

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**KIDMORE END ROAD, EMMER GREEN  
READING, RG4 8SP**

**£995,000**

A fabulous 1930's four bedroom extended detached family home set in wonderful landscaped gardens on the edge of Emmer Green towards the South Oxfordshire countryside. Presented in excellent decorative order complemented with garage, carport and parking. No chain

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
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**SITUATION**

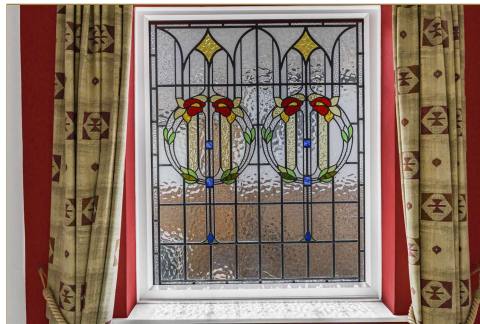
Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail.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

**ENTRANCE**

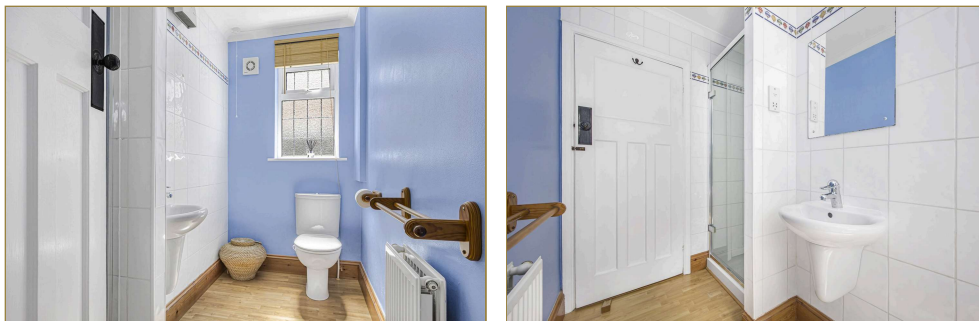
Covered entrance porch with quarry tiled step and front door to

**RECEPTION HALL**

With stained glass leadlight side window, radiator, staircase to first floor, understairs storage cupboard plus understairs boiler cupboard housing gas boiler

**SHOWER ROOM**

Comprising fully tiled shower cubicle, wash hand basin, W.C., with tiled walls and side aspect obscure leadlight window





## LIVING ROOM

Superb front to rear aspect room with double glazed leadlight window and rear double glazed bifold doors to garden. Central cast iron fireplace with Adams style surround and mantel over, coal effect real flame gas fire, two radiators



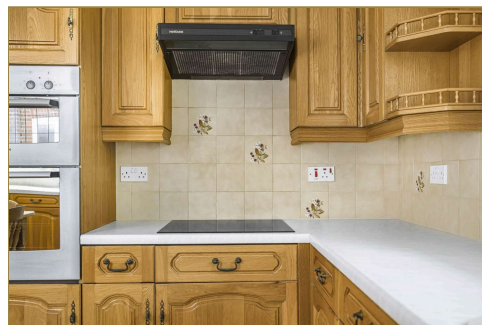
## DINING ROOM

With front aspect feature double glazed leadlight square bay window, radiator, central raised brick fireplace with fitted log effect real flame fire



## KITCHEN/BREAKFAST ROOM

Fitted with light oak units comprising single drainer one and a half bowl non scratch sink unit with mixer tap and cupboards under, further extensive range of both floor standing and wall mounted eye level units with laminated roll edged work surfaces and contrasting tiled surrounds. Inset four ring induction hob with extractor hood above and split level integrated double oven, plumbing for dishwasher and appliance space for fridge/freezer, rear aspect double glazed picture window

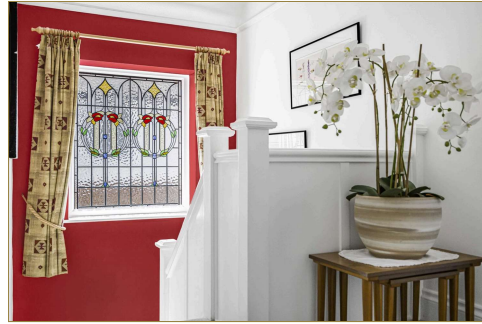
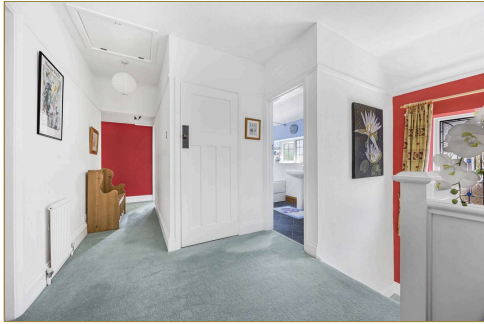


### UTILITY AREA

With matching light oak base and eye level units, rolled edge work surfaces, tiled surrounds, with plumbing for washing machine, side aspect leadlight double glazed window, radiator, room for breakfast table and chairs and side kitchen stable door

### STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With magnificent side aspect stained glass leadlight window, access to loft space above, radiator, useful eaves storage cupboard and further built in airing cupboard with shelving



### BEDROOM ONE

With rear aspect double glazed picture window, radiator, built in double wardrobe, further twin built in storage cupboards



### EN SUITE SHOWER ROOM

Comprising fully tiled shower cubicle, wash hand basin, radiator, fully tiled walls and floor



### BEDROOM TWO

With dual aspect double glazed leadlight windows, two radiators, picture rails, range of fitted wardrobes with cupboard space





**BEDROOM THREE**

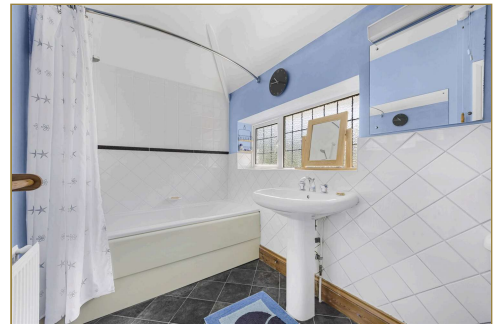
With front aspect double glazed leadlight windows, radiator, picture rails and range of fitted wardrobes

**BEDROOM FOUR**

With rear aspect double glazed window, radiator, built in double wardrobes, picture rails

**BATHROOM**

Comprising wide panelled bath with independent shower unit, curtain and rail, wash hand basin. W.C. with tiled surrounds and side aspect obscure double glazed leadlight window, radiator

**REAR GARDEN**

At the rear of the property are beautifully landscaped established and secluded rear gardens with a pea shingled area adjacent to the property with paved steps leading to patio area for outside dining





There are surrounding beds with specimen shrubs, large main lawn beyond with brick enclosed bordering beds with shrubs, young trees and evergreens providing excellent year round seclusion with portioned vegetable plot and timber greenhouse



Access front to rear either side of the property via wrought iron gates. The gardens extend in excess of 100ft with an easterly aspect. Outside water tap

### **GARAGE**

There is a brick built garage with matching external elevations to the main property with tiled roof, power and light





**OUTSIDE**

The front of the property is entered via a swooping tarmacked driveway providing parking and turning for a number of vehicles, covered car port to one side and optional vehicle access to the other

**FRONT GARDEN**

There is a level lawned garden area with evergreen hedged surrounds with further raised brick enclosed flower beds with shrubs and evergreens together with timber fenced enclosures, brick steps leading to front door

**AERIAL VIEWS**

**DIRECTIONS**

From central Caversham proceed north up Prospect Street, at the traffic lights fork left into Peppard Road continue to Emmer Green and turn left into Kidmore End Road where the property can be found on the left hand side

**TENURE**

Freehold

**APPROXIMATE SQUARE FOOTAGE**

1,800sq 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 F

**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/0360-2534-4440-2495-4905>



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

**Approximate Gross Internal Area 1800 sq ft - 168 sq m  
(Excluding Garage)**

Ground Floor Area 867 sq ft – 81 sq m

First Floor Area 933 sq ft – 87 sq m

Garage Area 361 sq ft – 34 sq m



**LOCATION**

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

