Stonecroft, Kennylands Road, Sonning Common,
S Oxon, RG4 9JP

£1,000,000

Beville
ESTATE AGENCY

- Four bedrooms
- A wealth of character
- 0.25 acre plot
- Potential for annexe conversion (see utility and dining room on floorplan)

- Four reception rooms
- Sold with no onward chain
- Large driveway offering ample parking

- Stunning countryside views
- 20ft bedroom 1 with en-suite shower room
- Easy access to Reading

An attractive and spacious four bedroom detached house presented in excellent order occupying a plot approaching 1/4 acre and enjoying fantastic countryside views. EPC: C

Accommodation includes: Spacious entrance hall, living room with stunning brick fireplace and log burner, snug with door onto rear garden, 15ft family room with bay window, study, 16ft dual aspect kitchen/breakfast with AGA, utility room, downstairs w/c and a further dining room with vaulted ceiling. The stairs in the hallway lead to first floor landing which comprises of 20ft dual aspect bedroom 1 with en-suite shower room, three further double bedrooms and a family bathroom.

Noteworthy features include: Gas fired central heating, ample built in storage, parking for several vehicles, sold with no onward chain, potential for self contained annexe, views over open countryside.

To the front of the property: The property is entered via a five bar gate leading to a gravelled drive offering parking for several vehicles, fully enclosed with timber fencing and mature hedging, and there is a wealth of flower and shrub beds. There is gated side access to:

To the rear of the property: An extensive paved terrace ideal for outdoor entertaining, garden laid mainly to lawn enclosed with close board timber fencing, shed.
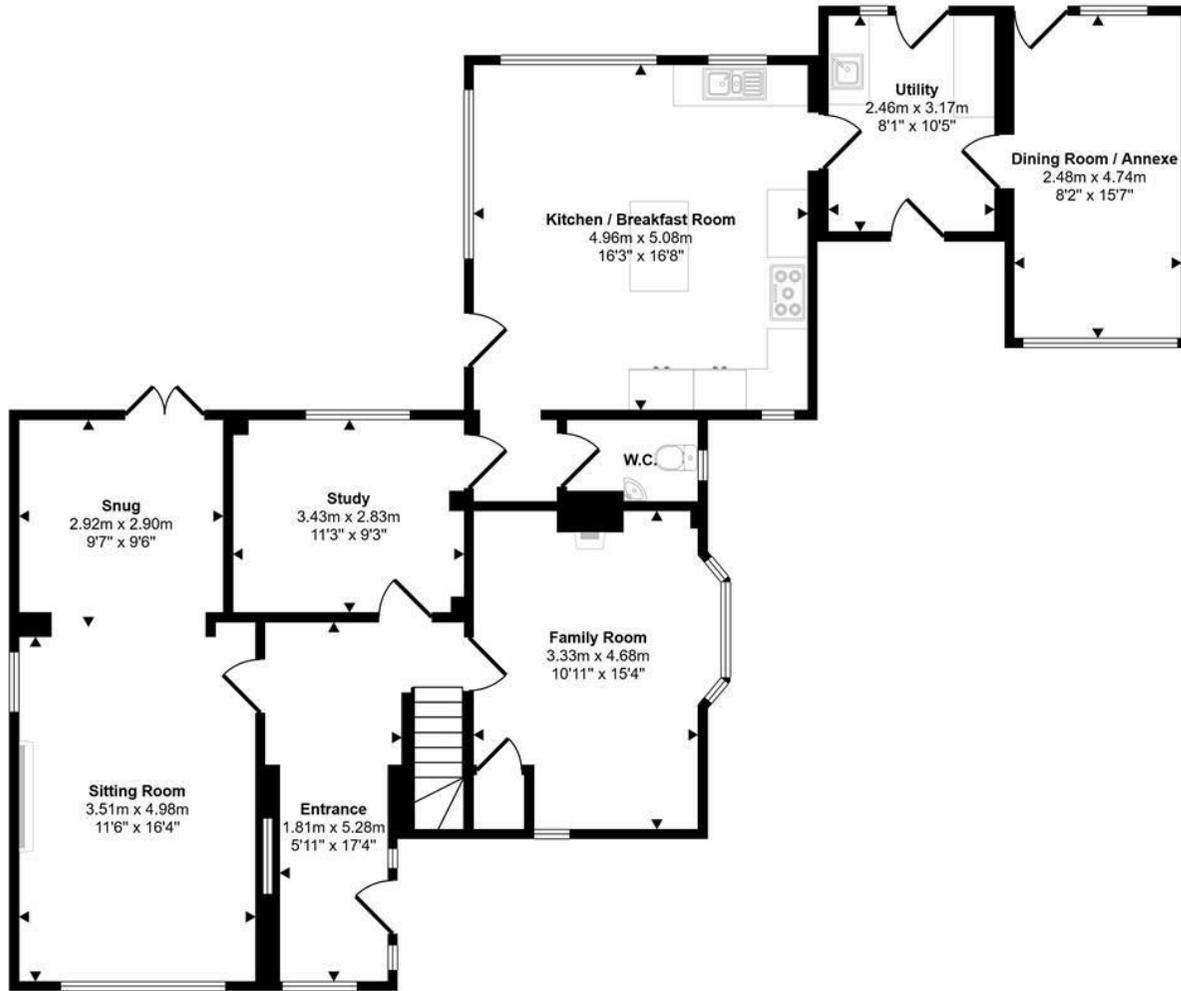
Total Floor Area: Approx. 209m2 (2245sqft)
Council Tax Band: E
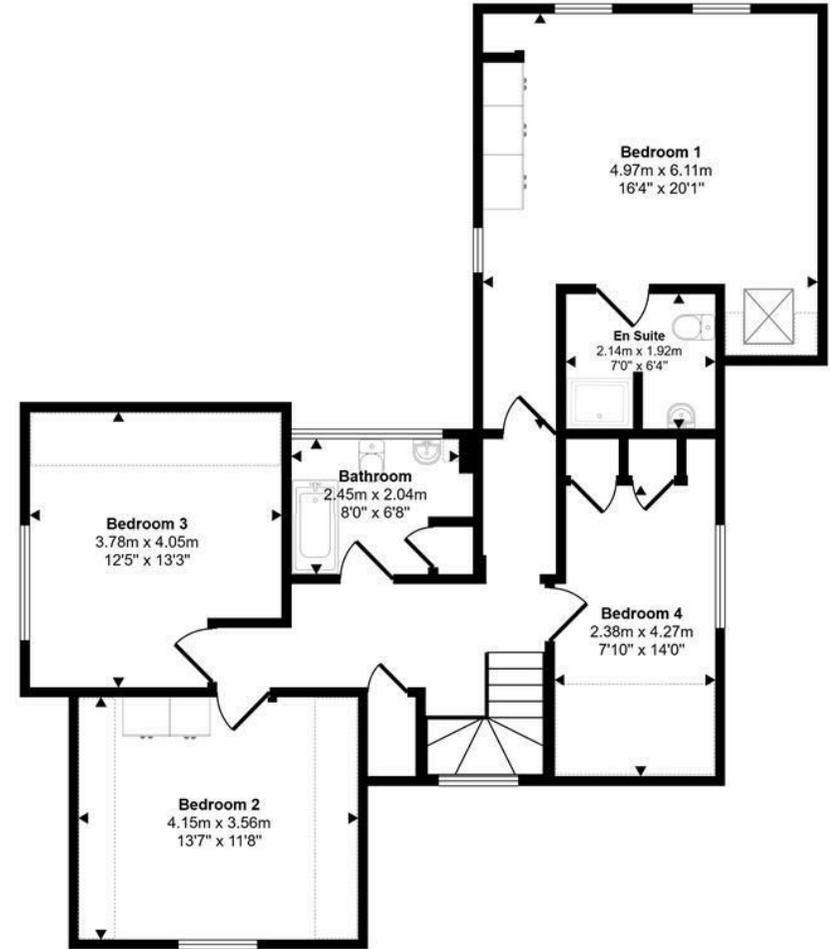Services: Mains gas, electricity, water supply & drainage.

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
209 sq m / 2245 sq ft

Utility
2.46m x 3.17m
8'1" x 10'5"

Dining Room / Annexe
2.48m x 4.74m
8'2" x 15'7"

Kitchen / Breakfast Room
4.96m x 5.08m
16'3" x 16'8"

Bedroom 1
4.97m x 6.11m
16'4" x 20'1"

En Suite
2.14m x 1.92m
7'0" x 6'4"

Snug
2.92m x 2.90m
9'7" x 9'6"

Study
3.43m x 2.83m
11'3" x 9'3"

W.C.

Bathroom
2.45m x 2.04m
8'0" x 6'8"

Bedroom 3
3.78m x 4.05m
12'5" x 13'3"

Bedroom 4
2.38m x 4.27m
7'10" x 14'0"

Family Room
3.33m x 4.68m
10'11" x 15'4"

Sitting Room
3.51m x 4.98m
11'6" x 16'4"

Entrance
1.81m x 5.28m
5'11" x 17'4"

Bedroom 2
4.15m x 3.56m
13'7" x 11'8"

Ground Floor
Approx 119 sq m / 1277 sq ft

First Floor
Approx 90 sq m / 968 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.
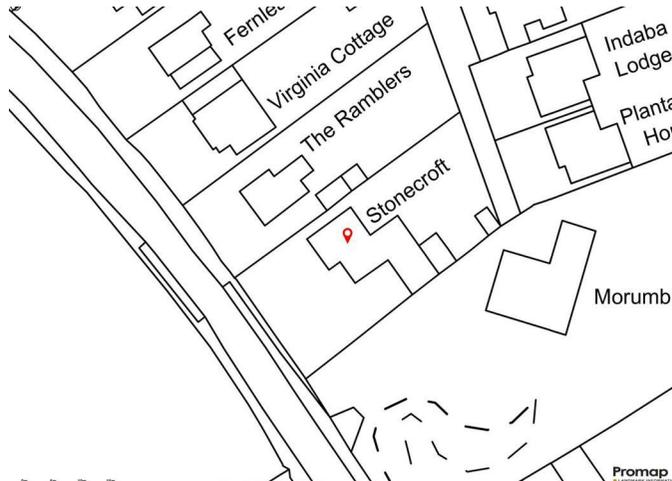
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	76	
(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, 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, continue for 1/2 mile , whereupon the property will be found on the left 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.

28 Peppard Road, Sonning Common, South Oxfordshire, RG4 9SU
www.beville.co.uk
0118 9242526   info@beville.co.uk