

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



HIGHMOOR ROAD, CAVERSHAM HEIGHTS READING, RG4 7BE

Price Guide £900,000

A beautifully presented and versatile three/four bedroom detached family home, situated in a private secure plot, accessed via electric gates and complemented by a delightful 26ft oak frame barn complex providing a variety of use. With high quality fittings and positioned within a mile of Caversham centre

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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

ENTRANCE

Covered entrance porch with quarry tiled step and oak front door to

SPACIOUS RECEPTION HALL

With oak flooring, radiator, staircase to first floor, understair storage cupboard, twin front aspect double glazed windows, internal shutters and inner hallway with

**CLOAKROOM**

With W.C., wash hand basin, fully tiled walls and floor, extractor, heated towel rail

**LIVING ROOM**

Spacious dual aspect room with front double glazed picture window and twin side aspect double glazed windows, central fireplace with wood burning stove, radiator, four wall light points





KITCHEN/DINING ROOM

Beautifully fitted with single drainer one and a half bowl ceramic sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with oak work surfaces and contrasting tiled surrounds. Range cooker with fitted extractor, integrated microwave together with integrated dishwasher, fridge and freezer, built-in water softener and concealed lighting



Room for dining room table and chairs, radiator, dual aspect with rear double glazed windows, further side double glazed window and rear matching double glazed French doors to garden, tiled floor with underfloor heating, further integrated electric floor heater



The kitchen is accessed via both hallway and double oak doors from living room



REAR LOBBY LEADING TO UTILITY

With single drainer stainless steel sink unit with mixer tap and cupboards under, further eye level units, laminated work surface and tiled surrounds, space for washing machine and tumble dryer, rear aspect window and matching double glazed door to garden, plus walk in airing cupboard housing gas boiler and pressurised hot water cylinder

**BEDROOM FOUR/FAMILY ROOM**

With side access double glazed window, radiator, oak flooring, double doors through to

**STUDY**

With front aspect double glazed window, oak flooring and built in cupboard

**STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING**

With access to loft space above, front aspect double glazed window with internal shutter, radiator



BEDROOM ONE

With rear aspect double glazed window, radiator, built in wardrobe and door to

**EN SUITE SHOWER ROOM**

Comprising double width fully tiled shower, wash hand basin with floating drawers below, W.C., with contrasting fully tiled walls and floor, heated towel rail and side double glazed Velux window

**BEDROOM TWO/GUEST BEDROOM**

With dual aspect double glazed windows with internal shutters, radiator, built in double wardrobe, mini loft hatch and door to

**EN SUITE SHOWER ROOM**

Comprising corner tiled shower, wash hand basin with floating drawer below, W.C., with contrasting tiled walls and floor, rear aspect double glazed Velux window and heated towel rail



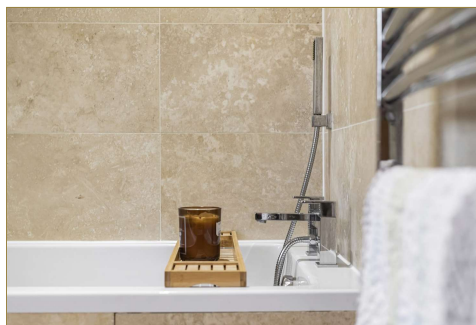
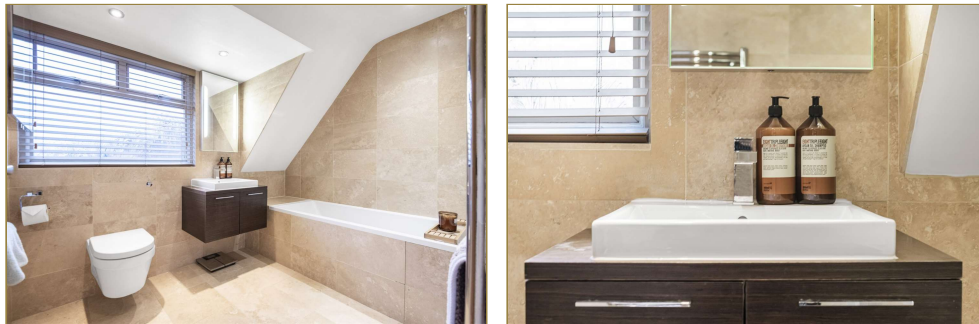
BEDROOM THREE

With rear aspect double glazed window, radiator



BATHROOM

Spacious room with encased large bath, wash hand basin with floating drawers below, W.C., contrasting fully tiled walls and floor, heated towel rail, rear aspect double glazed window



OUTSIDE

The property is entered via electrically operated double hard wood gates leading to pea shingled driveway providing



PARKING

For a number of vehicles and leading to



SUPERB OAK FRAMED BARN COMPLEX

Comprising covered carport, garage and garden room/home office. This complex provides a variety of use and can be converted to suit. With side pedestrian access to garage and also the home office/garden has access via double doors to the front and stable door to the side. The building has been laid to power, water and main drain and constructed on a reinforced concrete slab



REAR GARDEN

The rear gardens are fully enclosed by timber fencing with lawned garden area and surrounding pea shingled pathway with well stocked flower and specimen shrub borders and mature evergreen hedging providing good screening. There is a large decking area adjacent to garden room/home office and paved patio area adjacent to utility room, outside water taps and power sockets. This south facing property benefits from direct sunlight to the front and rear gardens



FRONT GARDEN

The front gardens enjoy raised brick enclosed beds and twin lawned areas and central pea shingled pedestrian pathway accessed by secured pedestrian gateway leading to front patio area and front door with outside lighting, enjoying excellent seclusion and security with a mixture of mature manicured evergreen hedging and timber fencing with various interspersed flowers and specimen shrubs and oak framed log store. There is side access front to rear either side of the property



**DIRECTIONS**

From central Caversham proceed south along Prospect Street at the mini roundabout turn right into Church Street, at the traffic lights turn right into Church Road continue up St Peter's Hill into Woodcote Road bearing left into Highmoor Road where the property can be found on the right hand side

TENURE

Freehold

APPROXIMATE SQUARE FOOTAGE

2,061 sq 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 F

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

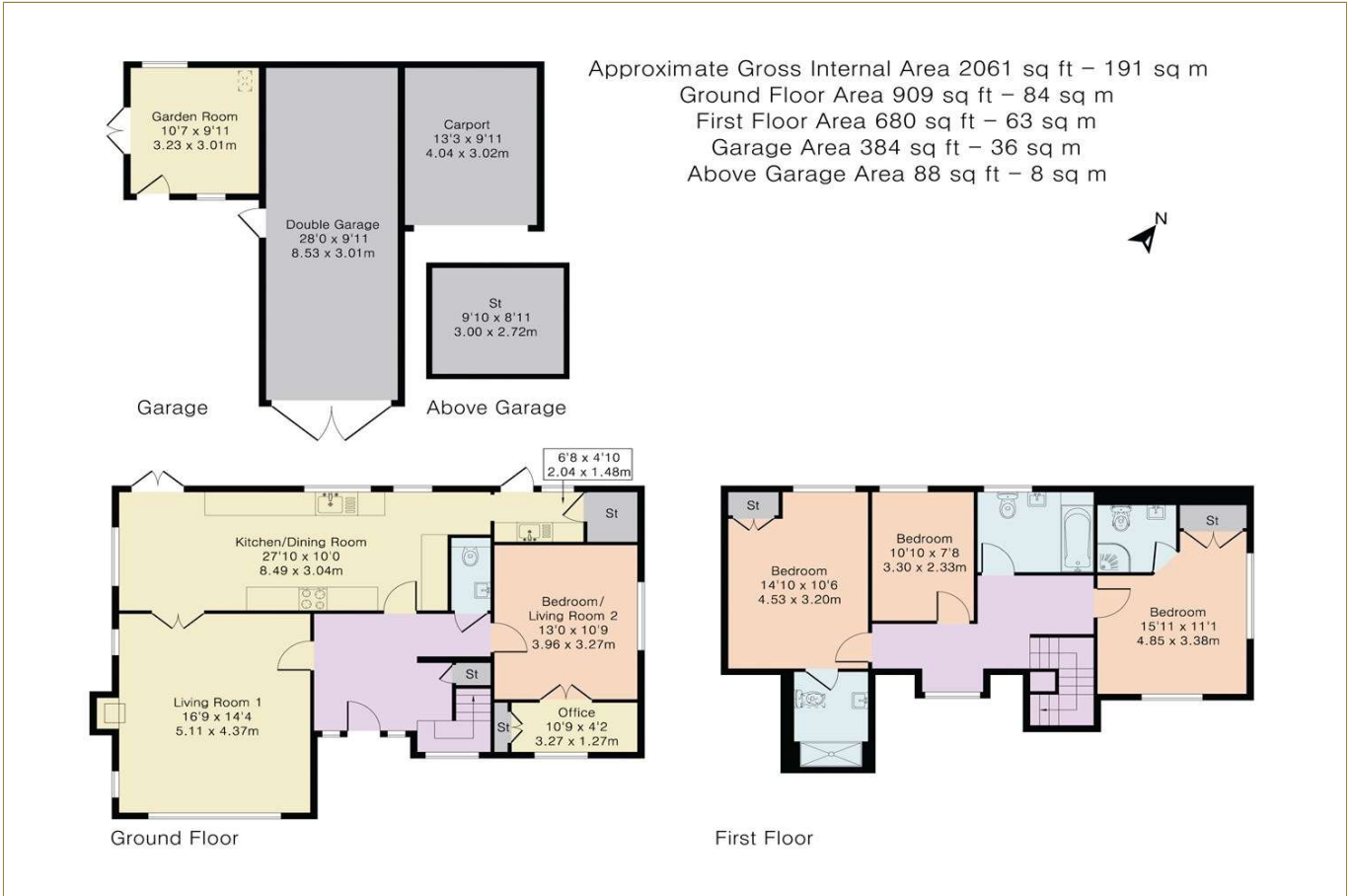
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating 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/3437-6023-9200-0770-8292>

FLOOR PLAN

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



LOCATION

These images are for indicative purposes and cannot be relied upon as wholly correct

