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11 Wood Lane Sonning Common Sonning Common RG4 9SJ

A modern well-presented four bedroom, two bathroom, family home, built in 1999 and situated in the centre of Sonning Common, enjoying a south facing garden which extends to over 100` in depth. Situated close to shops and all the village amenities, including the popular primary school.

Guide Price £595,000 Freehold

**FOUR BEDROOMS
FITTED KITCHEN
SITTING ROOM
DINING ROOM
TWO BATHROOMS (ONE ENSUITE)
GROUND FLOOR CLOAKROOM
DOUBLE GLAZED WINDOWS
GAS CENTRAL HEATING
INTEGRAL GARAGE
UTILITY ROOM
LANDSCAPED SOUTH FACING GARDEN**



Location

Sonning Common is a popular residential centre, just five miles west of Henley and approx six miles to the north of Reading, offering good shopping facilities, an excellent health centre, schooling for all ages and is only minutes from open country side.

The Property

The property was built by Hamden Homes and offers a spacious layout, with four generous bedrooms and two bathrooms, there are two reception rooms to the rear a fitted kitchen, utility room and cloakroom. There is an integral garage and parking for several vehicles on the driveway, the private rear garden is delightful, extending to well over 100` having been landscaped and southerly facing.

Accommodation

Covered porch, with outside light and part glazed door, the entrance hall has decorative cornice and there is a cloakroom with WC and wash basin. The kitchen to the front is fitted with oak cupboards and laminate worktops, fitted to three walls, with one and half bowl sink unit. Matching wall cupboards to two walls, appliances to include; built under single oven, four ring gas hob, integrated fridge/freezer, ceramic tiled floor, extending into the utility room. The utility room has a stainless steel sink with fitted cupboards, plumbing for washing machine, (machine included) wall cupboard and door to side.

The sitting room and dining room are located to the rear overlooking the garden, the sitting room has an Adam style fire place with gas fire (not currently working) there are also French doors onto the garden.

On the first floor, there is a large landing and four bedrooms, the master bedroom has an ensuite bathroom, there are two further double bedrooms with fitted wardrobes and a generous single bedroom. The family bathroom has a white suite and is half tiled.

Outside

The house is set back from the road, behind a high hedge, with gravel driveway and parking for 3-4 vehicles, access to the rear via gates to either side of the property. The **integral single garage**, has a timber up and over door, there is power and it houses the Potterton gas boiler, personal side door.

The rear garden extends to over 100' in depth and has a southerly aspect, commencing with a paved patio, to the width of the property, large area of lawn and meandering path taking you to the timber arch and green aluminium greenhouse, there are flower and shrub borders to either side with pond. Beyond the greenhouse is an area for growing vegetables, with a shed to the rear.

Services

All main services are connected to the property.





Approximate Internal Floor Area 1711 Sq Ft / 159 Sq Metres

For illustrative purposes only. Not to scale

Whilst every attempt has been made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. Bright Logic Limited 01491 824800.

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
102-109 A			(92-100) A		
81-101 B			(81-91) B		
69-80 C			(70-80) C		
55-68 D			(55-65) D		
39-54 E			(39-54) E		
21-38 F			(21-38) F		
1-20 G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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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.

