



A detached double fronted Edwardian home

17 Kennylands Road, Sonning Common, Henley-on-Thames, Oxfordshire, RG4 9JR

Freehold



Reception hall • play room • kitchen/dining room
living room • study • utility • cloakroom
principal bedroom with en suite and dressing area
three further bedrooms • family bathroom • driveway

Directions

From Henley - from the main traffic lights, in Henley take Gravel Hill out of the town, keeping the Town Hall on your right. Proceed for approximately 3 miles to Bolts Cross T- junction. Turn left, signposted to Reading and Peppard and join the B481. Proceed for approximately 1.6 miles through Sonning Common. On leaving the village, on the right, take a left turn up Grove Road. Travel along until you arrive at the T- junction with Kennylands Road. No. 17 will be found immediately on your left.

Situation

The property is situated in the popular residential village of Sonning Common that provides a variety of local facilities. There are many country pubs and restaurants in surrounding villages. The nearby towns of Henley-on-Thames and Reading both have extensive shopping and recreational facilities and the area is well served for both state and private schools including the local Sonning Common Primary School, Peppard Primary School, Gillotts School, Rupert House, the Oratory and Moultsford.

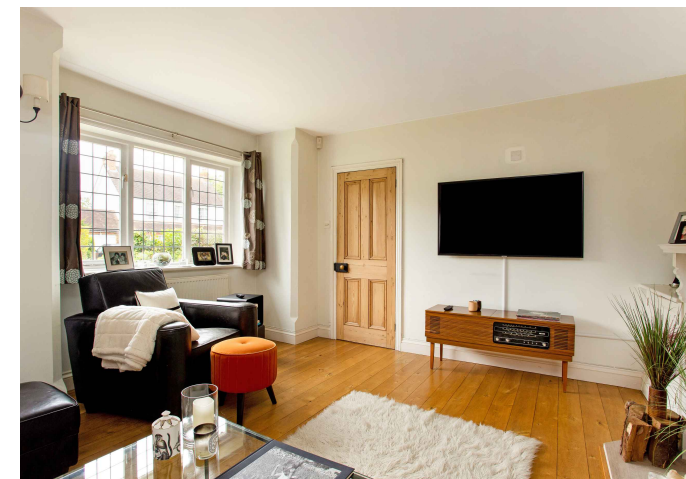
There is a regular, fast train service from Reading to London Paddington. The M4 and M40 motorways provide good motorway links and easy access to Heathrow Airport. There is excellent riding and walking in the surrounding countryside.

Description

No. 17 is an attractive detached period home. The reception hall leads to the living room, playroom, study, cloakroom, kitchen/dining room and stairs to the first floor.

The living room which gives flexibility on layout features an open fire place along with being dual aspect. The kitchen/dining room enjoys an outlook over the rear garden along with a log burner and access to the utility room. The ground floor is completed with a playroom with built in cupboards, study, & cloakroom.

On the first floor, the principal bedroom has an en suite as well as a dressing area. There are a further 3 bedrooms and family bathroom.





Outside

To the side of the property there is a gravelled driveway providing off street parking which is accessed through an electric gate. The rear garden has a paved patio area with the remainder of the garden laid to lawn, with side access available.

General remarks and stipulations

Tenure

Freehold with vacant possession on completion.

Services

All mains services are connected. In accordance with the consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services have been tested.

Local authority

South Oxfordshire District Council

Energy Performance

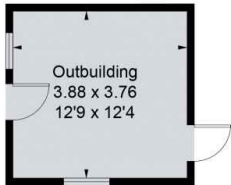
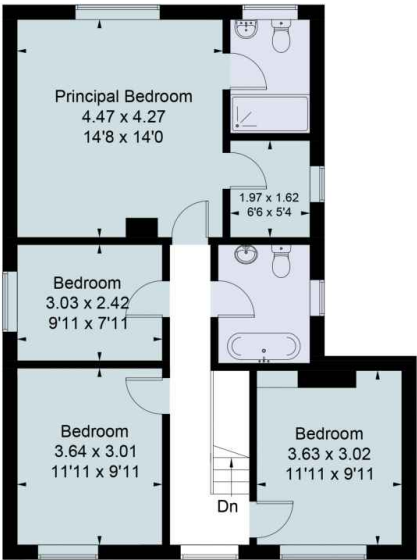
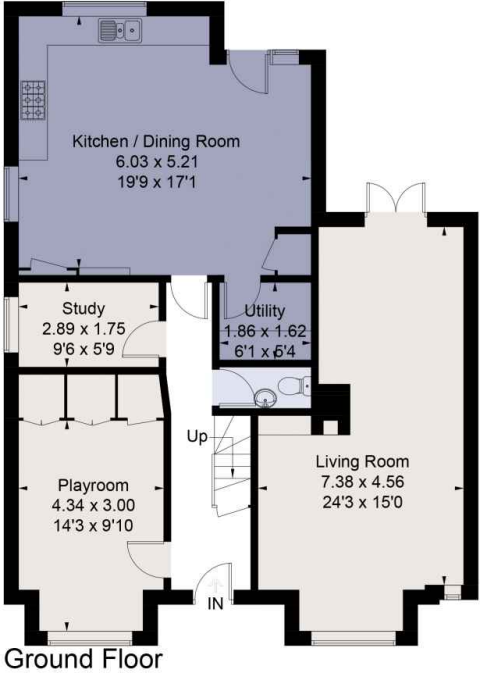
A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



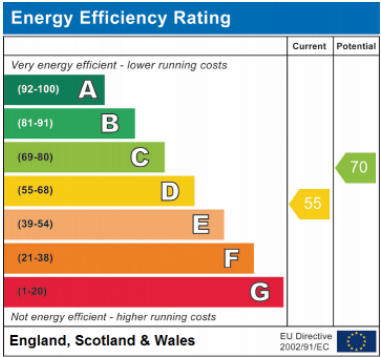
Approximate Area = 169.2 sq m / 1821 sq ft
(Excluding Outbuilding)
For identification only. Not to scale.
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(Not Shown In Actual
Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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