



Old Cottage, The Hamlet, Gallowstree Common,
S Oxon, RG4 9BU

£920,000

Beville
ESTATE AGENCY

- 0.2 acre private & established plot
- 17ft dining room
- Range of outbuildings
- Potential for enlargement subject to PP
- 16ft fitted kitchen
- Triple aspect sun room
- No onward chain
- 21ft sitting room with log burner
- Ample off road parking
- Presented in good order

Detached period cottage, originally dating back some 300 years, sympathetically extended, & presented in immaculate order, set in a delightful 0.2 acre secluded plot in the sought after location 'The Hamlet'. EPC: D

Accommodation includes; entrance hall, cloakroom, 16ft fitted kitchen, 21ft sitting room with log burner, 17ft dining room, triple aspect sun room. The first floor comprises; study leading to 16ft bedroom 1 & shower room, two further double bedrooms & bathroom.

Noteworthy features include; double glazing, gas fired central heating, open fire place, ample built in cupboards, garage, ample off road parking and established gardens with range of outbuildings.

To The Front Of The Property double wooden gates gives access to gravel drive leading to garage, providing ample off road parking, fully enclosed with close board timber fencing & mature beech hedging, security lighting, gated side access to:

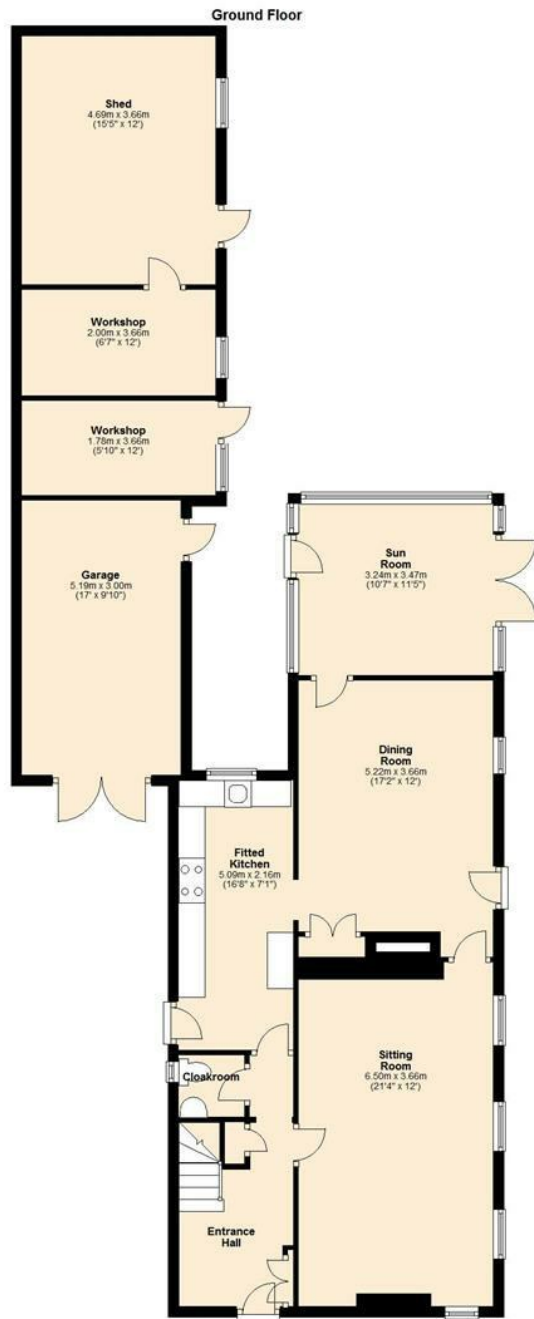
To The Rear Of The Property is a delightful, sunny aspect, private garden. 3 paved seating areas, outside taps, laid mainly to lawn, enclosed with hedging and close board fencing, well stocked flower & shrub borders, wisteria, magnolia, greenhouse with 2 raised flower beds. Range of outbuildings, stores & shed.

Total Floor Area (including garage): 191m² (2053sq ft)

Council Tax: Band E (£2437.87)

Services: Mains gas, electricity, water, private drainage.

Gallowstree Common is a small rural hamlet about 6 miles equidistant from Henley-On-Thames and Reading, with their excellent range of schooling, shopping and recreational facilities. London Paddington is less than 30 minutes from Reading Railway Station and there is easy access to the M4 and M40 motorways. Crossrail from 2022, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains. Gallowstree Common is in the catchment area for Kidmore End Church of England Primary School. The village of Sonning Common is less than 1 ½ miles away and is well served with shops & amenities, including; Health Centre, Dental Surgery, Veterinary Surgery and a range of shops providing day to day needs. Schooling at both Primary and Secondary levels.

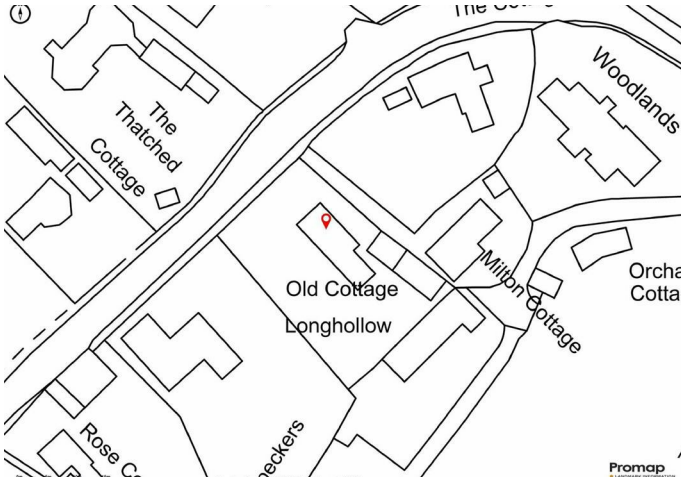


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Directions

From our office in Peppard Road proceed right and take the right hand turning at the crossroads into Wood Lane, continue and at the sharp bend turn right into Reads Lane, proceed to Gallowstree Common. At the T- junction turn left into Horsepond Road and take the first turning right into the Hamlet.

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.