

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



CHARLOTTE CLOSE, CAVERSHAM HEIGHTS READING, RG4 7BY

£875,000

A fine and particularly spacious modern family home, built by Messrs Charles Church, peacefully positioned in a select cul-de-sac less than a mile from Caversham centre and less than two miles from Reading station. Providing five double bedrooms and spacious accommodation arranged over three floors. Presented in excellent decorative order with secluded garden, garage and parking

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB

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SITUATION

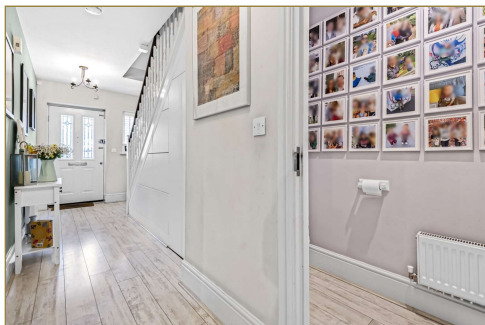
Caversham lies just north of the River Thames - close to Reading town centre, yet with a distinct village-like feel. It offers picturesque riverside views, scenic towpaths, and charming walks, alongside a wide range of shops, bars, and restaurants. The area is further enhanced by excellent health and 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

ENTRANCE

Covered entrance porch and front door with double glazed insert to

**RECEPTION HALL**

With radiator, staircase to first floor with neat understairs storage cupboard, front aspect double glazed window with internal shutter

**CLOAKROOM**

Comprising W.C., wash hand basin, radiator, extractor

FAMILY ROOM

With front aspect double glazed window, radiator and double doors opening into



SITTING ROOM (SEPARATE ACCESS FROM HALLWAY)

Dual aspect with twin side double glazed windows and rear double glazed French doors to decking and garden, radiator, central fireplace with wood-burning stove

**KITCHEN/DINING ROOM**

Well fitted comprising single drainer one and a half bowl stainless steel 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, inset five ring gas hob with extractor hood above and split level double oven, integrated fridge/freezer, plumbing for dishwasher, concealed lighting, tiled floor.



DINING AREA with room for large table and chairs, rear aspect double glazed window and double glazed French doors to decking and garden, radiator and door to



UTILITY ROOM

With single drainer stainless steel sink unit with mixer tap and cupboards under, contrasting work surfaces and surrounds, plumbing for washing machine and further appliance space for a tumble dryer, wall mounted gas boiler, radiator and side door

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

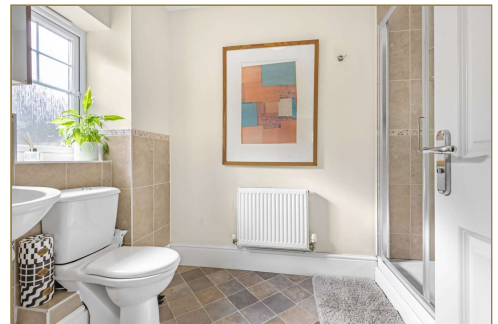
With front aspect double glazed window with internal shutters, radiator and built in airing cupboard housing pressurised hot water cylinder and shelving

**BEDROOM ONE**

With rear aspect double glazed window, radiator, twin built in double wardrobes, door to

**EN SUITE SHOWER ROOM**

Comprising fully tiled double width shower, wash hand basin, W.C., tiled surrounds, radiator and side aspect obscure double glazed window



BEDROOM TWO

With rear aspect double glazed window, radiator



BEDROOM THREE

With front aspect twin double glazed windows with internal shutters, radiator



BEDROOM FOUR

With front aspect double glazed window with internal shutter, radiator



BATHROOM

Comprising twin grip panelled bath, wash hand basin, W.C., with contrasting tiled walls, heated towel rail, extractor fan



STAIRCASE FROM FIRST FLOOR TO SECOND FLOOR LANDING

Door to

GUEST BEDROOM SUITE/BEDROOM FIVE

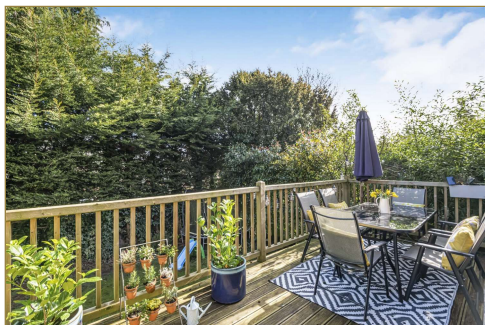
Superb top floor suite, very spacious with triple rear aspect Velux windows, eaves storage cupboard and door to

**EN SUITE SHOWER ROOM**

Comprising fully tiled double width shower, twin his and hers wash hand basins with floating drawer space below, W.C., heated towel rail and twin side aspect double glazed Velux windows, tiled walls and floor

**REAR GARDEN**

There is a superb raised decking area adjacent to kitchen/dining room and living room with timber balustrade providing an ideal position for al fresco dining with steps leading down to main lawned gardens with alternative patio area, brick enclosed raised beds with various trees and evergreens providing excellent year round screening and seclusion



There is a useful dry storage area beneath the decking with side access front to rear via timber gate, outside water tap and lighting. The gardens extend approximately 40ft. by 50ft.



OUTSIDE

The front of the property is entered via a block paved private driveway providing off road parking for two vehicles with an electric vehicle charger, leading to

INTEGRAL GARAGE

With single up and over door, power and light

FRONT GARDEN

With lawned garden area and surrounding hedged enclosures

DIRECTIONS

Leave Caversham centre via Church Road, turn right into St. Anne's Road, bear left at the top of the hill into Priest Hill and follow this road round to Kidmore Road, turn right into Charlotte Close

TENURE

Freehold

MAINTENANCE COSTS

£872.33 per annum for common ground

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/7700-4385-0222-2428-3253>

FLOOR PLAN

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

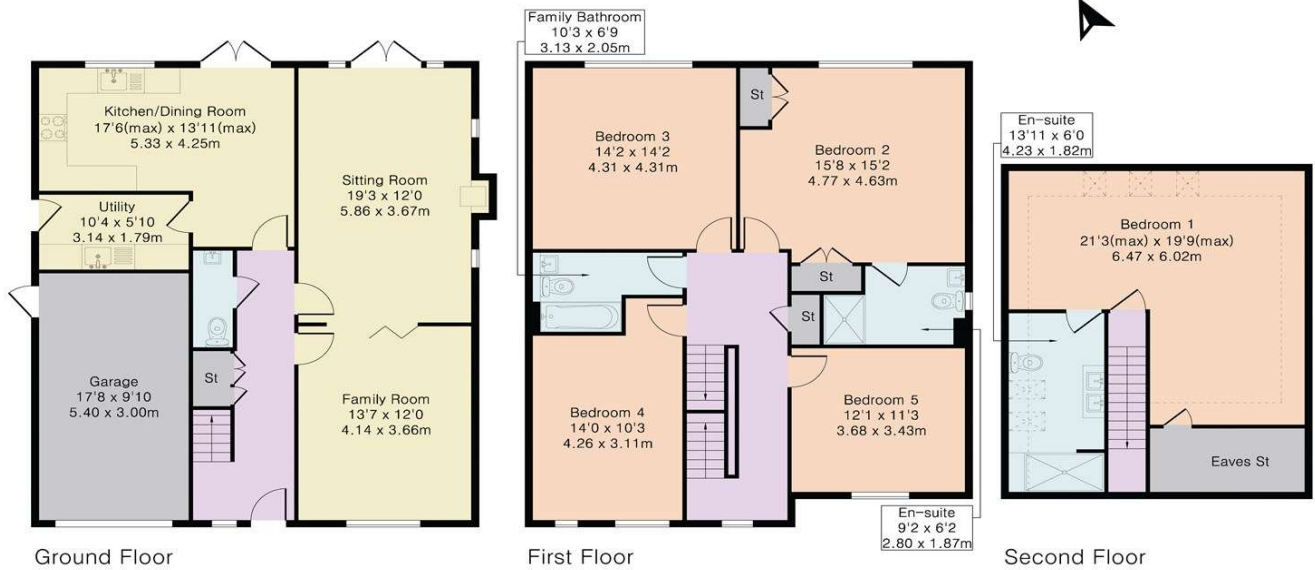
Approximate Gross Internal Area 2346 sq ft - 218 sq m

Ground Floor Area 855 sq ft – 79 sq m

First Floor Area 1033 sq ft – 96 sq m

Second Floor Area 458 sq ft – 43 sq m

Garage Area 201 sq ft – 19 sq m



LOCATION

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

