

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



WOODCOTE ROAD, CAVERSHAM READING, RG4 7EZ

£850,000

An elegant 1920's bay fronted detached family home, presented in excellent order and retaining historic period features, occupying a delightful south facing established and secluded garden with garage and parking, set in a prime Caversham Heights position approximately two miles from Reading station and within 400 metres of The Heights Primary School

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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ENTRANCE

Arched entrance porch with quarry tile step, original front door to

RECEPTION HALL

With encased radiator, staircase to first floor, understairs storage cupboard, door to

**CLOAKROOM**

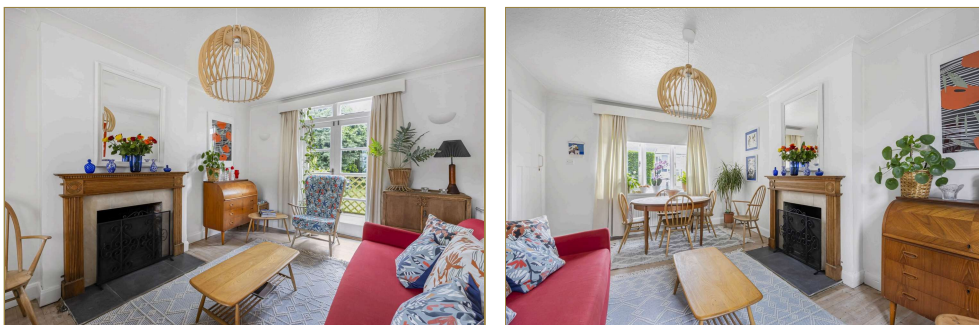
With W.C., wash hand basin with cupboard space, heated towel rail, rear aspect obscure double glazed window plus airing cupboard with pressurised hot water cylinder

LIVING ROOM

With front aspect feature double glazed bay window, central fireplace with tiled hearth, carved surround and mantel over with fitted wood burning stove, radiator

**SITTING/DINING ROOM**

Dual aspect with front double glazed window and rear double glazed French doors to garden, two radiators and central Adams style fireplace with tiled hearth surround and mantel over and real fire facility. Exposed wash timber floor

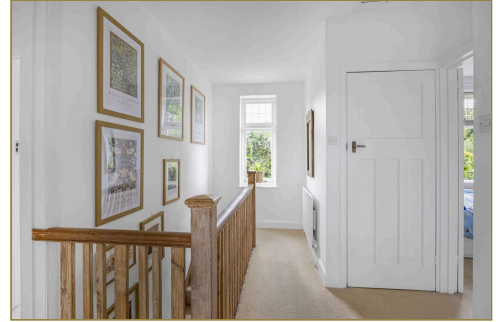


FITTED KITCHEN

Well fitted comprising Belfast sink unit with cupboard under, further range of both floor standing and wall mounted eye level units, oak work surfaces and contrasting tiled surrounds, inset five ring gas hob with extractor hood above and integrated oven below, plumbing for washing machine and dishwasher, further integrated fridge/freezer, recently fitted gas boiler, tiled floor with 'Devi-mat' electric underfloor heating, concealed lighting and double glazed French doors to garden

**STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING**

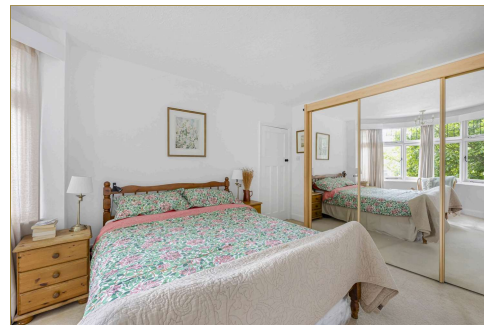
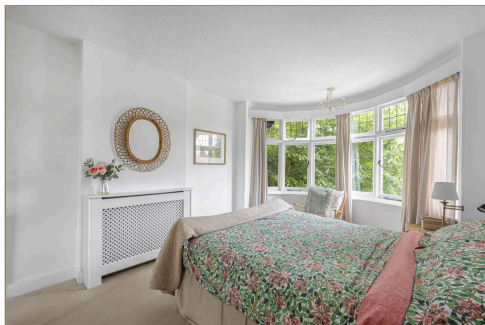
With rear aspect double glazed window, radiator, access to loft space above

**INNER LANDING**

With built in storage cupboard

BEDROOM ONE

With front aspect feature double glazed bay window, encased radiator and fitted triple wardrobe with mirror fronted sliding doors

**BEDROOM TWO**

With rear aspect double glazed window, radiator and range of built in wardrobes



BEDROOM THREE

With rear aspect double glazed window, encased radiator

**BEDROOM FOUR**

With front aspect double glazed window, radiator

BATHROOM

Elegant suite with stand alone roll topped bath, matching wash hand basin and W.C., with panelled surrounds, heated towel rail, 'Devi-mat' underfloor heating and front aspect obscure double glazed window, there is also a separately accessed

**SHOWER ROOM**

Fully tiled with heated towel rail

PLEASE NOTE

The property has retained historic period features such as leaded light top casement windows (double glazed), the original panelled interior doors together with reproduction Bakelite door furniture

REAR GARDEN

At the rear of the property is a delightful south facing level and secluded garden predominately laid to lawn with established flower and shrub borders with a mixture of maturing trees and evergreens providing year round seclusion. There is a full width decking area adjacent to the property with trellis fenced enclosure, there is also a side pergola over paved patio with magnificent mature wisteria providing a natural cover. Outside water tap and lighting, greenhouse and rear access to garage, in all the gardens extend approximately 60ft x40ft with side access front to rear via wooden gate and are enclosed by timber fencing. The rear garden is also accessible through the garage from a single door at the rear





OUTSIDE

The front of the property is entered via sweeping pea shingled driveway providing parking and turning for a number of vehicles entered via five bar gate and leading to



ATTACHED GARAGE

With double wooden doors, power and light

FRONT GARDEN

The front gardens are fully enclosed by a mixture of mature hedging and timber fencing

PLEASE NOTE

The property has benefitted from a planning approval which has recently lapsed. This comprised approval to extend the ground floor living room into the existing garage, to build above the garage to create an en-suite bathroom for the rear bedroom, to construct a single storey rear extension and to increase the ridge height to create additional rooms within the roof space. Details of which can be found on the Reading Borough Council website

DIRECTIONS

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

TENURE

Freehold

SCHOOL CATCHMENT

Caversham Primary School
The Heights 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 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

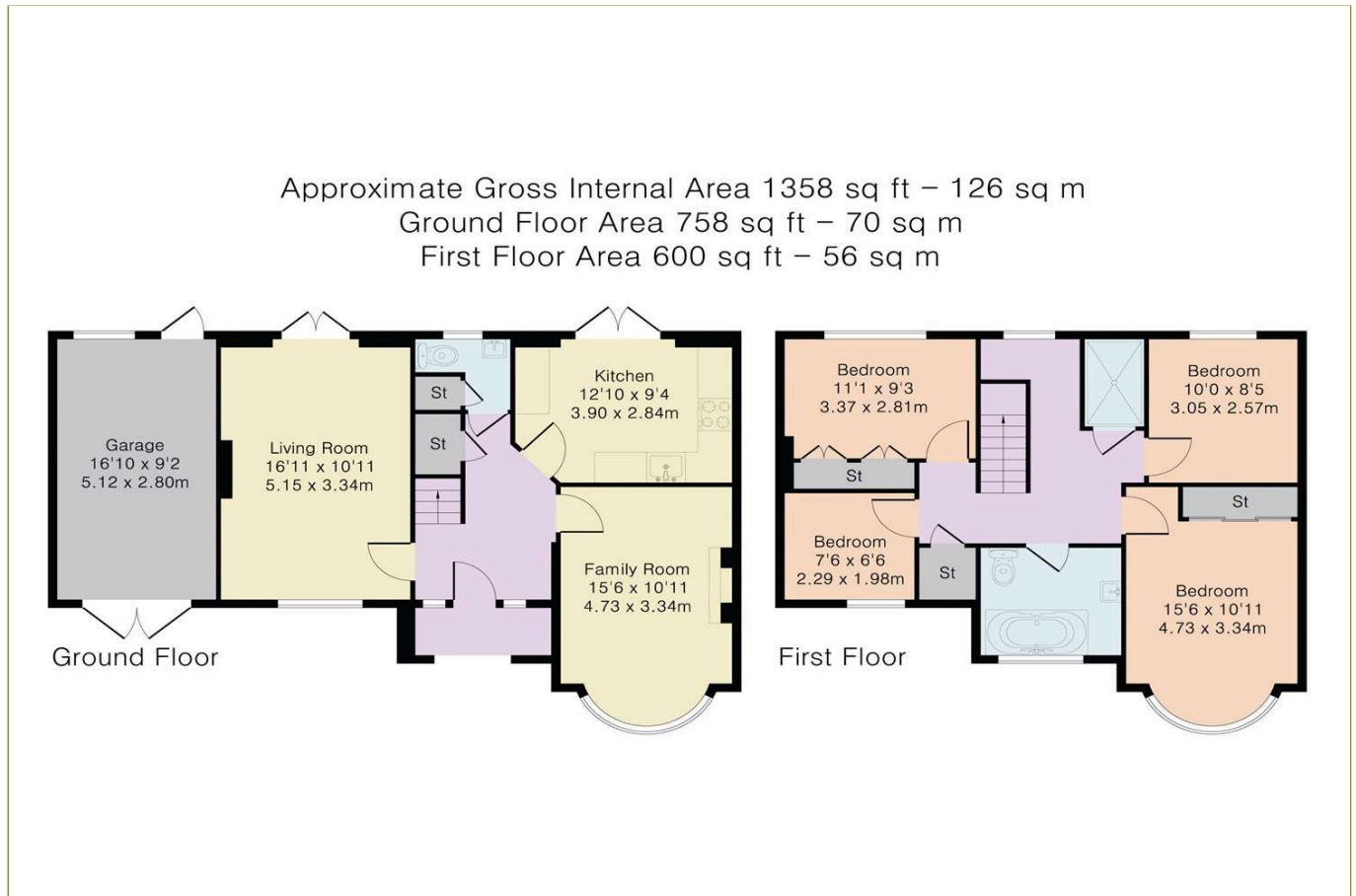
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/0767-2898-7674-2890-4481>

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

