



Hillview Close, Sonning Common, Reading, Oxfordshire, RG4 9FA

OIEO £650,000 *Freehold*

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A four-bedroom semi-detached home forming part of an exclusive development of just six properties

KEY FEATURES

- Built in 2022 within a private development of six homes in Sonning Common.
- Four-bedroom semi-detached home with far-reaching views.
- Open-plan kitchen with bi-fold doors and integrated appliances.
- Underfloor heating to the ground floor.
- Principal suite with en-suite and private balcony.
- Landscaped rear garden with terrace.
- Driveway parking for two with EV charging point.
- EPC Rating B and excellent village amenities nearby.
- Estate Charge of £670

Built in 2022, this four-bedroom semi-detached home forming part of an exclusive development of just six properties in the heart of Sonning Common. Finished to a high standard throughout, the property offers contemporary living with private driveway parking, an electric vehicle charging point, landscaped gardens and an EPC rating of B.

The accommodation is well balanced and thoughtfully designed. The ground floor benefits from underfloor heating and modern porcelain flooring, leading into a standout kitchen with bi-fold doors opening directly onto the rear garden. A central island with integrated storage and wine fridge is complemented by quartz worktops and fully integrated Bosch appliances. A light-filled living room with bay window sits to the front, alongside a second reception room ideal as a study or playroom, plus a guest cloakroom and excellent storage.

Upstairs, the principal bedroom features built-in wardrobes and tri-fold doors opening onto a private balcony with open countryside views, together with a contemporary en-suite shower room. There are two further bedrooms and a modern family bathroom on the first floor, with a generous fourth double bedroom on the second floor, filled with natural light from Velux windows.

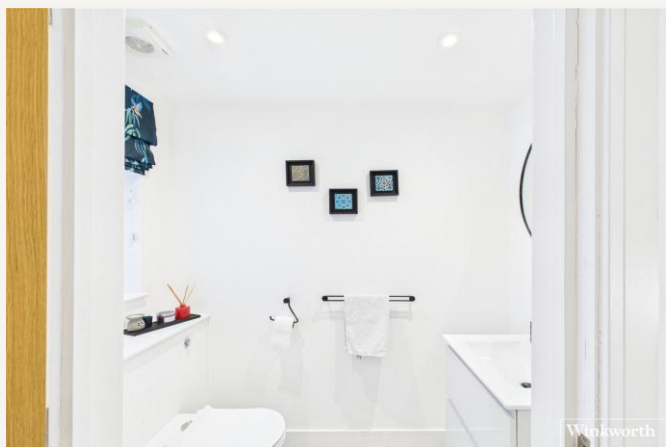
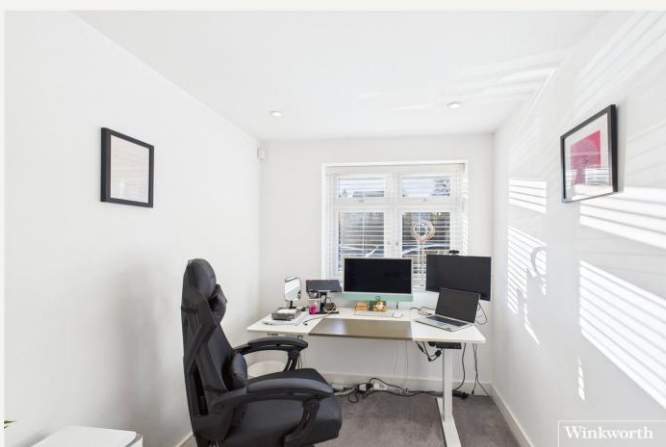
Outside, the property offers driveway parking for two vehicles, side access and a landscaped rear garden with a terrace for entertaining, raised lawn and uninterrupted views beyond. Sonning Common provides a strong village community with excellent amenities, schooling and countryside walks, while Reading and Henley-on-Thames are both within easy reach, together with the M4 and M40.

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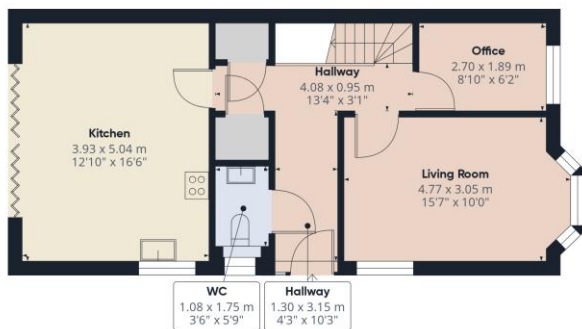
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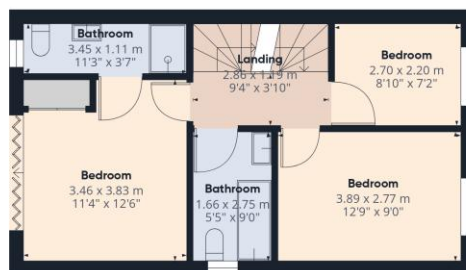


MATERIAL INFO

Tenure: Freehold
Estate Charge: £670 per annum
Council Tax Band: E
EPC rating: B



Ground Floor



Floor 1



Floor 2

Approximate total area^m113.4 m²1223 ft²

Reduced headroom

0.6 m²6 ft²

(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		95 A
81-91	B	86 B	
69-80	C		
55-68	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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