

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**PADDOCK ROAD, CAVERSHAM
READING, RG4 5BY**

£385,000

A delightful extended Grade II listed character cottage originally built in 1731 and having been carefully and superbly renovated in recent years returning much character and charm and occupying a superb walled rear garden in a convenient location within a mile of both Caversham centre and Reading Railway Station

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

LISTED BUILDINGS

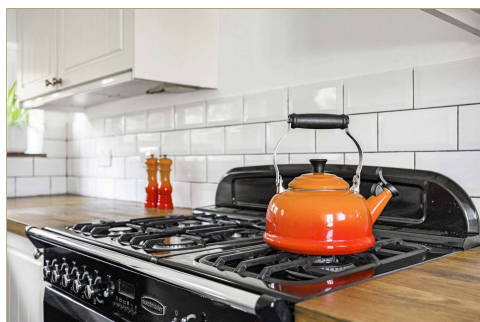
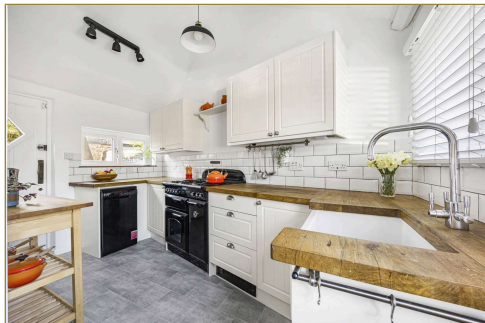
Buildings are given a listed status to mark their historical and architectural interest and to protect them from damage and inappropriate alterations which may detract from their special interest. When a building is listed, consent is required for work that will alter the external appearance and also that which will change it internally, work usually requiring consent includes replacing windows and doors, removing internal walls and changing fireplaces. Your local authorities' conservation officer will advise you in detail on what will require consent on your property

ENTRANCE

Paved step with front door to

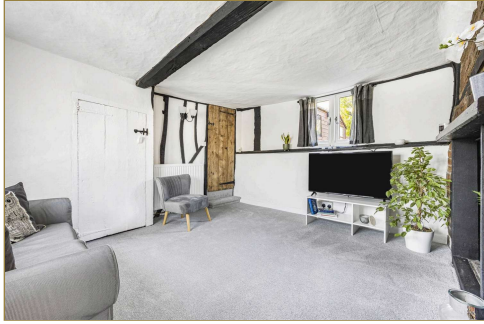
KITCHEN/BREAKFAST ROOM

Beautifully fitted dual aspect room comprising Belfast sink unit, with oak work surfaces and tiled surrounds. Range of both floor standing and wall mounted eye level units with inset range cooker, plumbing for dishwasher, appliance space for fridge/freezer. Authentic wooden framed double glazed windows, door to garden and vaulted ceiling, warm air floor heater, latched door to



LIVING ROOM

With dual aspect authentic wooden framed double glazed windows, exposed brick fireplace with wood burning stove, exposed beams, radiator, latched door to

**CLOAKROOM**

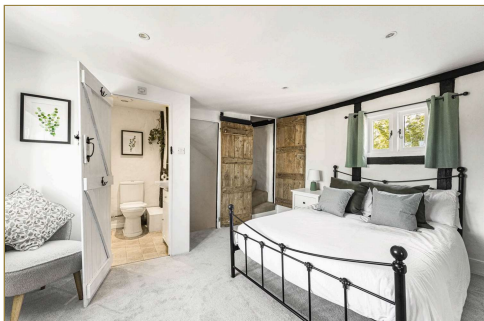
With W.C., front aspect window, wash hand basin and plumbing for washing machine

**LANDING**

Latched door from living room with staircase to first floor

BEDROOM ONE

Double bedroom with dual aspect authentic wooden framed double glazed windows, radiator, exposed beams and door to





EN SUITE SHOWER ROOM

Comprising double width shower, wash hand basin, W.C.,
exposed beams, latched door to



STAIRCASE TO SECOND FLOOR LANDING

With hanging space, alcove and latched door to



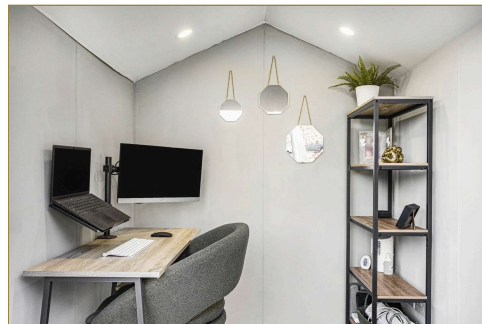
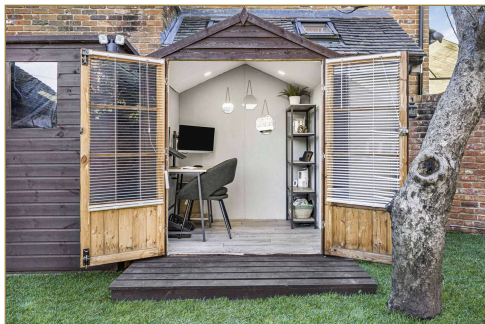
BEDROOM TWO ATTIC ROOM

With side aspect window, exposed beams, radiator



REAR GARDEN

At the rear of the property is a delightful garden with pea shingled area for outside seating and dining, enclosed by mature sleepers extending to lawned gardens with pitched roof timber shed and timber home office with under floor heating, light and power. The gardens are fully enclosed by old brick and flint wall and further brick retained wall enjoying a secluded aspect, outside water tap. There is also a rear gate providing access to neighbouring property for maintenance

**OUTSIDE**

To the front of the property is a small front bedded garden area well stocked with specimen shrubs

**DIRECTIONS**

Leave central Caversham via Gosbrook Road, proceed to the end and turn right into Star Road and via left into Paddock Road

TENURE

Freehold

SCHOOL CATCHMENT

Thameside Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band C

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access over 2,500 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/7835-8024-6400-0869-9296>

FLOOR PLAN

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

Approximate Gross Internal Area 710 sq ft - 66 sq m

Ground Floor Area 311 sq ft – 29 sq m

First Floor Area 176 sq ft – 16 sq m

Second Floor Area 126 sq ft – 12 sq m

Outbuilding Area 97 sq ft – 9 sq m



LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

