







Regatta House, Peppard Road, Sonning Common,
South Oxon, RG4 9NJ

£1,250,000

Beville
ESTATE AGENCY

- Brand new, built to an extremely high standard
- EV car charging point
- 10 year Buildzone warranty
- Three large bedrooms with en-suites and dressing areas
- EPC A: Solar/PV panels complete with inverter and pre-wired for battery
- Porcelain tiled entrance hall and engineered wood flooring
- Easy access to Reading and Henley-On-Thames
- Quartz worktops in kitchen, bathrooms and utility room
- Siemens integrated appliances
- Views over open countryside

STAMP DUTY CONTRIBUTION AVAILABLE – UP TO £34,375! A brand new, stunning home built by highly regarded developer Rivium Homes, offering three spacious bedrooms, each with its own en-suite and dressing areas, alongside an impressive open plan kitchen, built to an exacting standard and offering high energy efficiency.

Accommodation includes: Spacious entrance hall with access to sitting room with bay window and views over open countryside, study with picture window and views over countryside, downstairs w/c, impressive open plan kitchen/dining/living room with lantern and bi-folding doors onto rear garden, utility room with door onto side access. The stairs in the hallway lead to first floor landing which comprises of 18ft bedroom 1 with fantastic views, a dressing area and an en-suite shower room. Bedroom 2 with dressing area and en-suite shower room, there is a further utility room. The stairs on the first floor lead to a fantastic bedroom 3 extending to 27ft in length, and benefitting from an en-suite bathroom.

Noteworthy features: 10 year building warranty, air source heat pump central heating, underfloor heating to ground floor and 1st floor, solar/PV panels, EV charging point, quartz worktops in kitchen and bathrooms.

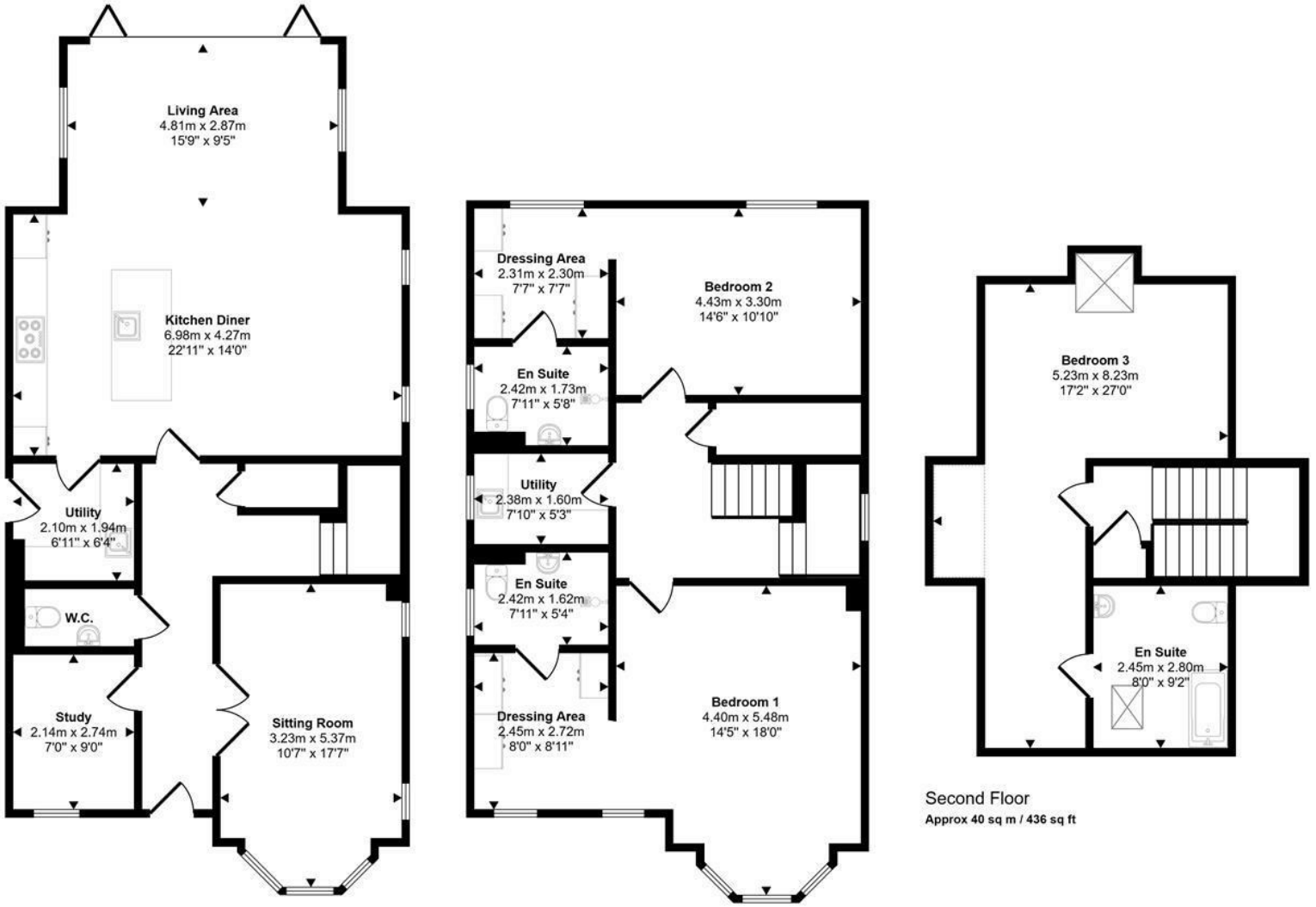
To the front of the property: Gravel driveway providing off road parking with an EV charging point, lawned area, shrubs, and tiled steps leading to the front door. There is gated side access to:

The rear of the property: Large outdoor entertaining space ideal for outdoor dining, garden laid to lawn, fully enclosed with timber fencing.

Total Floor Area: 208m2 (2242sqft)
Council Tax: tbc
Services: Air source heat pump, electricity, water & drainage.

Peppard Road is one of the oldest roads in the village and is 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
208 sq m / 2242 sq ft



Ground Floor
Approx 90 sq m / 973 sq ft

First Floor
Approx 77 sq m / 833 sq ft

Second Floor
Approx 40 sq m / 436 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.

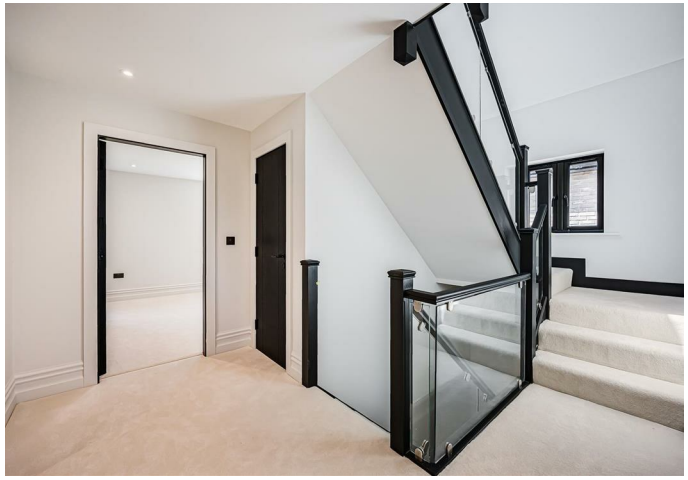
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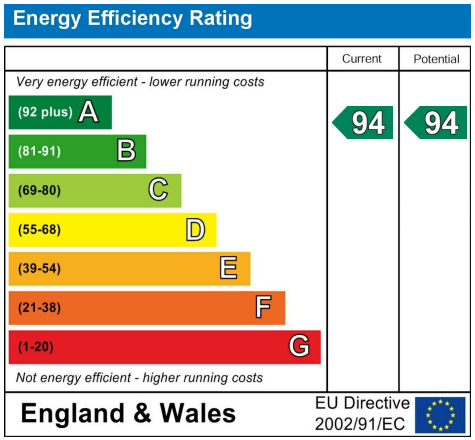












Directions

Turn right from our office, continue along the Peppard Road heading towards Reading, the property can be found on the right hand side before the Herb Farm.

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.