







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

£1,250,000

Beville
ESTATE AGENCY

- Detached five bedroom residence
- Highly sought after location
- Gas fired central heating
- 175ft private rear garden
- Immaculately presented
- Fantastic open plan kitchen/living/dining room
- Central village location with easy access to amenities
- Accommodation in excess of 2,500sqft
- Sitting Room with log burner

Attractive & spacious Edwardian, five bedroom family home presented in immaculate order, situated in a highly sought after road, offering 175ft sunny aspect rear garden. EPC: tbc

Accommodation incudes: Spacious entrance hall, living room with bay window, further sitting room, 21ft dining room that opens into a fantastic 22ft kitchen/living area with glass atrium. There is also a downstairs utility room, separate w/c and an integral garage. The stairs in the hallway lead to the first floor which comprises of a generous landing with built in storage, 16ft bedroom 1 with en-suite, two further bedrooms and a family bathroom. There is a further staircase leading to the second floor which comprises of a further bedroom with an en-suite, and another bedroom/study. There is ample eaves storage.

Noteworthy features: Long term let, immaculately presented, gas fired central heating, uPVC double glazing, ample off road parking, air conditioning in kitchen/dining/living area, wood burning stove, underfloor heating to sitting room and kitchen/area, wine cooler and self venting induction hob on the island in the kitchen.

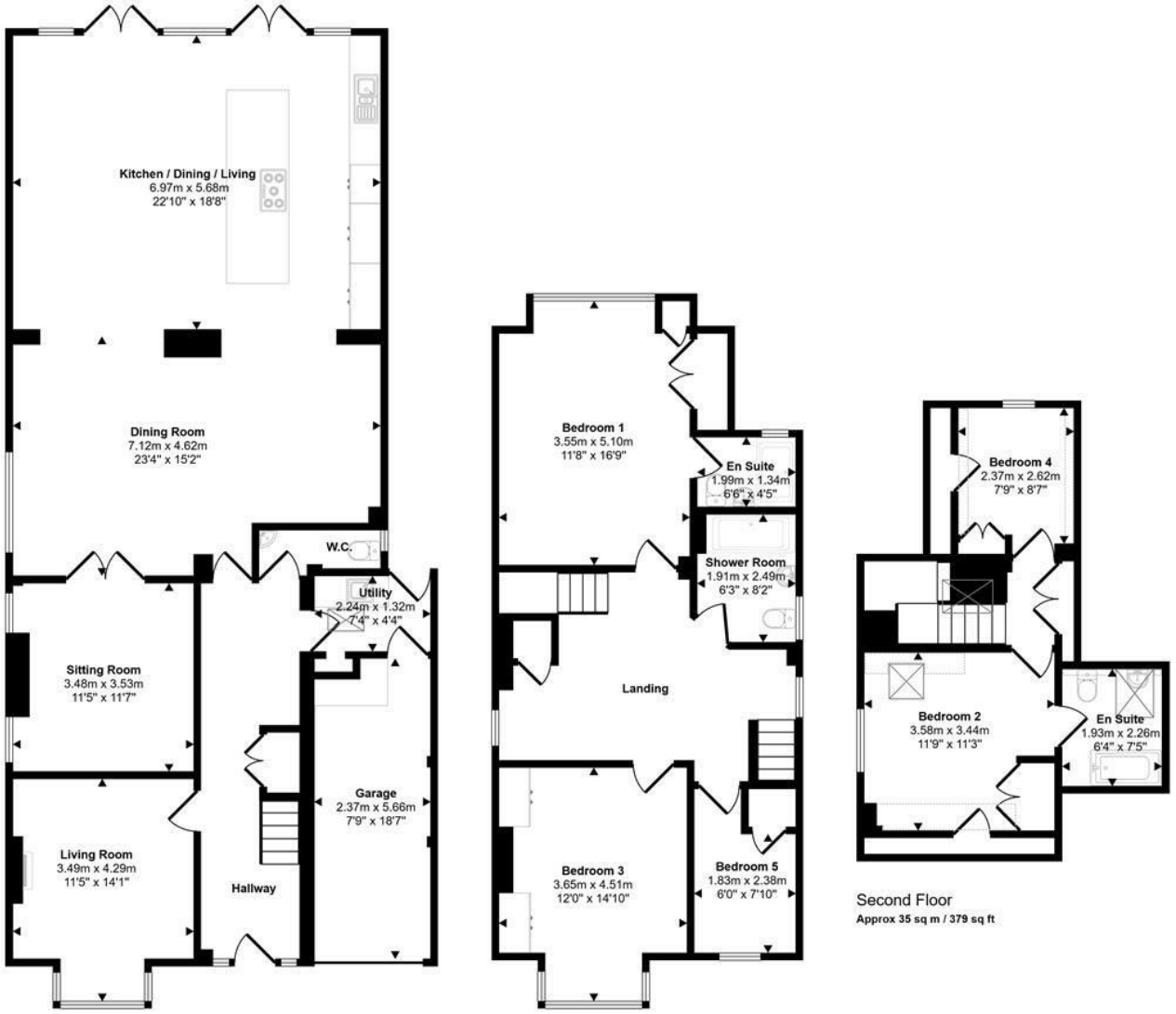
To the front of the property: Gravel driveway providing off road parking, bordered by timber fencing and hedging. The driveway leads to the front door, covered front entrance, outside light, electric garage roller door and there is gated side access to:

The rear of the property: Private, sunny aspect garden, approx. 175ft in length. Extensive paved patio ideal for outdoor entertaining, outside light, outside tap, garden laid mainly to lawn, fully enclosed with close board fencing and mature hedging, shrubs and trees.

Total Floor Area Approx: 239sqm (2569sqft)
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 boasts 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
239 sq m / 2569 sq ft




Ground Floor
Approx 134 sq m / 1439 sq ft

First Floor
Approx 70 sq m / 751 sq ft

Second Floor
Approx 35 sq m / 379 sq ft

Denotes head height below 1.5m

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.

0118 9242526
28 Peppard Road, Sonning Common, South Oxfordshire, RG4 9SU
www.beville.co.uk
info@beville.co.uk

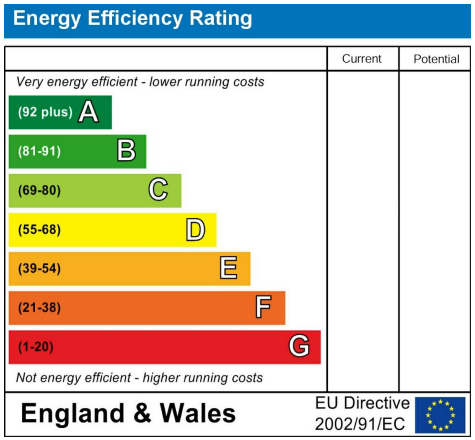













## Directions

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.**