



**Peppard Road
Sonning Common, Reading, RG4 9NJ**

£750,000

CHAIN FREE: Offering views over the attractive Oxfordshire country side is this five bedroom chalet bungalow. The property boasts generous and flexible living accommodation on the ground floor that includes a modern & stylish open plan kitchen/diner, good sized living room, office, two bedrooms and modern bathroom. On the top floor there are three spacious double bedrooms with wonderful views over the farm land to the front, ensuite bathroom and separate WC. In addition there is , feature log burner with an attractive surround and underfloor heating. Externally there is off road parking, garage and a good sized garden ideal for summer entertaining. To appreciate the space on offer viewing is essential.

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- Chain free
- Views over the south Oxfordshire country side
- Flexible living space
- Five double bedrooms
- Two stylish bathrooms & guest WC
- Modern open plan kitchen diner
- Living room with a log burner
- Great sized garden
- Council tax band F
- EPC rating C

Hallway

A larger than expected tiled hallway with under floor heating, understairs storage, stairs to the first floor and doors to:

Kitchen / diner

24'5 x 10'0 (7.44m x 3.05m)



A modern kitchen with ample wall and base units. Marble effect work surfaces with an inset sink and drainer, breakfast bar, five ring gas hob, double oven, extractor and recess for the washing machine and dishwasher. The dining area has patio doors to the garden, concertina doors to the living room, wood effect flooring with underfloor heating and windows to the side and front.

Living room

18'3 x 12'0 (5.56m x 3.66m)



A good sized room with wood flooring, windows and doors to the conservatory that overlook the attractive rear garden. There is cast iron log burner with a feature surround and a door to the hallway.

Conservatory

8'9 x 8'5 (2.67m x 2.57m)



Accessed from the living room is this good sized room with vinyl floor, windows and doors to the garden.

Bathroom

6'9 x 5'10 (2.06m x 1.78m)



A modern bathroom comprising of a panelled bath with a wall mounted shower, WC, wash hand basin, chrome heated towel rail. Tiled walls, tiled floor, frosted window to the front and ceiling spot lights.

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Office

8'11 x 6'9 (2.72m x 2.06m)



A light and airy room with a window to the front and carpeted.

Bedroom five

11'0 x 7'8 (3.35m x 2.34m)



A good sized room with ample space for wardrobes, wood flooring and a window to the side.

Bedroom four

12'8 x 8'11 (3.86m x 2.72m)



Offering views over the garden is this good sized room, wood flooring and ample space for wardrobes.

Landing

Carpeted, Velux window, cupboard housing boiler and doors to:

Bedroom one

16'9 x 13'0 (5.11m x 3.96m)



A good sized triple aspect room that offers views over the South Oxfordshire countryside, high ceilings, carpeted, ample space for wardrobes and a door to the en-suite.

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En-suite



A modern and stylish bathroom comprising of paneled bath with a wall mounted shower, WC, wash hand basin, tiled floor, chrome heated towel rail and a frosted window to the front.

Bedroom two

16'6 x 11'11 (5.03m x 3.63m)



A good sized triple aspect room with views over the South Oxfordshire countryside, carpeted and ample space for wardrobes.

Bedroom three

14'9 x 12'11 (4.50m x 3.94m)



A light and airy L shaped room, carpeted, space for wardrobes and a window the the front with views over the South

WC

Comprising of a WC, wash hand basin and a frosted window to the front.

Rear garden



A good sized garden that looks towards to the South Oxfordshire countryside is mainly laid to lawn with shrub borders, small mature fruit trees and raised vegetable beds to the side and rear. There is a good sized shed / work shop (no power) to the rear of the garden.

Front garden



A good sized front garden with a Wisteria Alba, Corkscrew Hazel, two Acers, a productive fig tree and a paved patio and seating area.

Garage & driveway

16'8 x 9'8 (5.08m x 2.95m)

A separate single garage with an inspection pit. To the front and side there is a driveway for several cars.

Services

Water. Mains

Drainage. Mains

Electricity. Mains

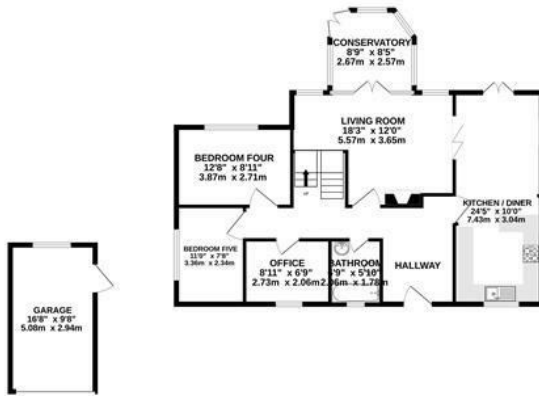
Heating. Gas

Appliances: All the appliances are untested

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, obtained from Ofcom

GROUND FLOOR
1184 sq.ft. (110.0 sq.m.) approx.



1ST FLOOR
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA: 1943 sq.ft. (180.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	80

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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