

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**WOODCOTE ROAD, CAVERSHAM HEIGHTS
READING, RG4 7BB**

Price Guide £1,200,000

An elegant 1950's four bedroom detached residence superbly extended and crafted in recent years, occupying a south west facing secluded garden entered via electric gates. Providing spacious accommodation with high quality fittings, approximately 0.5 miles north of Caversham centre and within 1.5 miles of Reading railway station

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SITUATION

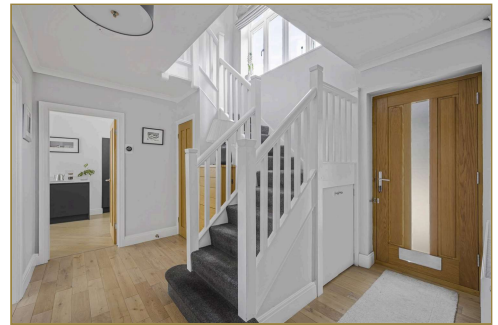
Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail.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

Gabled entrance porch with quarry style step and oak front door to

RECEPTION HALL

With washed solid oak flooring, radiator, staircase to first floor and understairs storage cupboard



CLOAKROOM

With W.C., wash hand basin with cupboard space below, tiled floor, front aspect obscure double glazed window

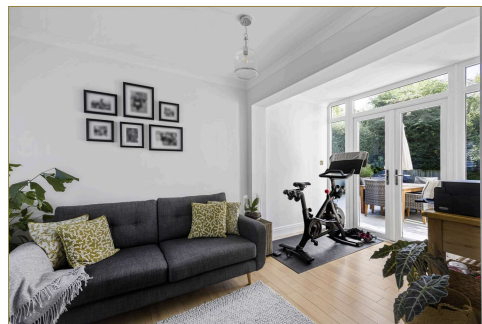
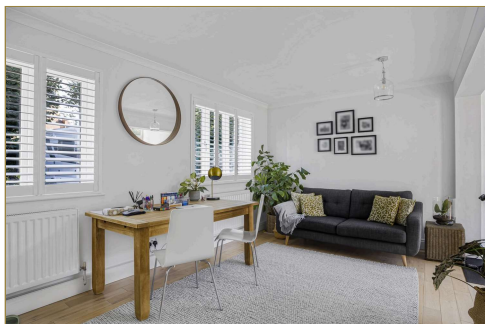
LIVING ROOM

Elegant dual aspect room with rear double glazed windows with centralised matching double glazed door to patio and garden, with washed solid oak flooring, twin vertical radiators and central stone fireplace with hearth surround and mantle over and fitted wood burning stove



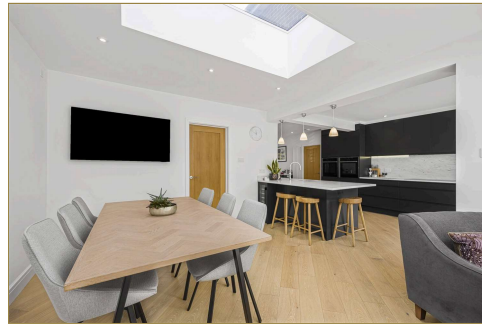
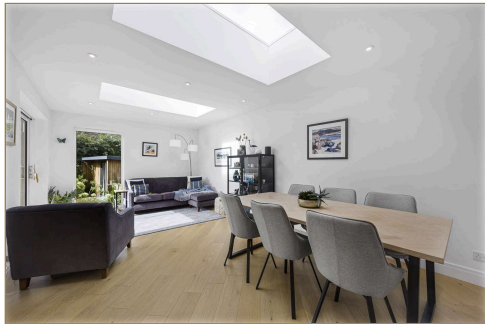
SITTING ROOM/OFFICE

Dual aspect with twin front aspect windows, two radiators and rear aspect windows with matching double glazed French doors to patio and garden, washed solid oak flooring

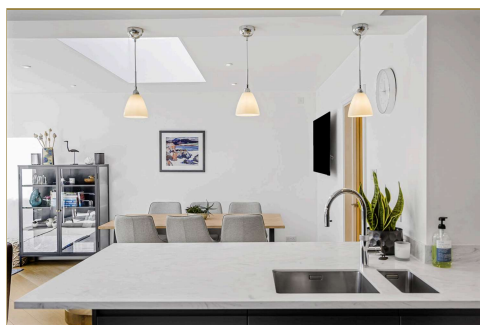


EXTENDED KITCHEN BREAKFAST ROOM/DINING FAMILY ROOM

Beautifully crafted addition naturally segregated for kitchen and dining/family areas



GERMAN KITCHEN superbly fitted comprising one and a half inset sink unit with Quooker boiling water and cold water drinking tap and cupboards under, further range of both floor standing cupboards and drawers and wall mounted eye level units with contrasting work surfaces and tiled surrounds. Inset induction hob with extractor above and split level twin ovens with space for American style fridge/freezer, with concealed lighting, water softener, vertical radiator, dual aspect with front double glazed windows with internal shutters and rear double glazed sliding patio doors to garden with engineered oak flooring with underfloor heating and breakfast bar with wine cooler opening onto



FAMILY AREA dual aspect with rear double glazed full length window and matching double glazed sliding patio doors to garden, twin overhead skylight lantern above, room for large dining room table and chairs with further family area. Matching engineered oak floor with underfloor heating with door to



UTILITY ROOM

With inset sink unit with water tap and range of base units and space for stacking washing machine and tumble dryer, neatly fitted gas boiler, tiled floor, front aspect double glazed window and obscure double glazed side door



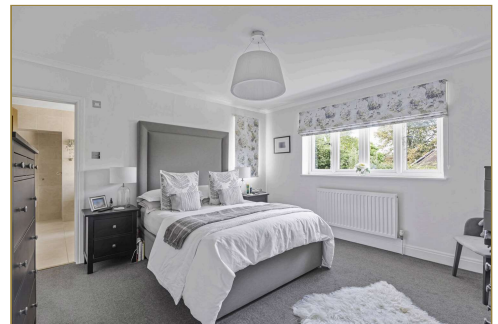
STAIRCASE FROM RECEPTION HALL WITH FRONT ASPECT DOUBLE GLAZED WINDOW TO GALLERIED LANDING

With access to loft space above, radiator, with built in walk in wardrobe/cupboard space, further built in airing cupboard with pressurised hot water cylinder



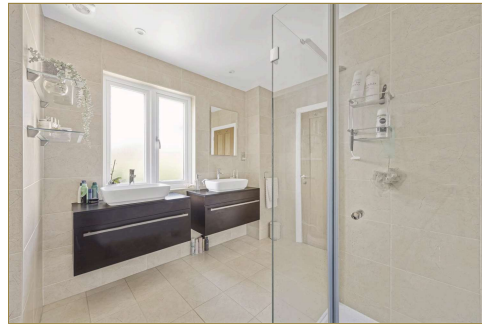
BEDROOM ONE

Dual aspect room with double glazed windows, radiator, door to



EN SUITE SHOWER ROOM

Comprising large tiled shower cubicle, twin his and hers wash hand basin with floating drawer below, W.C., bidet, heated towel rail, fully tiled walls and floor, rear aspect obscure double glazed window

**BEDROOM TWO**

With front aspect double glazed window, radiator, range of built in wardrobes and door to

**EN SUITE SHOWER ROOM**

Comprising large tiled shower, wash hand basin, W.C. with matching fully tiled walls and floor, heated towel rail, front aspect obscure double glazed window

**BEDROOM THREE**

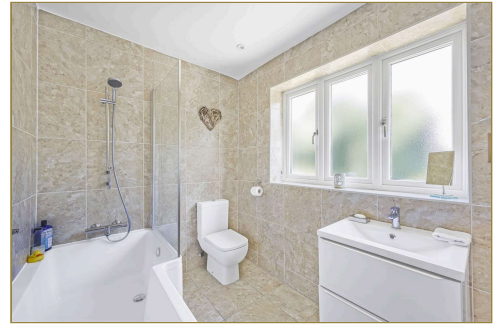
With rear aspect double glazed window, radiator

**BEDROOM FOUR**

With rear aspect double glazed window, radiator

FAMILY BATHROOM

Comprising shower bath with deflector, wash hand basin with twin drawer space below, W.C., contrasting fully tiled walls and floor, heated towel rail, front aspect obscure double glazed window

**REAR GARDEN**

At the rear of the property are beautifully tended south west facing secluded rear gardens with large raised patio area adjacent to the property and accessed by all principle downstairs rooms with various sections for dining and socialising, steps lead down to main lawned gardens with bordering box hedging and raised sleeper enclosed beds with flowers and specimen shrubs together with timber fenced enclosures, mature hedging provides excellent screening and seclusion. Outside power and access front to rear via secure timber gate with block paved pathway



There is also a

HIGH QUALITY HOME OFFICE

With double glazed windows and matching double glazed French doors, oak flooring, insulated providing a variety of use



In all the gardens extend approximately 40ft with an approximate 70ft width

OUTSIDE

The front of the property is entered via electrically operated timber gates opening onto sweeping block paved driveway providing parking and turning for a number of vehicles and leading to an



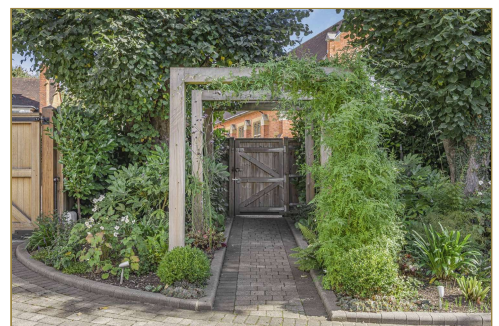
INTEGRAL GARAGE

With twin swing doors, power and light

FRONT GARDEN

Complimented by lawned garden area, an array of surrounding and bordering specimen shrubs and mature evergreens providing excellent front seclusion with separate pedestrian gateway access, pergola and blocked paved pathway, outside lighting

The property is alarmed with a security camera system



AERIAL VIEW**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 and continue up St. Peters Hill into Woodcote Road, the property can be found on the left hand side

TENURE

Freehold

APPROXIMATE SQUARE FOOTAGE

2,386 sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

SCHOOL CATCHMENT

Caversham 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 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/8516-6922-8810-6180-1996>

FLOOR PLAN

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

Approximate Gross Internal Area 2386 sq ft - 222 sq m

Ground Floor Area 1384 sq ft – 129 sq m

First Floor Area 847 sq ft – 79 sq m

Outbuilding Area 155 sq ft – 14 sq m



LOCATION

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

