

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



PEPPARD ROAD, EMMER GREEN READING, RG4 8TQ

£1,100,000

An elegant 1930's extended four bedroom detached family home occupying a totally secluded position, providing large flexible accommodation with an additional detached double width garage and parking, yet conveniently located within a few hundred yards of country walks in Clayfield Copse woodland & only a 5 minute walk to local shops.

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SITUATION

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

Ideally located close to Clayfield Copse Nature Reserve which includes open meadows and native woodland ideal for country walks and bike rides. Beyond are the local playing fields, tennis courts and Blackhouse Woods that lead in to the south Oxfordshire countryside.

ENTRANCE

Sliding double glazed to enclosed entrance porch with original oak front door to

RECEPTION HALL

With twin front aspect leadlight windows, radiator, staircase to first floor



CLOAKROOM

With W.C., wash hand basin with cupboard space below, tiled floor and surrounds, side aspect obscure double glazed window, radiator

EXTENDED LIVING ROOM

Triple aspect with front and side double glazed and rear full width sliding double glazed patio doors to garden, two radiators, central Adams style fireplace with hearth surround and mantle over with fitted wood burning stove



DINING ROOM

With dual aspect double glazed leadlight windows, radiator, two wall light points

**EXTENDED KITCHEN/DINING/FAMILY ROOM**

Particularly spacious room naturally segregated for kitchen, dining and family areas, dual aspect with rear double glazed windows and double glazed bi-fold doors to garden with front double glazed leadlight boxed bay window



KITCHEN AREA well fitted comprising single drainer one and a half bowl non scratch sink unit with mixer tap and cupboards under, further extensive range of both floor standing and wall mounted eye level units with oak work surfaces and contrasting tiled surrounds. Inset range cooker with six ring gas hob and extractor hood above, integrated microwave, fridge/freezer and dishwasher, concealed lighting and matching island unit with oak preparation surface and integral cupboard space



LARGE DINING AREA with room for table and chairs, radiator and large walk in storage cupboard



FAMILY AREA with seating and radiator



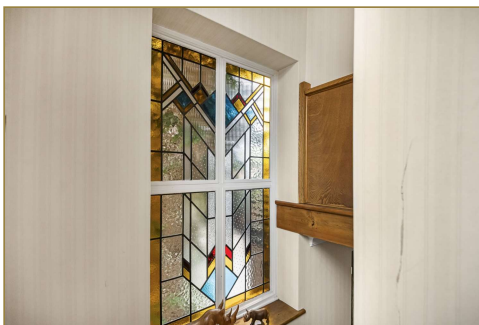
UTILITY ROOM

A very large room with front and rear doorway access, rear double glazed window, comprising single drainer stainless steel sink unit with mixer tap and cupboards under, further extensive range of both floor standing and wall mounted eye level units, oak work surfaces, contrasting tiled surrounds, plumbing for washing machine, tumble dryer, further utility space for fridge/freezer, radiator, tiled floor



STAIRCASE FROM RECEPTION HALL WITH FRONT STAINED GLASS LEADLIGHT WINDOW AND SIDE DOUBLE GLAZED LEADLIGHT WINDOW LEADING TO FIRST FLOOR LANDING

With fitted floor to ceiling storage cupboards with mirror fronted sliding doors, radiator, built in airing cupboard housing pressurised hot water tank with slatted shelving and archway to



INNER LANDING

With fitted cupboard space and book shelving

**BEDROOM ONE**

With front aspect double glazed leadlight window, radiator and range of fitted bedroom furniture including wardrobe space, dressing table, bedside and overhead cupboard space, plus "hidden access" to further eaves space currently used as additional wardrobe hanging/storage etc. with light

**EN SUITE BATHROOM**

Comprising panelled bath with independent shower unit and deflector, wash hand basin, W.C., with contrasting fully tiled walls and floor and rear aspect obscure double glazed window, heated towel rail

**BEDROOM TWO**

With rear aspect double glazed window, radiator, built in cupboard with shelving



BEDROOM THREE

Dual aspect double glazed leadlight windows, radiator

**BEDROOM FOUR**

With rear aspect double glazed window, radiator, built in cupboard with shelving

**BATHROOM**

Comprising twin grip panelled bath with shower deflector, wash hand basin, W.C., tiled floor and walls with rear aspect obscure double glazed window, heated towel rail

**REAR GARDEN**

At the rear of the property are established and secluded gardens, predominately laid to central lawn with an array of mature flower and shrub borders with trees and evergreens providing excellent year round seclusion. With large paved patio area across the whole width of the property with side access front to rear via secure timber gate, outside water tap and lighting. Loose slate pathway leading to summerhouse/garden store to the rear with further pagoda, fish pond with low brick walled surrounds and enclosures. In all the gardens enjoy a westerly aspect measuring approx. 80ft wide by 60ft in depth, surrounding timber fenced enclosures





OUTSIDE

The front of the property is entered via a long sweeping driveway leading to the front of the house with block paved hardstanding area providing parking and turning for a number of vehicles, leading to



DETACHED DOUBLE WIDTH GARAGE

With twin up and over doors, power and light, and large pitched roof eave storage space providing options to utilise further



FRONT GARDEN

The front drive area is surrounded by mature trees and evergreens providing complete seclusion, there is a separate pedestrian wrought iron gateway access and blocked pathway leading to main front area, useful log and bin store behind garage

DIRECTIONS

Proceed north up Prospect Street and fork left at the traffic lights onto Peppard Road, continue to Emmer Green passing the shops on the right hand side where the property can be found on the left

TENURE

Freehold

APPROXIMATE SQUARE FOOTAGE

2,788 sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

SCHOOL CATCHMENT

Emmer Green Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band G

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

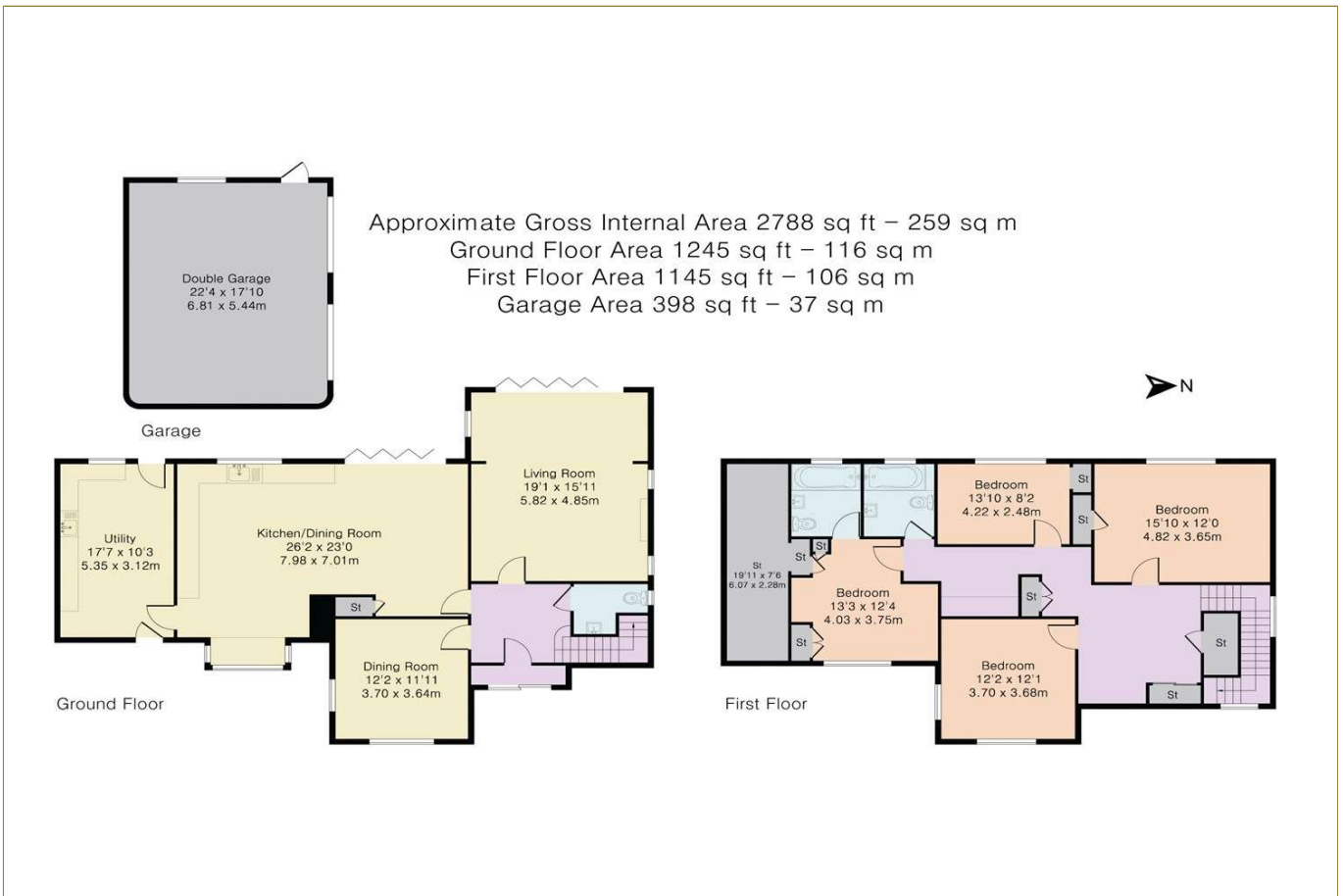
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating C

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/6034-8822-9300-0277-4296>

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

