

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



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

£875,000

A 1930's four bedroom detached bungalow extended to provide large flexible accommodation with part vaulted ceilings, high quality fittings and set in level secluded corner gardens in a prime Caversham Heights position, approximately 2.5 miles from Reading 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

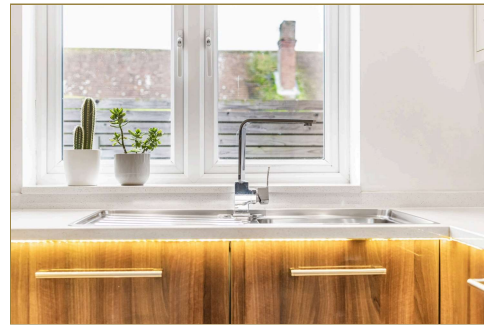
Canopied entrance porch with quarry tiled step and uPVC double glazed door to

RECEPTION HALL

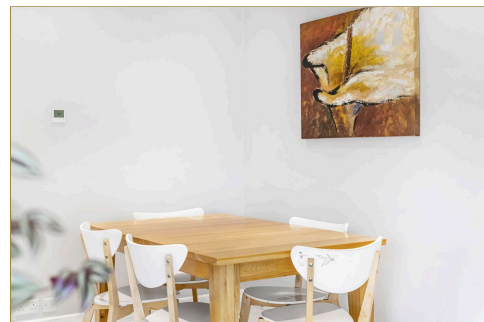
With engineered oak flooring, radiator and door to

KITCHEN/DINING ROOM

Superbly fitted with two tone units comprising single drainer stainless steel sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units with Quartz work surfaces and surrounds, with inset wide four ring induction hob with extractor hood above and drawer space below. Integrated oven and dishwasher, appliance space for American style fridge/freezer, tiled floor with underfloor heating



Large dining area with room for table and chairs, side aspect double glazed window



Leading through to



LIVING ROOM

Superb dual aspect room with rear double glazed windows and side sliding patio doors to garden with engineered oak flooring and radiator

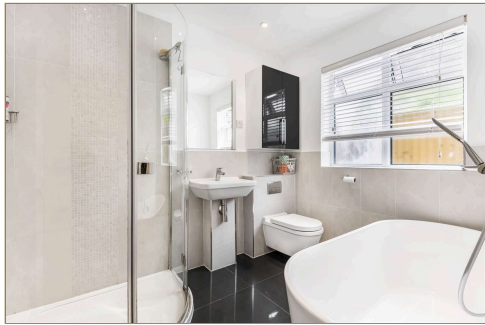


UTILITY ROOM

Separate walk in room with Belfast sink unit with cupboard space below and plumbing for washing machine, extractor

FAMILY FOUR PIECE BATHROOM

Beautifully fitted comprising deep stand alone bath with wash hand basin, W.C. and separate fully tiled shower with contrasting tiled walls and floor, heated towel rail and side aspect double glazed window

**BEDROOM TWO/GUEST BEDROOM**

Access from living room. Dual aspect with rear double glazed window and double glazed side door, engineered oak floor, radiator and door to

**EN SUITE SHOWER ROOM**

Comprising fully tiled shower cubicle, wash hand basin with cupboard space below, W.C., contrasting tiled walls and floor, side aspect obscure double glazed window and heated towel rail

**BEDROOM ONE**

Spacious room with part vaulted ceiling with overhead double glazed Velux window and rear double glazed French doors to patio with built in double wardrobe and further matching fitted wardrobes with fitted drawers and cupboard space, radiator, engineered oak floor



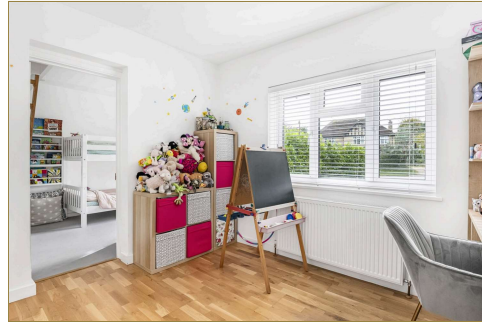
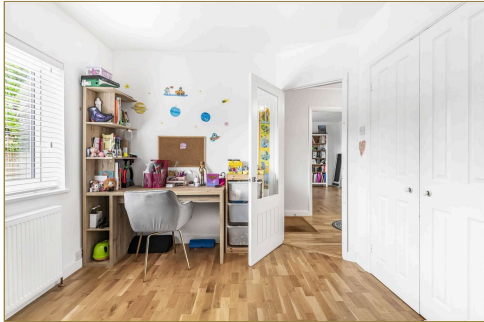
BEDROOM THREE/FAMILY ROOM

This room offers flexibility and variety of use with front aspect feature double glazed bay window, radiator, engineered oak floor



STUDY

With front aspect double glazed window, radiator, built in double wardrobe and door to



BEDROOM FOUR (LINKED TO STUDY)

With front aspect double glazed window, radiator, full width range of fitted wardrobes and vaulted ceiling with clever mezzanine area entered via wooden steps, ideal children's room



REAR GARDEN

At the rear of the property is a generous landscaped garden predominately laid to lawn with an array of flower and specimen shrub borders, large pitched roof timber shed with light and power at the rear and large paved patio area extending to the side of the property exploiting the corner position with light and power, together with timber fenced enclosures. Various fruit trees and evergreens providing excellent year round seclusion with side access front to rear via wrought iron gate, outside water tap. The gardens extend approximately 70ft x 40ft



OUTSIDE

The front of the property is entered via a sweeping block paved driveway providing parking and turning for a number of vehicles, meandering pea shingled pathway area, side lawn and a mixture of mature trees, timber fencing and laurel hedging with brick retained front garden wall providing enclosures



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 onto the Woodcote Road for approximately one mile with the property can be found on the right hand side

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

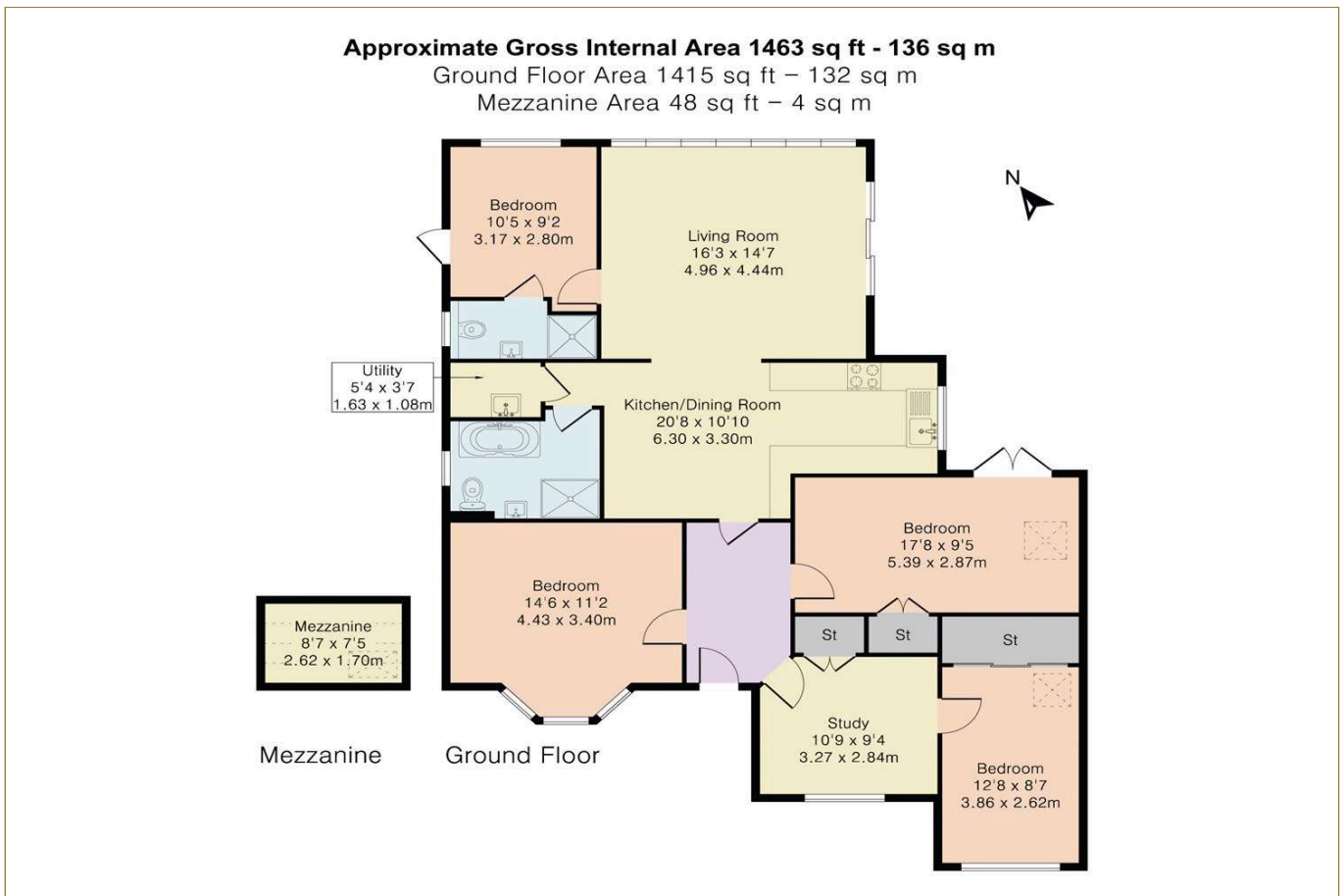
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/9340-2033-3400-2094-6321>

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

