

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**COURTENAY DRIVE, EMMER GREEN  
READING, RG4 8XH**

**£815,000**

A fine extended four bedroom bay fronted semi detached home with beautifully crafted loft conversion master suite occupying an established and secluded plot. Presented in excellent decorative order and positioned in a highly sought after Emmer Green position within half a mile of Emmer Green shops on the cusp of the South Oxfordshire countryside

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**SITUATION**

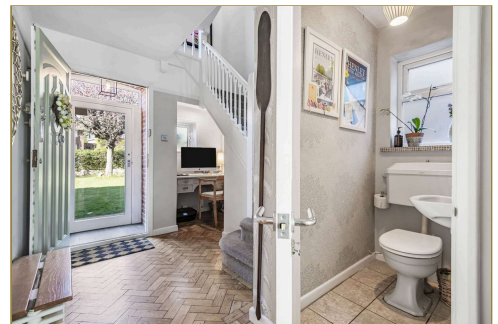
Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail.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

Glazed door to enclosed entrance porch and front door to

**RECEPTION HALL**

With oak block flooring, staircase to first floor and understairs study alcove with front aspect obscure double glazed window

**CLOAKROOM**

With W.C., wash hand basin and side aspect obscure double glazed window

**LIVING ROOM**

With rear aspect double glazed windows with integrated French doors to garden with oak wood block flooring, central fireplace with fitted wood burning stove and fitted recess cupboard space and shelving, radiator





### DINING/SITTING ROOM

With front aspect feature double glazed bay window, radiator, oak wood block flooring, central fireplace with wood burning stove and recess cupboard space and shelving



### KITCHEN/DINING ROOM

Super room naturally segregated for kitchen area extending into glazed dining area

KITCHEN well fitted comprising inset sink unit with cupboards below, further extensive range of both floor standing and wall mounted eye level units with Quartz work surfaces and surrounds, inset four ring induction hob with extractor hood above and integrated double oven. Integrated fridge/freezer, wash/dryer and dishwasher, door to pantry and side aspect double glazed window and kitchen door to garden



The kitchen extends into

DINING AREA with room for large table and chairs, extension with brick base construction, double glazed windows and roof with matching double glazed French doors to garden



**STAIRCASE FROM RECEPTION HALL WITH SIDE STAINED GLASS LEADED LIGHT WINDOW LEADING TO FIRST FLOOR LANDING**

With front aspect double glazed window, radiator



**BEDROOM TWO**

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



**BEDROOM THREE**

With front aspect feature double glazed bay window, radiator and twin fitted double wardrobes, recess shelving





## BEDROOM FOUR

With rear aspect double glazed window, radiator



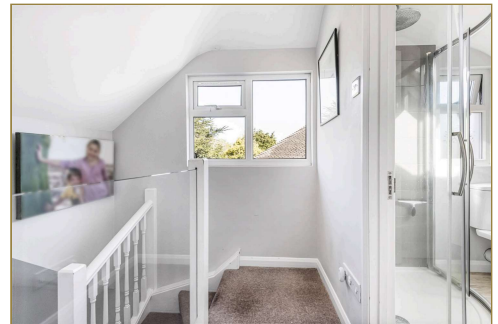
## BATHROOM (SHOWER ROOM)

Comprising double width shower, floating wash hand basin with drawer space below, W.C., with heated towel rail, side aspect obscure double glazed window and built in airing cupboard with slatted shelving



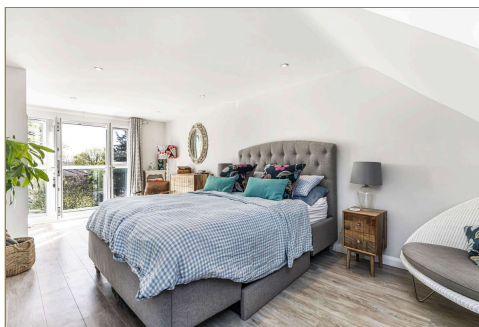
## STAIRCASE FROM FIRST FLOOR TO SECOND FLOOR LANDING

With side aspect double glazed window



## MASTER BEDROOM SUITE

Dual aspect with front double glazed Velux window and rear double glazed windows with integrated double glazed French doors and Juliet balcony, radiator, eaves storage cupboard and cleverly fitted wardrobe and further walk in wardrobe





### BATHROOM

Four piece suite comprising panelled bath, wash hand basin with cupboard space below, W.C., separate tiled corner shower, dual aspect double glazed windows, contrasting tiled surrounds and heated towel rail



### REAR GARDEN

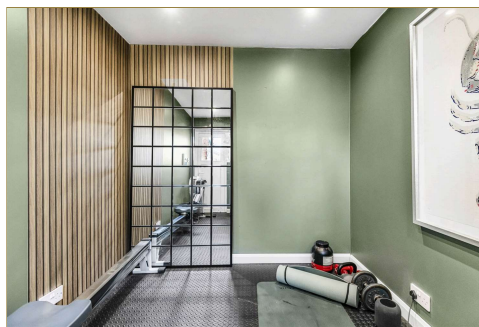
At the rear of the property is a delightful established secluded garden predominantly laid to lawn with interspersed flower and shrub borders and timber fenced enclosures with large timber shed to the rear and rear decking area







Various fruit trees with adjacent decking area to living room and kitchen/dining room. Block paved access front to rear via timber gate with outside water tap and rear access to garage - converted to gym with power and light but offers a variety of uses



## OUTSIDE

The front of the property is entered via a block paved driveway leading to detached garage, as mentioned, currently part gym/office but retaining garage door for storage area. Off road parking and block paved pathway leading to front door



### **FRONT GARDEN**

There is a large front lawned garden area with mature hedged brick retained wall enclosures, wood store



### **DIRECTIONS**

From central Caversham proceed north up Prospect Street at the traffic lights fork left into Peppard Road, continue for a mile or so into Emmer Green turning left into Courtenay Drive

### **TENURE**

Freehold

### **APPROXIMATE SQUARE FOOTAGE**

1,722 sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

### **SCHOOL CATCHMENT**

Emmer Green Primary School  
Highdown School and Sixth Form Centre

### **COUNCIL TAX**

Band E

### **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 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/2900-3094-0722-7493-3453>



**FLOOR PLAN**

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

