



7, Sedgefield Close, Sonning Common,  
South Oxon, RG4 9TS

£550,000

Beville  
ESTATE AGENCY

- Bedroom 1 with ensuite shower room
- Further scope for enlargement subject to usual consents
- Gas fired central heating with condensing boiler
- Quiet and sought after cul-de-sac
- 17ft Sitting room with double doors to the rear
- Garage with up & over doors to the front & rear.
- Walking distance to village amenities
- 20ft Recently fitted/ kitchen breakfast room
- Ample off road parking
- Log burning stove

Well presented detached three bedroom home, situated in a highly regarded cul-de-sac, within easy walking of amenities & offering private rear garden. EPC: C

Accommodation includes; entrance hall, cloakroom, recently fitted kitchen 20ft open plan kitchen/diner with quartz worktop, sitting room with log burner, bedroom 1 with ensuite shower room, two further bedrooms and family bathroom.

Noteworthy features include, PVCu double glazing and fascias, gas fired central heating, log burning stove, cavity wall insulation, ample off road parking and garage with up and over doors to the front and rear.

To The Front Of The Property a tarmac drive leads to garage providing off road parking for several cars, outside light, garden laid to lawn, gated side access to;

To The Rear Of The Property is a private rear garden laid to lawn, paved patio, shed, enclosed with timber fencing.

Total Floor Area (not including garage): 90m<sup>2</sup> (970sq ft)

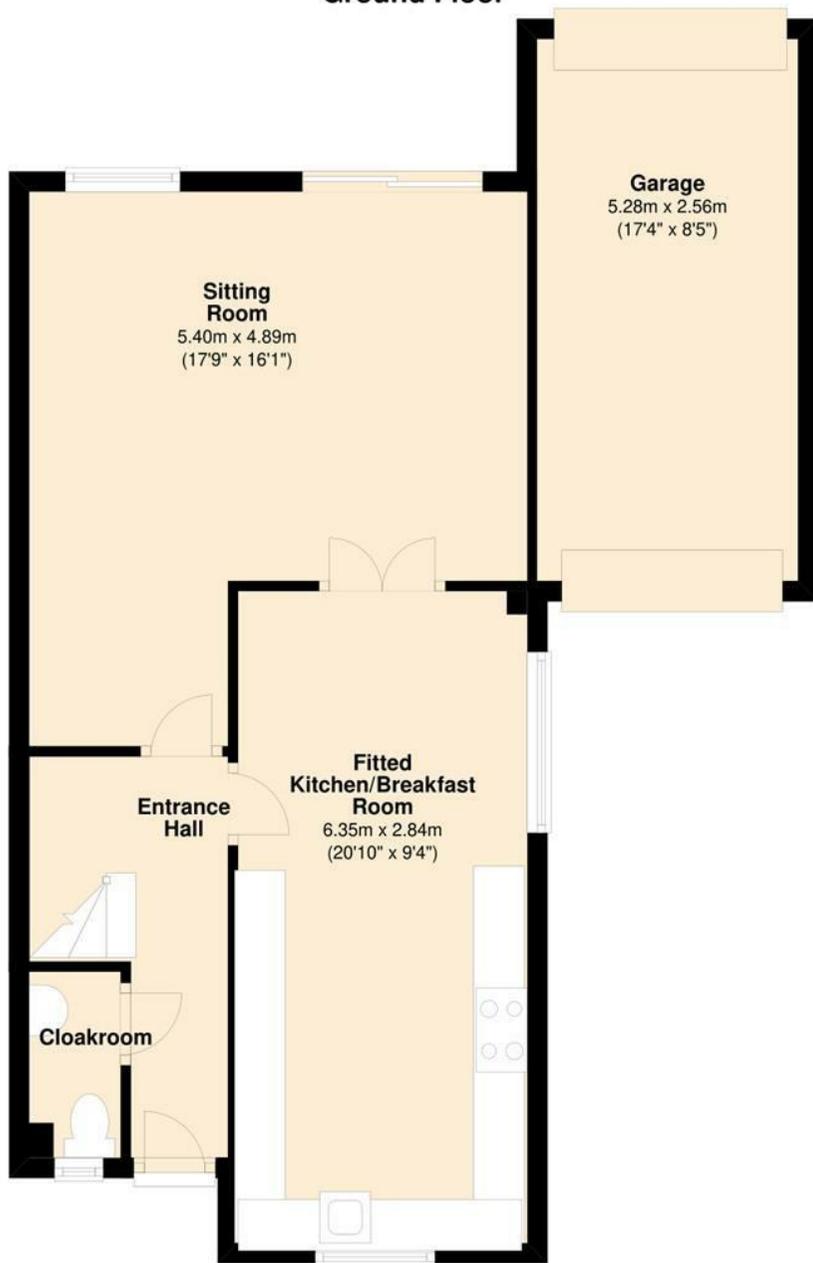
Services: Mains gas, electricity, water & drainage.

Council tax: Band F

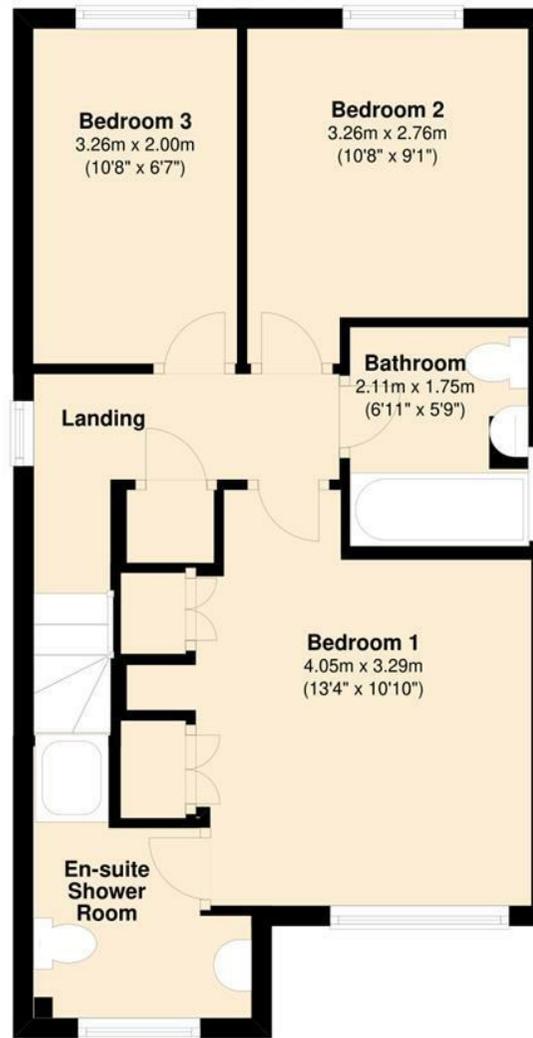
Sedgefield Close is a small cul-de-sac, situated close to woodland walks, yet within easy walking of the village centre.

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 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.

### Ground Floor



### First Floor





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Directions

From our offices in Peppard Road, turn left and take the first left into Shiplake Bottom, turn left into Newfield Road, proceed for 100 yards and turn left into Sedgfield Close, following the road round to the left, 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.**

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