

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**BLLENHEIM ROAD, CAVERSHAM
READING, RG4 7RS**

£715,000

A truly stunning extended Edwardian semi detached home combining associated period features with modern innovated fittings highlighted by super kitchen/dining room with part vaulted ceiling and unique basement study, while occupying delightful and secluded gardens in a peaceful setting approximately half a mile for Caversham centre

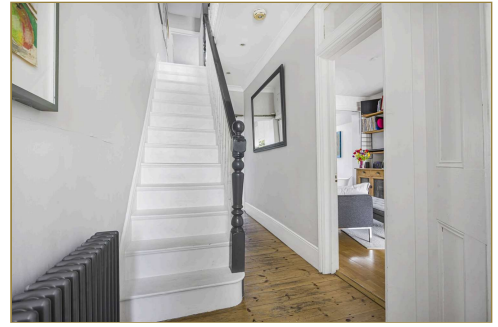
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ENTRANCE

Covered entrance porch with quarry tiled step and front door to

RECEPTION HALL

Exposed timber floor, radiator, original coving, staircase to first floor with fitted understairs storage cupboards

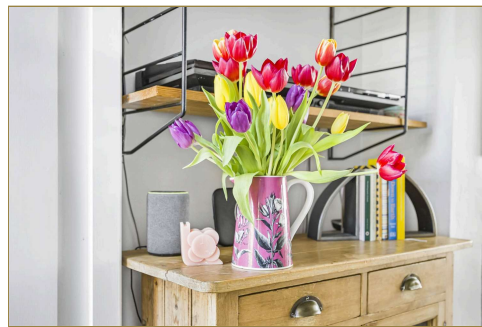
**LIVING/SITTING ROOM**

Elegant room with natural segregation

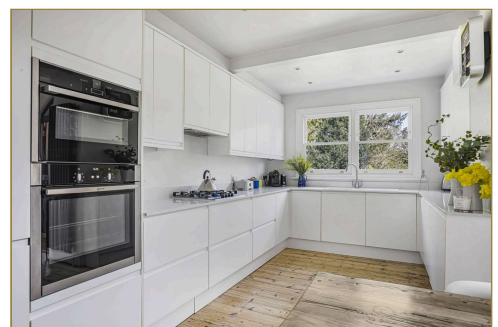
LIVING AREA with front aspect feature walk in square bay window, radiator, central cast iron fireplace with hearth, surround and mantel over with coal effect real flame fire. Recess shelving, original coved cornices and picture rails



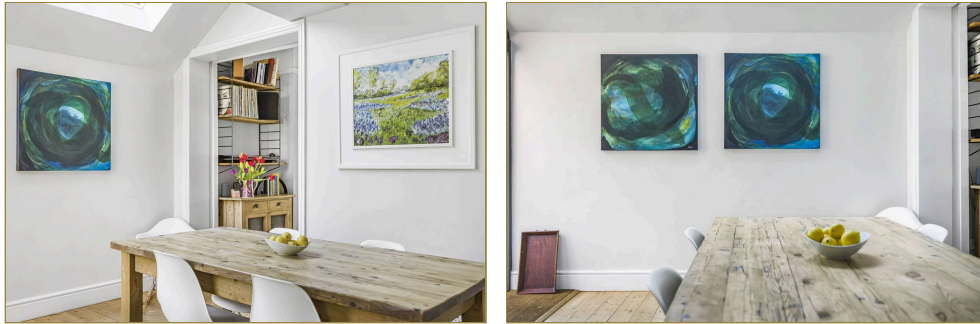
SITTING ROOM AREA with wood burning stove, original picture rails, radiator through to

**EXTENDED KITCHEN/DINING ROOM**

BEAUTIFULLY CRAFTED KITCHEN comprising single drainer one and a half bowl non scratch sink unit with mixer tap and cupboards under, further extensive range of both floor standing and wall mounted eye level units with Quartz work surfaces and surrounds. Inset four ring gas hob with extractor above and split level integrated double oven, further integrated fridge/freezer, dishwasher and washing machine, twin double glazed sash windows



WITH EXTENDED DINING AREA with room for large table and chairs, part vaulted ceiling with exposed timber floor, overhead skylight window and double French doors to rear terrace and steps to main garden

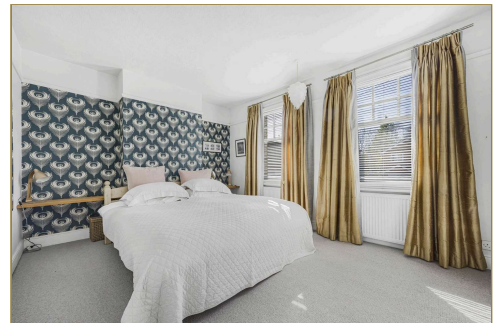


STAIRCASE FROM RECEPTION HALL TO SPLIT LEVEL FIRST FLOOR LANDING

With access to loft space above with retractable ladder and Velux window, built in cupboard

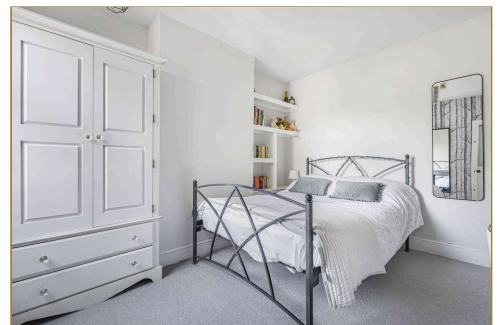
BEDROOM ONE

With twin front aspect sash windows, two radiators, picture rails and full width range of fitted wardrobes, recess shelving



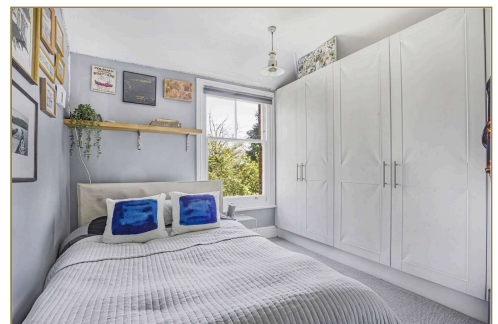
BEDROOM TWO

Rear aspect sash window, radiator, fitted shelving and recess display shelving



BEDROOM THREE

With rear aspect sash window, radiator and range of fitted wardrobes

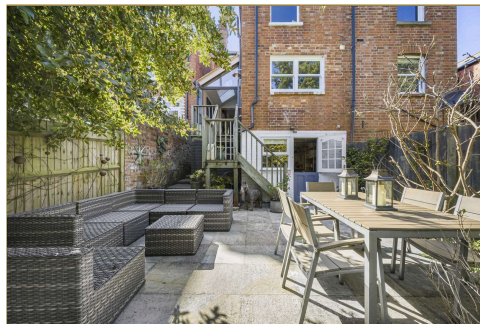
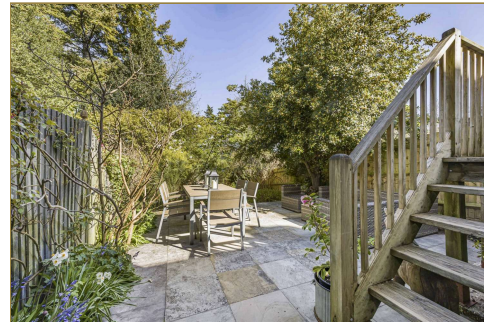
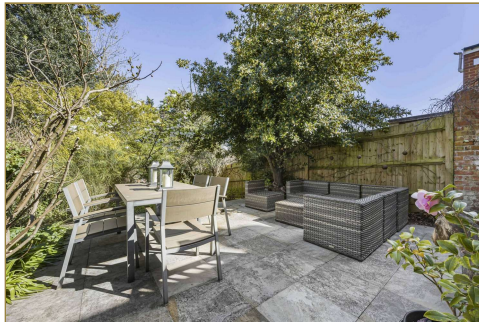


BATHROOM

Suite comprising panelled bath with independent shower unit and glass deflector, wash hand basin vanity unit with granite surrounds and set in corner unity with drawer and cupboard space, W.C. with hidden cistern, side aspect obscure glazed window, built in airing cupboard housing hot water tank and slatted shelving

**REAR GARDEN**

The rear terrace and steps lead down to large adjacent patio area with useful sheltered garden store and lockable store cupboards with side access front to rear via timber gate, water tap



Stable door leads to

SUPERB LOWER GROUND FLOOR STUDY

This room provides a variety of use as it has been fully tanked, with gas boiler



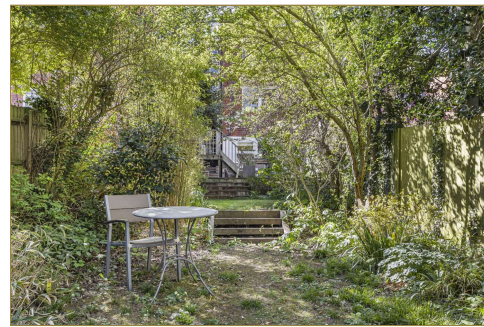
CLOAKROOM with W.C., and wash hand basin and further door to

CELLAR (with limited head room) providing excellent storage and appliance space



REAR GARDEN

The patio area leads down to main lawned gardens which are established with various maturing trees, shrubs and evergreens providing year round seclusion with various tiers with gateway leading to herb garden with ornamental fish pond, pitched roof timber shed and elevated views across Balmore Park, in all the gardens extend approximately 150ft, are fully enclosed by timber fencing enjoying an easterly aspect



OUTSIDE

The front of the property is entered via an iron gate with quarry tiled pathway leading to the front door with neat garden area with specimen shrubs and evergreens, with brick retained wall and iron rail enclosures



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 right into St. Anne's Road, at the top of the hill bear left into Priest Hill and right into Blenheim Road

TENURE

Freehold

SCHOOL CATCHMENT

Caversham Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band D

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 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/0370-2120-1440-2095-8945>

FLOOR PLAN

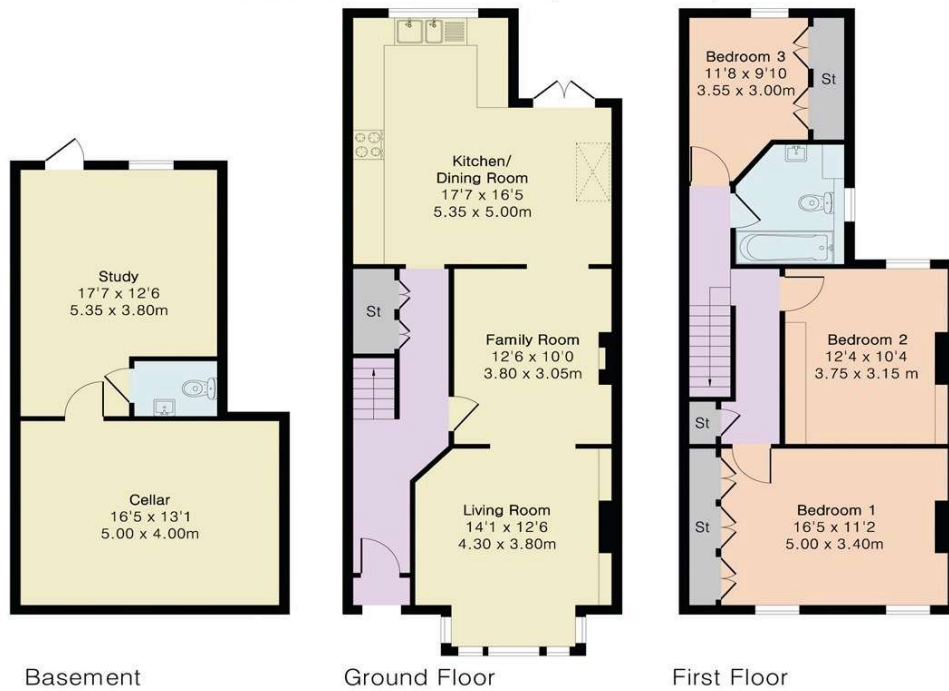
These floor plans are for guidance purposes only and are not to scale

Approximate Gross Internal Area 1674 sq ft - 156 sq m

Basement Area 438 sq ft – 41 sq m

Ground Floor Area 667 sq ft – 62 sq m

First Floor Area 569 sq ft – 53 sq m



LOCATION

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

