

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



SHEPHERDS LANE, CAVERSHAM HEIGHTS READING, RG4 7JH

£1,000,000

An elegant four bedroom detached family home built by Messrs. Westbuild presented in excellent decorative order, set in established and secluded grounds with detached double width garage and parking. Positioned in a favoured location at the top of Caversham Heights towards the South Oxfordshire countryside

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SITUATION

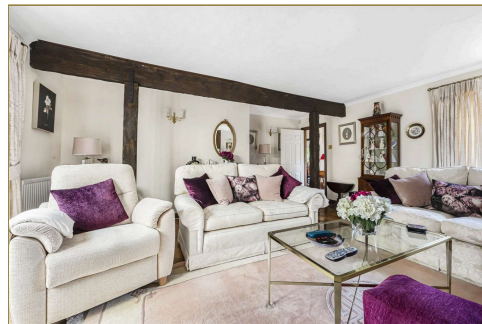
Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. 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

RECEPTION HALL

Parquet flooring, side aspect, radiator

**LIVING ROOM**

With large 8ft feature fireplace with tiled hearth, parquet flooring, two radiators and sliding doors to



CONSERVATORY

With tiled floor, electric heating, double doors to garden and two skylights



DINING ROOM

Front aspect with parquet flooring and radiator



STUDY

Side aspect with parquet flooring and radiator



CLOAKROOM

Two piece suite comprising W.C., pedestal wash hand basin, radiator, side aspect



KITCHEN/BREAKFAST ROOM

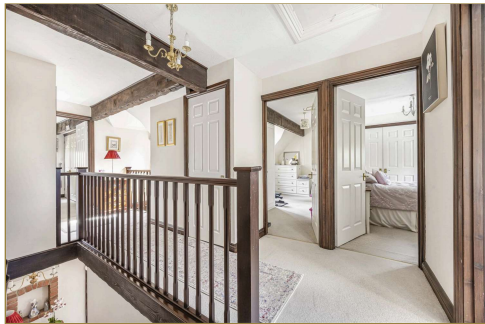
Comprising worktops, one and a half gas hob with concealed extractor above, cupboards and drawers, double oven, integrated fridge/freezer and dishwasher, tiled floor, side aspect with door to garden. Space for table and chairs and glazed door to

**UTILITY ROOM**

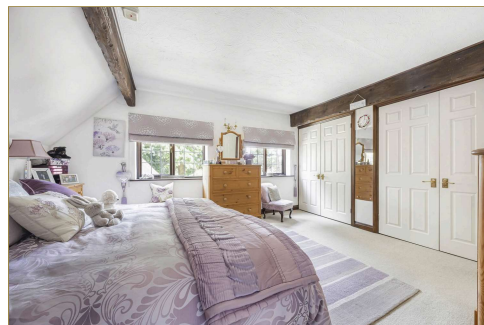
Comprising worktops, cupboards, single drainer sink unit, plumbing for washing machine and appliance space for tumble dryer, tiled floor, useful understairs cupboard, rear aspect with door to garden

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

Hatch to loft, shelved airing cupboard, further storage cupboard

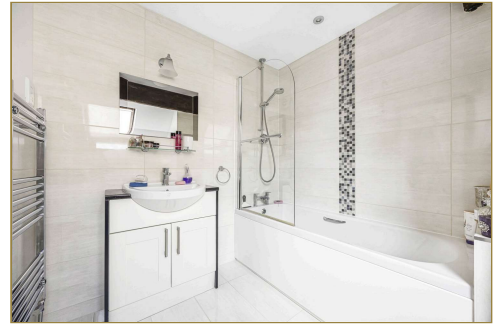
**BEDROOM ONE**

Twin front aspect, two double built in wardrobes, radiator, door to



ENSUITE BATHROOM

Panelled bath with separate shower attachment, fitted wash hand basin and cupboard, W.C., chrome radiator, tiled walls and floor, side aspect Velux

**BEDROOM TWO**

Rear aspect, radiator, fitted bedroom furniture including wardrobes and dresser unit

**BEDROOM THREE**

Rear aspect, radiator, built in wardrobe

**BEDROOM FOUR**

Front aspect, radiator, fitted wardrobe and chest of drawers



BATHROOM

Three piece suite comprising shower cubicle, W.C., pedestal wash hand basin, towel radiator, tiled walls and floor, rear aspect Velux

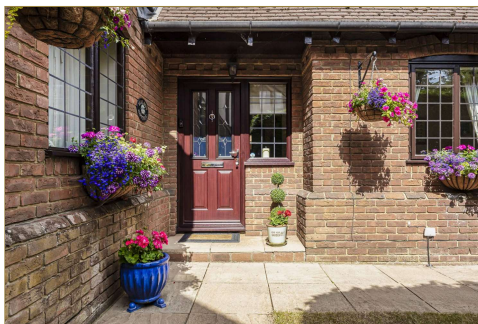
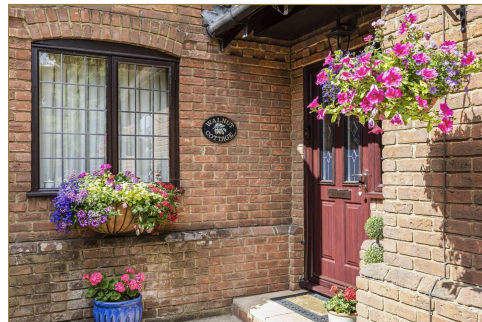
**DOUBLE GARAGE**

Two up and over doors, light and power, side pedestrian door, pull down ladder offering 9'10" standing height and further storage space

NOTE; There is a shared driveway with joint rights with number 12

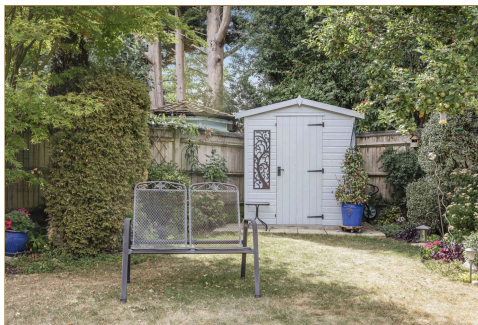
**OUTSIDE**

Shrub borders, shingle driveway with ample parking for three /four vehicles, side gate



REAR GARDEN

Large patio leading to lawned garden with an excellent array of flowers and shrubs. Shed and outside tap

**TENURE**

Freehold

SCHOOL CATCHMENT

Emmer Green Primary School

The Hill Primary School

The Heights Primary School

Highdown School and Sixth Form Centre

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.

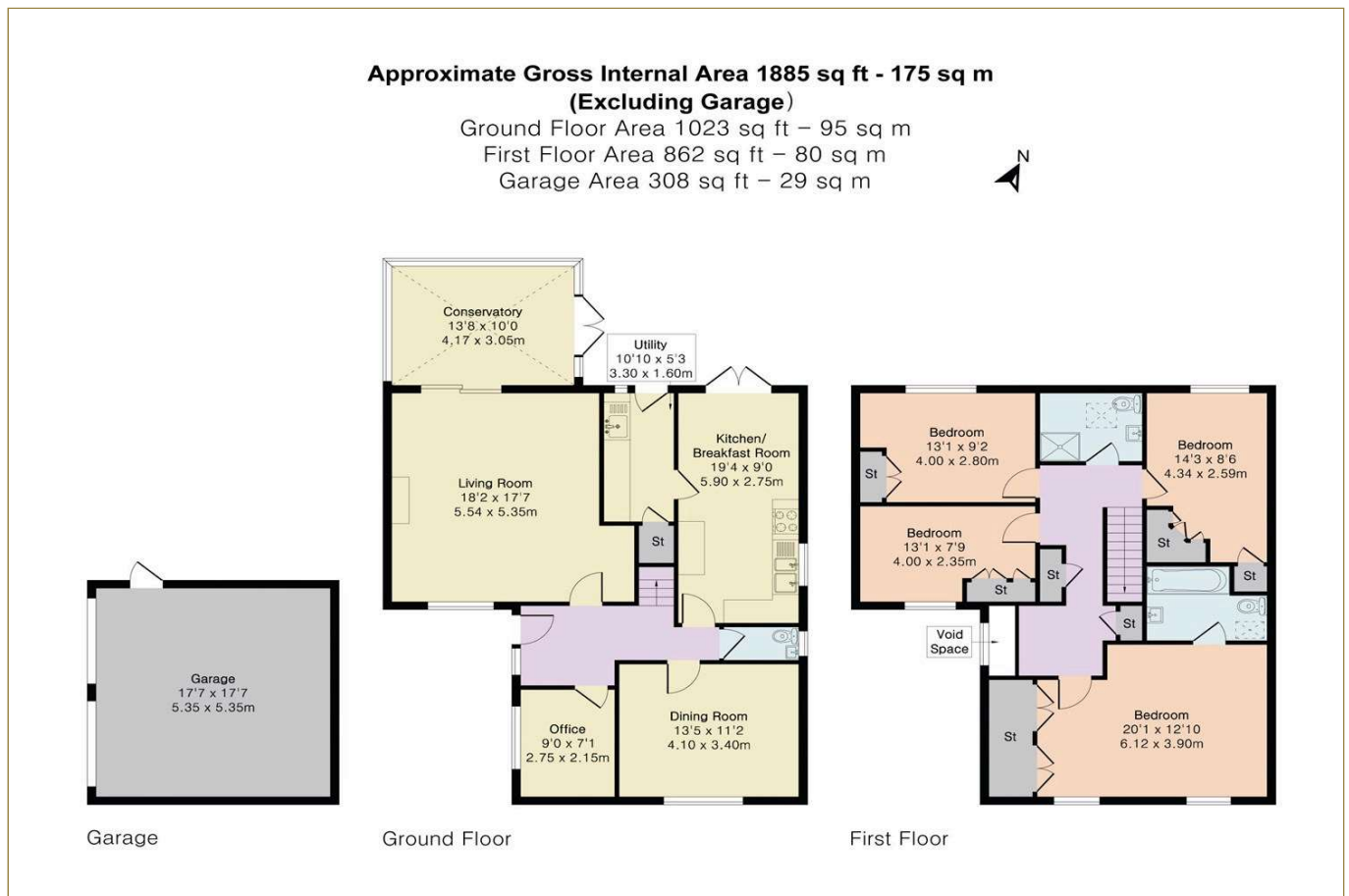
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating 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/7103-3052-8206-6655-2200>

FLOOR PLAN

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



LOCATION

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

