

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**WINCROFT ROAD, CAVERSHAM HEIGHTS
READING, RG4 7HH**

£1,125,000

An elegant detached family home with four/five bedrooms and featuring a magnificent 25'11 x 23ft kitchen/family/dining room, set in a peaceful road in a prime Caversham Heights location and occupying delightful extensive gardens in excess of 200ft and presented in immaculate condition throughout

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SITUATION

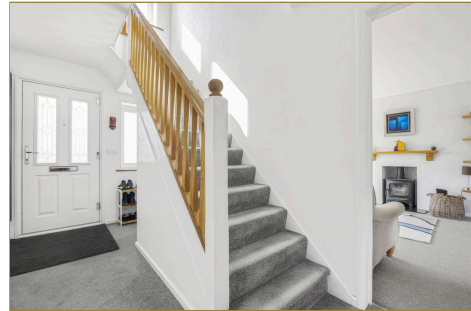
Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. 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

ENTRANCE

Covered entrance porch with quarry tiled step and front door with lead light insert to

RECEPTION HALL

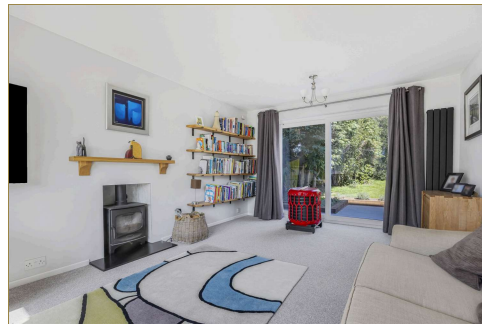
With vertical radiator, staircase to first floor and understairs storage cupboard and alcove, front aspect double glazed window

**CLOAKROOM**

With W.C., wash hand basin, tiled floor, radiator, rear aspect obscure double glazed window

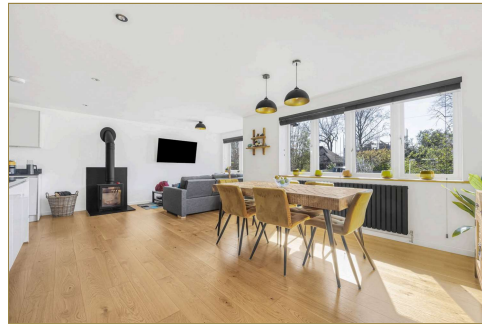
LIVING ROOM

Dual aspect front to rear room with front double glazed window and rear sliding patio doors to garden with central wood burning stove with fitted mantel over and hearth, two radiators



KITCHEN/DINING/FAMILY ROOM

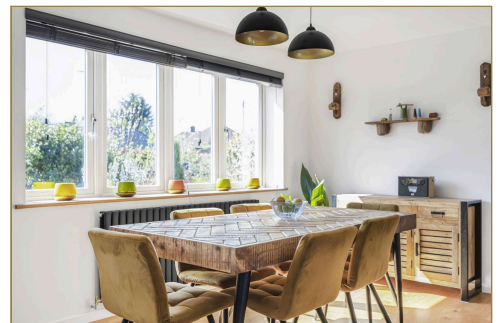
Magnificent open plan room naturally segregated for family dining and kitchen areas, dual aspect with double glazed windows including double glazed French doors to patio and garden



KITCHEN AREA beautifully crafted and fitted with matching units and central island with inset one and a half bowl stainless steel sink unit with mixer tap and cupboards below with granite preparation work surfaces, further extensive range of both floor standing and wall mounted eye level units with further granite work surfaces and surrounds. Integrated range cooker with fitted extractor hood above, various integrated appliances including fridge/freezer, dishwasher, washing machine and tumble dryer, neatly fitted gas boiler



DINING AREA with room for large table and chairs, radiator

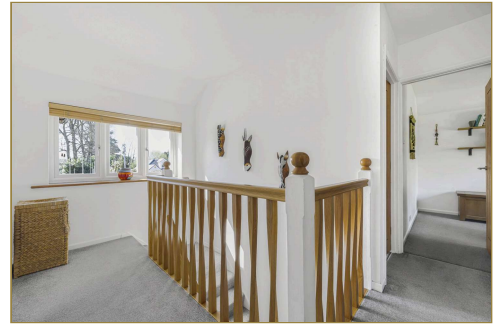


FAMILY AREA with room for large corner sofa, radiator and wood burning stove, complemented with oak style flooring throughout the room and vertical radiator in the kitchen



STAIRCASE FROM RECEPTION HALL TO GALLERIED FIRST FLOOR LANDING

With front aspect double glazed window, access to loft space above and built in linen cupboard



BEDROOM ONE

With front aspect double glazed window, radiator, leading to



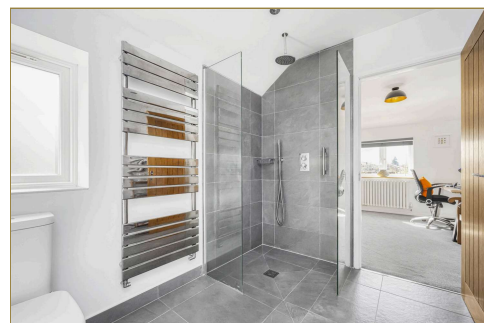
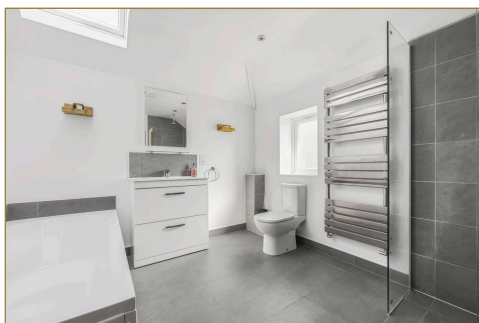
STUDY/BEDROOM FIVE

With front aspect double glazed window, radiator with door to



ENSUITE BATHROOM

Beautifully crafted four piece suite comprising large panelled bath, wash hand basin with drawer space below, W.C., separate walk in wet room style shower with matching tiled walls and floor, heated towel rail, side aspect obscure double glazed window and overhead double glazed Velux window



BEDROOM TWO

With rear aspect double glazed window, radiator



BEDROOM THREE

With front aspect double glazed window, radiator



BEDROOM FOUR

With rear aspect double glazed window, radiator



FAMILY BATHROOM

Comprising panelled bath with independent shower and glass deflector, wash hand basin with drawer space below, W.C., heated towel rail and rear aspect obscure double glazed window



REAR GARDEN

At the rear of the property are extensive established and secluded gardens with large paved patio area adjacent to the property, outside lighting and power, sleeper enclosed beds with side access front to rear either side of the property via secure wooden gates. The patio leads onto central lawned garden with mature shrubbed and evergreen borders with silver birch and centralised trees and shrubs and evergreens beyond with meandering walkway through to rear gardens with ornamental pond



A further meandering pathway with various fruit trees leads to a second rear patio and decking area with large pitch roof timber shed/workshop with power. The rear gardens are secured with timber fenced enclosures



The gardens are extensive, extending well in excess of 200ft and a real feature of the property, excellent for wildlife enthusiasts and benefits from total year round seclusion

FRONT GARDEN

The front of the property is entered via a pea shingled driveway providing parking and turning for a number of vehicles and complemented by flower and shrub borders, various evergreens and timber fenced enclosures, outside lighting

**PLEASE NOTE**

There is planning permission for an annexe at the back which will not expire because vendors completed 2 storey side extension. Planning Application Number PL/18/1463

DIRECTIONS

From central Caversham proceed south along Prospect Street at mini roundabout turn right into Church Street, at traffic lights turn right into Church Road and continue up St Peters Hill onto Woodcote Road, turn right into Richmond Road, left into Conisboro Avenue and left into Wincroft Road

TENURE

Freehold

SCHOOL CATCHMENT

Emmer Green Primary School
The Hill Primary School
The Heights Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band F

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/9651-3045-2209-5325-7200>

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

