



Smallmead, Russell Road, Tokers Green,  
S Oxon, RG4 9EJ

£800,000

Beville  
ESTATE AGENCY

- Spacious and flexible accommodation
- Stones throw from beautiful South Oxfordshire countryside
- Double Garage
- Sought after private road
- Further potential subject to usual consents
- Well presented
- Secluded and private gardens
- Easy access to Reading Station
- 30ft loft space with potential to convert above garage

Detached chalet style home, offering well presented, flexible accommodation with potential to extend, set in a secluded plot in a small private lane adjoining countryside and close to Mapledurham Golf Club. EPC: E

Accommodation includes; entrance hall, 17ft sitting room, sun room, dining room, 20ft fitted kitchen/ breakfast room with integrated appliances, utility area, ground floor bedroom 3, ground floor shower room, two first floor double bedrooms & bathroom.

Noteworthy features include; gas fired central heating, part double & secondary glazing, ample built in cupboards, fitted bedroom suites, double garage, ample off road parking, secluded rear garden, approx 30ft in length loft space with potential to convert above garage and bedroom 3.

To The Front Of The Property gravel drive leads to garage providing ample off road parking, outside light, outside tap, garden laid to lawn, enclosed with mature hedging, flower & shrub beds, gated side access to:

To The Rear Of The Property is a beautifully maintained garden offering complete privacy, enclosed with timber fencing and mature shrubs, extensive paved terrace, garden laid mainly to lawn, outside lights, outside tap, outside power points, trellis with arch leads to gravelled area, seating area, greenhouse & timber shed (both with power), vegetable bed, screened storage area.

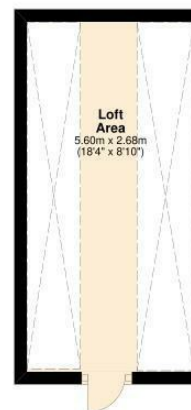
Tokers Green is located on the South Oxfordshire/Berkshire borders and enjoys the rural aspect of South Oxfordshire as well as the convenience of Caversham. Set within Kidmore End Primary School catchment, there is easy access to both Reading and Henley-on-Thames town centres. London Paddington is less than 30 minutes from Reading Railway Station and there is good access to both 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.

Total Floor Area: Approx. 141m2 (1519sq.ft)

Services: Mains gas, electricity, water & drainage

Council Tax Band: F (£3510.58)

Ground Floor



First Floor





| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | 74        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | 45                         |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

## Directions

From our offices in Peppard Road turn right and after approx. 100yards turn right into Wood Lane, at the bend turn right then immediately left into Kidmore Lane, upon reaching the T-junction turn right then left at the well, into Tokers Green Lane. Proceed for approx. 1 mile, pass the turning for Rokeby Drive, Russell Road is the 2nd turning 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.**