



21, Woodlands Road, Sonning Common,
S Oxon, RG4 9TD

£1,100,000

Beville
ESTATE AGENCY

- 18ft Entrance hall with turning staircase
- Utility room
- Potential to extend subject to usual consents
- 18ft Sitting room with open fire & double doors to rear
- 19ft bedroom 1 with ensuite shower bathroom
- Sold with no onward chain
- 21ft Triple aspect fitted kitchen/ breakfast room
- Three further bedrooms

Attractive, Victorian, 4 double bedroom detached family home set in excess of a 1/4 acre sunny plot, excellently situated in a sought after road within a few minutes flat walk to the village centre. Previously extended but with great potential for further extension subject to the usual constraints. EPC: D

Accommodation includes: Enclosed entrance porch, 18ft hall that provides a versatile space, currently used as a study area but could be used as a dining or playroom area. Bright dual aspect 18ft sitting room with fire place, and double doors to rear garden, of a substantial size, cloakroom, 21ft triple aspect fitted kitchen /breakfast room, utility room. From the hall the staircase with cupboard underneath leads to first floor landing with heated airing cupboard, 19ft bedroom 1 with ensuite shower bathroom, three further bedrooms and family shower bathroom.

Noteworthy features include: Double glazing, gas fired central heating with condensing boiler, solar panels, garage with electrical door and eaves storage, ample off road parking and large established gardens front and back. Excellent proximity to village centre, the property is sold with no onward chain.

To The Front Of The Property a gravel drive, providing plenty of off road parking leads to the garage, front garden laid mainly to lawn with enclosed mature hedging, flower and shrub beds, gated access to;

To The Rear Of The Property is a large and established sunny and SW facing garden laid mainly to lawn with paved patio areas, greenhouse, vegetable beds, timber shed, mature hedges and trees including established apple.

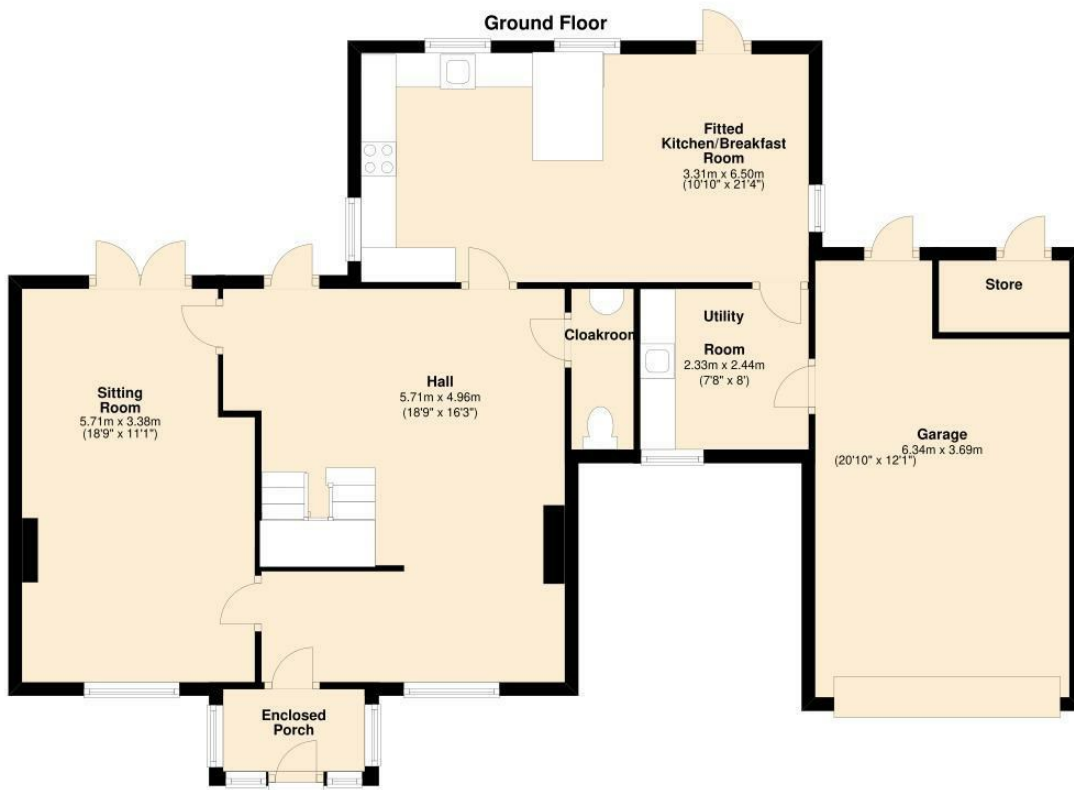
Total Floor Area (including garage) Approx: 170m² (1827sqft)

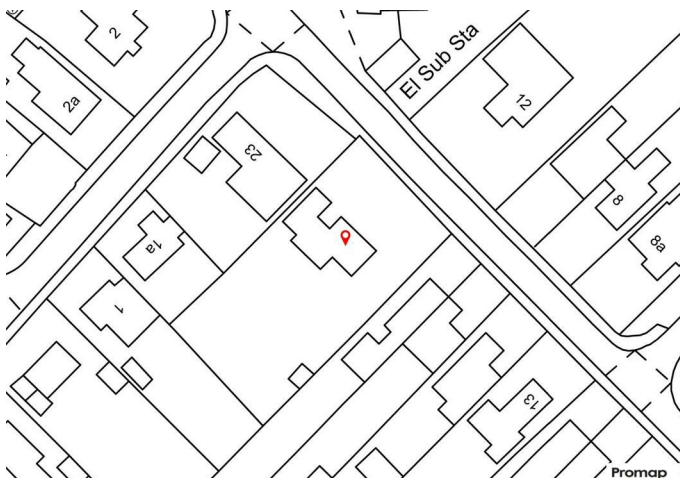
Council Tax Band: E

Services: Mains gas, electricity, water & drainage.

Woodlands Road is one of the oldest and most sought after 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
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		64
(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 in Peppard Road, turn left and take the first turning left into Sedgewell Road, upon reaching the T-junction turn left into Woodlands Road, whereupon the property can 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.