

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



HILLVIEW CLOSE, SONNING COMMON OXFORDSHIRE, RG4 9FA

Price Guide £595,000

A superbly presented FOUR BEDROOM three storey semi detached family home situated in this select close of just six properties. Includes living room, attractive 16ft open plan kitchen/dining room, study, downstairs cloakroom, master bedroom on first floor with ensuite shower room and walk-on balcony, three further bedrooms, two parking spaces, rear garden backing onto open farmland. Underfloor heating to the ground floor. Approx. 5 mins walk to local shops & primary school

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SITUATION

Sonning Common is a lovely village situated approx. 5 miles north of Reading town centre and its mainline station, offering direct trains to London Paddington and the Elizabeth line to central London. There is also another railway station at Henley on Thames station which is approx. 5 miles away.

Sonning Common is a thriving community and is well served with a health centre, dentist practice, vets and a range of shops. There are well regarded local primary and secondary schools close by along with a host of leisure activities and super countryside walks and local pubs

ENTRANCE HALL

Stairs to first floor, understairs cupboard, two further storage cupboards, underfloor heating

CLOAKROOM

Two piece suite comprising: W.C., wash hand basin, side aspect window, underfloor heating

LIVING ROOM

Lovely room with south-west facing aspect, Bioethanol Fuel Burner (available to purchase), further side aspect window, spotlights, underfloor heating

STUDY

Front aspect, underfloor heating

OPEN PLAN KITCHEN/DINING ROOM

Comprehensively fitted with Quartz worktops and integrated Bosch appliances including induction hob, oven and extractor hood, dishwasher and washing machine, range of cupboards and drawers, boiling hot water tap, feature central island unit with further cupboards and slimline wine fridge, tiled flooring, space for kitchen table, spotlights, large bi-fold doors leading to patio terrace and garden, underfloor heating

**STAIRCASE TO FIRST FLOOR LANDING**

Doors to master bedroom, bedrooms two & three, further stairs to second floor

MASTER BEDROOM

Rear aspect, double fitted wardrobe, radiator, door to ensuite, large bi-fold doors leading onto WALK-ON BALCONY - with space for table and chairs, overlooking the rear garden



ENSUITE SHOWER ROOM

Three piece suite comprising: shower cubicle, W.C., wash hand basin, rear aspect, radiator



BEDROOM TWO

Front aspect, radiator



BEDROOM THREE

Front aspect, radiator



BATHROOM

Three piece suite comprising; panelled bath with separate shower, W.C., fitted wash hand basin with cupboard under, tiled walls, chrome radiator



STAIRCASE TO SECOND FLOOR LANDING

BEDROOM FOUR

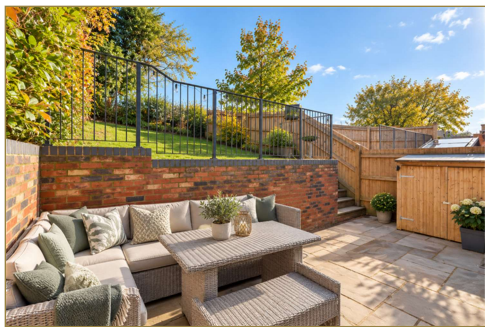
Good sized room with two rear Velux windows, radiator, eaves storage space

**OUTSIDE**

To the front of the property is a large parking area for the residents of Hillview Close. Each property has allocated parking and the two parking spaces for No.1 are directly outside the property. There is a side gate to the rear garden and an EV charging point.

N.B There is an annual management charge of £680 for the upkeep of the communal parking area.

To the rear of the property is a paved patio area ideal for entertaining with steps leading to the formal garden which is predominately lawned, enclosed by hedgerow and panel fencing. The garden has an open aspect, backing on to farmland

**TENURE**

Freehold

COUNCIL TAX

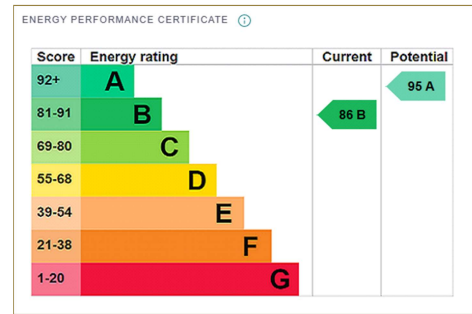
Band E

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

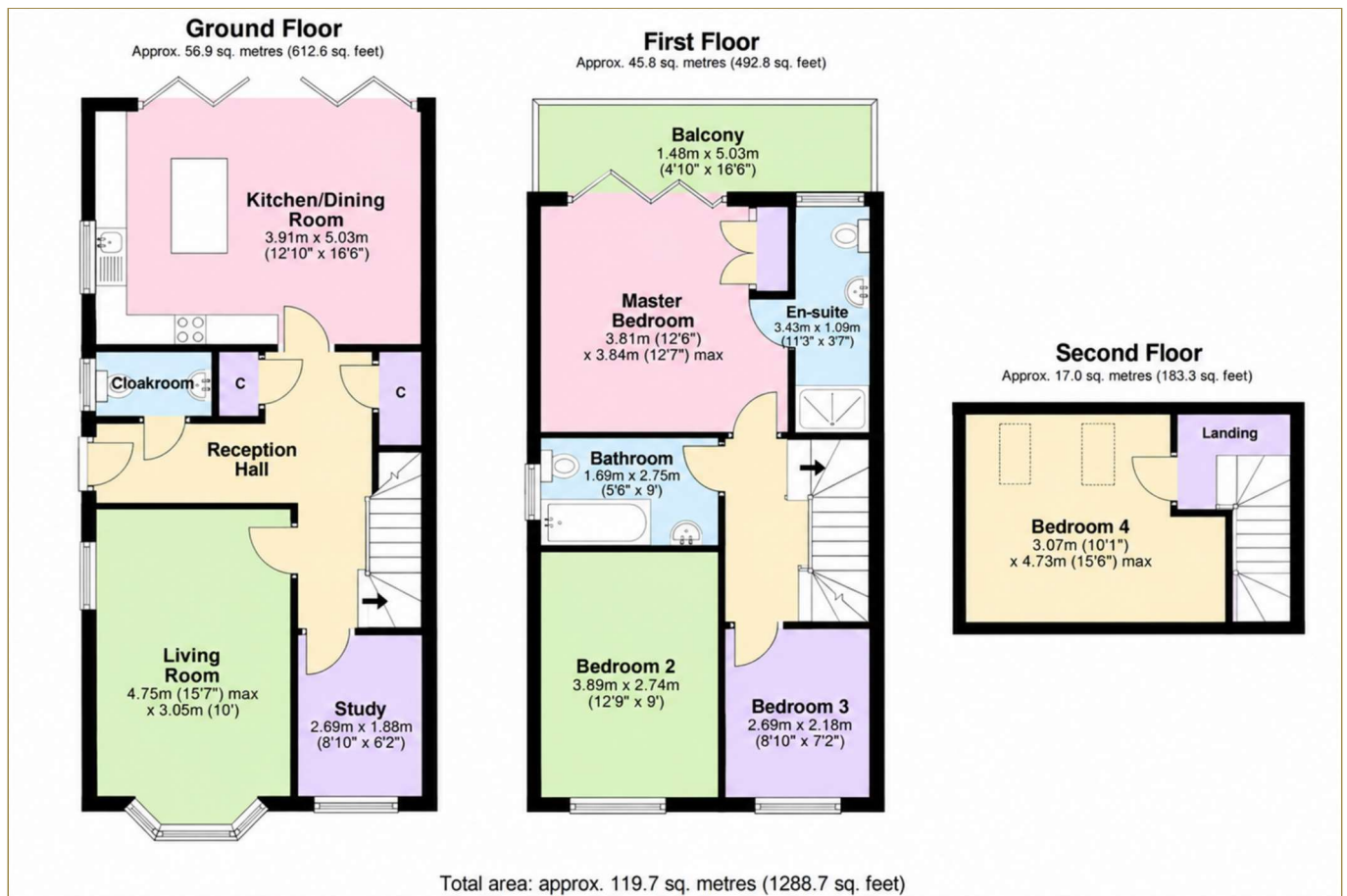
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Band B



FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale



LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

