

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### ROSEHILL PARK, EMMER GREEN READING, RG4 8XE

**£750,000**

A particularly spacious five/six bedroom extended detached family home occupying a secluded plot in a highly sought after Emmer Green road towards the South Oxfordshire countryside. The living accommodation is complemented by useful basement rooms part converted and provide various options of use. No chain

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**ENTRANCE**

Door to enclosed entrance porch and glazed door to

**RECEPTION HALL**

With radiator, staircase to first floor, built in cloaks cupboard



**CLOAKROOM**

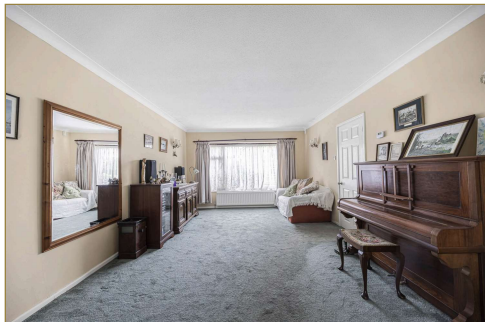
With W.C., wash hand basin with cupboard below, radiator, rear aspect obscure double glazed window

**EXTENDED LIVING/SITTING ROOM**

Dual aspect with double glazed windows



LIVING ROOM area with double radiator, four wall light points and archway through to

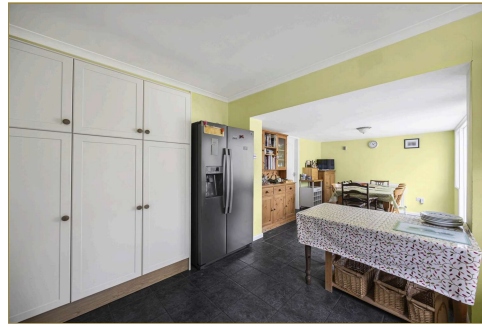


EXTENDED SITTING area with dual aspect double glazed windows incorporating patio doors to garden, radiator, recessed shelving



## KITCHEN/DINING ROOM

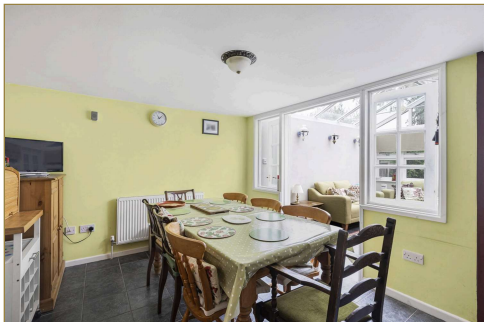
Spacious room naturally segregated for kitchen and dining areas



KITCHEN fitted comprising double bowl and double drainer non scratch sink unit with mixer tap and cupboards under, further base and eye level units with oak style work surfaces and contrasting tiled surrounds, space for range cooker with extractor hood above, plumbing for dishwasher, included American style fridge/freezer, rear aspect double glazed picture window overlooking garden, through to



DINING AREA with room for large table and chairs, radiator, tiled floor, door to garden and double doors through to



## CONSERVATORY

Brick based construction with double glazed windows and glass roof, tiled floor, radiator, power and lighting, double glazed French doors to garden



## UTILITY ROOM

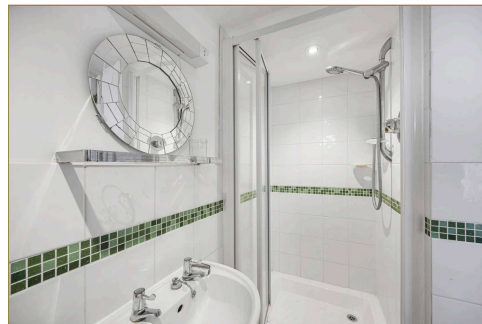
With front aspect double glazed window and alternative front doorway access, radiator, tiled floor, inset sink with wall mounted eye level units, plumbing for washing machine, space for dryer and further appliances

**BEDROOM SIX/FAMILY ROOM**

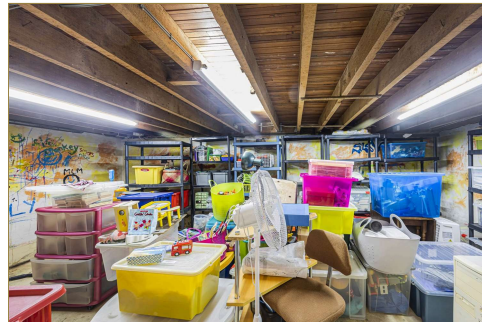
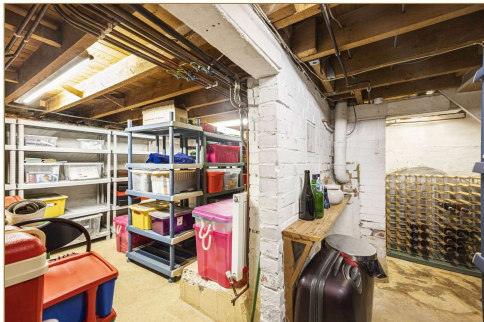
This is a flexible en-suited room to use as desired with front aspect double glazed window, radiator, door to

**EN SUITE SHOWER ROOM**

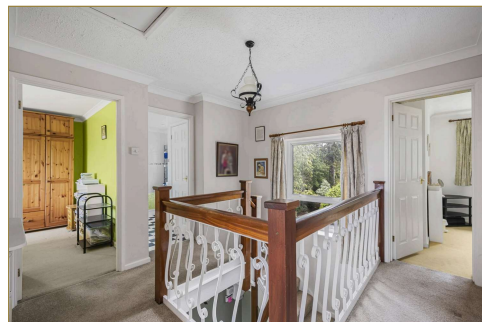
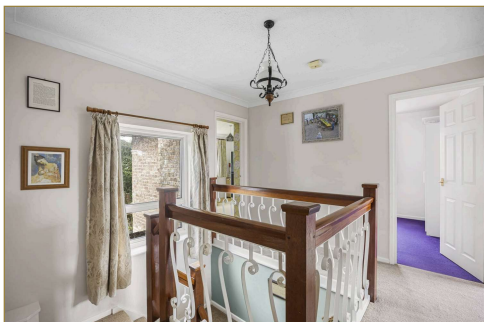
Comprising fully tiled shower, wash hand basin, W.C., tiled floor and surrounds, front aspect obscure double glazed window

**DOORWAY FROM RECEPTION HALL PROVIDES STAIRWAY ACCESS TO USEFUL CELLAR ROOMS**

This consists of three segregated rooms with restricted headroom but do provide various options of use as desired

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

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



**BEDROOM ONE**

With front aspect double glazed window, radiator



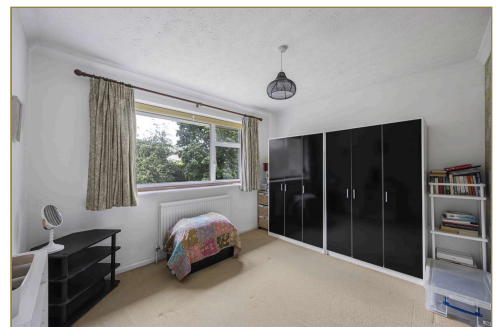
**BEDROOM TWO**

With front aspect double glazed window, radiator



**BEDROOM THREE**

With rear aspect double glazed window, radiator



**BEDROOM FOUR**

With side aspect double glazed window, radiator



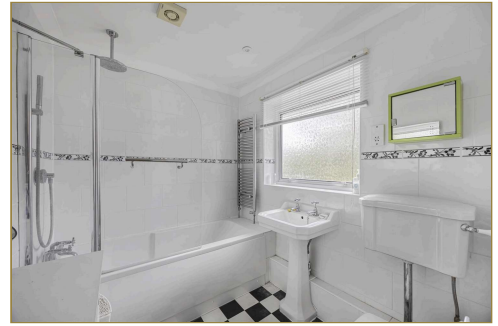
**BEDROOM FIVE**

With front aspect double glazed window, radiator



**BATHROOM**

White suite comprising panelled bath with independent shower unit and glass deflector, wash hand basin, W.C., with matching tiled walls, rear aspect obscure double glazed window, airing cupboard housing gas boiler and slatted shelving

**REAR GARDEN**

At the rear of the property is a generous level secluded garden predominantly laid to lawn with paved patio area adjacent to the property and to the rear of the conservatory, with raised rockery with specimen shrubs and interspersed evergreens and trees together with a mixture of timber fenced, brick retained wall and laurel hedge enclosures. There is a raised paved patio area to the rear of the property, pitched roof timber storage shed and ornamental fish pond. The gardens extend approximately 60ft x 50ft retaining excellent seclusion with an easterly aspect



There is also a sheltered side access front to rear with doorway between both front and rear, this area provides extra useful storage

**OUTSIDE**

The front of the property is entered via a block paved driveway providing off road parking and pathway leading to front door



### **FRONT GARDEN**

There is a lawned garden area with evergreen border and low brick retained wall enclosure



### **DIRECTIONS**

From central Caversham proceed north up Prospect Street at traffic lights fork left into Peppard Road, continue for approximately one mile turning left into Rosehill Park

### **SCHOOL CATCHMENT**

Emmer Green 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/9658-3039-7203-5674-9204>

### FLOOR PLAN

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

