

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



HIGHMOOR ROAD, CAVERSHAM HEIGHTS READING, RG4 7BL

£1,575,000

An extremely well presented and designed 1920's six bedroom, three bathroom detached residence benefiting from a large second floor loft conversion. The property offers excellent ground floor accommodation including: living room, sitting room, study, open plan kitchen/dining room, south facing garden, garage & parking. Only a 15 minute walk to Caversham centre. Approx. 3000sqft.

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SITUATION

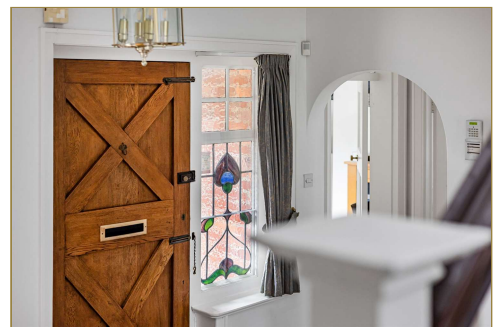
Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. Emmer Green & Caversham Heights border the South Oxfordshire countryside, with a choice of golf courses and the additional Mapledurham Gym & Rivermead Sports Complex on Caversham borders

NOTE

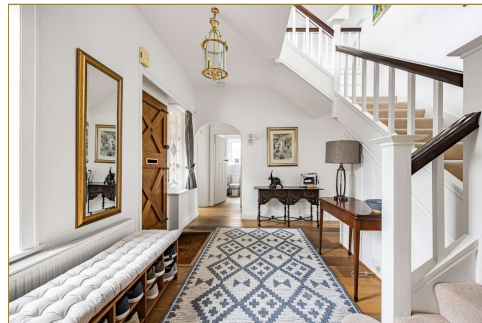
The property is superbly positioned on Highmoor Road, a highly sought after residential address offering convenient access to Caversham shopping centre and two well regarded local primary schools. In recent years, the house has been significantly enhanced, most notably by a generous loft conversion that integrates seamlessly with both the exterior appearance and the internal layout. The result is an outstanding family home providing six bedrooms and well proportioned accommodation arranged over three floors, perfectly suited to the needs of a large or growing family.

ENTRANCE

Covered entrance porch with original hardwood front door with adjacent glazed side panels with stained glass inserts

**RECEPTION HALL**

Hardwood oak flooring, stairs to first floor, understairs cupboard



STUDY

Front aspect, fitted fireplace with electric fire, small storage cupboard, radiator, hardwood flooring

**LIVING ROOM**

Fine dual aspect reception room with feature open fireplace, dado and picture rails, radiator, display alcove



Folding double doors to rear aspect with double doors to garden, dado rails and coving, radiator



Door to

SITTING ROOM

Rear aspect bay window, picture rails, radiator, returning door to reception hall, door to



KITCHEN/DINING ROOM

Fitted to comprise: worktops with integrated one and a half bowl sink unit, range of cupboards and drawers, two integrated Neff ovens with Neff hob and Neff extractor over, integrated Neff microwave, matching larder style unit with space for fridge/freezer, fitted floor heaters, radiator, spotlights, door to:



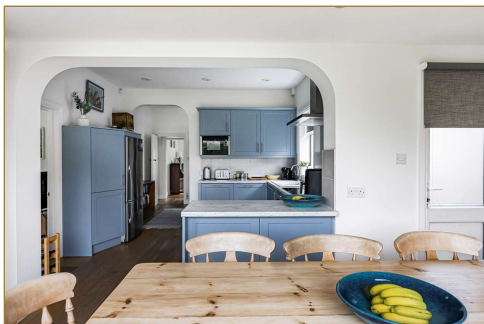
UTILITY ROOM

With matching worktops and cupboards, fitted sink unit, plumbing for washing machine, wall mounted gas boiler, fitted cupboard, water softener, side aspect



BREAKFAST/DINING AREA

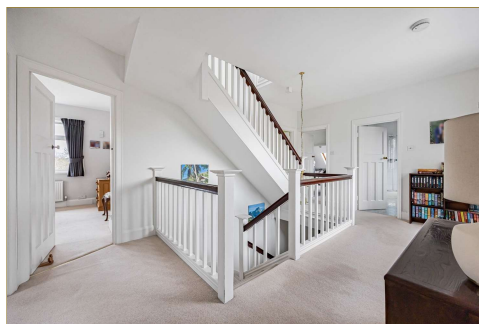
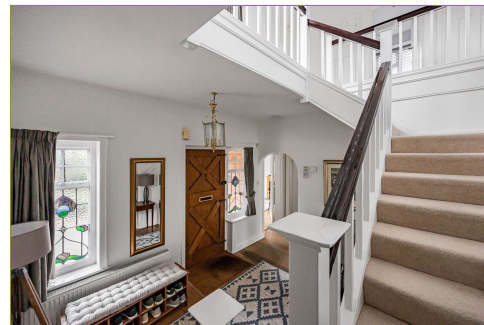
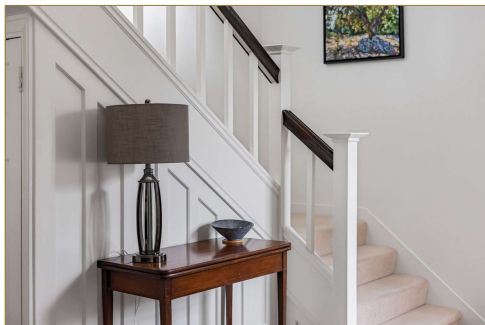
Space for large table and chairs, large rear aspect sliding patio doors, side aspect, further door to front, oak flooring





STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

Bright and airy landing with large front aspect window, radiator, airing cupboard, further staircase to second floor



BEDROOM ONE

Rear aspect, radiator, door to



DRESSING ROOM

17ft in length, rear aspect, radiator and two side Velux windows

**EN SUITE BATHROOM**

Four piece suite comprising: Stand alone bath with claw feet, corner shower cubicle, W.C., pedestal wash hand basin, large towel radiator, tiled floor, dual aspect, spotlights, further door to landing

**BEDROOM TWO**

Rear aspect bay window, radiator

**BEDROOM THREE**

Dual aspect, airing cupboard housing hot water tank, radiator

**BEDROOM FOUR**

Front aspect, fitted bookcase, radiator



FAMILY BATHROOM

Four piece suite comprising: panelled bath, shower cubicle with overhead showerhead, fitted W.C., pedestal wash hand basin, radiator, twin side aspect windows, spotlights

**SECOND STAIRCASE LEADS TO LANDING**

Front aspect, radiator

**BEDROOM FIVE**

One front and two rear Velux windows, radiator, access to eaves storage cupboard



BEDROOM SIX

Two rear Velux windows, radiator, large eaves storage, cupboard

**SHOWER ROOM**

Three piece suite comprising: Shower cubicle, W.C., pedestal wash hand basin, radiator, tiled floor, large side aspect Velux window, large eaves storage cupboard

**PLEASE NOTE**

There are two separate large boarded loft areas for storage

REAR GARDEN

Large full width patio leading to lawned garden with rockery and flowers and shrubs to the perimeters. Offering a lovely south-facing aspect with timber shed, outside tap and side access through garage





FRONT GARDEN

Paved driveway for three/four vehicles, garden with flower and shrub borders



GARAGE

Twin opening doors, light, power and water supply

AERIAL VIEW



NOTE

This property has within its title deeds access and rights to use a leisure plot along The Warren. This land has shared use, with pedestrian access solely, and leads directly on to the river Thames - ideally for canoeing/kayaking etc

**TENURE**

Freehold

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

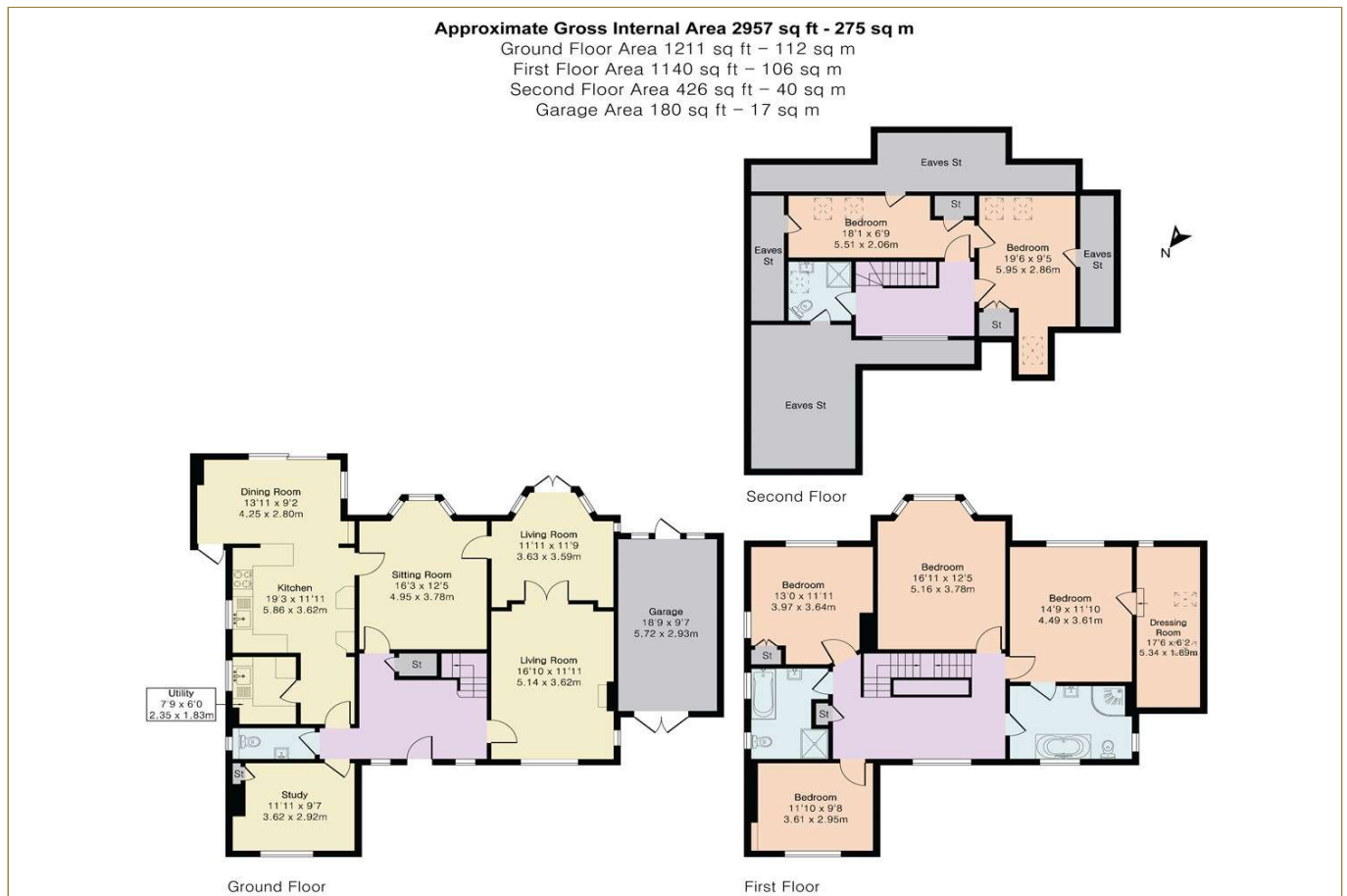
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating 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/0900-5282-0122-2591-3263>

FLOOR PLAN

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



LOCATION

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

