



RJ Richard Jackson
PROPERTY CONSULTANTS

Bird in Hand Cottage

Peppard Road
Sonning Common
RG4 9NP

A charming detached period cottage, full of character and situated in a lovely semi-rural location, on the outskirts of Sonning Common. With pretty private gardens, that offer seclusion and views to the rear over farmland. The property offers great potential to improve and extend subject to planning permission.

Freehold

SITTING ROOM with TWO FIREPLACES
KITCHEN/DINING ROOM with RAYBURN
STUDY
FOUR BEDROOMS
SHOWER ROOM
UTILITY ROOM/CLOAKROOM
DOUBLE GARAGE
PART GAS CENTRAL HEATING
PRETTY PRIVATE GARDENS
PART DOUBLE GLAZING



The Property

Bird in Hand Cottage is a delightful period cottage, full of charm and character, believed to date back almost 200 years and being sold for the first time in over 40 years. There is a lovely sitting room with two fireplaces, one with a woodburning stove, the other with a gas fire an attractive central study area and a charming kitchen/dining room. With four bedrooms on the first floor. The property lends itself for extension, (subject to planning permission) and it enjoys gardens which wrap around on three sides and views across farmland to the rear.

Location

Sonning Common is a popular thriving South Oxfordshire village, with good range of shopping facilities, library and an excellent health centre. There are a variety of schools, including, Sonning Common primary school and Chiltern Edge secondary school. As well as the many private schools. The towns of Henley on Thames is just six miles away and Reading providing more comprehensive facilities, with London Paddington under 30 minutes from Reading railway station as well as Crossrail (Elizabeth Line).

Accommodation

Part glazed door and porch to front, with double glazed door to Kitchen/diner. The kitchen area is fitted to three walls with granite worktops. Gas Rayburn for cooking, which also provides central heating and hot water. Integrated Miele fridge and tall freezer, brick floor. The dining area has a fireplace (not working) wood floor, understairs cupboard and door with enclosed staircase to first floor. Timbered ceiling to both rooms. Rear hall/study, wood floor and double-glazed picture window and door to rear. The Cloakroom/Utility room is spacious, part tiled with WC, Vanity wash basin and bidet. Utility worktop with space under for machines. The Sitting room is double aspect with windows to front and rear, exposed timbered ceiling, two fireplaces with brick chimney breasts, one with gas Jetmaster fire and the other having a wood burning stove, numerous fitted book shelves.

On the first floor there are four bedrooms and a fully tiled shower room, with shower cubicle, WC and wash basin. Heated towel rail.

The **detached double garage** has two single electric hinged doors, power and light. (electric currently turned off).

Outside

The property is approached via a pair of gates, from the adjoining lane, with gravel drive and parking for several vehicles. The cottage gardens, have brick paved areas and paths to the front, side and rear, with pergola, box hedging and planting to the rear. To the front, the property is enclosed by a brick & flint wall with picket fence, gate with central flagstone path, leading to the front door. To one side there is a large brick paved area with greenhouse and two garden sheds.

Services

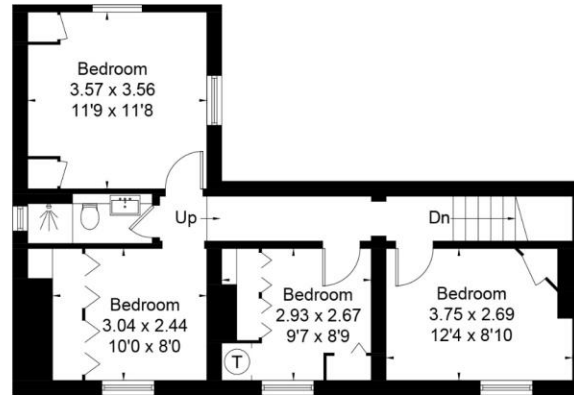
All mains services are connected, with part gas central heating.

Council Tax Band F

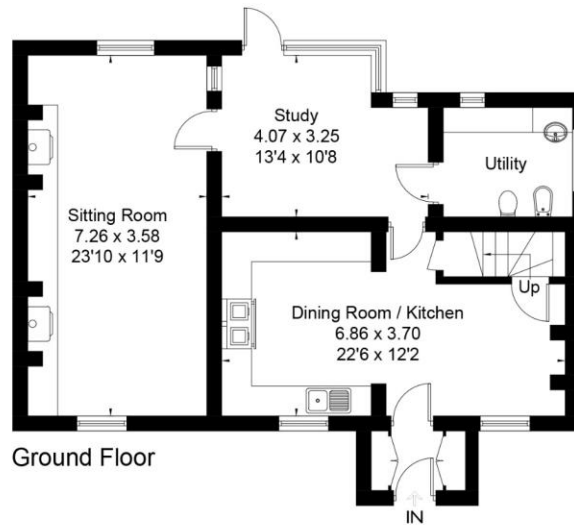
South Oxfordshire District Council



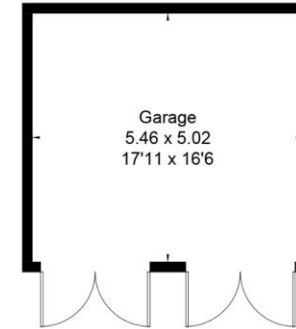
Approximate Area = 130.4 sq m / 1403 sq ft
 Garage = 27.2 sq m / 293 sq ft
 Total = 157.6 sq m / 1696 sq ft



First Floor

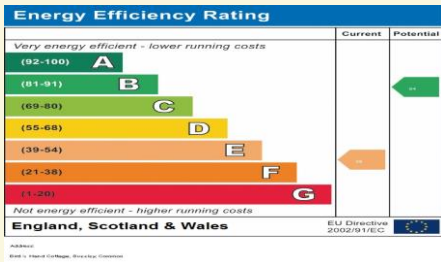


Ground Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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IMPORTANT NOTES

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide, room sizes should not be relied upon for carpets and furnishings. It is recommended that any aspect of the property which is of particular importance to you should be discussed and clarified with a member of staff prior to viewing. The photographs taken show a limited extent of the property. No assumption should be made as to the inclusion in the sale of any items displayed, nor should it be assumed that the property remains as depicted. The Vendor's agents are unable to guarantee the working order of appliances, services and equipment referred to in these details. The buyer is advised to obtain verification from their solicitor or surveyor. Neither these particulars nor oral representations from any part of any offer or contract and their accuracy cannot be guaranteed.

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