

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**PEPPARD ROAD, EMMER GREEN
READING, RG4 8TL**

£1,295,000

An attractive five/six bedroom detached family home offering excellent family accommodation over three floors. Built by Charles Church, the property includes study, T.V. room, family room, dining room, recently fitted top quality kitchen with utility room, cloakroom and ensuites to bedroom one and two. 80ft rear garden and detached double garage. No onward chain

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

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SITUATION

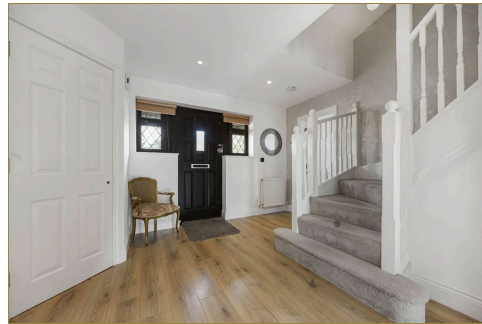
Caversham lies just north of the River Thames - close to Reading town centre, yet with a distinct village-like feel. It offers picturesque riverside views, scenic towpaths, and charming walks, alongside a wide range of shops, bars, and restaurants. The area is further enhanced by excellent health and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

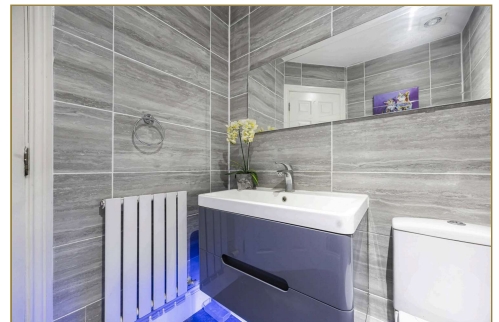
Front door to

RECEPTION HALL

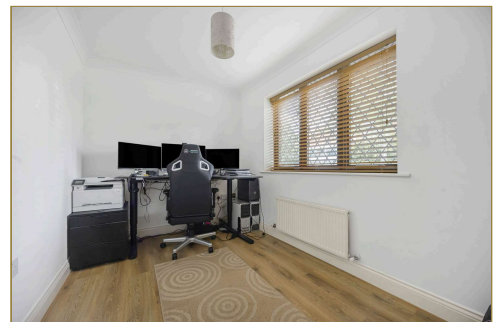
Large entrance and 18ft in length with turning staircase to first floor, understairs cupboard, laminate flooring, further walk in cloaks cupboard, radiator and smart recessed spotlights with programmable lighting controls. Provision for electric underfloor heating and heating control

**CLOAKROOM**

Fitted two piece suite comprising; W.C., wide wash hand basin with drawers, tiled floor and walls, radiator and spotlights

**STUDY**

Front aspect, laminate flooring, radiator, smart lighting and multiple gigabit ethernet ports



T.V./PLAYROOM

Front aspect, radiator. T.V. point, two smart wall lights, dual gigabit ethernet ports

**LIVING ROOM**

Feature stone fireplace incorporating gas fire, side aspect, two radiators, laminate flooring, sliding bifold doors leading to decking, T.V. point, dual gigabit ethernet and four wall lights

**DINING ROOM**

Accessed via double doors from hallway, laminate flooring, radiators, programmable lighting control, rear sliding bifold doors to decking area and in ceiling Sonos speakers. Provision for electric underfloor heating and heating control

**PLEASE NOTE**

It is possible to open up the kitchen through to the dining room, subject to the necessary building approval, the current owners when upgrading the kitchen have implemented the provision to continue the room through

KITCHEN/BREAKFAST ROOM

Recently fitted with Dekton worktops featuring central island and breakfast bar, slim Siemens wine cooler, integrated Siemens smart dishwasher and cupboards. One and a half sink with a Quooker tap offering hot, cold, filtered boiling, chilled and sparkling chilled water, fitted storage units, built in Miele smart cooking appliances including two full size electric ovens, microwave oven, large steaming oven and two large warming plate drawers. Large fitted Miele induction smart hob and concealed extractor above, integrated tall Siemens fridge and separate freezer, radiator, programmable lighting controls, under unit lighting, smart recessed spotlights and pendent lighting, tiled flooring with under floor heating. Multiple gigabit ethernet points and in ceiling Sonos speakers

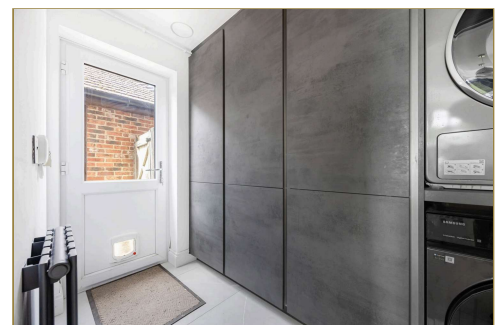


Dekton worktops are ultra-compact, carbon-neutral sintered stone made from a blend of natural minerals, quartz, porcelain, and glass. Fused under extreme heat and pressure, it creates an exceptionally durable, non-porous worktop that is highly resistant to heat, stains and scratches

Door to

UTILITY ROOM

Same continuing cupboard design as kitchen, tall fitted cupboards, one housing recently installed gas boiler, storage and pantry cupboard with recently upgraded consumer units, water softener, space for washing machine and tumble dryer above, tiled floor, radiator, half glazed door to side and spotlights



STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

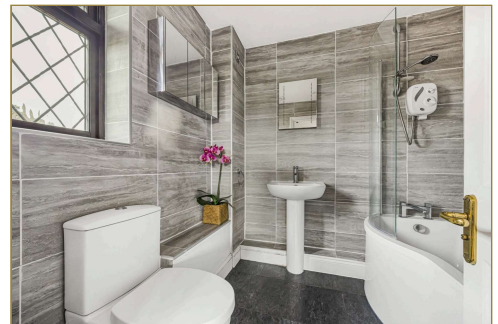
Laminate floor, radiator, large airing cupboard with shelving and MyEnergi Eddi solar power diverter

BEDROOM ONE

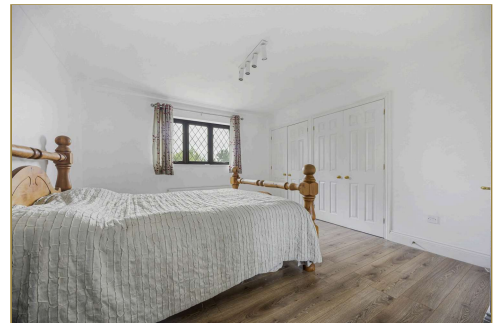
Rear aspect, laminate floor, radiator, T.V. point, multiple gigabit ethernet points, two large double wardrobes and door to

**EN SUITE BATHROOM**

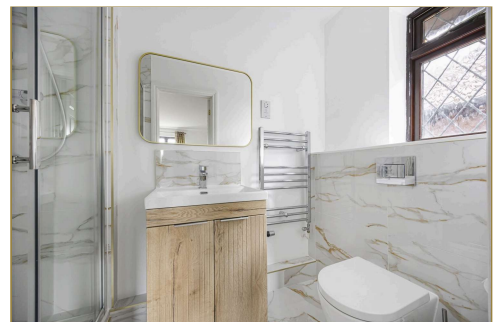
Fitted comprising; shower/bath, W.C. pedestal wash hand basin, tiled walls, chrome towel radiator, side aspect and spotlights

**BEDROOM TWO**

Rear aspect, laminate floor, two built in double wardrobes, radiator, smart lighting, dual gigabit ethernet and door to

**EN SUITE SHOWER ROOM**

Fitted to comprise; double width shower, W.C., wash hand basin with cupboard under, tiled floor and surrounds, chrome towel radiator, side aspect and spotlights



BEDROOM THREE

Front aspect, laminate floor, radiator and double wardrobe, T.V. point, smart lighting and dual gigabit ethernet

**BEDROOM FOUR**

Front aspect, radiator, laminate floor, T.V. point, smart lighting and dual gigabit ethernet

**BATHROOM**

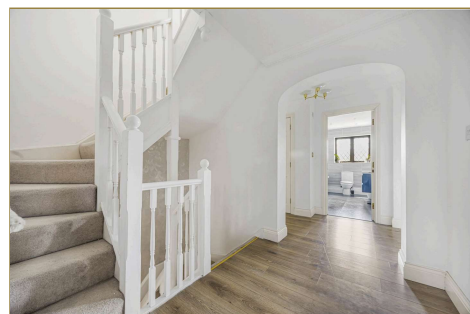
Fitted to comprise; Free standing bath with claw feet, W.C., wide wash hand basin with drawer below, space set up for shower cubicle, tiled walls, rear aspect and chrome radiator

**BEDROOM FIVE**

Front aspect, double wardrobe, radiator

STAIRCASE FROM FIRST FLOOR TO SECOND FLOOR LANDING

Storage cupboard



BEDROOM SIX/HOME OFFICE SUITE

Superb 24ft. wide room with two rear Velux windows offering views over Reading, four eaves cupboards, hatch to loft space, two radiators, T.V. point, dual gigabit ethernet and network termination

**REAR GARDEN**

To the rear is a delightful lawned garden offering a good degree of privacy, with mature trees and shrubs to the borders. Large concealed garden shed, large decking area for entertaining, useful outdoor power sockets. Useful side access gate

**OUTSIDE**

To the front of the property is driveway providing off road parking, with small lawned area. Outdoor socket and smart spot lights



DOUBLE GARAGE

Double garage large enough for two cars plus storage. Newly upgraded Tesla Powerwall 3 battery plus MyEnergi Zappi 7kW electric car charger

RENEWABLE ENERGY

9.96kw solar installation comprising of 24 x 415 watt solar panels each with Enphase microinverters producing approximately 11.3MWh of energy per year paired with 14kWh battery storage considerably reducing household energy costs

22 years warranty remaining on solar panels and inverters, 7 years remaining on battery storage

DIRECTIONS

Leave Caversham via Prospect Street, at the traffic lights fork left into Peppard Road, at the crest of the hill turn right into the Peppard Road continuation where the property can be found on the right hand side

TENURE

Freehold

SCHOOL CATCHMENT

The Hill 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 B

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/9656-3062-7205-6486-4204>

FLOOR PLAN

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

**Approximate Gross Internal Area 3339 sq ft - 311 sq m
(Including Garage)**

Ground Floor Area 1223 sq ft – 114 sq m

First Floor Area 1274 sq ft – 118 sq m

Second Floor Area 501 sq ft – 47 sq m

Garage Area 341 sq ft – 32 sq m



LOCATION

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

