

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**SOANE END, EMMER GREEN
READING, RG4 8QW**

Price Guide £1,250,000

A well designed and presented four bedroom detached home with attractive flint elevations, nestled in the quiet cul-de-sac of just 8 houses literally just yards from countryside walks. Offering excellent family accommodation including superb open plan kitchen/dining/living room, family room & study, 20ft home office/gym & two ensuites, double garage. Approx. 2900 sqft

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. 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

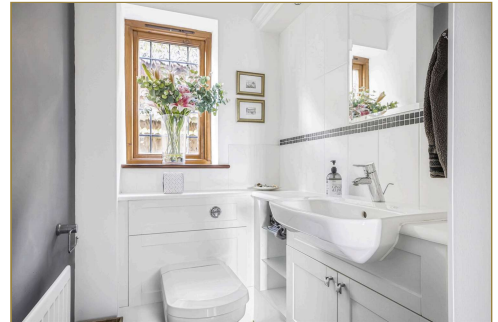
Front door to

SPACIOUS RECEPTION HALL

With tiled floor, radiator, oak beams, staircase to first floor and understairs alcove area

**CLOAKROOM**

With W.C., fitted wash hand basin with cupboard under, side aspect window and built in coats hanging cupboard

**LIVING ROOM**

With front leaded light window and rear double glazed French doors leading to patio and garden, two radiators and central floor to ceiling brick feature fireplace with wood burning stove and feature oak beam, opening through to kitchen/dining room, internal door to Home Office/Gym





KITCHEN/DINING ROOM

Super 21ft open plan room ideal for entertaining

KITCHEN Fitted with granite worktops and upstands with double bowl sink unit with mixer tap, extensive range of both eye and base level units, Rangemaster cooker with extractor hood above, further integrated appliances include dishwasher, fridge/freezer and wine cooler, glass display cabinet, rear aspect picture window, spotlights

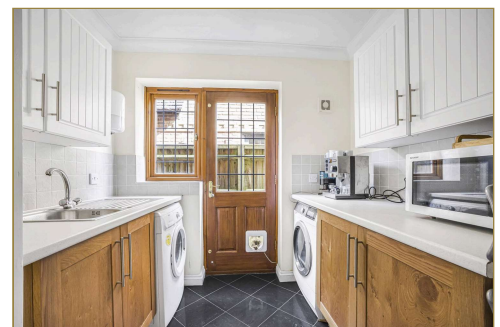


DINING AREA with room for large table and chairs, radiator, tiled floor, leading through to Garden Room



UTILITY ROOM

With single drainer stainless steel sink unit with mixer tap, base and eye level units with laminated work surfaces and tiled surrounds, plumbing for washing machine, appliance space for tumble dryer, further appliance space for additional fridge/freezer, built in storage cupboard, spotlights, door to outside



GARDEN ROOM

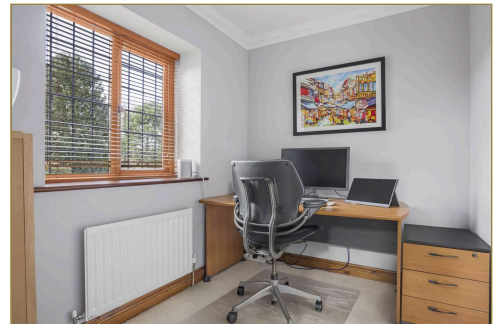
Lovely room with vaulted ceiling, triple aspect windows with rear double glazed French doors to patio and garden, vaulted ceiling with feature beam and double glazed Velux skylight window, tiled floor

**FAMILY ROOM**

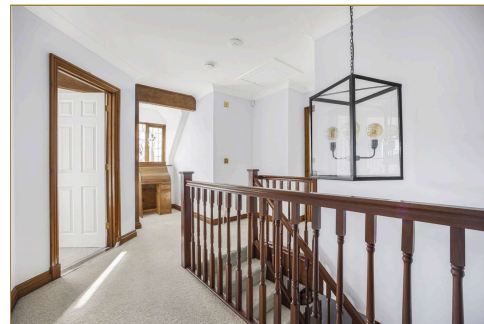
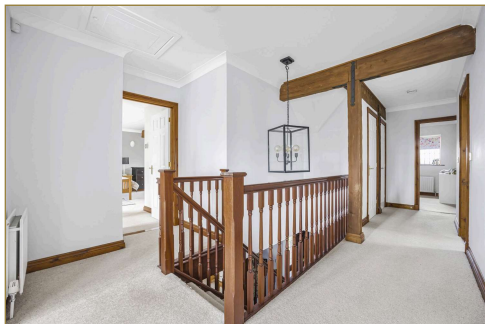
With front aspect window, radiator, t.v point

**STUDY**

With side aspect window, radiator

**STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR GALLERIED LANDING**

With rear aspect picture window and alcove, themed oak beams, radiator, access to loft space and built in twin airing cupboard with twin megaflo pressurised hot water cylinders and shelving



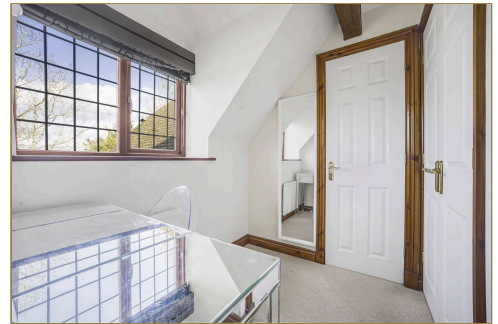
MASTER BEDROOM SUITE

Excellent sized room measuring 20ft in length, dual aspect with feature oak beams, two radiators, built in illuminated wardrobe, archway through to



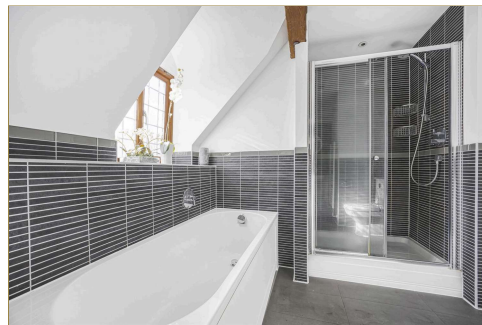
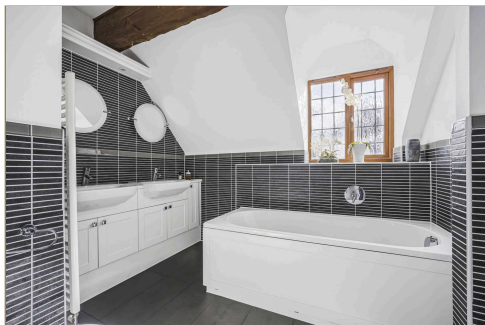
DRESSING ROOM

With front aspect window, radiator, built in double wardrobe and additional walk in wardrobe



ENSUITE BATHROOM

Five piece suite comprising panelled bath, twin his and hers wash hand basins with cupboards below, W.C., and separate double width fully tiled shower, contrasting tiled walls and floor, rear aspect obscure glazed window, spotlights



BEDROOM TWO

With rear aspect window, built in double wardrobe, exposed beam, door to:



EN SUITE SHOWER ROOM

Comprising fully tiled shower cubicle, fitted wash hand basin with cupboard below, W.C., with side aspect obscure glazed window, tiled floor and surrounds, vanity spotlights

**BEDROOM THREE**

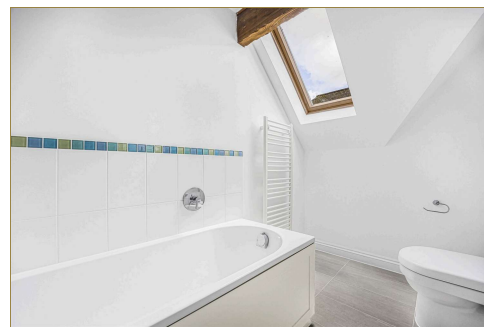
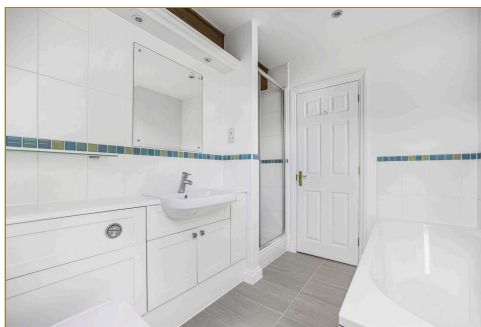
With front aspect window, radiator, exposed beam

**BEDROOM FOUR**

With front aspect window, radiator, exposed beam

**FAMILY BATHROOM**

Villeroy & Boch suite comprising panelled bath, fitted wash hand basin with cupboard below, W.C., separate fully tiled shower cubicle with tiled walls and floor, heated towel rail, exposed beam and double glazed Velux window



HOME OFFICE/GYM

Excellent 20ft separate room positioned over the garage which can be accessed separately by an external door adjacent to the garage or internally via the living room. With side aspect window, radiator, this room provides a variety of uses including games room, gym or annexe for family etc

**REAR GARDEN**

At the rear of the property are wide level and secluded gardens predominantly laid to lawn with flower and shrub borders, with large entertaining patio area adjacent to the property. Enjoying a southerly aspect with side access front to rear either side of the property via secured wooden gates. Includes woodstore, water tap, outside power and lighting and rear access to garage. The rear gardens are approximately 70ft width by 50ft depth



OUTSIDE

The front of the property is entered via block paved driveway providing parking and turning for several vehicles leading to

**INTEGRAL DOUBLE WIDTH GARAGE**

With power and light, conventional electric car charger and further Tesla charging point

FRONT GARDEN

Open lawned garden area with timber fenced enclosures

DIRECTIONS

From central Caversham proceed north along Prospect Street, at the traffic lights fork left into Peppard Road proceeding to Emmer Green, turn left at the roundabout into Evesham Road continue into St Barnabas Road. At the mini roundabout continue into Highdown Hill Road and at the very end, turn left into Soane End

TENURE

Freehold

SCHOOL CATCHMENT

Emmer Green 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/0360-2064-9420-2125-1775>

APPROXIMATE SQUARE FOOTAGE

2,915 sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

FLOOR PLAN

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

