



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

**Chain Free £880,000**

Set within this sought after area that offers easy access to Sonning Common, Reading and Henley is this modern and stylish detached house. The property boasts a stylish 21' open plan kitchen/diner, large living room and a study / playroom on the ground floor. On the first floor there are four double bedrooms and three stylish bathrooms. In addition there is a utility, guest WC, garage and ample driveway parking to the front. To the rear there is an easy to maintain garden that is ideal for summer entertaining. To appreciate the space on offer call now to view.

## Peppard Road, Reading, Oxfordshire RG4 9NJ

- Chain free detached house
- Sonning Common
- Great sized reception room & a separate playroom/study
- Four double bedrooms
- Three bathrooms ( two en suite)
- Fantastic open plan kitchen / diner
- Driveway & garage
- Enclosed rear garden
- EPC Rating B
- Council tax band G

### Entrance Hall



Opens into a spacious entrance hall with tiled flooring, offering access to the cloakroom, sitting room, kitchen, and staircase

### Sitting Room

17'4 x 11'3 (5.28m x 3.43m)



Spacious 17ft sitting room with carpeted flooring, bay window to the front and an open fireplace

### Kitchen

21'4 x 21'0 (6.50m x 6.40m)



Open-plan kitchen/living space with ample storage, a central breakfast bar, and room for dining and a snug. Large bifold doors open onto the garden patio, with access to the study and utility room. Appliances include , a double fridge/freezer, dishwasher, AEG induction hob , AEG oven, washer, dryer.

### Dining area



A good sized dining area that is open plan to the kitchen area with Bi fold doors to the garden.

### Downstairs Cloakroom

Tiled flooring throughout, featuring, low-profile WC, and contemporary basin

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### Study

10'6 x 9'10 (3.20m x 3.00m)



A good sized carpeted bedroom adjacent to the kitchen, ideal for a work room or playroom.

### Utility Room

9'10 x 6'1 (3.00m x 1.85m)



Practical utility room with worktops, ample storage, washing machine, dryer, and access to the garage

### Upstairs Landing



Carpeted landing with an airing cupboard and access to the four bedrooms and family bathroom.

### Master Bedroom

21'0 x 13'1 (6.40m x 3.99m)



Good sized primary bedroom with carpeted flooring, built-in wardrobe, ensuite shower room, and feature display window overlooking the front

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### Master En-suite

6'5 x 5'7 (1.96m x 1.70m)



Tiled flooring throughout, featuring a walk-in shower, low-profile WC, and contemporary basin.

### En-Suite

9'10 x 8'7 (3.00m x 2.62m)



A large space with tiled flooring throughout, featuring a walk-in shower, low-profile WC, and contemporary basin.

### Bedroom two

17'11 x 9'10 (5.46m x 3.00m)



Carpeted flooring throughout, large double bedroom with room for a desk and a stylish pitched-roof window alcove facing the front of the property and access to an En-suite bathroom.

### Bedroom Three

17'0 x 11'2 (5.18m x 3.40m)



Double bedroom with carpeted flooring, a feature display window and a built in wardrobe/storage cupboard.

**Bedroom Four**

12'11 x 9'10 (3.94m x 3.00m)



Double bedroom with carpeted flooring, a feature display window and a built in wardrobe/storage cupboard.

**Garden**



**Services**

Water. Mains

Drainage. Mains

Electricity. Mains

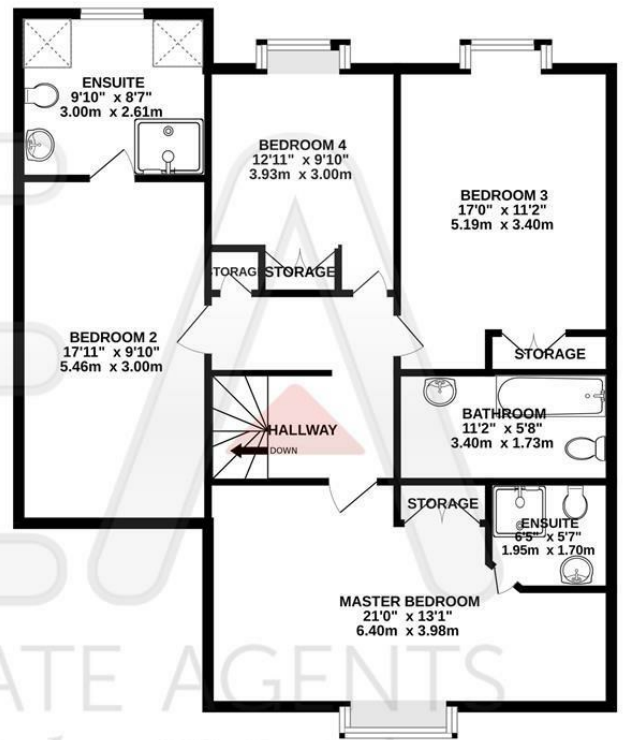
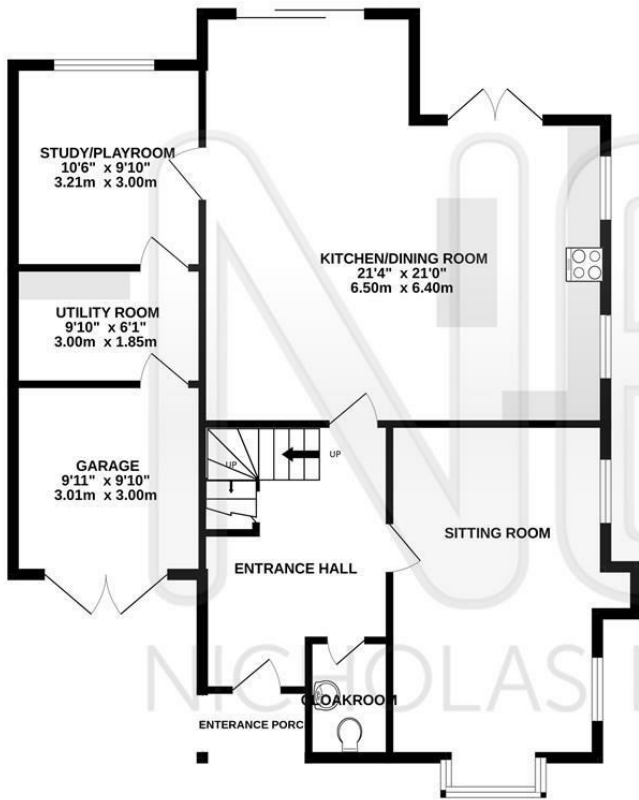
Heating. Gas

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

Broadband. Superfast, obtained from Ofcom

GROUND FLOOR  
1027 sq.ft. (95.4 sq.m.) approx.

1ST FLOOR  
972 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA : 1999 sq.ft. (185.7 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) <b>A</b>	<b>84</b> <b>92</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	

