



NICHOLAS ESTATE AGENTS
Sales & Lettings

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Copperfields
Caversham Heights, Reading, Berkshire RG4 7PQ

Chain Free £1,450,000

CHAIN FREE: A superb detached family house set at the end of a quiet cul-de-sac within this highly sought-after area of Caversham Heights that boasts approximately 3000sqft of living space. The property has been extensively refurbished and extended to benefit from a stunning kitchen diner with bi-fold doors to the enclosed rear garden. On the ground floor as well as the stunning kitchen there is a good-sized drawing room, study and a family room. In addition, there is a utility and guest WC. On the upper two floors, there is an abundance of space that boasts seven bedrooms and four stylish bathrooms. To the rear, there is a good-sized garden and paved patio that is ideal for those summer BBQs. To the front, there is a double garage and driveway for several cars. Copperfields offers easy access to the centre of Caversham & Reading mainline station with its fast links to London. To appreciate the space on offer call now to view.

Copperfields, Reading, Berkshire RG4 7PQ

- Chain free detached house in Caversham Heights
- Four stylish bathrooms & guest WC
- Large modern kitchen / diner with Bi Fold doors
- Double garage & Driveway for multiple cars
- EPC Rating D Council Tax band G
- Approximately 3000 sqft of living space
- Flexible space with six or seven bedrooms
- Fantastic garden and patio
- Three reception rooms & home office
- Caversham Primary & The Heights Primary catchment.

Entrance Hall

20'5 x 12'9 (6.22m x 3.89m)



This impressive, tiled, entrance hall has doors leading to the study, dining room, drawing room, kitchen and stairs to the first floor.

Library/music room/snug

11 x 9'9 (3.35m x 2.97m)



Carpeted reception room with dual windows overlooking the front of the property. Could be used as a second study, snug, music room or library.

Study

12'3 x 7'8 (3.73m x 2.34m)



Tiled floor and dual windows overlooking the front of the property.

Drawing Room

19'3 x 13'11 (5.87m x 4.24m)



Very spacious drawing room with two windows to the side of the property, fireplace and patio doors leading to covered patio and access to the rest of the garden.

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Kitchen/diner

28'5 x 21'2 (8.66m x 6.45m)



Extremely impressive, large and well equipped kitchen with spacious breakfast/dining area. The kitchen benefits from underfloor heating, three integrated ovens, , an integrated dishwasher, large fridge freezer, five ring gas hob and a breakfast bar. The room looks out over the garden and has three bi-fold doors and a large skylight, providing ample natural light and a sense of alfresco dining. Ideal for entertaining and extending warm summer evenings

Dining area



Utility Room



Tile floored utility room with good sized built in cupboards, washing machine and tumble drier. The utility room also benefits from a built in under stairs storage cupboard and an external door to the side of the property, leading to the garden.

Cloakroom



Tiled floor and walls with textured glass window, sink with storage beneath and low level WC

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Master Bedroom

15' x 14 (4.57m x 4.27m)



Carpeted double master bedroom with two built in double wardrobes, two windows overlooking the front of the property and access to the en suite:

Bedroom two

11'7 x 10'8 (3.53m x 3.25m)



Carpeted double bedroom with two windows to the rear of the property, built in double wardrobe and door to ensuite.

Master Bedroom en-suite



Tiled floor and walls, underfloor heating, double width shower cubicle with rain shower head, free standing, roll top bath with shower wand attachment, sink with storage beneath, heated towel rail and low level WC. Textured glass window to the rear of the property

Bedroom two en-suite



Tiled floor and walls, textured window to the rear of the property, underfloor heating, separate shower stall, bath with shower wand attachment, low level WC, pedestal sink, mirrored cabinet and heated towel rail.

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Bedroom three

10'10 x 10'2 (3.30m x 3.10m)



Double bedroom with carpet and two windows over looking the garden

Bedroom four

12'6 x 10'8 (3.81m x 3.25m)



Carpeted double bedroom with two windows overlooking the front of the property

First floor landing



Bedroom five

11'1 x 6'5 (3.38m x 1.96m)

Carpeted single bedroom with two windows to the front of the property

Family Bathroom



Tiled floor and walls, underfloor heating, double width shower cubicle with rain shower head and additional wand, bath with shower wand attachment, heated towel rail with textured window to rear.

Playroom/studio

17'8 x 16 (5.38m x 4.88m)



Very spacious carpeted room that could be used as a playroom, music room, studio or additional bedroom, with velux window, loft access and door to Jack and Jill bathroom

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Bedroom six

16' x 11'1" (4.88m x 3.38m)



Carpeted double bedroom with velux window and door to Jack and Jill bathroom

Bathroom



Tiled floor with low level WC, shelving with integrated sink, heated towel rail and shower cubicle.

Garden



Mostly laid to lawn with patio the full width of the rear of the property. The garden also benefits from a barbecue and outdoor dining area, covered by a large glass verandah.

Outdoor dining area



Rear



Double garage

17'8" x 20'2" (5.40 x 6.16)

A great sized double garage with a door to the garden.



TOTAL FLOOR AREA : 2940 sq ft. (273.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

