



Kidmore Lane, Sonning Common, Reading, RG4 9SH

£625,000

Walmsley

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Walmsley Estate Agency is delighted to present this extended 1930s bay-fronted semi-detached home on a sought-after lane in Sonning Common.

The accommodation includes an entrance hall with built-in storage, a bay-fronted living room featuring a log burner, bespoke fitted storage and plantation shutters, a study/snug area, and a spacious 15'9 x 14'10 kitchen/breakfast room with French doors opening onto the garden. Upstairs are three bedrooms and a modern family bathroom with a herringbone-tiled feature wall.

Outside, the property enjoys a generous frontage with off-street parking for several vehicles. The driveway is bordered by retaining brick walls and mature hedging, with steps leading to an additional lawned area and attractive flower beds.

The substantial rear garden is fully enclosed and mainly laid to lawn, with a seating area, side access, mature flower and shrub borders, and a garden office.

Council Tax Band E. EPC Rating C. Viewing highly recommended.

Sonning Common offers a wide range of amenities, including a health centre, dentist, veterinary practice, Co-op, post office, chemist, hairdressers, hardware store, pet shop, library, bakery/tea room, takeaways and local pubs. Surrounded by countryside, it is ideal for walking and cycling.

Henley-on-Thames and Reading (approximately six miles away) are easily accessible. Reading provides fast rail links to London Paddington via the Elizabeth Line, as well as convenient access to the M4 and M40.

The property is close to Sonning Common Primary School, within walking distance of Chiltern Edge School, and benefits from a bus service to Gillotts School. The Oratory and Queen Anne's School are also a short drive away.

<https://moverly.com/sale/LskRBvAe3FAX2cXhNNi3x/view>

Tenure - Freehold





- Village location
- Generous size plot with further scope to extend (subject to consent)
- Loft conversion potential (subject to consent)
- Beautiful presentation
- Large kitchen/dining room
- Large rear garden
- EPC rating C
- Council tax band E

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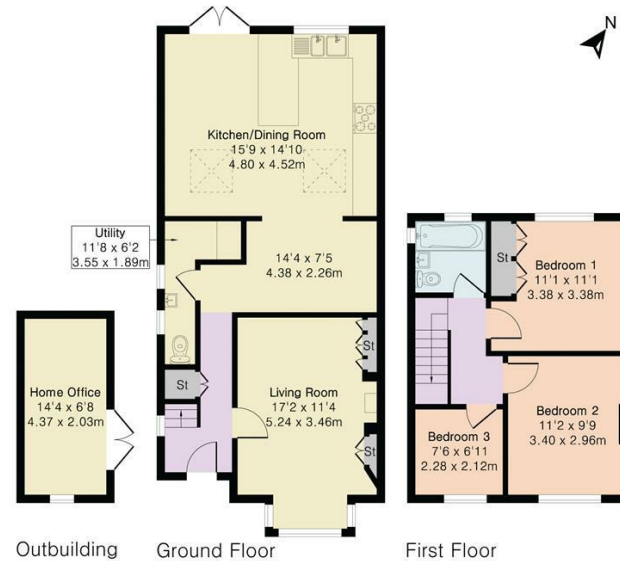


**Approximate Gross Internal Area 1037 sq ft - 97 sq m
(Excluding Outbuilding)**

Ground Floor Area 653 sq ft - 61 sq m

First Floor Area 384 sq ft - 36 sq m

Outbuilding Area 95 sq ft - 9 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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