

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**WOODCOTE WAY, CAVERSHAM
READING, RG4 7HJ**

£615,000

A fine 1930's bay fronted extended semi-detached home on a delightful extensive westerly facing secluded garden. With spacious kitchen/dining and family rear addition in a prime a Caversham Heights position just steps from a local shop and within 400 metres of The Heights Primary School

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LOCATION

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

Quarry tiled step, arched entrance porch and front door with leadlight inserts and stained glass leadlight adjoining windows to

RECEPTION HALL

With exposed wooden floor, radiator, staircase to first floor and understairs storage cupboard

CLOAKROOM

With W.C., wash hand basin and double glazed window

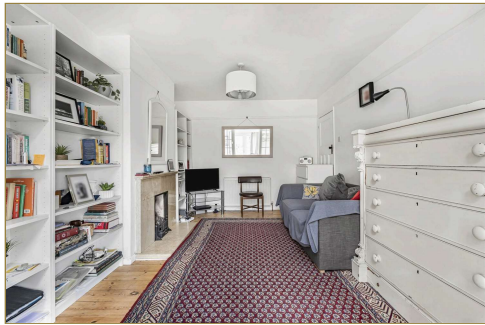
**LIVING ROOM**

With front aspect feature double glazed bay window, central fireplace with hearth surround, mantel over and coal effect real flame fire, exposed timber floor and picture rails



SITTING ROOM

With radiator, picture rails and central fireplace with hearth surround mantle over and coal effect real flame fire, exposed timber floor



KITCHEN/DINING/FAMILY ROOM

Large L-shaped extended room which also adjoins the rear of the sitting room

Kitchen well fitted comprising double bowl sink unit with mixer tap and cupboards under, further range of base level units with roll edged work surfaces, inset four ring gas hob with splash back and integrated split level double oven, plumbing for dishwasher and integrated fridge

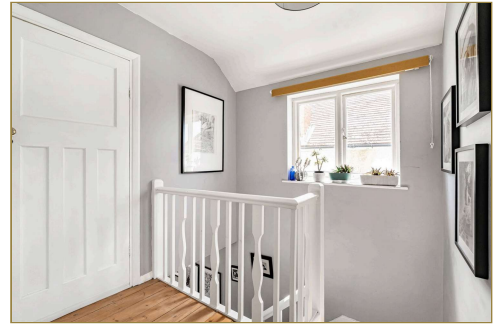


DINING AND FAMILY ROOM stretching the full width of the house with room for large table and chairs and family area with twin overhead double glazed Velux windows and twin rear aspect double glazed patio doors to garden, radiator, twin side aspect windows and exposed timber floor



STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With access to loft space above and side aspect window



BEDROOM ONE

Front aspect feature double glazed bay window, radiator, twin built in double wardrobes with cupboard space above, exposed timber floors and picture rails



BEDROOM TWO

With rear aspect double glazed window, radiator, timber floor and picture rails



BEDROOM THREE

With front aspect double glazed bay window, radiator, timber floor and picture rails



BATHROOM

Modern white suite comprising panelled bath with independent shower unit and glass deflector, floating wash hand basin with drawer space below, W.C., with dual aspect obscure double glazed window, heated towel rail and timber floor

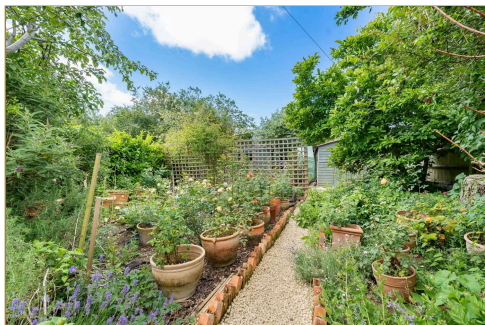


REAR GARDEN

At the rear of the property is an adjacent decking area leading to patio and in turn extensive lawn with a delightful array of maturing flower and shrub borders, trees and evergreens



Leading to rear pea shingled pathway with rose garden and trellis fencing leading to compost area, potting shed and timber storage shed. In all the gardens extend approximately 150ft. with a south westerly aspect and retains excellent year round seclusion with timber fenced enclosures. There is also rear access to garage - not suitable for a vehicle - but provides plenty of storage



OUTSIDE

The front of the property is entered via a concrete driveway leading to garage providing off road parking for two vehicles, with lawned garden and a picture of mature hedge and brick retained wall enclosure



DIRECTIONS

From central Caversham proceed south along Prospect Street, at the mini roundabout turn right into Church Street, at the traffic lights turn right into Church Street continuing up St. Peter's Hill onto the Woodcote Road and turn right into Woodcote Way

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/3036-6626-5600-0113-3296>

FLOOR PLAN

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

**Approximate Gross Internal Area 1224 sq ft - 113 sq m
(Excluding Garage)**

Ground Floor Area 725 sq ft – 67 sq m

First Floor Area 499 sq ft – 46 sq m

Garage Area 147 sq ft – 14 sq m

