



Crosswinds, 1A, Green Lane, Sonning Common,  
S Oxon, RG4 9NA

£595,000

Beville  
ESTATE AGENCY



- Built for the current owners & offered to the market for the first time
- Ample off road parking
- Sold with no onward chain
- 21ft x 17ft Sitting room
- Garage
- Brand new gas fired boiler
- 23ft Fitted kitchen/ breakfast room
- Convenient central location
- Double glazing

Spacious three bedroom detached bungalow, offered to the market for the first time since new, with 21ft sitting room & 23ft kitchen/ breakfast room, set in a highly sought after private, no through road, close to amenities, in the heart of the village. EPC C

Accommodation includes; entrance hall, 21ft x 17ft dual aspect sitting room, 23ft fitted kitchen/ breakfast room, bathroom, further separate WC and three double bedrooms.

Noteworthy features include; PVCu double glazing, gas fired central heating, ample built in cupboards, single garage, ample off road parking & sunny aspect garden. The property is sold with no onward chain.

#### Outside

Long tarmac drive leads to single garage, providing ample off road parking. The garden is now laid mainly to lawn, but previously it had an abundance of flowers & shrubs and was the recipient of numerous village garden awards! The garden continues around the side to the rear. Covered entrance porch, established rose beds, greenhouse, lean to, enclosed with fencing.

Total Floor Area: Approx. 1158sqft (m2)

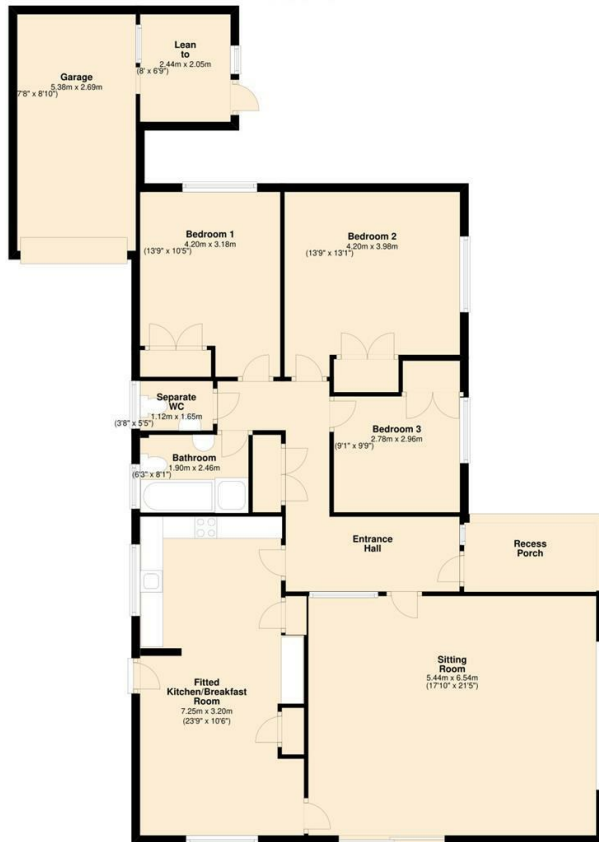
Council Tax Band: F

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

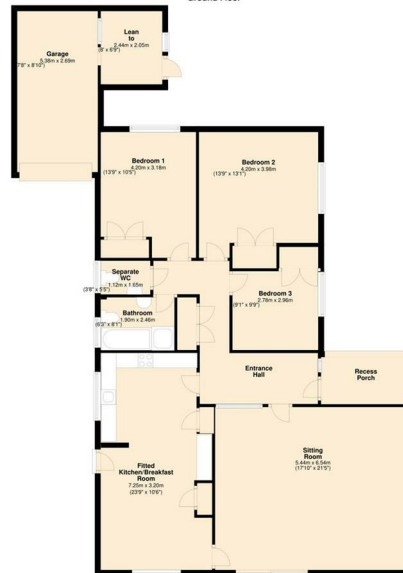
Green Lane is a highly sought after residential location, it is a no-through private road with access for residents and services only.

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.

Ground Floor



Ground Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(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 office in Peppard Road proceed right and turn right into Wood Lane, continue for approximately 250 yards and turn right into Green Lane, whereupon the property will be found on the right hand side.

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.