

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **RAGLEY MEWS, CAVERSHAM PARK READING, RG4 6SG**

**£435,000**

A super three bedroom home situated in this tucked away position, presented to a high standard internally with a lovely south facing garden and garage. Includes living/dining room, fitted kitchen and refitted bathroom suite. Located opposite a small green with pathway leading directly to Clayfield Copse and open countryside

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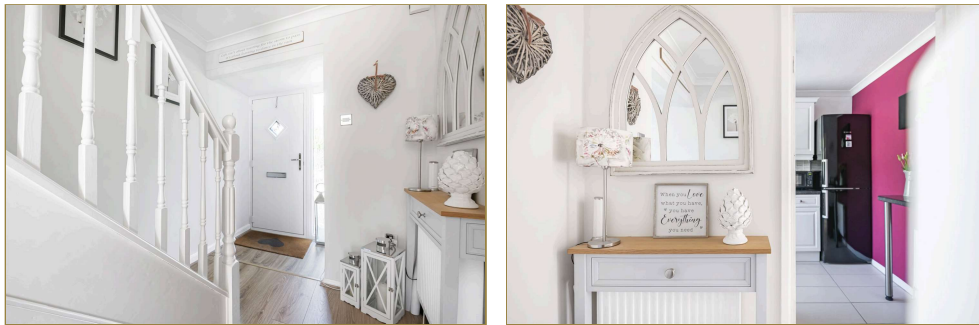
**SITUATION**

Ideally located close to Clayfield Copse Nature Reserve which includes open meadows and native woodland ideal for country walks and bike rides. Beyond are the local playing fields, tennis courts and Blackhouse Woods that lead in to the south Oxfordshire countryside. There are a choice of golf courses and the additional Mapledurham health & fitness club. Half a mile away is the Emmer Green shopping precinct including local stores, restaurants, two pubs and a post office. Caversham centre is less than 2 miles away

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 HALL**

Radiator, storage cupboard with fusebox, stairs to first floor

**LIVING/DINING ROOM**

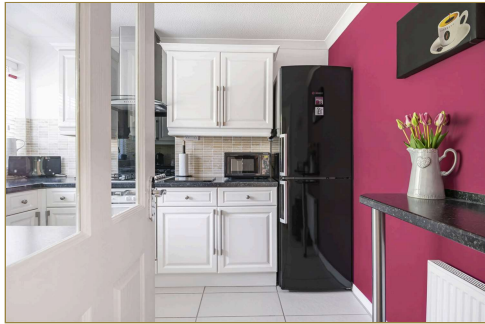
Attractive room with feature limestone fireplace with gas fire, two radiators, rear aspect window and further door to patio and rear garden



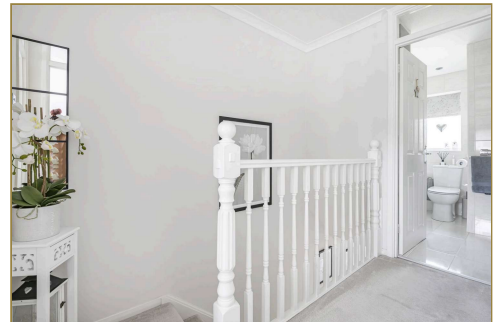


**KITCHEN**

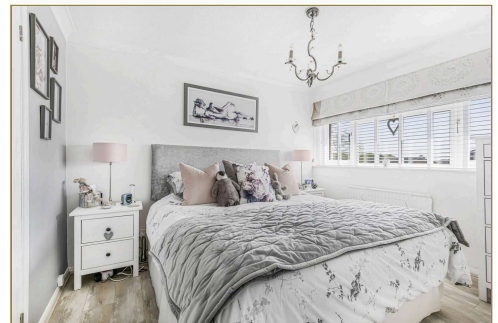
Fitted with a range of cupboards and drawers, worktops with sink unit and fitted gas hob with stainless steel extractor hood over, Neff electric oven, space for tall fridge freezer, plumbing for washing machine, small breakfast bar, tiled floor, radiator, front aspect window

**STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING**

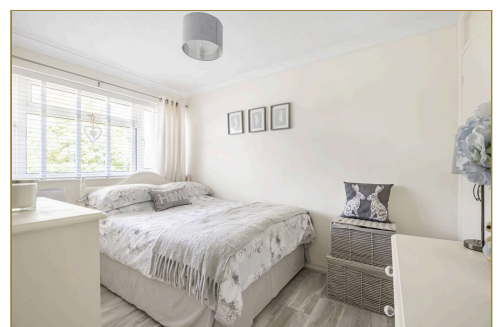
Access to loft, storage cupboard

**BEDROOM ONE**

Rear aspect, built in double wardrobe, radiator

**BEDROOM TWO**

Front aspect, built in double wardrobe and airing cupboard housing boiler, radiator



**BEDROOM THREE**

Rear aspect, free standing wardrobes which will remain in the property, radiator

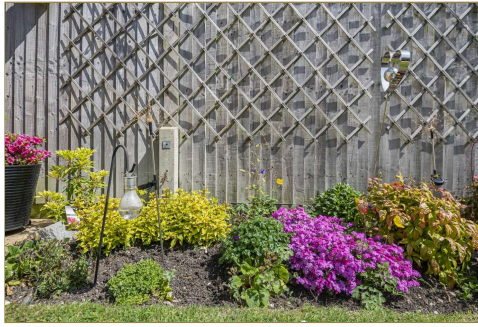
**BATHROOM**

Refitted three piece suite comprising: shower/bath with overhead shower, w.c, pedestal wash hand basin, chrome towel radiator, tiled walls and floor, front aspect

**REAR GARDEN**

To the rear of the property is a delightful south facing garden, enclosed by panel fencing, with patio, lawn, useful shed and rear access gate, measuring approx. 45ft in length



**OUTSIDE**

To the front of the property is an open plan garden overlooking a small green with pathway leading directly under Caversham Park Road to the south Oxfordshire countryside with path and trails to Clayfield Copse

The property is located close to Caversham Park Primary school and St Martin's Catholic Primary School

**GARAGE**

In nearby block with up and over door

**TENURE**

Freehold

**SCHOOL CATCHMENT**

Caversham Park Primary School  
Highdown School and Sixth Form Centre

**COUNCIL TAX**

Band C

**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 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/2312-3049-6204-0205-8204>



**FLOOR PLAN**

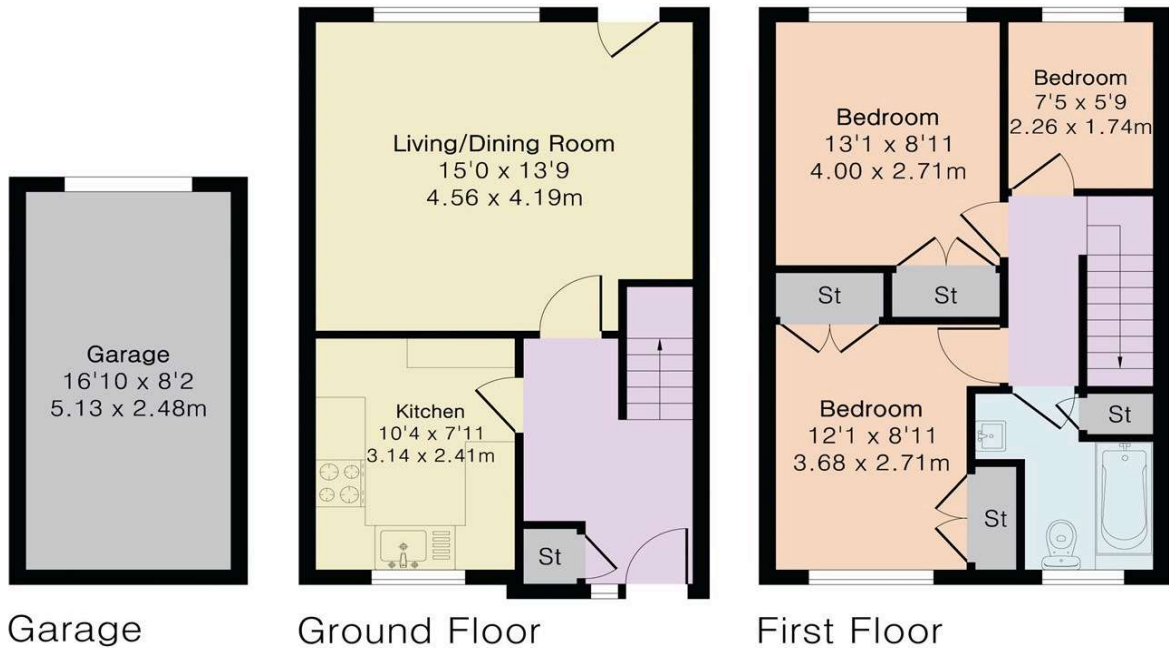
These floor plans are for guidance purposes only and are not to scale

**Approximate Gross Internal Area 871 sq ft - 81 sq m**

Ground Floor Area 369 sq ft – 34 sq m

First Floor Area 365 sq ft – 34 sq m

Garage Area 137 sq ft – 13 sq m



**LOCATION**

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

