



18 Newfield Road, Reading, RG4 9TB  
£700,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Set in the desirable village of Sonning Common and brought to the market with a closed onward chain is this charming and well presented, four bedroom detached family home, offering versatile accommodation throughout.

This spacious family home comprises; two double bedrooms one with four piece en suite, a generous sized sitting room which flows to a well-equipped kitchen/diner with central island, a separate utility room offering practical support for daily living. A dedicated study ensures a quiet space for remote work or study. To the rear of the property, a light-filled garden room overlooks the impressive outdoor space concluding the ground floor accommodation. On the first floor two further double bedrooms both with ample storage, plus a further family bathroom.

To the rear of the property there is a 90ft rear garden with extended patio making this an ideal space for families, gardening enthusiasts, or those simply seeking a tranquil outdoor retreat. To the front there is ample driveway parking for multiple vehicles plus a single detached garage.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates coverage on all major mobile phone providers is available at this address. The government portal generally highlights this as an unlikely/very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.





## Key Features

- Closed onward chain
- Detached four bedroom Chalet bungalow
- Four double bedrooms
- Three reception rooms
- A Spacious kitchen/diner with utility
- Downstairs study and cloakroom
- 90ft rear garden
- Spacious graveled driveway and detached garage

## The Location

Sonning Common is a thriving village located in the Oxfordshire countryside. It includes an extensive range of amenities including a chemist, vet, shops, post office, village hall, library and an award winning health centre. Local state primary schools include Peppard, Sonning Common and Kidmore End, all of which are rated either good or outstanding by Ofsted. The historic riverside town of Henley-on-Thames (4 miles) has superb facilities including a supermarket, a fine variety of shops and is home to the world famous Henley Royal Regatta.



**Approximate Gross Internal Area 1820 sq ft - 169 sq m  
(Excluding Garage)**

Ground Floor Area 1297 sq ft – 120 sq m

First Floor Area 523 sq ft – 49 sq m

Garage Area 182 sq ft – 17 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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