

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



GORSELANDS, EMMER GREEN READING, RG4 8QZ

£925,000

A family sized five bedroom detached home offering approx. 2274sqft of accommodation. Includes 21ft living room, home office, fitted kitchen and utility room, cloakroom, ensuite to master bedroom, double garage with ample parking with wide lawned rear garden. Only 10 minutes walk to countryside walks & approx. 2 miles from Reading Station. No onward chain

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SITUATION

Built by Messrs Try Homes in 1988 this elegant detached family home provides large flexible accommodation, set in a peaceful cul de sac of similar style properties less than a mile from Emmer Green shops, 1.5 miles from Caversham centre and 2 miles from Reading station. With Emmer Green sitting on the edge of the South Oxfordshire countryside the property has five bedrooms (bedroom five has been converted to dressing room), three reception rooms, kitchen/breakfast room, cloakroom, integral double width garage, set inside secluded grounds

ENTRANCE

Covered entrance porch with outside lighting and oak style front door to



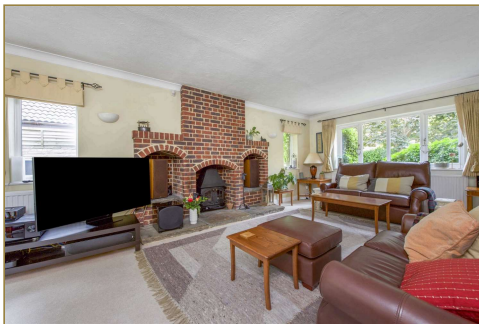
SPACIOUS RECEPTION HALL

With oak flooring, radiator, staircase to first floor and full height under stair coats cupboard with storage. Internal access to garage



LIVING ROOM

Front to rear triple aspect room with front and side double glazed windows and rear double glazed French doors leading to patio and garden, two radiators, feature central brick fireplace with matching arch display plinths, stone hearth and fitted wood burning stove



DINING ROOM

With rear aspect double glazed window, radiator. The dining room is entered from both hallway and double doors opening onto living room

NB. There is the possibility to remove the dividing wall between the kitchen to make this a large open plan room

**STUDY**

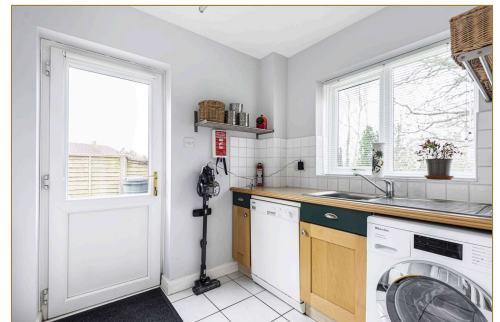
Front aspect double glazed window, fitted cupboard space and shelving, radiator

**KITCHEN/BREAKFAST ROOM**

Well fitted comprising range of both floor standing and wall mounted eye level units with matching work surfaces and contrasting tiled surrounds. With inset four ring stainless steel gas hob with extractor hood above and integrated double oven. With integrated fridge, room for breakfast table and chairs, tiled floor, radiator, rear aspect double glazed picture window, with double doors through to

**UTILITY ROOM**

With rear aspect double glazed window and double glazed side door, with radiator, worktop with sink unit and cupboards under. Plumbing for washing machine and dishwasher, tiled floor. Door to:

**CLOAKROOM**

With W.C., wash hand basin and side aspect obscure double glazed window, radiator and tiled floor

STAIRCASE FROM RECEPTION HALL TO LARGE FIRST FLOOR GALLERIED LANDING

With radiator, front aspect double glazed window, eave storage and built in airing cupboard with slatted shelving



PLEASE NOTE

33' (10.06m) x 10'10" (3.3m)

Bedroom one is a master suite including dressing room and ensuite

BEDROOM ONE

With rear aspect double glazed window, radiator, two wall light points, opening through to



DRESSING ROOM (BEDROOM FIVE)

Currently arranged with fitted wardrobes, radiator and rear aspect double glazed window



PLEASE NOTE

The dressing room was originally the fifth bedroom and has its own separate access

EN SUITE SHOWER ROOM

Comprising large tiled shower, vanity unit with circular wash hand basin with W.C. drawers and cupboard space, heated towel rail and rear aspect double glazed window



BEDROOM TWO

With front aspect double glazed window, radiator, eave storage cupboard



BEDROOM THREE

Rear aspect double glazed window, radiator, built in double wardrobe



BEDROOM FOUR

Front aspect double glazed window, radiator, built in double wardrobe



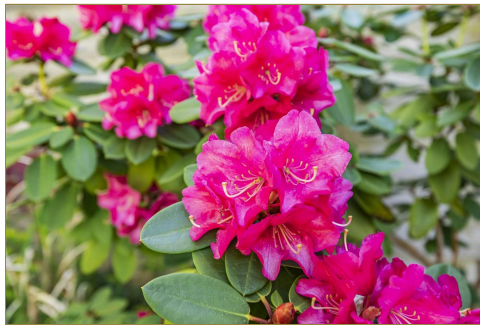
BATHROOM

White suite comprising deep full size bath with power shower over, vanity unit with wash hand basin, W.C. and cupboards, tiled walls, radiator and side aspect obscure double glazed window

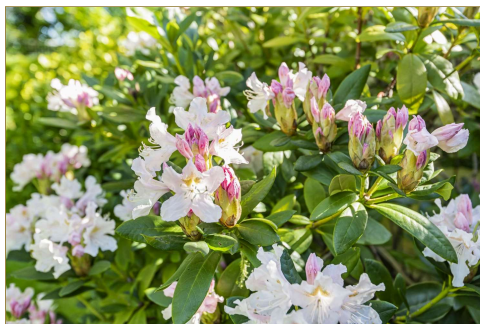


REAR GARDEN

At the rear of the property is a wide secluded garden, approximately 60ft, predominately laid to lawn with an array of evergreens, mature trees and shrub borders, together with mature hedging and timber fenced enclosures



Large paved patio area and pergola adjacent to living room with paved path extending the full width of the property and to the side, outside water tap, greenhouse, timber storage shed and wood store. Beyond the rear gardens are mature trees providing excellent screening and seclusion



FRONT GARDEN

The front of the property is entered via block paved driveway providing parking for four vehicles and leading to

INTEGRAL DOUBLE WIDTH GARAGE

19' (5.79m) x 15'8 (4.78m)

With electrically operated door, power and light, with twin side aspect leaded light windows, wall mounted gas boiler and space for appliances

PARKING

For four / five vehicles

**FRONT GARDEN**

Lawned garden area with mature trees together with separate block paved pathway to front door

DIRECTIONS

From central Caversham proceed north up Prospect Street, at traffic lights fork left into Peppard Road, at the roundabout turn left into Evesham Road and continue into St. Barnabas Road. At the mini roundabout proceed straight over into Highdown Hill Road, turning right into Eric Avenue and continue into Gorselands

APPROXIMATE SQUARE FOOTAGE

2,274sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

TENURE

Freehold

SCHOOL CATCHMENT

Emmer Green Primary School

Highdown Secondary 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

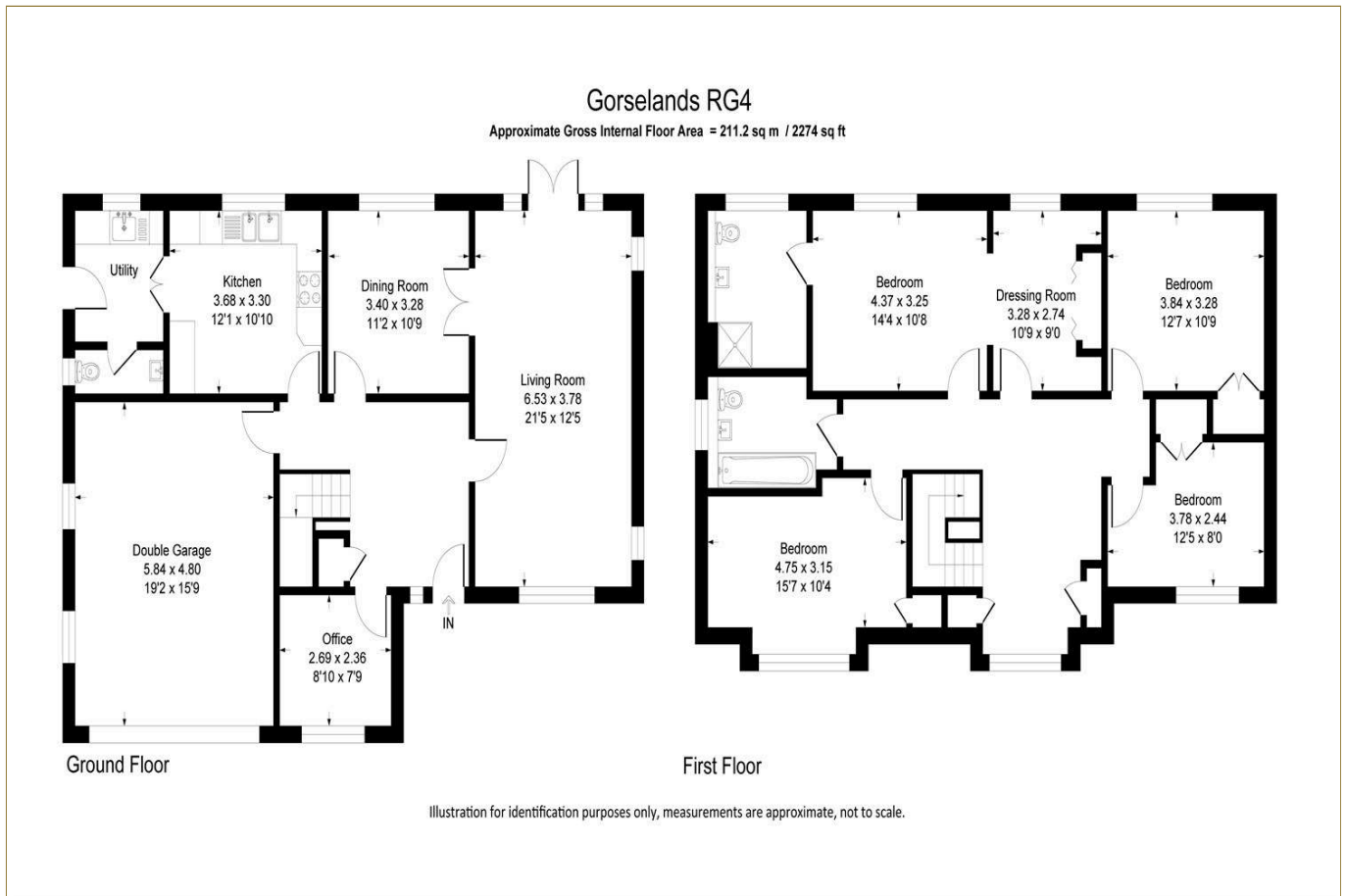
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/2600-2764-0622-7122-3523>

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

