



19, Red House Drive, Sonning Common,
S OXON, RG4 9NT

£750,000

Beville
ESTATE AGENCY

- 19ft Sitting room
- Dining room/ study
- 16ft Fitted kitchen/ breakfast room
- Utility room
- Ground floor shower room
- Four bedrooms
- Family bathroom
- Double garage & double carport
- Annexe potential subject to usual consents

Rarely available four bedroom detached family home, offering further scope subject to usual consents, set in a quiet, sought after cul-de-sac on the fringes of the village, yet within easy walking of amenities. EPC: D

Accommodation includes; entrance hall, cloakroom, 19ft sitting room with sliding door to conservatory. Dining room/ study, 16ft fitted kitchen/ breakfast room, utility room, ground floor shower room. From the hall the staircase leads to first floor landing, bedroom 1, bedroom 2 with ensuite shower room, two further bedrooms & bathroom.

Noteworthy features include; PVCu double glazing, parquet flooring, PVC facias, gas fired central heating with condensing boiler, ample built in cupboards, garage, carport & off road parking.

To The Front Of The Property concrete drive leads to double garage & double carport with EV charger, providing ample off road parking, lawned area, cherry tree, outside lights, mature shrubs, gated side access to:

To The Rear Of The Property is a private & secluded garden. Extensive paved patio, garden laid mainly to lawn, fully enclosed with mature hedging & timber fencing, variety of mature trees, garden storage area.

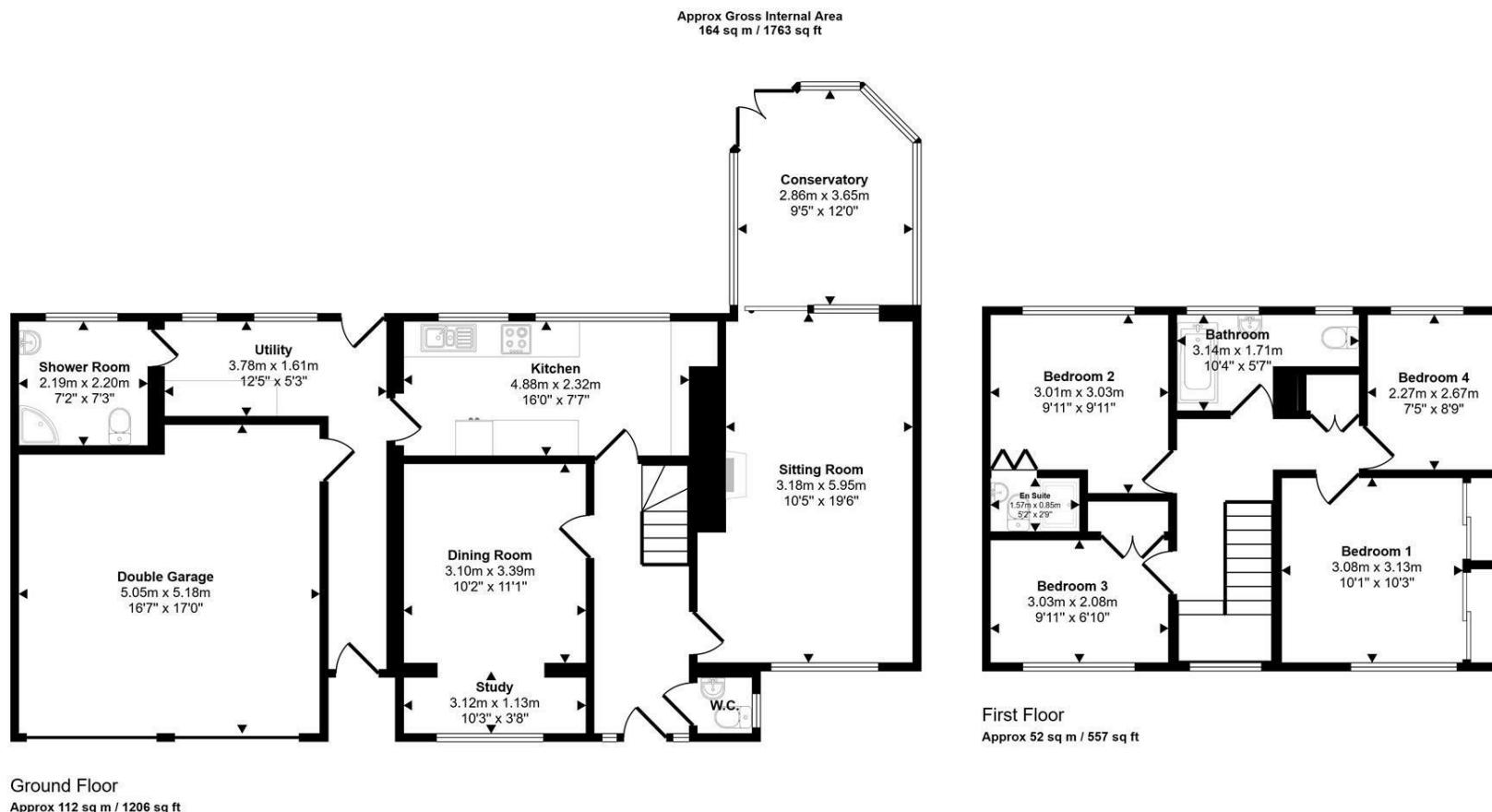
Total Floor Area: Approx. 164m² (1763sqft)

Council Tax Band: F

Services: Mains gas, electricity, water supply & drainage.

Red House Drive is a sought after area close to countryside yet within easy walking of village centre and 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.



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.



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LANDSCAPE INFORMATION



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		68	74
EU Directive 2002/91/EC			

Directions

From our offices in Peppard Road, turn right and continue for 200 hundred yards, turning right into Redhouse Drive, before the Herb Farm. Follow the road round to 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.

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