

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



ALL HALLOWS ROAD, CAVERSHAM READING, RG4 5LP

£825,000

A beautifully presented and particularly spacious four bedroom detached family home with superb garden room addition, providing a variety of use occupying extensive and delightful secluded gardens with double garage and parking, positioned in the peaceful tree lined road approximately one mile from central Caversham

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SITUATION

A fine extended detached family home providing large flexible accommodation with four double bedrooms, two bathrooms, three reception rooms including living/sitting room, study and magnificent garden/family/dining room opening out from well fitted kitchen. The property is set in beautifully tended and secluded gardens in excess of 100ft together with double width garage with electric up and over door and plenty of parking, peacefully positioned in a tree lined road approximately one mile from central Caversham and less than two miles from Reading Station, Micklands School is just steps away. The house has been lovingly cared for over the years with high quality fittings

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

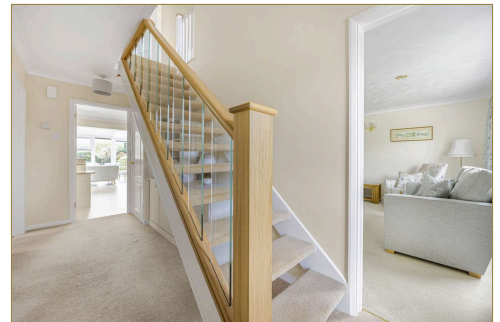
ENTRANCE

Covered entrance porch with front door to



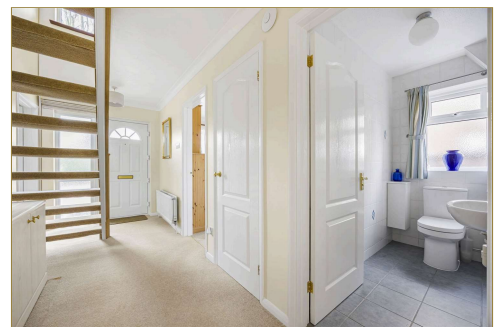
RECEPTION HALL

With radiator, staircase to first floor and carefully crafted understairs cupboard space and shelving, further built in storage cupboard with shelving and further cloaks cupboard



CLOAKROOM

With W.C., wash hand basin, heated towel rail, contrasting fully tiled walls and floor, side aspect obscure double glazed window



LIVING/SITTING ROOM

Naturally segregated areas with front aspect double glazed window, two radiators, four wall light points and rear sliding patio doors to garden family dining room

**STUDY**

With front aspect double glazed window, radiator, built in storage cupboard

**FITTED KITCHEN**

Well fitted comprising double bowl sink unit with mixer tap and cupboards under, further extensive range of both floor standing and wall mounted units and drawers with preparation area with granite work surfaces throughout. Integrated four ring induction hob with extractor above, further integrated double oven, fridge and dishwasher, with concealed lighting, tiled floor, radiator and rear aspect double glazed window looking onto



MAGNIFICENT GARDEN/FAMILY/DINING ROOM

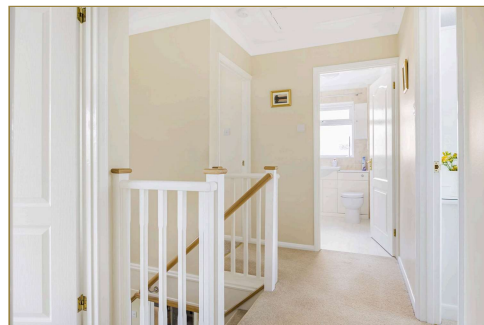
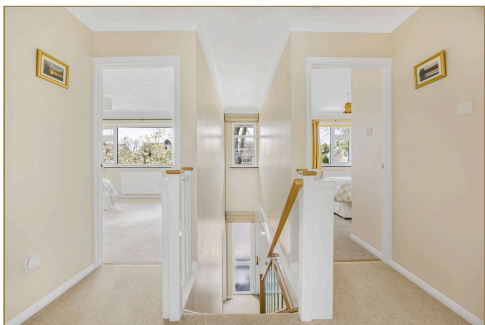
Superb rear addition that can be orchestrated in a variety of ways, brick built construction with triple aspect double glazed windows and integrated double glazed doors to patio and garden, glass roof with internal panels and two electric heaters, this room is linked to the kitchen and living/sitting room

**UTILITY ROOM**

Comprising circular sink unit with base and eye level units, plumbing for washing machine and appliance space for tumble dryer, wall mounted gas boiler, double glazed side door

STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With access to loft space above and front aspect double glazed window



BEDROOM ONE

With rear aspect window and range of fitted wardrobes and dressing table with further built in double wardrobe, door to

**EN SUITE SHOWER ROOM**

Comprising fully tiled shower, wash hand basin with cupboard space, W.C., heated towel rail, fully tiled walls and rear aspect obscure double glazed window

**BEDROOM TWO**

With front aspect double glazed window, radiator, range of fitted wardrobes and chest of drawers and further built in double wardrobe



BEDROOM THREE

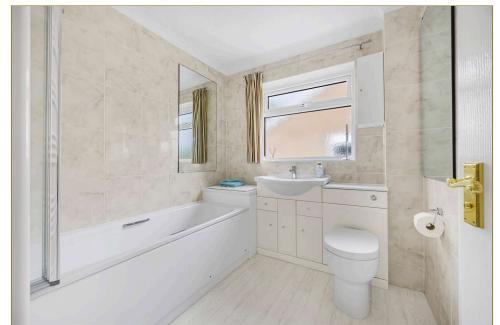
With rear aspect double glazed window, radiator, built in double wardrobe

**BEDROOM FOUR**

With twin front aspect double glazed windows, radiator

**BATHROOM**

Suite comprising twin gripped panelled bath with independent shower unit and bifold deflector, wash hand basin with integrated cupboard space, W.C., heated towel rail, fully tiled walls with side aspect obscure double glazed window, built in airing cupboard housing hot water tank with slatted shelving

**REAR GARDEN**

At the rear of the property are delightful extensive gardens predominately laid to lawn with paved patio area adjacent to the property with paved pathway providing access to summerhouse and side access to garage



Complemented by well maintained expansive lawned gardens with surrounding beautifully maintained and well stocked flowers and specimen shrubs with nurtured evergreens and young trees. With an arbor towards the rear with further patio area with lawned garden beyond, sheltered bin store, herb garden and hedging area screening timber storage shed, compost area etc. Meandering pea shingled garden area to the rear, this is a real feature of the property with timber fenced enclosures and excellent year round seclusion. In all the gardens extend in excess of 100ft with an easterly aspect. Front to rear access via wrought iron gate, outside water tap and lighting and also side vehicular access via double gates along the side of the property and leading to



DOUBLE WIDTH BRICK GARAGE

With electrically operated up and over door, power and light



OUTSIDE

The front of the property is entered via tarmac driveway with double wrought iron gates with further block paved parking area providing parking for a number of vehicles with pathway to front door and surrounding flower and specimen shrub borders with mature hedging and brick retained wall enclosure



DIRECTIONS

From central Caversham proceed north up Prospect Street at the traffic lights fork right into Henley Road, proceed for approximately one mile and turn left into All Hallows Road where the property can be found on the right hand side

TENURE

Freehold

APPROXIMATE SQUARE FOOTAGE

2,308 sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

SCHOOL CATCHMENT

Micklands 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 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.

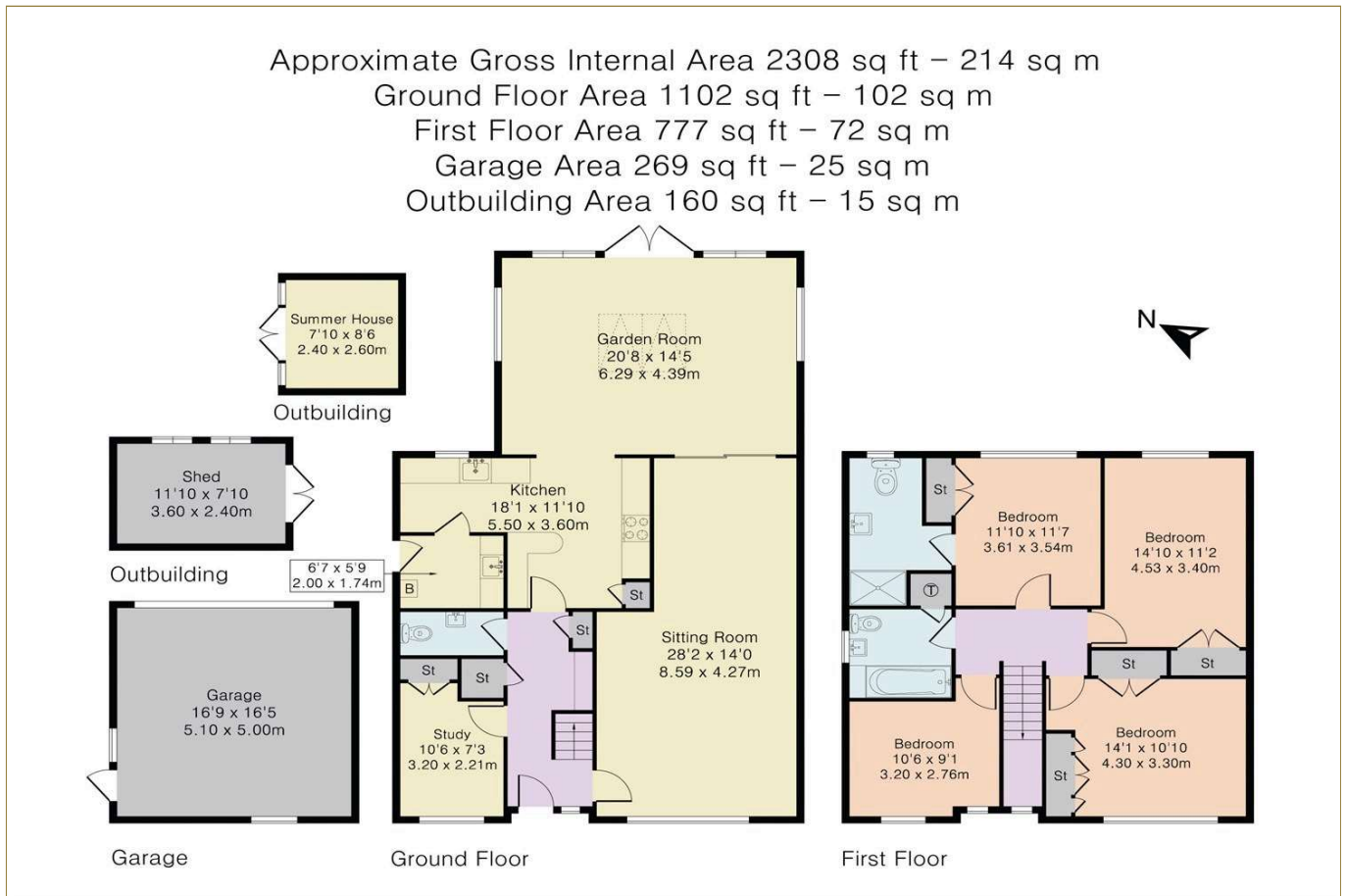
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating 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/0050-3036-9204-1384-6200>

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

