



A recently built family home in village location

Collingwood House, 55 Kennylands Road, Sonning Common, Oxfordshire, RG4 9JR

Freehold



Entrance hall • sitting room • kitchen/ breakfast room
utility • cloakroom • principal bedroom with en suite
5 further bedrooms (one en suite) • family bathroom
driveway parking • garage • garden

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 of excellent repute that include the local Kidmore End and Peppard Primary schools, Gillotts School, Rupert House, the Oratory and Moultsford. There is a regular, fast train service from Reading to London Paddington.

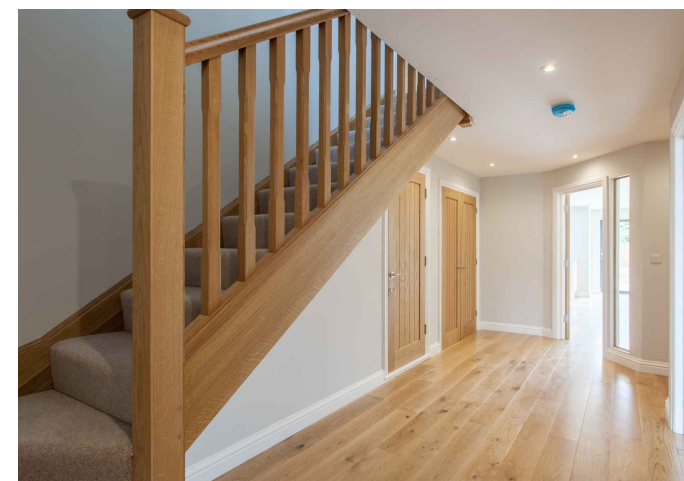
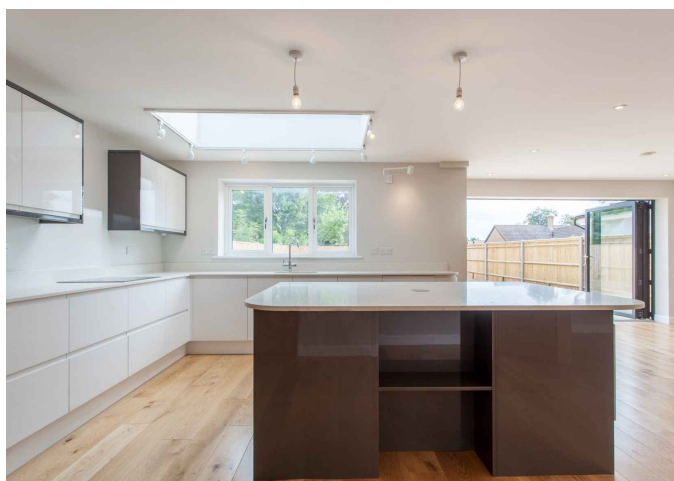
The M4 and M40 motorways provide good motorway links and easy access to Heathrow Airport. There is excellent riding and walking in the surrounding countryside.

Description

Collingwood House is a beautifully finished 6 bedroom detached home located in the sought after village of Sonning Common. The home has been built as an Eco Construction - SIPS build, with triple glazing & Solar Panels. The accommodation is bright and airy and offers modern living in a delightful village location.

Upon entering the property, there is a sitting room with feature bay window overlooking the front, access to the integral garage and W. C. The kitchen/ breakfast room is an impressive space with bi-folding doors, integrated kitchen appliances, a central island and range of units. There is a separate utility room with space for white goods.

On the first floor there are four bedrooms, (one en suite) and family bathroom. On the second floor there is the principal bedroom, en suite and further bedroom, that could be a dressing room or nursery.





Outside

The front of the property benefits from driveway parking for several cars and access to the integral garage. Whilst the rear garden is a particular feature with a flagstone terrace onto lawn.

Directions

Leave Henley via Gravel Hill, keeping the Town Hall on your right. Proceed for approximately 3 miles to the Bolts Cross T- junction. Turn left, signposted to Reading and Peppard and join the B481. Proceed for approximately 1.6 miles through Sonning Common and on leaving the village take a right turn into Wood Lane and continue to the top. Follow the road around to the left onto Kennylands Road, after approximately 0.1 miles the house will be on your left hand side

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

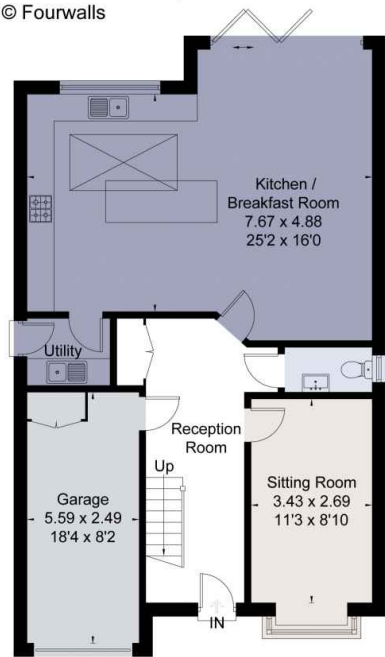
Strictly by appointment with Savills.

Agents note

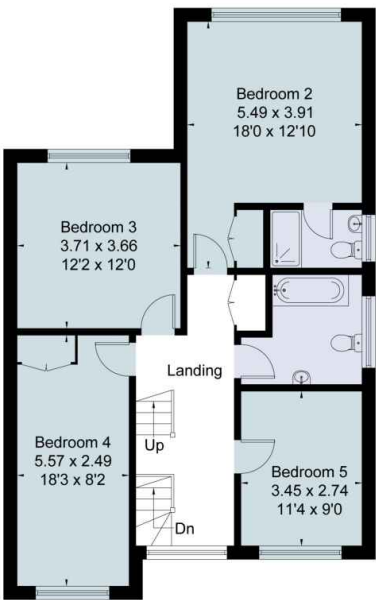
Photos taken 2018



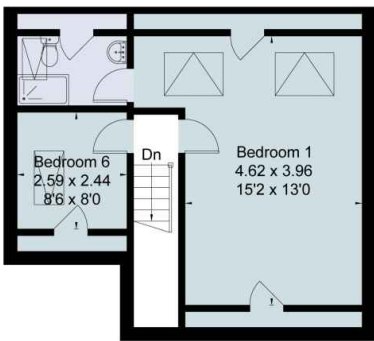
Approximate Area = 209.6 sq m / 2256 sq ft
Garage = 14.0 sq m / 151 sq ft
Total = 223.6 sq m / 2407 sq ft
Including Limited Use Area (6.8 sq m / 73 sq ft)
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Ground Floor



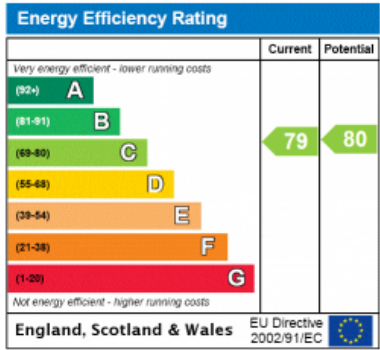
First Floor



Second Floor

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