



10 Pages Orchard

Sonning Common, RG4 9LW

Guide price £ 380,000

We are pleased to offer this beautifully presented and spacious two bedroom home situated in the village of Sonning common.

10 Pages Orchard comprises of entrance hall, light & bright sitting room, spacious kitchen/dining area opening onto the pretty fully enclosed garden with a shed and a convenient garden room. Upstairs there are two double bedrooms and bathroom. The property also benefits from allocated parking, gas central heating and a downstairs cloakroom.

The property is situated in Sonning Common: A Charming Village with Community at Its Heart. Nestled in the picturesque countryside of Oxfordshire, Sonning Common is a sought-after village that combines rural tranquility with convenient access to nearby towns and cities. Whether you're considering relocating or investing Sonning Common is the place for you.

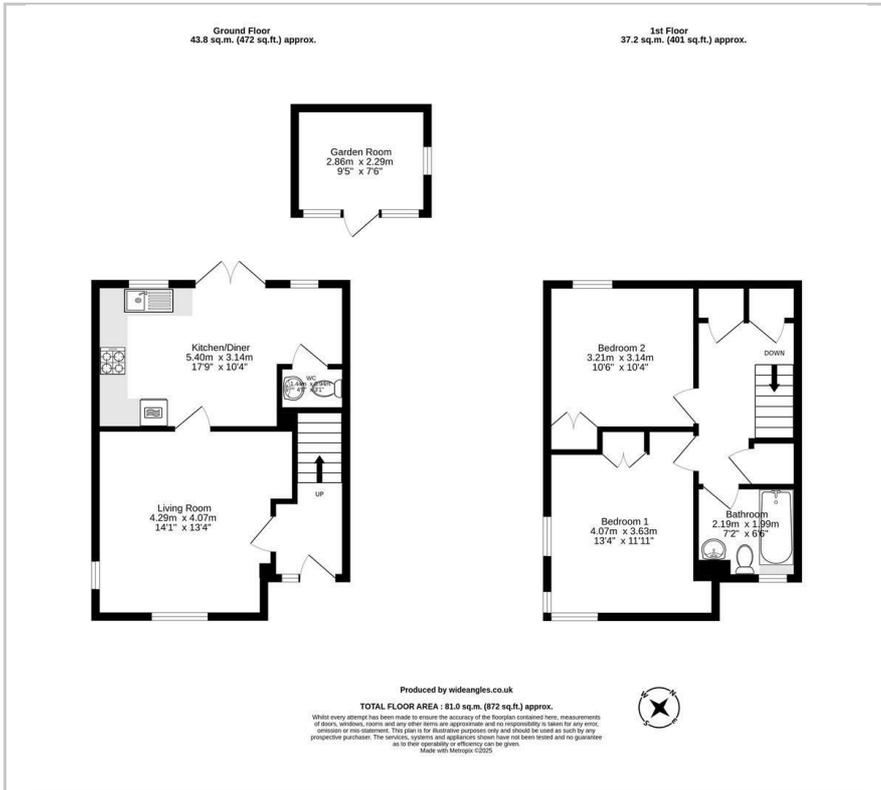
Location and Accessibility

Sonning Common is situated approximately 4 miles south of Henley-on-Thames and around 6 miles north of Reading. Its strategic location offers easy access to major transport links, including the M4 motorway and Reading railway station, which provides direct services to London Paddington. This makes it ideal for commuters seeking a peaceful village life with city connectivity.

- Full market price £ 395,000
- Annual Ground Maintenance £ 61.93
- Two double bedrooms
- Beautiful kitchen with integrated appliances
- Downstairs cloakroom
- Light & bright sitting room
- Convenient garden room
- Gas central heating
- Allocated parking



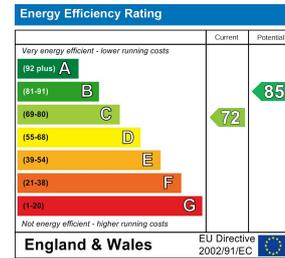
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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