

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**UPPER WOODCOTE ROAD, CAVERSHAM
READING, RG4 7JR**

Price Guide £1,200,000

An elegant four bedroom double fronted extended detached family home occupying magnificent established and secluded west facing grounds, backing directly onto Reading Golf Course. The property, totalling 1931sqft, has been carefully crafted and remodelled internally with a superb 21ft open plan kitchen/dining room & two reception rooms. Situated towards the South Oxon Countryside with pleasant walks & cycle routes. Caversham centre 1.5 miles, Reading Station 2.5 miles

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SITUATION

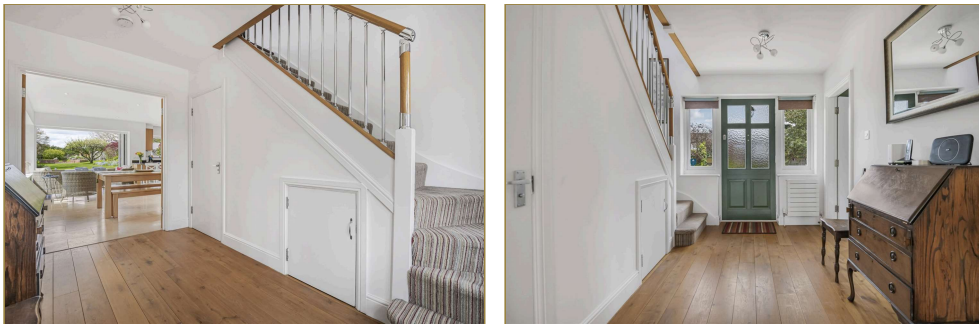
Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. 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, front door with doubled glazed insert to

SPACIOUS RECEPTION HALL

With twin front aspect laminated double glazed windows, oak floor and radiator, staircase to first floor, understairs storage cupboard

**CLOAKROOM**

With W.C., wash hand basin, cupboard space, extractor fan

LIVING ROOM

Spacious dual aspect elegant room with front feature laminated double glazed bay window and rear laminated double glazed windows with integral laminated double glazed door to patio and garden, two radiators, raised open fireplace with marbled hearth and surround, four wall light points



EXTENDED KITCHEN/DINING/FAMILY ROOM

Beautifully crafted with natural segregations for kitchen, dining and family areas. Dual aspect with double glazed windows and double glazed bi-fold doors to patio and garden

KITCHEN area well fitted comprising inbuilt sink unit with mixer tap and cupboard, inbuilt drainer, further range of both floor standing and wall mounted eye level units with granite work surfaces and surrounds with fitted Rangemaster range cooker with extractor hood above, plumbing for dishwasher, concealed lighting and breakfast bar



DINING AND FAMILY AREAS with Travertine stone floor, entered via double doors from reception hall



DINING ROOM

With laminated double glazed bay window, radiator



UTILITY ROOM AND REAR LOBBY

With single drainer stainless steel sink unit with mixer tap and cupboard under with shelving, water softener, plumbing for washing machine and further appliance space for fridge/freezer. Wall mounted gas boiler, neatly enclosed pressurised hot water cylinder, side aspect laminated double glazed window, radiator, double glazed side door



STAIRCASE FROM RECEPTION HALL TO FABULOUS OPEN LANDING AREA

Providing a variety of use with radiator, front aspect laminated double glazed window



FURTHER INNER LANDING

With rear double glazed door to

ENCLOSED ROOF TERRACE

With glass balcony enclosure and wonderful vista overlooking the garden and golf course beyond



BEDROOM ONE

Superb room with vaulted ceiling and rear aspect laminated double glazed doors with Juliette balcony and far reaching views across gardens and golf course beyond



ENSUITE SHOWER ROOM

With large double width shower, wash hand basin, W.C., cupboard space, heated towel rail, fully tiled walls and floor, side aspect obscure laminated double glazed window

**BEDROOM TWO**

With front aspect laminated double glazed bay window, radiator, range of fitted twin double wardrobes with cupboard space

**BEDROOM THREE**

With front aspect laminated double glazed bay window, radiator

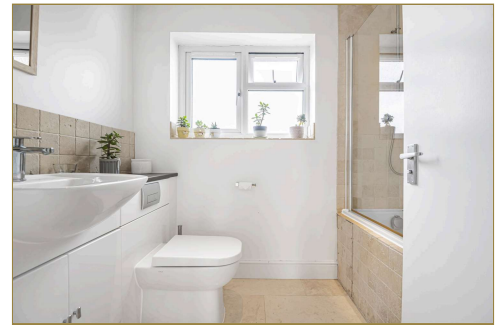
**BEDROOM FOUR**

With rear aspect laminated double glazed window, laminated double glazed door with Juliette balcony and views over garden and golf course, fitted double wardrobe



BATHROOM

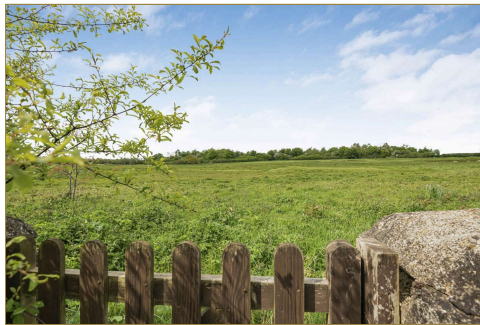
Comprising tile encased bath with independent shower unit and glass deflector, wash hand basin, W.C., with cupboard space, tiled floor and surrounds, rear aspect obscure double glazed window, heated towel rail

**REAR GARDEN**

At the rear of the property are stunning extensive level and secluded gardens with paved patio area adjacent to the property and side access front to rear either side, rear access to garage and neatly positioned storage shed and utility area. The gardens are predominately laid to lawn with timber summerhouse, a vast array of interspersed and bordering flowers and specimen shrubs, mature trees and evergreens providing excellent year round privacy and seclusion



To the rear is a circular patio area with surrounding raised brick enclosed beds, large green house with rear gateway to the grounds of Reading Golf Course at The Caversham and part of Mapledurham Estate. The gardens are fully enclosed by a mixture of timber and wired fencing and mature hedging extending in excess of 150ft with a westerly aspect, outside water tap and power



OUTSIDE

The front of the property is entered via a block paved driveway providing parking and turning for a number of vehicles and leading alongside the property to



DETACHED BRICK BUILT GARAGE

With up and over door, power and light



AERIAL VIEW**FRONT GARDEN**

The driveway enjoys bordering flowers, specimen shrubs and box hedge enclosures

**ADDITIONAL INFORMATION**

The Front door and side windows were replaced in 2016 - made from hard timber

The other wooden windows were replaced in 2022 - again timber construction

All glazing in the wooden frames - laminated, double glazed with polished stainless-steel furniture with hard wood external and internal sills. Supplied and fitted by Jackbrunsdon and Son Ltd

Boiler and underfloor heating was replaced in 2020;

New Worcester Bosch boiler - with nest control

New unvented tank

Refitted utility room with bespoke tank surround

New underfloor heating system and control manifold

Roof

The roof was stripped off in January 2023 with new roof felt, batons, broken tiles replaced, chimney stacks repointed, and capstones reset

Flat roof felt was replaced in November 2023

House extended in 2009

DIRECTIONS

From Caversham centre proceed south along Prospect Street, at mini roundabout turn right into Church Street, at the traffic lights turn right into Church Road and continue up St. Peters Hill into the Woodcote Road proceed approx. one mile where the property can be found on the left hand side

TENURE

Freehold

SCHOOL CATCHMENT

Emmer Green Primary School
The Hill 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

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy rating C

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/6234-3424-5300-0771-7226>

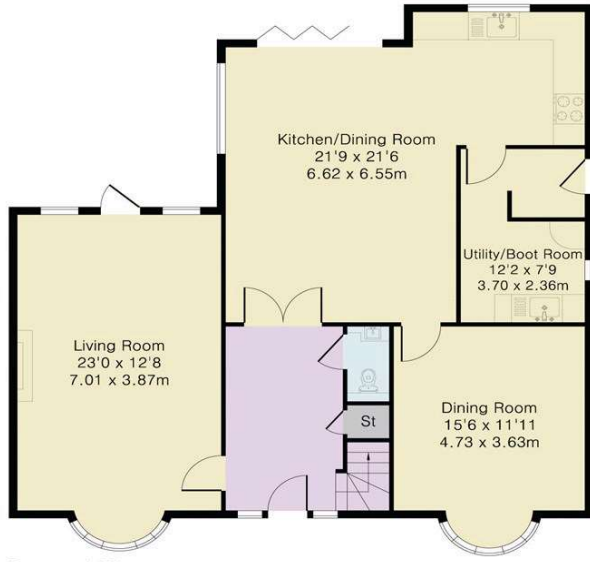
APPROXIMATE SQUARE FOOTAGE

1,931 sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

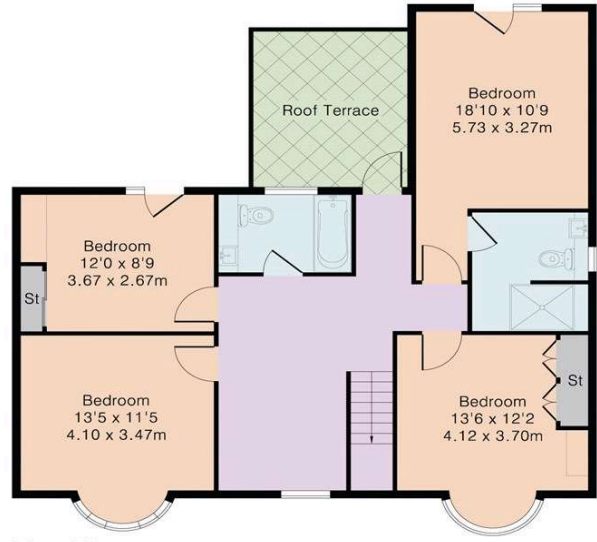
FLOOR PLAN

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

Approximate Gross Internal Area 1931 sq ft – 180 sq m
Ground Floor Area 1041 sq ft – 97 sq m
First Floor Area 890 sq ft – 83 sq m



Ground Floor



First Floor

LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

