

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**TREDEGAR ROAD, EMMER GREEN  
READING, RG4 8QF**

**£1,050,000**

A truly stunning five bedroom extended detached family home with accommodation arranged on three floors and occupying a unique secluded plot with carefully landscaped gardens surrounded by natural woodland and views across Hemdean Valley. Large flexible accommodation with high-quality fittings less than three miles from Reading Station

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## SITUATION

Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. Emmer Green & Caversham Heights border the South Oxfordshire countryside, with a choice of golf courses and the additional Mapledurham Gym & Rivermead Sports Complex on Caversham borders

## DETAILED DESCRIPTION

This exceptional extended detached family home offers beautifully presented five-bedroom accommodation arranged over three floors. A thoughtfully designed extension has created a stunning, spacious kitchen/breakfast room with adjoining utility and boot room, perfectly complementing the elegant living and dining rooms, as well as a separate study.

The former garage has been partially converted to provide a superb cinema room/home office, adding versatility to the living space. The gardens have been exquisitely landscaped by award-winning designer Adam Vetere, featuring a raised decking platform, central pergola, specimen shrubs, and an automatic irrigation system. The property is surrounded by natural woodland and enjoys panoramic views across Hemdean Valley, with secure escarpment land extending to the lower grounds.

Internally, the home has been comprehensively renovated to a high standard. The impressive dual-aspect living and dining room enjoys elevated views and a wonderful sense of privacy. The first floor hosts four well-proportioned bedrooms, including a guest bedroom with en-suite, while the elegant top-floor principal suite benefits from its own en-suite bathroom and private sauna.

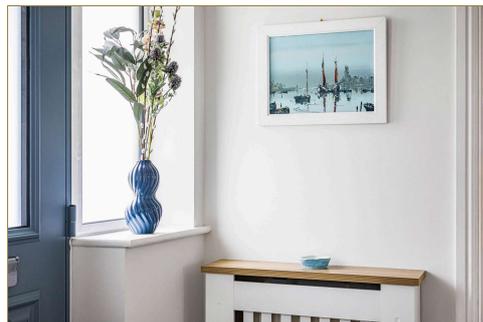
Uniquely positioned on particularly secluded land enveloped by light woodland, the property offers tranquility and breathtaking valley views, yet remains conveniently located close to shops, schools, and everyday amenities. Reading railway station is within three miles, providing excellent transport links

## ENTRANCE

Covered entrance porch, front door with double glazed insert to

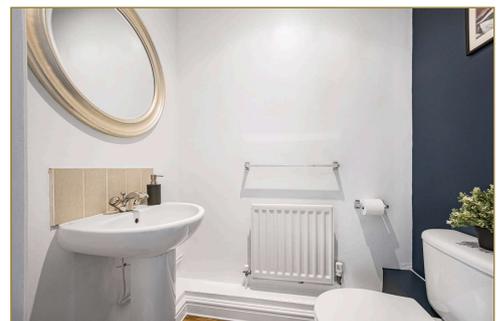
## RECEPTION HALL

With twin obscure double glazed front windows, encased radiator, staircase to first floor with neat stair rail, cupboard space, oak style flooring and undertstairs cloaks cupboard



## CLOAKROOM

With W.C., wash hand basin, radiator, extractor fan

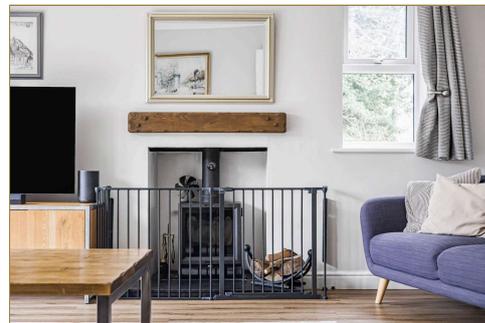


**L-SHAPED LIVING/DINING ROOM**

Magnificent front to rear room, originally two rooms but naturally segregated for living and dining areas. With dual aspect double glazed windows including front double glazed bay and rear double glazed bifold doors to garden



LIVING AREA with oak style flooring, wood burning stove and hearth, double radiator



DINING AREA with room for large table and chairs, double radiator



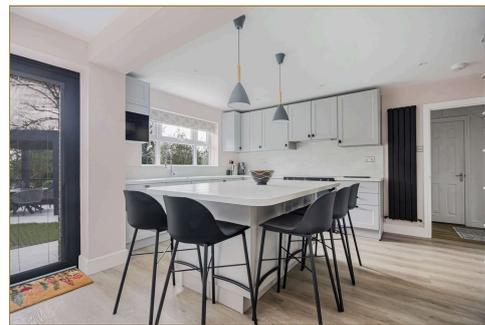
**STUDY/PLAYROOM**

With front aspect double glazed bay window, radiator, oak style flooring

**EXTENDED KITCHEN/BREAKFAST ROOM**

Beautifully crafted room with two-tone grey/white kitchen comprising single drainer one and a half bowl non scratch sink unit with mixer tap and cupboards under, further extensive range of both floor standing and wall mounted eye level units with contrasting work surfaces and surrounds. Space for range cooker with extractor hood above, integrated dishwasher and space for American style fridge/freezer, built in microwave and vertical radiator.

There is a large matching island unit with further drawer space and preparation work surface incorporating breakfast bar. Further seating area with overhead lantern window, rear aspect double glazed window and further double glazed door to patio and garden. Limed oak style flooring and door to

**BOOT ROOM**

With radiator and alternative double glazed door providing side access with front aspect obscure double glazed window and

UTILITY AREA with one and a half bowl single drainer enamel sink unit with mixer tap and cupboards under, matching eye level units and wall mounted gas boiler. Plumbing for washing machine, appliance space for tumble dryer, radiator and extractor. Internal door to

**GARAGE (CONVERTED FOR FULL WIDTH STORAGE)**

With door to

**SUPERB CONVERTED CINEMA ROOM/OFFICE**

With rear aspect double glazed window, electric heating, limed oak style flooring. This room forms part of the garage conversion and provides a variety of use

**STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING**

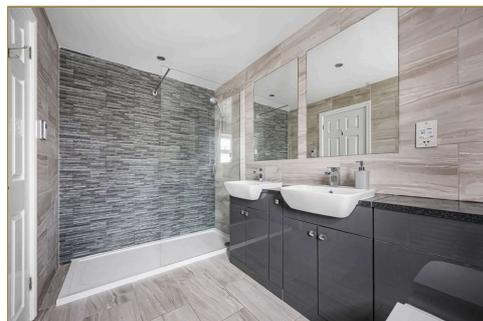
With radiator and built in linen cupboard

**BEDROOM TWO**

With twin rear aspect double glazed windows with panoramic views across Hemdean Valley, radiator, twin double built in wardrobes and door to

**EN SUITE SHOWER ROOM**

Comprising double width tiled shower, twin his and hers wash hand basins and cupboard space below, W.C., with contrasting fully tiled walls, heated towel rail, side aspect obscure double glazed window



**BEDROOM THREE**

With dual aspect double glazed windows, radiator, built in double wardrobe



**BEDROOM FOUR**

With front aspect double glazed window, radiator



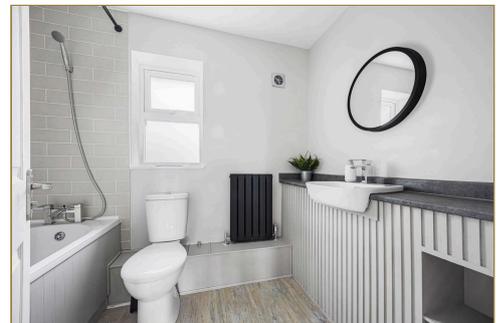
**BEDROOM FIVE**

With rear aspect double glazed window, radiator



**BATHROOM**

Comprising bath, wash hand basin, W.C., contrasting tiled walls and panelled surround with storage alcove, radiator, front aspect obscure double glazed window



**STAIRCASE FROM FIRST FLOOR TO SECOND FLOOR LANDING**

With side aspect double glazed window, built in airing cupboard housing pressurised hot water tank and storage, understairs cupboard, door to

## MASTER BEDROOM

Delightful dual aspect room with front aspect double glazed and twin rear aspect Velux windows with four double built in wardrobes, radiator, eaves storage cupboard uniting the airing cupboard and door to



## ENSUITE BATHROOM

Comprising stand alone bath with wash hand basin and cupboard space below, W.C. with hidden cistern and separate sauna, contrasting tiled surrounds and floor, heated towel rail and side aspect obscure double glazed window



## REAR GARDEN

At the rear of the property are delightful landscaped gardens designed by award winning Adam Vetere, which won "Garden Design of the Year" from the Society of Garden Designers, utilising superbly upper level grounds with a mixture of raised beds with specimen plants and shrubs including a vintage olive tree, with surrounding lawn and highlighted by London Stone pergola and porcelain tiled balcony deck adjacent stretching out over the escarpment land with a direct south facing access to Hemdean Valley. The gardens are fitted with a self irrigation system with a mixture of timber fencing and bar fenced enclosures. A gateway provides steps and access to the lower gardens with timber storage shed and mature laurel providing excellent seclusion. The lower grounds are bordered by timber fencing enclosures with lightly wooded grounds surrounding and beyond





There is also a separate Derbyshire peakstone gravel seating area outside the main living room



A further Derbyshire peakstone gravel side terrace with picket timber fenced enclosures provides outside storage and BBQ area with alternative gateway access to escarpment and lower grounds



## **OUTSIDE**

The front of the property is entered via a five bar gate providing block paved driveway access to both 44 and 46 Tredgar Road, with separate private block paved driveway providing off road parking for three vehicles and leading to attached double width garage (this has been mainly converted for cinema room/office), retains both up and over doors and a generous storage area



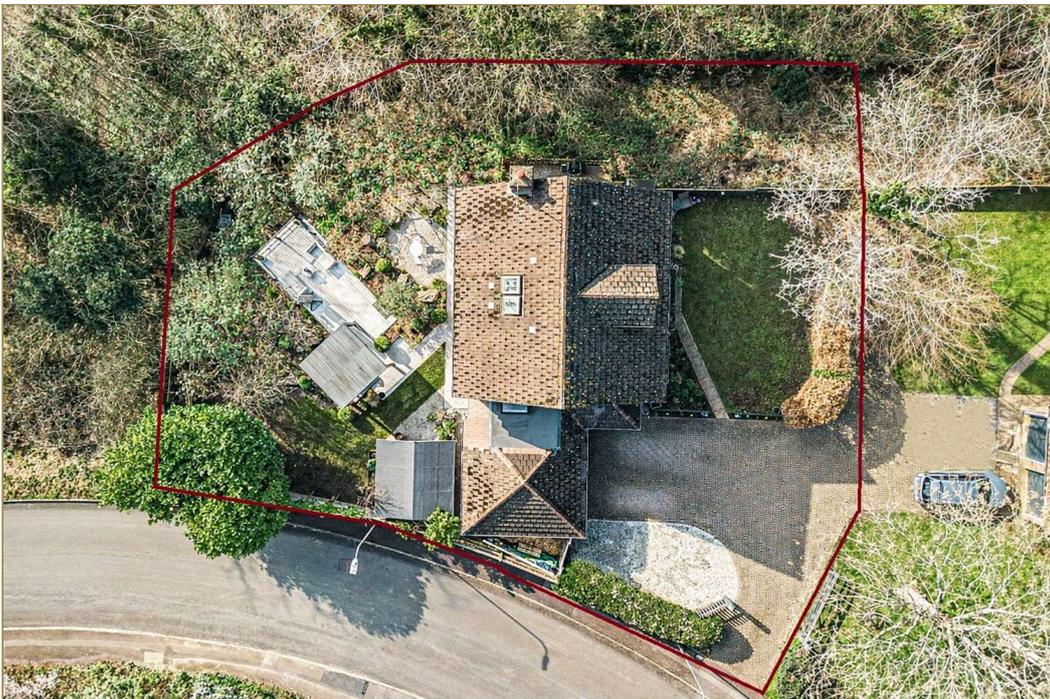
There is an electric car charger and enclosed front level garden area mainly laid to lawn with flower and hedged borders and picket fenced enclosure. There is also a gateway leading to down escarpment and lower grounds. There is raised hedging to the front providing excellent seclusion



## AERIAL VIEWS



## BOUNDARIES



## DIRECTIONS

From central Caversham proceed north up Prospect Street at traffic lights fork left into Peppard Road, continuing into Emmer Green turning left at the roundabout into Evesham Road and continue into St Barnabas Road, at mini roundabout turn left into Tredegar Road

## TENURE

Freehold

## APPROXIMATE SQUARE FOOTAGE

2,508sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

## SCHOOL CATCHMENT

Emmer Green Primary School

The Heights Primary School

Highdown School and Sixth Form Centre

**COUNCIL TAX**

Band G

**FREE MORTGAGE ADVICE**

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

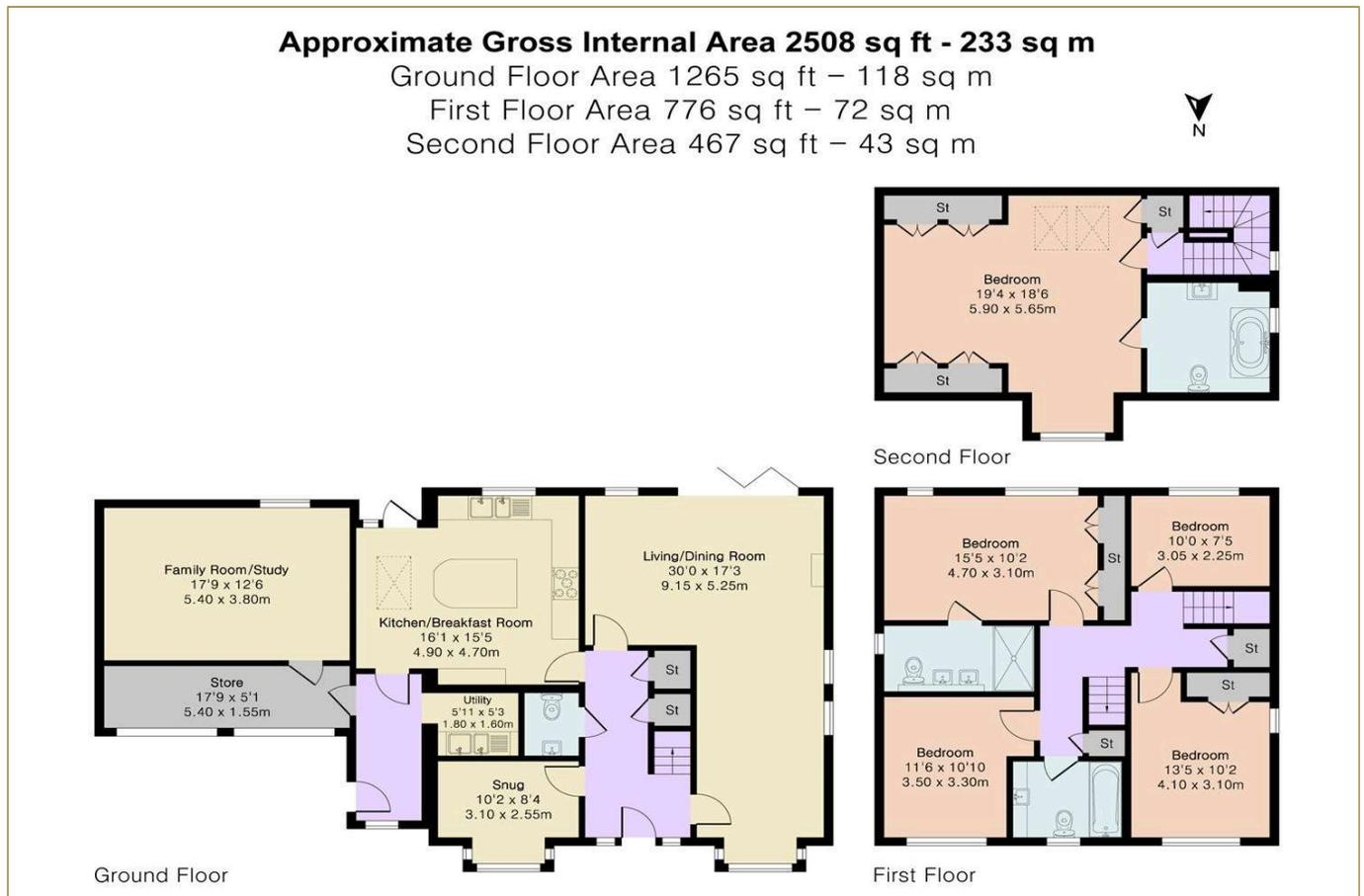
**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Energy Rating C

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/9900-6743-0122-1501-3763>

**FLOOR PLAN**

These floor plans are for guidance purposes only and are not to scale



### LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

