



## Copperfields Caversham Heights, Reading, Berkshire RG4 7PQ

**£4,500 PCM**

NEA LETTINGS: A superb detached family house set at the end of a quiet cul-de-sac in the heart of Caversham Heights. The property has been extensively developed and benefits from a large kitchen diner with bi-fold doors to the enclosed rear garden. Downstairs, as well as the kitchen, are three reception rooms, including a large drawing room with fireplace, a study and a third reception which could be used as a second study, snug or library plus a cloakroom. On the 1st floor are five bedrooms, 2 with ensuite and a large family bathroom. The 2nd floor has one large bedroom and one playroom/bedroom with a Jack and Jill bathroom, perfect space for teenagers, a live in nanny or for visiting family. Outside is a large garden with patio immediately to rear and the rest laid to lawn. To the front is off road parking for two to three vehicles plus a double garage. Pet considered. EPC Rating C.

### Additional Information:

Copperfields is located about half a mile from the centre of Caversham which has excellent shops serving day to day needs and for the commuter, Reading mainline station provides a fast, direct train service to London Paddington in around 28 minutes and by road the M4 (J11) is just 6 miles away giving easy access to London, the M4 corridor and the West Country. The M40 (J6) is 16 miles.

There are a wide variety of excellent state and private schools in the area for both primary and secondary education. Importantly Langdale House is in the catchment area for the highly regarded Caversham Primary School. Secondary schools include: Queen Anne's School for girls in Caversham; Reading Boys Grammar, The Abbey and Kendrick schools in Reading; Blue Coat School in Sonning; Shiplake College; The Oratory School in Woodcote.



## Copperfields, Reading, Berkshire RG4 7PQ

- NEA Lettings
- Large detached house
- Large modern kitchen
- Double garage
- EPC Rating C
- Caversham Heights
- 6/7 bedrooms
- Enclosed rear garden
- Council tax band G
- Available 3rd September

### Entrance Hall



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



Carpeted reception room windows overlooking the front of the property. Ideal use as a second study, snug, music room or library

### Study



Tiled floor and windows overlooking the front of the property

### Drawing Room



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.

### Kitchen



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

### Utility Room



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

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### Cloakroom



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

### Master Bedroom



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

### Master Bedroom ensuite



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



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

### Bedroom two ensuite



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.

### Bedroom three



Double bedroom with carpet and two windows over looking the garden

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## Bedroom four



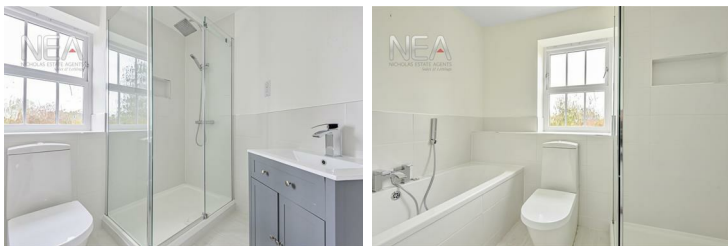
Carpeted double bedroom with two windows overlooking the front of the property

## Bedroom five



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



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. There is a sofa included within this room.

## Bedroom six

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

## 2nd floor shower room



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.





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