



9, Lambourne Road, Sonning Common,  
South Oxon, RG4 9LX

£635,000

Beville  
ESTATE AGENCY

- Presented in excellent order
- Ample off road parking
- A stones throw from Memorial Park
- Flexible accomodation
- 120ft private rear garden
- Garage
- Highly sought after quiet cul-de-sac
- Walking distance to village centre
- Further potential subject to usual consents

An extended three-bedroom detached home in excellent order, set in a peaceful cul-de-sac, within walking distance of the village centre and open countryside, featuring a 120ft south facing garden. EPC: tbc

Accommodation includes; enclosed porch, entrance hall, cloakroom, snug, fitted kitchen, sitting room opening into dining room with vaulted ceiling, ground floor bedroom 4/ family room. From the hall the staircase leads to first floor landing, three bedrooms, bathroom & separate W.C.

Noteworthy features include; uPVC double glazing, gas fired central heating with condensing boiler, ample off road parking, garage & established 120ft rear garden.

To the front of the property block paved driveway leads to garage (light & power), providing ample off road parking, a further parking area giving additional parking, gated side access to:

To the rear of the property is a private garden approx. 120ft in length. Paved patio, garden laid to lawn, fully enclosed with mature hedging, flower and shrub beds, timber shed to the rear of the garden.

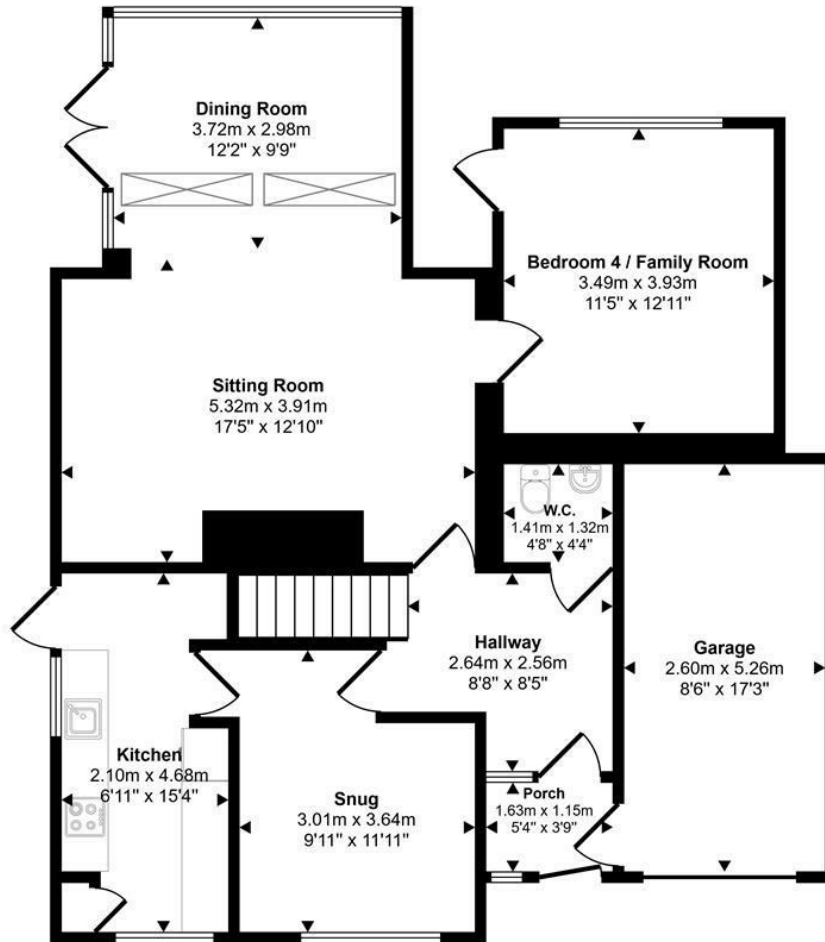
Total Floor Area: Approx. 143 m<sup>2</sup> (1543sqft)

Council Tax: Band E

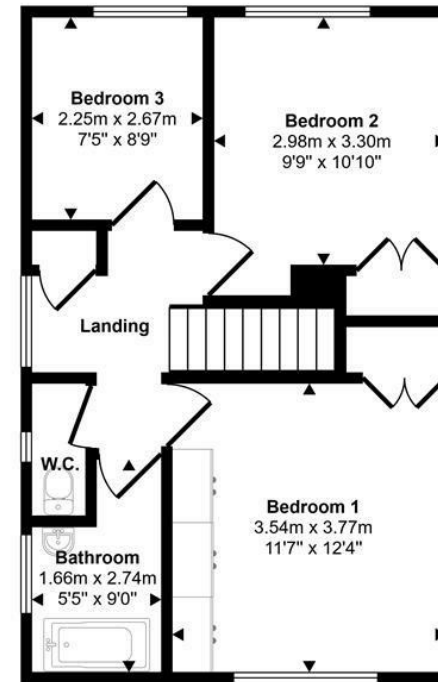
Services: Mains gas, electricity, water & drainage.

Lamboune Road is a small cul-de-sac on the edge of the village, within easy walking of 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 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  
143 sq m / 1543 sq ft




Ground Floor  
Approx 97 sq m / 1047 sq ft



First Floor  
Approx 46 sq m / 496 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Directions

From our offices in Peppard Road, turn left and take the first turning left into Sedgewell Road, upon reaching the T-junction turn right into Woodlands Road and take the first turning on the left into Orchard Avenue, take the first turning on the right into Lambourne Road, whereupon the property will 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.**

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

0118 9242526

www.beville.co.uk

info@beville.co.uk