

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



GROSVENOR ROAD, CAVERSHAM READING, RG4 5EJ

£895,000

A superb three bedroom detached home built in 2014, offering excellent living accommodation including 20ft open plan kitchen/living room opening to a 12ft dining room, 17ft sitting room, study & two ensuites. Under floor heating, 17ft garage and garden. Approx. 1,955 sq ft. Only a 12 minute walk to Caversham centre and 25 minutes to Reading station.

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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

DESCRIPTION

Built approximately 10 years ago by reputable local builders this modern three bedroom detached home is peacefully appointed on level secluded grounds by a private gated driveway on the favoured Grosvenor Road just north of Caversham centre. Beautifully presented with spacious reception hall, elegant sitting room, magnificent 20' x 17' kitchen/dining/family room with double bifold doors to adjacent dining room together with study and utility room. Complemented on the first floor by three bedrooms, two with ensuite and separate bathroom. Features include underfloor heating for all downstairs rooms and upstairs bathrooms, air purifying system, oak doors and flooring and security system. Outside are beautifully maintained secluded gardens with outside office/summerhouse. The property is conveniently situated approximately 0.5 miles from central Caversham and 1.5 miles from Reading station with garage and plenty of parking

ENTRANCE

Covered entrance porch with paving and oak front door to

ENTRANCE HALL

Oak flooring with underfloor heating, staircase to first floor and understairs storage cupboard, newly fitted alarm system



UTILITY/CLOAKROOM

With single drainer stainless steel sink unit with mixer tap and cupboard under, further eye level units, plumbing for washing machine, further appliance space for tumble dryer, w.c., underfloor heating, side aspect obscure double glazed window



SITTING ROOM

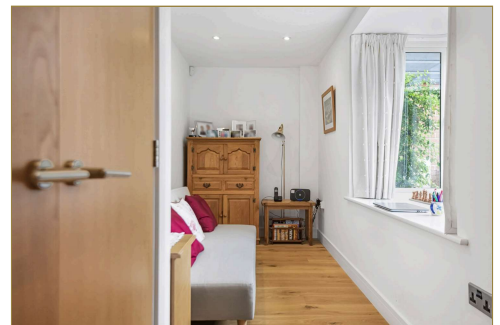
Elegant spacious room dual aspect with side double glazed window and rear double glazed bifold doors to rear patio, central exposed brick fire place with central beamed mantel and fitted wood burner, underfloor heating

**DINING ROOM**

With front aspect double glazed window, oak flooring with underfloor heating and further oak double bifold doors linking to kitchen/breakfast, accessed also from reception hall

**STUDY**

Front aspect with double glazed bay window, oak floor with underfloor heating, double built in cloaks cupboard



KITCHEN/BREAKFAST/FAMILY ROOM

Magnificent room, kitchen comprising inset one and a half bowl sink unit with cupboards under, further extensive range of both floor standing and wall mounted eye level units with granite work surfaces and surrounds, with matching central island unit with drawer space, wine cooler and breakfast bar together with inset four ring electric hob with extractor chimney above, further integrated split level double oven, microwave and coffee dispenser. Integrated fridge/freezer and dishwasher with illuminated matching fitted eye level cabinets and integrated bins, water softener



With further family area adjacent to double glazed bifold doors to side patio and garden, rear aspect double glazed window and this room is also linked by oak bifold doors to dining room, underfloor heating

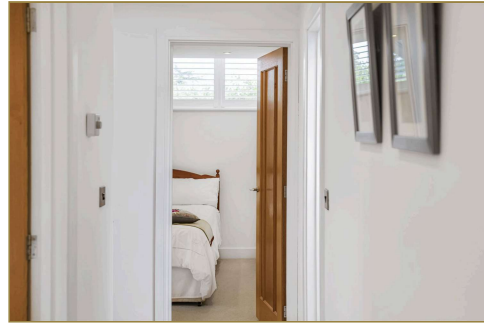
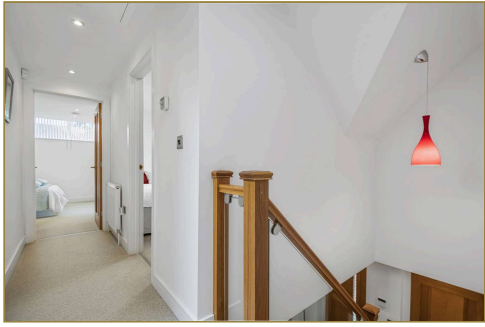


OUTSIDE SPACE OFF KITCHEN/FAMILY ROOM



OAK STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With overhead double glazed skylight window, access to loft space, radiator



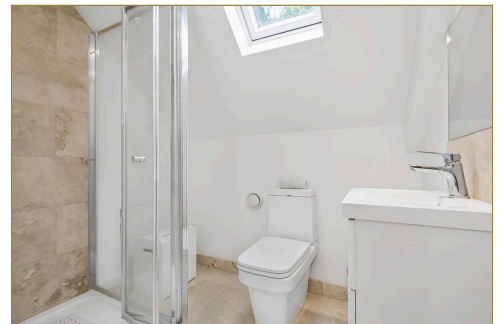
BEDROOM ONE

Spacious irregular room with dual aspect double glazed gable windows with internal shutters, radiator, combining large dressing area with cupboard space and built in double wardrobe, door to



ENSUITE SHOWER ROOM

Comprising tiled shower, wash hand basin with cupboard space below, w.c., rear double glazed Velux window, tiled heated floor

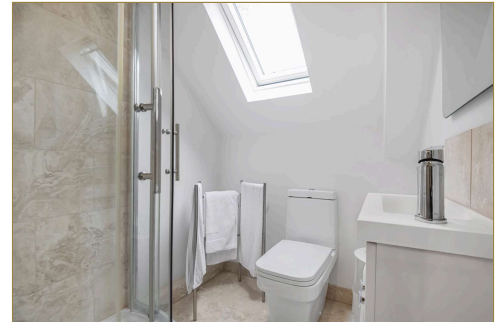


BEDROOM TWO

Dual aspect with front double glazed window and side double glazed gable window, radiator, fitted cupboard space and double wardrobe and door to

**EN SUITE SHOWER ROOM**

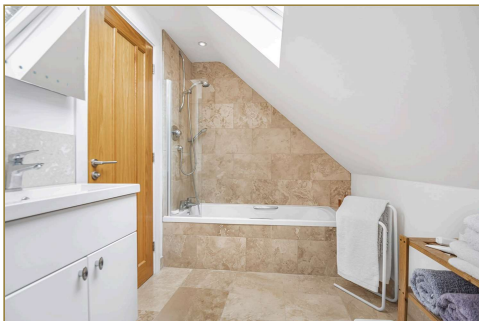
Comprising tiled corner shower, wash hand basin with cupboard space below, w.c., double glazed Velux window, tiled heated floor

**BEDROOM THREE**

Front aspect double glazed window, radiator, built in wardrobes

**BATHROOM**

Comprising twin gripped bath with independent shower unit and glass deflector, wash hand basin with cupboard space below, w.c., rear aspect double glazed Velux window, with heated tiled floor, eaves storage cupboard housing air purifying system





OUTSIDE

The property is entered via electrically operated vehicular half timber gates and private pea shingled driveway leading to personal parking and turning area and attached single garage with power and light.



The main gardens lie adjacent to the driveway, mainly laid to lawn with central patio area and enclosed by mature hedging, flowers and shrubs providing excellent screening and seclusion with separate paved pathway leading to the front door. The gardens extend along the side of the property with further large patio area adjacent to kitchen/breakfast/family room with outside lighting



OFFICE/SUMMERHOUSE

Side aspect windows and matching French doors with power and light

**OUTSIDE**

To the rear of the property there is a further paved patio area extending round and leading to the rear of the garage with doorway access. In all the gardens enjoy a mainly easterly and southerly aspect

**DIRECTIONS**

From central Caversham proceed north up Prospect Street forking left at the traffic lights into Peppard Road, take right hand turning into Grosvenor Road go through the resident gates and turn right and after approximately 50 yards into the private driveway of 3a

TENURE

Freehold

APPROXIMATE SQUARE FOOTAGE

1955sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

SCHOOL CATCHMENT

The Hill 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 over 2,500 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.

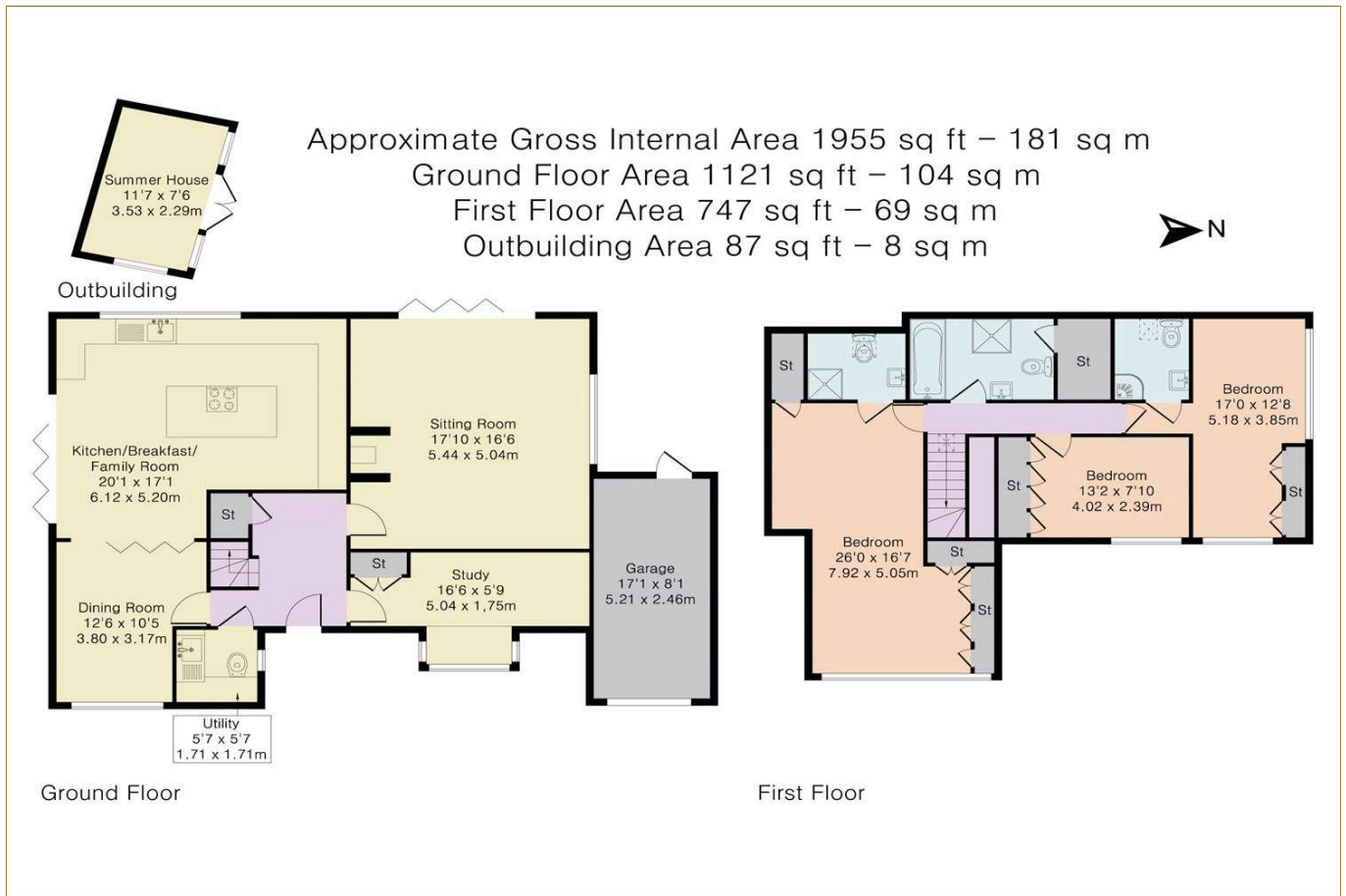
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating B

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/9226-3881-7404-9704-6391>

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

