

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**PEPPARD ROAD, CAVERSHAM  
READING, RG4 8NR**

**£1,050,000**

An elegant 1930's bay fronted detached family home, carefully and thoughtfully extended in recent years, crafted to the highest of standards, with opulent internal fittings coupled with the retention and renovation of period features. Occupying an established west facing secluded plot just 500 yards north of Caversham centre and approximately one mile from Reading station

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**SITUATION**

This property is a short walk from Caversham Village, where the local amenities include Waitrose, independent shops, cafés, restaurants, parks, a public library, doctors' surgery and dental practice. Reading Station is a 15 minute walk away, from which trains to Paddington take only 25 minutes non-stop. Reading Station is also served by the Elizabeth Line and a frequent, direct coach service to Heathrow Airport. Peppard Road also benefits from frequent bus services. There are excellent nearby local schools (both state and private). Nearby, Christchurch Meadows, King's Meadow and the River Thames provide extensive opportunities for walking, cycling and sporting activities, including the Reading Lido (a beautifully restored Victorian lido).

**2017 REFURBISHMENT**

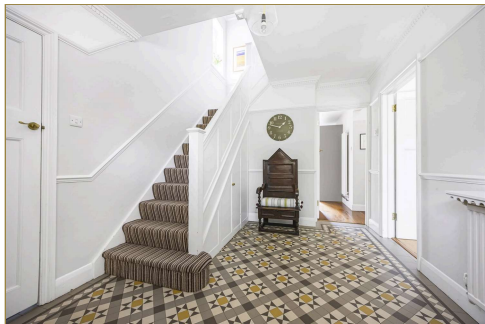
The property was extensively refurbished and extended in 2017 with high quality fixtures and fittings. The improvement works included bespoke, hardwood double glazed doors and windows to the rear and garage (including beautiful, pillarless corner bifolding doors), extensive walnut and bespoke tiled flooring, Banham security system, re-wiring & re-plumbing, Bulthap B3 kitchen and hard landscaping.

**ENTRANCE**

Covered entrance porch and quarry tiled step, front door to

**RECEPTION HALL**

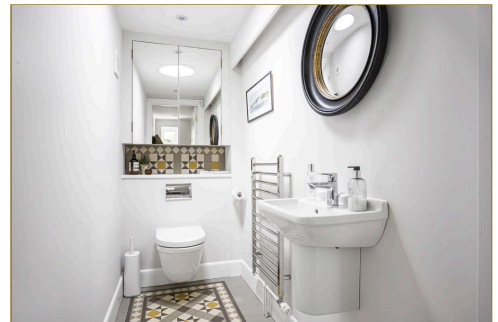
A beautifully spacious reception hall with bespoke, Victorian style London Mosaic encaustic tiled floor, radiator, front aspect obscure leadlight window, dado rails, staircase to first floor and understairs storage cupboard.

**WALK IN CLOAKS/BOOT ROOM**

With seamless, bespoke Victorian style London Mosaic encaustic tiles, radiator, leading to:

**CLOAKROOM**

With seamless, bespoke Victorian style London Mosaic encaustic tile floor, with Duravit, Geberit and Hans Grohe fixtures (W.C., wash hand basin) with heated towel rail, sunpipe and fitted cabinet with mirror fronted doors.

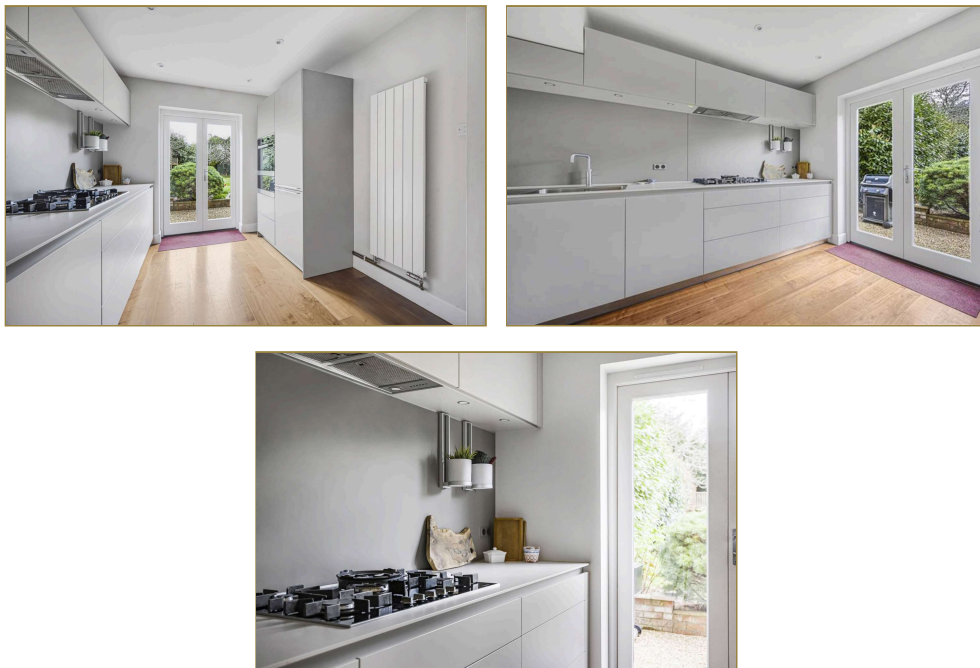


**LIVING ROOM**

With front aspect feature leadlight bay window, radiator, picture rails and cove cornices and ceiling rose. Central cast iron fireplace with hearth, surround and mantle (with re-lined and refurbished chimney).

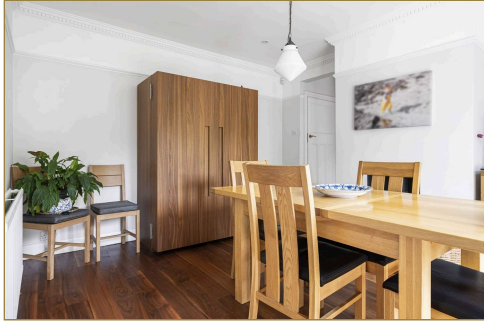
**FITTED KITCHEN**

Beautifully crafted with Bulthaup B3 units, worktop and wall panel system with stainless steel drainer and sink unit with Quooker kettle tap system, range of both floor standing and wall mounted eye level units with integrated Miele 5 burner gas hob with glass finish, commercial specification Westin extract split level Miele electric oven and warming drawer, concealed lighting, further integrated Miele dishwasher and fridge/freezer. Solid, 15mm walnut flooring and vertical radiator. French windows through to garden are PAS 24 certified bespoke hardwood, double-glazed and stormproof - factory finished by Input Joinery Ltd.



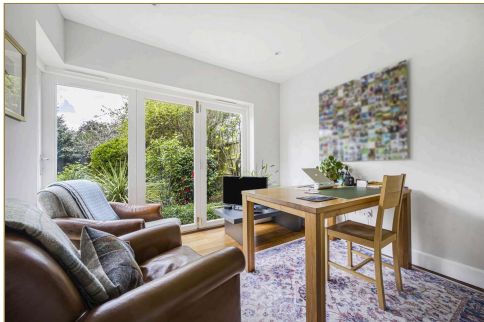
## DINING ROOM

Rear aspect with double glazed windows and matching French doors to garden (finished as before by Input Joinery), solid 15mm walnut flooring, chimney stack with wood burning stove and hearth (with re-lined chimney), picture rails, cove cornices and ceiling rose, there is also a Bulthaup B2 walnut storage cabinet available under separate negotiation. Radiator, door through to.



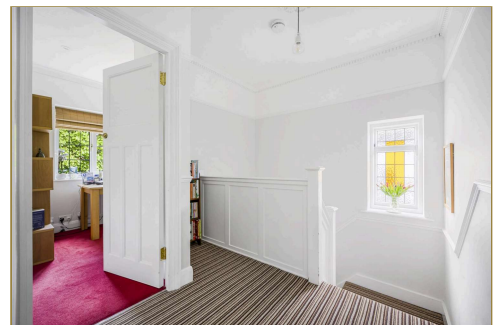
## EXTENDED SNUG

The innovative cantilevered bespoke corner bifolding rear aspect doors are pillarless, giving a beautiful, unimpeded aperture onto the patio and mature garden beyond. Like the kitchen and dining room, the doors are finished as before by Input Joinery. Solid 15mm walnut flooring. Underfloor heating. Internal access to garage.



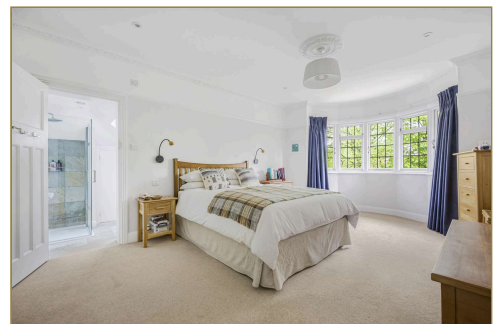
## STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With side aspect stained glass leadlight window, picture rails, cove cornices and ceiling rose. With access to loft space above with pull-down integrated ladder.



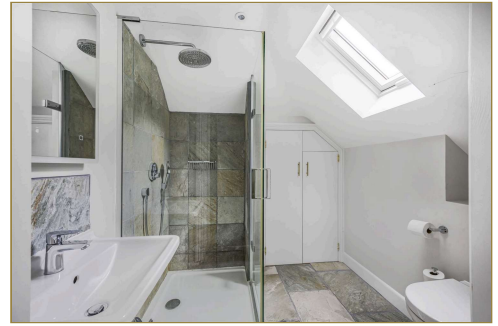
## BEDROOM ONE

With front aspect feature leadlight bay window, picture rails, cove cornices and ceiling rose, radiator, TV point and wall mounted, separately switched reading lamps. Door to ensuite:



### ENSUITE SHOWER ROOM

With corner glass shower enclosure by Matki Eauzone Plus with Hans Grohe Raindance shower, wash hand basin, W.C., with natural slate tiled surround and floor, heated towel rail, Velux window and built in eaves wardrobe cupboard. Bathroom fittings by Duravit, Geberit and Hans Grohe. Heated mist-free mirrors with shaver sockets and integrated lighting.



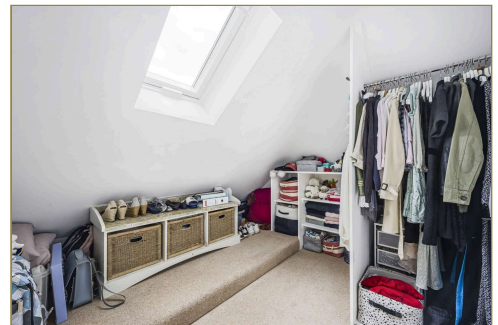
### BEDROOM TWO

With rear aspect double glazed French doors (finished as before) with Juliet balcony overlooking the garden. Picture rails, TV point, radiator and door to:



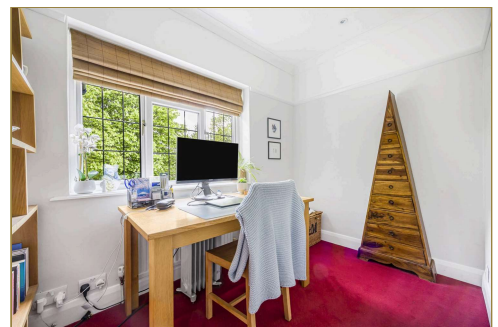
### WALK IN DRESSING ROOM/STUDY

With rear double glazed Velux window, radiator.



### BEDROOM THREE

With front aspect double glazed leadlight window, radiator, picture rails.



**BATHROOM**

Four piece suite comprising Kaldewi Centro Duo steel bath with Hans Grohe thermostatic mixer, Matki Eauzone Plus rectangular shower enclosure with Hans Grohe Raindance overhead shower, wall mounted W.C. with concealed cistern, Duravit Happy D2 wash hand basin with two drawer floating vanity unit below and Hans Grohe mixer, heated towel rail. Natural slate matching tile surrounds and floor, mirror with di-mister, dual aspect double glazed windows (finished as before by Input Joinery). Airing cupboard with large pressurised hot water tank.

**REAR GARDEN**

At the rear of the property are delightful established level and secluded gardens predominantly laid to lawn with an array of evergreens, shrubs and maturing trees providing year round seclusion with pitched roof timber shed to the rear and timber treehouse and wood store.



Adjacent to the property is a pea shingle Cedagravel stabilisation area for outside seating and dining. Side access front to rear via a Banham bespoke polyester powder coated steel side gate with security lock, outside water tap and power. The gardens are fully enclosed by a mixture of mature hedging and timber fencing, extending approximately 80ft and enjoying a westerly secluded aspect. Outdoor lighting to the house plus provision for wiring along the northern boundary.



### **DRIVEWAY**

The front of the property is entered via a Cedagravel stabilised gravel drive providing parking and turning for a number of vehicles. 2x twin plug electrical sockets, hot & cold taps and under-drive electrical pre-wiring for EV charge point. Fencing around the property is slotted concrete fence posts with removable wood paneling for long service life and ease of maintenance. Leading to:



### **GARAGE**

With double doors (high security, PAS 24 certified bespoke hardwood, double-glazed and stormproof - factory finished by Input Joinery). Designed and built as an interior space with fully plastered walls and ceiling, recessed LED lighting, heating, power and water supply. Pre-wiring for EV charging point plus recessed storage. The garage has been built to the same specification as a new habitable room and is completely enclosed within the thermal envelope of the house, providing options to fully convert to habitable room.



### **PARKING**

With parking and turning comfortably for two to three vehicles with laurel hedged and timber fenced enclosures.

**DIRECTIONS**

From central Caversham proceed north up Prospect Street, at traffic lights fork left into Peppard Road where the property can be found after a short distance in the Peppard Road slip road on the left hand side.

**TENURE**

Freehold

**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 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/8902-5237-2222-5696-0303>

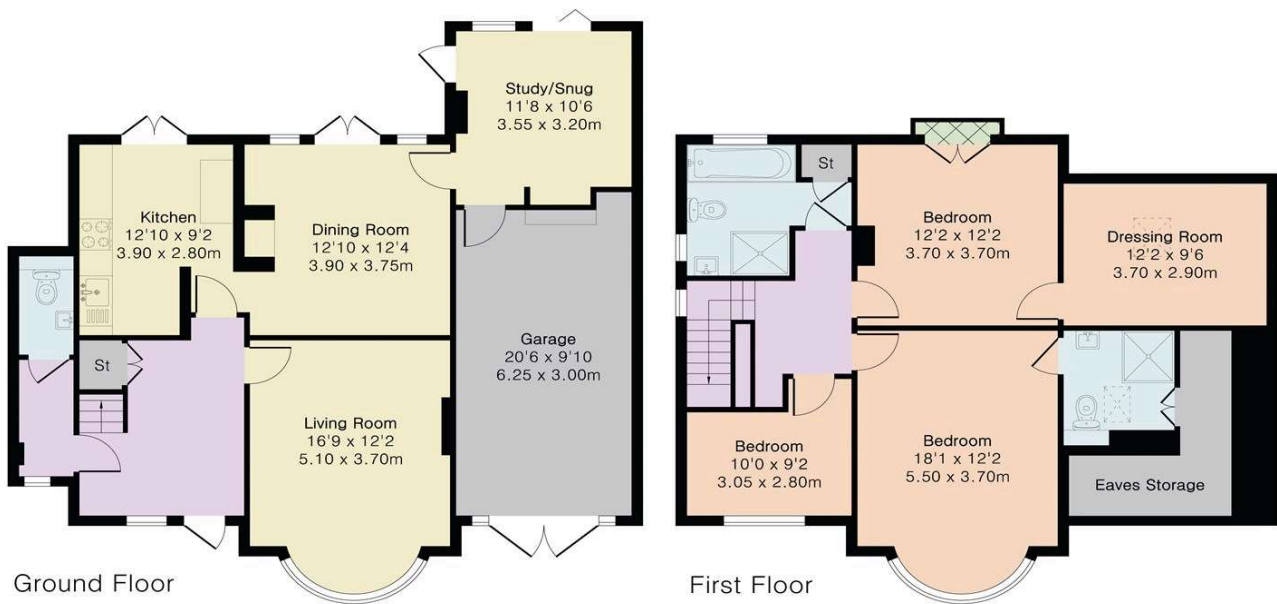
**FLOOR PLAN**

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

**Approximate Gross Internal Area 1767 sq ft - 164 sq m  
(Excluding Eaves Storage)**

Ground Floor Area 997 sq ft – 93 sq m

First Floor Area 770 sq ft – 71 sq m



**LOCATION**

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

