

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



COPPERFIELDS, CAVERSHAM HEIGHTS READING, RG4 7PQ

£1,250,000

An elegant modern five bedroom detached family home built by Messrs Charles Church approximately 25 years ago, set in a prestigious cul-de-sac off the favoured Albert Road in Caversham Heights within 0.5 miles of Caversham centre and approximately 1 mile from Reading railway station. With delightful secluded garden and spacious accommodation to a grand scale

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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 and front door with double glazed insert to

SPACIOUS RECEPTION HALL

With central staircase to first floor, encased radiator and large understairs storage cupboard, internal access to garage

**CLOAKROOM**

With w.c., wash hand basin, side aspect obscure double glazed leadlight window, radiator

LIVING ROOM

Dual aspect with twin side aspect double glazed leadlight windows and rear matching double glazed windows with integrated double glazed French doors to patio and garden, two double radiators and central stone fireplace with hearth surround and mantel over with fitted coal effect real flame fire, four wall light points

**DINING ROOM**

With rear aspect double glazed leadlight window, radiator



STUDY

With side aspect double glazed leadlight window, radiator

**FITTED KITCHEN**

Well fitted comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboards under, further extensive range of both floor standing and wall mounted eye level units with contrasting work surfaces and tiled surrounds, inset five ring gas hob with extractor chimney above and split level integrated double oven, further integrated fridge/freezer and dishwasher, with concealed lighting, tiled floor, front aspect double glazed leadlight window, radiator

**UTILITY ROOM**

With single drainer stainless steel sink unit with mixer tap and cupboards under, further eye level units and plumbing for washing machine, tumble dryer space, tiled floor and side door

**FAMILY ROOM**

Excellent addition off the kitchen with rear aspect double glazed leadlight French doors to patio and garden, radiator, central stone fireplace with hearth surround and mantel over and coal effect real flame fire



STAIRCASE FROM RECEPTION HALL TO GALLARIED FIRST FLOOR LANDING

With access to loft space above, built in double airing cupboard housing hot water tank with shelving, built in linen cupboard



BEDROOM ONE

With rear aspect doubled glazed lead light window, radiator, twin built in double wardrobes, door to



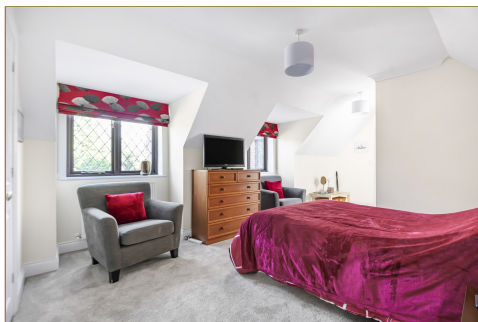
ENSUITE BATHROOM

Four piece suite comprising twin gripped panelled bath, w.c., wash hand basin, separate tiled double width shower with tiled walls and side aspect obscure leadlight window



BEDROOM TWO/GUEST SUITE

With twin double glazed leadlight windows, two radiators, twin double built in wardrobes plus eaves storage cupboard



EN SUITE SHOWER ROOM

Comprising fully tiled shower, wash hand basin, w.c., contrasting tiled walls, heated towel rail and double glazed Velux window

**BEDROOM THREE**

With rear aspect double glazed leadlight window, radiator

**BEDROOM FOUR**

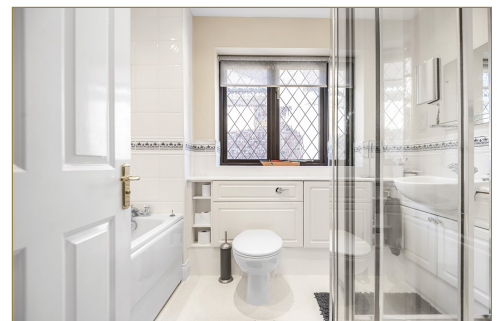
With front aspect double glazed leadlight window, radiator

**BEDROOM FIVE**

With rear aspect leadlight window, radiator

**BATHROOM**

Four piece suite comprising twin grip panelled bath, inset wash hand basin with cupboard space below, w.c. and separate tiled double width shower, side aspect obscured double glazed leadlight window, heated towel rail, tiled surrounds



REAR GARDEN

At the rear of the property is a delightful established level and secluded garden predominately laid to lawn with maturing young trees, shrubs and evergreens together with timber fenced enclosures. Timber shed and summer house, plus full width large paved patio area adjacent to the property, outside lighting, power and water tap, side access front to rear via wooden gate. The gardens extend approximately 60ft with and easterly aspect enjoying excellent seclusion

**OUTSIDE**

The front of the property is entered via tarmacked driveway leading to

**INTEGRAL DOUBLE WIDTH GARAGE**

With twin up and over doors, power and light, side aspect double glazed window and wall mounted gas boiler and space for deep freeze and additional utilities

PARKING

Off road parking for four vehicles

FRONT GARDEN

Open lawned garden area and paved pathway to front door, electric car charge point

DIRECTIONS

From central Caversham proceed south along Prospect Street at the mini roundabout turn right into Church Street, at traffic lights turn right into Church Road and right into St Anne's Road, follow this round to Priest Hill continuing into The Mount bearing right into Albert Road and left into Copperfields

TENURE

Freehold

APPROXIMATE SQUARE FOOTAGE

2474sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

SCHOOL CATCHMENT

Caversham 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

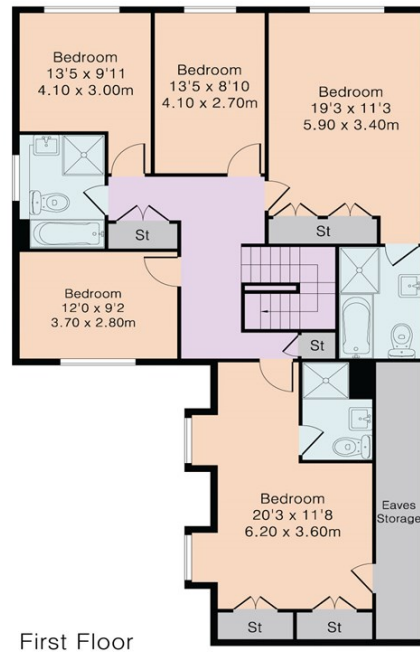
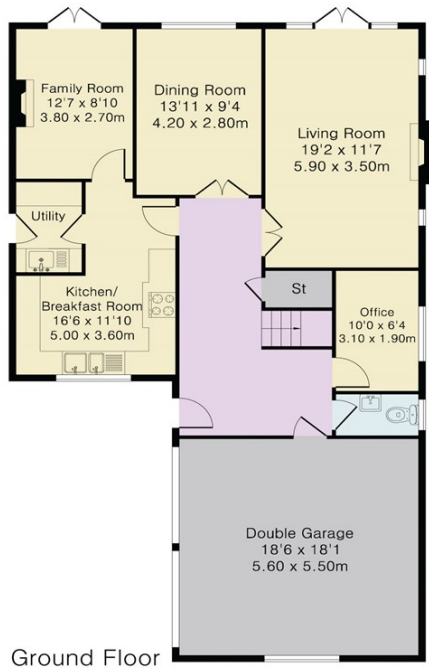
Energy Rating D

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/9208-5069-7215-4646-5904>

FLOOR PLAN

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

Approximate Gross Internal Area 2474 sq ft – 230 sq m
 Ground Floor Area 1263 sq ft – 117 sq m
 First Floor Area 1211 sq ft – 113 sq m



LOCATION

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

