



6, Red House Drive, Sonning Common, Sonning Common
South Oxon, RG4 9NT

£675,000

Beville
ESTATE AGENCY

- Four bedrooms
- Presented in excellent order
- Highly sought after quiet cul-de-sac
- Flexible accommodation
- Ground floor bedrooms and shower room
- South facing private garden
- Sold with no onward chain
- Detached garage with light and power
- Walking distance to Sonning Common amenities

Spacious detached chalet, offering flexible accommodation and presented in excellent order, set in a quiet cul-de-sac on the fringes of the village, yet within easy walking of amenities. EPC: D

Accommodation includes: Entrance hall, 20ft living room, 20ft kitchen/breakfast room, lean to/utility room, ground floor shower room, two ground floor bedrooms. The stairs lead to the first floor landing which comprises of two bedroom and a shower room.

Noteworthy features include: uPVC double glazing, gas fired central heating, ample built in storage, sold with no onward chain, flexible accommodation, garage with light and power.

To the front of the property: Block paved driveway providing ample off road parking, detached garage, lawned area with a wealth of mature shrubs and hedging, cherry tree. There is gated side access leading to:

The rear of the property: South facing secluded garden backing directly onto the grounds of Sonning Common Primary School, extensive paved patio area, garden laid mainly to lawn, flower and shrub borders, mature evergreen trees and hedging providing excellent privacy, timber shed.

Total Floor Area: Approx. 1517sqft (141m²)

Council Tax Band:

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

Red House Drive is a sought after area close to countryside yet within easy walking of village centre and amenities.

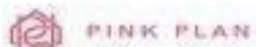
Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities including; Health Centre, Dental Surgery, Veterinary Surgery and a range of shops providing day to day needs. The village boasts excellent 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 from 2022, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains.

**Approximate Gross Internal Area 1517 sq ft - 141 sq m
(Excluding Garage)**

Ground Floor Area 1035 sq ft – 96 sq m

First Floor Area 482 sq ft – 45 sq m

Garage Area 159 sq ft – 15 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.

28 Peppard Road, Sonning Common, South Oxfordshire, RG4 9SU

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Directions

From our offices in Peppard Road, turn right and continue for 200 hundred yards, turning right into Redhouse Drive, before the Herb Farm. Follow the road round to the left whereupon the property can be in found on the left.

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.