



6, Paddock Close, Sonning Common, Sonning Common  
S Oxon, RG4 9EZ

£625,000

Beville  
ESTATE AGENCY

- Sold with no onward chain
- Built by TA Fisher in 2021
- Generous sized sunny aspect garden
- Recently installed sun room
- 5 years remaining on building warranty
- Stones throw from open countryside
- Garage
- Highly regarded select development
- Walking distance to village centre
- Bedroom 1 with en-suite shower room

The property offered for sale is a five year old, attractive, three bedroom detached home, ideal for families or downsizers set within a small, select development built by highly regarded local builders TA Fisher neighbouring open countryside. EPC: B

Accommodation includes: Entrance hall, downstairs w/c, sitting room with dual aspect, 17ft kitchen/diner opening into a recently installed sun room overlooking the rear garden. The stairs lead to the first floor landing comprising of bedroom1 with fitted wardrobes and en-suite shower room, two further bedrooms and a family bathroom.

Noteworthy features include: 5 years remaining on the building warranty, uPVC double glazing, gas fired central heating, highly sought after select development, sold with no onward chain.

To the front of the property: block paved driveway leads to garage providing ample off road parking. Concrete path to front door with shrubs and flowers, lawned area, outside light, gated side access leads to:

The rear of the property: Sunny aspect rear garden, paved patio, outside tap, garden laid to lawn, a wealth of mature shrubbery, a further stoned seating area, raised vegetable beds and access to the garage via a personal door.

Council Tax Band: E

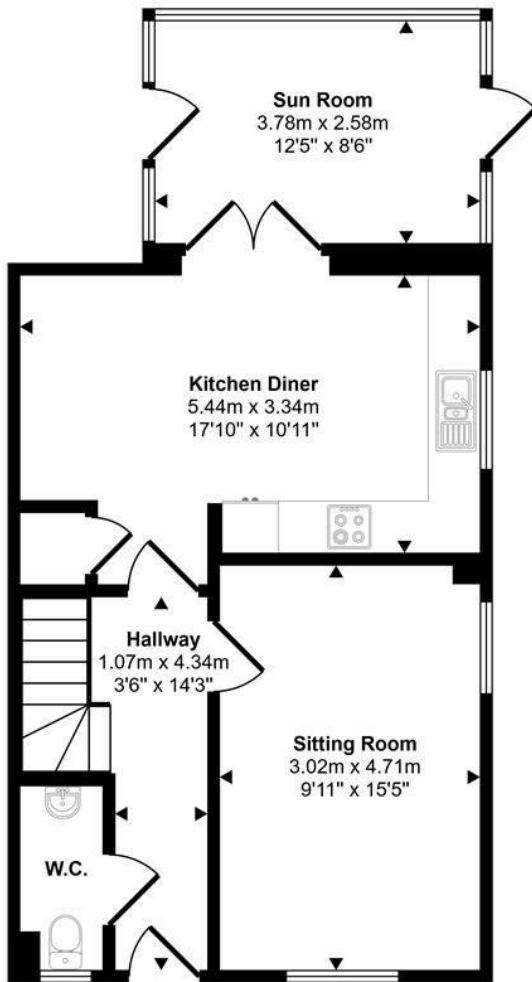
Total floor area: 1294sqft (120m<sup>2</sup>)

Services: Mains gas, electricity, water & drainage.

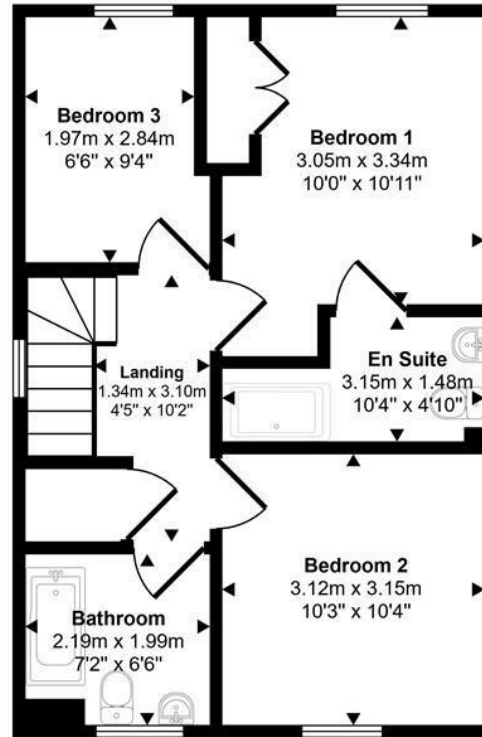
Estimated annual estate charge: £647.80 p/a (includes foul pump service, street lighting, road and footpath maintenance, landscape maintenance).

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 schooling at both Primary and Secondary levels. The FISH Volunteer Centre is a registered charity (charity number 1189325), run by volunteers providing a range of support services and community transport for those who are elderly, infirm or disabled within Sonning Common and all the surrounding villages. 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 from 2021, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains.

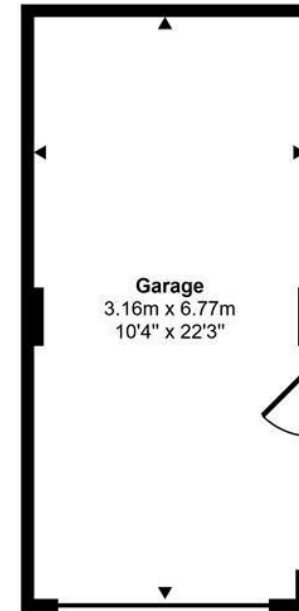
Approx Gross Internal Area  
120 sq m / 1294 sq ft



Ground Floor  
Approx 54 sq m / 584 sq ft



First Floor  
Approx 45 sq m / 480 sq ft



Garage  
Approx 21 sq m / 230 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>		<b>94</b>
(81-91) <b>B</b>	<b>83</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, Sonning Common, turn right and proceed to the cross roads, turning right into Wood Lane. Continue to the Kennylands turning, turning left into Kennylands Road, whereupon Paddock Close can be found on the right 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.**