

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **WOODCOTE ROAD, CAVERSHAM HEIGHTS READING, RG4 7BB**

**£1,200,000**

An elegant 1920's built five bedroom detached family home with a delightful south west facing secluded garden, offering 20ft living room, family room, kitchen/breakfast room & utility room, dining room, conservatory, 15ft home office & two bathrooms. Well presented including many period features

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB

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## **SITUATION**

This 1920's built detached family home was built in the 'Arts & Crafts' style synonymous with gabled roofs, wood framing, light and airy rooms and styling. Having undergone numerous improvements over the years the property benefits from granted planning permission dated 2021 (application number 211422) that includes ground and first floor extensions and a redesign to the ground floor to principally create a large kitchen/family/breakfast room. The property benefits from the existing five bedroom accommodation including four reception rooms, the part converted garage incorporates a large office, walk in pantry and utility room while the property occupies wide, level and secluded gardens with a delightful south westerly aspect. To the front is a large block paved driveway providing parking for several vehicles. Somersham House sits approximately one mile north of Caversham centre and within one and a half miles of Reading mainline station.

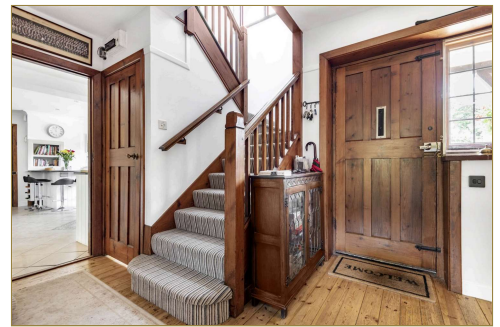
Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. Emmer Green & Caversham Heights border the South Oxfordshire countryside, with a choice of golf courses and the additional Mapledurham Gym & Rivermead Sports Complex on Caversham borders

## **ENTRANCE**

Covered entrance porch with oak pillar brick step and front door to

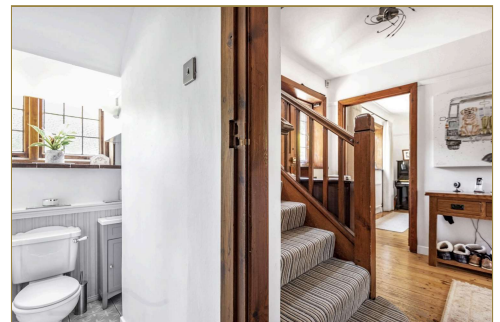
## **RECEPTION HALL**

With front aspect leadlight window, exposed timber floor, radiator, picture rails, staircase to first floor



## **CLOAKROOM**

Split level with w.c., wash hand basin, front aspect leadlight window, radiator, tiled floor





**LIVING ROOM**

Dual aspect with front and rear double glazed leadlight windows, matching leadlight door to garden, exposed timber floor, central fireplace with hearth and fitted wood burning stove, three radiators, picture rails and beamed ceiling, two wall light points

**FAMILY ROOM**

With rear aspect bay fronted leadlight window, radiator, exposed wooden floor, central real flame electric fire with inbuilt recessed cupboard space and shelving, picture rails, two wall light points



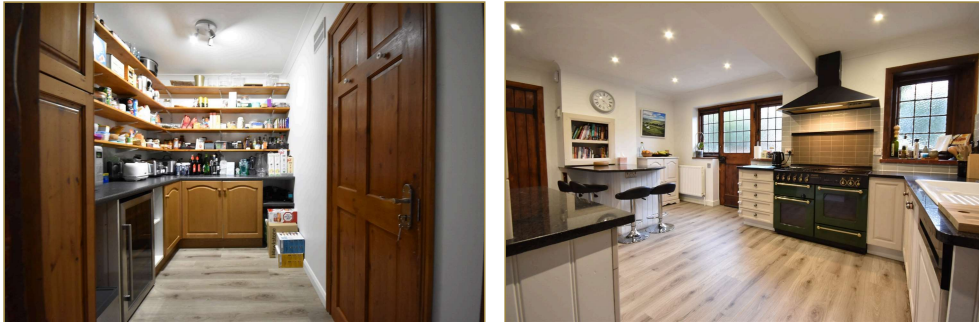
### KITCHEN/BREAKFAST ROOM

Fitted comprising single drainer one and a half bowl enamel sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units with granite work surfaces and tiled surrounds with space for range cooker with fitted extractor hood above, integrated dishwasher, space for American style fridge/freezer, peninsular breakfast bar with cupboard space, radiator, front aspect leadlight windows and matching kitchen door to front, tiled floor



### WALK IN PANTRY

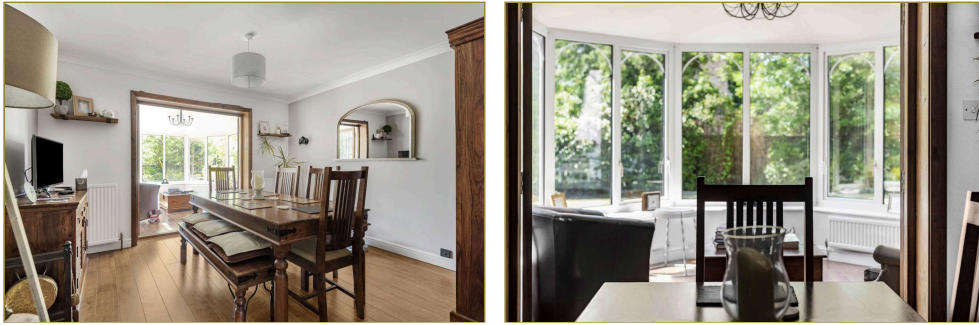
A genuine walk in larder with work surface, cupboard space, shelving, wine cooler space, tiled floor, internal access to garage store





**DINING ROOM**

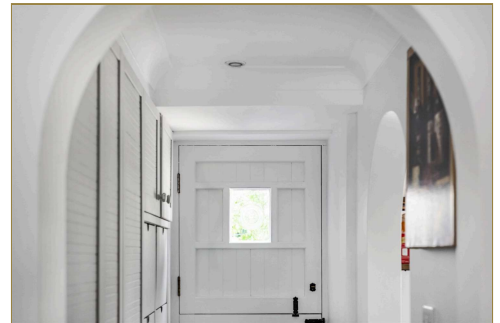
Rear aspect with oak style flooring, twin radiators and built in storage cupboard with shelving, rear leadlight French doors to additional

**CONSERVATORY**

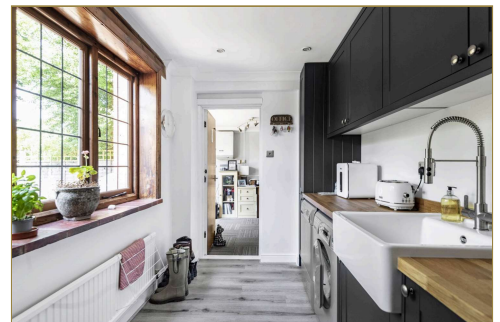
Brick based construction with double glazed windows and twin doorway access to garden, two radiators, power and light, oak style flooring

**REAR LOBBY FROM KITCHEN**

With useful cupboard space and shelving, with door to garden, archway through to

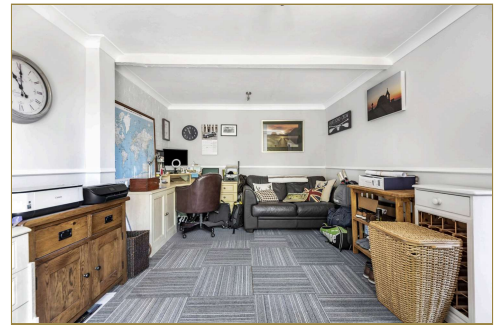
**UTILITY ROOM**

Comprising Belfast sink with mixer tap and cupboards under, plumbing for washing machine and appliance space for tumble dryer with further painted eye level units, radiator, rear aspect double glazed leadlight windows, doorway through to



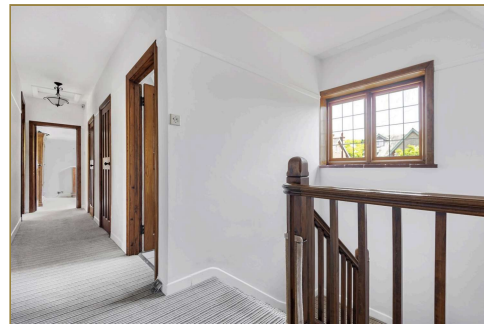
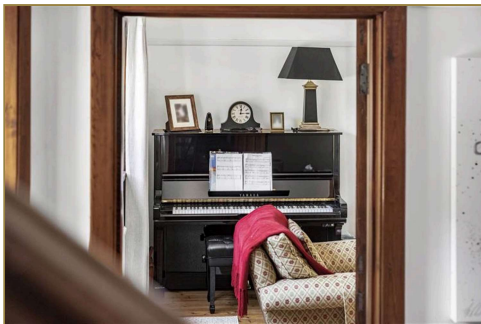
**OFFICE**

With rear aspect double glazed windows and integral double glazed French doors to garden, picture rails, wall mounted gas boiler



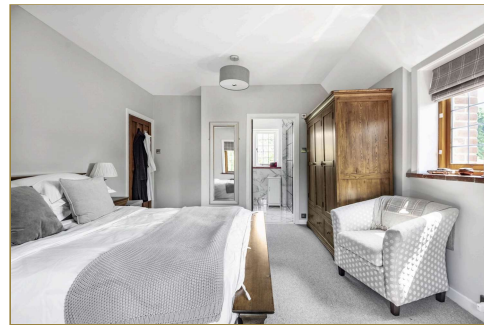
**STAIRCASE FROM RECEPTION HALL WITH USEFUL EAVES STORAGE CUPBOARD AND LEADING TO FIRST FLOOR LANDING**

Front aspect double glazed leadlight window, radiator, picture rails and access to loft space above. Built in airing cupboard housing foam dipped hot water tank with slatted shelving and separate walk in eaves storage cupboard/wardrobe with light



**BEDROOM ONE**

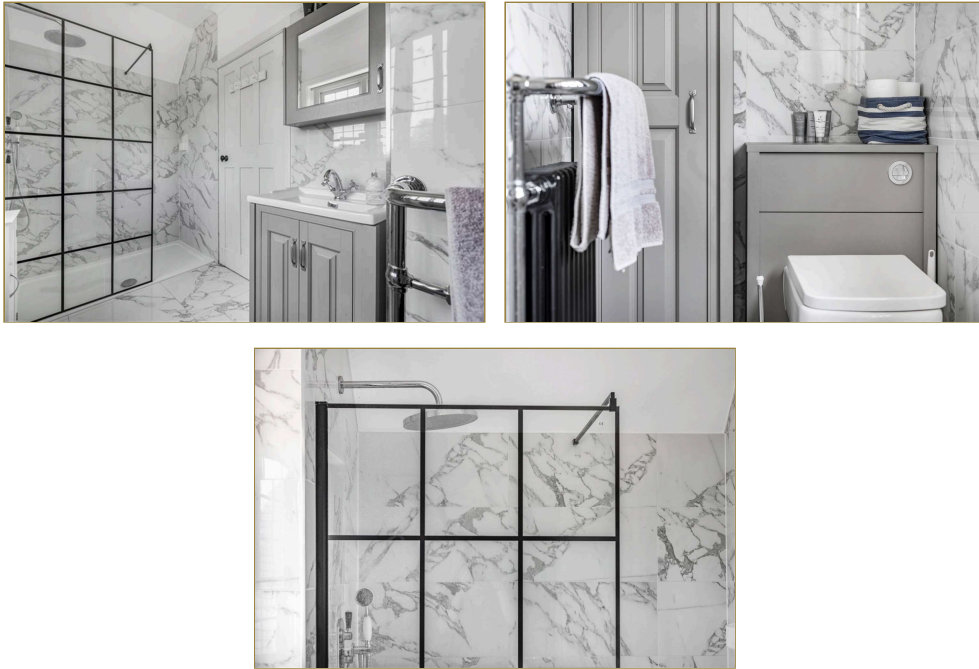
With dual aspect double glazed leadlight windows, radiator and door to





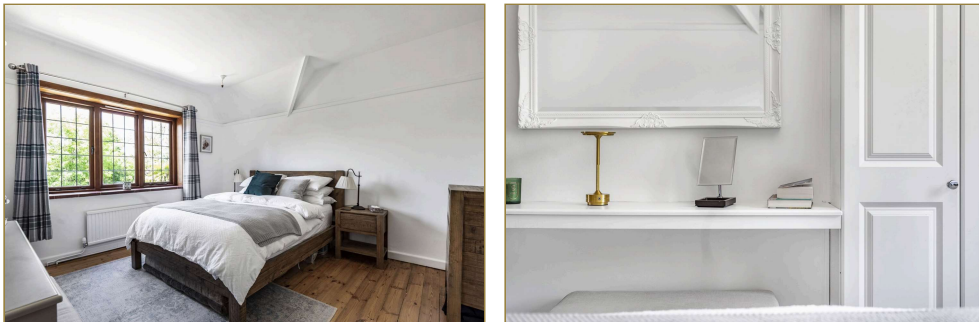
### ENSUITE SHOWER ROOM

Comprising walk in fully tiled double width shower, wash hand basin with cupboard space below, w.c., contrasting tiled walls and floor, radiator incorporating heated towel rail



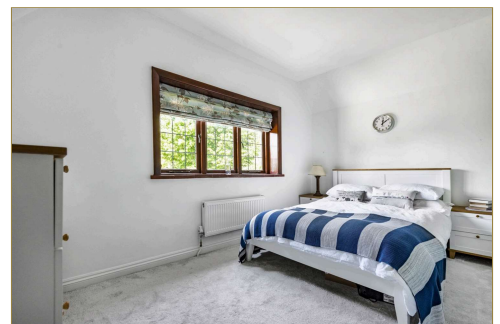
### BEDROOM TWO

With rear aspect double glazed leadlight window, radiator, exposed wooden floor, range of fitted wardrobes with cupboard space above, picture rails



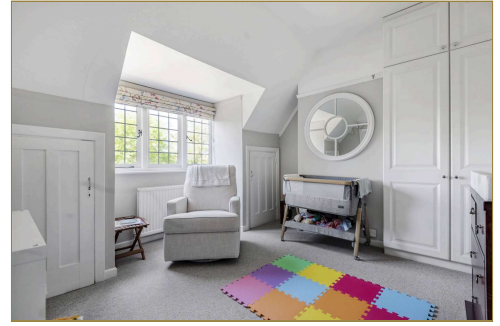
### BEDROOM THREE

Rear aspect leadlight window, radiator



**BEDROOM FOUR**

Rear aspect double glazed leadlight window, radiator, twin eaves storage cupboard and fitted double wardrobe with cupboard space above, picture rails

**BEDROOM FIVE**

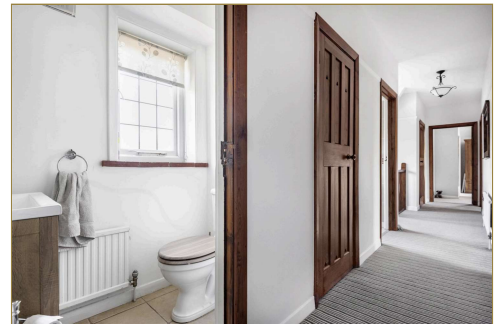
With front aspect double glazed leadlight window, radiator, picture rails, built in wardrobe

**BATHROOM**

Comprising shower bath with glass deflector, wash stand with granite surround and cupboard space under, radiator incorporating heated towel rail, contrasting tiled walls and floor, front aspect obscure double glazed leadlight window

**SEPERATE W.C.**

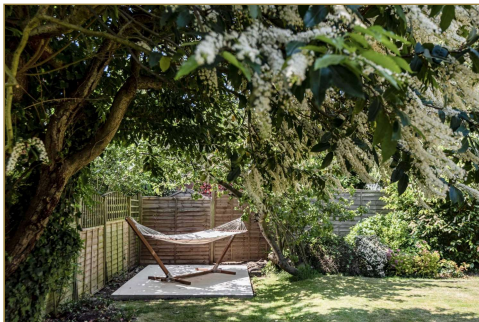
With wash hand basin and cupboard space, radiator and front aspect obscure double glazed leadlight window





**REAR GARDEN**

At the rear of the property are stunning wide south west facing secluded gardens predominately laid to lawn with an array of shrubs, mature trees and evergreens providing excellent privacy. With side access front to rear via timber gate with garden store, with paved area adjacent to living room with rose and specimen shrub garden area and larger raised decking area adjacent to conservatory, office and rear lobby. Outside lighting and water tap, the gardens are enclosed by timber fencing and extend approximately 80 x 60ft



**OUTSIDE**

The front of the property is entered via double wrought iron gates to block paved driveway providing parking and turning for multiple vehicles and leading to twin garage store each with separate access (storage only; unit one 9' 4 x 7' 4, unit two 8' 10 x 7' 4). There is a separate pedestrian wrought iron gateway access and path leading to front door

**FRONT GARDEN**

There are various flowers and shrubbed garden areas, the front gardens are enclosed by a mixture of timber fencing and mature hedging, outside lighting and power

**DIRECTIONS**

From central Caversham proceed up Church Road, continue up St. Peters Hill and into the Woodcote Road where the property can be found on the left hand side just after the turning to Highmoor Road.

**TENURE**

Freehold

**APPROXIMATE SQUARE FOOTAGE**

2,576sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

**SCHOOL CATCHMENT**

Caversham Primary School  
The Heights Primary School  
Highdown School and Sixth Form Centre

**COUNCIL TAX**

Band G

**FREE MORTGAGE ADVICE**

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**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

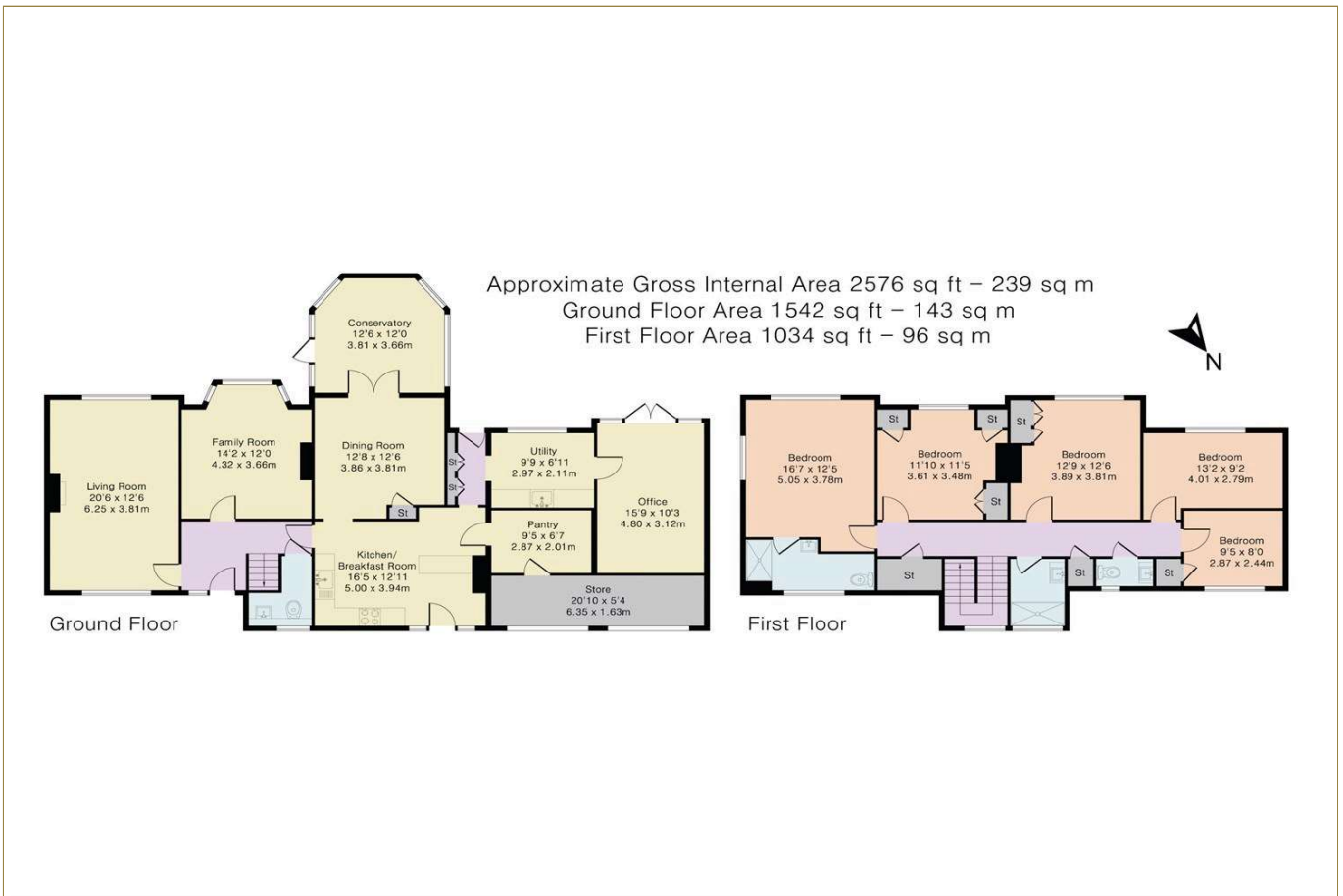
Energy Rating D

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/8651-7621-6080-8617-7996>



### FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale



### LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

