



20, Lambourne Road, Sonning Common,  
South Oxon, RG4 9LX

£530,000

Beville  
ESTATE AGENCY

- Highly sought after quiet cul-de-sac
- Garage & ample off road parking
- Three bedrooms
- Easy walking distance to village centre
- Gas fired central heating
- Conservatory
- 120ft private rear garden
- Potential for enlargement subject to P.P.
- Stunning countryside views

A very well presented three bedroom semi detached family home, situated in a small cul-de-sac & benefiting from an 120ft rear garden backing onto open fields. EPC: tbc

Accommodation includes; Entrance hall, sitting room with open fire, dining area, conservatory, fitted kitchen. From the hall, the staircase leads to first floor landing which comprises of three bedrooms and bathroom.

Noteworthy features include PVCu double glazing, gas fired central heating, garage, ample off road parking, established rear garden, stunning countryside views, potential for enlargement subject to P.P.

To the front of the property the driveway leads to garage, providing ample off road parking for several cars, garden laid mainly to lawn, mature shrubs, gated access to:

To the rear of the property is a delightful, westerly facing garden, approx. 120ft in length backing onto open fields. Extensive patio area ideal for outdoor entertaining, garden laid mainly to lawn, fully enclosed with panel fencing, well stocked flower and shrub beds and views over open countryside.

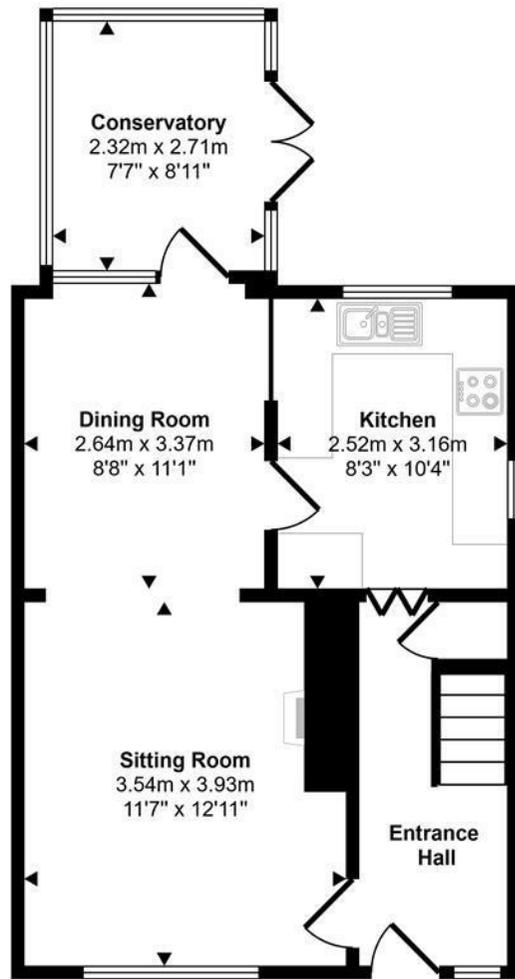
Total Floor Area: Approx. 95m<sup>2</sup> (1025sqft)

Council Tax: Band D

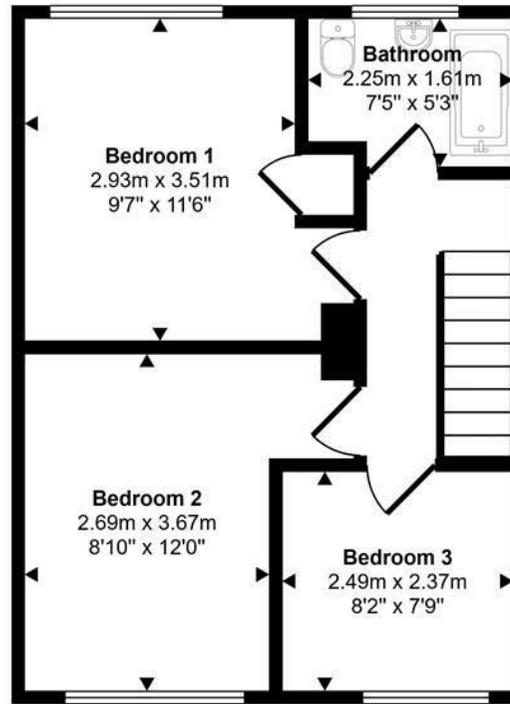
Services: Mains gas, electricity, water & drainage.

Lamboune Road is a small cul-de-sac on the edge of the village, within easy walking of amenities. 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.

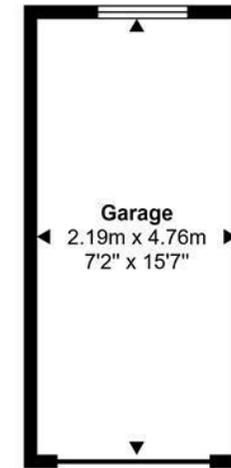
Approx Gross Internal Area  
95 sq m / 1025 sq ft



Ground Floor  
Approx 46 sq m / 492 sq ft



First Floor  
Approx 39 sq m / 421 sq ft



Garage  
Approx 10 sq m / 112 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) <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 left and take the first turning left into Sedgewell Road, upon reaching the T-junction turn right into Woodlands Road and take the first turning on the left into Orchard Avenue, take the first turning on the right into Lambourne Road, 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.**

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