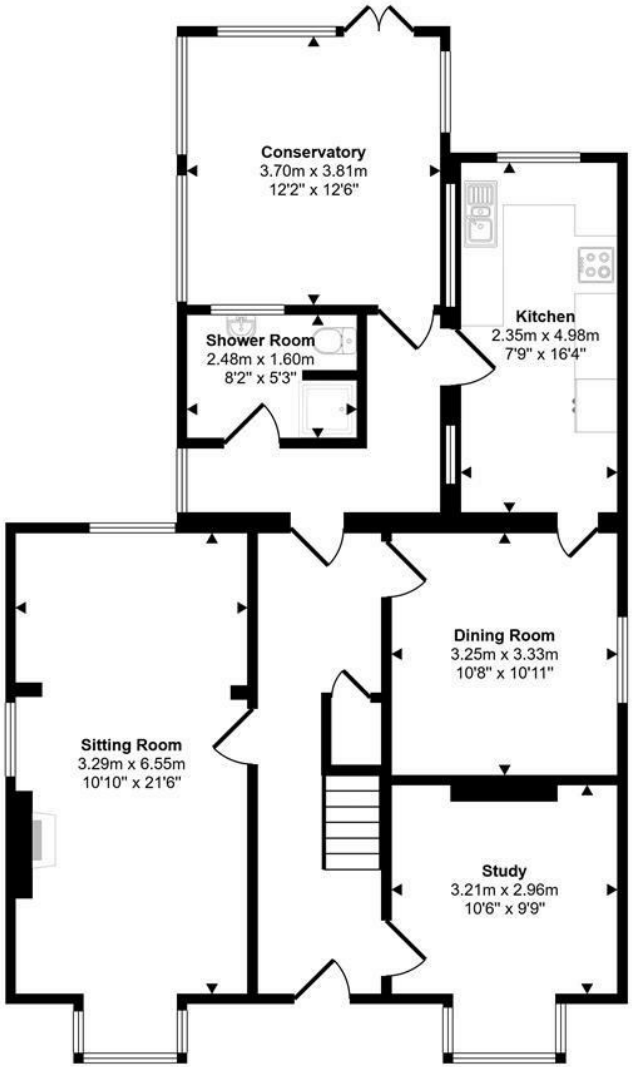
To the front of the property: The property is entered via a wooden 5 bar gate, large concrete driveway providing ample off road parking and leading to detached double garage. The frontage is private with mature shrubs, hedging and tree's. There is an established climbing wisteria on the covered entrance porch. Gated side access leads to:

The rear of the property: Westerly facing rear garden laid mainly to lawn, detached double garage, a wealth of mature shrubs and tree's offering privacy. The property is fully enclosed with timber fencing.

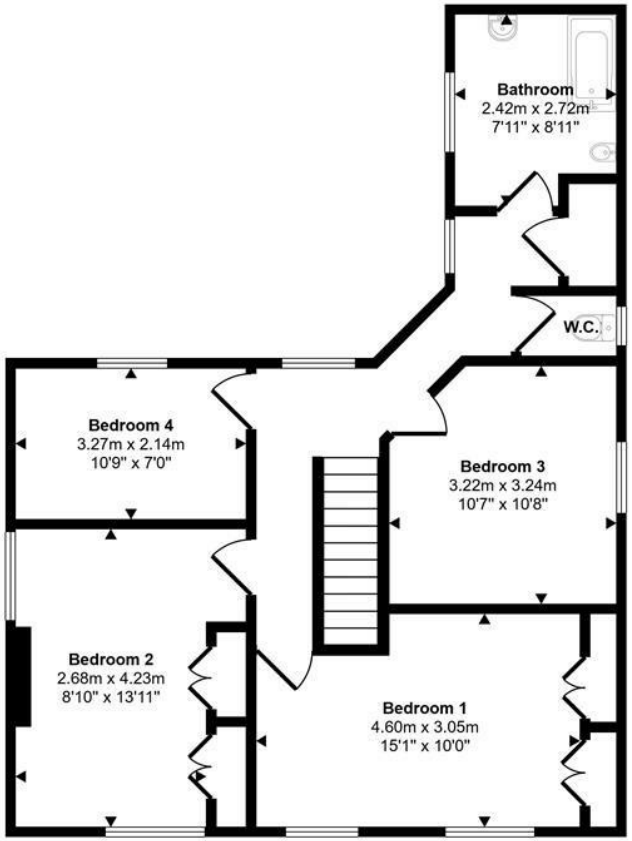
Total Floor Area: Approx. 198m2 (2129sqft) including garage.
Council Tax Band: G
Services: Mains gas, electricity, water supply & drainage.

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.

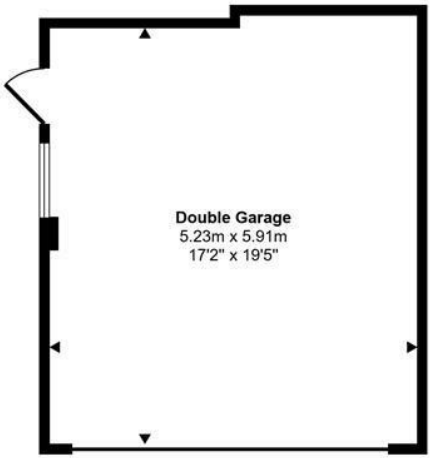
Approx Gross Internal Area
198 sq m / 2129 sq ft



Ground Floor
Approx 98 sq m / 1053 sq ft

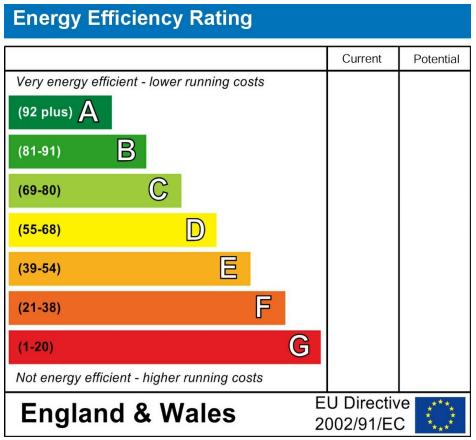


First Floor
Approx 69 sq m / 738 sq ft



Garage
Approx 31 sq m / 338 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.



Directions

From our offices in Peppard Road, turn right and continue for 100 yards, turning right into Grove Road, continue for 100 yards and the property can 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.