11, Churchill Crescent, Sonning Common, Sonning Common
S Oxon, RG4 9RU

£525,000

Beville
ESTATE AGENCY

- Offered to the market for the first time in over 40 years
- Carport & detached garage
- Potential for enlargement subject to usual consents
- Generous plot
- Three bedrooms
- 100ft rear garden
- Ample off road parking
- Two reception rooms
- The property is sold with no onward chain

Detached three bedroom home, situated on the edge of the village, close to countryside, with 100ft sunny aspect, private rear garden, offering excellent potential for further enlargement, subject to P.P. EPC: E

Accommodation includes: Entrance porch, hall, sitting room opening into dining room, fitted kitchen. From the hall the staircase leads to first floor landing, with cupboard under, comprising three bedrooms and bathroom.

Noteworthy features: uPVC double glazing, electric storage heating, ample off road parking, carport & detached garage, further potential subject to usual consents. The property is being sold with no onward chain.

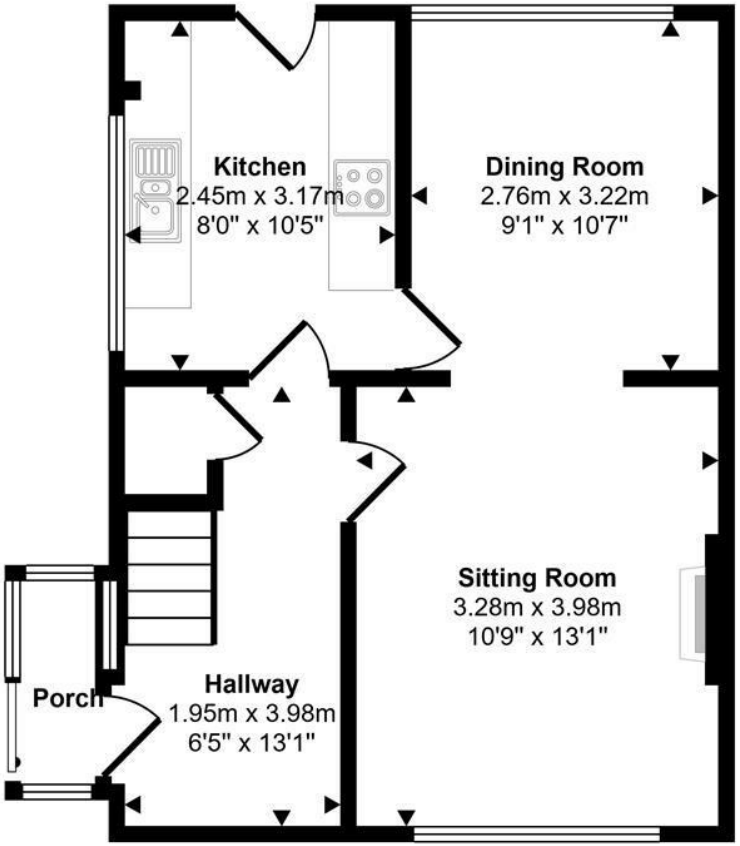
To the front of the property brick & concrete drive leads via double wooden gates to detached garage (up & over door, light & power), easily maintained landscaped garden, with graveled areas & low retaining walls, mature shrubs.

To the rear of the property is an established, secluded garden approx. 100ft in length. Paved patio, outside tap, low retaining wall, garden laid mainly to lawn, enclosed with timber fencing & mature hedging, flower & shrub beds, mature fir tree, greenhouse.

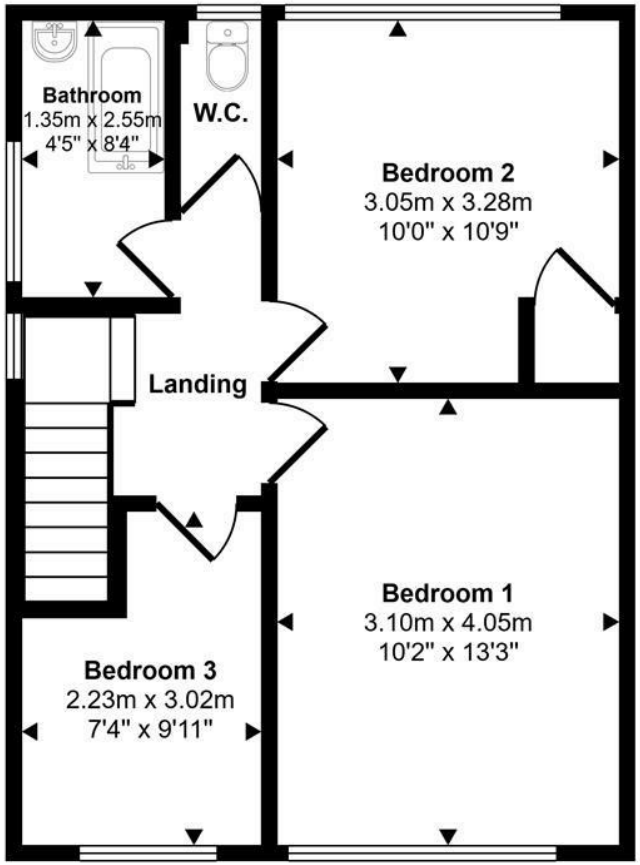
Total Floor Area Approx: 94sqm (1015sqft)
Council Tax Band: E
Services Mains electricity, water & drainage.

Churchill Crescent is situated on the fringes 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 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.

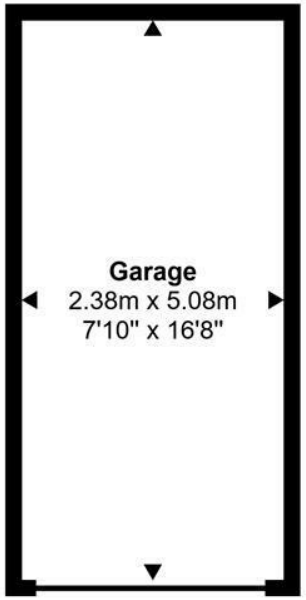
Approx Gross Internal Area
94 sq m / 1015 sq ft



Ground Floor
Approx 41 sq m / 442 sq ft



First Floor
Approx 41 sq m / 443 sq ft



Garage
Approx 12 sq m / 130 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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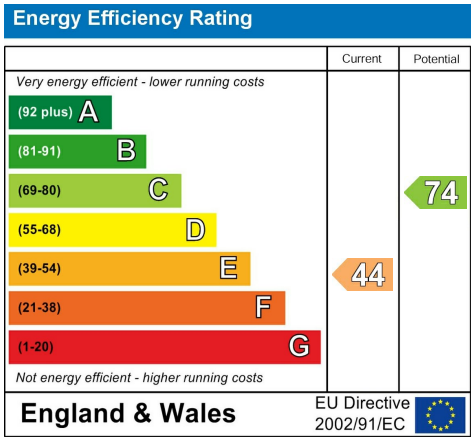

Directions

From our offices in Peppard Road turn right and take the left turning at the crossroads into Widmore Lane, take the first turning left into Pond End Road, at the T junction turn left into Churchill Crescent 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.