

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**SURLEY ROW, EMMER GREEN
READING, RG4 8ND**

Price Guide £1,250,000

An exceptional four bedroom extended and spacious detached residence set in wonderful established grounds in the region of 1/3 of an acre. Located on a quiet, no through road within the prestigious Surley Row Conservation Area approximately one mile north of Caversham centre and only two miles from Reading Station

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SURLEY ROW CONSERVATION AREA

The Surley Row Conservation Area is a unique lane with many houses listed or of historical note built at various times since the late 17th century

SITUATION

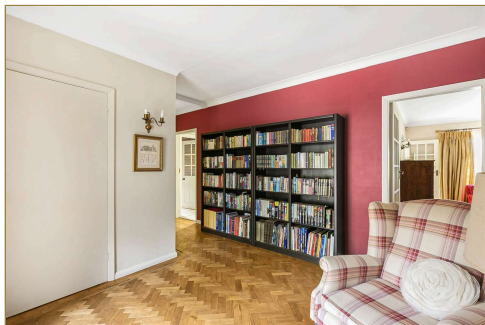
Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants. Nearby highly regarded schools include Queen Anne's, Reading Blue Coat, The Abbey and the grammar schools Kendrick and Reading Boys. Reading Station servicing London (Paddington 25 minutes) has been further enhanced with the arrival of Crossrail. Emmer Green borders the South Oxfordshire countryside, with a choice of golf courses with Mapledurham Gym, Caversham Park Tennis Club and Rivermead Sports Complex nearby

ENTRANCE

Covered entrance porch with quarry tiled step and front door to

**SPACIOUS RECEPTION HALL**

With oak parquet flooring, cloaks cupboard and two storage cupboards, radiator, three wall light points

**LIVING ROOM**

Rear aspect leadlight double glazed window, oak parquet flooring, radiator, four wall light points, central fireplace with hearth surround and mantel over and wood burning stove, through to



DINING ROOM

With rear aspect double glazed windows with central French doors to conservatory with oak wood block flooring, radiator, four wall light points

**CONSERVATORY/GARDEN ROOM**

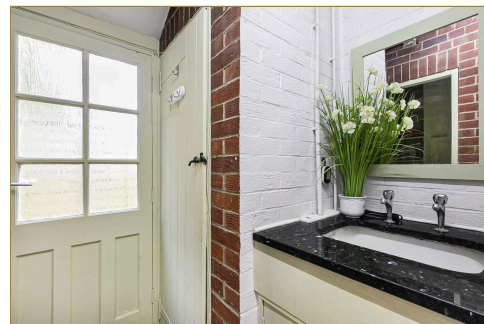
Brick based construction with double glazed sliding patio doors, quarry tiled floor, radiator with overhead lantern skylight

**FITTED KITCHEN**

Comprising inset sink unit with built in drainer and cupboards under, further extensive range of both floor standing and wall mounted eye level units with granite work surfaces and surrounds, separate circular sink unit and integrated Range cooker with extractor hood above, matching dresser unit, space for American style fridge/freezer, integrated dishwasher and floor heater, concealed lighting, tiled floor and rear aspect double glazed leadlight window

**UTILITY ROOM**

With inset sink unit with granite surround and cupboard under, alcove with plumbing for washing machine and space for tumble dryer, radiator, recessed shelving, tiled floor, boiler cupboard

**CLOAKROOM**

With W.C., radiator and side aspect double glazed leadlight window

OFF THE RECEPTION HALL IS AN INNER HALLWAY

With radiator and built in linen cupboard

SITTING ROOM

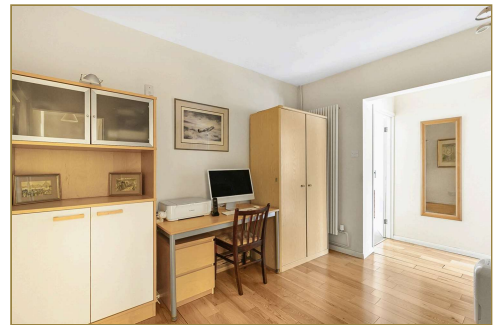
With double glazed leadlight windows, oak flooring, radiator, central stone fireplace with hearth surround, mantle over and fitted electric fire

**DOWNSTAIRS SHOWER ROOM**

Comprising fully tiled double width shower, wash hand basin with cupboard space below, W.C., contrasting fully tiled walls and floor, two heated towel rails, extractor fan

**STUDY AREA**

With oak flooring, vertical radiator and lockable cupboard

**BEDROOM THREE**

With front aspect feature double glazed leadlight bay window, vertical radiator and range of fitted wardrobes



BEDROOM FOUR

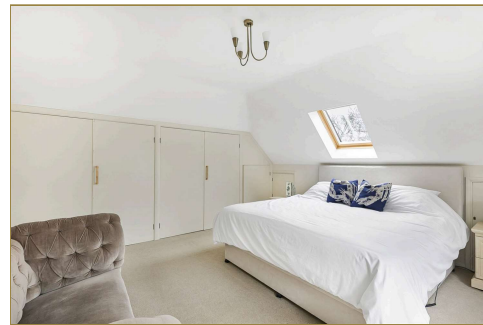
With rear aspect double glazed leadlight window, vertical radiator and twin built in double wardrobes, two wall light points

**DOOR AND STAIRCASE FROM INNER HALLWAY TO FIRST FLOOR LANDING**

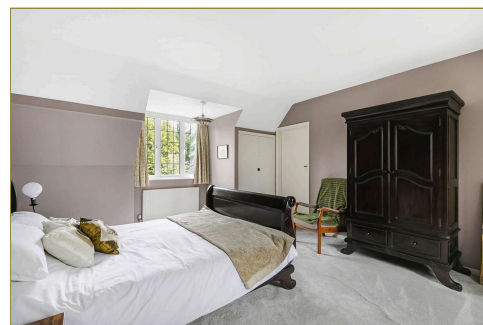
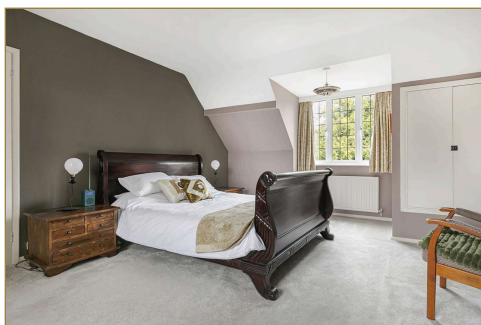
With study alcove, radiator, rear aspect double glazed Velux window and eaves storage cupboard

**BEDROOM ONE**

With front aspect double glazed leadlight window and side double glazed Velux window, two wall light points, twin eaves storage cupboards and twin built in double wardrobes, radiator

**BEDROOM TWO**

Dual aspect double glazed leadlight windows, three built in double wardrobes, radiator and door to walk in eaves room with double drainer sink unit, radiator and two further eaves storage beyond



**BATHROOM**

Comprising bath, wash hand basin with cupboard space below, W.C., contrasting fully tiled walls and floor, heated towel rail, extractor and door to

**WALK IN LOFT ROOM**

Fully boarded with power and light providing various options to fully convert

REAR GARDEN

At the rear of the property are extensive established wide and secluded south west facing rear gardens with an abundance of maturing trees, shrubs and evergreens. The patio area adjacent to the property leads to the main lawn, beyond which are two further areas: a patio with timber summerhouse and a timber shed with light and power; and a further sunken garden with a Keter shed. In all, the rear gardens extend to approx. 100ft x 80ft enjoying year round seclusion and timber fenced enclosures. There is front to rear access either side of the property with further storage unit and side brick built store cupboard





OUTSIDE

The front of the property is entered via twin pillared wrought iron gates to a sweeping pea shingled driveway providing ample parking and turning for multiple vehicles and leading to



INTEGRAL GARAGE

With double swing doors, power and light

FRONT GARDEN

There is a large raised garden area with brick retaining wall incorporating a meandering pea shingled pathway with interspersed flowers and shrubs. The front garden provides options to create alternative garage facilities without reducing parking spaces. The 80ft wide front garden is set behind a nearly 9ft boundary wall offering a high degree of privacy



AERIAL VIEWS





DIRECTIONS

Leave Caversham centre via Prospect Street, at the traffic lights fork left into Peppard Road at the crest of the hill turn left into Surley Row

TENURE

Freehold

APPROXIMATE SQUARE FOOTAGE

3,252sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

SCHOOL CATCHMENT

The Hill 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 C

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/5500-6758-0122-6493-3953>

FLOOR PLAN

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

Approximate Gross Internal Area 3252 sq ft - 302 sq m

Ground Floor Area 2126 sq ft – 197 sq m

First Floor Area 1126 sq ft – 105 sq m

