FARMER & DYER

RESIDENTIAL SALES & LETTINGS







ORCHARD GROVE, CAVERSHAM
READING, RG4 6NF

£575,000

A newly built three bedroom semi-detached home beautifully crafted with elegant elevations and high quality fittings, positioned at the end of a peaceful cul-de-sac approximately one mile from Caversham centre. With innovative features including solar panels, air source heat pump, wet under floor heating and a 21ft. open plan kitchen/dining room with quality integrated appliances

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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

FEATURES

*Solar Panels - 3.255kw solar panel energy system with 4.8kw battery - helping to reduce household gas and electricity bills

*Estimated EPC rating of 95 - Band A

*Air source heat pump - This is a highly efficient low maintenance, low carbon heating system that extract warmth front the outside air to provide central heating and hot water. Importantly this provides low running costs for utility bills

*Wet under floor heating on the ground floor

*Integrated appliances include: Bosch induction hob, Bosch oven, Samsung washing machine, fridge/freezer, Hisense dishwasher

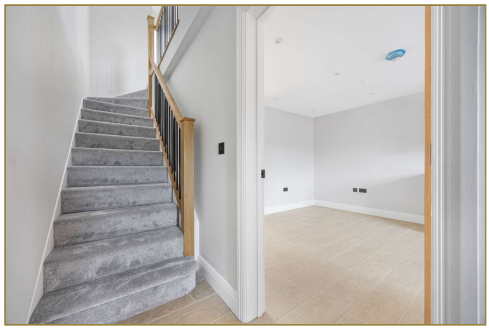
*10 year build zone warranty, underwritten by Axa

ENTRANCE

Covered entrance porch and front door to

RECEPTION HALL

With tiled oak effect floor and staircase to first floor



OPEN PLAN KITCHEN/DINING ROOM

Super open plan room comprehensively fitted with quality integrated appliances and quartz work tops, comprising inbuilt drainer with one and a half bowl sink and mixer tap excellent range of both floor standing and wall mounted units, inset four ring Bosch induction hob with extractor hood above and integrated Bosch oven below, further integrated Hisense dishwasher and fridge/freezer. Ample room for dining room table and chairs, front aspect double glazed window and tiled oak effect flooring





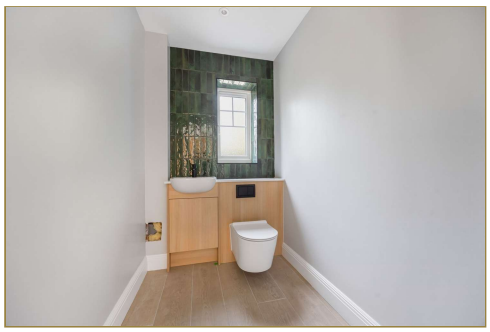

INNER HALLWAY

With useful utility cupboard with Samsung washing machine, further walk in understairs storage cupboard



CLOAKROOM

Two piece suite including W.C., fitted wash hand basin, side aspect obscure double glazed window and oak style tiled floor



OAK DOOR TO LIVING ROOM
With oak style tiled floor and quality fitted triple bifold doors opening on to patio and south facing rear garden, spotlights




STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING
With oak balustrade and feature decorative wrought iron spindles, radiator, access to loft space above



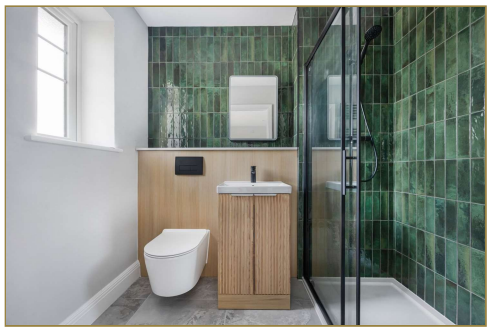
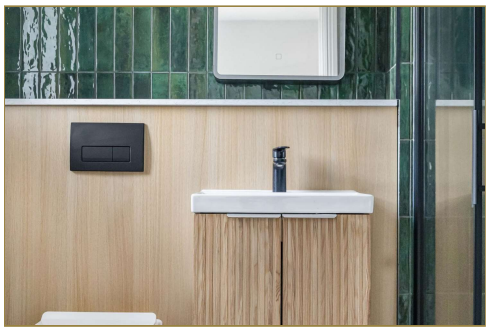
BEDROOM ONE
With front aspect double glazed windows, radiator





Door to

EN SUITE SHOWER ROOM
Superbly fitted suite comprising fully tiled double width shower, fitted wash hand basin with cupboard space below, W.C., heated towel rail, contrasting vertical tiled walls and floor, front aspect obscure double glazed window

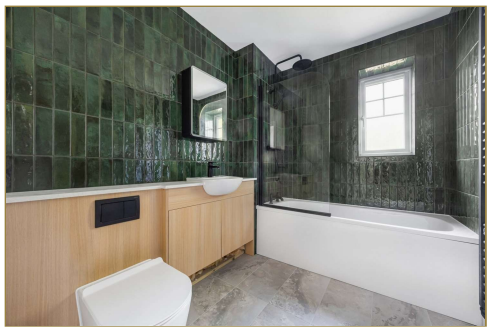
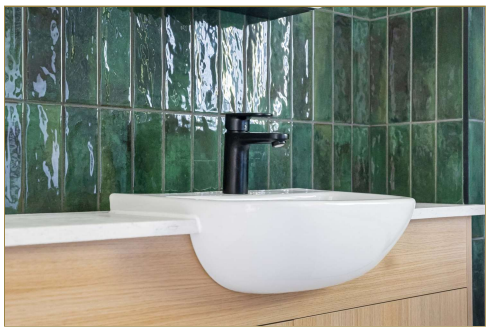
BEDROOM TWO
With rear aspect double glazed window, radiator



BEDROOM THREE
With rear aspect double glazed window, radiator



BATHROOM
Quality fitted family bathroom including: panelled bath with independent shower unit and glass deflector, wash hand basin with cupboard space below, W.C., heated towel rail, contrasting vertical tiled walls and floor, side aspect obscure double glazed window

REAR GARDEN

At the rear of the property is a large paved patio adjacent to the living room, steps leading down to main garden with timber fenced enclosures enjoying a south facing aspect and extending approximately 50ft. Side access front to rear







OUTSIDE

The front of the property is entered via block paved driveway providing access to both properties with naturally segregated twin parking spaces for each property with timber fenced enclosures



DIRECTIONS

From central Caversham proceed north up Prospect Street, at the traffic lights fork right onto Henley Road proceed for approx. one mile and turn left into Micklands Road, right into Hawthorne Road, bearing left at the junction and turn right into Woods Road then left into Orchard Grove

SCHOOL CATCHMENT

Micklands Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

To be confirmed

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

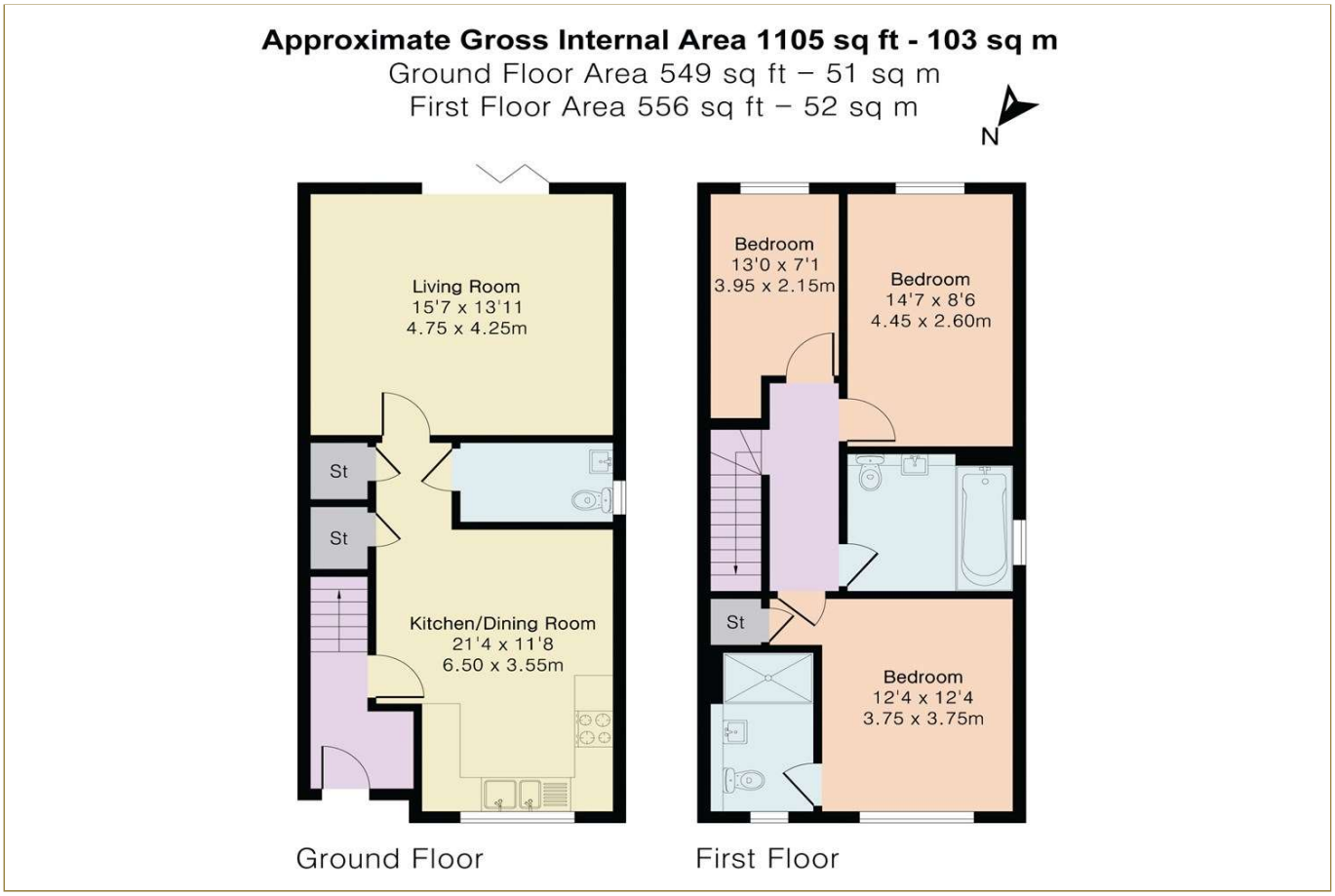
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

PREDICTED ENERGY RATING A

To view the full EPC for this property, you can access the national database with the following web address: To be confirmed

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

