



45, Grove Road, Sonning Common,  
S Oxon, RG4 9RH

£975,000

Beville  
ESTATE AGENCY

- 19ft Dual aspect kitchen/ breakfast room
- ground floor shower room
- Family bathroom
- Sold with no onward chain
- 19ft Living room with double doors to the rear
- 16ft bedroom 1 with en-suite shower room
- Garage & ample off road parking
- Three further reception rooms
- Bedroom 2 with juliet balcony & further double bedroom
- In excess of 1/3 acre and garden reaching 200ft

Spacious detached chalet style family home, presented in good order, set within an established 0.35acre plot, in a sought after road, offering flexible accommodation & further potential subject to usual consents. EPC: tbc

Accommodation includes: Entrance hall, ground floor shower room, family room, 19ft dual aspect kitchen/ breakfast room, utility room, study with door to bedroom 4, 19ft living room with double doors to the rear, dining room. From the hall the staircase leads to spacious first floor landing with velux window, 16ft bedroom 1 with en-suite shower room, bedroom 2 with juliet balcony & further double bedroom & family bathroom.

Noteworthy features include; gas fired central heating with condensing boiler, double glazing, garage & ample off road parking, 200ft rear garden, further potential subject to usual consents. The property is sold with no onward chain.

To the front of the property: In and out gravel driveway with two wooden five bar gates offering ample parking, leading to garage. Low brick retaining wall, wealth of mature shrubs and hedging, gated side access to:

To the rear of the property: Private and secluded sunny aspect garden in excess of 1/3 acre and 200ft in length. Large paved terrace with pergola & wisteria, ideal for outdoor entertaining, fully enclosed with timber fencing, well stocked flower and shrub beds, mature trees, large greenhouse, further greenhouse, timber shed.

Total Floor Area: Approx. 195m<sup>2</sup> (2096sqft) including garage.

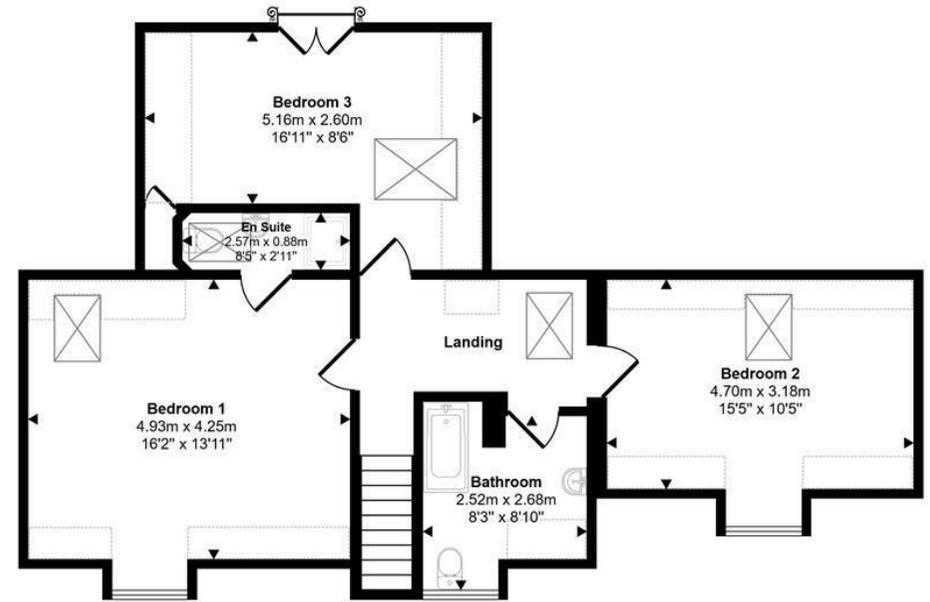
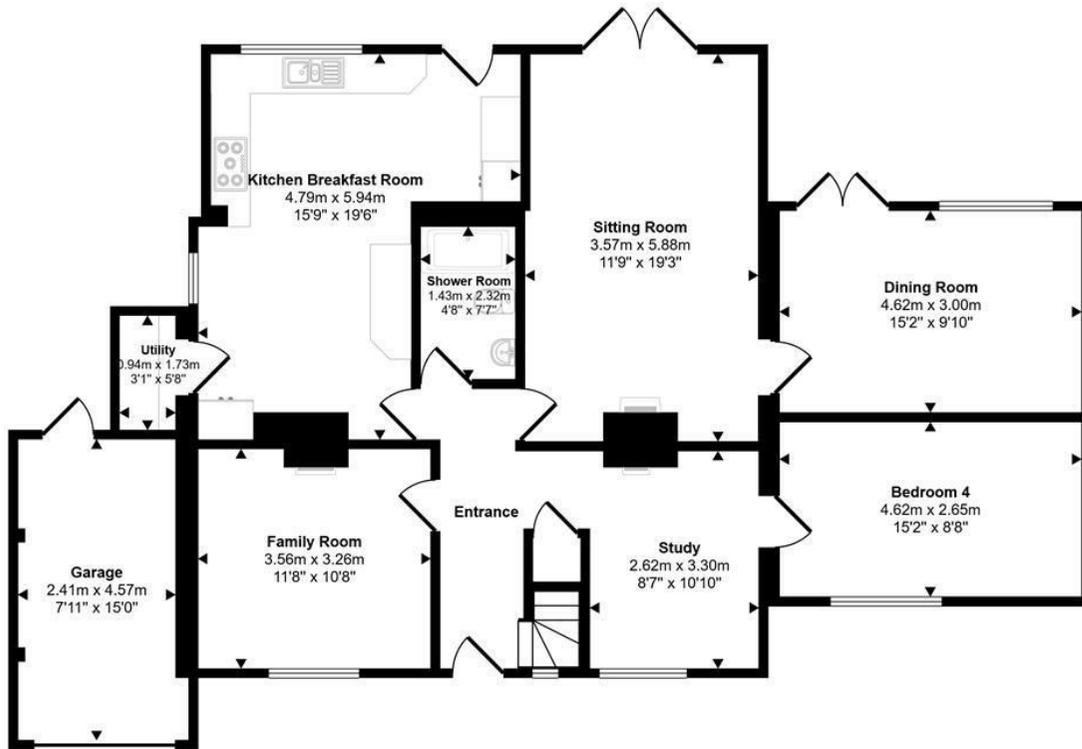
Council Tax Band: D

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.

Approx Gross Internal Area  
195 sq m / 2096 sq ft



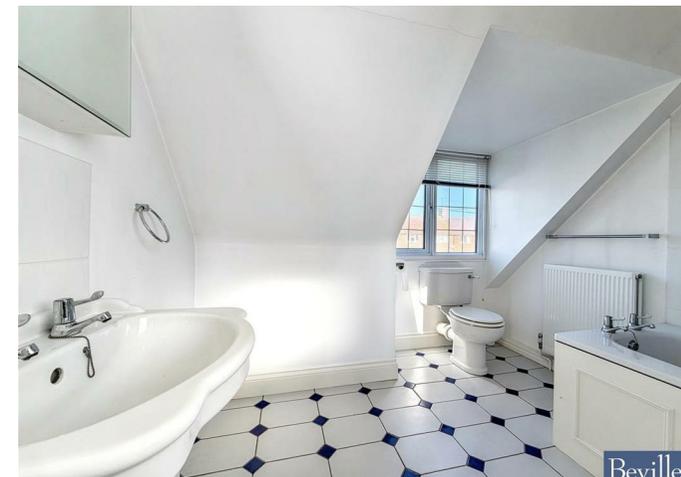
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



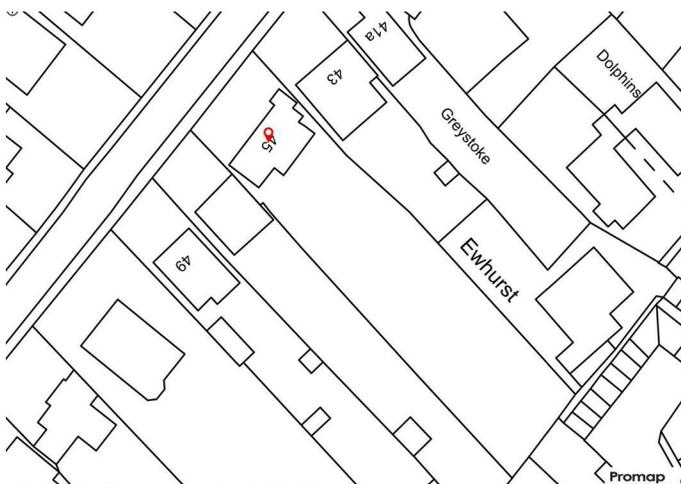
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### 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 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.

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