

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**UPPER WOODCOTE ROAD, CAVERSHAM HEIGHTS
READING, RG4 7LB**

£1,150,000

A superbly presented detached home offering excellent family accommodation of approx. 2700sqft and extended to the rear to showcase a 26ft open plan family/dining/kitchen. Includes living room, cloakroom, snug, utility/boot room, 26ft gym/office/hobbies room, five bedrooms with ensuite to master. Well designed west facing rear garden and garage/store. The Heights school catchment

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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

Front door with side panels to

ENTRANCE HALL

With Karndean flooring leading to family room, radiator, dado rails, understairs storage cupboard

LIVING ROOM

16' (4.88m) x 12' (3.66m)

Dual aspect with front bay and side aspect windows, ornate tiled fireplace, radiator, exposed floorboards, dado rails, vertical radiator



CLOAKROOM

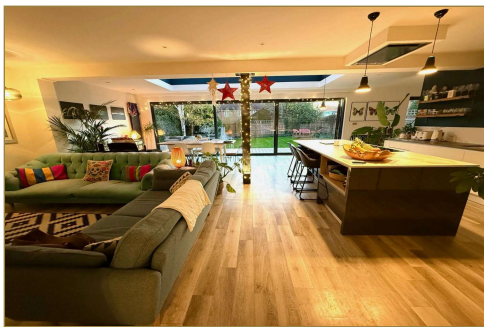
7'6 (2.29m) x 7'1 (2.16m)

Comprising W.C., stone wash hand basin and plinth, radiator and front aspect window

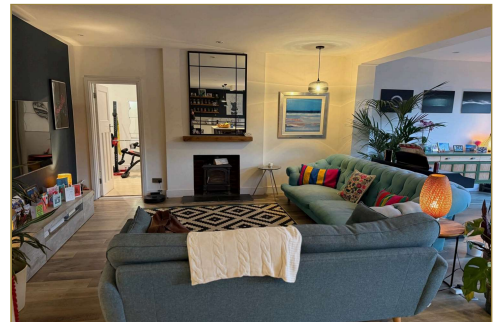
FAMILY/DINING/KITCHEN

26'9 (8.15m) x 25'7 (7.8m)

Superb room with 22ft wide sliding patio doors to garden and 15ft overhead lantern bringing ample light, spotlights



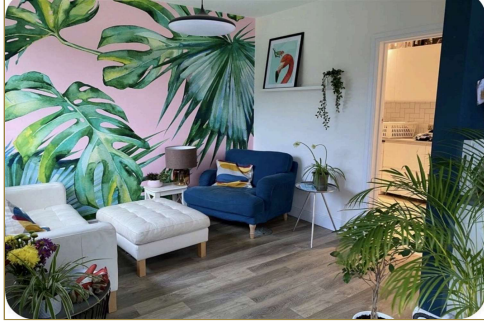
FAMILY AREA comfortable size for sofa's with log burner and point for T.V.



KITCHEN well equipped with feature central island/breakfast bar including Neff induction hob and concealed extractor hood over, Dekton stone effect worktops with enamel one and a half bowl sink unit, range of cupboards and drawers, fitted Neff double oven, pull out larder storage, fitted fridge/freezer

10'2 (3.1m) x 9' (2.74m)

SNUG located off the family room - ideal for study/desk area, rear aspect window and door to



UTILITY ROOM

Fitted with worktops, enamel sink, cupboards and drawers, appliance space, tiled floor, spotlights, radiator

BOOT ROOM

Space for storage/cloaks, radiator, tiled floor, door to rear garden and door to

GARAGE/STORAGE

13'4 (4.06m) x 11'7 (3.53m)

Up and over door, front aspect window, wall mounted gas boiler

GYM/HOBBIES ROOM

26'6 (8.08m) x 7'9 (2.36m)

Doors front and rear, vaulted ceiling with two Velux windows, radiator, tiled floor



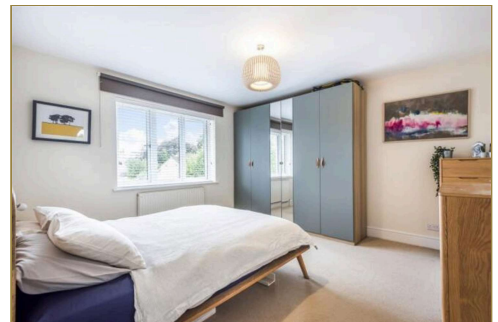
STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR LANDING

Loft hatch with ladder, spotlights

BEDROOM ONE

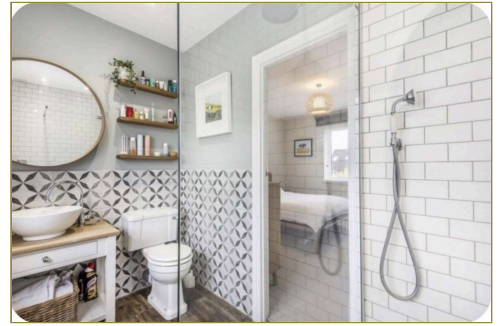
13'5 (4.09m) x 13' (3.96m)

Rear aspect, radiator, door to



EN SUITE SHOWER ROOM

Three piece suite comprising walk in double width shower, circular wash hand basin, W.C., radiator, front aspect, spotlights, Karndean flooring

**BEDROOM TWO**

14'2 (4.32m) x 14'1 (4.29m)

Dual aspect, exposed floorboards, dado rails, radiator

BEDROOM THREE

16'2 (4.93m) x 12'2 (3.71m)

Dual aspect with front bay window and side window, fitted drawers, cast iron fireplace, radiator

**BEDROOM FOUR**

12'11 (3.94m) x 9'11 (3.02m)

Rear aspect, radiator

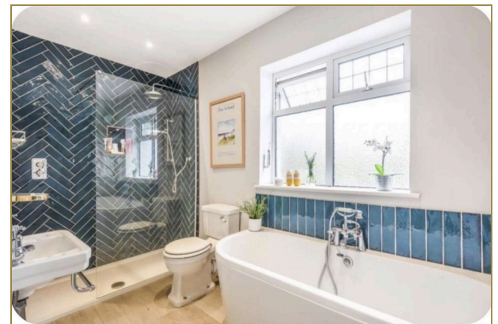
BEDROOM FIVE

8'11 (2.72m) x 6'11 (2.11m)

Front aspect, radiator

FAMILY BATHROOM

Four piece suite comprising bath, walk in double width shower, W.C., wall mounted wash hand basin, heated towel rail, front aspect, spotlights

**REAR GARDEN**

Large full width decked area leading onto lawned garden enclosed with panel fencing and shrub borders



FRONT GARDEN

Professionally paved driveway offering parking for up to five vehicles with shrub borders

DIRECTIONS

From central Caversham proceed south along Prospect Street, at mini roundabout turn right into Church Street, at traffic lights turn right into Church Road continue up St. Peters Hill onto the Woodcote Road for approximately one mile with the property can be found on the left hand side

TENURE

Freehold

SCHOOL CATCHMENT

Caversham Primary School

The Heights Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band G

PLEASE NOTE

The vendors of the property are related to a member of staff at Farmer and Dyer

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.

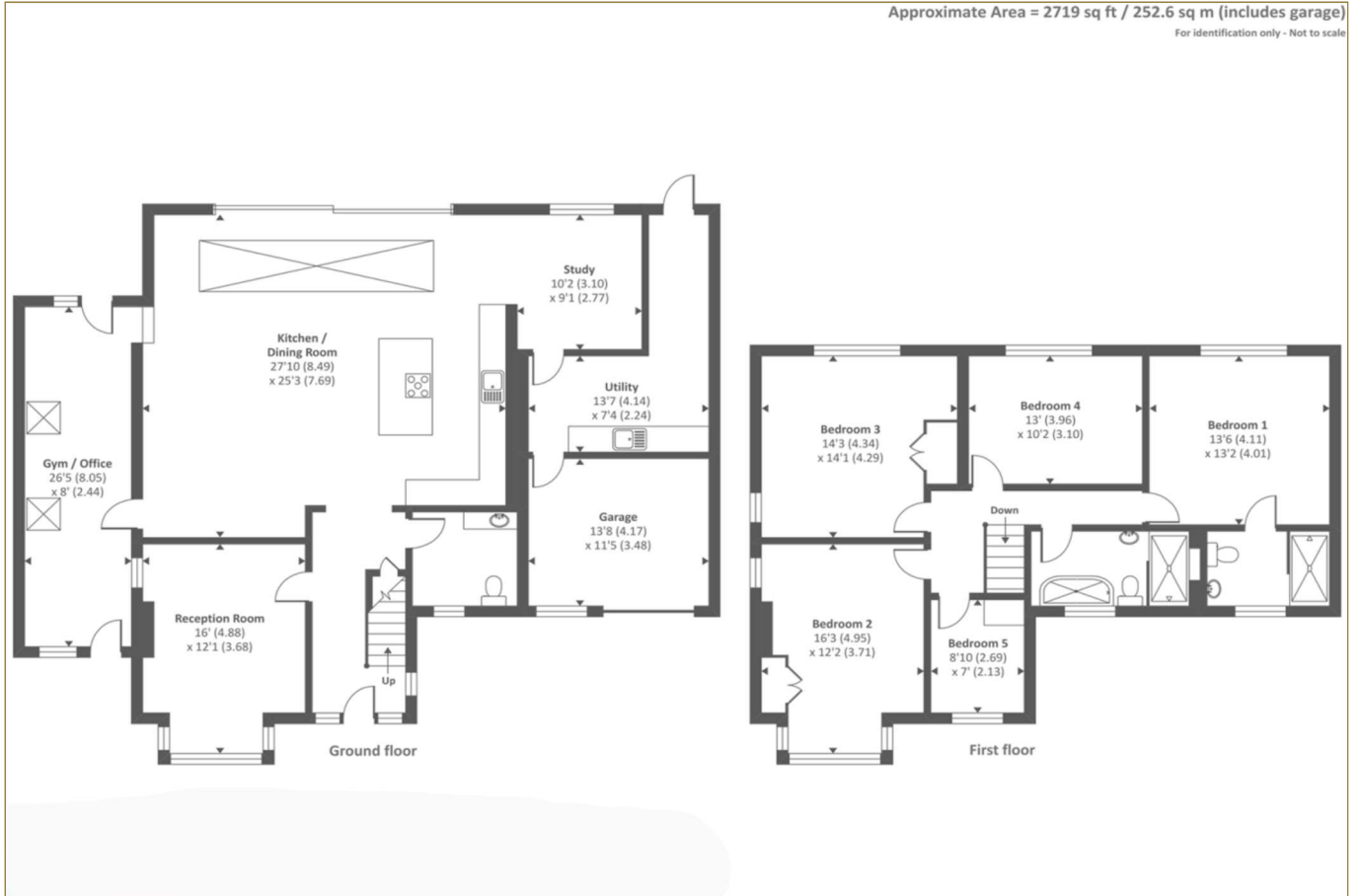
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/8513-6329-4139-7822-8906>

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

