5, Wood Lane, Sonning Common,
S. Oxon, RG4 9SJ

£975,000

Beville
ESTATE AGENCY

- 30ft x 17ft Kitchen/ breakfast/ living room
- Ground floor bathroom
- Garage and EV charging point
- 0.2 acre plot
- Three further reception rooms
- Five first floor bedrooms
- Ample off road parking
- Utility room
- First floor shower room
- No onward chain

Well presented, spacious five bedroom detached family home, includes 32ft kitchen/ breakfast room, three further reception rooms & offering flexible accommodation, set within a 0.2 acre plot, in the heart of the village. EPC: tbc

Accommodation includes: Entrance hall, study with bay window, sitting room with bay window and open fireplace, ground floor bathroom, dining room, 30ft kitchen/ breakfast/ living room with doors onto rear garden, utility room, larder, and further storage room with access into garage. From the hall the staircase leads to first floor landing, doors to 19ft bedroom 1 with walk-in wardrobe, bedroom 2 opening into further study area, three further double bedrooms and family bathroom.

Noteworthy features include; fitted kitchen with integral appliances, gas fired central heating, uPVC double glazing, garage, ample off road parking and private & secluded rear garden, EV car charging point, sold with no onward chain.

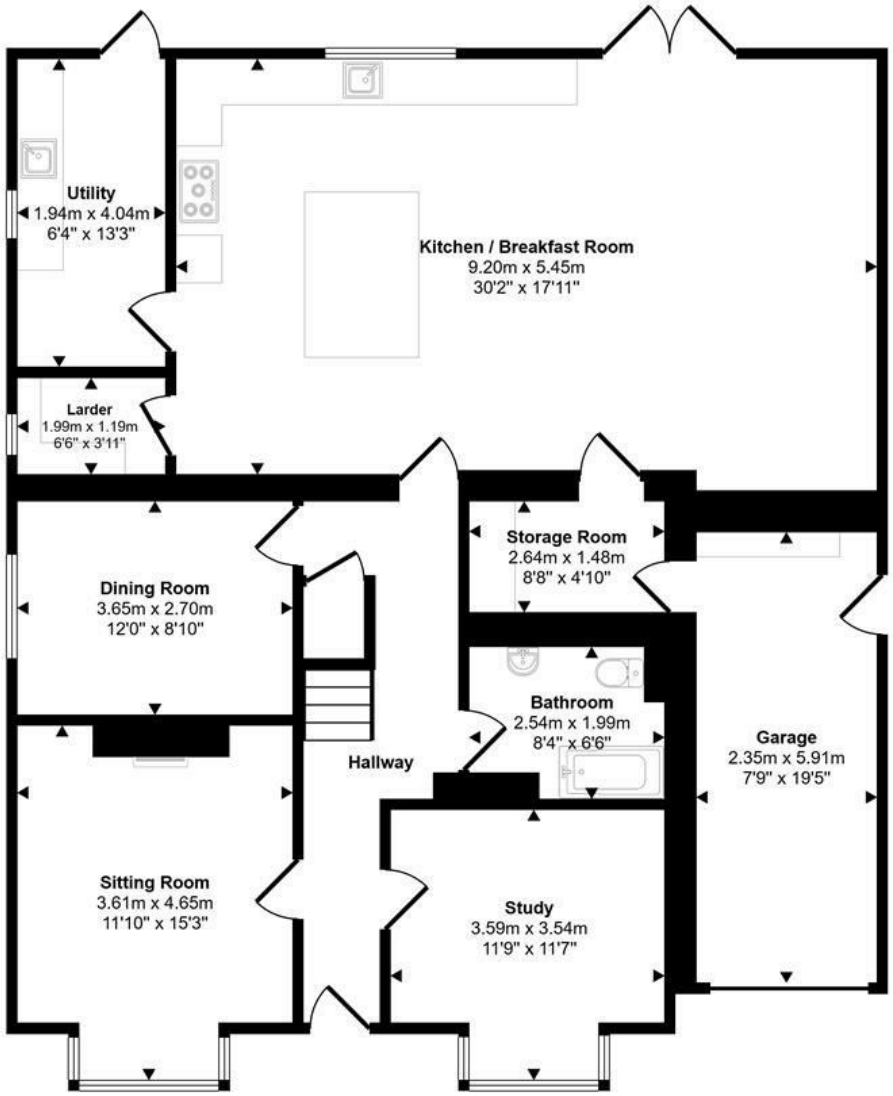
To the front of the property gravel drive leads to garage, providing ample off road parking, outside light, side access to:

To the rear of the property is an established and south facing, sunny aspect garden approx. 180ft in length. Paved patio, outside tap, outside lighting, garden laid mainly to lawn, flower beds, mature shrubs, fully enclosed with timber fencing & hedging.

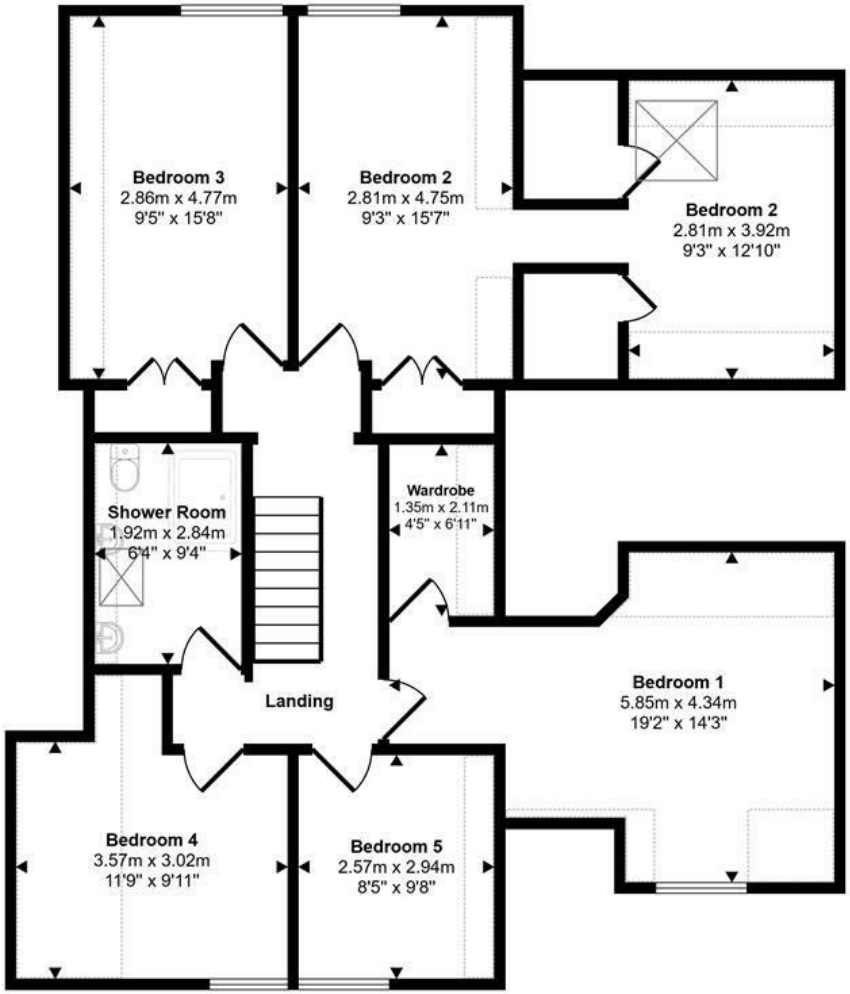
Council Tax Band: F
Total Floor Area: 249m2 (2679sqft)
Services: Mains gas, electricity, water & drainage.

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
249 sq m / 2679 sq ft

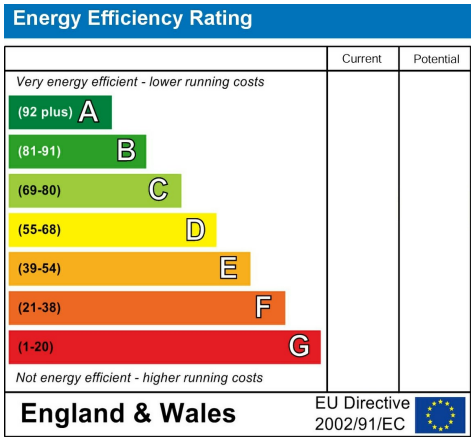


Ground Floor
Approx 144 sq m / 1546 sq ft



First Floor
Approx 105 sq m / 1133 sq ft

Denotes head height below 1.5m



Directions

From our office in Peppard Road proceed right and turn right into Wood Lane, whereupon the property can be found on the left.

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.