

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **THE WARREN, CAVERSHAM READING, RG4 7TQ**

**Offers In Excess Of £2,000,000**

A stunning five bedroom riverside home offering excellent and well proportioned accommodation with 90ft direct river frontage and mooring. Includes 27ft living room, super 25ft open plan kitchen/dining room, three ensuites, heated swimming pool, double garage, covered terrace and balcony. 3094 sqft & 1.5 miles to Reading station. No onward chain

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**SITUATION**

The property is located approx. 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, restaurants, together with excellent schooling. Reading Station servicing London via Paddington and Crossrail is only a 15 minute walk from Caversham centre. There are a selection of nearby restaurants, shops and a choice of golf courses with 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 Ultimately providing the desirable combination of town, riverside and countryside living. M4 (J11) motorway is 5 miles distant and Henley-on-Thames is approx. 7 miles.

**ENTRANCE HALL**

Oak flooring with central staircase with glass balustrade, radiator & vertical radiator, understairs cupboard

**DOWNSTAIRS CLOAKROOM**

Two piece Porcelanosa suite comprising central wash hand basin, low level w.c, contrasting tiled walls, chrome radiator, side aspect

**LIVING ROOM**

Super room with garden and river views, two large sliding Solarlux bi-fold doors measuring 13ft & 7ft leading to patio terrace, remote controlled Gazco gas fire with T.V recess above, in-ceiling home theatre audio system, radiator and vertical radiator, oak glazed doors to:



### KITCHEN/DINING ROOM

Measuring approx. 25ft in length and fitted with bespoke units from Pronorm including Corian worktops, sink with waste disposal, integrated appliances including fridge freezer, dishwasher, wine fridge, Neff steam & electric ovens with two plate warmers and microwave. Central island with induction hob with extractor hood over, breakfast bar area, Porcelanosa floor tiles with dual zone under floor heating, Solarlux bi-fold doors leading to covered terrace area, door to:



### UTILITY ROOM

Fitted to include: granite worktop with sink, cupboards and storage, plumbing for washing machine, radiator, Karndean flooring, side aspect window, door to outside

### HOME OFFICE/T.V ROOM

Side aspect window, oak flooring, vertical radiator



### STAIRS TO FIRST FLOOR

Large airing cupboard with gas boiler, hatch to loft space



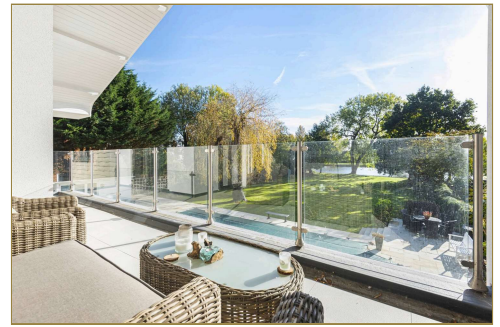
### MASTER BEDROOM

Stunning full width floor to ceiling windows offering elevated views over the garden and river Thames, two built in wardrobes, door to ensuite bathroom, French doors to paved



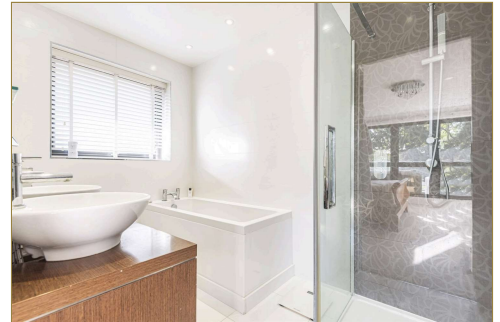
**COVERED BALCONY**

26ft in length with glazed balustrade and courtesy lighting



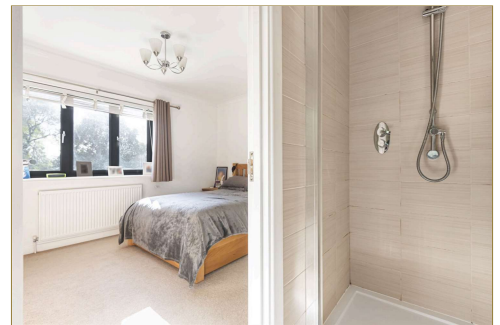
**ENSUITE BATHROOM**

Porcelanosa four piece suite comprising: Panelled bath, Porcelanosa vanity unit with two wash basins, walk in shower, low level w.c, tiled floor with electric under floor heating, chrome radiator



**BEDROOM TWO**

Rear aspect window with attractive river views, radiator, t.v point



**ENSUITE SHOWER ROOM**

Porcelanosa three piece suite comprising: shower cubicle, low level w.c, pedestal wash hand basin, tiled under floor heating

**BEDROOM THREE**

Front aspect, radiator, door to:



### ENSUITE SHOWER ROOM

Porcelanosa three piece suite comprising: shower cubicle, low level w.c, pedestal wash hand basin, towel radiator, tiled under floor heating



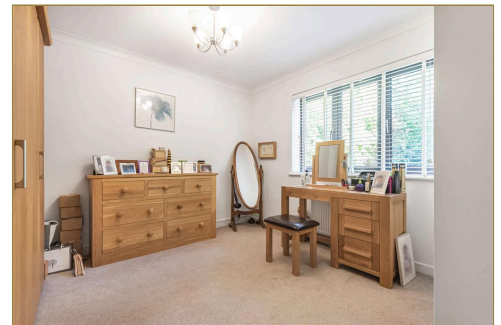
### BEDROOM FOUR

With French doors leading to BALCONY, built in double wardrobe, radiator



### BEDROOM FIVE

Side aspect window, radiator, built in wardrobe



### FAMILY BATHROOM

Porcelanosa three piece suite with free standing bath with feature floor standing mixer tap, double width walk in shower, low level w.c, wall mounted wash basin, tiled under floor heating, chrome radiator



### OUTSIDE

The front of the property is approached along a private driveway for three properties with electric sliding gates to paved driveway and parking.

**DETACHED GARAGE**

22' (6.71m) x 19'10 (6.05m)

With two electric up and over doors, heating apparatus for swimming pool, overhead storage and rear pedestrian door.

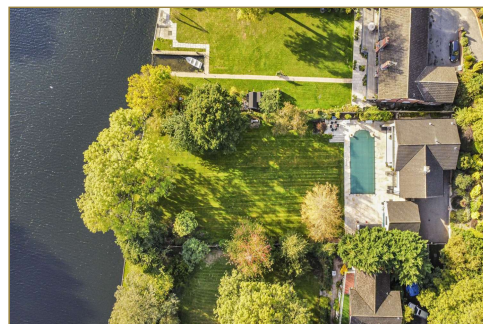
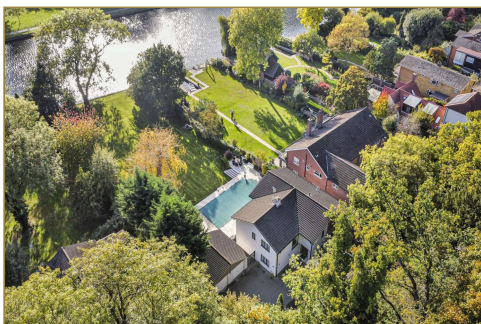


**REAR GARDEN**

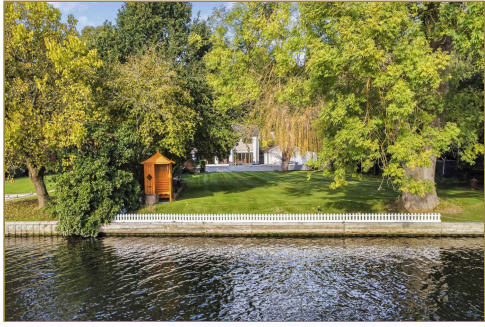
The rear garden is a fine feature of the property including a full width patio terrace including a heated swimming pool, a well maintained garden of approx. 180ft leading directly on to the river Thames with a 90ft river frontage and mooring. There is a summerhouse with adjacent pump room and side access to the front of the property.



**AERIAL PHOTOS**



## RIVER VIEWS



## 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.

## TENURE

Freehold

## SCHOOL CATCHMENT

Caversham Primary School  
The Heights 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

## APPROXIMATE SQUARE FOOTAGE

2500sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

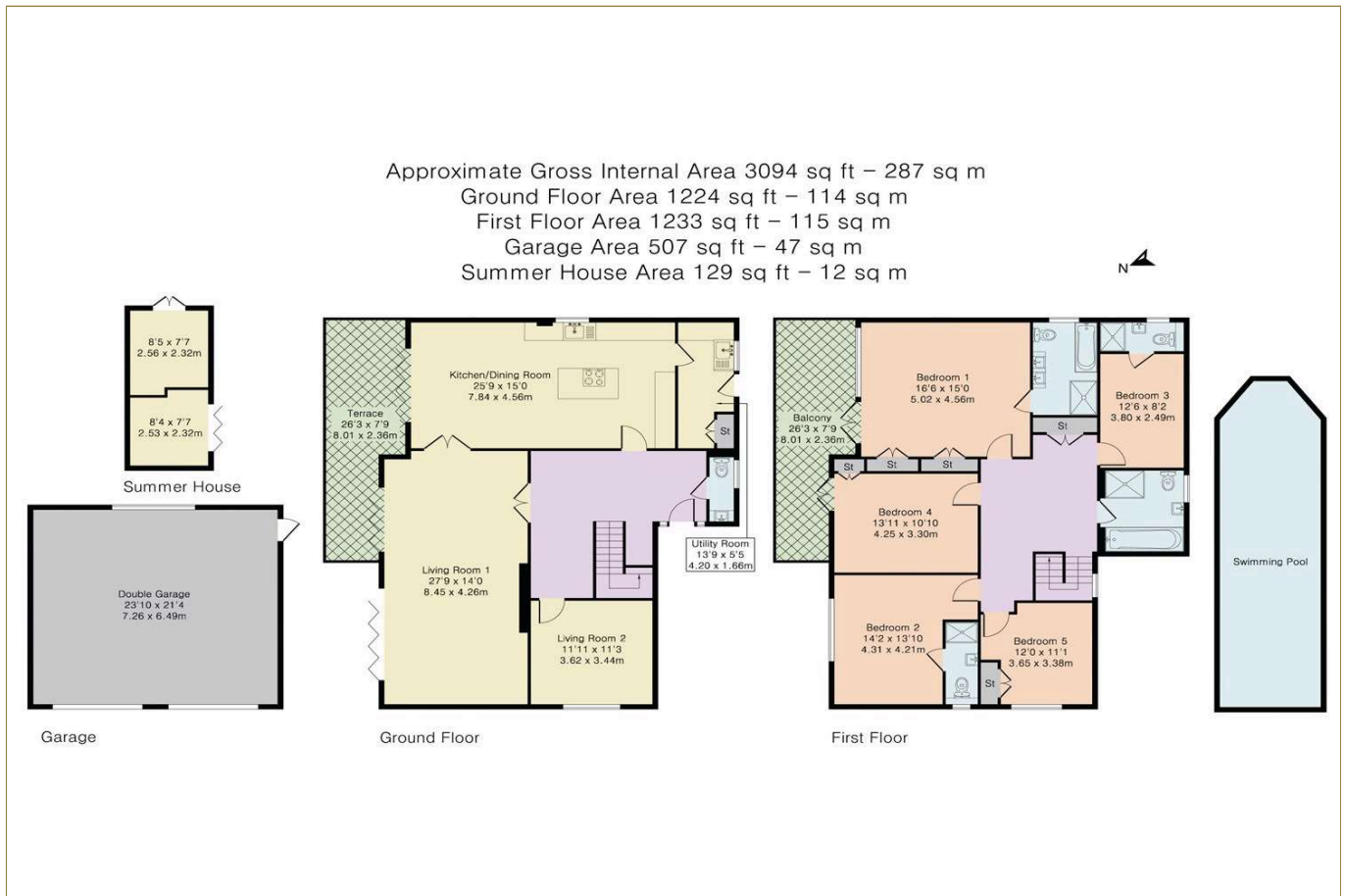
## ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/8300-7557-4129-9726-6853>

### FLOORPLAN

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





### LOCATION

These images are for guidance purposes only and are not to scale

