

**5 HILLVIEW CLOSE, SONNING COMMON,
OXFORDSHIRE, RG4 9FA**



- Two double bedrooms
- Family bathroom and separate cloakroom
- Two parking spaces
- Contemporary style accommodation
- Countryside views
- Balcony and garden

Asking Price £425,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE HENLEY ON THAMES BRANCH ON 01491 412345



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PROPERTY DESCRIPTION

A pretty, contemporary house built to a very high specification in 2020 on a small development set back from the road with full width balcony overlooking fields to the rear. Parking for 2 cars, kitchen/breakfast room, 2 double bedrooms. Close to village centre. Chain free. EPC Rating B.

LOCAL INFORMATION

The property is located less than 100m from the village centre, off the Peppard Road.

Sonning Common is a thriving village located within South Oxfordshire. There is an extensive range of amenities in the village including chemist, vet, shops, post office, village hall, library and an award winning health centre plus a range of schooling from playgroups to secondary education. The area has a variety of woodland walks and bridle paths and there are numerous country pubs within a few minutes walk or drive.

The nearby towns of Reading and Henley on Thames are both within 6 miles. Both towns have train stations with good links to London and beyond including the Elizabeth Line which allows access to Heathrow and the City. There is also easy access to the motorway networks via the M4 and M40.

ACCOMMODATION

Entrance hall with tiled flooring, coat cupboard and guest downstairs cloakroom. Lovely bright reception room with space for dining table, study area and full width bi-fold doors onto patio. Beautifully fitted kitchen with granite work surfaces, full range of appliances including an induction hob, built in oven, microwave, dishwasher, washing machine/dryer and fridge/freezer, and space for breakfast table.



Upstairs both double bedrooms have fitted wardrobes and the main bedroom has full width bi-folding patio doors onto balcony with room for table and chairs. Views over fields.

There is underfloor heating to the ground floor, alarm system, UPVC double glazing throughout and remaining NHBC guarantee'

OUTSIDE SPACE

The property has two allocated parking spaces in the front, along with a pretty lawn and flower garden and gated side access to the rear. There is further visitor parking available.

The rear garden is split level. There is a patio adjacent to the house with a storage shed and steps up to a lawned area which backs onto fields. It is not unusual to see sheep grazing here.

LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council, tax band D. All mains services connected. The driveway area to the front of the property is owned share of freehold and there is a £700 pa service charge payable for upkeep of this and the communal garden areas. Should you wish to go ahead with this purchase, these details should be checked by your solicitor.





CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

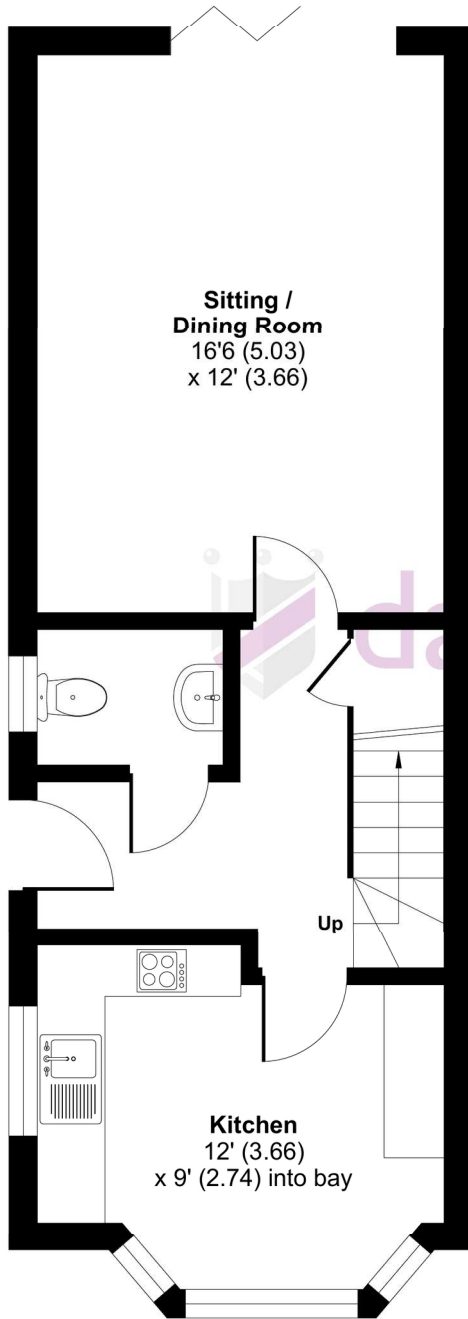
REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

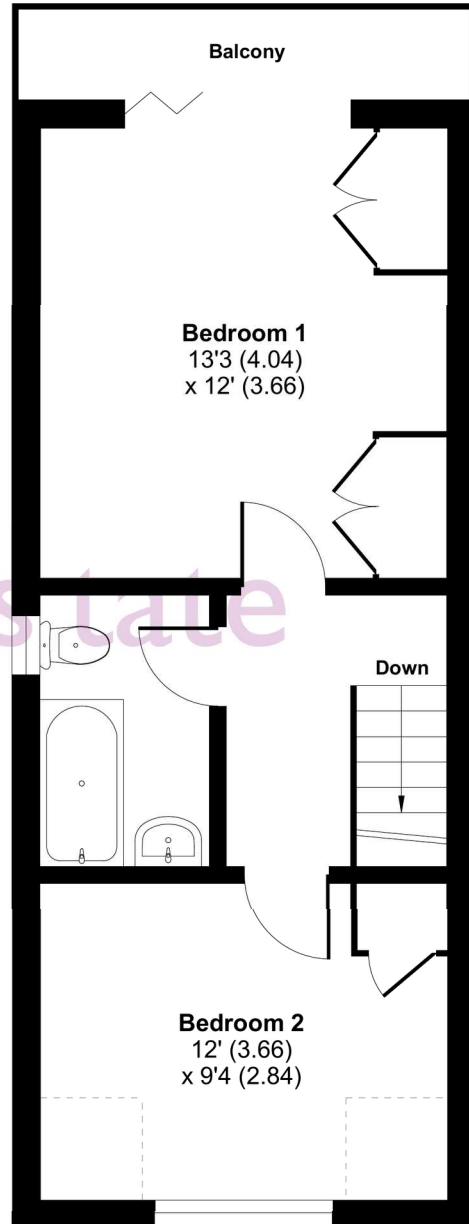
Approximate Area = 790 sq ft / 73.3 sq m
Limited Use Area(s) = 18 sq ft / 1.6 sq m
Total = 808 sq ft / 74.9 sq m
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Davis Tate. REF: 1077258