



16, Old Copse Gardens, Sonning Common,  
S Oxon, RG4 9TH

£425,000

Beville  
ESTATE AGENCY

- Offered to the market for the first time since new
- Walking distance to village centre and woodland
- Private and secluded rear garden
- Sold with no onward chain
- Potential for enlargement subject to usual consents
- Ample off road parking
- Highly sought after quiet cul-de-sac
- Ground floor shower room

Extended two bedroom semi detached home, set in a quiet cul-de-sac, with established secluded garden, offered to the market for the first time since new & offering potential subject to usual consents. EPC tbc

Accommodation includes; entrance hall, sitting room, dining room with sliding door to rear, fitted kitchen, ground floor toilet and shower room. From the hall staircase leads to first floor landing, two double bedrooms & bathroom.

Noteworthy features include; PVCu double glazed windows and fascias, gas fired central heating, carport, scope for enlargement subject to usual consents. The property is sold with no onward chain.

To The Front Of The Property tarmac drive leads to carport (outside power point, outside tap) providing ample off road parking, garden laid to lawn, timber fencing & brick wall, mature shrubs, gated access to:

To The Rear Of The Property is an established & well maintained garden. Paved patio with brick edging, garden laid mainly to lawn, mature flower & shrub beds, fully enclosed with timber fencing and mature hedging, greenhouse, timber shed.

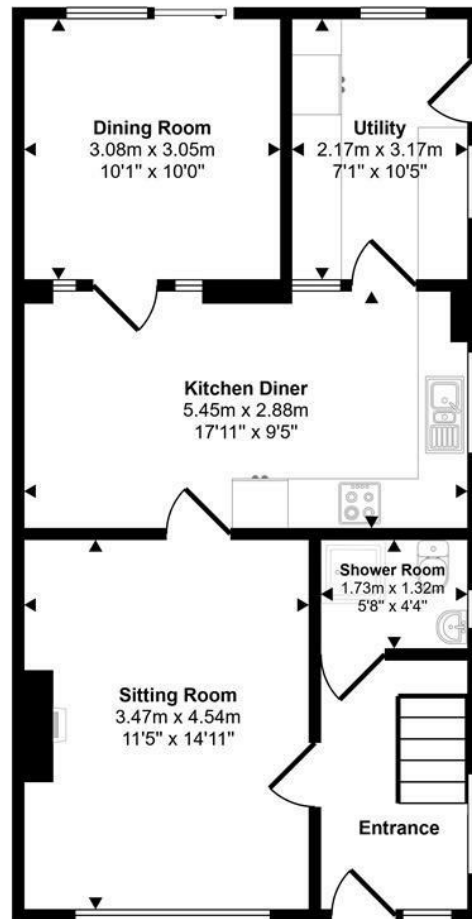
Total Floor Area: 92m<sup>2</sup> (994sqft)

Council Tax: Band D

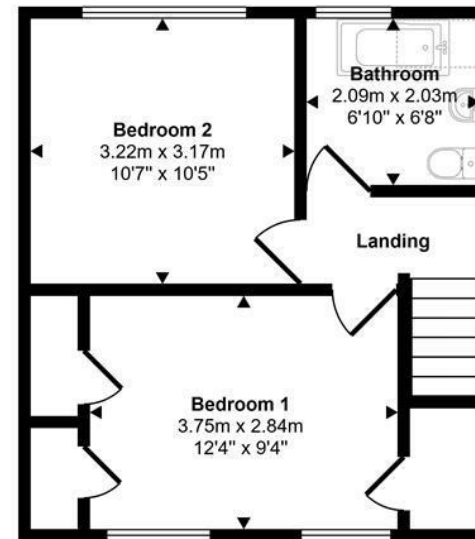
Services: Mains gas, electricity, water & drainage.

Old Copse Gardens is situated on the fringes of the village, close to woodland walks, yet within easy walking of the village 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  
92 sq m / 994 sq ft



Ground Floor  
Approx 58 sq m / 629 sq ft



First Floor  
Approx 34 sq m / 365 sq ft

 Denotes head height below 1.5m

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 |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

## Directions

From our offices in Peppard Road, turn left and take the second turning left into Shiplake Bottom. Take the second turning on the left into Beech Rise, turning right into Old Copse Gardens, whereupon the property is on the right.

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.