

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



TANNERS LANE, CHALKHOUSE GREEN READING, RG4 9AD

£1,500,000

A fine four/five bedroom detached family home occupying a wonderful established and secluded plot in the region of 0.65 acre with outstanding panoramic views of the adjoining countryside of Dysons Wood, approx. 3 miles north of Reading station. Presented in good order with various options to enhance. No chain

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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.

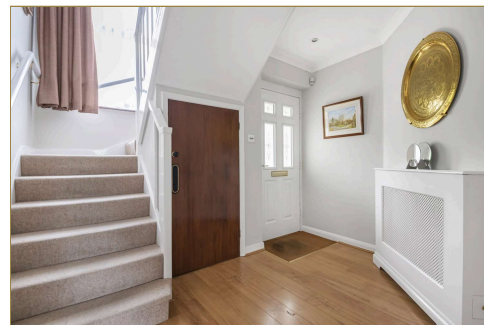
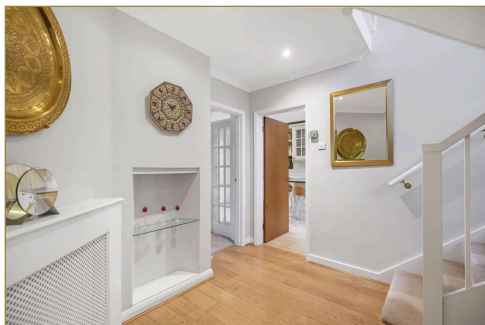
Situated in one of North Readings most sought after locations this detached family home was originally built in 1953 with various extensions over the years to provide large flexible accommodation, highlighted by a large studio/games room providing a variety of use whilst occupying a magnificent established and secluded plot in the region of 2/3 of an acre, backing directly onto open countryside with far reaching panoramic views over an area of outstanding natural beauty. The main accommodation enjoys four reception rooms including a superb garden room adjoining the kitchen/breakfast room, whilst the large 80ft wide frontage enjoys a sweeping driveway with plenty of parking and turning leading to an integral double width garage. There is ample opportunity to further extend, recraft and enhance as desired. The peaceful idyllic location is much admired yet conveniently within a mile or so of Emmer Green shops, Kidmore End village and with Reading station three miles distant

ENTRANCE

Canopy entrance porch and front door with double glazed inserts to

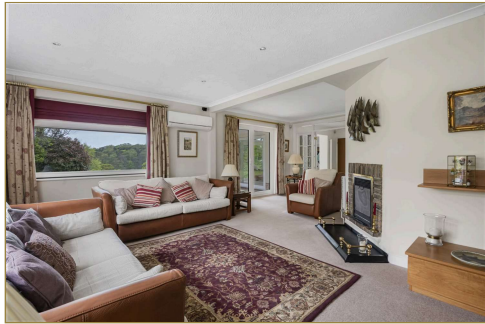
**RECEPTION HALL**

With encased radiator, alcove with display plinth, staircase to first floor and understairs storage cupboard



LIVING ROOM

Dual aspect with double glazed windows and matching double glazed French doors to patio and garden, three radiators and raised open fireplace with hearth and brick surround, air conditioning unit, double doors through to

**KITCHEN/BREAKFAST ROOM**

Also entered separately via reception hall. Kitchen fitted comprising single drainer one and a half bowl sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with granite work surfaces, contrasting tiled surrounds plus concealed lighting. With range cooker and extractor hood above, integrated dishwasher, fridge/freezer with further dresser style units with peninsular breakfast bar, tiled floor and twin vertical radiators, through to



EXTENDED GARDEN ROOM

A fabulous continuation of the kitchen/breakfast room with part vaulted ceiling, dual aspect with double glazed windows, side French doors to patio and rear wide bifold doors with outstanding view over formal gardens and countryside beyond, fitted with electrically operated blinds, matching tiled floor with twin vertical radiators plus traditional radiator

**INNER LOBBY**

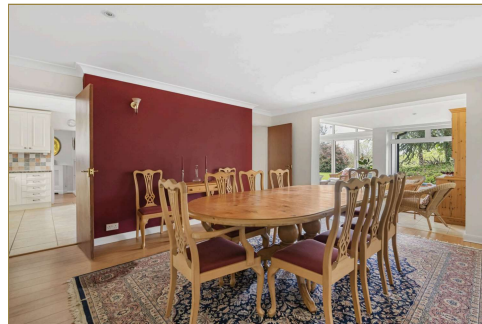
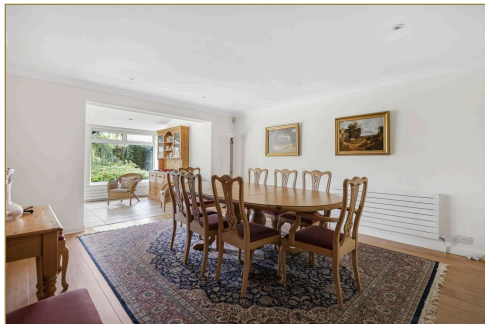
With door to

CLOAKROOM

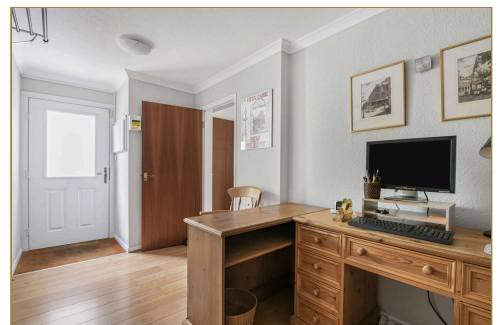
With W.C., wash hand basin and cupboard space

DINING ROOM

Access from kitchen inner lobby and garden room with radiator

**STUDY**

With double glazed side door, radiator and fitted shelving, door to



UTILITY ROOM

With wash hand basin and drawer space, work surface, plumbing for washing machine and further appliance space for tumble dryer etc. neatly fitted oil fired boiler, terracotta floor and useful alternative shower with side aspect obscure double glazed window, electrically operated heated towel rail and internal access to garage. Within the utility room is a separate internal staircase leading to



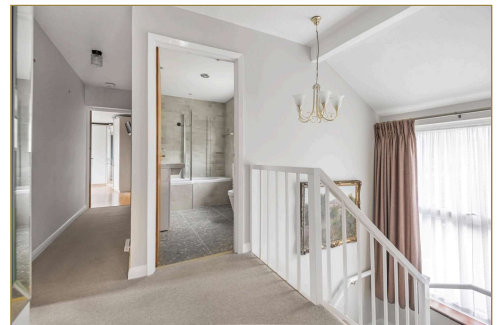
MAGNIFICENT GAMES/STUDIO ROOM

This is the first floor area above the attached double width garage providing a variety of use with the option of converting for annex facility, independent living etc. With dual aspect double glazed windows, three radiators



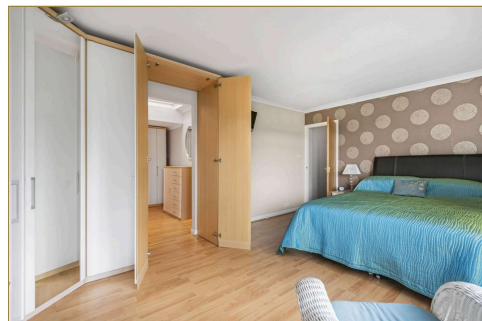
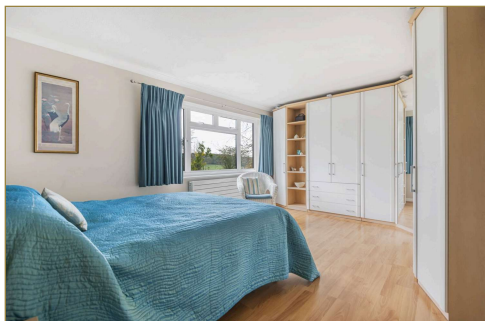
STAIRCASE FROM RECEPTION HALL WITH FRONT ASPECT PICTURE WINDOW LEADING TO FIRST FLOOR LANDING

With access to loft space above, built in linen cupboard



BEDROOM ONE

With rear aspect double glazed window, radiator, range of fitted wardrobes, drawers and cupboard space incorporating a clever hidden access to

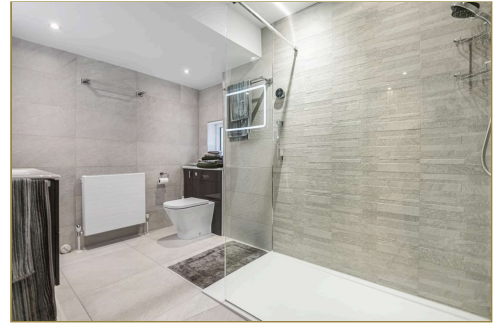


DRESSING ROOM

With a large range of wardrobes and overhead double glazed Velux window, door to

**SHOWER ROOM**

Comprising walk in double width shower with glass deflector, matching wash hand basin with floating drawers below, W.C., with matching fully tiled walls and floor, radiator, side aspect obscure double glazed window

**BEDROOM TWO**

With rear aspect double glazed window, radiator, built in double wardrobe with further walk in cupboard, magnificent rear aspect views over gardens and countryside beyond

**BEDROOM THREE**

Dual aspect corner double glazed windows, radiator, picture rails, built in double wardrobe, views over formal gardens and countryside beyond



BEDROOM FOUR

Dual aspect double glazed corner window, radiator, built in wardrobe

**FAMILY BATHROOM**

Four piece suite comprising shower bath including independent shower and deflector, wash hand basin with cupboard space below, W.C., bidet, radiator, contrasting fully tiled walls and floor, front aspect obscure double glazed window

**REAR GARDEN**

At the rear of the property are delightful and extensive lawned grounds backing onto undulating countryside with panoramic views of an area of outstanding natural beauty, part of the patio area enjoys the naturally covered terrace providing uninterrupted alfresco dining with gateway access either side of the property. The gardens extend approximately 200ft with an array of flowers, specimen shrubs, young trees and evergreens providing natural borders alongside hedging and wired fencing



Various outbuildings including garden store and potting shed with a separate raised decking platform positioned for uninterrupted views across undulating countryside. In all the gardens extend in the region of 200ft with a totally secluded south westerly aspect



OUTSIDE

The front of the property is entered via a sweeping tarmac driveway leading to a larger open parking and turning area with access to Podpoint EV charger



INTEGRAL DOUBLE WIDTH GARAGE

With twin electrically operated garage doors, power and light, twin obscure double glazed windows

FRONT GARDEN

The driveway is complemented by an expansive lawned front garden area dispersion surrounding evergreens and shrubs with young trees and a mixture of timber and hedge borders, with outside entrance lantern with an approx. 80ft frontage and outside water tap



AERIAL VIEW**DIRECTIONS**

From central Caversham proceed north up Prospect Street at the traffic lights fork left into the Peppard Road, continuing to Emmer Green turning left into Kidmore End Road and follow this for approx. one mile taking the second entrance left into Tanners Lane whereby the property will be found on the right hand side.

TENURE

Freehold

APPROXIMATE SQUARE FOOTAGE

3055 sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

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

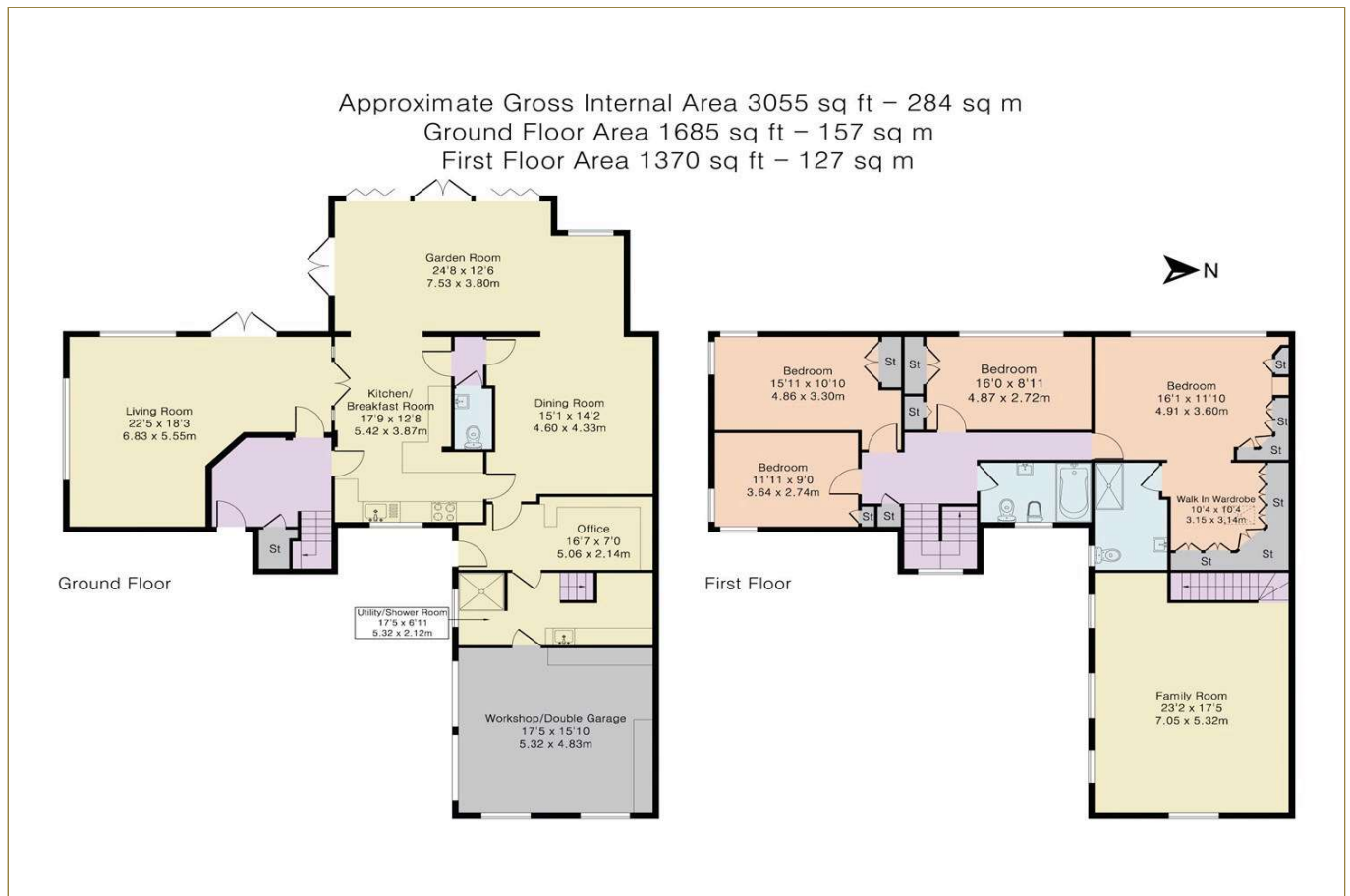
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/0360-2489-4350-2504-4751>

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

