

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **THE WARREN, CAVERSHAM READING, RG4 7TQ Price Guide £1,700,000**

A sizeable five bedroom detached riverside home with 80ft river frontage and 28ft wet dock mooring. With accommodation totalling approx. 3200sqft and requiring updating, the property offers an excellent opportunity to completely redesign. Located in a premier setting approx. 1.5 miles to Reading station. No onward chain

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)  
E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

## DESCRIPTION

Kalewa is the principle plot of four individual dwellings along a private driveway built by Wakefield Homes in 1977. Occupying extensive grounds approaching half an acre and peacefully situated along one of Reading's most prestigious riverside address. The Warren is located approximately one mile upstream from Caversham Bridge. The property provides over 3,200 sq. ft. of accommodation and offers various options to refurbish, reconfigure or re-develop. There is an existing tennis court, a 10 metre swimming pool together with double garage and 19ft studio/home office above. The 80ft river frontage provides delightful views up and down stream with 28ft x 9ft inland wet dock for mooring.

## SITUATION

The property is located around one mile west of Caversham centre which in turn, is situated on the northern side of the River Thames in Reading, offering a vast array of shops, bars and restaurants, together with excellent local schooling. Reading Station servicing London (Paddington 25 minutes) is within a mile of Caversham Bridge and is further complemented with Crossrail (Elizabeth Line serving Liverpool Street 40mins.) There are a choice of golf courses and the additional Mapledurham Gym & Rivermead Sports Complex both nearby.

The Warren lies on the fringes of the renowned Mapledurham Estate offering delightful walks and cycle paths featuring the very best the South Oxfordshire countryside has to offer, providing the desirable combination of town, riverside and countryside living. M4 (J11) motorway 5 miles distant

## ENTRANCE

Enclosed entrance porch, front door to

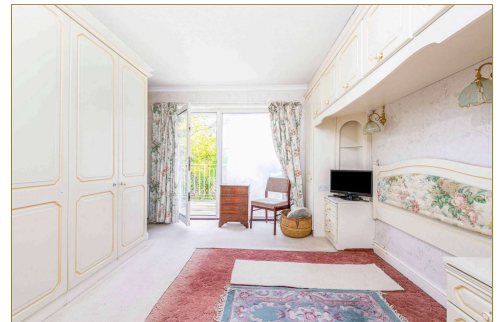
## RECEPTION HALL

Providing access to upper and lower floors, inner hallway with cloaks area and radiator

## MASTER BEDROOM

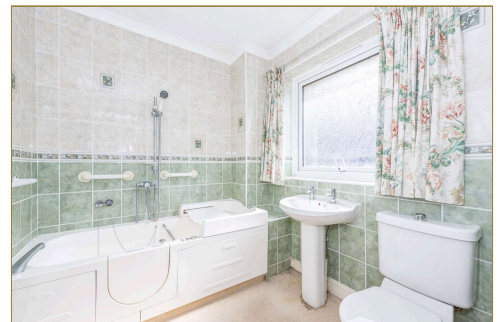
18'5 (5.61m) x 12'9 (3.89m)

Inclusive of dressing area and en-suite bathroom the bedroom area has a range of fitted wardrobes and bedside lighting. Rear aspect double glazed window and matching door to adjacent BALCONY with steel balustrades and steps leading to garden. Dressing area with fitted dressing table, rear aspect double glazed window, radiator, door to



## EN-SUITE BATHROOM

Full size assisted bath, wash hand basin, W.C., contrasting fully tiled walls, radiator, side aspect double glazed window





**BEDROOM TWO**

11'3 (3.43m) x 8'10 (2.69m)

With side aspect double glazed window built in double wardrobe

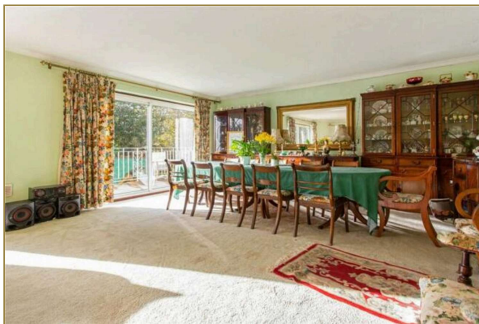
**STAIRCASE TO UPPER FLOOR****CLOAKROOM**

W.C., wash hand basin, front aspect obscure double glazed window, radiator

**LIVING/DINING ROOM**

28'2 (8.59m) x 16'10 (5.13m)

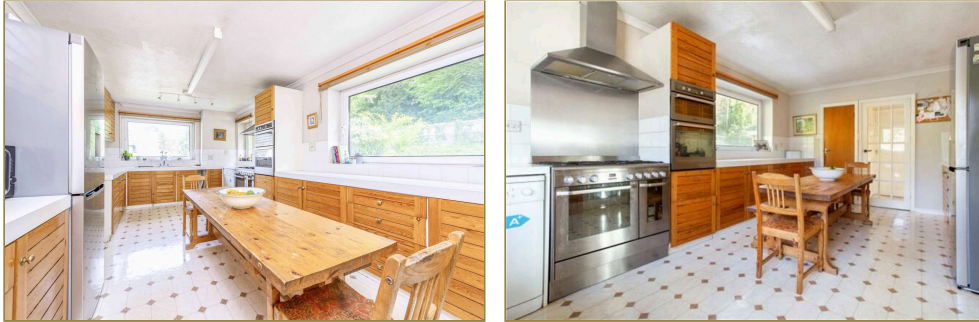
Large flexible room with a natural split for living and dining areas, with twin rear aspect double glazed patio doors to adjacent BALCONY with steel rail enclosure and steps to garden. Fireplace with hearth surround and mantel over with wood burning stove, two wall lighting points, radiator



**KITCHEN/BREAKFAST ROOM**

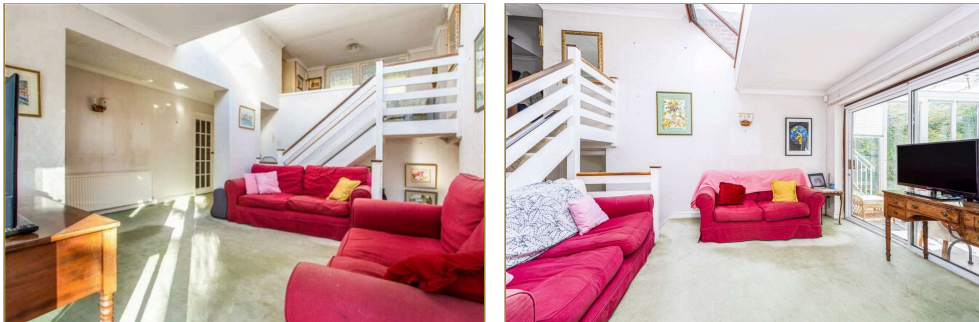
19'8 (5.99m) x 11'1 (3.38m)

Fitted kitchen comprising double drainer stainless steel sink with mixer tap. Further extensive range of both floor standing and wall mounted eye level units with laminated work surfaces and tiled surrounds. Fitted range cooker with extractor hood above, further integrated double oven. Plumbing for dishwasher, appliance space for fridge freezer and concealed lighting. Dual aspect double glazed windows, room for large breakfast table and chairs, walk in larder with shelving

**STAIRCASE FROM RECEPTION HALL TO LOWER FLOOR****DOWNSTAIRS LIVING ROOM**

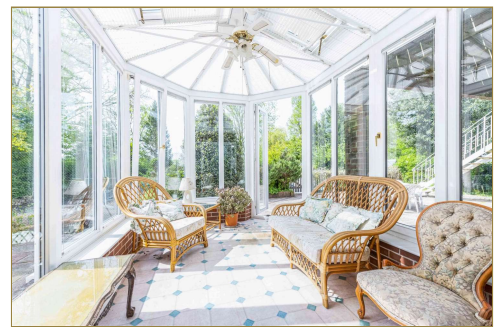
16'10 (5.13m) x 15'8 (4.78m)

Living and study area with part-vaulted ceiling with skylight windows, radiator. Rear aspect double glazed window and sliding patio doors to attached conservatory

**CONSERVATORY**

13'4 (4.06m) x 8'9 (2.67m)

A useful bonus room with brick based construction and double glazed windows with French doors leading to patio and garden

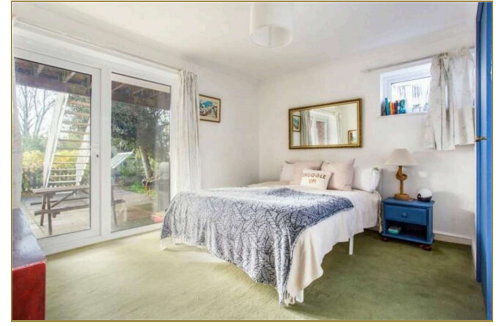
**INNER HALLWAY**

Doorway from downstairs living room into inner hallway with built in double airing cupboard with hot water tank and slatted shelving. Stairs down to Games/Utility Room

**BEDROOM THREE**

11'0 (3.35m) x 9'8 (2.95m)

With dual aspect double glazed windows including double glazed door to patio and garden. Radiator, door to

**EN SUITE SHOWER ROOM**

Comprising shower cubicle, wash hand basin, WC., tiled surrounds and flooring. Side aspect double glazed window

**BEDROOM FOUR**

13'6 (4.11m) x 10'4 (3.15m)

With side aspect double glazed patio doors, built in double wardrobe, radiator

**BEDROOM FIVE**

10'4 (3.15m) x 9'8 (2.95m)

With rear aspect double glazed window, built in double wardrobe.

**FAMILY BATHROOM**

Comprising bath, inset wash hand basin and cupboard below, W.C., bidet. Built in cupboard and eaves cupboard beyond, fully tiled walls, heated towel rail, front aspect obscure glazed window

**GAMES/UTILITY ROOM**

18'7 (5.66m) x 12'10 (3.91m)

With dual aspect side double glazed and rear sliding patio doors to patio and garden. Single drainer stainless steel sink unit with a range of cupboards. Plumbing for washing machine, space for tumble dryer, floor standing gas boiler supplying domestic water and central heating, radiator, useful eaves storage cupboard. This room provides additional use for games room with space for deep freezer etc.





**OUTSIDE**

To the rear of the property is a large split level patio area adjacent to the property, part covered by upper balconies with summerhouse. Side access front to rear via gateway, beyond the patio is a 10 metre swimming pool with adjacent tennis court. Beyond the swimming pool are more formal lawned gardens with flower and shrub borders with maturing fruit trees leading down to the river's edge. Behind the tennis court is a ten metre dock for a river cruiser and a further lawned garden area adjacent. The property enjoys a river frontage approaching 80 ft. There is also vehicular access front to rear via twin timber gates along the side of the property. The south facing gardens are enclosed by a mixture of mature hedging and timber fencing and sits on the plot in the region of a half an acre





### **GARAGE**

The front of the property is entered via communal tarmac driveway serving four properties, sweeping to a personal driveway which provides parking and turning for a number of vehicles. This leads to integral double width garage with up and over door, power and light. Doorway and staircase to office. There is also a small escarpment area to the outside of the communal driveway with timber fenced enclosure

### **HOME OFFICE/ANNEXE/BEDROOM**

19'5 (5.92m) x 16'4 (4.98m)

Converted above the garage with access from both garage and inner hallway, this room provides a variety of use such as office room, study, hobbies room etc. With cloakroom, W.C. and wash hand basin. Quadruple aspect, double glazed Velux windows

### **DIRECTIONS**

From Caversham centre proceed along to Church Road and continue up St Peter's Hill turning left on to The Warren. The property will be found after approximately one mile along a private driveway

### **TENURE**

Freehold

### **APPROXIMATE SQUARE FOOTAGE**

3212 sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

### **SCHOOL CATCHMENT**

Caversham Primary School - 1.4 miles  
 The Heights Primary School - 1.7 miles  
 Highdown School and Sixth Form Centre - 2.3 miles  
 Maiden Erlegh Chiltern Edge Secondary School - 6 miles  
 Queen Anne's Girls School - 1.5 miles  
 Abbey Girls School - 2.9 miles  
 Reading School - 3.1 miles  
 Shiplake College - 5.5 miles  
 The Oratory School - 6.2 miles  
 Gillotts School - 6.6 miles

### **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 D**

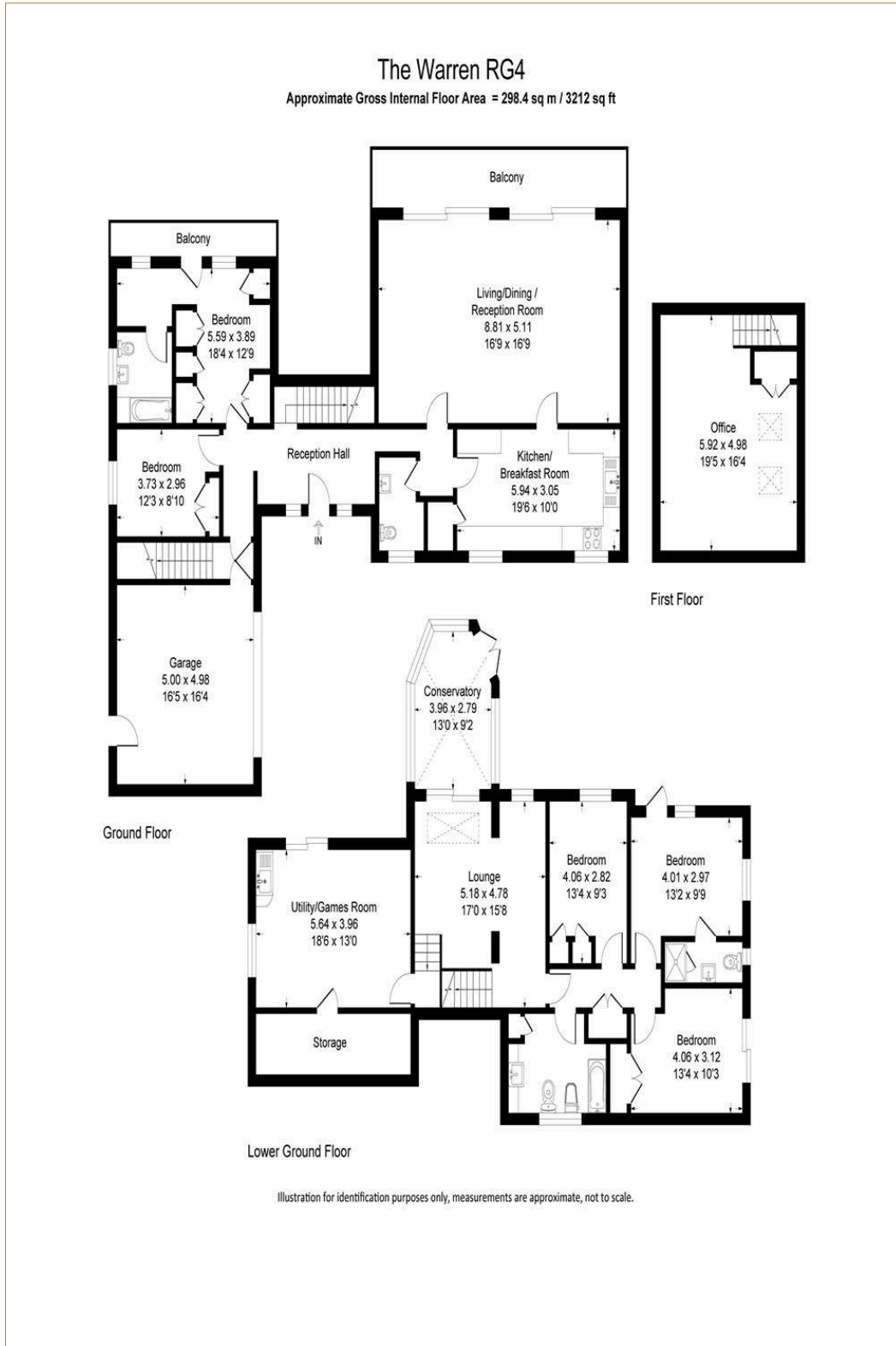
To view the full EPC for this property, you can access the national database with the following web address:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9423-3018-7203-7802-2200>



### 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

