



Woodcote Road, Caversham, Reading, RG4 7BB

£900,000

Walmsley

## Woodcote Road, Caversham, Reading, RG4 7BB

An exceptional opportunity to acquire this charming detached 1930s family home, full of character and offering exciting potential for modernisation and extension (subject to planning). Situated on a highly regarded and sought-after road in Caversham Heights, the property enjoys a generous plot and measures over 2,700 sq. ft. (including the garage).

The spacious and versatile accommodation comprises a grand reception hallway, living room, a formal dining room, family room, a study, garden room, a kitchen/breakfast room, cloakroom, and a generous landing leading to four well-proportioned double bedrooms; with en-suite to principle bedroom and a family bathroom.

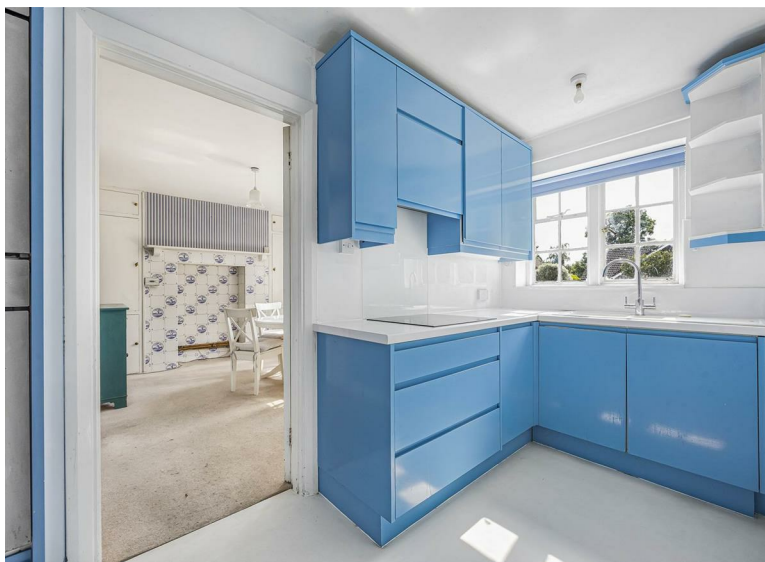
Externally, the home boasts an impressive, mature frontage with an in-and-out driveway, a garage, and ample parking for multiple vehicles. To the rear, a private and enclosed garden provides a peaceful and secluded outdoor space.

Caversham centre is within easy reach and offers a wide array of amenities, including supermarkets, independent shops, cafés, restaurants, and bars. The property lies within the catchment area for the highly regarded Heights Primary catchment and is ideally positioned for access to the scenic Mapledurham countryside, with its many walking routes and outdoor leisure pursuits. Recreation parks, tennis clubs, and golf courses are also conveniently nearby.

Early viewing is highly recommended. EPC Rating: D. Tax council: G. No onward chain.

## Tenure - Freehold

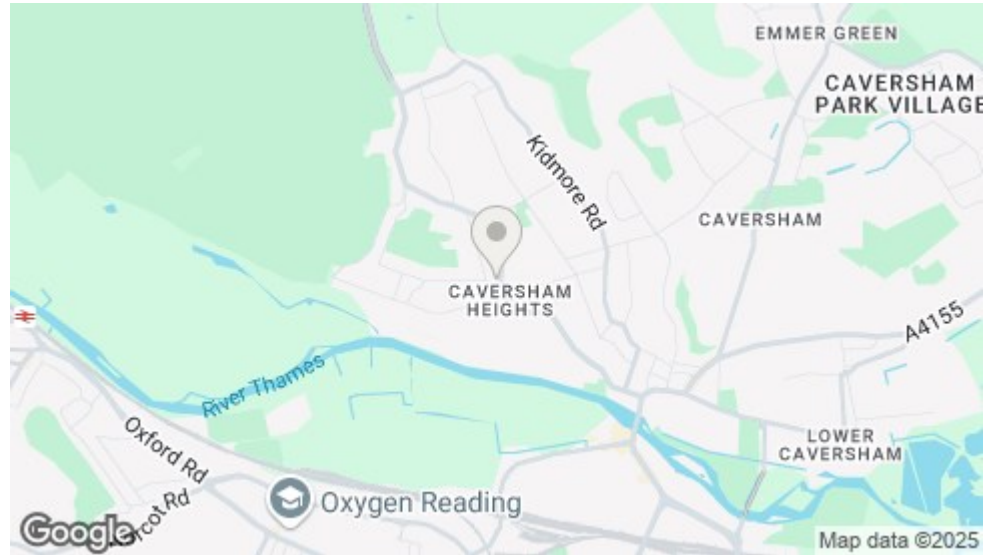




- 1930s detached family home
- Scope to convert and extend (subject to the usual consents and permissions)
- Five reception rooms
- Four bedrooms
- Caversham Heights location
- No onward chain

 4  2  5  D





**Approximate Gross Internal Area 2771 sq ft - 258 sq m**

Ground Floor Area 1581 sq ft – 147 sq m

First Floor Area 1190 sq ft – 111 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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