







Chaffinch, 32 Kennylands Road, Sonning Common, Sonning Common
South Oxon, RG4 9JT

£875,000

Beville
ESTATE AGENCY

- Brand new four bedroom home
- Southwest facing 120ft rear garden
- 10 year warranty
- Highly sought after location
- 20ft kitchen/breakfast room with island and bi-folding doors
- Extremely energy efficient
- Walking distance to village centre
- 15ft bedroom 1 with en-suite shower room
- Ample off road parking

ONE REMAINING. A brand new, attractive four bedroom semi-detached family home built to an exacting standard by highly regarded local developer Blue Jay Developments, situated in a highly sought after location with a 120ft rear garden.

Accommodation includes: Entrance hall, sitting room, downstairs w/c, 20ft kitchen/breakfast room with bi-folding doors onto the garden, utility room. The stairs in the hallway lead to the first floor landing which comprises of bedroom 1 with en-suite shower room, two further bedrooms, and a family bathroom. There is a further staircase leading to the second floor which includes bedroom 2 with en-suite shower and ample storage.

Noteworthy features: Quartz worksurfaces in kitchen with breakfast bar island, high quality fixtures and fittings throughout, underfloor heating throughout the ground floor, air source heat pump, ample off road parking, Bosch appliances, ICW 10 year building warranty. The images available online are CGI images.

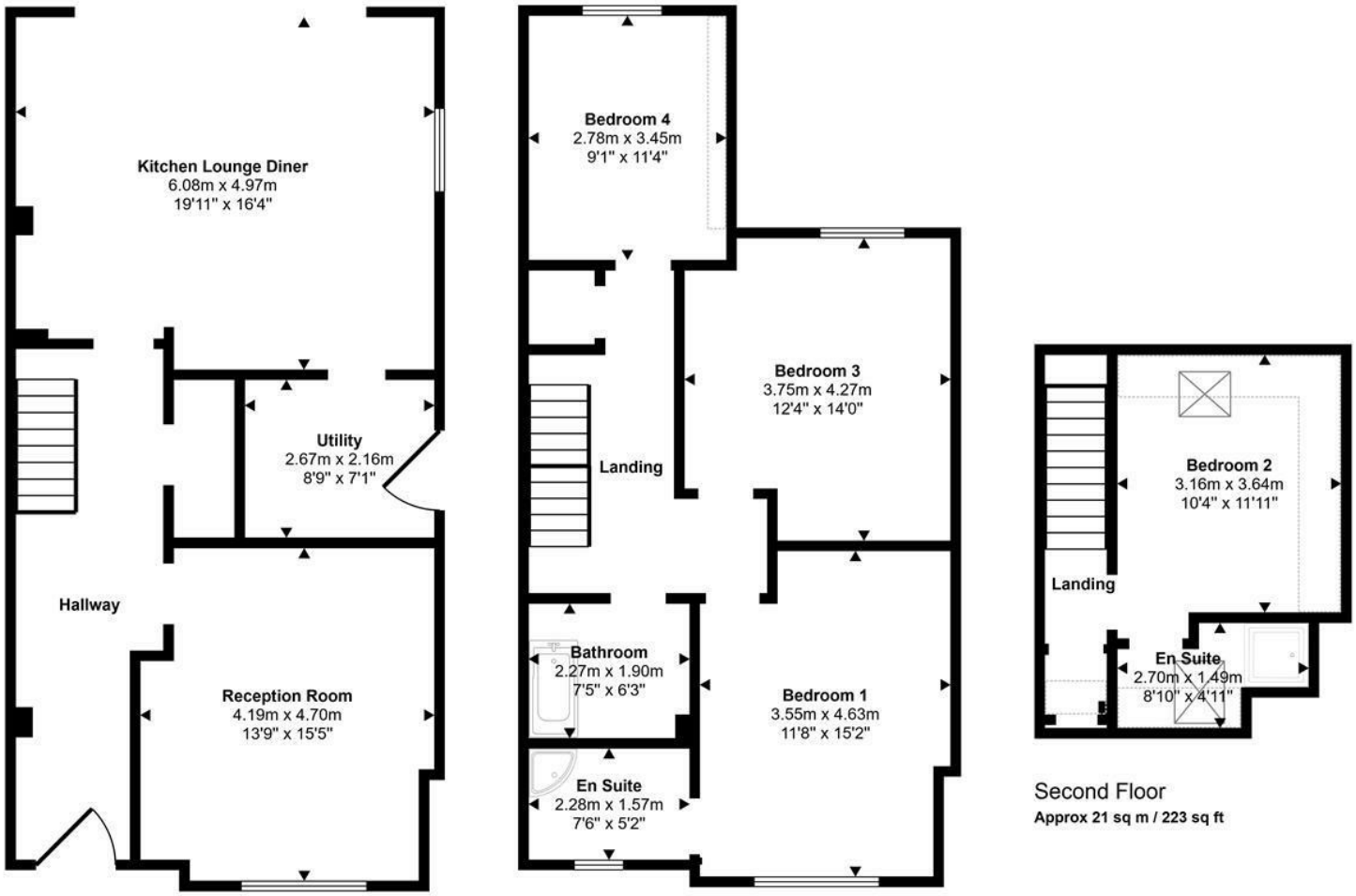
To the front of the property: Post and rail fencing, gravel driveway providing ample off road parking, outside light underneath porch, EV car charger, gated side access leads to:

The rear of the property: Paved patio ideal for outdoor entertaining, south-west facing garden laid to lawn extending to 120ft in length, mature shrubs and hedging, outside tap, outside light, close board fencing offering privacy.

Total Floor Area: Approx. 1730sqft (161m2)
Council Tax Band: tbc
Services: Mains electricity, gas, water supply & drainage.

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, 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
154 sq m / 1662 sq ft



Ground Floor
Approx 72 sq m / 775 sq ft

First Floor
Approx 62 sq m / 664 sq ft

Second Floor
Approx 21 sq m / 223 sq ft

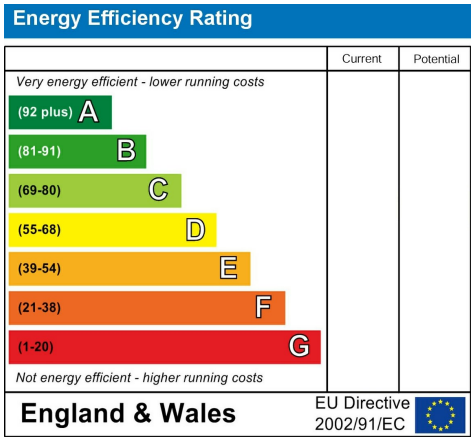
Denotes head height below 1.5m

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

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.