22, Grove Road, Sonning Common,
S Oxon, RG4 9RL

£1,000,000

Beville
ESTATE AGENCY

- 27ft fitted kitchen/breakfast/ living room with double glazed bi-fold doors.
- Bedroom 1 with ensuite bathroom
- Sunny aspect established rear garden
- 22ft sitting room with open fire
- Three further double bedrooms
- Easy walking to village amenities
- Ground floor shower room
- 19ft x 12ft detached garage with adjoining home office
- Easy access to bus stop to Reading

Attractive four double bedroom family home, set in a secluded sunny aspect 0.2 acre plot, in the heart of the village in a highly sought after road. EPC: tbc

Accommodation includes; entrance hall, 22ft sitting room with open fire, family room, 27ft fitted kitchen/breakfast/ living room with quartz worksurface, integrated appliances & double glazed bi-fold doors to the rear, ground floor shower/ utility room. From the entrance hall, staircase with cupboard under leads to first floor landing with large built in cupboard, bedroom 1 bathroom with fitted suite, built in wardrobes & ensuite bathroom, three further double bedrooms & family bathroom.

Noteworthy features include; PVCu double glazing, gas fired central heating, built in cupboards, detached garage (19ft x 12ft, light & power, eaves storage), home office , ample off road parking, covered bar-b-que area with tiled roof & established gardens.

To The Front Of The Property is a gravel drive leading to detached garage set back, providing ample off road parking. Outside power point, outside tap, garden laid to lawn, well stocked flower and shrub beds, timber picket fence, panel fencing, mature shrubs and tree, access on both sides to:

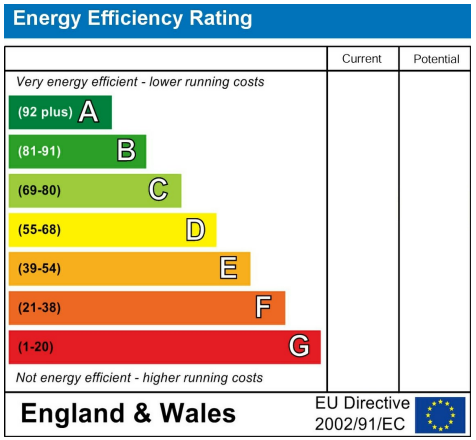
To the rear of the property is a delightful secluded, sunny aspect garden. Paved terrace with brick edging, further gravel area with raised shrub beds and pergola, outside power point, covered BBQ area under a tiled roof, outside lighting, garden laid mainly to lawn, further paved hardstanding area, soft fruit garden including redcurrent, gooseberries, raspberries, blueberries, mature tree's fully enclosed with timber fencing, flower and shrub beds.

Total Floor Area: Approx. 1704sqft (158m2)
Council Tax Band: E
Services: Mains gas, electricity, water supply & drainage.

Grove Road is one of the oldest and most sought after roads in the village and is within easy walking of the 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.

Ground Floor

First Floor



Directions

From our offices in Peppard Road, turn right and continue for 200 hundred yards, turning right into Grove Road, whereupon the property 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.