



Kidmore Lane, Sonning Common, RG4 9SH
£795,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Formerly the village doctors, this local gem comes to the market with no onward chain. This 3,200 sq ft, 6 double bedroom detached home has vast and sprawling accommodation with numerous rooms offering a unique opportunity to create a landmark home with some reconfiguration. There is extensive driveway parking, six bedrooms, and several rooms on the ground floor which have historically had a variety of uses.

Buyer are to be aware that consent was granted last year for an exceptional 2,346 sq ft property which would boast a statement kitchen-diner-family room, four bedrooms, and three bathrooms, which will be built next door. Full details can be provided on request from Thomas Merrifield or alternatively from the South Oxfordshire District Council planning portal using reference P24/S0645/FUL.

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. The property is a short walk from a regular bus service to Reading.

Some material information to note: The home is gas central heating but the system is not believed to be in working order. Mains water. Mains electrics. Sceptic tank waste system. The property has driveway parking. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability could be





Key Features

- 3,200 Sq ft detached home
- Seven ground floor rooms.
- Ample driveway parking.
- No Onward Chain
- Enormous scope to create and landmark home with reconfiguration, extension and modernisation
- Desirable village location



The Location



Approximate Gross Internal Area 3214 sq ft - 299 sq m

Ground Floor Area 1830 sq ft – 170 sq m

First Floor Area 1384 sq ft – 129 sq m



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