



7, Pond End Road, Sonning Common,  
S Oxon, RG4 9SA

£695,000

Beville  
ESTATE AGENCY

- 20ft fitted kitchen/ breakfast room
- Ground floor shower room
- 4 First floor bedrooms
- Close to country side
- 2 Reception rooms
- Corner plot location
- No onward chain
- Ground floor bedroom 5/family room
- Easy reach of village centre
- Detached garage

Extended four bedroom detached family home, situated on a corner plot, close to countryside, offering flexible accommodation & detached garage. EPC: tbc

Accommodation includes: Entrance hall, ground floor shower room, 20ft fitted kitchen/ breakfast room, 15ft sitting room, 17ft dining room with double doors onto rear garden, bedroom 5/ family room. The staircase leads to first floor landing, three double bedrooms, single bedroom & family bathroom.

Noteworthy features: uPVC double glazing, gas fired central heating, off road parking, detached garage, further off road parking, no onward chain.

To the front of the property driveway offers off road parking, garden laid to lawn with soft fruit beds, continues round the side with further driveway leading to garage providing off road parking, gated access leads to:

To the rear of the property is a landscaped garden, designed by local designer Jess Sarsans. Paved patio area, flower & shrub beds, steps down to personal door of garage, garden laid mainly to lawn.

Total Floor Area Approx: 1408sqft (131m<sup>2</sup>)

Council Tax Band: F (£3661.00)

Services: Mains gas, electricity, water & drainage.

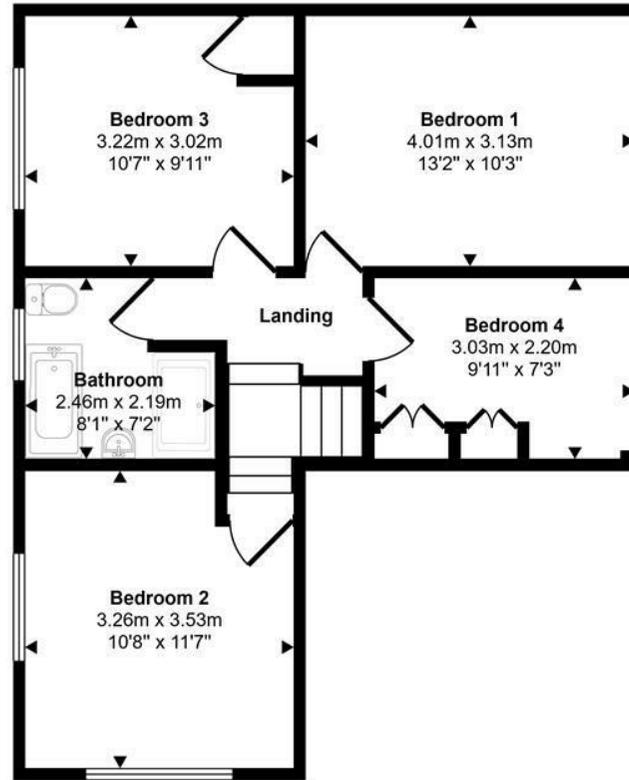
Pond End Road is situated on the fringes of the village, close to countryside, yet within easy walking of the village centre.

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.

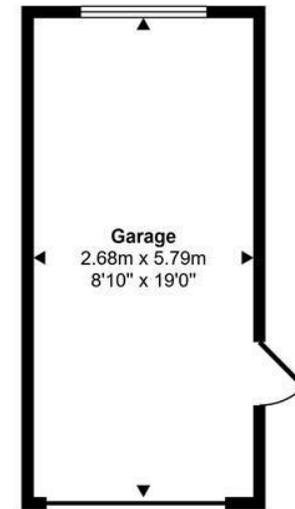
Approx Gross Internal Area  
146 sq m / 1575 sq ft



Ground Floor  
Approx 79 sq m / 846 sq ft

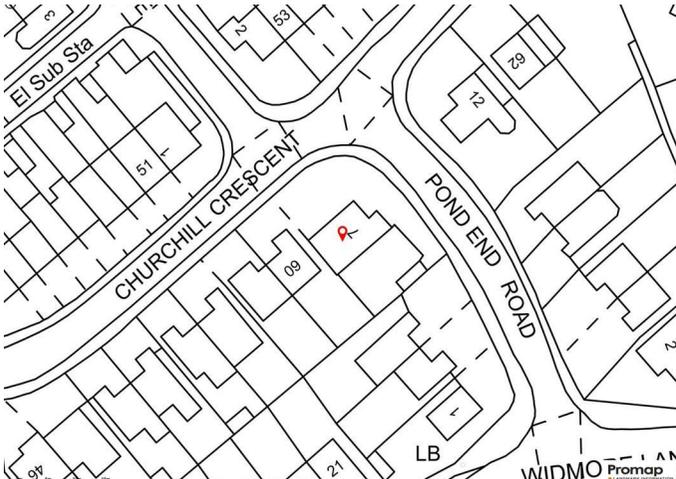


First Floor  
Approx 52 sq m / 561 sq ft



Garage  
Approx 16 sq m / 167 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
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 2002/91/EC 	

### Directions

Turn right out of our offices. Proceed for 300 yards and turn left into Widmore Lane. Continue for 100 yards turning left into Pond End Road. The property will be found on the left hand side at the end of the road.

**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.**

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