

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **WOODCOTE ROAD, CAVERSHAM HEIGHTS READING, RG4 7EX**

**£799,950**

An extended five bedroom 1923 built semi detached home with a delightful rear garden situated within 10 minutes of The Heights Primary School and Mapledurham Playing Fields. Includes living room, dining room, home office with ensuite shower room, kitchen/breakfast room, ensuite shower room to master bedroom and garage

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)  
E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

**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 HALL**

Wide entrance hall, front aspect, stairs to first floor, understairs cupboard and radiator

**DINING ROOM**

Twin front aspect windows, feature brick fireplace and radiator

**LIVING ROOM**

Feature stone fireplace, radiator, T.V. point, rear sliding patio doors to garden and door to

**HOME OFFICE/BEDROOM SIX**

Rear and side aspect windows, radiator and door to



**EN SUITE SHOWER ROOM**

Three piece suite comprising shower cubicle, W.C., wash hand basin, side aspect window and radiator

**KITCHEN/BREAKFAST ROOM**

Fitted to comprise one and a half bowl sink unit, worktops, range of cupboards and drawers, appliance space for fridge and freezer, washing machine and cooker. Space for kitchen table, utility cupboard housing gas boiler and plumbing for washing machine. Rear aspect window and door to rear garden

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

Hatch to loft

**BEDROOM ONE**

Twin side aspect windows, full width double wardrobes, radiator and door to



### EN SUITE SHOWER ROOM

Comprising tiled shower cubicle, W.C., bidet, fitted wash hand basin with boards, rear aspect window and radiator



### BEDROOM TWO

Twin front aspect windows, fitted wardrobes and radiator



### BEDROOM THREE

Rear aspect window and radiator



### BEDROOM FOUR

Rear aspect window, fitted wardrobe and radiator



## **BEDROOM FIVE**

Front aspect, radiator



## **BATHROOM**

Three piece suite comprising panelled bath, fitted wash hand basin, W.C., rear aspect window and radiator



## **REAR GARDEN**

Full width paved patio leading onto delightful garden, lawned with an array of flower and shrub borders, side access gate and shed to the side, outside tap, two attached brick storage cupboards



## **GARAGE**

With up and over door



## **TENURE**

Freehold

## **SCHOOL CATCHMENT**

Caversham Primary School  
The Heights Primary School

Highdown School and Sixth Form Centre

## **COUNCIL TAX**

Band F

## **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 E

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/5836-2126-3600-0774-3202>

**FLOOR PLAN**

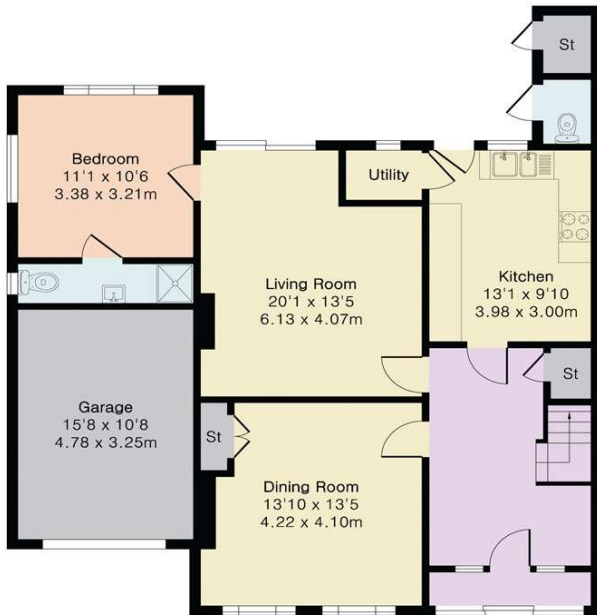
These floor plans are for guidance purposes only and are not to scale

**Approximate Gross Internal Area 1909 sq ft - 177 sq m  
(Excluding Garage)**

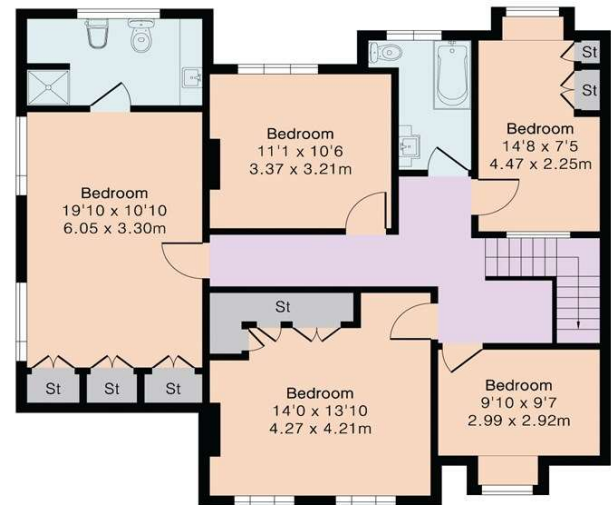
Ground Floor Area 920 sq ft – 85 sq m

First Floor Area 989 sq ft – 92 sq m

Garage Area 167 sq ft – 16 sq m



Ground Floor



First Floor

**LOCATION**

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

