

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



DELLWOOD PARK, CAVERSHAM HEIGHTS READING, RG4 7NX

Price Guide £1,750,000

A truly stunning six bedroom detached family home with 29ft annexe/studio providing over 4,300sq ft of considerable accommodation. The property has undergone considerable refurbishment and includes high quality fittings whilst set in established and secluded grounds in the region of 1/4 an acre

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

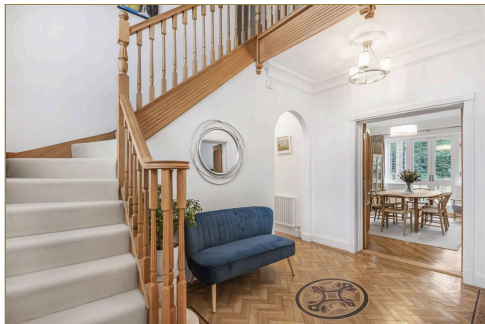
SITUATION

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. Caversham Heights border the South Oxfordshire countryside, with a choice of golf courses and the additional Mapledurham Gym & Rivermead Sports Complex on Caversham borders

Approx. a 20 minute walk to Caversham centre and a further 15 minute walk to Reading mainline station

ENTRANCE

Covered entrance porch with paved step and front door to entrance hall with radiator, twin front aspect windows with internal shutters, built in cloaks cupboard, archway to reception hall with oak block flooring, elegant staircase, vaulted ceiling with magnificent leaded light 9ft window



CLOAKROOM

With W.C., wash stand with cupboard space, heated towel rail, contrasting tiled walls and floor with obscure leaded light window with internal shutter



DRAWING ROOM

With dual aspect leaded light windows with internal shutters, twin vertical radiators with rear leaded light windows with integral matching French doors to



ADJOINING ORANGERY

Complementing the living room with brick based construction with double glazed windows and angled French doors to patio and garden, glass vented roof

**DINING ROOM**

With rear aspect double glazed windows with matching integral French doors to garden, oak flooring, radiator

**STUDY**

With rear aspect leaded light window with internal shutter, radiator, oak flooring

**KITCHEN/BREAKFAST/FAMILY ROOM**

Measuring 26ft in length and beautifully refitted and crafted in recent years comprising inset one and a half sink unit with mixer tap incorporating Quooker tap with cupboards below, extensive range of both floor standing and wall mounted eye level units with Quartz work surfaces and surrounds. American style fridge/freezer, twin ovens, integrated dishwasher and microwave. Complemented by large matching island unit with inset induction hob with centralised extraction, further cupboard space and drawers, power, incorporating breakfast bar and preparation surface





Room for breakfast table and chairs, French doors to rear garden, vertical radiator, opening onto



FAMILY ROOM

With rear leded light windows incorporating matching French doors to patio and garden, vertical radiator and tiled floor, door to



UTILITY ROOM

With leded light window and side door, with inset sink unit with Quartz surface and surrounds with inbuilt drainer with mixer tap and cupboard under, plumbing for washing machine and space for tumble dryer, tiled floor, radiator, built in storage cupboard, internal access to garage and second cloakroom



SECOND CLOAKROOM

With W.C., wash hand basin, radiator, obscure leded light window with internal shutter

STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR GALLERIED LANDING

With oak balustrade, radiator

**MASTER BEDROOM**

Dual aspect with front leaded light bay and twin side aspect leaded light windows with internal shutters, room is entered via double doors

**WALK IN DRESSING ROOM**

With range of fitted wardrobes, dressing table and rear leaded light window with internal shutter, radiator

**ENSUITE BATHROOM**

Split level four piece suite with sunken tile encased bath, floating wash hand basin with drawer space, W.C., and separate double width fully tiled shower with matching fully tiled walls and floor, heated towel rail, rear aspect leaded light obscure glazed window with internal shutter



BEDROOM TWO

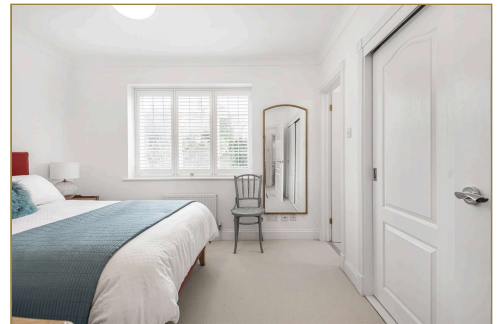
With front aspect leaded light window with internal shutter, radiator, built in double wardrobe and door to

**ENSUITE SHOWER ROOM**

Comprising fully tiled shower, wash hand basin with drawer space below, W.C., heated towel rail, half tiled walls and floor

**BEDROOM THREE**

With rear aspect leaded light window with internal shutter, radiator, range of fitted wardrobes and door to

**EN SUITE SHOWER ROOM**

Comprising double width fully tiled shower, wash hand basin with drawer space below, W.C., heated towel rail with tiled floor and surrounds

**BEDROOM FOUR**

With rear aspect leaded light window, radiator, built in double wardrobe



BEDROOM FIVE

With rear aspect leaded light window with internal shutter, radiator, built in desk unit with shelving

**NOTE**

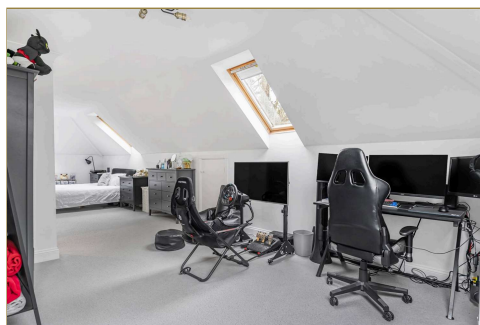
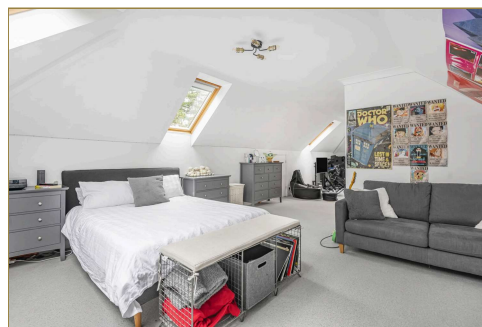
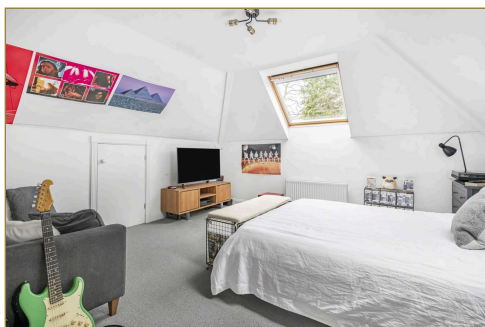
Bedrooms three and bedroom five have a double door link and can be incorporated as one or divided as desired

FAMILY BATHROOM

Comprising tiled encased bath with independent shower unit and bi-fold deflector, floating wash hand basin with drawer space below, W.C., with matching tiled walls and floor, heated towel rail and side aspect obscure leaded light window

**STAIRCASE FROM FIRST FLOOR TO SECOND FLOOR LANDING LEADS TO****BEDROOM SIX/HOBBIES ROOM**

Enjoying excellent floor space measuring 33ft in length, this room provides a variety of use with triple aspect double glazed Velux windows, two radiators and three eaves storage cupboards. Further options include splitting to create two separate rooms; hobbies rooms, office etc.



OUTSIDE

The front of the property is entered via a sweeping block paved driveway providing parking and turning for a number of vehicles, entered via twin brick pillars with various flowers and specimen shrub surrounds, outside tap. Leading to



TRIPLE WIDTH GARAGE

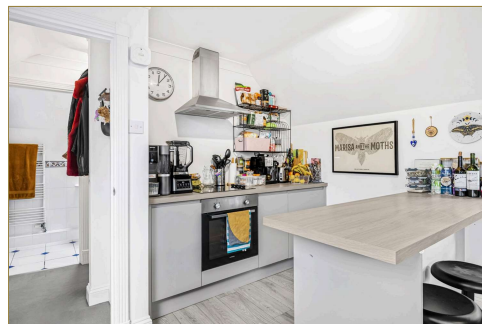
Measuring 29ft in width with three electrically operated up and over doors, power and light, rear access and room for additional utilities including fridge/freezer, deep freeze etc, plumbing for washing machine

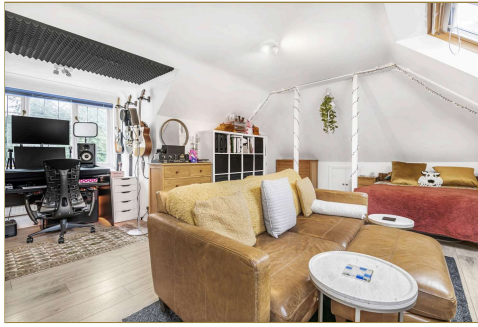


ANNEXE/STUDIO

Entered independently with front door to the side of the garage. Accommodation includes entrance hall, radiator and staircase to first floor. Concealing double doors reveal kitchen sink area comprising single drainer stainless steel sink with mixer tap and cupboards under, includes fridge, dishwasher and washer/dryer.

Door through to main studio; Dual aspect with front leaded light window and twin rear Velux's, eaves storage cupboards and configured with living area, bedroom area and fitted kitchen with electric hob with integrated oven and fitted extractor, base level units and work surfaces





SHOWER ROOM

Comprising fully tiled shower cubical, wash hand basin, W.C., contrasting tiled walls and floor and double glazed Velux window, heated towel rail



REAR GARDEN

At the rear of the property the garden enjoys a corner position with an established generous secluded plot with an array of mature trees and an abundance of evergreens and shrubs providing excellent year round seclusion. There is a large paved patio area adjacent and to the side of property with timber fenced and brick retained wall enclosures, predominately laid to lawn the garden width to the extremes are in excess of 150ft with access front to rear via a wrought iron gate, outside tap



**AERIAL VIEW****DIRECTIONS**

Leave Caversham centre on Church Road, turn right into St Anne's Road, at the top of the hill bear left into Priest Hill, continue into Kidmore Road and turn left into Dellwood Park where the property will be found immediately on the right hand side.

TENURE

Freehold

There is an estate management charge of approx. £290.00 payable per half year.

APPROXIMATE SQUARE FOOTAGE

4,323sq 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 H

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

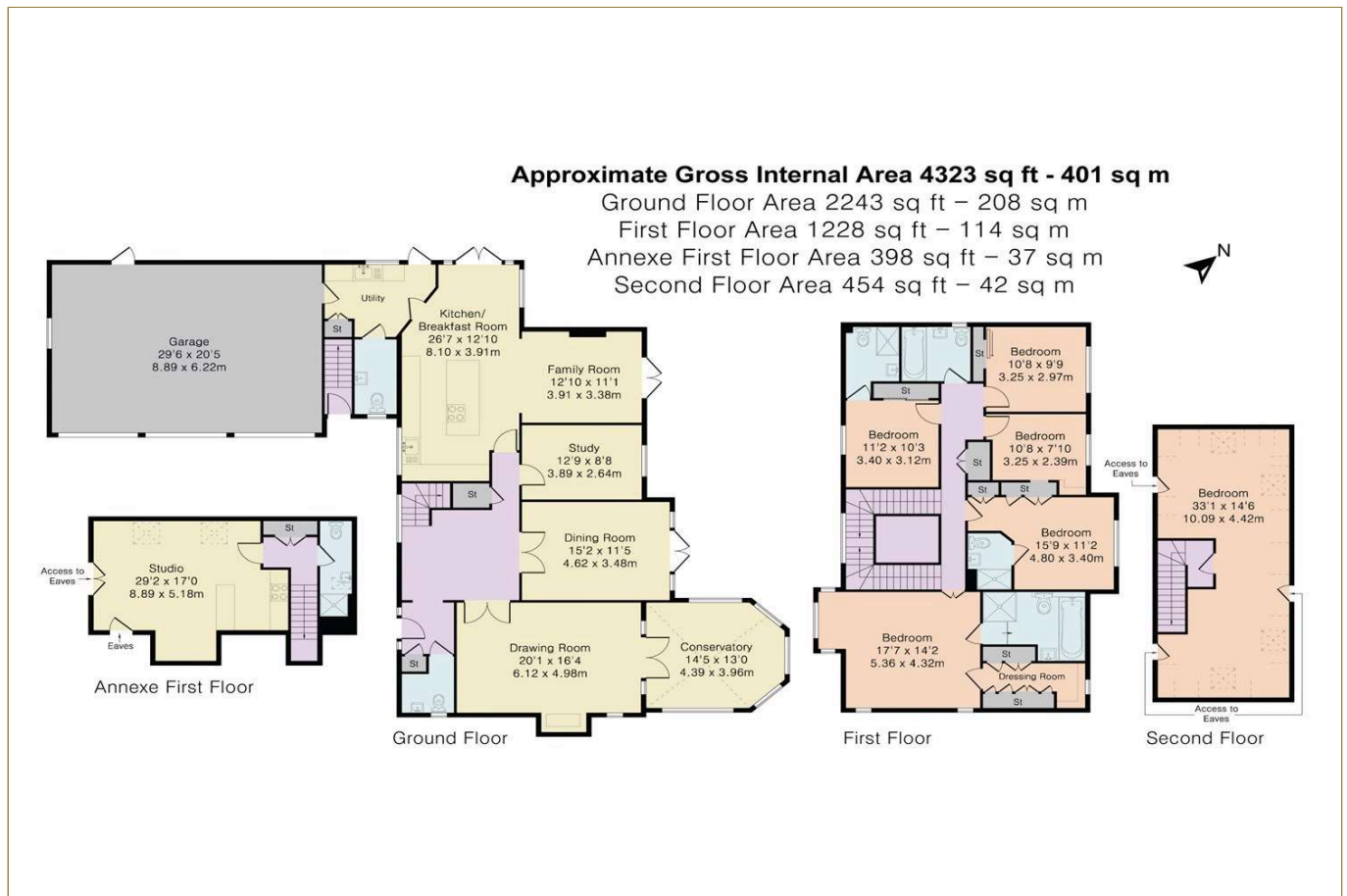
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/3435-2129-3000-0136-9296>

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

