



**Upper Woodcote Road
Caversham, Reading, Berkshire RG4 7JR**

£1,200,000

Set within this sought after area of Caversham Heights that offers easy access to the South Oxfordshire countryside is this great sized five bedroom detached family house that is in the catchment for the Heights Primary school. The house was built in the 1929 and has an attractive arts and craft style feature fire place. The property boasts generous living space throughout and has scope for future extension (STP). On the first floor there are five bedrooms three bathrooms (two en suite) and a dressing room. On the ground floor there are three reception rooms, a good sized kitchen diner and a utility room. To the rear there is a fantastic south west facing garden that stretches approximately 150ft and to the side there is a large double garage and driveway with parking for several cars. To appreciate the space on offer call now to view.

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- Five bedrooms
- Three bathrooms (two en suite)
- Three reception rooms
- Kitchen / diner
- 150 ft garden and patio
- Great sized detached house
- Heights primary school catchment
- Double garage and driveway
- EPC rating G
- Council tax band

Hallway

11'2" x 10'2" (3.42 x 3.11)



A spacious hallway that is carpeted with a deep coat storage and doors leading to the dining room, living room and family room.

Living room

19'10" x 12'7" (6.07 x 3.85)



A light and airy room with a traditional fireplace, large double glazed bay windows looking out to the impressive front drive as well as doors leading out into the garden.

Dining room

15'0" x 12'11" (4.58 x 3.95)



A capacious room featuring double glazed bay windows out to the front and and ample furniture space with doors leading to the WC.

Kitchen

13'9" x 12'11" (4.21 x 3.95)



An expansive room with an impressive built in pantry featuring wall and roll top base units with inset sink drainer with space for dishwasher. There are large double glazed windows overlooking the garden the west facing garden.

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Family room

12'6" x 11'2" (3.83 x 3.42)



A bright room that is carpeted with plenty of space for furniture and large double glazed windows to the garden.

WC

4'7" x 2'36" (1.4 x .072)



A good size WC with a wash hand basin, extractor fan and a tiled splash back.

Utility

7'8" x 7'6" (2.35 x 2.31)



A generously sized room with space for washing machine, dryer and a large fridge freezer while including a newly installed boiler. There are double glazed window overseeing the gated side access.

Landing

11'2" x 8'9" (3.42 x 2.69)



A large hallway with a partially boarded loft and doors leading to the bedrooms and bathrooms.

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Bedroom one

13'9" x 12'11" (4.21 x 3.95)



An open and fresh carpeted room which includes double glazed windows boasting the impressive garden as well as the golf course and South Oxfordshire views.

Dressing room

9'9" x 4'11" (2.98 x 1.50)



A roomy space which offers ample storage for clothes and accessories.

En suite

9'9" x 5'4" (2.98 x 1.63)



A modern style room that boasts a marble effect shower unit, wash hand basin and a toilet.

Bedroom two

12'11" x 12'5" (3.95 x 3.79)



A capacious double room flooded with light featuring multiple built in wardrobes that are next to the large double glazed bay window.

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En suite

7'8" x 4'11" (2.36 x 1.52)



A good size room which highlights a large wall mounted shower unit, an extractor fan, a toilet and a wash hand basin.

Bedroom four

12'7" x 9'4" (3.85 x 2.87)



A good size room offering views from the large double glazed window also featuring great space for furniture.

Bedroom three

13'3" x 12'7" (4.06 x 3.85)



A large room offering ample space for furniture, complemented by large double-glazed bay windows that provide pleasant views over the well-maintained front driveway

Bedroom five

7'8" x 6'2" (2.36 x 1.9)



A well-proportioned room, also ideal for use as a study, featuring carpet and large double-glazed windows to the front garden.

Bathroom

11'2" x 6'2" (3.42 x 1.88)



A generously proportioned room featuring built-in storage, a wash hand basin, bidet, and a large bathtub with a wall-mounted shower. There are double-glazed windows to the rear providing ample natural light and offer pleasant views over the garden.

Garden



A large west-facing garden boasts beautiful views of Reading Golf Club at The Caversham. Impressive shrub borders frame the well-maintained lawn leading from the generous patio area with an awning and pelmet offering the perfect spot to relax or entertain. The garden also features a tranquil pond and a spacious double garage.

Garage

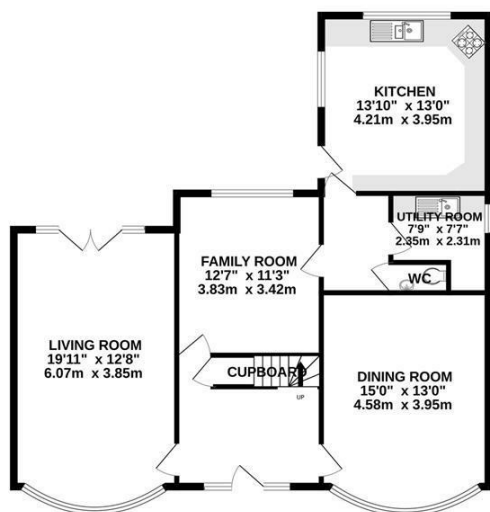
20'0" x 17'0" (6.1 x 5.2)

A vast double garage ideal for parking or storage.

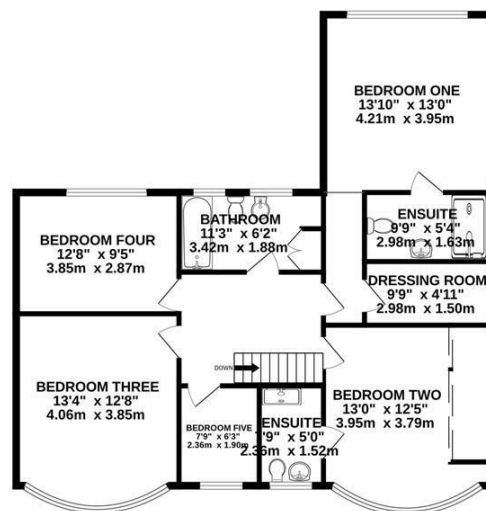
Driveway and front garden

A capacious driveway with space for multiple cars whilst being tucked away behind well-maintained bushes, ideal for privacy. This area also includes gated side access to the garden and garage.

GROUND FLOOR
1352 sq.ft. (125.6 sq.m.) approx.



1ST FLOOR
1045 sq.ft. (97.1 sq.m.) approx.



TOTAL FLOOR AREA : 2397 sq.ft. (222.7 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 mis-statement. 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		
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