

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



GRAVEL HILL, EMMER GREEN READING, RG4 8QJ

£525,000

An attractive three bedroom cottage style home situated in this picturesque location, with the south Oxfordshire fields to the front and the open meadows of Hemdean Valley adjoining the back garden. Includes kitchen/breakfast room, cloakroom, 19ft living/dining room, ensuite shower room, south facing rear garden, garage and parking. Lovely semi rural setting approx. 2 miles to 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

Hemdean Valley (often referred to locally as Bugs Bottom) is a beautiful area of protected public open space on the northern rural/urban fringe of Caversham in Reading. It is highly valued by the community for its native woodlands, wildlife, and extensive country walking trails. It features expansive open meadows flanked by mature, steeply sloping woodlands, notably Beechwood (Hemdean Woods). The valley is a prime spot for scenic dog walking, trail running and circular countryside walks. A popular 6-mile Caversham wellbeing trail winds through these farmlands and tracks. The area is actively conserved by community groups, such as the Woodland Improvement Team, which regularly plants native tree whips to support local ecology. Protected as a recreational amenity since the 1990s, the space was transferred to the local authority to prevent over-development and it remains a focal point for residents preserving the green gap between Caversham and the South Oxfordshire countryside

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 downstairs 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

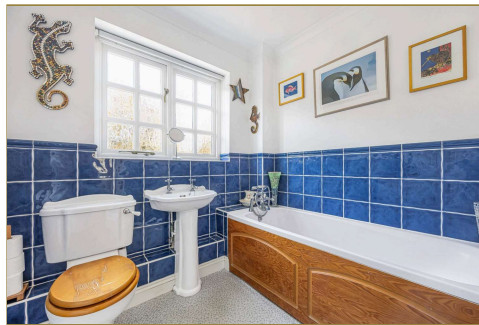
With rear aspect double glazed window with views across Hemdean Valley, radiator

**BEDROOM THREE**

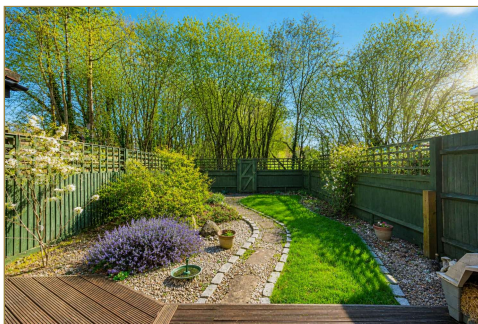
With rear aspect double glazed window, built in wardrobe with hanging space and shelving, radiator

**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 shingle driveway providing shared access to all residents to this little complex of just six properties, bin store, leading to

**GARAGE**

In block of three, 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

PLEASE NOTE

A selection of the photos included within these property details have been digitally staged to enhance viewing perspective

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

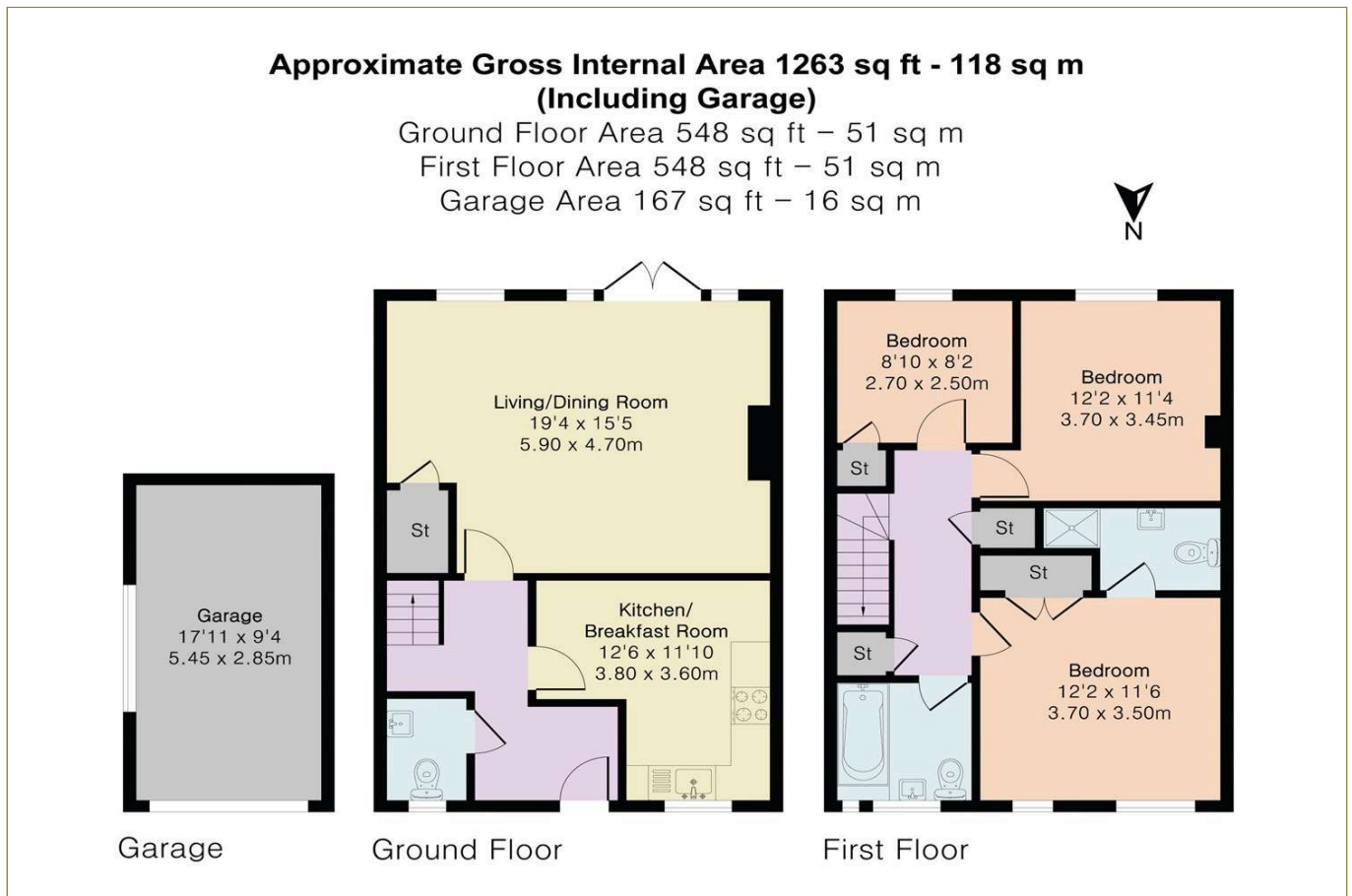
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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



LOCATION

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

