



RJ Richard Jackson
PROPERTY CONSULTANTS

22 Kidmore Lane

Sonning Common

Reading, RG4 9SH

A two-bedroom detached bungalow, set back from the lane and occupying a generous plot, extending to 290' with mature established gardens. Currently benefiting from planning permission (expires June 26) to create a four-bedroom family home.

Guide Offers in the region of £500,000 Freehold

DEVELOPMENT POTENTIAL

SPACIOUS OPEN KITCHEN

SITTING ROOM

TWO BEDROOMS

SHOWER ROOM with WC

GAS CENTRAL HEATING

DOUBLE GLAZING

LARGE WORKSHOP/STORAGE OUTBUILDING

MATURE GARDENS AND PLOT

OFF ROAD DRIVEWAY PARKING



Location

Sonning Common centre, offers excellent facilities whilst being surrounded by beautiful countryside for wonderful walks and bike rides. The property is a short walk from the health centre, dentist, vets and a great selection of shops including a Co-op, post office, chemist, hairdressers, hardware and pet stores. There's a library and restaurants including Indian, Chinese, fish & chips, plus a bakery/tea room. Multiple pubs abound the area.

The towns of Henley on Thames and Reading (both approx. 6 miles) are within easy reach. There is a regular fast train service from Reading to London Paddington, Plus the hugely beneficial Crossrail. The M4 and M40 provide good motorway links and easy access to Heathrow airport.

Bus services are available from a stop on Kennylands Road.

Sonning Common primary school is situated close by. Also walking distance is Chiltern Edge senior school and the bus to Gillots in Henley. Private schools such as both the Oratory Senior and Prep and Queen Annes are a short drive away.

The Property

To the front of the property, there is ample driveway parking for two cars. There are two entrance doors either side of the property, the living room is positioned at the front of the house overlooking the front garden and is bright and comfortable, featuring a chimney breast currently fitted with a gas heater.

The generously sized kitchen is well-equipped and practical, comprising a slimline dishwasher, washing machine, built-in fridge and freezer, electric hob and oven, and ample cupboard space, and enough room comfortably for a dining table.

The property offers two well-proportioned bedrooms both of which overlook the rear garden and bathroom fitted with shower, the property offers a comfortable layout, suited to a variety of buyers.

Outside

The large, long rear garden is a key feature, hosting a variety of mature fruit trees and plants including apple and pear trees, a hazelnut tree, plum tree, redcurrant and gooseberry bushes, and a productive raspberry patch. There is also a large external shed providing excellent storage or workshop potential.

Plot approx. 290' x 29'

Services

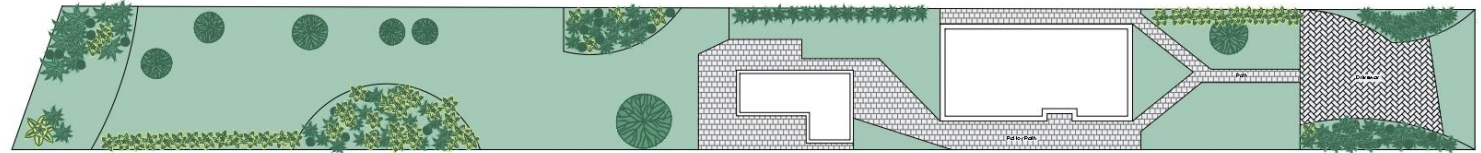
Gas central heating, mains electricity, water and drainage.

Council Tax

Band D South Oxfordshire District Council



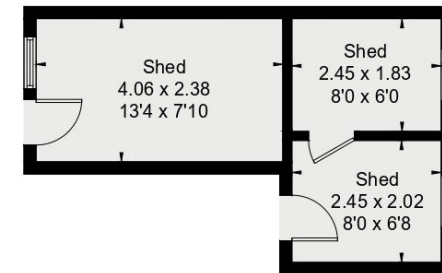
Approximate Floor Area = 57.0 sq m / 613 sq ft (Excluding Sheds)



Site Plan
(Not to Scale)



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107323

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IMPORTANT NOTES

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide, room sizes should not be relied upon for carpets and furnishings. It is recommended that any aspect of the property which is of particular importance to you should be discussed and clarified with a member of staff prior to viewing. The photographs taken show a limited extent of the property. No assumption should be made as to the inclusion in the sale of any items displayed, nor should it be assumed that the property remains as depicted. The Vendor's agents are unable to guarantee the working order of appliances, services and equipment referred to in these details. The buyer is advised to obtain verification from their solicitor or surveyor. Neither these particulars nor oral representations from any part of any offer or contract and their accuracy cannot be guaranteed.

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