



1, Wood Lane, Sonning Common, Sonning Common
South Oxon, RG4 9SJ

£785,000

Beville
ESTATE AGENCY

- Detached four bedroom house
- 27ft kitchen/dining room
- Highly sought after location in the heart of Sonning Common
- Flexible accommodation
- Delightful rear gardens
- Easy access to amenities
- Separate annexe/home office
- Ample off road parking
- Presented in excellent order

A spacious and versatile four bedroom detached home presented in good order, occupying a generous plot, featuring a 27ft kitchen/dining room, situated in the heart of the village within easy reach of amenities. EPC: tbc

Accommodation includes: Entrance porch, hallway, ground floor w/c, bedroom 1 with fitted wardrobes, 27ft fitted kitchen/diner with door onto garden, recently fitted ground floor bathroom, bedroom 4 and an 18ft sitting room with sliding door onto the garden. The stairs in the hallway lead to the first floor landing which comprises of two bedrooms and a shower room. There is additional accommodation accessed via the front and the rear of the property which is ideal for an annexe/home office and benefits from a shower room.

Noteworthy features include: Gas fired central heating, uPVC double glazing, ample off road parking, walking distance to village amenities.

To the front of the property: The property is approached via a private driveway providing ample off road parking and leading to the front entrance. A low level picket fence encloses the landscaped front garden, which is well stocked with a variety of mature shrubs, and flowers. There is gated side access which leads to:

The rear of the property: A generous and well established rear garden, offering privacy. A terrace creates an ideal setting for entertaining. The garden is predominantly laid to lawn with a wealth of mature trees, shrubs and colourful planting.

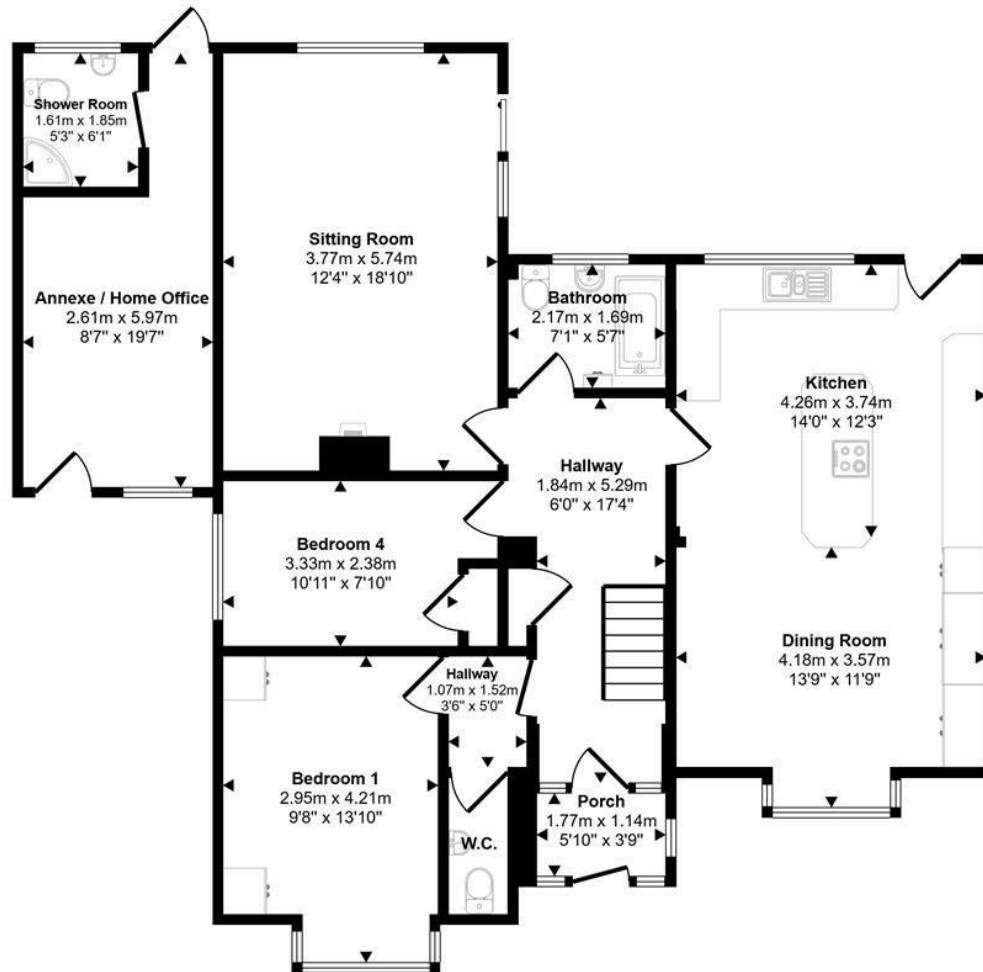
Total Floor Area: 150m² (1614sqft)

Council Tax: F

Services: Mains electricity, water & drainage.

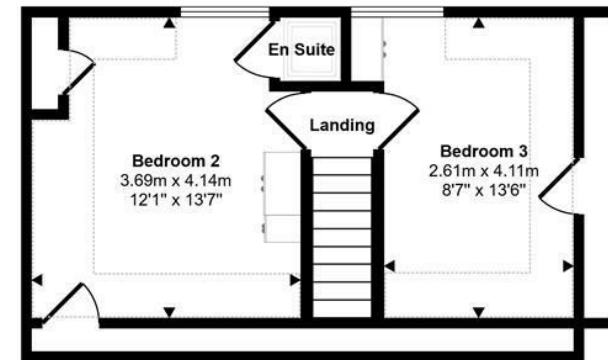
Wood Lane is situated in the heart of the village. Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities including; Health Centre, Dental Surgery, Veterinary Surgery and a range of shops 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
150 sq m / 1614 sq ft



Ground Floor
Approx 114 sq m / 1224 sq ft

Denotes head height below 1.5m



First Floor
Approx 36 sq m / 391 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 offices, turn right and continue for 100 yards before turning right into Wood Lane. The property can 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.