



## Birch Close, Sonning Common, Oxfordshire, RG4 9LE

Offers In Excess Of £500,000 *Freehold*

3  1  2 

### A Delightful Three Bedroom Detached Home in a Quiet Village Setting

Situated in a quiet close within this popular and convenient village setting, this attractive three-bedroom chalet-style bungalow occupies a generous plot on a no-through road. The property is approached via a brick-paved driveway providing ample off-road parking for several vehicles.

The accommodation is both versatile and well-proportioned. The ground floor comprises a lovely living room featuring a gas fire, a dual-aspect fitted kitchen/dining room with direct access to the garden, a ground-floor bedroom and shower room. To the first floor are two further bedrooms and a family bathroom, with both bedrooms benefiting from excellent eaves storage.

Externally, the property enjoys a delightful south-facing garden that wraps around the house, providing a private and sunny outdoor space ideal for relaxation or entertaining.

Set on the edge of the South Oxfordshire countryside, the home offers excellent transport links into central Reading by car, bicycle or via the number 25/25a bus service, which runs every half hour from the end of Westleigh Drive and reaches Reading in approximately 25 minutes. The village itself boasts a good range of local shops, a doctors' surgery and well-regarded schools.

Offering further potential to extend, subject to the usual planning consents, this charming home would be well suited to a young family or those looking to downsize without compromising on space or location.

### KEY FEATURES

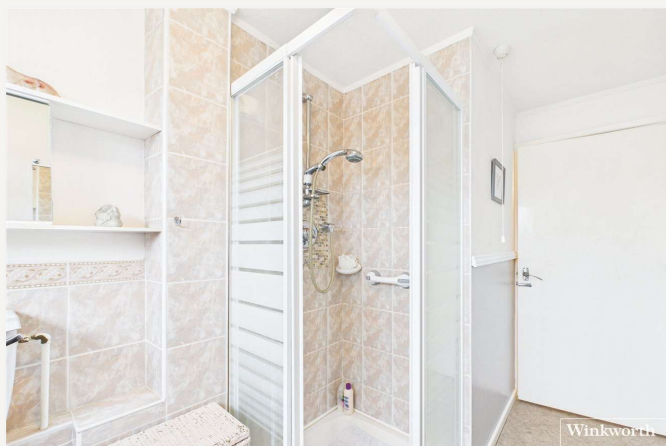
- Three Bedroom Detached Home in Village Location
- Flexible Living Accommodation Over Two Floors
- Two First Floor Bedrooms and Bathroom
- Ground Floor Bedroom and Shower Room
- Lounge & Fitted Kitchen/Diner
- Garage with Front and Rear Access
- Driveway Parking
- Generous Plot With South Facing Wrap Around Garden

### Reading

0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

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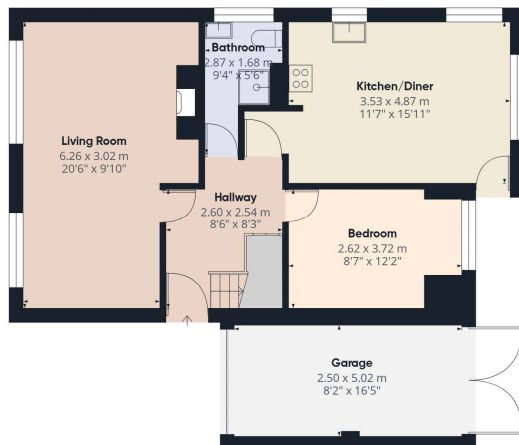
for every step...



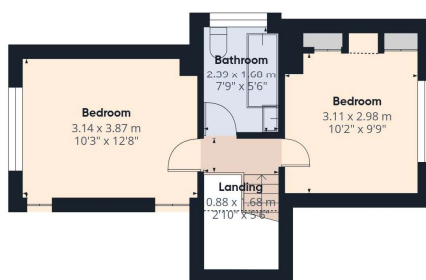


## MATERIAL INFO

**Tenure:** Freehold  
**Term:** 0 year and 0 months  
**Service Charge:** £0 per annum  
**Ground Rent:** £ 0 Annually (subject to increase)  
**Council Tax Band:** E  
**EPC rating:** D



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

101.1 m<sup>2</sup>  
1087 ft<sup>2</sup>

**Reduced headroom**

0.3 m<sup>2</sup>  
3 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

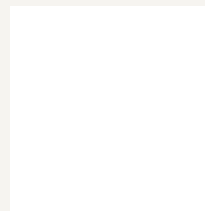
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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