

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



JEFFERSON CLOSE, EMMER GREEN READING, RG4 8US

£995,000

A stunning and particularly spacious four bedroom detached family home with detached double width garage built by Messrs. Hicks and positioned in a peaceful cul-de-sac with delightful secluded wrap around gardens less than a mile from Emmer Green shops towards the edge of the South Oxfordshire countryside, Phillimore Estate and Clayfield Copse

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SITUATION

Built around 15 years ago by Messrs. Hicks to exacting standards this high quality build provides large flexible family accommodation with four double bedrooms, two with en-suites, all sanitaryware by Villeroy & Boch, three reception rooms, beautifully fitted kitchen/breakfast room with integrated appliances and utility room plus detached double width garage with parking in front. Secluded wrap around gardens with partly wooded outlook, peacefully situated at the end of a cul-de-sac close to Clayfield Copse and towards the edge of the South Oxfordshire countryside and Phillimore Estate, yet less than a mile from Emmer Green shops and 3 miles from Reading Station

Ideally located close to Clayfield Copse Nature Reserve which includes open meadows and native woodland ideal for country walks and bike rides. Beyond are the local playing fields, tennis courts and Blackhouse Woods that lead in to the south Oxfordshire countryside. There are a choice of golf courses and the additional Mapledurham health & fitness club

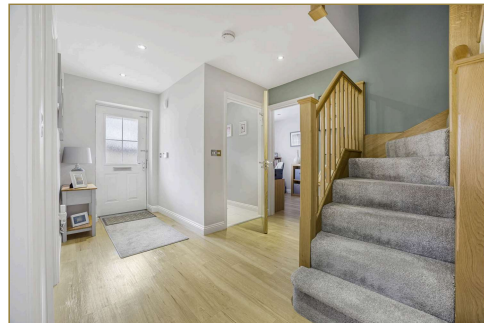
ENTRANCE

Canopied entrance porch with tiled step and front door with double glazed insert to



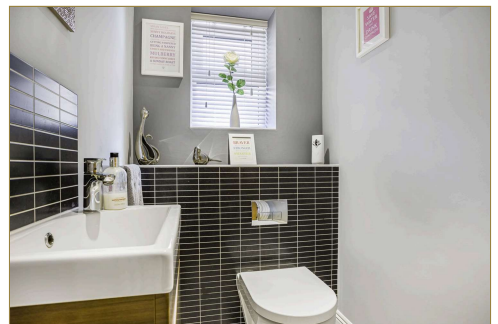
SPACIOUS RECEPTION HALL

With staircase to first floor and large understairs storage cupboard, underfloor heating



CLOAKROOM

With Villeroy & Boch W.C., wash hand basin with cupboard below, contrasting tiled surrounds and floor, front aspect obscure double glazed window



LIVING ROOM

Dual aspect with side double glazed windows and rear double glazed French doors to patio and garden, central stone fireplace with hearth surround and mantel over with real fire facility, underfloor heating



DINING ROOM

Separately accessed via hallway but also linked to living room, front aspect double glazed window, underfloor heating



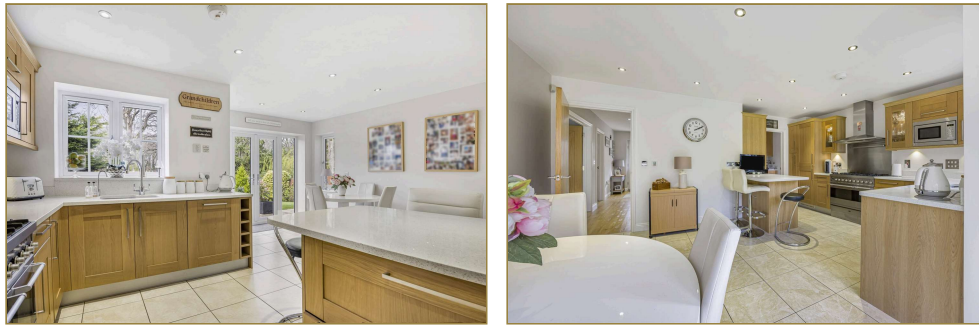
STUDY

With front aspect double glazed window, underfloor heating

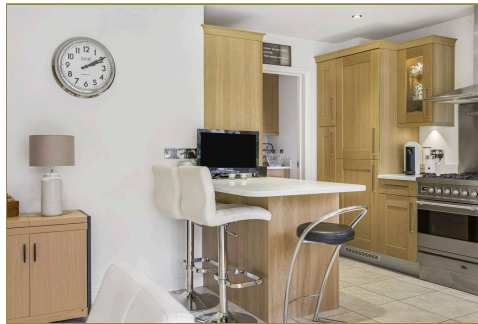
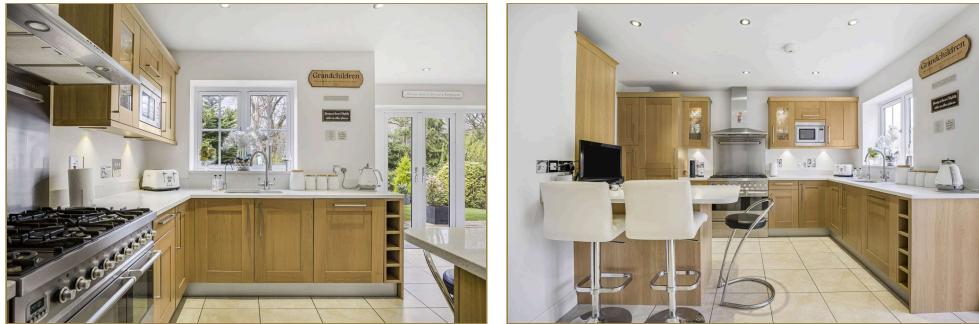


FITTED KITCHEN/BREAKFAST ROOM

Naturally segregated for kitchen and breakfast areas



KITCHEN well fitted with oak style units comprising inset one and a half bowl sink unit with mixer tap, inbuilt drainer and cupboards under, further range of both floor standing and wall mounted eye level units with granite work surfaces and surrounds with fitted Britannia stainless steel range cooker with matching Britannia extractor hood above, separate integrated microwave and further integrated dishwasher and fridge/freezer, additional matching breakfast bar with further drawer and cupboard space, water softener, concealed lighting, underfloor heating



BREAKFAST AREA with room for table and chairs, tiled floor, underfloor heating, dual aspect double glazed windows and double glazed French doors to garden



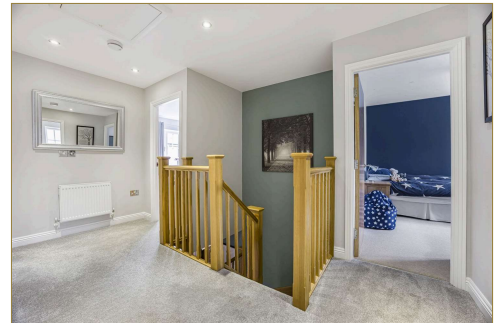
UTILITY ROOM

With inset sink with mixer tap and cupboard under, further base and eye level light oak units, granite work surfaces and surrounds, plumbing for washing machine, neatly fitted gas boiler, tiled floor, under floor heating, double glazed side door



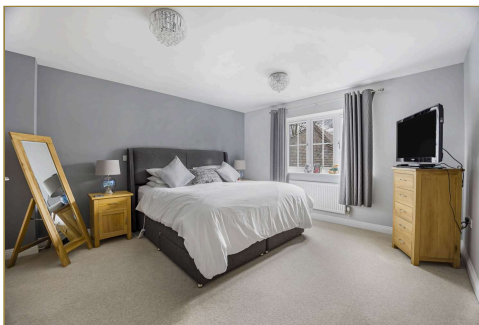
STAIRCASE WITH OAK BALUSTRADE LEADING TO FIRST FLOOR LANDING

With access to boarded loft space above, large double built in airing cupboard with pressurised hot water cylinder and separate built in wardrobe cupboard, radiator



BEDROOM ONE

With front aspect double glazed window, radiator, built in double wardrobe, door to



ENSUITE BATHROOM

Four piece Villeroy & Boch suite comprising tile encased bath, wash hand basin, W.C., and separate double width shower cubicle with matching fully tiled walls and floor, stainless steel heated towel rail, side aspect obscure double glazed window

**BEDROOM TWO**

With front aspect double glazed window, radiator, built in double wardrobe, door to

**EN SUITE SHOWER ROOM**

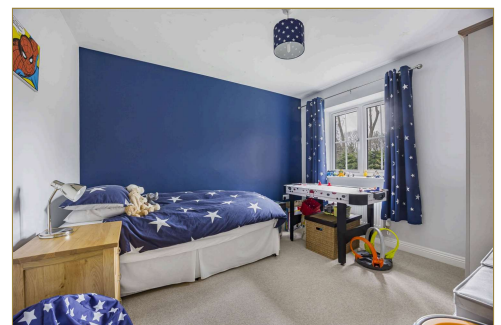
Comprising Villeroy & Boch fully tiled corner shower, wash hand basin with cupboard below, W.C., matching fully tiled walls and floor, heated towel rail, side aspect obscure double glazed window

**BEDROOM THREE**

With rear aspect double glazed window, radiator, built in double wardrobe

BEDROOM FOUR

With rear aspect double glazed window, radiator



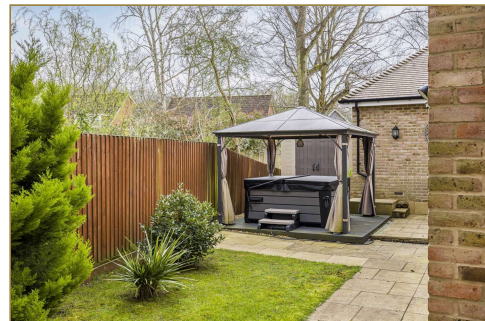
FAMILY BATHROOM

Comprising Villeroy & Boch tile encased bath, wash hand basin with cupboard space below, W.C., with separate tiled corner shower, heated towel rail, matching fully tiled walls and floor, rear aspect obscure double glazed window



REAR GARDEN

At the rear of the property is a delightful beautifully maintained garden predominately laid to lawn with surrounding specimen shrubs, young trees and evergreens, complemented by a full width paved patio area adjacent to the property, with wrap around garden and patio continuing to the side of the property with gazebo and high quality hot tub set on decking area with side access via a wooden gate. Outside power and large Keto storage unit behind the garage. The gardens enjoy excellent year round seclusion, with timber fenced enclosures with part wooded surrounds, outside lighting and alternative side access front to rear via wooden gate





OUTSIDE

The front of the property is entered via a tarmac driveway serving the cul-de-sac and leading to personal block paved drive with parking for two vehicles and leading to



DETACHED DOUBLE WIDTH GARAGE

With twin electrically operated roller doors, power and light and useful eaves storage space



FRONT GARDEN

With paved pathway leading to front door with interspersed flower and shrub borders, pathway continues for timber gateway access either side of the property

TENURE

Freehold

APPROXIMATE SQUARE FOOTAGE

2,081 sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

SCHOOL CATCHMENT

Caversham Park 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/0340-2735-6370-2324-0645>

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

