



18, Bay Tree Rise, Sonning Common, Sonning Common
South Oxon, RG4 9DB

£650,000

Beville
ESTATE AGENCY

- Three bedrooms
- 19ft sitting room with bay window
- A stones throw from countryside
- Detached house
- 19ft kitchen/diner with French doors onto the garden
- Easy access to village centre
- Detached garage
- Eight years old
- Bedroom 1 with en-suite shower room

Beautifully presented three bedroom, two bathroom, detached house built just eight years ago situated in a highly sought after development within easy reach of the village centre yet close to the countryside. EPC: B

Accommodation includes: Entrance hall, downstairs w/c, 19ft kitchen/diner with French doors onto garden, utility room, 19ft living room with bay window. The stairs in the hall, lead to the the first floor landing which comprises of bedroom one with fitted wardrobe, en-suite shower room and views over open space, dual aspect bedroom two again with views over open space, a further bedroom three and a family bathroom.

Noteworthy features include: Gas fired combination boiler, uPVC double glazing throughout, high energy efficiency, ample storage, 2 years left on the building warranty, detached garage.

The south west facing rear garden is predominantly laid to lawn and features a patio area, all enclosed by a brick wall and timber fencing to provide privacy. Parking is available via the garage, with an additional recently created gravel parking area offering further off road parking space.

Council Tax: Band E

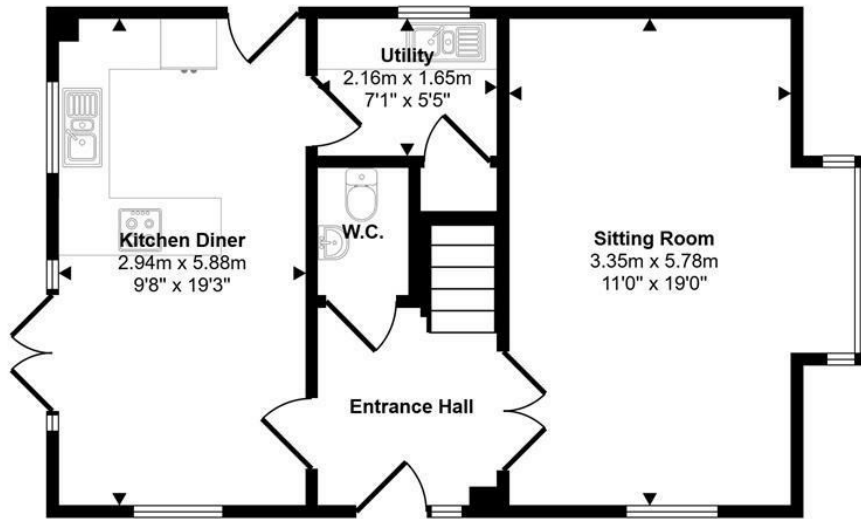
Total Floor Area: 104sqm (1117 sqft)

Services: Mains electricity, mains water supply & drainage.

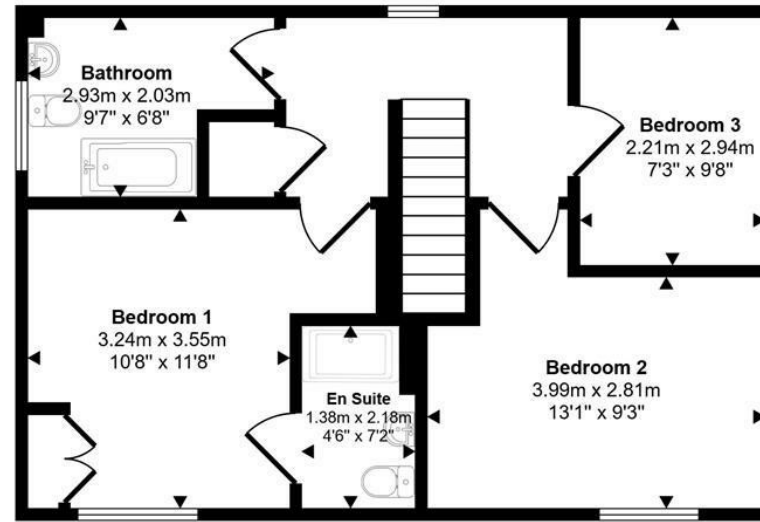
Approx £400 annual estate charge

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. The FISH Volunteer Centre is a registered charity (charity number 1189325), run by volunteers providing a range of support services and community transport for those who are elderly, infirm or disabled within Sonning Common and all the surrounding villages. 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 2022, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains.

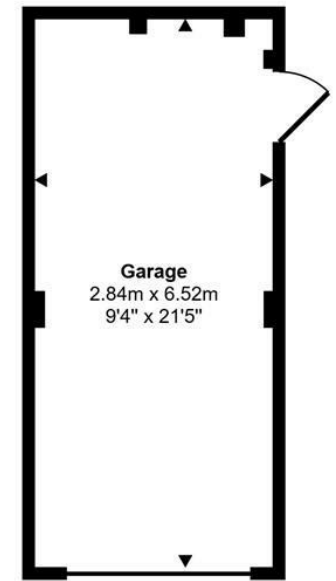
Approx Gross Internal Area
122 sq m / 1316 sq ft



Ground Floor
Approx 53 sq m / 567 sq ft



First Floor
Approx 51 sq m / 550 sq ft



Garage
Approx 18 sq m / 199 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		94
(81-91) B	84	
(69-80) C		
(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

Proceed from our offices on the Peppard Road heading towards Reading. The Herb Farm is on the right hand side. Bay Tree is situated in a select development adjacent to The Herb Farm.

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.