



Wedgewood Cottage, 1 Green Lane, Sonning Common,
S Oxon, RG4 9NA

£675,000

Beville
ESTATE AGENCY

- Victorian semi detached home
- Off road parking
- Private & sunny rear garden
- Original features
- Three double bedrooms
- Highly sought after private, no through road in the heart of Sonning Common
- Summer house & two sheds
- Garage
- Presented in good order
- 19ft sitting room

Three double bedroom Victorian semi detached home, presented in very good order, situated in a highly sought after private, no through road, close to amenities, with private rear garden. EPC: tbc

Accommodation includes: Entrance porch, spacious 19ft sitting room opening into 13ft dual aspect dining room with French doors onto rear garden, downstairs w/c, fitted kitchen with a range of base and eye level units and door onto garage. The stairs in the entrance porch lead to 15ft triple aspect bedroom 1, two further double bedrooms and a family bathroom.

Noteworthy features include: Gas fired central heating, original wooden windows, ample built in cupboards, large single garage, off road parking, private and well maintained rear gardens, private, no through road in the heart of the village, further potential subject to usual consents.

To the front of the property: Block paved driveway providing off road parking leading to garage with electric up and over door, low retaining brick wall with metal railings and a wealth of mature shrubs and hedging. There is gated side access to:

The rear of the property: A delightful private, sunny rear garden, paved patio, lawned area, two sheds and a summer house, outside tap. The garden is immaculately presented and bordered with a range of shrubs and timber fencing.

Total Floor Area (including garage): 1304sqft (121m²)

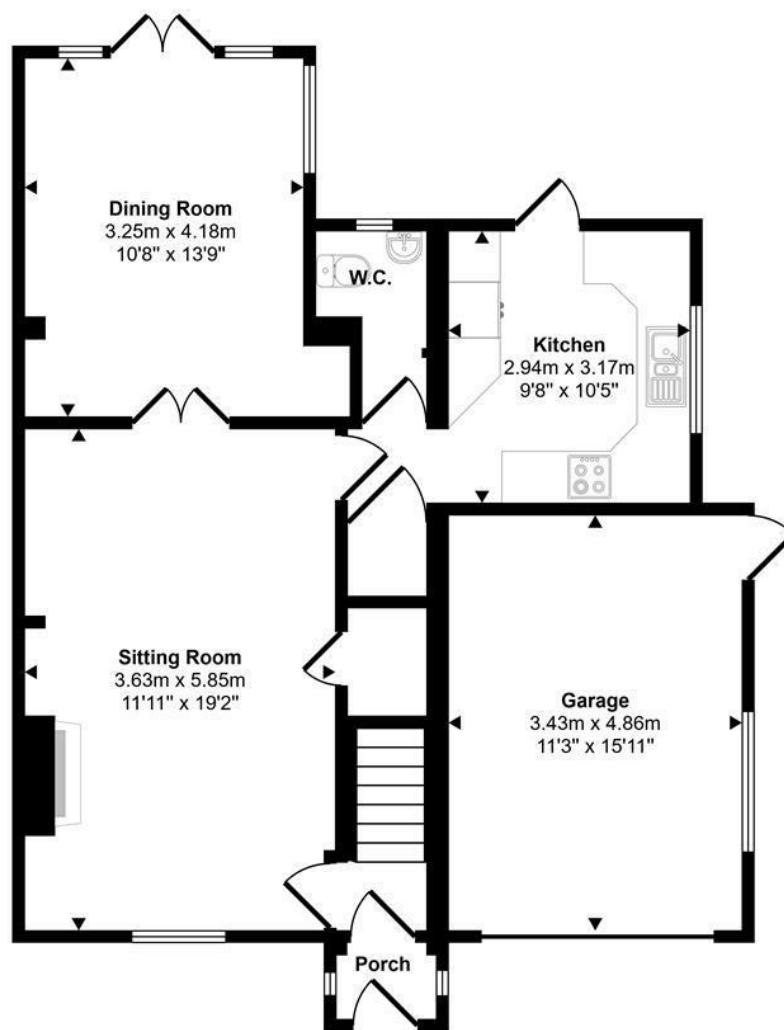
Council Tax: Band E

Services: Mains gas, electricity, water & drainage.

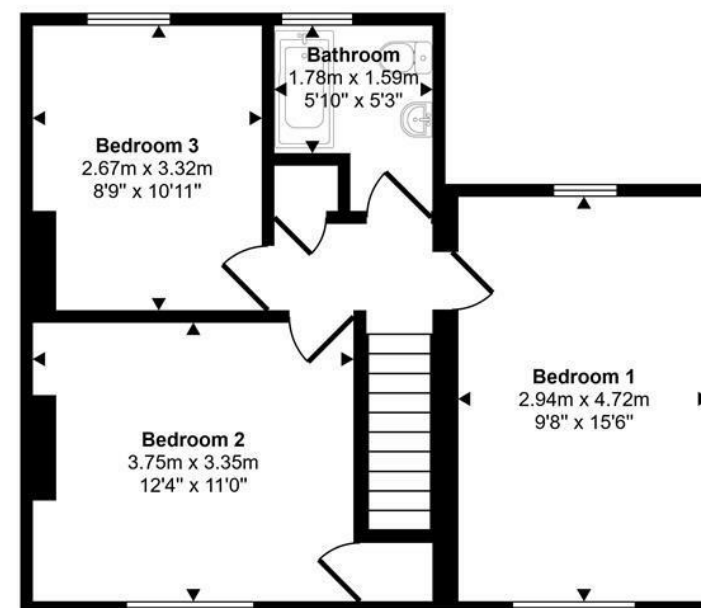
Green Lane is a highly sought after residential location, it is a no-through private road with access for residents and services only.

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 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.

Approx Gross Internal Area
121 sq m / 1304 sq ft



Ground Floor
Approx 74 sq m / 799 sq ft



First Floor
Approx 47 sq m / 505 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 office in Peppard Road proceed right and turn right into Wood Lane, continue for approximately 250 yards and turn right into Green Lane, 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.