







Weston, Reades Lane, Gallowstree Common,
South Oxon, RG4 9DP

£995,000

Beville
ESTATE AGENCY

- 19ft x 15ft kitchen/breakfast Room
- Three further double bedrooms
- Sold with no onward chain
- 18ft x 15ft sitting Room
- Garage and ample off road parking
- Stones throw from neighbouring countryside
- Bedroom 1 with en-suite
- Gas fired central heating with pressurised Megaflow system
- 1 mile from the centre of Sonning Common and walking distance to three local pubs

An attractive and extended four bedroom family home, successfully combining cottage style and contemporary design, presented in immaculate condition and situated on the edge of this sought after village. EPC: C

The spacious accommodation includes enclosed porch, large entrance/ reception hall, dining room, 18ft x 16ft sitting room, 17ft x 15ft kitchen breakfast, utility room, cloakroom. The first floor comprises of master bedroom with en-suite and built in wardrobes, guest bedroom with built in wardrobes and access to shower room, two further double bedrooms, family bathroom, garage.

Noteworthy features include: Gas fired central heating system with pressurised Megaflow tank, high levels of thermal insulation, double glazing, private drainage, sold with no onward chain.

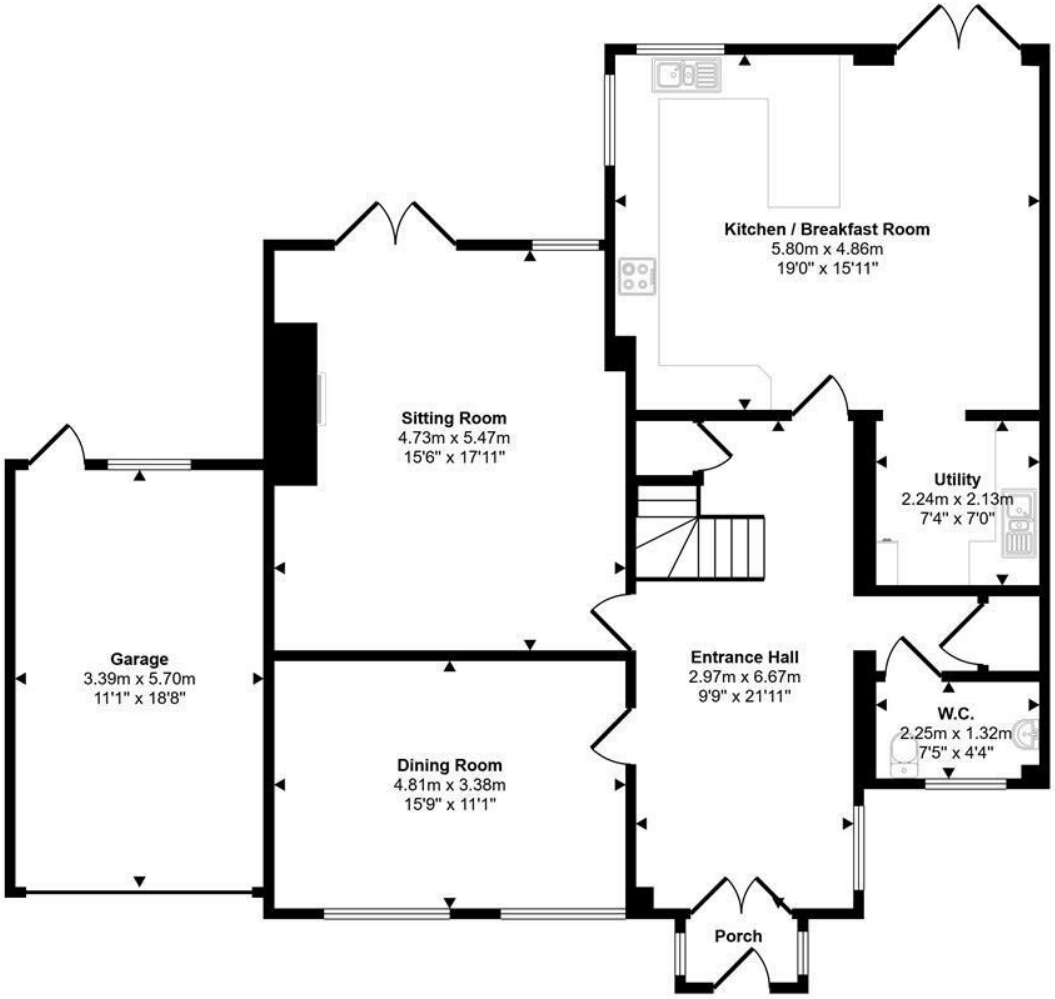
To the front of the property a gravel driveway provides off road parking for several vehicles and leads to garage and front door, picket fence enclosing front boundary, timber panel fencing to side, outside lighting, side access leads to;

To the rear of the property the private garden is laid mainly to lawn well stocked with flower and shrub beds, and is fully enclosed with timber panel fencing, patio area ideal for outdoor entertaining, and outside lighting.

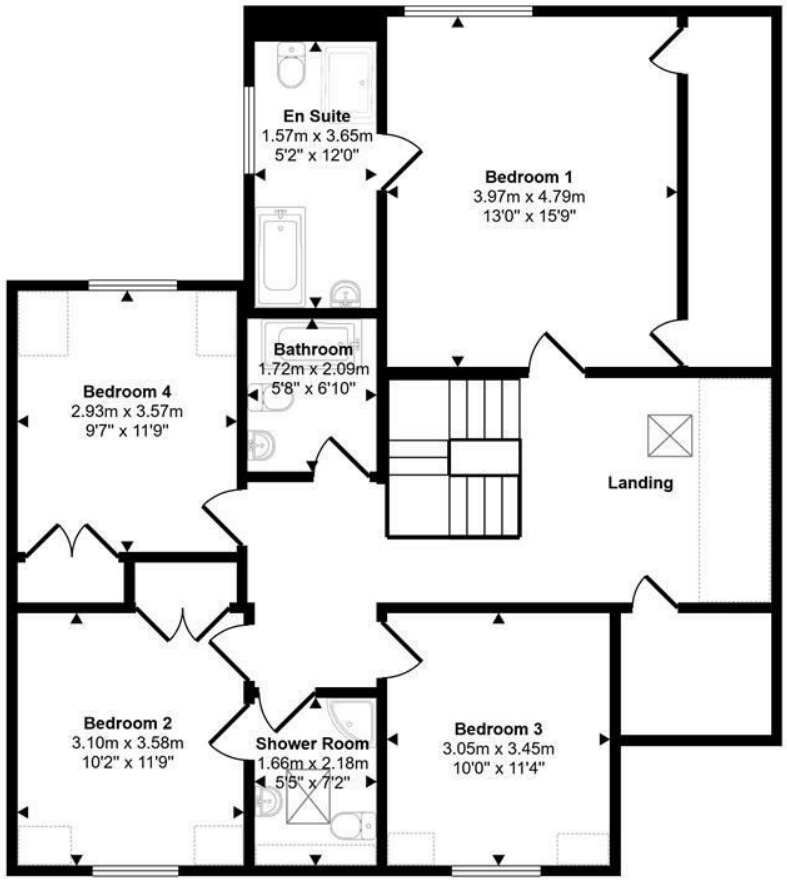
Total Floor Area: 2481sqft (230m2) - including garage.
Council Tax: Band G
Services: Mains gas, electricity, water, private drainage.

Gallowstree Common is a small rural hamlet about 6 miles equidistant from Henley-On-Thames and Reading, with their excellent range of schooling, shopping and recreational facilities. London Paddington is less than 30 minutes from Reading Railway Station and there is easy access 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. Gallowstree Common is in the catchment area for Kidmore End Church of England Primary School. The village of Sonning Common is less than 1 ½ miles away and is well served with shops & amenities, including; Health Centre, Dental Surgery, Veterinary Surgery and a range of shops providing day to day needs. Schooling at both Primary and Secondary levels.

Approx Gross Internal Area
230 sq m / 2481 sq ft



Ground Floor
Approx 126 sq m / 1358 sq ft



First Floor
Approx 104 sq m / 1123 sq ft

Denotes head height below 1.5m

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.

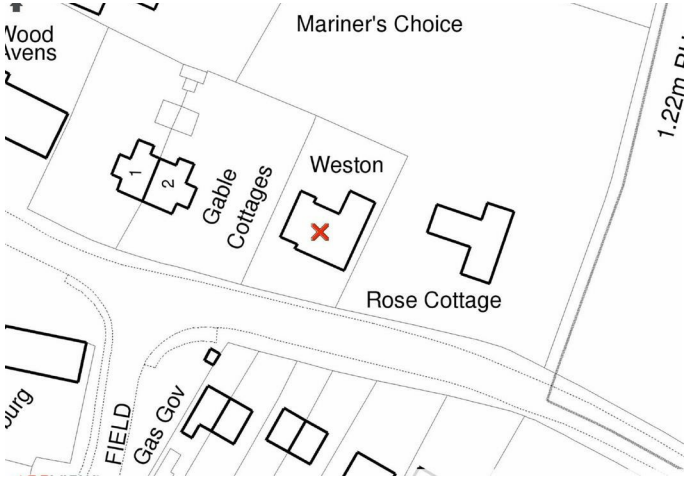
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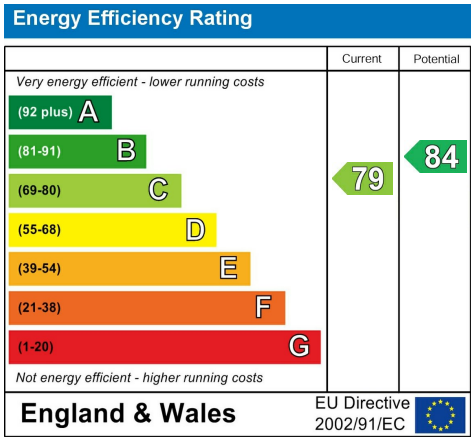












Directions

From our office in Peppard Road proceed right and take the right hand turning at the crossroads into Wood Lane, continue and at the sharp bend turn right into Reades Lane, proceed to Gallowstree Common 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.