



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

£525,000

Beville  
ESTATE AGENCY

- Three bedroom detached house
- Completely refurbished, immaculate condition
- Open plan kitchen/dining room
- Brand new plumbing, brand new electrics
- Beautifully landscaped, low maintenance rear garden
- EV Charging point
- Fantastic living room with media wall
- Seperate detached garage
- Driveway parking
- Edge of village location yet within easy reach of village centre

Three bedroom detached home, completely refurbished to an exacting standard, set in an elevated position on the edge of the village, close to countryside and within easy distance to village amenities, offering a detached garage and ample off road parking. EPC: D

Accommodation includes: entrance hall with downstairs cloakroom, 13ft living room with fantastic media wall and plantation shutters, 17ft brand new, open plan kitchen/diner with bi-folding doors and integral blinds leading onto garden, downstairs w/c. The stairs lead to first floor landing, bedroom 1 with comprehensive fitted wardrobes, two further bedrooms.

Noteworthy features: Ample built in cupboards, brand new plumbing and electrics, EV charger, uPVC double glazing, gas fired central heating, complete refurbishment, water softener and water irrigation system.

To the front of the property: Brand new tarmac driveway providing off road parking and retained with wooden sleepers, EV charger, patio steps lead up to front door, there is side access to:

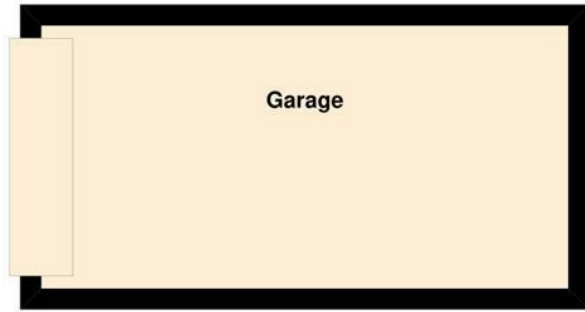
The rear of the property: Sunny aspect garden, large composite decking area ideal for outdoor entertaining, artificial grass providing minimal maintenance, fully enclosed with close board fencing, gated access to steps leading down to detached garage with off road parking space to the rear.

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.

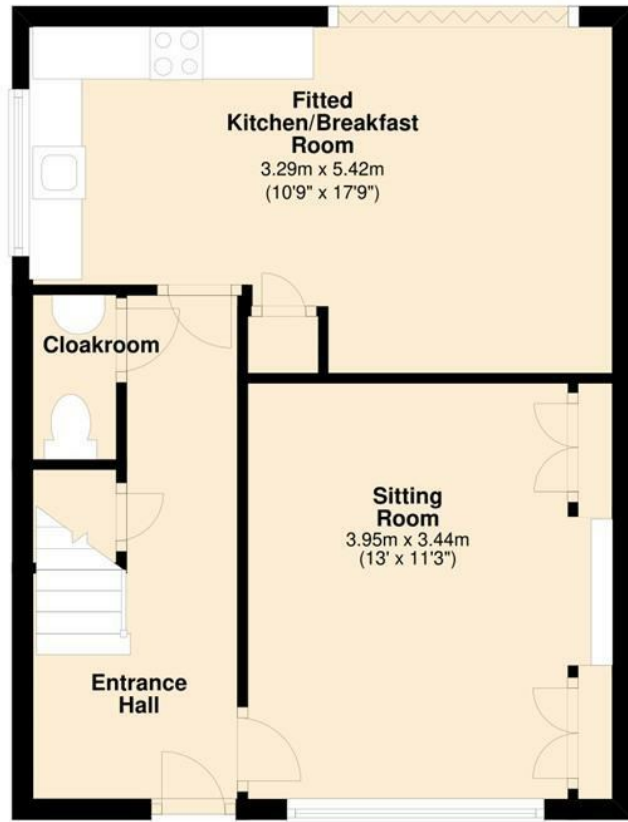
Floor area: 79m<sup>2</sup> (850sqft)

Council Tax: Band E

Services: Mains gas, electricity, water & drainage.




**Ground Floor**



**First Floor**





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Directions

From our office on the Peppard Road turn right, at the cross roads turn left into Widmore Lane. Turn left into Pond End Road, whereupon the property is on the left 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.

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