



The Warren, Caversham



A substantial family home with riverside gardens

Darland House enjoys a secluded position on The Warren, one of the area's most prestigious and sought-after residential roads which runs parallel to the river Thames. The imposing property has a prime position on The Warren with gated access to the front and, to the rear, fabulous gardens which lead down to the river where there is a private mooring and stunning southerly views over the water.



Tenure: Freehold

Local authority: Reading Borough Council

Council tax: Band: H

Services: All mains services

Ground Floor: Entrance hall, Sitting room, Conservatory, Study, Dining room, Kitchen/breakfast room, Utility room, Boot room, Cloakroom W.C

First floor: Principal bedroom with en suite shower room, dressing room and balcony, Two further en suite double bedrooms, Galleried landing

Second floor: Two bedrooms, Bathroom

Outside: Garage, Shower room with W.C, Shed, Gated driveway, Landscaped gardens, Dining pavilion, Mooring, Approximately 60 metres of river frontage







The property

The house was originally constructed in the 1990's and has been subject to a wealth of improvements over the years, though some of the property does retain elements of its original character. The kitchen is a particular highlight, situated to the rear of the home with beautiful views over the gardens towards the river. The attractive cabinetry features two islands, with premium appliances including a Mercury range cooker and, within the adjoining utility room, a side by side fridge/freezer, wine cooler and Miele oven and microwave.

The layout is ideal for hosting and offers a variety of spaces for entertaining, including a large sitting room which can be connected to the adjoining conservatory and onwards to the garden – perfect for alfresco dining in the warmer months. In addition there is a formal dining room, connecting the conservatory to the kitchen, which gives the accommodation excellent flow.

A striking first impression is provided by the entrance hall which leads up to a galleried landing. Over the first and second floors there are five generously sized double bedrooms, including three en suite, plus a family bathroom. The principal suite has its own dressing area/nursery with a balcony that enjoys south-facing views over the garden and the Thames. The remaining bedrooms have also been positioned to enjoy river views.





Garden & grounds

The house is set within attractively landscaped grounds and feels wonderfully secluded, with mature trees around the boundary. The gated entrance adds an additional element of privacy and opens to a large paved driveway, with space for several cars, and a detached double garage with shower room/WC. Beautifully manicured lawns wrap around the front of the house to the rear, where there is a large paved terrace and a decking area with covered dining pavilion set over an ornamental pond. The lawns lead down to the water's edge where there is a private mooring with approximately 60 metres of river frontage.





Situation

Caversham is situated on the northern bank of the river Thames, approximately three miles from Reading. There are a variety of day-to-day amenities locally including a Waitrose, with more extensive shopping to be found in central Reading or Henley-on-Thames, both of which have a wide variety of restaurants, high street and independent stores and high order services. The area to the north of Caversham is characterised by its pretty villages and the rolling landscape of the Chiltern Hills, which offers many country pursuits such as riding, running, cycling and golf.

Caversham is particularly well connected for road and rail: Reading has rail connections to London Paddington (from 25 minutes) and to the City via the Elizabeth line. Road communications are excellent with the A329(M) spur providing fast access to the M4 at J10 which provides a link to London, the M25, Heathrow Airport and the West Country. The area is particularly well served by schools including Ruper House, The Oratory, Reading Blue Coat, Moultsford (boys), and Queen Anne's (girls) and a number of well-regarded state schools.





Directions (RG4 7TH)

From Henley-on-Thames take the A4155 Reading Road towards Reading and Caversham. Proceed into Caversham and before Caversham Bridge, at the traffic lights, turn right into Church Road (A4074) signposted to Woodcote and Oxford. Continue up St Peter's Hill and just after passing the church on the left turn left into The Warren. Darland House will be found on the left-hand side after about 500 metres, opposite the turning into Grass Hill.

What3Words: festivity.resort.affair



Darland, The Warren, Caversham, Reading RG4 7TH

Approximate Floor Area = 341.1 sq m / 3,671 sq ft

Outbuildings = 45.7 sq m / 492 sq ft

(Including Garage / Excluding Shed)

Total = 386.7 sq m / 4,163 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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