

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



THE RISE, CAVERSHAM READING, RG4 8NZ

£1,250,000

An elegant four bedroom double fronted detached family residence, set in a small exclusive development in a peaceful setting approx. 0.5 miles from Caversham centre & only a 30 minute walk to Reading station. Occupying a delightful wide and secluded landscaped plot. Beautifully redesigned on the ground floor with a stunning 39ft open plan kitchen/dining/family room. Includes innovative features and top quality fittings 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

Canopied entrance porch with twin pillars and double glazed French doors to



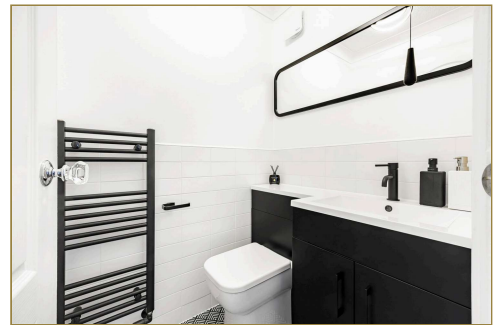
RECEPTION HALL

With oak flooring, radiator, twin built in cloak cupboards, staircase to first floor and fitted Hammonds understairs storage cupboards



CLOAKROOM

With W.C., integrated wash hand basin with cupboard space below, contrasting tiled walls and floor, extractor fan and heated towel rail



LIVING ROOM

Elegant dual aspect room with front double glazed window and rear double glazed French doors to patio and garden, each with internal shutters, two radiators, central Stovax fireplace with limestone surround and granite hearth, dado rails, engineered oak style flooring





STUDY

With front aspect double glazed windows with internal shutters, radiator, engineered oak style flooring



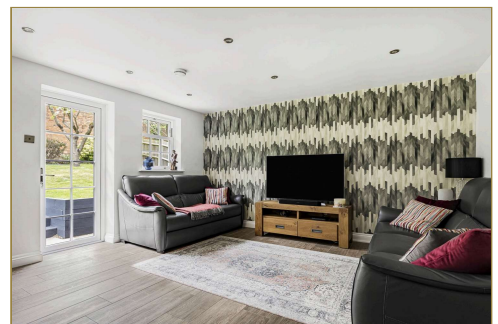
KITCHEN/DINING/FAMILY ROOM

Magnificent open plan room naturally segregated for kitchen, family and dining areas with access to double garage

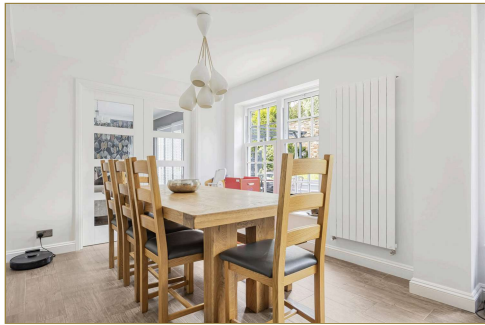
KITCHEN beautifully crafted handmade painted kitchen with inset one and a half bowl Blanco Silgranite sink unit with inbuilt drainer and Quooker tap. Quartz work surfaces and surrounds, with tandem larder cupboard, both floor standing and wall mounted eye level units. Separate island unit with large quartz preparation work surface with integrated pop up plugs and usb sockets, inbuilt induction hob with extractor above and further integrated 40mm solid wood breakfast table with drawers and cupboards under. Integrated Neff slide and hide pyrolytic oven plus additional Neff oven/microwave combo, Neff warming drawer and fridge/freezer, Bosch dishwasher. Porcelain oak style floor tiles with underfloor heating



FAMILY AREA with twin rear aspect double glazed windows with integrated matching door to garden, vertical radiator and spacious seating area. Porcelain oak style floor tiles with underfloor heating



DINING AREA with room for large table and chairs, with further twin rear aspect double glazed windows and further vertical twin radiators, porcelain oak style floor tiles with underfloor heating, double doors to living room



DOUBLE GARAGE (HAVING BEEN PARTLY CONVERTED FOR KITCHEN EXTENSION)
Used now for large storage area and

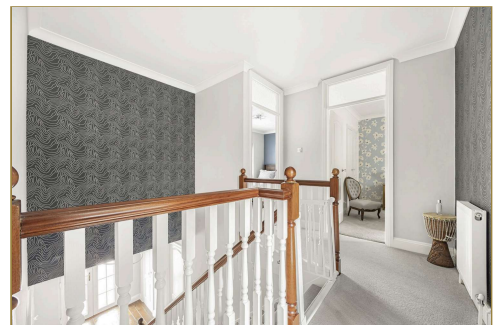
UTILITY AREA

With single drainer stainless steel sink unit with mixer tap and cupboards under, further eye level units, plumbing for washing machine and tumble dryer space, further space for various utilities. The twin garage doors remain



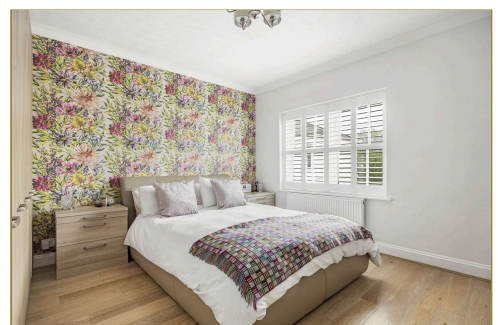
STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With access to loft space above, radiator, built in airing cupboard housing pressurised hot water cylinder with slatted shelving



BEDROOM ONE

With front aspect double glazed windows with internal shutters, radiator, engineered limed oak style flooring and range of Hammonds fitted wardrobes, door to

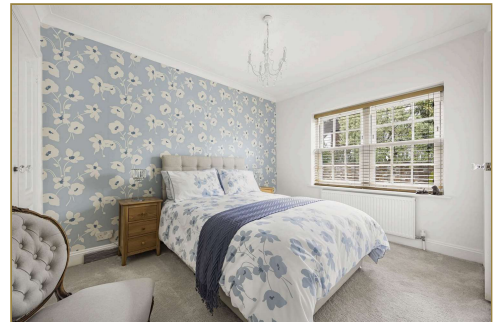


EN SUITE SHOWER ROOM

Very spacious with large shower cubicle with Mira rainfall shower, wash hand basin with floating drawer space below and matching fitted side cabinets, W.C., heated towel rail, tiled floor and front aspect double glazed arched window

**BEDROOM TWO/GUEST BEDROOM**

With rear aspect double glazed windows, radiator, built in double wardrobe and door to

**WALK IN OFFICE (FORMERLY AN EN SUITE WITH EXISTING PLUMBING, SHOULD ONE WISH TO RE-INSTATE)**

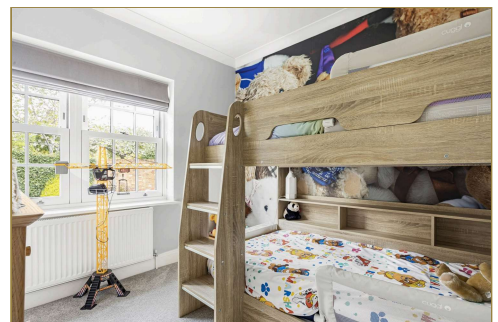
With radiator and rear aspect double glazed window

BEDROOM THREE

With front aspect double glazed windows with internal shutters, radiator, built in double built in wardrobe

**BEDROOM FOUR**

With rear aspect double glazed window, radiator, built in wardrobe



BATHROOM

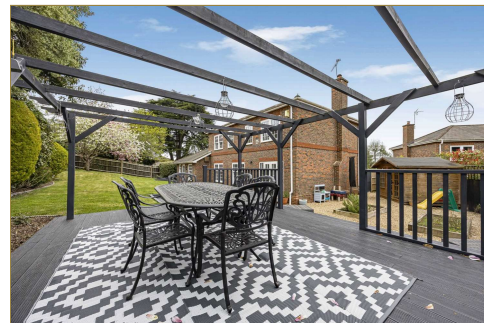
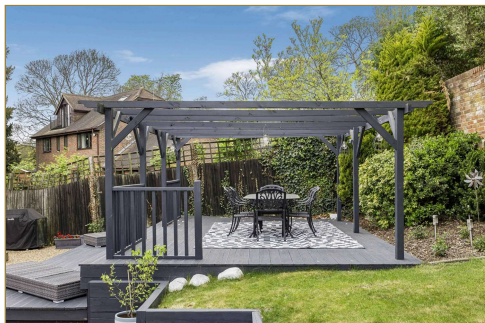
Suite comprising shower bath with independent shower and deflector, Villeroy and Boch wash hand basin with floating drawers below and W.C., with fully tiled walls and floor, heated towel rail and rear aspect obscure double glazed window

**REAR GARDEN**

At the rear of the property are delightful wide and secluded landscaped gardens with full width paved patio area adjacent to the property, with raised sleeper enclosed lawned gardens with well stocked flower beds to the rear with full width brick retaining wall beyond together with further timber fenced enclosures



To one side is a pea shingle garden area with central sleeper enclosed beds, timber summerhouse with power and raised deck pergola for outside dining



Front to rear access either side of the property via steel secured gates, outside tap and hose. In all the gardens enjoy a width in the region of a 100ft and extend approx. 50ft in length with a north westerly aspect



OUTSIDE

The front of the property is entered via a long block paved driveway, opening up at the property approach providing parking and turning for a number of vehicles, leading to a double width garage (converted as mentioned for storage, utility and incorporating kitchen extension). Electric car charger point and garden area in front



DIRECTIONS

From central Caversham proceed north up Prospect Street, at traffic lights fork left into Peppard Road and turn right into Cedarwood Crescent and bear left into The Rise

TENURE

Freehold

SCHOOL CATCHMENT

The Hill 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/9844-3049-0204-3615-3204>

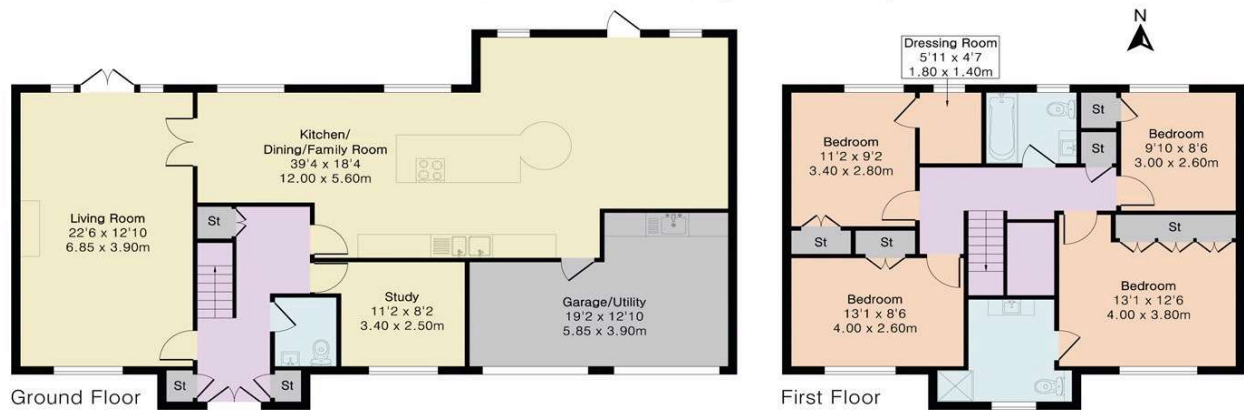
FLOOR PLAN

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

Approximate Gross Internal Area 2092 sq ft - 195 sq m

Ground Floor Area 1311 sq ft – 122 sq m

First Floor Area 781 sq ft – 73 sq m



LOCATION

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

