

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



PEPPARD ROAD, EMMER GREEN READING, RG4 8TH

£795,000

A distinctive and extremely well presented former Lodge cottage offering approx. 1600sqft of accommodation. Includes stunning open plan kitchen/dining/family room, study/tv room and further study/bedroom, downstairs shower/cloakroom. Three double bedrooms, bathroom & ensuite. Large garage and utility room. Excellent position backing on to The Hill primary school playing fields

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

HISTORICAL NOTE

This property is believed to date back to circa 1850's and was originally built as a Lodge Cottage for the estate and grounds of Caversham Park mansion house when it was re-built in 1850. This cottage was sited at the entrance to the kitchen gardens and nurseries that served Caversham Park. The grand estate was finally sold in the 1920's and since then the house, through different ownership, has been altered and extended to become a fine family home

PLANNING APPLICATION

Planning permission was approved in 2020 for a two storey side extension - app no: PL/20/0121 This was to enlarge the living area in to part of the garage and add a further bedroom suite above - this planning permission has now lapsed and we retain these drawings on our files.

ENTRANCE

Front door and adjacent glazed panel

RECEPTION HALL

Oak flooring, service cupboard, radiator, galleried staircase to first floor with understairs cupboard



SHOWER/CLOAKROOM

Large walk in shower, fitted W.C. and wash hand basin, fully tiled, chrome towel radiator, spotlights



STUDY/BEDROOM FOUR

Front aspect, radiator, oak flooring, fitted storage cupboard

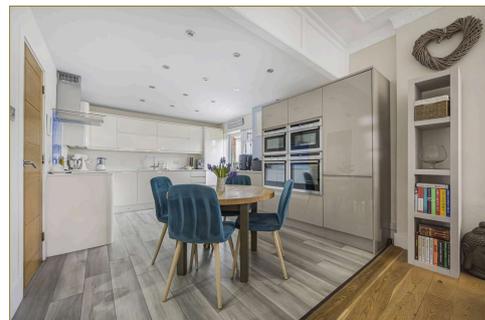


KITCHEN/DINING/FAMILY ROOM

Superb dual aspect open plan room with French doors to rear garden, feature corner fireplace, oak flooring, two radiators, decorative ceiling cornicing



KITCHEN extensively fitted with Quartz worktops, with one and a half sink unit, fitted Neff induction hob with Neff extractor overhead, range of cupboards and drawers, four integrated Neff ovens (2 hide and slide, 1 oven/microwave and steam over/plate warmer, integrated fridge/freezer, pelmet lighting, slimline wine fridge, rear aspect and half glazed door to garden, space for kitchen table and chairs





INNER LOBBY

Door to outside, door to

RECEPTION/TV ROOM

Dual aspect, vertical radiator



STAIRCASE FROM RECEPTION HALL TO GALLERIED LANDING

With staircase lighting, side aspect, radiator, hatch to loft



BEDROOM ONE

Rear aspect offering elevated views and side port hole window, excellent range of wardrobes, oak flooring, radiator, spotlights



Door to

EN SUITE SHOWER ROOM

Large open style wetroom with overhead shower, wide wash hand basin with drawers, W.C., fully tiled, front aspect, vertical radiator



BEDROOM TWO

Front aspect, radiator, oak flooring, spotlights



BEDROOM THREE

Rear aspect, vertical radiator



BATHROOM

Four piece suite comprising bath, shower cubicle, W.C., pedestal wash hand basin, airing cupboard, rear aspect, radiator



REAR GARDEN

Wide garden with corner decking area with pergola



Paved BBQ patio, side access



WASHING ROOM/UTILITY

Fitted with worktops, cupboards and drawers, plumbing for washing machine and space for tumble dryer



GARAGE

Large area with electrically operated double doors, overhead skylights, wall mounted gas boiler



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 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 D

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/0380-2155-5510-2305-3451>

FLOOR PLAN

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

**Approximate Gross Internal Area 2280 sq ft - 212 sq m
(Including Garage)**

Ground Floor Area 1471 sq ft – 137 sq m

First Floor Area 809 sq ft – 75 sq m



Ground Floor



First Floor

LOCATION

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

