



Shepherds Lane, Caversham Heights, Reading, RG4 7JJ

£1,195,000

**Walmsley**

## Shepherds Lane, Caversham Heights, Reading, RG4 7JJ

A fine detached property, on a sought after established road in Caversham Heights, that has been tastefully extended and fully renovated. The property sits on a sizable plot with landscaped level south facing gardens and a spacious frontage. Internally the property offers generously sized rooms that blend modern comforts with the charm of the original structure. The highlight is the large kitchen/dining/family area, which opens up to the rear garden through bifold doors. The property features a welcoming reception hall, family room, sitting room with grand fireplace, garden room, spacious kitchen/family/dining area, utility room, equipment room, four roomy bedrooms (including an ensuite master), family bathroom, utility room, downstairs cloakroom and storage room.

Shepherds Lane is a sought after established road, close to South Oxfordshire countryside, The Heights primary school, Mapledurham Estate, shops, bus services and convenient access to Caversham and Reading centres. Viewing is highly recommended. EPC Rating C. Council Tax Band G.

Tenure - Freehold





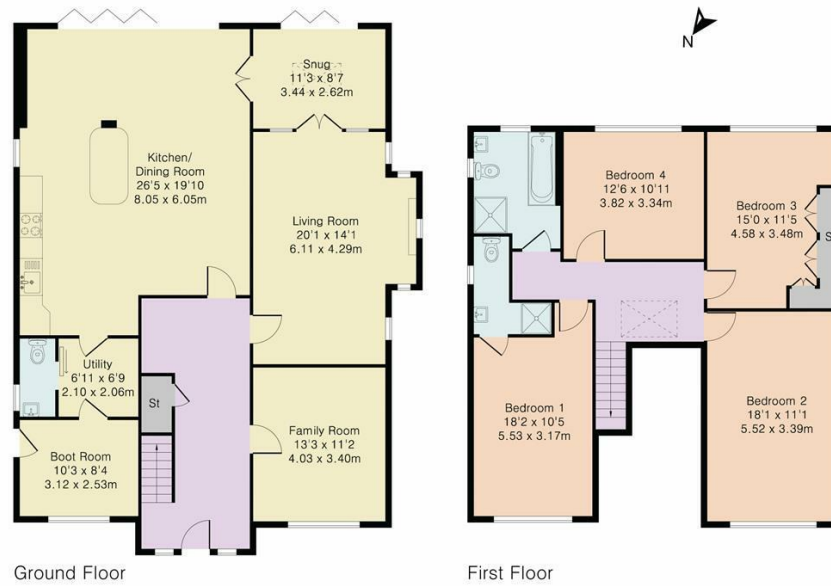
- Stunning detached property
- Beautiful presentation
- Spacious light rooms
- Landscaped south facing gardens
- Good frontage
- Spacious bedrooms

 4  2  3  C

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Approximate Gross Internal Area 2303 sq ft – 214 sq m  
 Ground Floor Area 1380 sq ft – 128 sq m  
 First Floor Area 923 sq ft – 86 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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