



33, Grove Road, Sonning Common, Sonning Common
S Oxon, RG4 9RH

£1,295,000

Beville
ESTATE AGENCY

- High energy efficiency
- Extensive bedroom suite, including 17ft x 16ft main bedroom area, ensuite shower room & dressing room range of fitted wardrobes
- Ample built in cupboards
- 23ft drawing room room with open fire and fitted bookshelves & units
- Detached garage with 22ft gym/ office above
- Covered bar-b-que area with tiled roof
- Comprehensively fitted 30ft kitchen/breakfast/ living room with island unit & bi-fold doors to the rear
- Ample off road parking
- Established gardens

Impressive, spacious & well presented detached five double bedroom family residence, built by the current owners. Occupying an established 0.27 acre plot with detached garage and home office/ gym, situated in a highly sought after road. EPC B

Accommodation includes; entrance hall, 23ft drawing room room with open fire and fitted bookshelves & units, study, comprehensively fitted 30ft kitchen/breakfast/ living room with honed granite worksurface, island unit, integrated appliances & double glazed bi-fold doors to the rear, utility room, cloakroom, further hall seating and storage with side access.

From the entrance hall, the staircase leads to first floor landing with large built in cupboard, extensive bedroom suite, including 17ft x 16ft main bedroom area, corridor leads to ensuite shower room with double shower cubicle & twin wash basins, dressing room with comprehensive range of fitted wardrobes, double bedrooms 2 & 3 with adjoining ensuite shower room with double shower enclosure.

From the landing the staircase leads to second floor landing, doors to double bedrooms 4 & 5, large bathroom & 15ft boiler room housing gas fired condensing boiler & pressurised hot water tank, additional large walk in cupboard.

Detached garage comprising 18ft studio with side aspect windows and full width sliding doors to front. Door leads to rear entrance with staircase leading to 22ft home office with vaulted ceiling and Velux windows to the side.

Noteworthy features include: wooden double glazing sash windows, gas fired central heating, built in cupboards, detached garage (19ft x 12ft, light & power, eaves storage), home office , ample off road parking, covered bar-b-que area with tiled roof & established gardens.

The front of the property is enclosed surrounded by mature hedging. There is a block paved driveway with ample parking, EV charging point. There are raised beds with planting. The side access leads to outbuilding and to the rear of the property. An entertaining area part paved, part decked with ample space. There is a brick-built firepit with bench seating surrounding it. The formal gardens are laid mainly to lawn well stocked with flowers and shrubs. A path leads to a bike store and a summer house. Towards the rear of the garden is a greenhouse and storage shed. The overall plot is in excess of 1/4 acre.

Total Floor Area: Approx. 307m (3305sqft)

Garage/Home office: 55m² (588sqft)

Council Tax Band: G

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

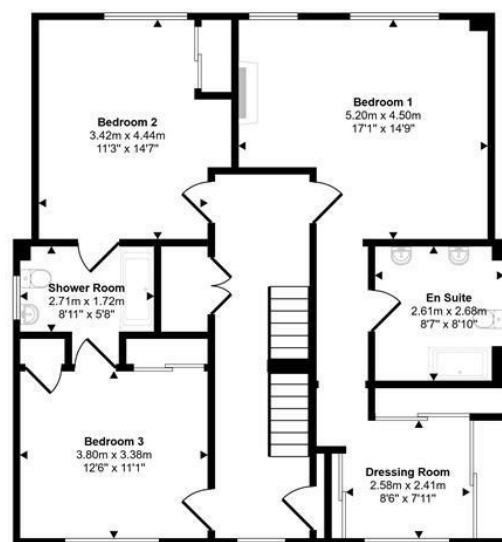
Grove Road is one of the oldest and most sought after roads in the village and is within easy walking of the centre. Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities including; Health 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
362 sq m / 3893 sq ft

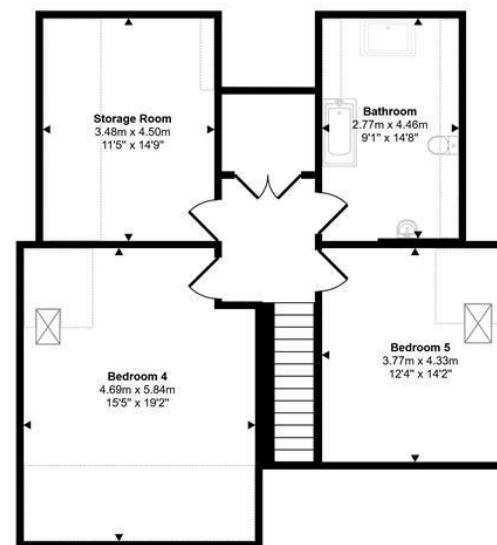


Ground Floor
Approx 120 sq m / 1296 sq ft

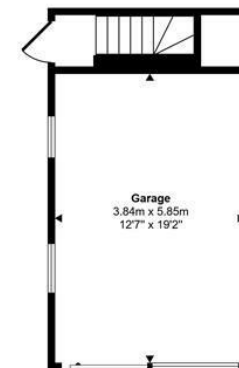
Denotes head height below 1.5m



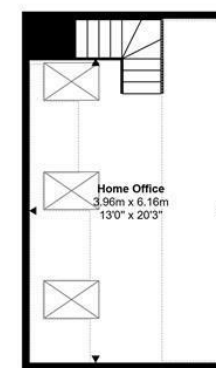
First Floor
Approx 101 sq m / 1088 sq ft



Second Floor
Approx 86 sq m / 921 sq ft



Garage Ground Floor
Approx 27 sq m / 291 sq ft



Home Office
Approx 28 sq m / 297 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		
(81-91) B	85	85
(69-80) C		
(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 continue for 200 hundred yards, turning right into Grove 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.