

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**HIGHDOWN HILL ROAD, EMMER GREEN
READING, RG4 8QP**

£1,125,000

A superb detached "Shire Cottage" built by Messrs. Westbuild occupying a delightful established and secluded plot providing spacious and balanced accommodation with high quality fittings, excellent presentation and complimented by an outside home office and double garage in a highly sought after and peaceful Emmer Green location on the edge of the South Oxfordshire countryside

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

SITUATION

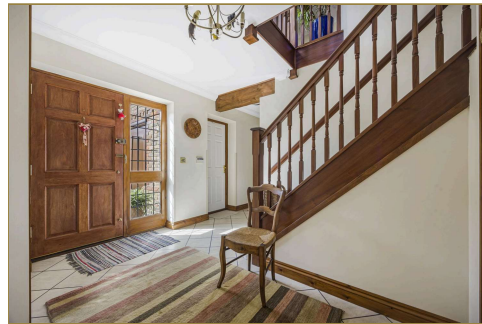
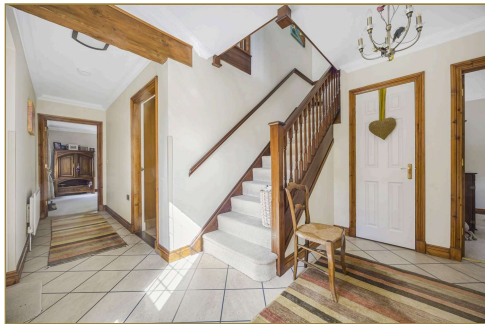
Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail.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

ENTRANCE

Front door to

SPACIOUS RECEPTION HALL

With Amtico flooring, front aspect double leadlight window, radiator, staircase to first floor and built in cloaks cupboard, internal access to garage

**CLOAKROOM**

With W.C., wash hand basin, radiator and front aspect obscure double glazed window

**LIVING ROOM**

Full width with side double glazed leadlight window and brick fireplace with hearth surround and mantle over with fitted wood burning stove



Opening onto

GARDEN ROOM (LINKED WITH LIVING ROOM)

With vaulted ceiling, triple aspect including double glazed leadlight windows and rear double glazed French doors to patio and garden, radiator

**DINING ROOM**

With front aspect double glazed leadlight window, radiator

**STUDY**

With front aspect double glazed leadlight window, radiator



KITCHEN/BREAKFAST ROOM

Fitted in oak style units comprising inbuilt drainer double bowl sink unit with mixer tap and cupboards under, further extensive range of both floor standing and wall mounted eye level units with granite work surfaces, contrasting tiled surrounds and Range cooker. Concealed lighting, integrated fridge/freezer and dishwasher, understairs storage cupboard, radiator. Through to

**BREAKFAST AREA**

With room for table and chairs, side aspect double glazed lead light window, tiled floor and door to

**UTILITY ROOM**

Comprising single drainer stainless steel sink unit with mixer tap and cupboard under, further eye level units, radiator, plumbing for washing machine, space for tumble dryer, water softener, tiled floor and double glazed leadlight side door

**STAIRCASE FROM RECEPTION HALL TO SPACIOUS GALLERIED LANDING**

With exposed beams, double glazed Velux skylight window, radiator and access to loft space. Built in airing cupboard housing pressurised hot water cylinder, shelving

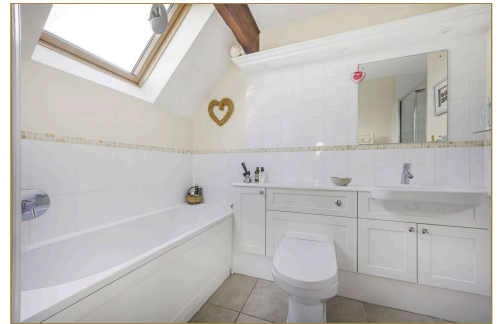


BEDROOM ONE

With twin rear aspect double glazed leadlight windows, exposed beams, radiator and twin built in double wardrobes

**ENSUITE BATHROOM**

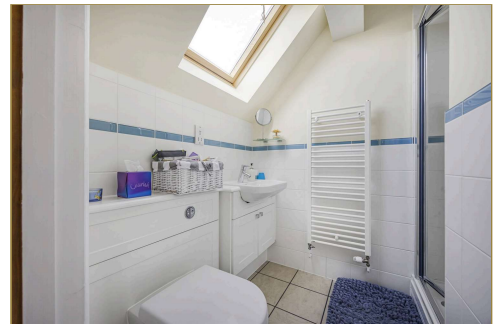
Comprising bath, wash hand basin, W.C., with cupboard space and separate fully tiled shower cubicle, heated towel rail, tiled floor and surrounds, double glazed Velux window and extractor

**BEDROOM TWO**

With front aspect double glazed leadlight window, two radiators and built in wardrobe. Door to

**EN SUITE SHOWER ROOM**

Comprising fully tiled shower cubicle, wash hand basin with inset cupboard space below, W.C., heated towel rail, contrasting tiled surrounds and obscure double glazed Velux window



BEDROOM THREE

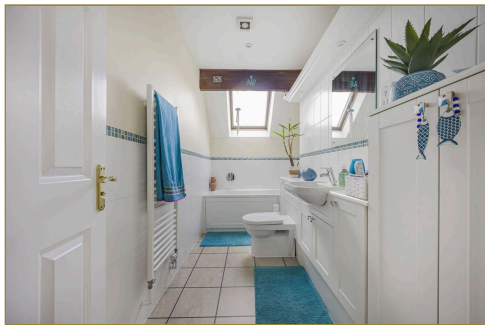
With front aspect double glazed leadlight window, radiator, built in walk in wardrobe with hanging space and shelving

**BEDROOM FOUR**

With front aspect double glazed leadlight window, radiator, built in wardrobe

**BATHROOM**

Comprising panelled bath, wash hand basin and W.C., with integrated cupboard space, separate fully tiled shower cubicle. Tiled surrounds, heated towel rail and side aspect double glazed Velux window

**REAR GARDEN**

At rear of the property are level secluded gardens predominately laid to lawn with large paved patio area adjacent to the garden room, with wide side access via paved pathway and timber gate. The gardens are fully enclosed by timber fencing with maturing trees, shrubs and evergreens providing year round privacy and a south westerly aspect. There is also an alternative side access via timber gate, outside water tap and rear access to garage

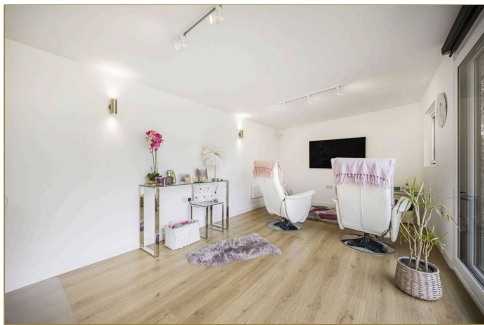




Additionally there is a

SUPERB OUTSIDE HOME OFFICE

Fully insulated and heated offering a variety of use; office, gym, cinema room etc. High quality construction and neatly positioned



In all the gardens extend approx. 40ft with a width extending in the region of 50ft with outside lighting

OUTSIDE

The front of the property is entered via electrically operated double timber gates with block paved driveway providing parking and turning for a number of vehicles. Leading to integral garage with linked electrically operated door to entrance gates, power and light



FRONT GARDEN

The front garden area is fully enclosed by mature hedging, shrubs and young trees providing excellent privacy with various lawn garden areas and sloped paved pathway to front door, outside lighting, neatly hidden wood store and dustbin area

INTEGRAL DOUBLE GARAGE

With rear access and rear double glazed leadlight window, housing gas boiler, with plenty of space for additional utilities

**DIRECTIONS**

From central Caversham proceed north up Prospect Street at the traffic lights fork left into Peppard Road, turn left at the roundabout into Evesham Road, continue to St. Barnabas Road and into Highdown Hill Road where the property can be found on the left hand side

TENURE

Freehold

APPROXIMATE SQUARE FOOTAGE

2,303 sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

SCHOOL CATCHMENT

Emmer Green 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 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/0698-3054-2201-8385-1204>

FLOOR PLAN

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

**Approximate Gross Internal Area 2903 sq ft - 270 sq m
(Including Garage & Outbuilding)**

Ground Floor Area 1460 sq ft – 136 sq m

First Floor Area 1249 sq ft – 116 sq m

Outbuilding Area 194 sq ft – 18 sq m

