

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



WOODS ROAD, CAVERSHAM READING, RG4 6NA

£1,065,000

A stunning detached home with four double bedrooms offering excellent family accommodation, fitted to a high specification including many innovative features. Includes 20ft living room, 28ft open plan kitchen/dining/family room, home office, utility room, cloakroom, 16ft main bedroom with dressing area & luxurious ensuite bathroom. Just over 2 miles to Reading station. No onward chain

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This property was completed in 2023 and has been thoughtfully designed to offer excellent living accommodation, boasting 2134 sq ft and enhanced with quality workmanship to include a whole host of innovative features and design

MCS approved Solar panels 9.2kw system with 7kw battery. Any excess solar energy is diverted to water heating through the iboost system

Underfloor heating throughout the ground floor

MVHR system (Mechanical Ventilation with Heat Recovery) provides fresh filtered air into the building, whilst retaining most of the energy already used in heating the building

Airtight construction for high heating efficiency

A-rated anthracite windows

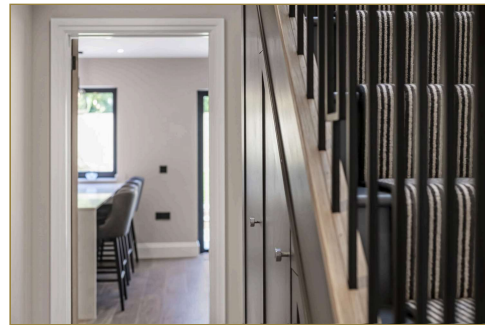
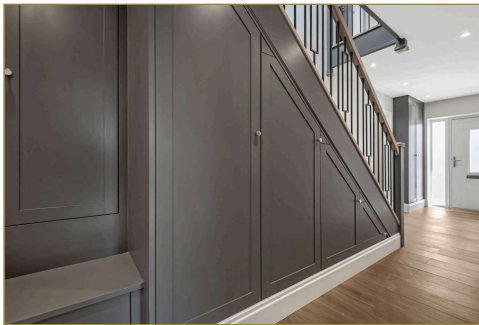
All sanitaryware and tiling to the bathroom and ensuites provided by RAK ceramics

Hand painted, Shaker style kitchen cabinets, with knurled bar handles and quartz worktops

Quality flooring and carpets throughout

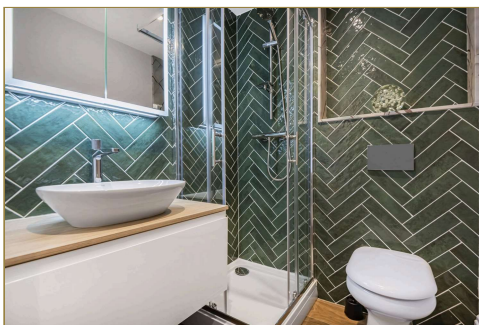
ENTRANCE HALL

23ft in length with storage cupboard, housing fusebox and meters. Superb oak staircase with feature black iron spindles. Four separate Shaker style understairs cupboards, along with fitted bench seating and storage drawer under, spotlights



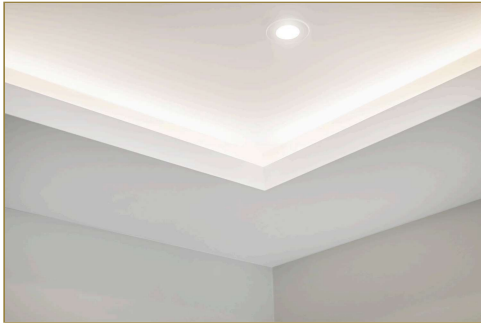
SHOWER/CLOAKROOM

Three piece suite comprising corner shower, countertop wash hand basin with drawer below and w.c. Spotlights and towel radiator



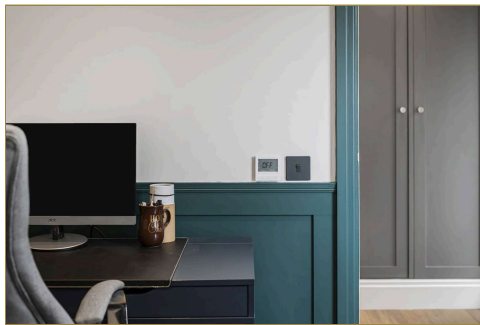
LIVING ROOM

Front aspect. Built in TV, and fire wall with Stataurietto polished marble fire surround, attractive recessed ceiling lighting detail and further spotlights



HOME OFFICE/2ND RECEPTION ROOM

Front aspect, hand painted, half-height, Shaker style panelling



KITCHEN/DINING/FAMILY ROOM

A fantastic open plan room, 28ft in width. Ideal for family and entertaining



KITCHEN: An excellent range of hand painted, Shaker style cabinets and drawers with soft closers, complemented by quartz worktops and upstands. Under counter enamel one and a half bowl sink unit with feature pull-out kitchen hose tap. Large breakfast bar, with overhead pendant lighting, offering comfortable seating for four people. Integrated dishwasher, fitted Rangemaster cooker with Rangemaster extractor hood over, fitted wine cooler, fitted American style fridge freezer, integrated microwave, walk in corner pantry cupboard, under-unit lighting, rear aspect window

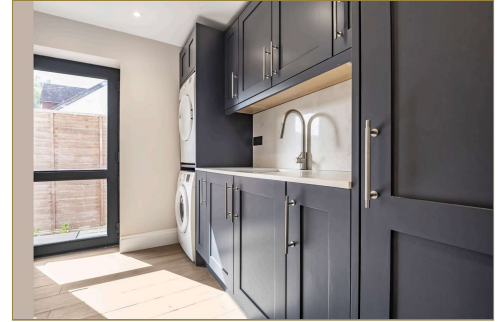


FAMILY/DINING AREA: With large bifold doors overlooking and leading to patio, zone spot lighting



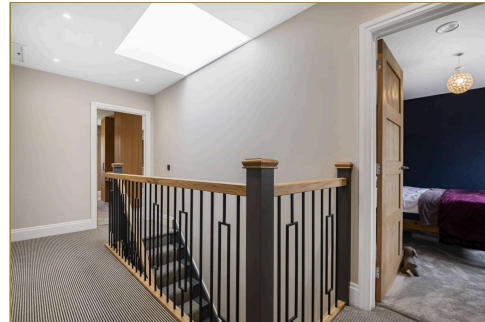
UTILITY ROOM

Fitted with matching hand painted, Shaker style units and quartz worktop, with enamel under counter sink unit and pull out hose tap. Space saving area for washing machine and tumble dryer, side door to outside



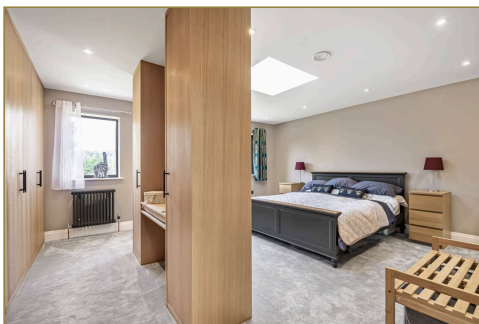
STAIRCASE TO FIRST FLOOR LANDING

With large over-head light-well, hatch to loft space



MASTER BEDROOM WITH DRESSING AREA AND ENSUITE BATHROOM

Superb room, including fitted full width oak wardrobes and concealed drawers, further oak wardrobes incorporating fitted vanity table and lighting, with TV wall to the reverse. Zone spot lighting, Victorian style radiator, overhead light-well, door to:



ENSUITE BATHROOM

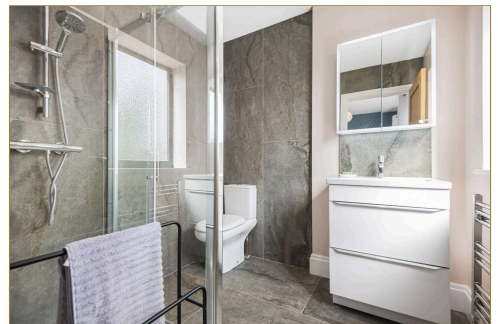
Four piece suite, comprising freestanding bath with shower attachment, walk in double width shower with non-slip tiled floor, W.C. and twin wash hand basins. Full height marble effect wall tiling, underfloor heating, side aspect window

**BEDROOM TWO**

Front aspect, Victorian style radiator, door to:

**ENSUITE SHOWER ROOM**

Three piece suite, comprising corner shower cubicle, W.C., wall mounted wash hand basin with cupboards under. Chrome towel radiator, tiled walls and flooring



BEDROOM THREE

Rear aspect, Victorian style radiator



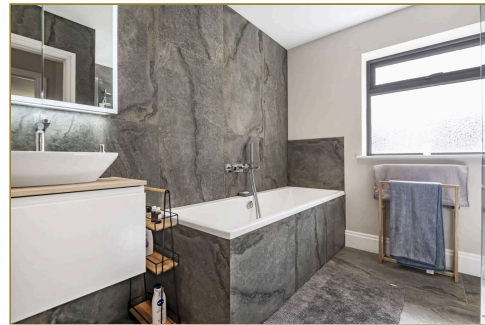
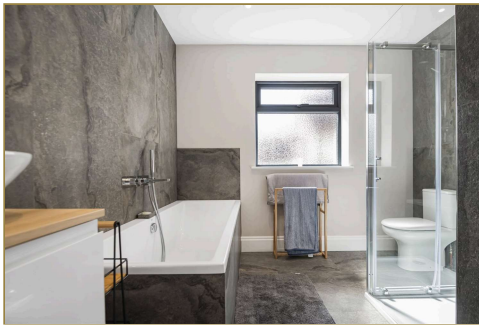
BEDROOM FOUR

Front aspect, fitted double wardrobe with internal drawers, Victorian style radiator



FAMILY BATHROOM

Four piece suite, comprising large bath with shower attachment, separate shower cubicle, W.C. and wash hand basin with cupboard under. Chrome towel radiator, tiled walls and flooring, side aspect window



OUTSIDE

To the front of the property is a large gravel drive with raised brick paved edging and semi mature shrubs to the perimeters, side access to rear garden.



To the rear of the property is a full width Indian sandstone patio ideal for entertaining, with brick retaining wall leading to lawned garden enclosed by timber fencing

**DIRECTIONS**

From central Caversham proceed north up Prospect Street, at the traffic lights fork right into Henley Road, turn left into Micklands Road, right into Hawthorne Road, at the T-junction left into continuation of Hawthorne Road, at the next T-junction turn left into Woods Road where the property will be found on the right hand side.

TENURE

Freehold

APPROXIMATE SQUARE FOOTAGE

2,134 sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

SCHOOL CATCHMENT

Micklands Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band E

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT

Energy Rating A

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/0034-6039-2300-0455-0226>

Energy rating and score

This property's energy rating is A. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A	110 A	110 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

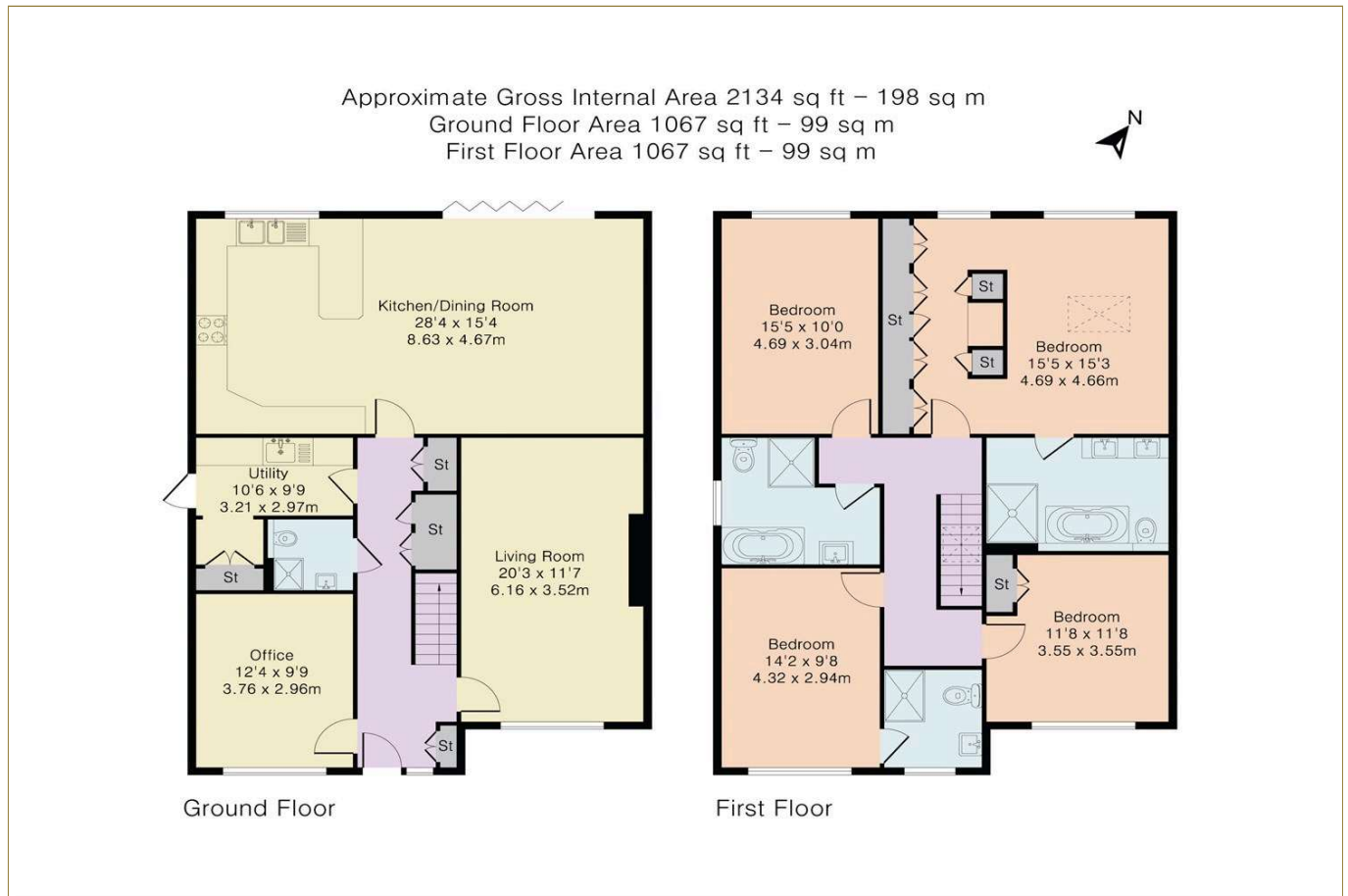
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
 the average energy rating is D
 the average energy score is 60

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

