



5, Heather Close, Sonning Common, Sonning Common
S Oxon, RG4 9EF

£935,000

Beville
ESTATE AGENCY

- Private, gated development of just five houses
- Five bedrooms
- Double garage
- Highly sought after location
- Impressive bedroom 1 with en-suite
- Three reception rooms
- Walking distance to village centre
- Sunny aspect rear garden
- Presented in excellent condition

A superb five bedroom detached home, offering three reception rooms and a sunny aspect rear garden, situated within a sought after gated development of just 5 properties, tucked away, yet minutes from the village centre. EPC: C

Presented in excellent order and offered for sale by the original owners for the first time, accommodation includes; entrance hall, cloakroom, study, dining room, sitting room with open fire, fitted kitchen/ breakfast room, utility room, master bedroom with en-suite shower room, four further bedrooms and family bathroom.

Noteworthy features include; double glazing, gas fired central heating with Megaflo pressurised system, two telephone lines, double garage, ample off road parking and established gardens.

To the front of the property brick paved driveway leads to double garage, proving ample off road parking, further gravel parking area, path leads to front entrance with covered porch, lawned area, gated access on both sides to:

To the rear of the property is a secluded, sunny aspect garden. Paved patio, outside light, outside tap. Garden laid mainly to lawn, fully enclosed with timber fencing, well stocked flower and shrub beds, summer house, timber shed.

Built in 1996, Heather Close is a small gated development of just five properties, situated off Grove Road, one of the oldest roads in the village.

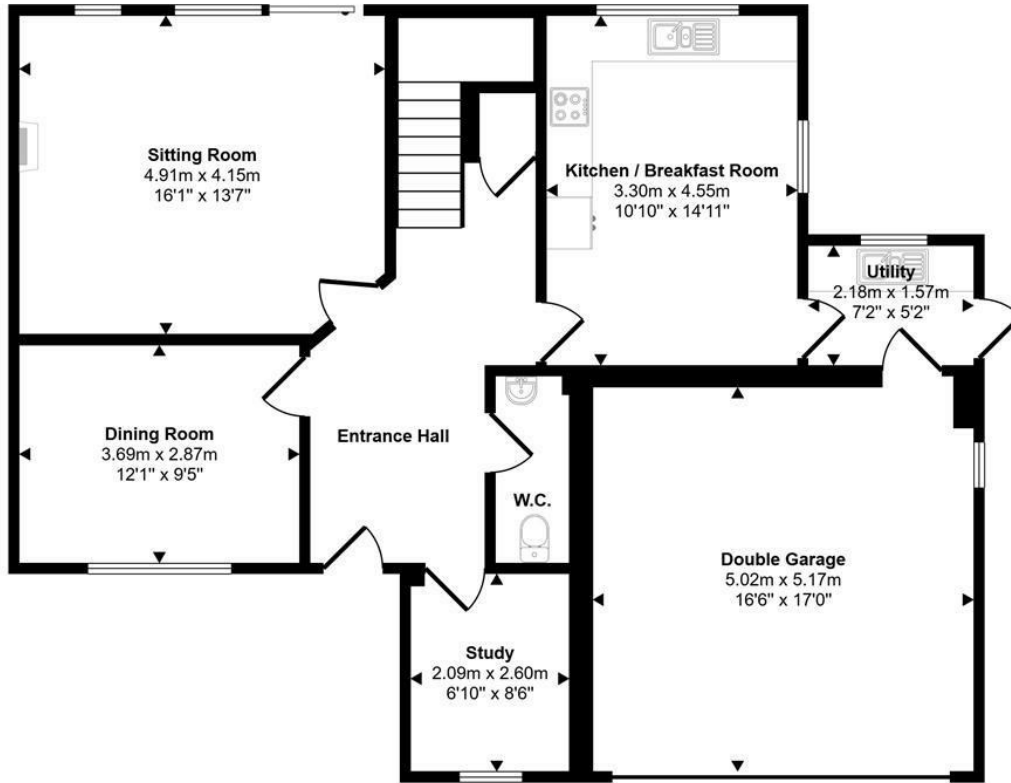
Sonning Common is well served with amenities including; Health Centre, Dental Surgery, Veterinary Surgery and a range of shops providing day to day needs. The village boasts excellent schooling at both Primary and Secondary levels. There is easy access to both Reading and Henley-on-Thames town centres, London Paddington is less than 30 minutes from Reading Railway Station and there are good links to the M4 and M40 motorways.

Council Tax Band: G

Total Floor Area: Approx. 2109sq.ft. (196m²) including garage.

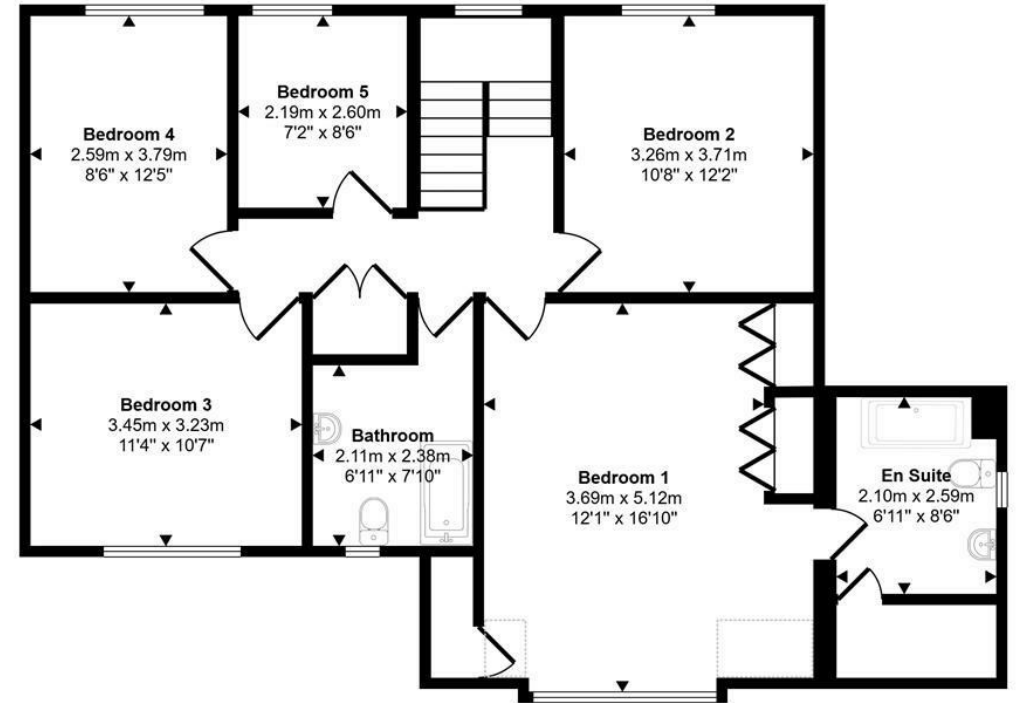
Services: Mains gas, electricity, water & drainage.

Approx Gross Internal Area
196 sq m / 2109 sq ft



Ground Floor
Approx 105 sq m / 1128 sq ft

Denotes head height below 1.5m



First Floor
Approx 91 sq m / 980 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	1	1
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Directions

From our offices in Peppard Road, turn right and continue for 200 yards, turning right into Grove Road. Heather Close is the first turning 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.