

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



RIDGE HALL CLOSE, CAVERSHAM READING, RG4 7EP

£1,150,000

A spacious four bedroom extended detached family home occupying a coveted corner position abutting Upper Warren Avenue with many dual aspect rooms, double garage and parking with scope to extend. Presented in good order throughout and within two miles of Reading station

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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

Large covered entrance porch with paved step and front door to

SPACIOUS RECEPTION HALL

With twin front aspect double glazed windows, encased radiator, parquet flooring, staircase to first and understairs storage cupboard. Built in cloaks cupboard, further built in boiler cupboard with extra hanging space housing boiler

CLOAKROOM

With W.C., wash hand basin with cupboard space, tiled floor and radiator

LIVING ROOM

Dual aspect with matching sliding doors to garden, parquet flooring, central brick fireplace with tiled hearth, real fire facility and mantel over. Two radiators

**DINING ROOM**

Dual aspect with double glazed windows, radiator, parquet floor



STUDY/SITTING ROOM

With side aspect double glazed window, radiator, parquet floor

**FITTED KITCHEN**

Access via dining room

Well fitted comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted two-tone cupboards and drawers with contrasting work surfaces and tiled surrounds, inset four ring induction hob with extractor hood above, integrated oven below, integrated dishwasher and fridge/freezer and concealed lighting



Concealed UTILITY AREA with additional sink unit and further matching cupboards under, additional integrated double oven with further base and eye level units and work surfaces, built in storage cupboard, tiled floor, dual aspect with side double glazed window and rear sliding patio doors to garden

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

With side aspect double glazed window, radiator and access to loft space above

BEDROOM ONE

With rear aspect double glazed window and matching double glazed door to balcony



Door to

WALK IN DRESSING ROOM

With range of fitted wardrobes and drawers with rear aspect double glazed window, radiator and internal door to

EN SUITE SHOWER ROOM

Four piece suite comprising fully tiled shower cubicle, wash hand basin with drawer space below, W.C. and bidet with side aspect obscure double glazed window and tiled floor and surrounds, heated towel rail

**BEDROOM TWO**

With dual aspect double glazed windows, radiator

**BEDROOM THREE**

With dual aspect double glazed windows and radiator



BEDROOM FOUR

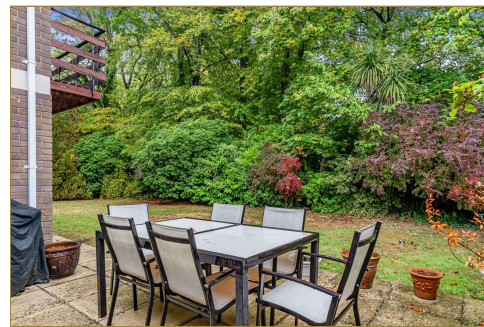
With dual aspect double glazed windows, radiator, built in double wardrobe

**BATHROOM**

Comprising panelled bath, independent shower unit with glass deflector, wash hand basin with drawer space below, W.C. with matching tiled walls and floor. Heated towel rail and front aspect obscure double glazed window

**REAR GARDEN**

The property benefits from a corner position with wide secluded garden to the rear mainly laid to lawn, with established evergreen shrubs and hedging stretching along the side of the property with pitched roof timber shed and further maturing trees together with brick retained wall enclosure. There is a paved patio area adjacent to the kitchen with side access front to rear via wooden gate. Outside water tap and further timber fence enclosure

**OUTSIDE**

The front of the property is entered via a block paved driveway leading to

ATTACHED DOUBLE WIDTH GARAGE

With up and over door, power and light and off road parking for two vehicles in front



FRONT GARDEN

There is also a garden area with further established corner gardens together with brick retained wall enclosure



DIRECTIONS

Leave Caversham centre via Church Road continuing into St Peters Hill and then into Woodcote Road, turning left into Highmoor Road and continue into Upper Warren Avenue, turning left into Ridge Hall Close where the property can be found immediately on the left hand side

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 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/0033-3967-5200-9166-1200>

FLOOR PLAN

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

**Approximate Gross Internal Area 1910 sq ft - 177 sq m
(Excluding Garage)**

Ground Floor Area 1002 sq ft – 93 sq m

First Floor Area 908 sq ft – 84 sq m

Garage Area 280 sq ft – 26 sq m

