

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### GRAVEL HILL, EMMER GREEN READING, RG4 8QJ

**£545,000**

A delightful and particularly spacious cottage style town house situated in an exclusive complex on the edge of the South Oxfordshire countryside backing directly onto the Bugs Bottom Hemdean Valley, with garage, south facing garden in the most peaceful semi-rural setting within three miles of 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

**ENTRANCE**

Gabled entrance porch and front door to

**ENTRANCE HALL**

With cloaks area, radiator and staircase to first floor

**CLOAKROOM**

With W.C., wash hand basin, radiator and front aspect obscure double glazed window



**LIVING/DINING ROOM**

Spacious full width room naturally segregated for living and dining areas



With rear aspect window and matching rear double glazed French doors to garden, central stone ornament fireplace with hearth surround and mantel over, two radiators, three wall light points



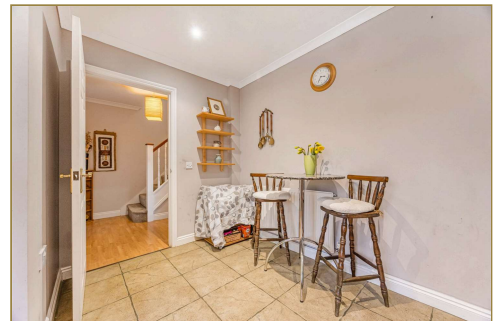
DINING AREA with room for table and chairs, large understairs storage cupboard

**KITCHEN/BREAKFAST ROOM**

Fitted comprising single drainer one stainless steel sink unit with mixer tap and cupboard under, further extensive range of both floor standing and wall mounted eye level units with work surfaces and contrasting tiled surrounds. Inset four ring gas hob with extractor hood above and integrated oven below, plumbing for washing machine and dishwasher, further appliance space for fridge/freezer. Tiled floor, front aspect double glazed window, concealed lighting, neatly fitted gas boiler



Room for breakfast table and chairs, radiator



### STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With access to loft space above, built in airing cupboard housing Megaflow pressurised hot water cylinder and slatted shelving. Separate built in cupboard with hanging space and shelving



### BEDROOM ONE

With twin front aspect double glazed windows, radiator and built in double wardrobe



Door to

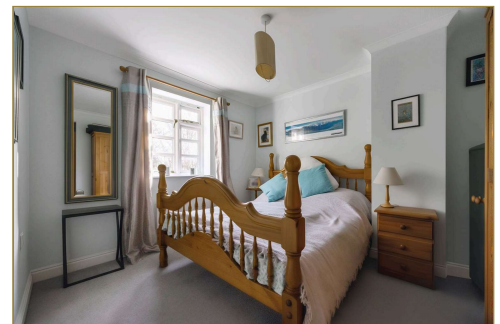
### ENSUITE SHOWER ROOM

Comprising tiled shower, wash hand basin, W.C., fully tiled walls and floor, radiator



### BEDROOM TWO

With rear aspect double glazed window with views across Hemdean Valley, radiator

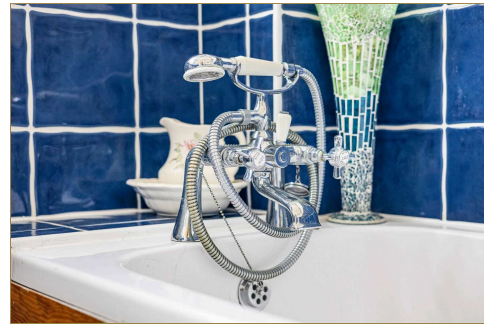


**BEDROOM THREE**

With rear aspect double glazed window, built in wardrobe with hanging space and shelving, radiator

**BATHROOM**

Comprising bath, wash hand basin, W.C., with contrasting tiled surrounds, radiator and front aspect obscure double glazed window

**REAR GARDEN**

At the rear of the property is a level secluded garden with full width decking area adjacent to the property with meandering pathway leading to rear gateway access with lawn and rockery area with flowers and shrubs together with timber fenced enclosures. The gardens enjoy a southerly aspect, excellent seclusion backing onto Bugs Bottom Hemdean Valley extending approx. 40ft.



**OUTSIDE**

The front of the property is entered via a pea shingled driveway providing access to all residents to this little complex, leading to

**PERSONAL GARAGE**

With single up and over door, power and light, useful eaves storage space and parking for two vehicles in front

**FRONT GARDEN**

There is an open lawned garden area to the front of the property and paved pathway to front door

The front of the property overlooks Oxfordshire land (previously grounds of Reading Golf Course)

**AERIAL VIEWS**

**DIRECTIONS**

From central Caversham proceed north up Prospect Street, at the traffic lights fork left into Peppard Road, continue into Buckingham Drive and at the roundabout turn left into Evesham Road, continue into St Barnabas Road and over the mini roundabout into Highdown Hill Road, turn left into Gravel Hill where the property will be found on the left hand side

**TENURE**

Freehold

**SCHOOL CATCHMENT**

Emmer Green Primary School  
The Hill Primary School  
The Heights Primary School

Highdown School and Sixth Form Centre

**COUNCIL TAX**

Band E

**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/0340-2165-7520-2426-6971>

### FLOOR PLAN

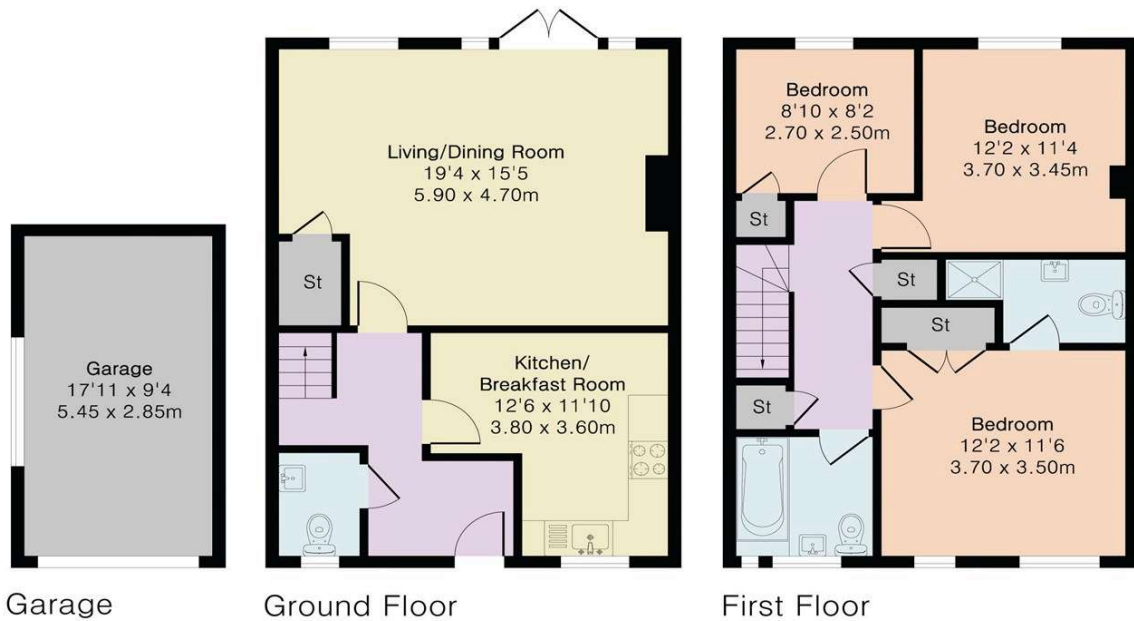
These floor plans are for guidance purposes only and are not to scale

**Approximate Gross Internal Area 1263 sq ft - 118 sq m  
(Including Garage)**

Ground Floor Area 548 sq ft – 51 sq m

First Floor Area 548 sq ft – 51 sq m

Garage Area 167 sq ft – 16 sq m



### LOCATION

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

