







16, Kennylands Road, Sonning Common, Sonning Common
S Oxon, RG4 9JT

£1,250,000

Beville
ESTATE AGENCY

- Imposing five bedroom Edwardian residence
- 28ft kitchen/diner with bi-folding doors and log burner
- Three bathrooms
- 3/4 acre gardens, extending to 450ft in length
- Ample off road parking
- Walking distance to local village amenities
- Presented in excellent order
- Garage
- Sold with no onward chain

Spacious and attractive five bedroom detached Edwardian residence presented in excellent order situated in a highly sought after location set within a fantastic plot approaching 3/4 acre.

Accommodation includes: Entrance hall, 25ft sitting room with bay window and log burner, opening into fantastic 28ft open plan kitchen/dining room with bi-folding doors, white gloss wall and base units, black Corian worktop, with a peninsula and breakfast bar. There is an extensive range of integrated Miele ovens. To the rear of the kitchen, there is a utility and downstairs w/c. The stairs in the hallway lead to the first floor landing which comprises of bedroom 1 with ample built in wardrobes, en-suite bathroom with separate shower and bath, bedroom 2 with en-suite shower room, a further double bedroom and a recently fitted family bathroom. On the second floor, this property benefits from a further two double bedrooms with a fantastic 18ft eaves storage cupboard.

Noteworthy features: Gas fired central heating, uPVC double glazing, new soffits, fascias and drainage installed, sold with no onward chain, sauna & hot tub, garage.

To the front of the property: Gravel driveway offering parking for multiple vehicles, and leads to the integral single garage, concrete flooring and power and light. There is side access to:

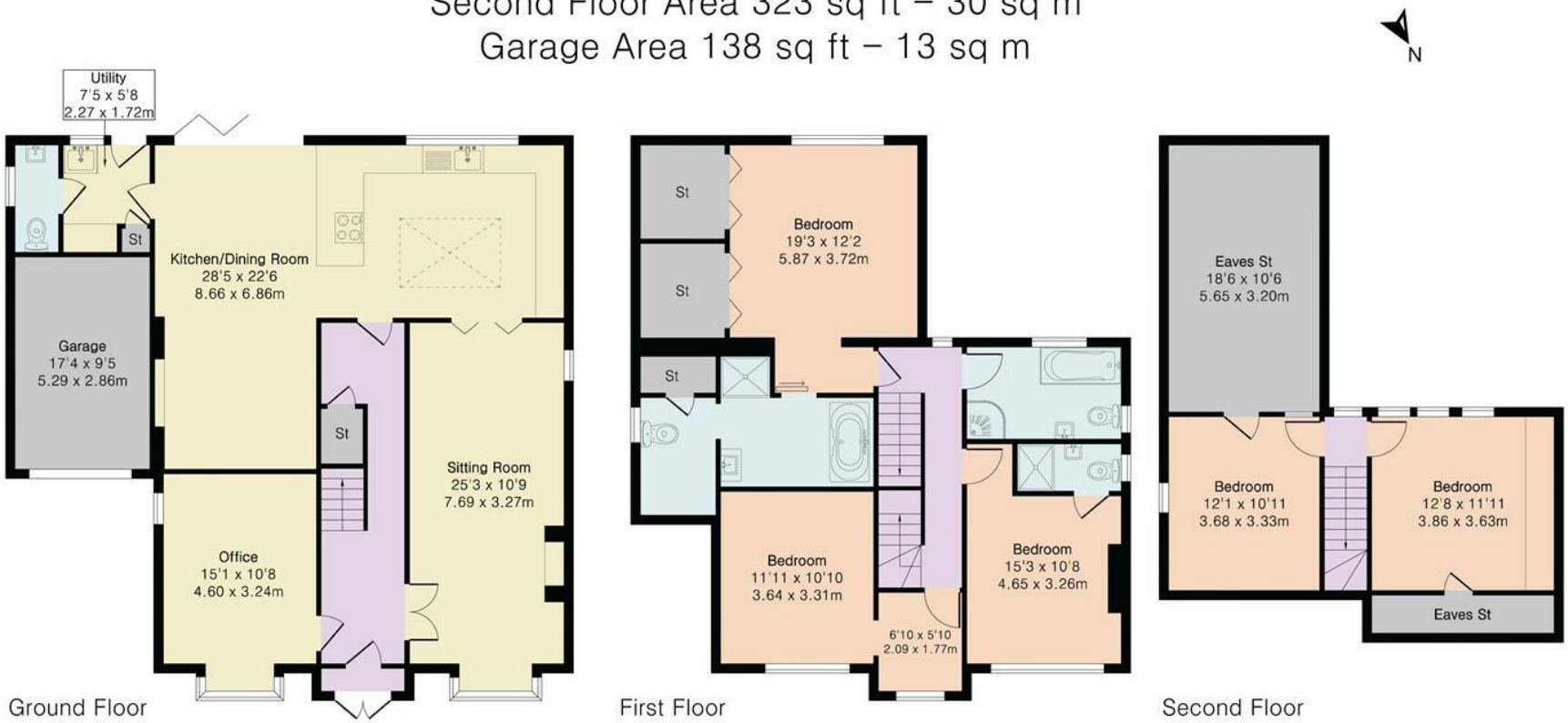
The rear of the property: The plot totals almost 3/4 acre. Extensive paved patio ideal for outdoor entertaining, steps lead down to the garden, which is mainly laid to lawn with mature trees and shrub borders. Beside the patio, a garden room is currently used as a gym. Further down the garden, there is an area including a wooden sauna, outdoor shower and bath, jacuzzi. Beyond this, several sheds provide useful storage. The garden extends to approximately 450ft in length and has a wooded area to the rear.

Total Floor Area: 222m2 (2382sqft)
Council Tax: Band G
Services: Mains gas, electricity, water & 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 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.

Approximate Gross Internal Area 2382 sq ft - 222 sq m
(Excluding Garage)

Ground Floor Area 1115 sq ft – 104 sq m
First Floor Area 944 sq ft – 88 sq m
Second Floor Area 323 sq ft – 30 sq m
Garage Area 138 sq ft – 13 sq m



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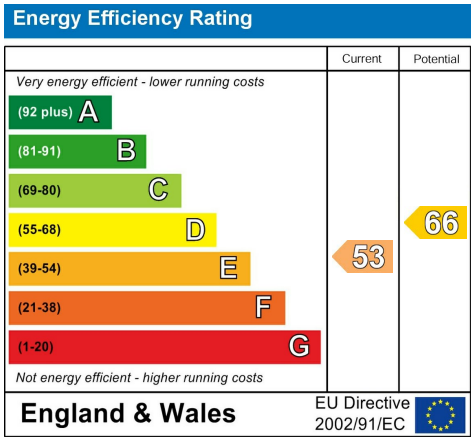












Directions

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.