



8, Churchill Crescent, Sonning Common,  
South Oxon, RG4 9RX

£475,000

Beville  
ESTATE AGENCY

- Presented in good order
- Delightful, private rear gardens
- Stones throw from countryside
- Ample off road parking
- Garage
- Within easy reach of village centre
- Three double bedrooms
- Situated on the edge of the village
- Sold with no onward chain

Well presented semi-detached home benefitting from three DOUBLE bedrooms, situated on the edge of the village, close to countryside, with 50ft sunny aspect, private rear garden. EPC: D

Accommodation includes: Entrance porch, 22ft lounge/diner with fireplace and French doors onto rear garden, fitted kitchen. The stairs lead to first floor landing which comprises of three double bedrooms and family bathroom.

Noteworthy features: uPVC double glazing, driveway parking, gas fired central heating, garage, sold with no onward chain.

To the front of the property: Concrete driveway offering parking for two vehicles. Lawned area, mature shrubs and hedging, gated side access leading to the rear garden.

To the rear of the property: Delightful and private rear garden, large patio area ideal for outdoor entertaining, low brick retaining wall, a pond, a wealth of mature shrubs, planting and fully enclosed with timber fencing and hedging.

Total Floor Area Approx: 994sqft (92sqm)

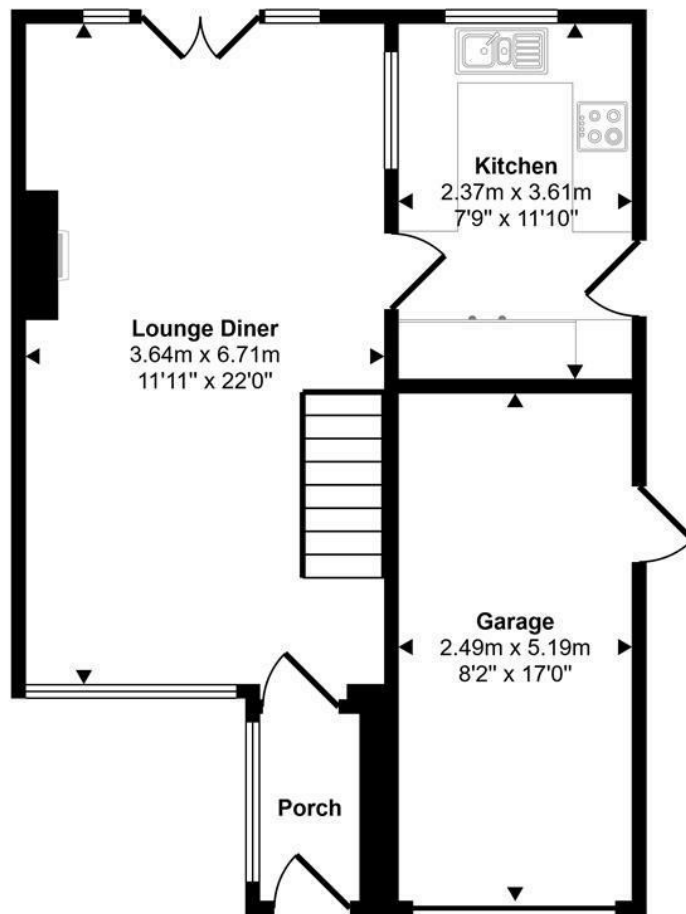
Council Tax Band D

Services Mains gas, electricity, water & drainage.

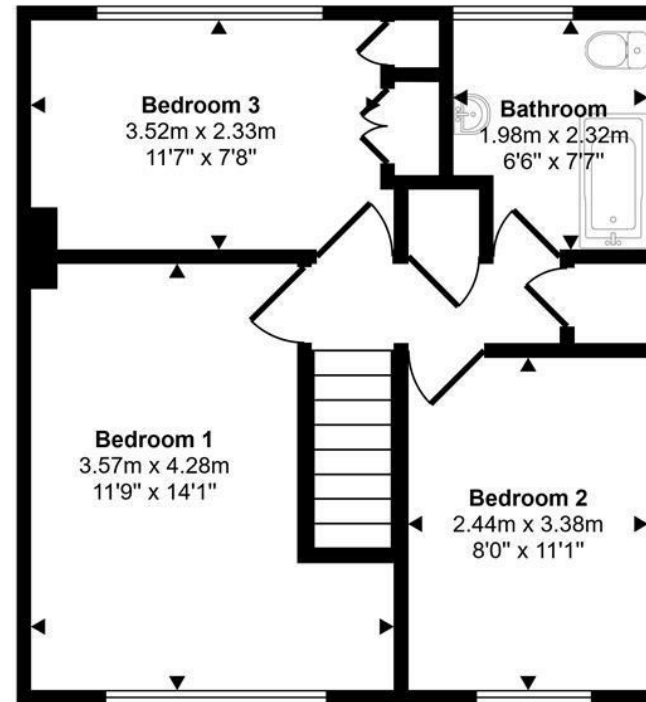
Churchill Crescent is situated on the fringes of the village, close to countryside, yet within easy walking of the village centre.

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  
92 sq m / 994 sq ft



Ground Floor  
Approx 50 sq m / 542 sq ft



First Floor  
Approx 42 sq m / 453 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                                   | 62                      | 71        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## Directions

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.