



Elsinore, The Hamlet, Gallowstree Common,
S Oxon, RG4 9BU

£850,000

Beville
ESTATE AGENCY

- 20ft sitting room
- Part boarded loft with velux windows
- Private, sunny aspect 0.4 acre plot
- Integral garage
- Gas fired central heating
- No onward chain
- Bathroom & shower room
- uPVC double glazing
- Offered to the market for the first time since new

SOLD BEFORE GOING TO THE MARKET! Spacious four bedroom detached bungalow, offering further scope subject to usual consents. Set in the quiet, sought after location of 'The Hamlet', occupying a delightful, 0.4 acre sunny aspect plot, adjoining woodland and Kidmore End Cricket Club . EPC D

Accommodation includes: Spacious entrance hall with skylights, 20ft sitting with bow window & double glazed doors, dining room, fitted kitchen/ breakfast room, shower room, separate WC, four double bedrooms & bathroom.

Offered to the market for the first time since new, noteworthy features include: uPVC double glazed windows, uPVC fascias & soffits, gas fired central heating, front & rear extensive recess porch, ample built in cupboards, ample off road parking & integrated garage with electric roller door, part boarded loft with velux windows, established plot, further scope for enlargement subject to usual consents. The property is sold with no onward chain.

To the front of the property double wrought iron gates give access to long gravel drive leading to integral garage, providing ample off road parking. Paved path leads to large covered tiled entrance porch, outside light, garden laid mainly to lawn, lavender borders, flower & shrub beds, mature shrubs, mature apple tree, gated side access leads to:

To the rear of the property is a delightful, private, sunny aspect garden. Paved patio, garden laid mainly to lawn, flower & shrub beds, mature shrubs, timber shed, garden storage area.

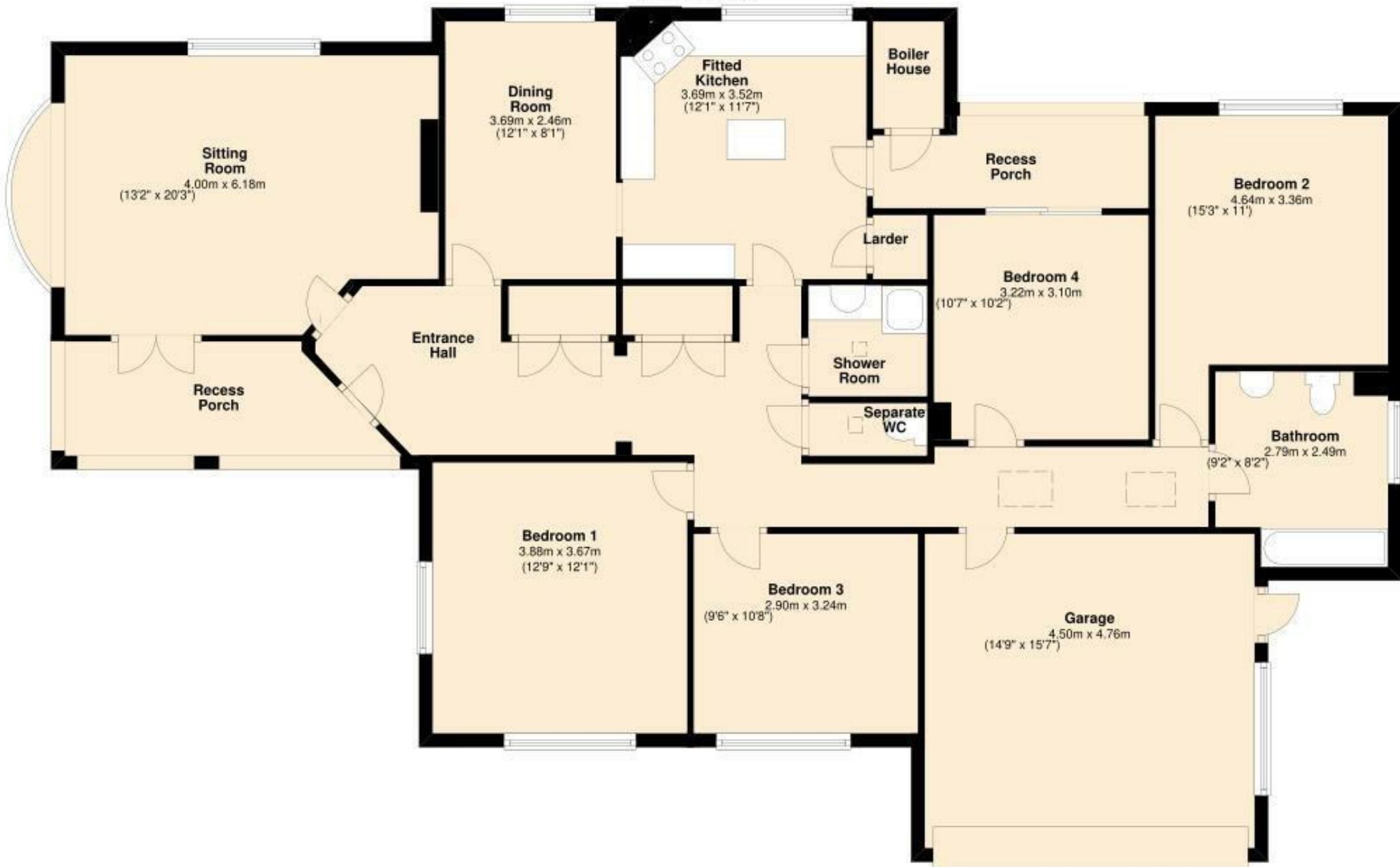
Total Floor Area (including garage): 148m² (1590sqft)

Council Tax: F (£3325.45)

Services: Mains electricity, gas, water and private drainage.

Gallowstree Common is a small rural hamlet about 6 miles equidistant from Henley-On-Thames and Reading, with their excellent range of schooling, shopping and recreational facilities. London Paddington is less than 30 minutes from Reading Railway Station and there is easy access 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. Gallowstree Common is in the catchment area for Kidmore End Church of England Primary School. The village of Sonning Common is less than 1 ½ miles away and is well served with shops & amenities, including; Health Centre, Dental Surgery, Veterinary Surgery and a range of shops providing day to day needs. Good schooling at both Primary and Secondary levels.

Ground Floor

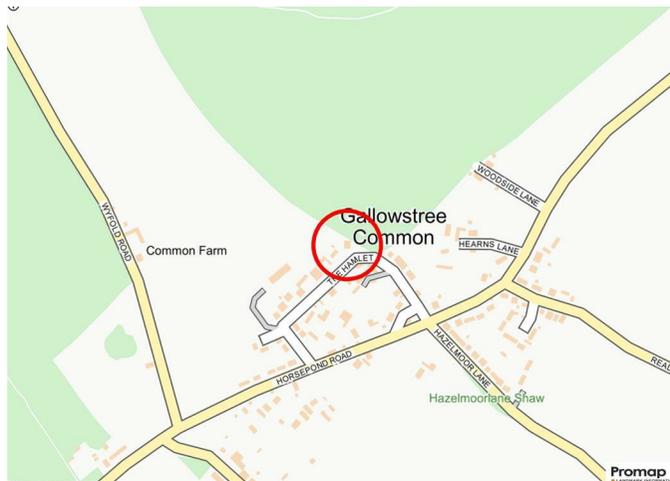


28 Peppard Road, Sonning Common, South Oxfordshire, RG4 9SU

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	68	
(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 take the right hand turning at the crossroads into Wood Lane, continue and at the sharp bend turn right into Reads Lane, proceed to Gallowstree Common. At the T- junction turn left into Horsepond Road and take the first turning right into the Hamlet, whereupon the property can be found 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.