

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



CHARLOTTE CLOSE, CAVERSHAM HEIGHTS READING, RG4 7BY Price Guide £1.1m

A modern and particularly spacious five bedroom detached family home built by Charles Church and benefitting from a side two storey extension and magnificent rear addition. Set in secluded gardens tucked away in a peaceful cul-de-sac approximately one mile from Caversham centre and two miles from Reading station. High quality fittings throughout

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

SITUATION

Caversham lies just north of the River Thames - close to Reading town centre, yet with a distinct village-like feel. It offers picturesque riverside views, scenic towpaths, and charming walks, alongside a wide range of shops, bars, and restaurants. The area is further enhanced by excellent health and fitness facilities with the Rivermead Sports Complex on its border, and highly regarded primary and secondary schools. Reading mainline station, within half a mile of Caversham Bridge, provides fast services to London Paddington in around 25 minutes, as well as access to the Elizabeth Line for direct routes into central London. Nearby Emmer Green and Caversham Heights lead into the South Oxfordshire countryside, with well-regarded golf courses and easy access to nearby Henley-on-Thames

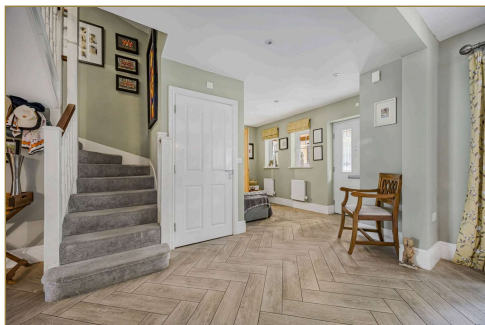
ENTRANCE

Enclosed additional entrance lobby with double glazed windows and oak flooring. Front door to



RECEPTION HALL

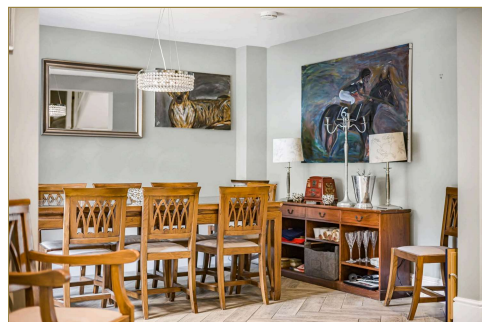
With limed oak style tiled floor, three radiators, twin front aspect double glazed windows, staircase to first floor



Opening directly onto

DINING ROOM

With front aspect double glazed bay window, radiator and continuous limed oak tiled floor



CLOAKROOM

With W.C., wash hand basin, tiled floor and radiator



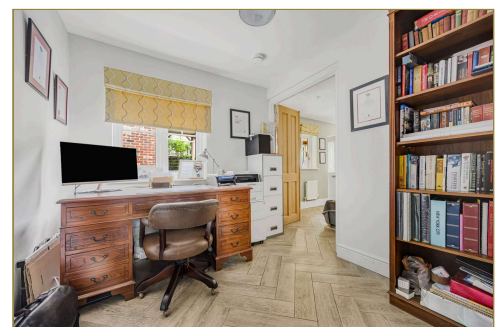
LIVING ROOM

With twin side aspect double glazed windows, central Contura stone fireplace with hearth surround and mantel over with real fire facility, two radiators and rear double glazed windows and centralised French doors to garden/family room



STUDY

Dual aspect with double glazed windows, limed oak style tiled floor, radiator. Entered via twin oak doors



EXTENDED KITCHEN/BREAKFAST ROOM

Beautifully fitted comprising inset sink unit with boiling water tap and cupboards under, further range of both floor standing and wall mounted eye level floating units with Quartz work surfaces and surrounds, inset five ring gas hob, extractor chimney above, split level double oven, integrated full length fridge and freezer, space for dishwasher. Matching island unit with wine cooler and Quartz breakfast bar and preparation surface, radiator, tiled floor, rear aspect double glazed window and door to

**UTILITY ROOM**

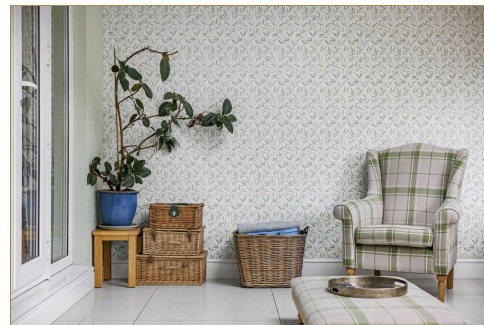
Comprising single drainer stainless steel sink unit with base and eye level units, plumbing for washing machine, covered entrance via side door, tiled floor and useful walk in pantry housing meters



The kitchen opens directly onto

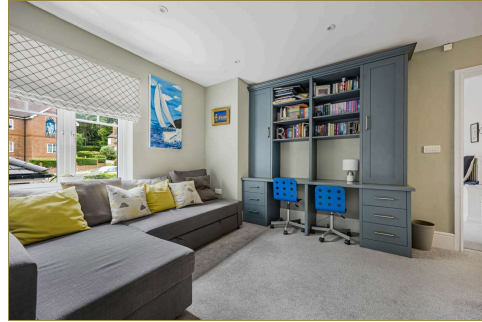
EXTENDED GARDEN/FAMILY ROOM

A wonderful rear addition with twin triple bi-fold doors, side aspect double glazed picture window and twin overhead double glazed rain sensitive Velux windows, tiled floor with under floor heating, forming a wonderful family room with eating area and cupboard space



STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

Incorporating spacious lounge area with inbuilt desk, cupboard space, bookshelves and drawers, front aspect double glazed window, built in airing cupboard housing pressurised hot water cylinder



BEDROOM ONE

With rear aspect double glazed window, radiator and door to



EN SUITE SHOWER ROOM

Comprising fully tiled double width shower, wash hand basin with drawer space below, W.C., with limed oak style tiled floor, contrasting tiled walls and side aspect obscure double glazed window and extractor



BEDROOM TWO

With rear aspect double glazed window, radiator



BEDROOM THREE

With dual aspect double glazed windows, radiator, built in wardrobe and additional built in cupboard



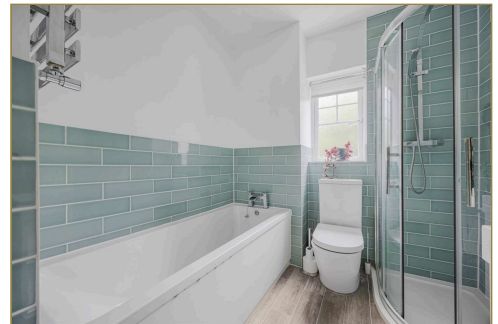
BEDROOM FOUR

With front aspect double glazed window and radiator



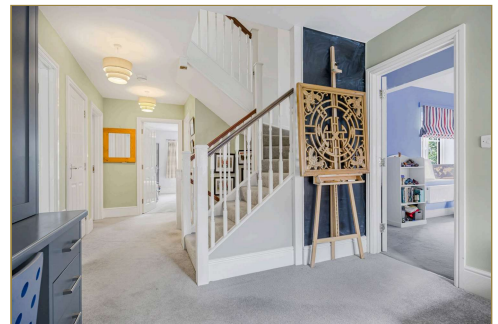
FAMILY BATHROOM

Four piece suite comprising panelled bath, wash hand basin with drawer space, W.C. and separate corner shower with oak style tiled floor and contrasting tiled walls. Side aspect obscure double glazed window, heated towel rail



STAIRCASE FROM FIRST FLOOR TO SECOND FLOOR LANDING

With door to



BEDROOM FIVE/GUEST BEDROOM

Spacious room with dual aspect double glazed Velux windows, built in cupboard space and shelving and useful eaves storage cupboard. This room provides a variety of use, guest facilities, hobbies room, office etc., mini loft hatch



OUTSIDE

The front of the property is entered via a tarmac driveway leading to raised brick built covered carport with oak pillars, lighting with secure built in storage space/cycle store beyond with off road parking for three vehicles and stepped access to front door.

Please note; There is above garage storage with foundations for above garage room



Surrounding paved areas to the front with a mixture of timber fenced and mature hedged enclosures, access front to rear via a wooden gate

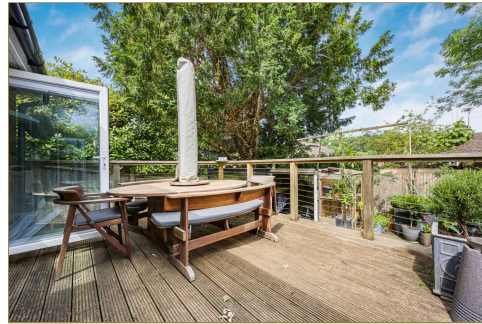


REAR GARDEN

At the rear of the property there is the benefit of an extended level and secluded lawned garden with permeant gazebo set on a tiled floor providing Al fresco dining with light, heat and power



There is also a large decking area adjacent to the family/garden room providing extended outdoor facility with outside lighting and power with additional potting shed and side storage shed and lower patio. The gardens are enclosed by timber fencing with mature shrubbed borders and retains excellent seclusion

**DIRECTIONS**

Leave Caversham centre via Hemdean Road, turn left into Priest Hill, continue round into Kidmore Road, turning right into Charlotte Close

TENURE

Freehold

APPROXIMATE SQUARE FOOTAGE

2905sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

SCHOOL CATCHMENT

Caversham 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

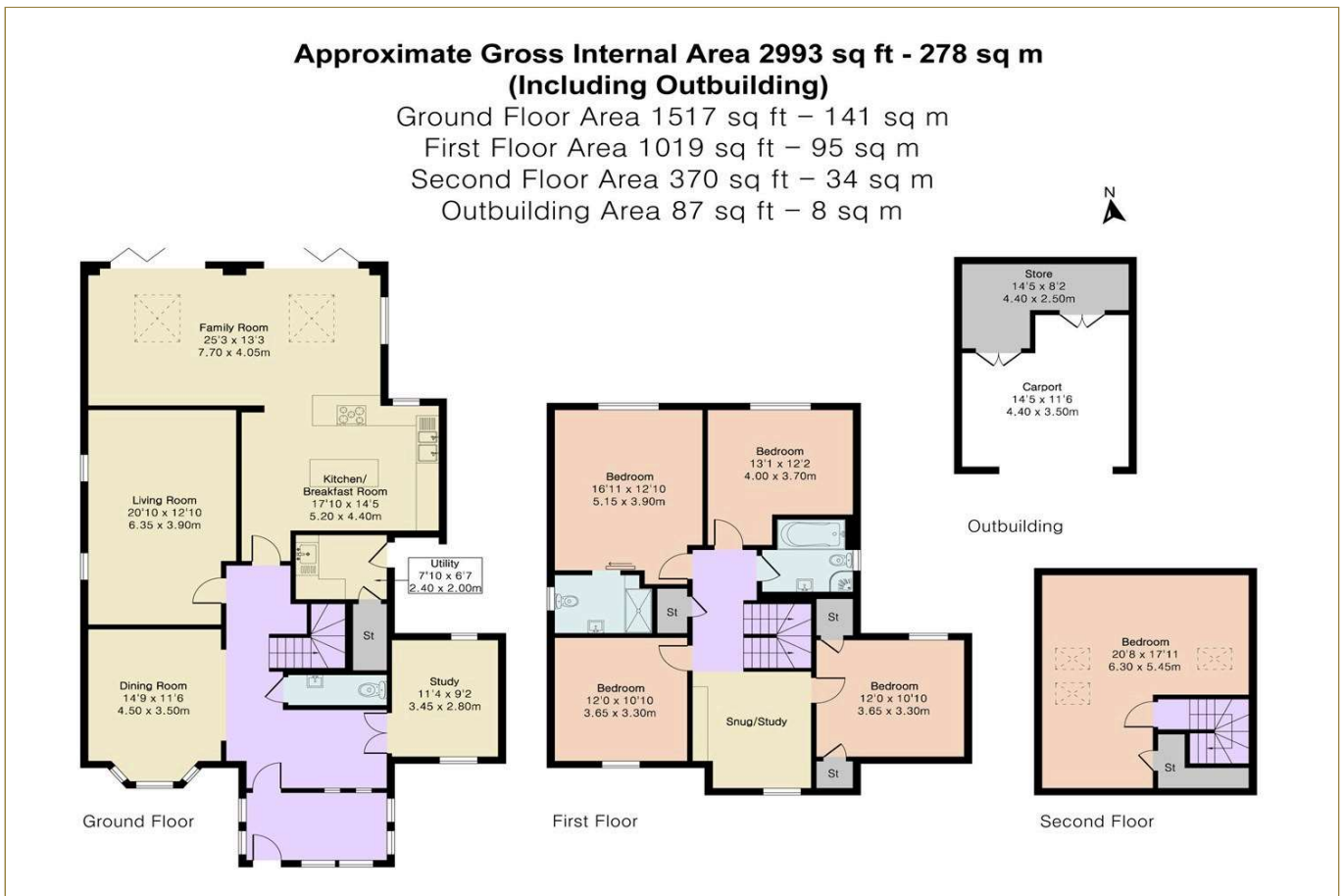
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/7300-8250-0122-3605-3663>

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

