



OLD BARN CLOSE

EMMER GREEN • CAVERSHAM • RG4 8QY

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COLLECTION



INTRODUCING OLD BARN CLOSE

EMMER GREEN • RG4 8QY

£1,175,000

11 Old Barn Close is a beautiful detached family home in Emmer Green, Caversham - one of only four properties in a quiet cul-de-sac.

The property stands on a total area of 0.42 acres, providing a secluded yet spacious home. A gated entrance leads onto driveway parking for multiple vehicles, and a double garage with an electric door.

The garden is a focal point of this property, providing extensive green space for those summer days. The house itself is well-presented and offers four bedrooms, perfect for family living.

Downstairs, there is a 31' living/dining room that leads onto an impressive full-length conservatory with a panoramic view of the garden.

The remainder of the downstairs includes a light-filled kitchen/breakfast room with patio doors that open onto the garden, a utility room, study and cloakroom.

Upstairs, the well-sized bedrooms feature substantial storage options, and there are two sizeable family bathrooms.

The grounds are well kept and enjoy a high degree of privacy and are ideal for al-fresco dining with several patioed areas.

Old Barn Close is just a short walk away from beautiful countryside, and is in the catchment area for Emmer Green Primary School, Highdown Academy and Sixth Form Centre.





IN A NUTSHELL

Bedrooms	4	Reception Rooms	4
Bathrooms	2	Garage Spaces	2





Traditional
features







THE OWNER'S STORY

When we first set out to find our family home, we wanted somewhere close to local amenities, yet surrounded by countryside.

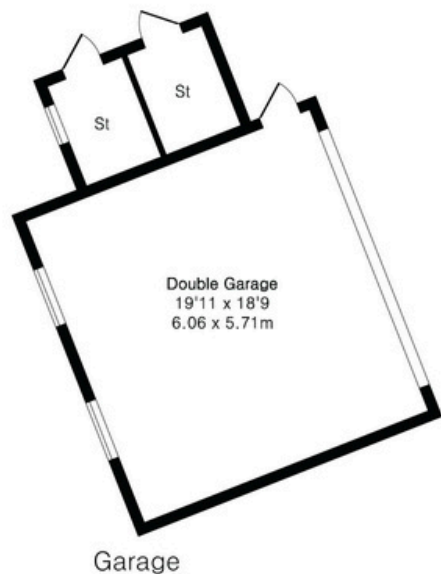
It wasn't easy to find a property with generous living space and garden views, which were so important to us as passionate gardeners. However, after discovering Number 11, everything fell into place.

This house has been our home for over 30 years and we have enjoyed countless memories in this beautiful property. The location is ideal for those who want the balance of proximity to amenities and green space, like we did.

We've taken great pride in looking after this home and as we prepare for our next chapter, it brings us joy to think of a new family making memories here.

Extensive outdoor space



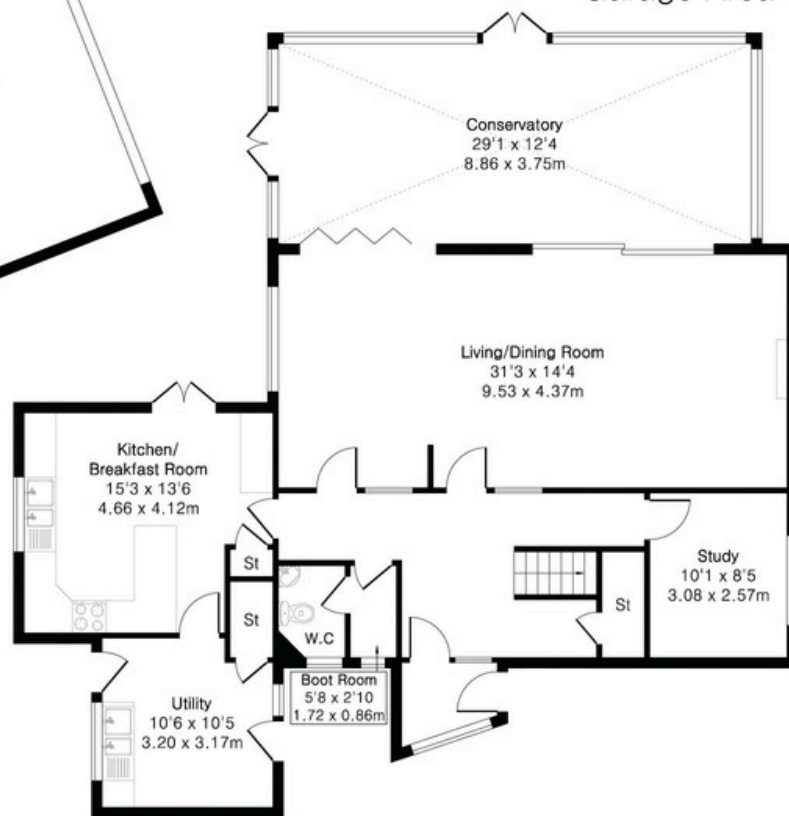


Approximate Gross Internal Area 2972 sq ft - 277 sq m

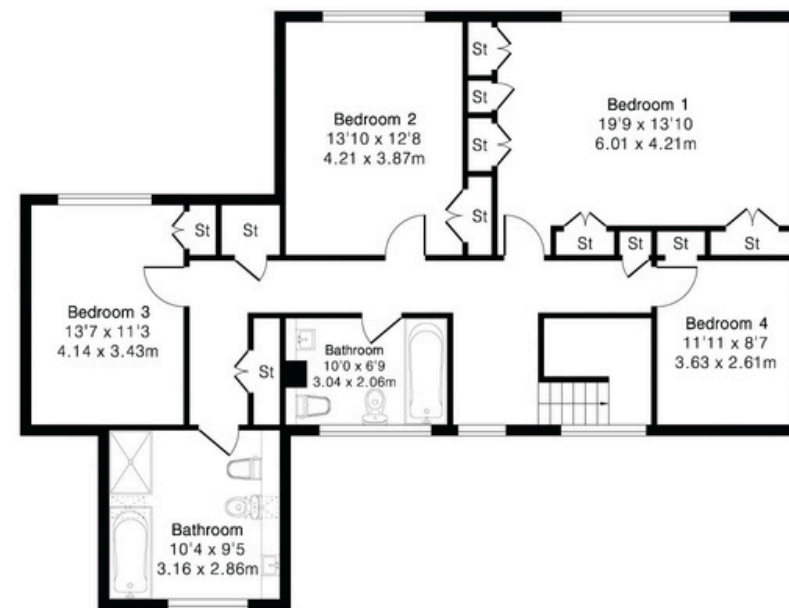
Ground Floor Area 1502 sq ft - 140 sq m

First Floor Area 1098 sq ft - 102 sq m

Garage Area 372 sq ft - 35 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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ADDITIONAL INFORMATION:

Parking

The property has a gated driveway with parking for multiple vehicles and a double garage with electric door.

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas warm air heating

Broadband Connection:

Broadband connection available (information obtained from Ofcom): Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers visit the “Broadband and mobile coverage checker” page on the Ofcom website



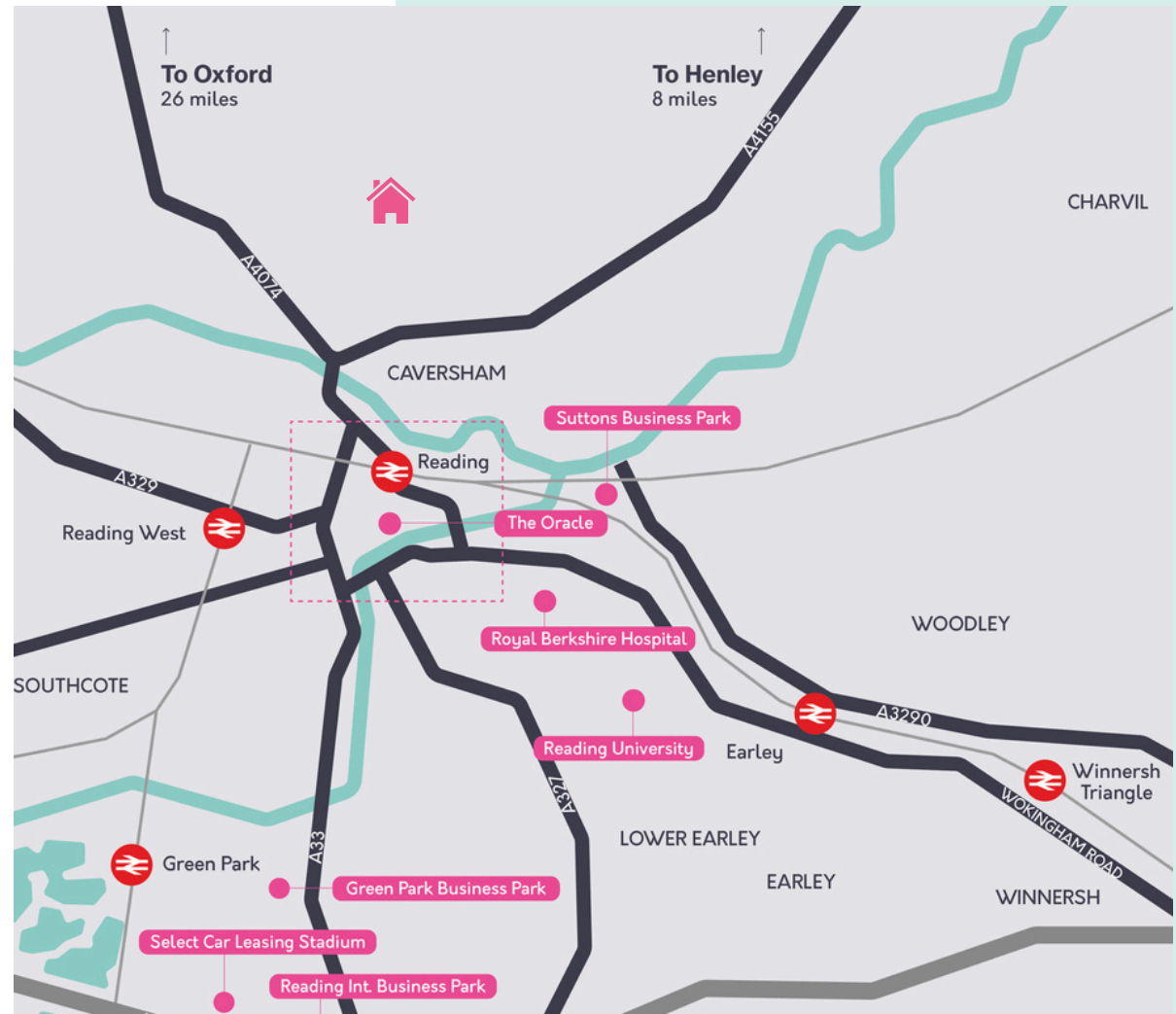
AREA GUIDE CAVERSHAM

Transport

Caversham benefits from good transport links, with nearby Reading Station offering direct trains to London Paddington (approx. 25 mins) and the Elizabeth Line into central London and the City.

Lifestyle & Amenities

There are several local convenience stores in Emmer Green, with the main shopping area in Caversham providing a wide selection of independent shops, cafés and delis, several award-winning restaurants, and Waitrose and Iceland supermarkets. For leisure activities, Clayfield Copse and Blackhouse Woods are close by, and ideal for walks and picnics. The area also has a leisure centre and recreational grounds.



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Haslams Estate Agents Ltd
159 Friar Street, Reading, Berkshire RG1 1HE
0118 960 1000 | sales@haslams.net | haslams.net

