



59, Grove Road, Sonning Common,
South Oxon, RG4 9RH

£2,650 Per Month

Beville
ESTATE AGENCY

- Long term tenancy
- Two bathrooms
- Beautifully landscaped gardens
- Available from the end of September 2025
- Highly sought after location
- Ample off road parking
- Four bedrooms
- Walking distance to local schools and amenities

An older style, semi-detached home offering four bedrooms, two bathrooms and a fantastic open plan kitchen/breakfast room situated in a highly sought after location. EPC: C

Accommodation includes: Entrance hall, cloakroom, living room with bay window and feature fireplace, utility room, open plan kitchen, living and dining room with bi-fold doors onto rear garden. The stairs lead to first floor landing which comprises of three double bedrooms and a four piece bathroom suite. There is a further staircase which leads to a double bedroom and en-suite shower room.

To the front of the property: The gravel drive enclosed by timber fencing, brick walls and mature hedges provides ample parking for multiple vehicles.

To the rear of the property: A delightful garden laid mainly to lawn with an extensive timber decking seating area alongside paved patio. At the end of the garden is a substantial summerhouse and garden store with potential for home office or gym. Behind the summerhouse is a further garden shed and space for a vegetable garden.

Total Floor Area: Approx. 1730sqft

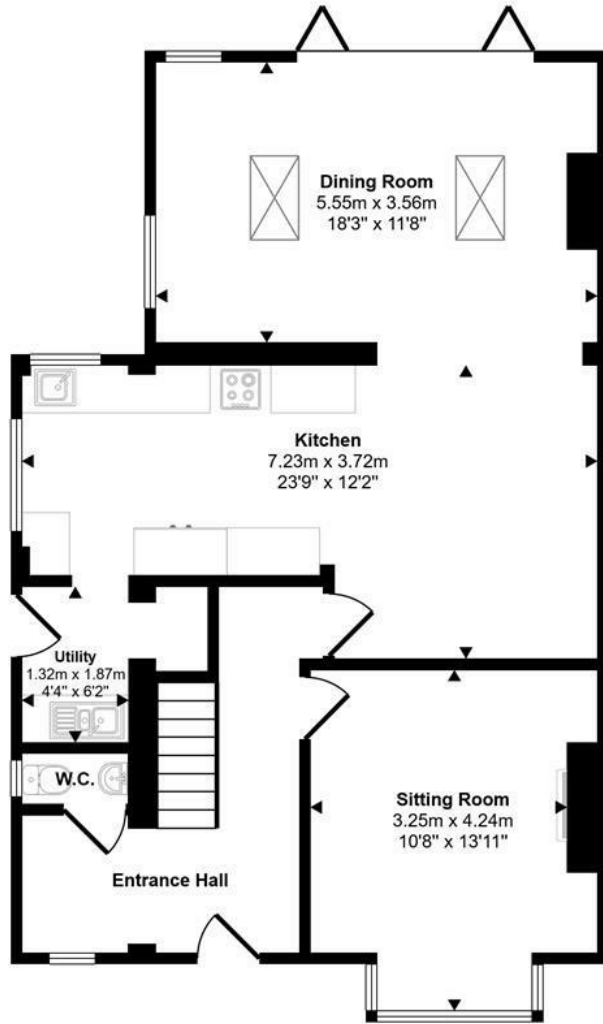
Council Tax Band:

Services: Mains gas, electricity, water supply & drainage.

Grove Road is one of the oldest and most sought after roads in the village and is within easy walking of the centre.

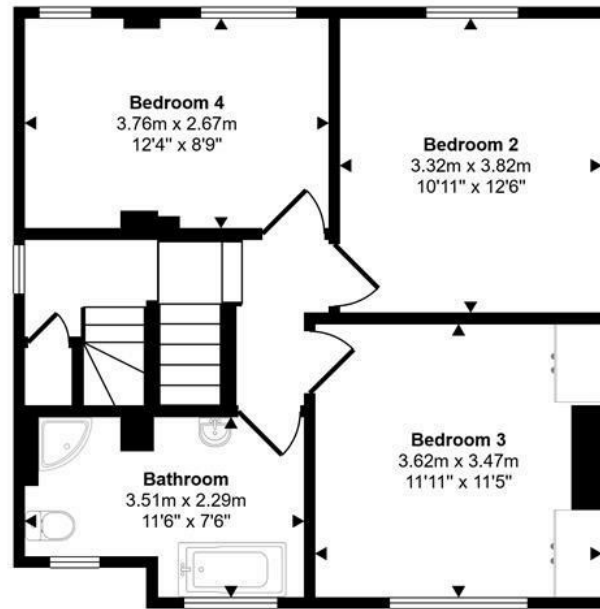
Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities including; Health Centre, Dental Surgery, Veterinary Surgery and a range of shops providing day to day needs. The village offers 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
161 sq m / 1730 sq ft

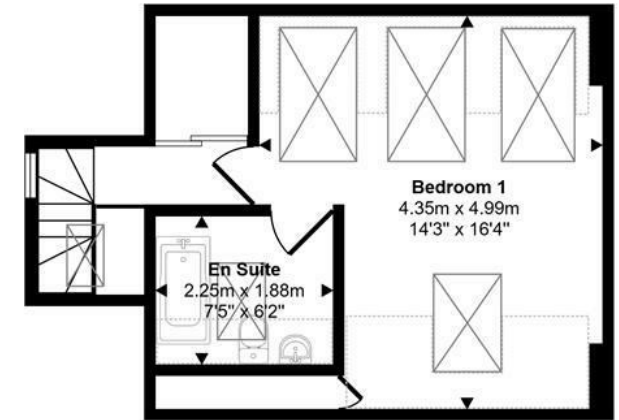


Ground Floor
Approx 77 sq m / 824 sq ft

Denotes head height below 1.5m



First Floor
Approx 53 sq m / 570 sq ft



Second Floor
Approx 31 sq m / 336 sq ft

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.



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

Directions

Turn right out of our offices, continue along the Peppard Road for 200 yards, turn right into Grove Road. Continue along Grove Road and the property can 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.