



Hazel Cottage, 2, Farina Close, Sonning Common,
S Oxon, RG4 9FF

£495,000

Beville
ESTATE AGENCY

- Built in 2023 by highly respected local builder, Elegant Homes
- Easily maintained garden
- 13ft bedroom 1 with en-suite shower room
- Underfloor heating to ground floor
- Tucked away location
- Highly energy efficient
- 17ft kitchen diner with doors onto garden
- Easy walking to village centre & countryside
- Boarded loft with ladder
- EV charging point

Recently built attractive two bedroom semi detached, energy efficient home, set in a small cul de sac of just four, in a highly sought after road, by respected local builders, Elegant Homes. EPC: B

Built to a high standard with quality fixtures & fittings, accommodation includes: Entrance hall, cloakroom, 17ft kitchen/ diner with integrated appliances, sitting room. From the hall the staircase leads to first floor landing, 13ft bedroom 1 with ensuite shower room, further double bedroom and bathroom. Both bedrooms benefit from built in wardrobes.

Finished with superb attention to detail, noteworthy features include: air source heat pump with underfloor downstairs & radiators upstairs, PVCu double glazing, Cat 6 & Cat 7 cabling, Roca sanitary ware, fitted alarm, EV car charging point.

To the front of the property Paved drive leads to off road parking for two cars, flower & shrub beds, EV charging point, gated side access to:

To the rear of the property is a sunny aspect garden, paved patio, outside light, outside tap, outside power point, wooden store, lawned area, flower & shrub beds.

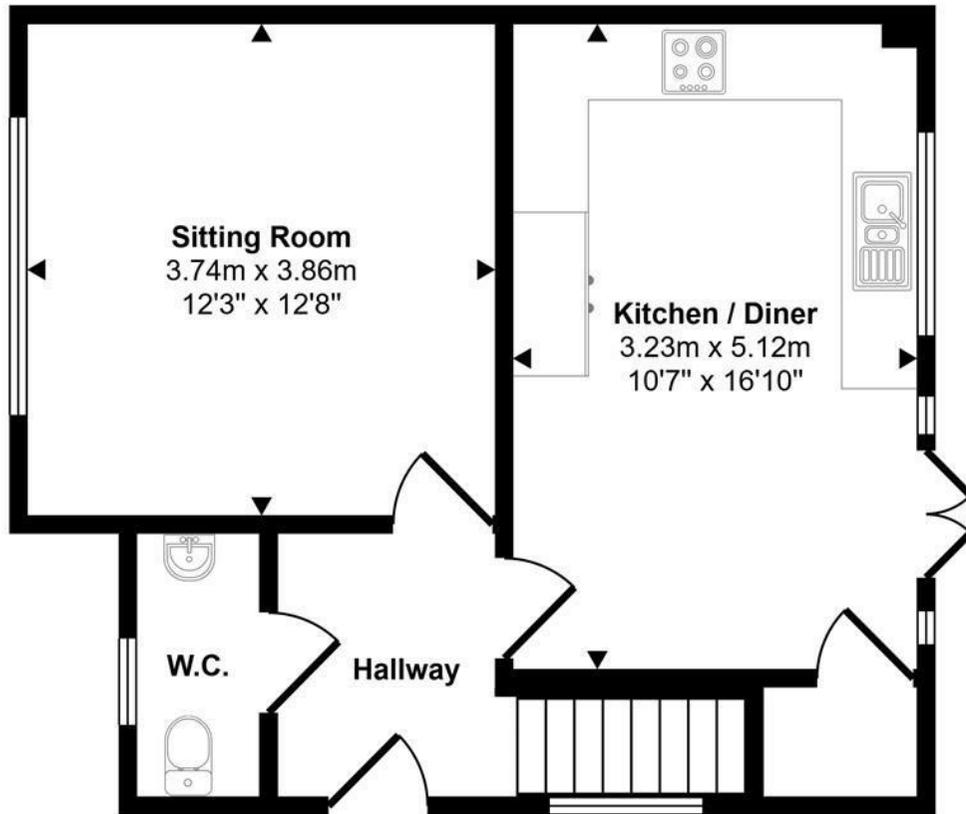
Total Floor Area: 80m2 (858sqft)

Council Tax: Band: D

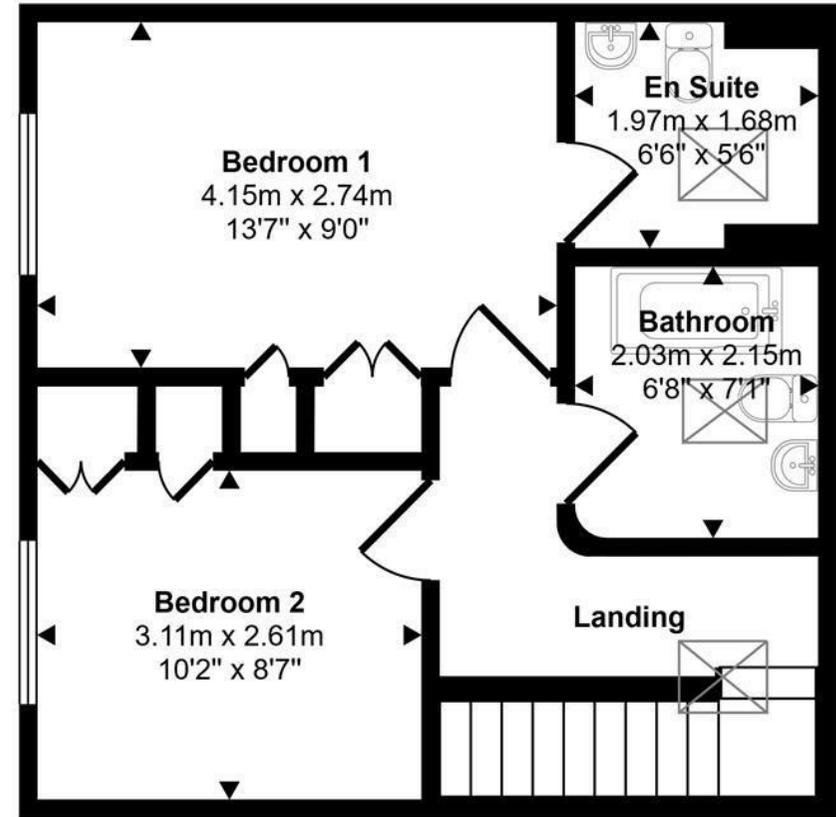
Services: Mains electricity, water & drainage.

Farina Close is a small, select development of just four homes, built in 2023 by highly respected local developers, Elegant Homes, situated off Sedgewell Road, one of the oldest roads in the village. 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 (excellent bus service) 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
80 sq m / 858 sq ft



Ground Floor
Approx 41 sq m / 446 sq ft



First Floor
Approx 38 sq m / 412 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
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B	89	
(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 first turning left into Sedgewell Road whereupon Farina Close will 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.

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