

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### TANNERS LANE, CHALKHOUSE GREEN READING, RG4 9AD

**Price Guide £2.1m**

Stonecliffe House is a fine five bedroom 1920's detached residence occupying outstanding extensive south facing grounds, attracting all day sun, in the region of 1.3 acres within the South Oxfordshire countryside of outstanding natural beauty. The property provides scope to extend and enhance if desired while positioned in the most peaceful setting approx. two miles north of Caversham and three miles of Reading station

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## SITUATION

Stonecliffe House is a fine 1920's built five bedroom detached family home set in wonderful level and secluded wrap around grounds in the region of 1.3 acres, benefitting from all day sun, set within a favoured Hamlet of Chalkhouse Green amid the South Oxfordshire countryside of outstanding natural beauty. The property provides approx. 3,300 sq ft of accommodation and offers plenty of options to further enhance and develop, as desired. The grounds include a filtered 10 metre swimming pool, with outbuildings including garaging and machinery store. Tanners Lane is one of the areas most sought after locations, set in a semi-rural hamlet, yet within two miles of Emmer Green and Caversham, one mile from Kidmore End and approx. three miles to Reading railway station. Henley on Thames is within seven miles distance



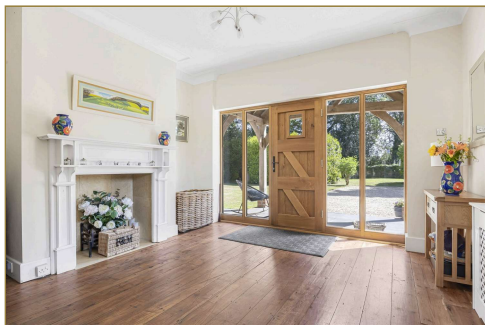
## ENTRANCE

Gabled oak entrance porch with paved step and oak door to



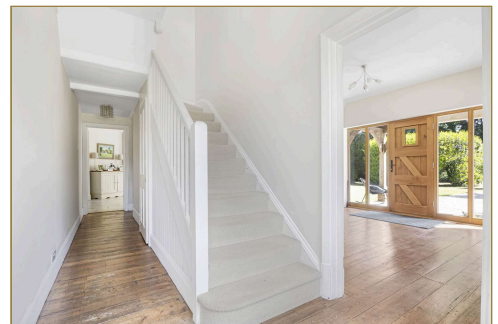
## RECEPTION HALL

With ornamental fireplace, encased radiator, dual aspect, exposed timber floor, through to



## INNER HALLWAY

With side double glazed bay window, staircase to first floor and understairs storage cupboard

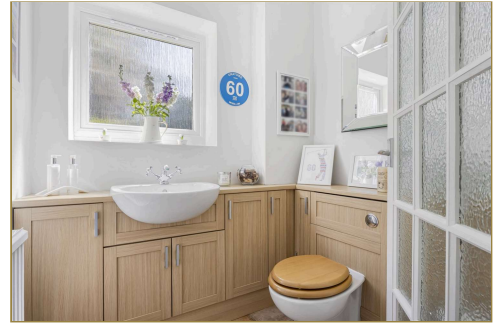


**INNER LOBBY**

With triple cupboard space with sliding doors, encased radiator, tiled floor, through to

**CLOAKROOM**

With W.C., wash hand basin with inset surrounding cupboard space, radiator, front aspect obscure double glazed window

**LIVING ROOM**

Dual aspect with side double glazed bay and rear double glazed bifold doors to rear patio, central stone fireplace with hearth, surround, mantle over and fitted wood burning stove, exposed timber floor, original coving, two radiators

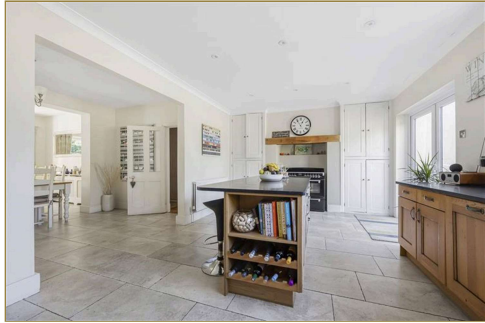




**OPEN PLAN KITCHEN/BREAKFAST ROOM/DINING ROOM AND FAMILY ROOM**

Naturally segregated areas

**KITCHEN/BREAKFAST ROOM;** Spacious farmhouse style comprising Belfast sink unit with cupboard under, further range of both floor standing and eye level units with granite work surfaces and surrounds, matching central island unit with breakfast bar and large granite worktop/preparation area with drawers and cupboard space. Space for Calor gas range cooker with fitted extractor, integrated microwave and dishwasher, space for American style fridge/freezer. Twin original floor to ceiling recess storage cupboards, tiled floor, radiator, rear aspect double glazed window and matching double glazed French doors to patio and garden



**DINING AREA;** With room for large table and chairs, encased radiator, tiled floor, underfloor heating, leading through to





**FAMILY ROOM;** Dual aspect with side double glazed window and front double glazed bay with integrated patio door with front patio beyond, underfloor heating



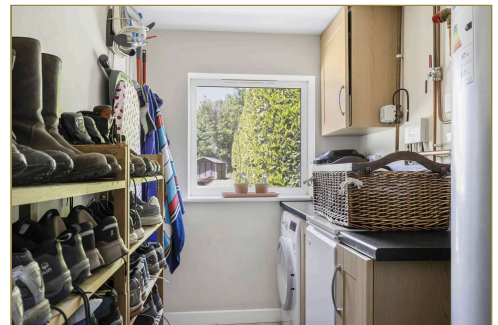
### **LATCHED DOOR FROM KITCHEN TO SPACIOUS UTILITY ROOM**

With single drainer stainless steel sink unit with mixer tap and cupboards under, further base and eye level units, laminated work surfaces, plumbing for washing machine, further appliance space, archway through to



### **INNER UTILITY**

With tumble dryer space, oil-fired boiler supplying domestic hot water and central heating, pressurised hot water cylinder, rear aspect double glazed window, tile floor



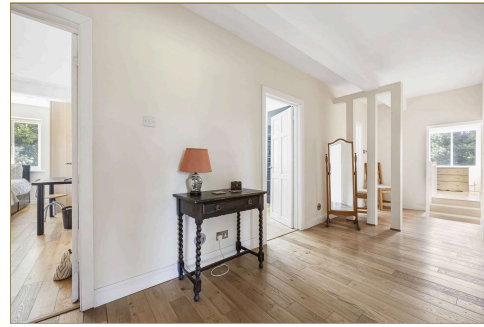
### **STUDY**

With side aspect double glazed window, tiled floor, underfloor heating

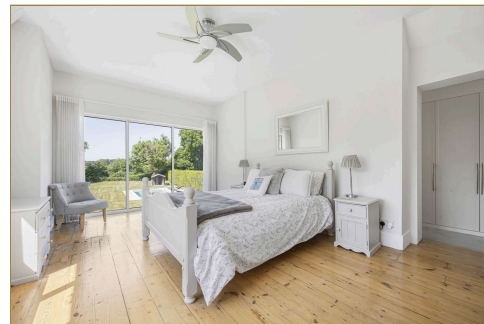


**STAIRCASE FROM INNER HALLWAY TO SPLIT LEVEL LANDING**

With Sunpipe and access to loft space, side aspect double glazed window

**BEDROOM ONE**

Dual aspect with double glazed windows and far reaching views across grounds and fields beyond, exposed timber floor, radiator, through to

**DRESSING ROOM**

With various fitted wardrobes and drawer space, Velux window, underfloor heating and door leading to





**ENSUITE BATHROOM**

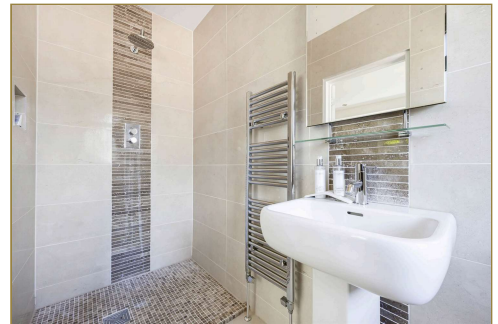
Five piece suite comprising stand alone roll top bath, double width fully tiled shower, wide wash hand basin with floating drawer below, W.C., contrasting tiled walls and floor, underfloor heating, rear aspect double glazed window

**BEDROOM TWO**

With dual aspect double glazed windows, oak style flooring with underfloor heating, and door to

**EN SUITE SHOWER ROOM**

With walk in shower, wash hand basin, W.C., heated towel rail, contrasting tiled walls and floor, side aspect obscure double glazed window

**BEDROOM THREE**

Dual aspect double glazed windows, oak style floor, underfloor heating, views over rear gardens and fields beyond, door to



**EN SUITE SHOWER ROOM**

With walk in shower, wash hand basin, W.C., heated towel rail, contrasting fully tiled walls and floor, underfloor heating, side aspect obscure double glazed window

**BEDROOM FOUR**

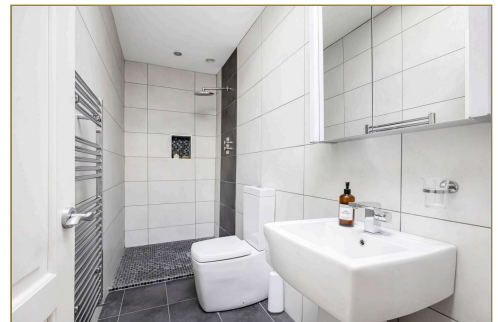
With front aspect double glazed window, oak style flooring, underfloor heating, fitted double wardrobe

**BEDROOM FIVE**

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

**SHOWER ROOM**

With large walk in shower, wash hand basin, W.C., contrasting tiled walls and floor, heated towel rail and overhead double glazed Velux skylight window





**OUTSIDE**

The property is entered via a sweeping shingled driveway providing parking and turning for multiple vehicles, bordered by meandering lawned grounds with various evergreens, laurels and mature trees and well stocked flower beds



A pea shingled path stretches along the side of the property with productive kitchen garden with sleeper enclosed beds extending to wide level and secluded extensive grounds to the side and rear of the property



Predominately laid to lawn skirted with mature trees together with a mixture of timber fenced and mature hedged enclosures



Adjacent to the rear is a large patio area leading directly onto the lawned rear gardens with 10 metre filtered swimming pool, with timber summerhouse/garden store and brick built pool shed with power





At the rear of the garden is a detached garage complex ideal for classic car storage, garden maintenance, ride on mower etc. In all the property sits on around 1.3 acres of land backing onto fields with outstanding natural beauty. The south facing wrap around grounds attracts the sun throughout the day



### **DIRECTIONS**

From central Caversham proceed North up Prospect Street, at the traffic lights fork left into Peppard Road and continue into Emmer Green turning left into Kidmore End Road, proceed for approx. one mile turning left into Tanners Lane

### **TENURE**

Freehold

### **APPROXIMATE SQUARE FOOTAGE**

3,286 sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

### **COUNCIL TAX**

Band G

## 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.

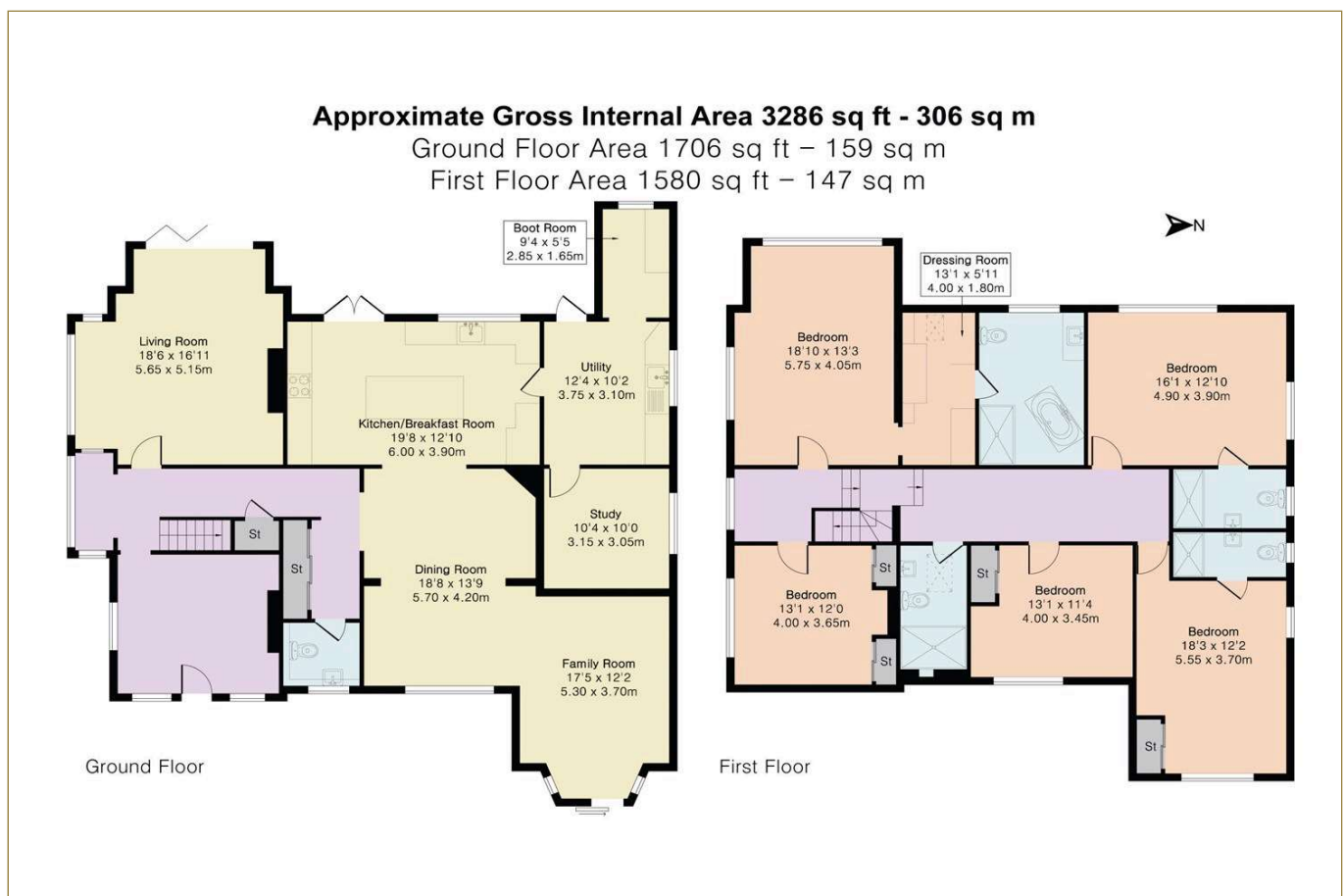
## ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/0370-2116-0550-2495-6011>

## FLOOR PLAN

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





## LOCATION

