

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **YARNTON CLOSE, EMMER GREEN READING, RG4 8UW**

**£735,000**

**SOLD PRIOR TO MARKETING** - An attractive four bedroom family residence tucked away in a peaceful cul-de-sac occupying wide secluded rear gardens with detached garage and workshop, carport and additional conservatory. Positioned within half a mile of local shops and only two miles from Reading station

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)  
E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

**ENTRANCE**

Covered entrance porch with quarry tiled step and front door to

**RECEPTION HALL**

With radiator, staircase to first floor, meter cupboard, understairs storage cupboard

**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

**SHOWER ROOM**

With corner tiled shower, wash hand basin, W.C., radiator, fully tiled, front aspect obscure glazed window

**L SHAPED LIVING/DINING ROOM**

Open plan but naturally segregated for living and dining areas

Dual aspect with front double glazed window, two radiators, two wall light points, central open fireplace with brick surround, display plinth, hearth and mantel over, through to

Dining area with room for table and chairs, parquet floor, rear aspect double glazed window, radiator

French doors from living to

**ADDITIONAL CONSERVATORY**

Excellent spacious addition, brick built construction with double glazed windows, tiled floor, light and power, with double glazed French doors to garden

**FITTED KITCHEN**

Comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with laminated work surfaces and tiled surrounds, inset four ring electric hob with extractor hood above and integrated oven below, integrated fridge and larder cupboard, side aspect window, radiator, tiled floor, through to

**UTILITY ROOM**

With single drainer stainless steel sink unit with mixer tap and cupboard under, further eye level unit plumbing for washing machine, side aspect window and double glazed kitchen door

**STAIRCASE WITH FRONT ASPECT WINDOW LEADING TO FIRST FLOOR LANDING**

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

**BEDROOM ONE**

With rear aspect double glazed window, radiator, twin built in double wardrobes with cupboard space above

**BEDROOM TWO**

With front aspect double glazed window, radiator, built in double wardrobe with cupboard space above

**BEDROOM THREE**

With rear aspect double glazed window, radiator, fitted double wardrobe and fitted desk area with drawer and cupboard space

**BEDROOM FOUR**

With front aspect double glazed window, radiator, built in wardrobe with cupboard space and useful eaves room with restricted height, ideal for hobbies, with twin skylight windows, light and power



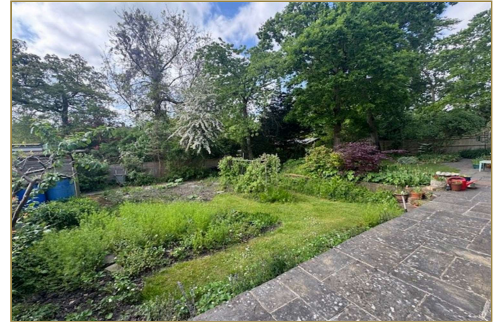


**BATHROOM**

Comprising bath, wash hand basin, W.C., and separate corner tiled shower cubicle with cupboard space, side aspect obscure double glazed window, fully tiled walls

**REAR GARDEN**

At the rear of the property are wide established and secluded gardens with various lawned areas interspersed with flowers, specimen shrubs, mature trees and evergreens together with timber fenced and brick retained wall enclosures. Paved patio area adjacent to the conservatory, potting shed and rear access to garage. Side access front to rear. In all the gardens enjoy a south westerly aspect and extend approximately 60ft with a width spanning in the region of 80ft

**OUTSIDE**

The front of the property is entered via a driveway leading through to carport with outside water tap and in turn to

**GARAGE**

With single up and over door, power and light. The garage is double width providing various options for workshop etc.

**PARKING**

The driveway provides parking for two to three vehicles, with lawned garden area to the front with flower and shrub borders

**DIRECTIONS**

From central Caversham proceed north up Prospect Street, at traffic lights fork left into Peppard Road, continue to Emmer Green past the shops on the right hand side and turn left into Yarnton Close

**TENURE**

Freehold

**SCHOOL CATCHMENT**

Emmer Green Primary School  
Highdown School and Sixth Form Centre

**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 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/4135-2325-8500-0875-0296>

**FLOOR PLAN**

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



12 YARNTON CLOSE, EMMER GREEN, CAVERSHAM, RG4 8UW

TOTAL FLOOR AREA : 1313sq.ft. (122.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix 5/2025