



80, Peppard Road, Sonning Common,
S Oxon, RG4 9RP

£875,000

Beville
ESTATE AGENCY

- Detached character residence
- EPC: D
- Ample off road parking with garage
- Four double bedrooms
- Walking distance to local schools and village centre
- Four bedrooms, four reception rooms
- Large sunny aspect rear garden
- Stones throw from countryside
- Timber outbuilding ideal for home office/gym

An extended and generously proportioned family home, presented in good order, offering four double bedrooms and a large garden within easy access of the village centre. EPC: D

Accommodation includes: Entrance hall, two generous sized reception rooms (dining room and living room) an open plan kitchen breakfast room, family room, utility and WC. The staircase leads to first floor landing which comprises three double bedrooms and a modern large bathroom. There is a further staircase leading to bedroom 1 with en-suite shower room.

Noteworthy features include: Some uPVC double glazing, gas fired central heating, built in cupboards, ample off road parking, timber outhouse (light & power) ideal for home office/ gym (insulated, light & power), power supply for electric gates.

To the front of the property is an 'in and out' gravel drive, bordered by fencing and a mature hedge and also providing ample parking. There is side access leading to:

The rear of the property is a large, sunny aspect rear garden with large patio area and steps up to the formal garden which is laid mainly to lawn and fully enclosed. There is a "play area" to the rear of the garden laid with bark. There is a timber outbuilding ideal for a home office/gym.

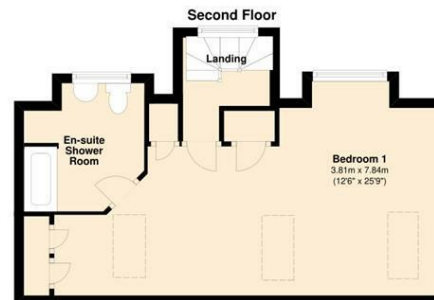
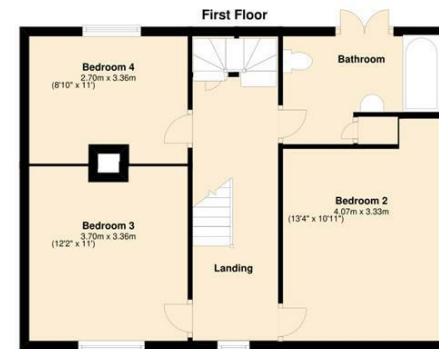
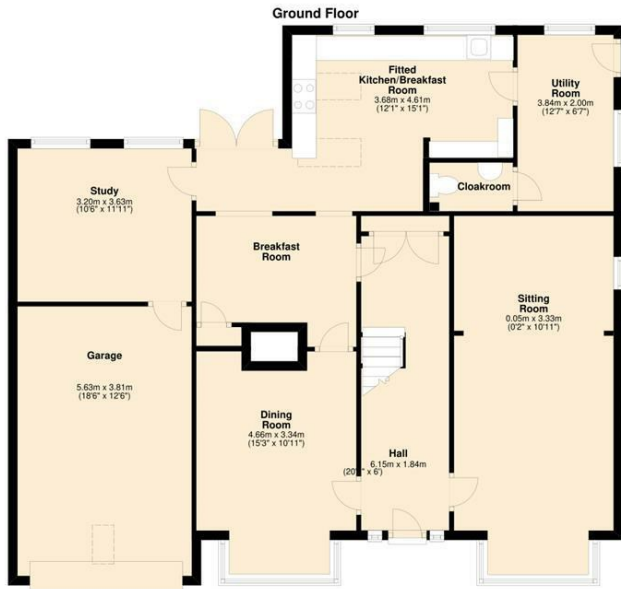
Total Floor Area (including outhouse): Approx. 233.3m² (2512sqft)

Council Tax: Band F


Services: Mains gas, electricity, water & drainage.

Peppard Road is one of the oldest roads in the village and is 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.





| Energy Efficiency Rating | | |
|----------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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.