







2, Carling Road, Sonning Common,
South Oxon, RG4 9TG

£650,000

Beville
ESTATE AGENCY

- Three first floor double bedrooms
- Four reception rooms
- Ground floor bedroom four with ground floor shower room
- Presented in good order
- Walking distance to woodland and village centre
- Garage
- Highly sought after edge of village cul-de-sac
- Sunny aspect private garden
- Ample off road parking with "in and out" driveway

A spacious three/four bedroom detached family home, presented in good order, offering flexible accommodation, situated in a sought after, quiet, cul-de-sac, on the edge of the village.

Accommodation includes; enclosed porch, entrance hall, ground floor shower room, 17ft sitting room, dining room, study, ground floor bedroom 4, conservatory, fitted kitchen, utility room. The first floor comprises; three double bedrooms & family bathroom.

Noteworthy features include; gas fired central heating, double glazing, PVCu facias & soffits, in and out driveway, ample off road parking, garage, well maintained, secluded gardens. There is further potential to extend subject to usual consents.

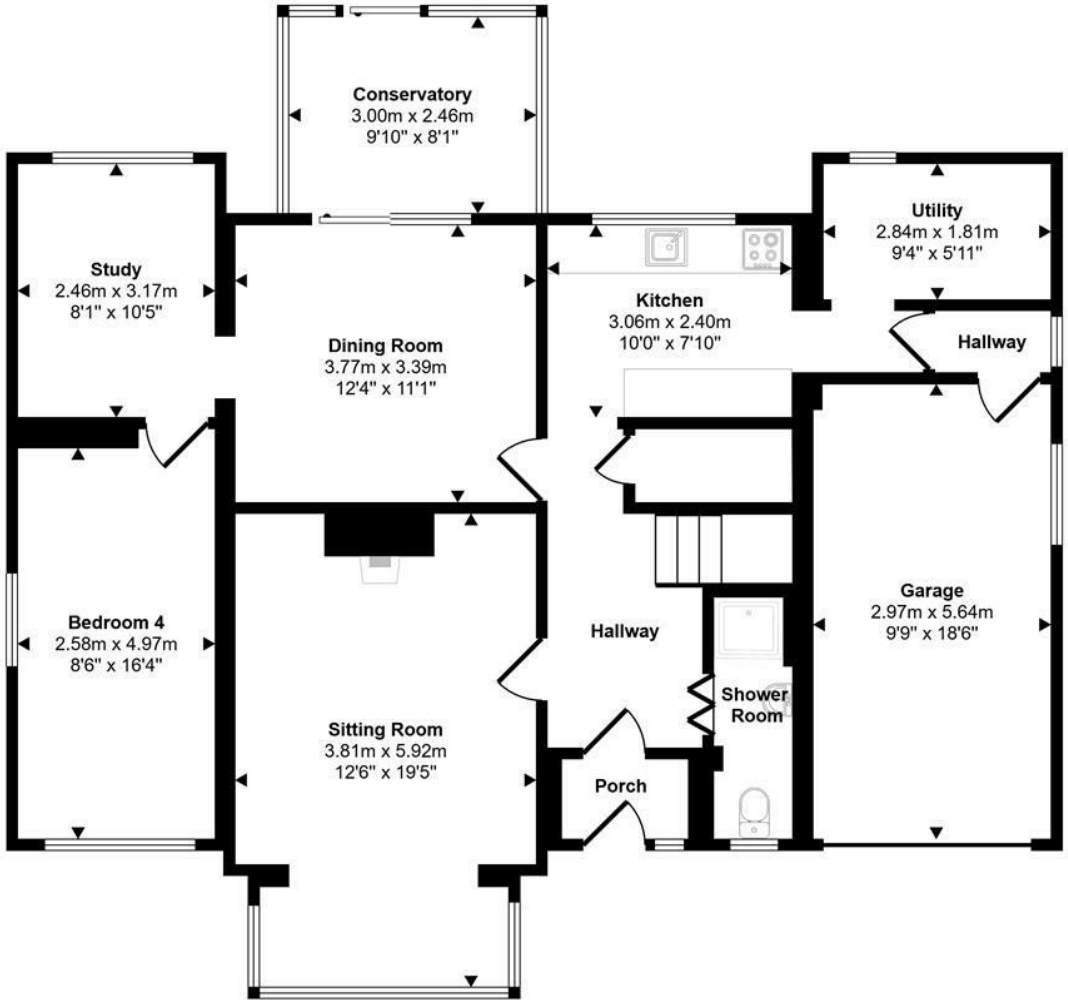
To the front of the property 'in and out' gravel driveway leads to garage, providing ample off road parking. Well maintained garden, lawn area, shrubs, mature hedging, outside light, side access to:

To the rear of the property is an established and secluded, south west facing sunny garden. Paved patio, outside tap, outside light, garden laid to lawn, enclosed with timber fencing and mature shrubs, covered outdoor seating area.

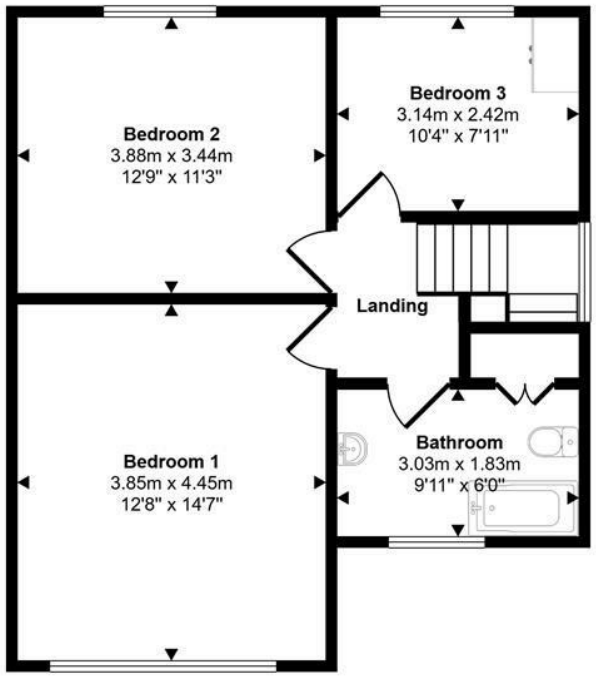
Total Floor Area (including garage): Approx. 1570sqft(146m2)
Council Tax Band: F
Services: Mains gas, electricity, water & drainage.

Carling Road is a no through road on the edge of the village adjoining protected woodland. 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 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 from 2021, 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
171 sq m / 1836 sq ft



Ground Floor
Approx 118 sq m / 1274 sq ft



First Floor
Approx 52 sq m / 561 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.

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

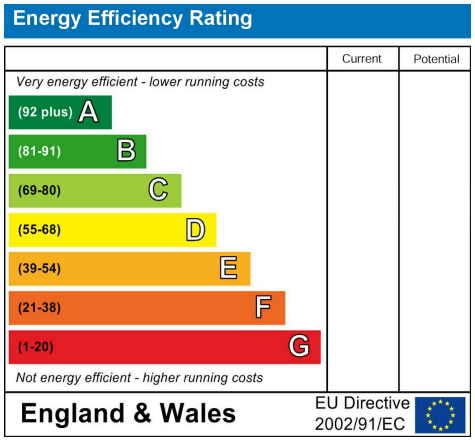












Directions

From our offices in Peppard Road, turn left and take the second turning left into Shiplake Bottom. Take the second turning on the left into Beech Rise, and the second turning on the right into Carling Road whereupon the property will be found on the left.

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.