







43, Woodlands Road, Sonning Common,
S Oxon, RG4 9TD

£675,000

Beville
ESTATE AGENCY

- Flexible accommodation
- Ample off road parking
- Bedroom 1 with en-suite shower room
- Highly sought after village location
- South facing, private rear garden
- Gas fired central heating
- Walking distance to woodland and village centre
- Detached chalet

Detached older style chalet, situated in a highly sought after location offering flexible accommodation and within easy reach of woodland and local village amenities.
EPC:

Accommodation incudes: The ground floor consists of entrance porch, sitting room, study, fitted kitchen/diner, family bathroom, bedroom 1 with en-suite shower room, two conservatories. There is a staircase which leads to three bedrooms. There is a further staircase which leads to another bedroom, totally 5 bedrooms.

Noteworthy features: Flexible accommodation, uPVC double glazing, gas fired central heating.

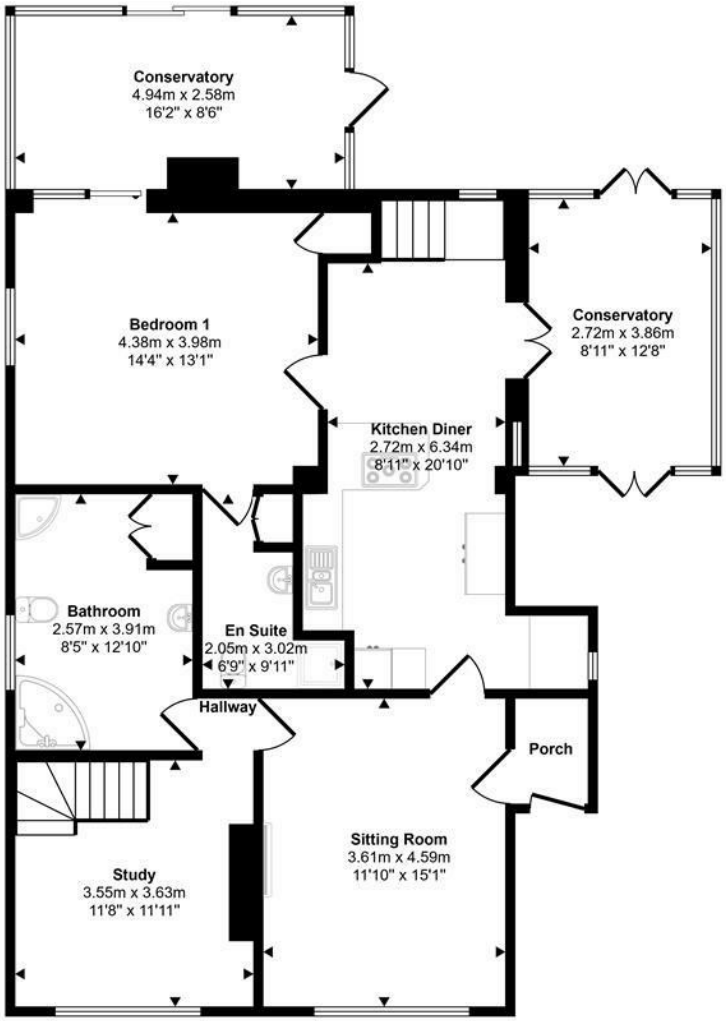
To the front of the property: Large frontage offering ample parking, mature shrubs and hedging and fully enclosed with timber fencing. There is gated side access to:

The rear of the property: The rear garden is landscaped and well stocked with flower and shrub beds, there is a paved patio for outdoor entertaining, and the garden enjoys a high degree of privacy and a sunny southerly aspect.

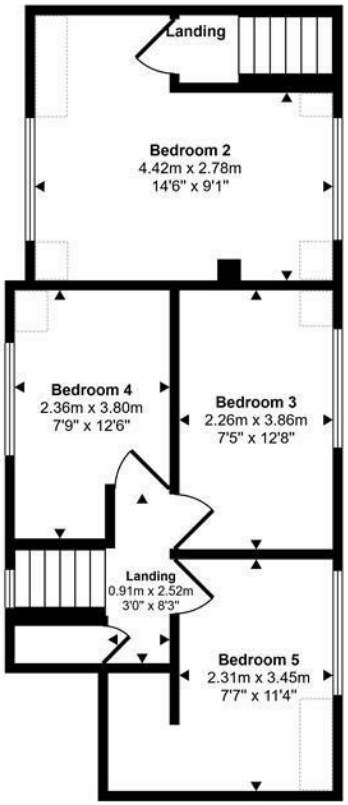
Total Floor Area Approx: 168sqm (1812sqft)
Council Tax Band F
Services Mains gas, electricity, water & drainage.

Woodlands Road is one of the oldest and most sought after roads in the village and is 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 boasts 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
168 sq m / 1812 sq ft



Ground Floor
Approx 117 sq m / 1259 sq ft



First Floor
Approx 51 sq m / 553 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.

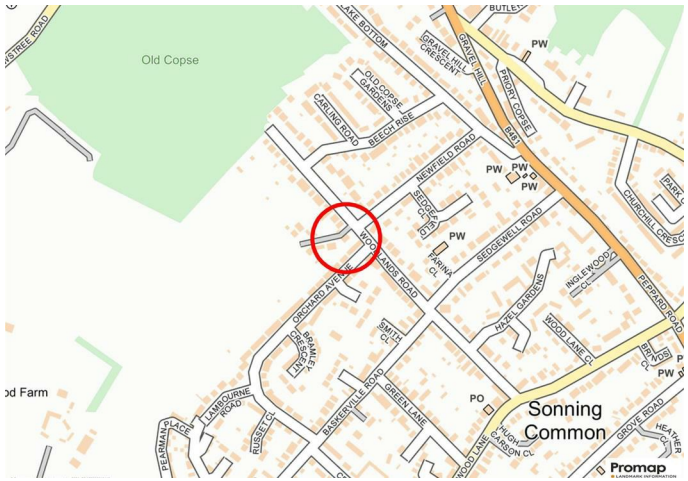
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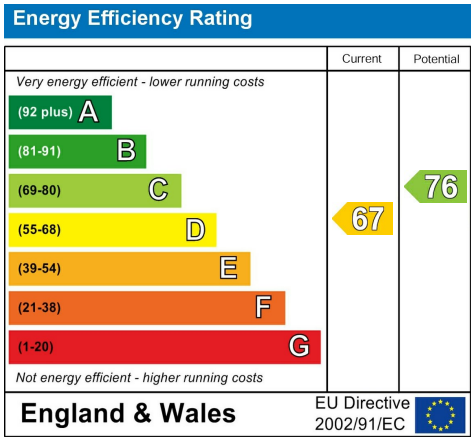












Directions

From our offices in Peppard Road, turn left and take the first turning left into Sedgewell Road, upon reaching the T-junction turn right into Woodlands 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.