







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

£895,000

Beville
ESTATE AGENCY

- 22ft x 20ft lounge/ diner with skylights & central brick fireplace
- Two further double bedrooms
- 22ft Home office/ music studio
- Sold with no onward chain
- Three further reception rooms
- 0.225 Acre established plot, with 130ft rear garden
- Wooden floors, stripped wooden doors
- 21ft bedroom 1 with ensuite shower room & circular staircase leading to 27ft loft room
- 20ft garage and ample off road parking
- Flexible accommodation

Spacious four bedroom 1920's detached family home, offering generously sized accommodation throughout, set within an established plot approaching 0.25acre and complemented by a 22ft home office/studio, situated in a sought after road. EPC: tbc

Accommodation includes; entrance porch, entrance hall, cloakroom, 16ft living room with door to further study, 22ft x 20ft lounge/ diner with skylights, central brick fireplace and double doors to garden room (with air conditioning unit), fitted kitchen, utility room. From the hall the staircase leads to first floor landing, 21ft bedroom 1 with ensuite shower room & circular staircase leading to 27ft loft room with velux windows, two further double bedrooms & shower room.

Noteworthy features include; PVCu double glazing, gas fired central heating, ample built in cupboards, stripped wooden floors, stripped wooden doors, fitted alarm, ample off road parking, established gardens, 22ft home office/ music studio. The property is sold with no onward chain.

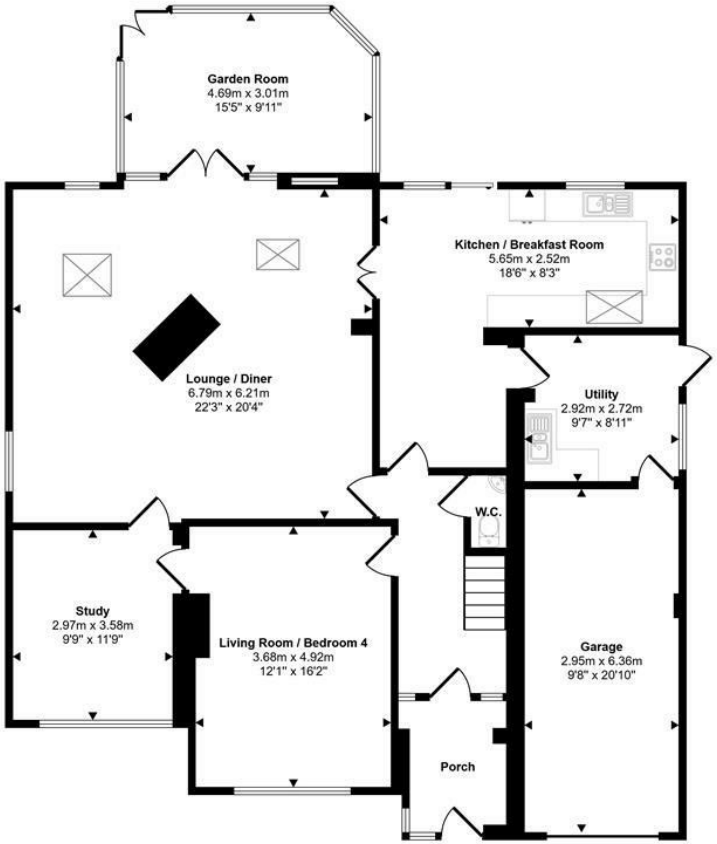
To the front of the property wooden five bar gate gives access to 'in and out' brick paved drive leading to garage, providing ample off road parking, brick wall, timber fencing, variety of mature shrubs, outside light, gated access on both sides to:

To the rear of the property is a delightful, well maintained, established & private garden, approx. 130ft in length. Brick paved terrace, outside tap, outside lights, outside power point, electric awning. Garden laid mainly to lawn, well stocked flower & shrub beds, mature trees including cherry, silver birch and fruit trees, paved path leads to 30ft detached studio, raised vegetable beds, two timber sheds, greenhouse, further paved seating area, fully enclosed with timber fencing & mature hedging.

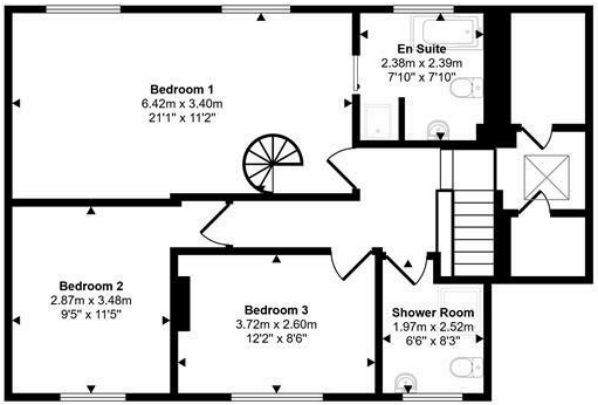
Total Floor Area: Approx 2551sqft (237m2)
Council Tax Band: ? (£)
Services: Mains gas, electricity, water supply & drainage.

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.

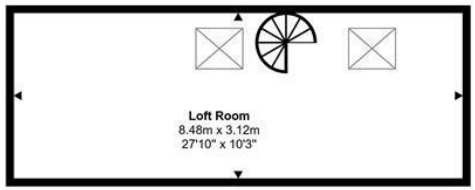
Approx Gross Internal Area
280 sq m / 3012 sq ft



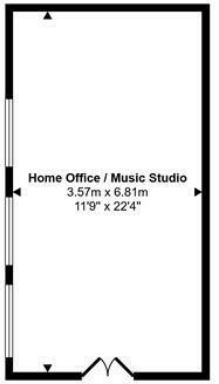

Ground Floor
Approx 156 sq m / 1678 sq ft




First Floor
Approx 73 sq m / 787 sq ft




Second Floor
Approx 26 sq m / 285 sq ft




Garden Room
Approx 24 sq m / 261 sq ft

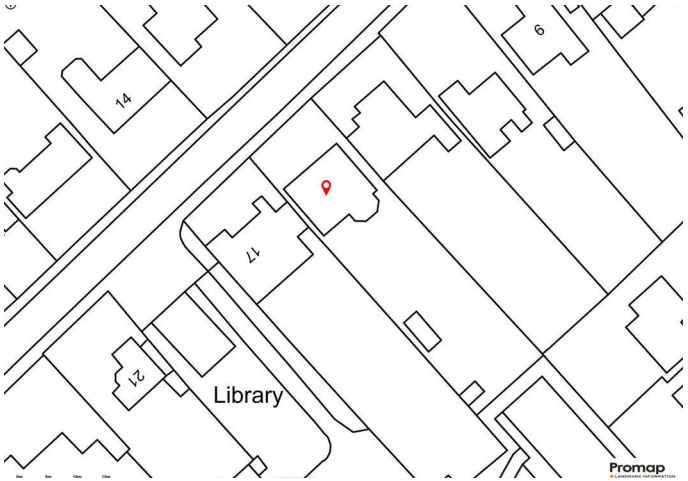
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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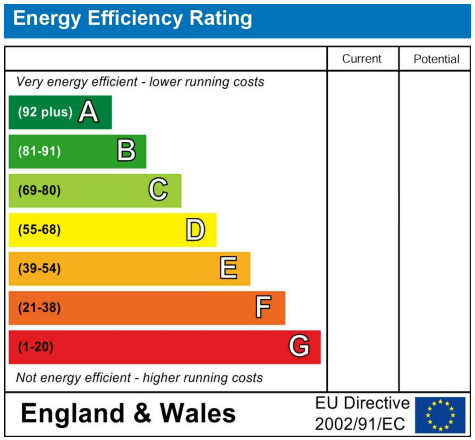











## Directions

From our offices in Peppard Road, turn right and continue for 100 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.**