



19, Old Copse Gardens, Sonning Common,  
South Oxon, RG4 9TH

£725,000

Beville  
ESTATE AGENCY

- Four double bedrooms
- Three reception rooms
- Delightful gardens
- Ground floor shower room
- Highly sought after quiet cul-de-sac
- Immaculately presented
- Recently fitted kitchen and bathroom
- Garage
- Spacious accomodation
- Walking distance to village centre and woodland

Spacious four bedroom, three reception room, detached family home presented in immaculate condition situated in a highly sought after peaceful cul-de-sac offering a delightful private rear garden. EPC: tbc

Accommodation includes; Entrance porch, hallway, 14ft sitting room with open fire, a further dining area opening into living room with sliding doors onto the rear garden, recently fitted kitchen with quartz worktops, Quooker boiling water tap and door onto garden, conservatory, ground floor shower room, utility area and a garage. From the hall, the staircase leads to first floor landing which comprises of four double bedrooms and a recently fitted bathroom suite.

Noteworthy features include; PVCu double glazed windows, gas fired central heating, ample off road parking, ample built in cupboards, garage (with light and power), recently fitted kitchen and bathroom.

To the front of the property brick pillars with lighting, driveway leads to garage and provides ample off road parking, delightful front gardens laid mainly to lawn with a wealth of mature shrubs and low brick retaining wall, outside light, gated side access leads to:

To the rear of the property is a secluded, sunny garden. Extensive paved terrace, outside light, steps lead to lawn area. The garden is well stocked with mature shrubs and hedging and fully enclosed with timber fencing. At the end of the garden, there is an apple tree, a stoned seating area ideal for evening sun, a summer house and a greenhouse.

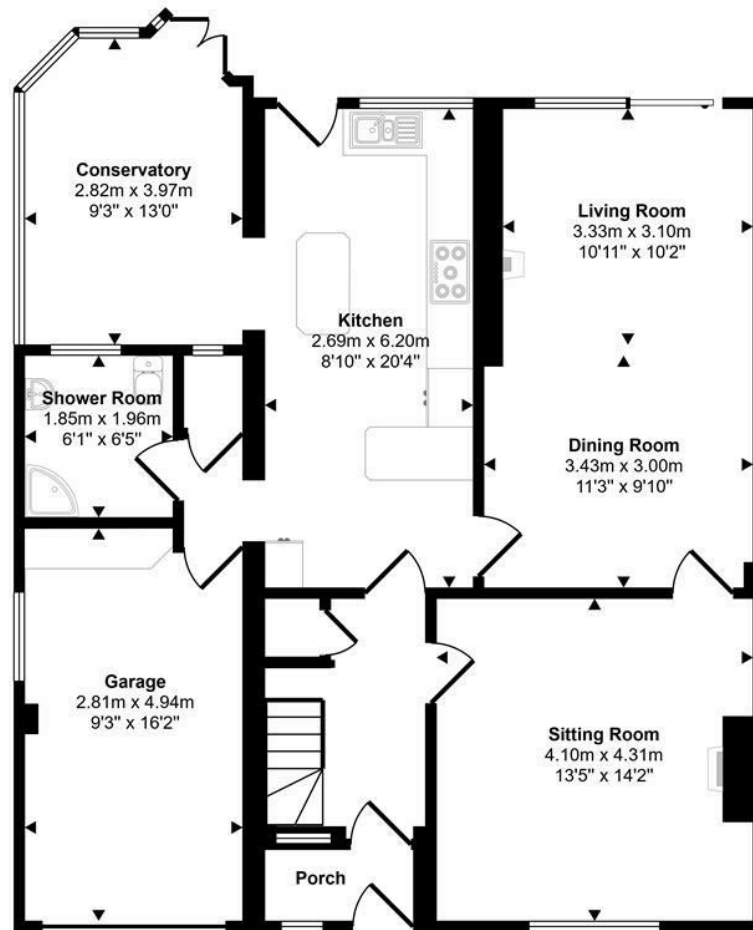
Total Floor Area: 167m<sup>2</sup> (1794sqft) including garage

Council Tax: Band F

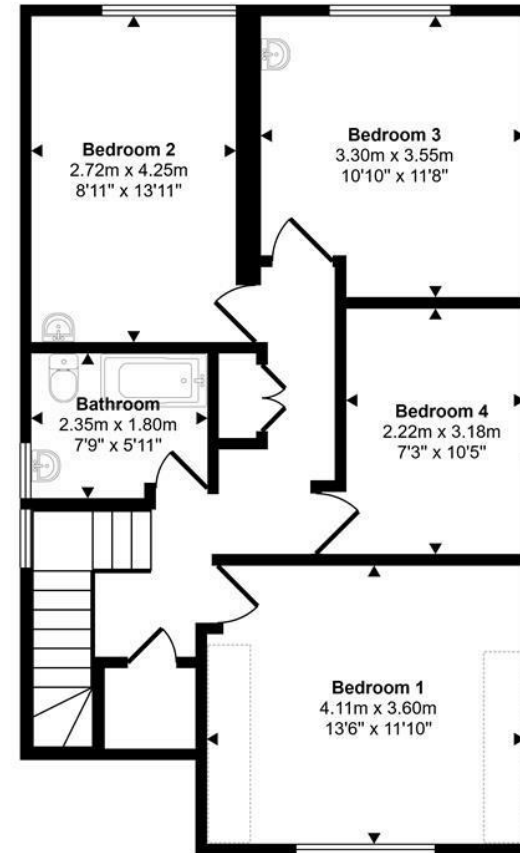
Services: Mains gas, electricity, water & drainage.

Old Copse Gardens is situated on the fringes of the village, close to woodland walks, 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  
167 sq m / 1794 sq ft



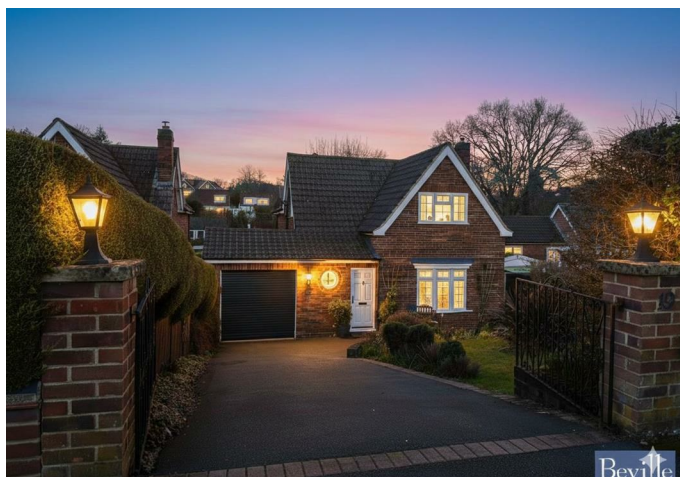
Ground Floor  
Approx 102 sq m / 1094 sq ft



First Floor  
Approx 65 sq m / 700 sq ft

Denotes head height below 1.5m

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) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (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 offices in Peppard Road, turn left and take the second turning left into Shiplake Bottom. Take the second turning on the left into Beech Rise, turning right into Old Copse Gardens, whereupon the property is on the right.

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.