

21, Woodlands Road
Sonning Common
Reading
RG4 9TD

A beautiful Victorian 4 bedroom family home, standing in grounds of a quarter acre and situated in the heart of this popular village.



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Guide Price £1,050,000 Freehold



The Property

This beautiful Victorian detached family home is set within generous gardens and is located just a short, level walk from the village centre.

Spacious and light throughout, the property has undergone extensive renovation in recent years, including a new kitchen, bathrooms, heating system, double glazing and solar panels, and is presented in excellent condition. At the same time, it still offers fabulous potential for enlargement or remodelling to suit a new owner's requirements.

The house stands centrally within established south-west facing gardens of a quarter acre, complete with mature fruit trees and vegetable beds. To the front, there is driveway parking as well as access to the single garage via electric doors.

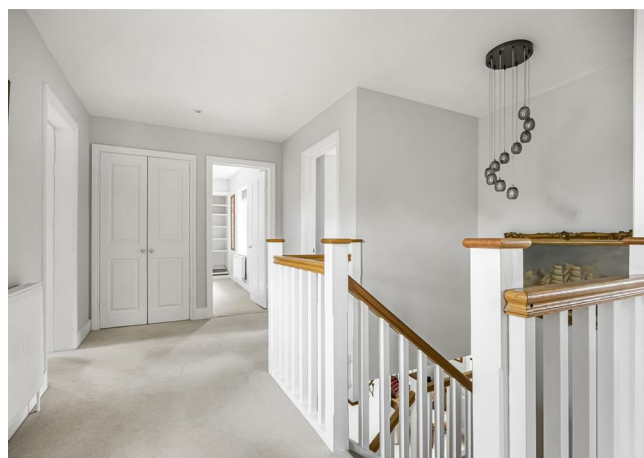
Location

Situated in the heart of South Oxfordshire, Sonning Common is a thriving and sought-after village nestled within the Chilterns Area of Outstanding Natural Beauty and surrounded by stunning countryside yet just a short drive from Reading and Henley-on-Thames.

The village itself boasts a range of local amenities, including a well-regarded health centre, post office, library, independent shops, cafés, and a choice of pubs. Families are well served by a selection of reputable schools, including a highly regarded Primary School, Secondary School, along with several excellent independent schools nearby.

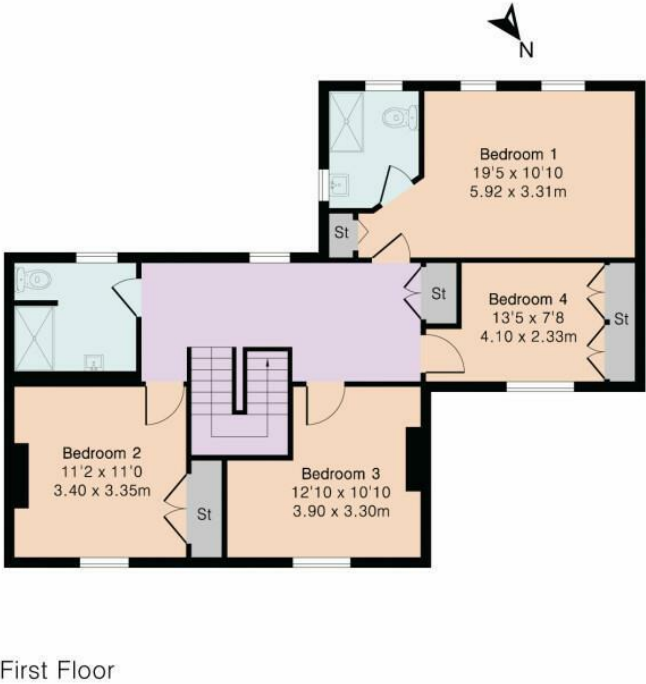
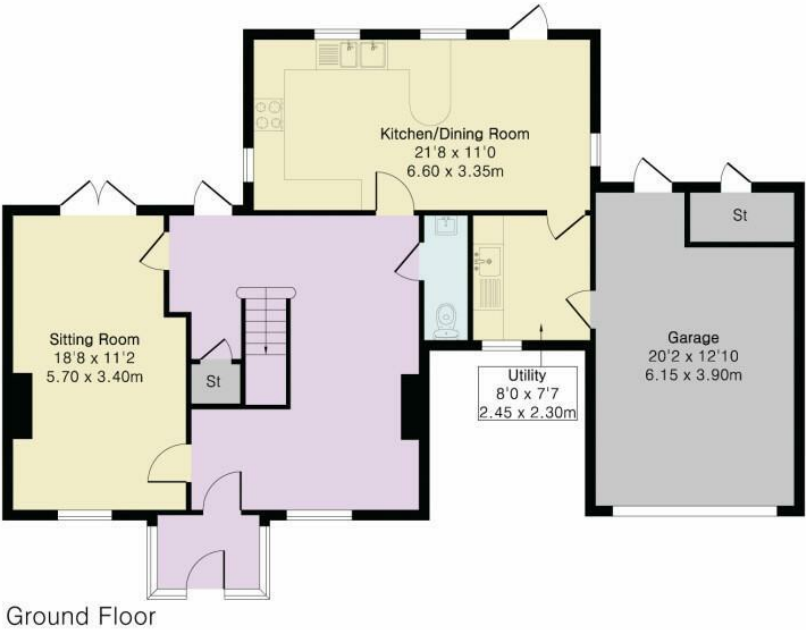
For commuters, Reading Station is easily accessible (approximately 6 miles), offering fast services to London Paddington and Crossrail connections. Road links are also convenient, with the M4 and M40 motorways within easy reach.





Approximate Gross Internal Area 1943 sq ft - 180 sq m
(Including Garage)

Ground Floor Area 1124 sq ft – 104 sq m
First Floor Area 819 sq ft – 76 sq m



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 (CO ₂) 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		
England & Wales	EU Directive 2002/91/EC	