

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



SHEEP WALK, EMMER GREEN READING, RG4 8NE

£725,000

A four bedroom split level detached family residence, with various additions, requiring some modernisation and occupying a large established and secluded plot in a highly sought after location in the Caversham Conservation Area. Approximately one mile north of Caversham centre. Plenty of scope to extend and enhance. No chain

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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 to

ENTRANCE HALL

With front aspect double glazed window with staircase to upper and lower floors

**CLOAKROOM**

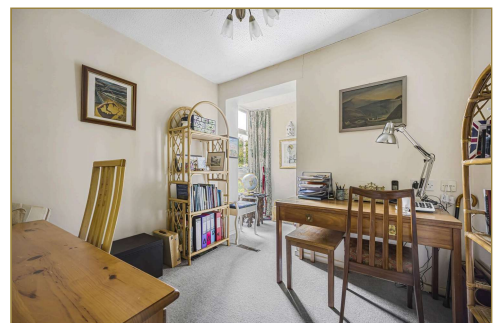
With W.C. and wash hand basin

LIVING ROOM

Dual aspect with front double glazed window and side double glazed French doors to side patio, ornamental fireplace and display plinths

**STUDY**

With rear aspect window and split level access to



OFFICE

This office area can be self contained with separate frontal doorway access, integrated cupboard and shelving with sink plus shower room

**STAIRS FROM ENTRANCE HALL TO LOWER GROUND FLOOR**

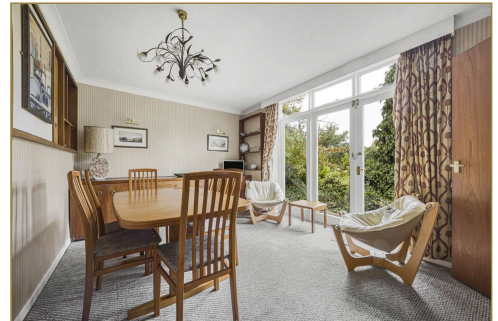
With understairs boiler cupboard housing gas boiler supplying warm air heating

KITCHEN

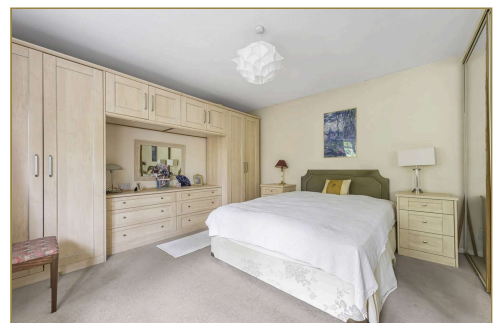
Double bowl stainless steel sink unit with mixer tap and cupboard under, further base and eye level units, gas cooker point, plumbing for washing machine, appliance space for fridge/freezer, room for small breakfast table, further integrated eye level cupboards, rear aspect double glazed picture window and kitchen side door

**DINING ROOM**

With rear double glazed French doors to garden, fitted cupboard space and drawers

**STAIRCASE FROM ENTRANCE HALL TO SPLIT LEVEL LANDINGS****BEDROOM ONE**

With front aspect double glazed windows with centralised double glazed door to front balcony, with fitted wardrobes



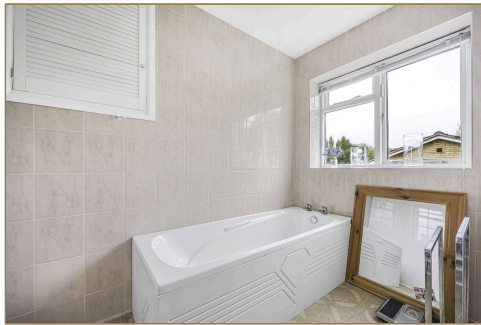
EN SUITE SHOWER ROOM

Comprising corner shower and wash hand basin



BATHROOM

With twin grip bath, central wash hand basin with cupboard below, W.C. with alternative wash hand basin and cupboard space, fully tiled walls and twin side aspect double glazed windows, useful storage cupboard



BEDROOM TWO

With rear aspect window



BEDROOM THREE

With rear aspect window

BEDROOM FOUR

With rear aspect window and fitted wardrobe



OUTSIDE

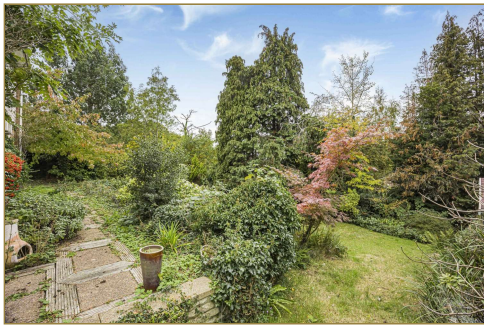
Outside is a sheltered area from kitchen with twin integrated storage cupboards, side access front to rear via canopied gateway access and useful

GARDEN ROOM

With fitted cupboards, sink unit and plumbing

**REAR GARDEN**

The rear gardens are wide, established and secluded with central lawn garden area, raised rockery beds, ornamental fish pond and various trees, shrubs and evergreens providing excellent year round seclusion. Enjoying a westerly aspect in the region of 60ft in depth and approximately 80ft wide with timber fenced enclosures



There is an additional alternative summerhouse timber construction with light an power



To the far side of the property is an attached workshop/garden store with light and power and alternative side access front to rear via wooden gate

OUTSIDE

The front of the property is entered via a driveway providing off road parking and leading to the garage (currently part of the office self contained conversion). With lawned garden area, shrub and evergreen borders and mature silver birch and pathway leading to front door, outside lighting

**DIRECTIONS**

From central Caversham proceed north up Prospect Street, at traffic lights fork left onto Peppard Road, at the crest of the hill turn left into Surley Row and bear left at the end into Sheep Walk

TENURE

Freehold

APPROXIMATE SQUARE FOOTAGE

1998sq ft. This is an approximate measurement taken from the floor plan and includes outbuilding

SCHOOL CATCHMENT

The Hill 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 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

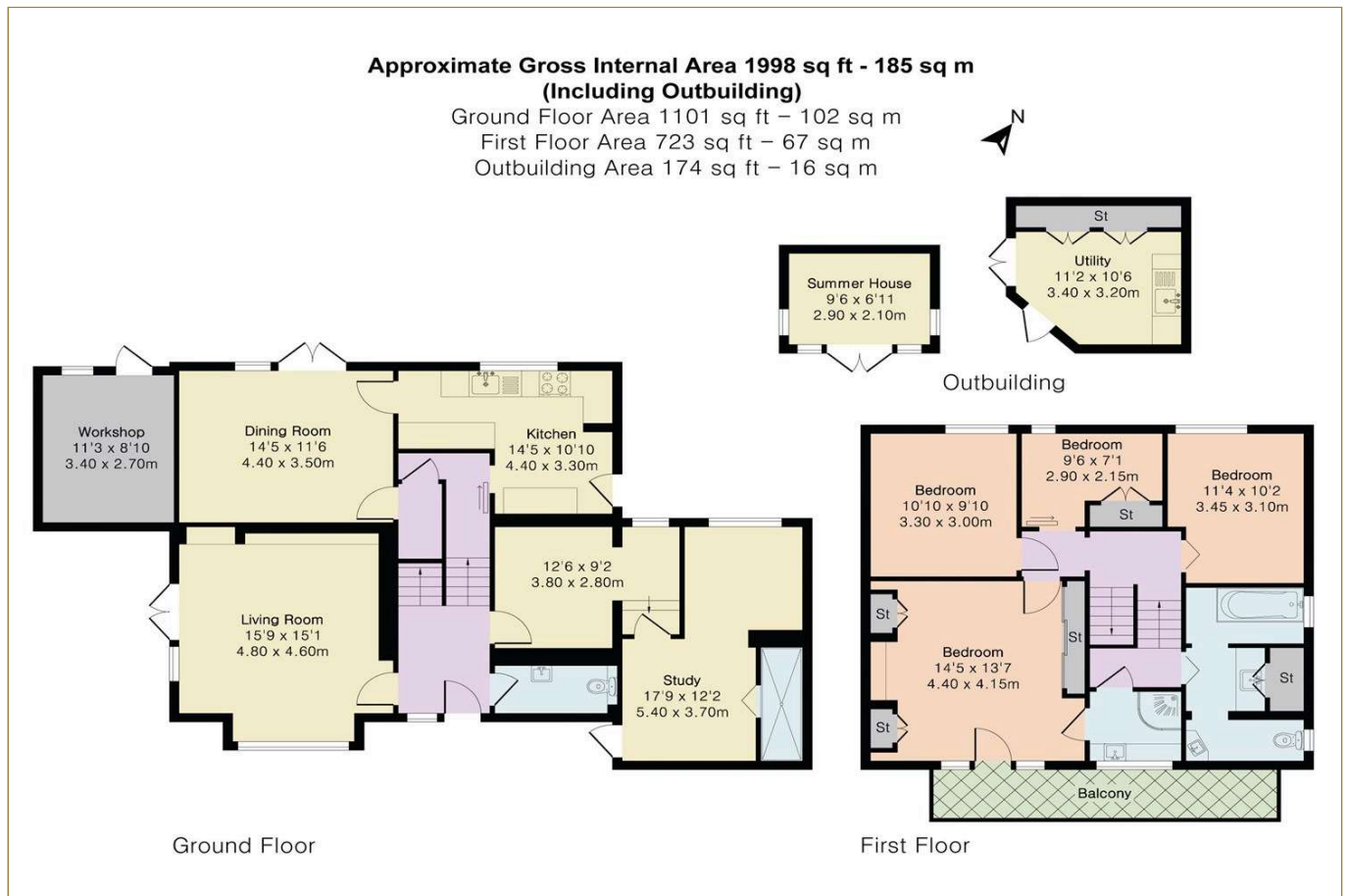
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating 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/8435-1424-6400-0186-9296>

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

