



# 1A Pages Orchard

Sonning Common, RG4 9LW

Guide price £ 367,500

We are delighted to present this beautifully presented and spacious two-bedroom semi-detached home located in the charming village of Sonning Common.

Number 1A Pages Orchard features an inviting entrance hall, a bright and airy sitting room, and a generous kitchen/dining area that opens onto a lovely, fully enclosed garden. The garden boasts a shed. Upstairs, you'll find two double bedrooms and a modern bathroom. The property also benefits from allocated parking, gas central heating, and a practical downstairs cloakroom.

Nestled in the picturesque countryside of Oxfordshire, Sonning Common is a sought-after village renowned for its strong sense of community. Combining rural tranquility with excellent accessibility, it offers the ideal setting whether you're considering relocating or investing.

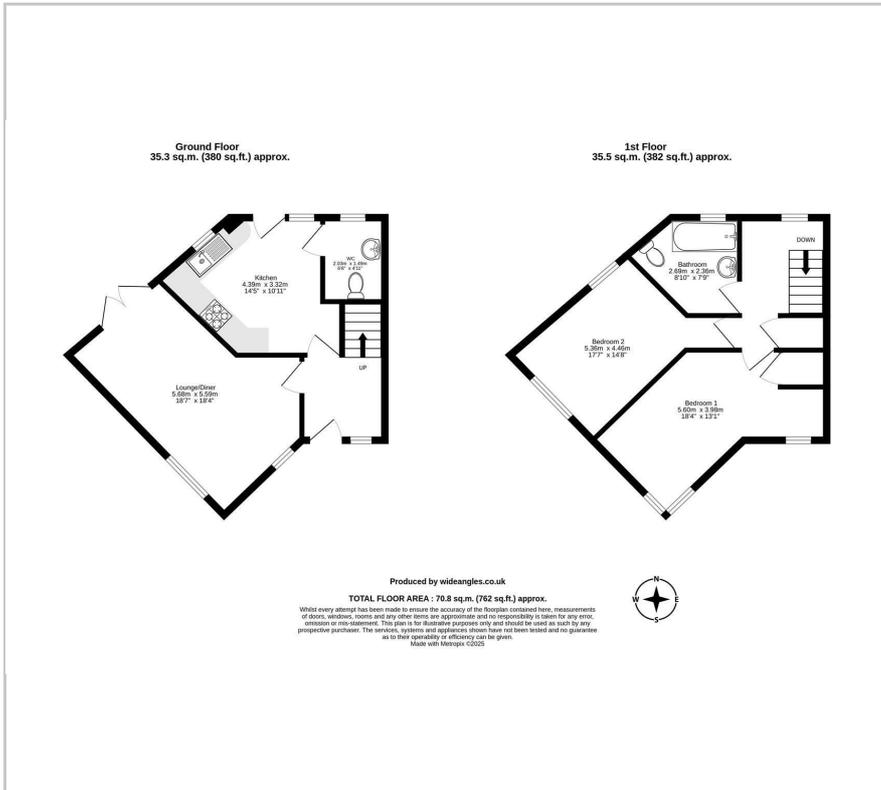
#### Location and Accessibility

Situated approximately 4 miles south of Henley-on-Thames and around 6 miles north of Reading, Sonning Common enjoys a strategic position with easy access to major transport links. The nearby M4 motorway and Reading railway station offering direct services to London Paddington make it an excellent choice for commuters seeking a peaceful village lifestyle with convenient city connectivity.

- Spacious Two Double Bedroom Semi-Detached House
- Great Opportunity for Investment or First Time Buyers
- Spacious Kitchen Diner
- Downstairs Cloakroom
- Gas Central Heating
- Fully Enclosed Rear Garden 4.7 x 9.6m with Convenient Shed
- Allocated Parking
- Current Annual Grounds Maintenance £ 61.93



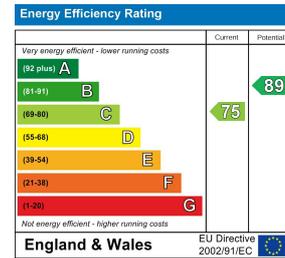
## Floor Plan



## Area Map



## Energy Efficiency Graph



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