

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **SILVERTHORNE DRIVE, CAVERSHAM HEIGHTS READING, RG4 7NR**

**Price Guide £750,000**

A much improved and extended five bedroom detached home offering excellent open plan living accommodation. Includes large living/family/dining room opening on to 19ft kitchen, 17ft study/games room, separate utility room, ensuite shower to master, good sized patio and garden along with ample parking

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB

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## SITUATION

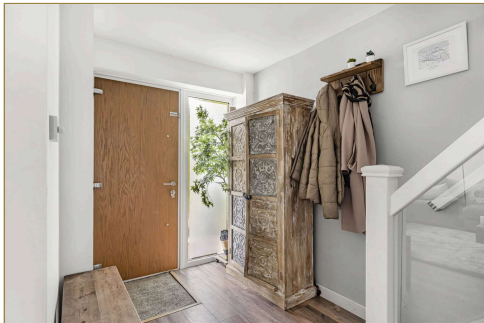
Caversham lies just north of the River Thames - close to Reading town centre, yet with a distinct village-like feel. It offers picturesque riverside views, scenic towpaths, and charming walks, alongside a wide range of shops, bars, and restaurants. The area is further enhanced by excellent health and 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

Front door with double glazed side panel

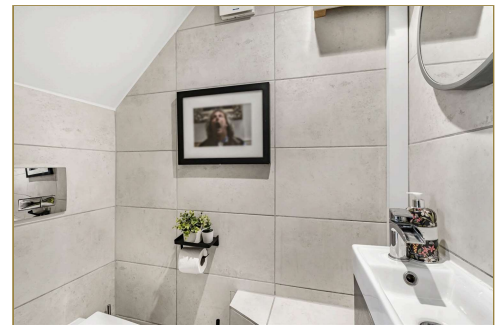
## ENTRANCE HALL

Spacious open plan area leading to living room, staircase with glazed panels, pull out concealed storage drawers, radiator



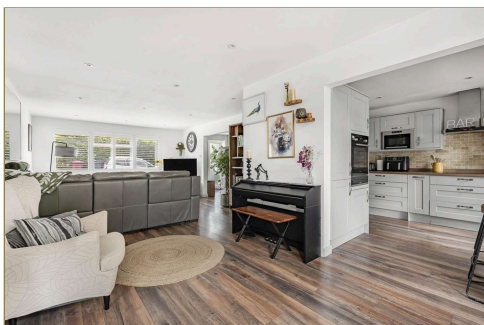
## CLOAKROOM

Two piece suite comprising W.C. fitted wash hand basin with cupboard, tiled floor and walls



## LIVING/DINING/FAMILY ROOM

Super open plan room

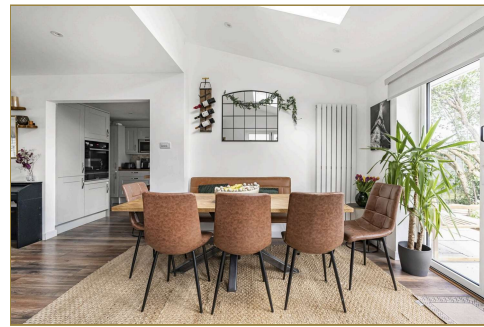
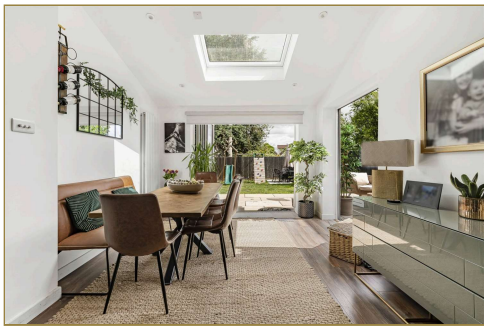


LIVING AREA with large front aspect windows and glazed door to home office, radiator



Leading through to

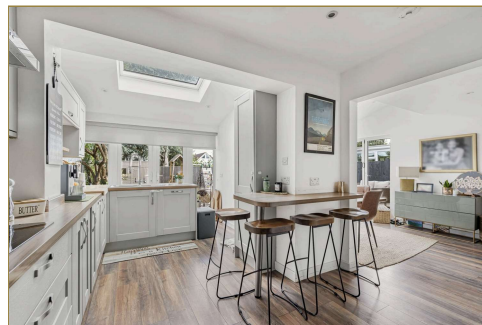
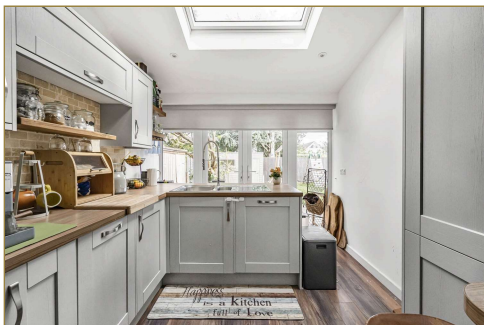
DINING AREA with two vertical radiators, part vaulted ceiling with large overhead Velux windows, rear and side aspect bifold doors, door through to utility room



Through to

## KITCHEN

Comprehensively fitted with worktops including one and half bowl sink unit, range of cupboards and drawers, fitted Bosch hob with Neff extractor over, fitted Bosch electric oven and matching breakfast bar. Part vaulted ceiling with large overhead Velux window, glazed French doors to garden, integrated fridge/freezer and integrated dishwasher



## UTILITY ROOM

Fitted with Butchers block worktops, enamel sink, further cupboards, plumbing for washing machine, side aspect with rear door to garden, further space for fridge/freezer, radiator and spotlights



## HOME OFFICE

Front and side aspect, radiator and spotlights



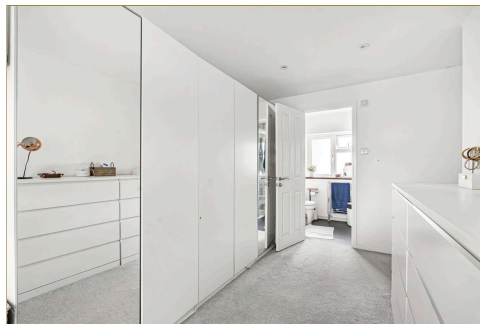
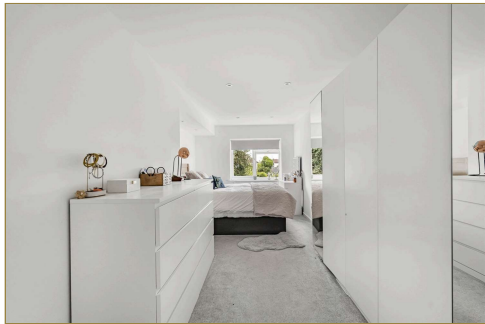
**STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR LANDING**

Hatch to loft, side aspect, cupboard housing hot water cylinder



**BEDROOM ONE**

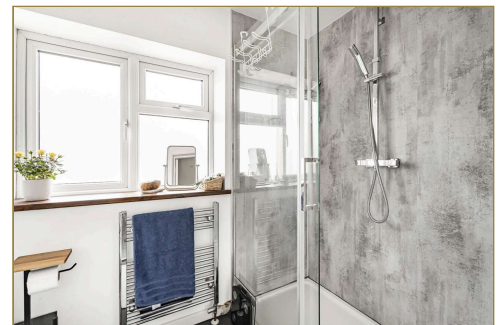
Rear aspect, radiator, ample room for wardrobes, spotlights



Door to

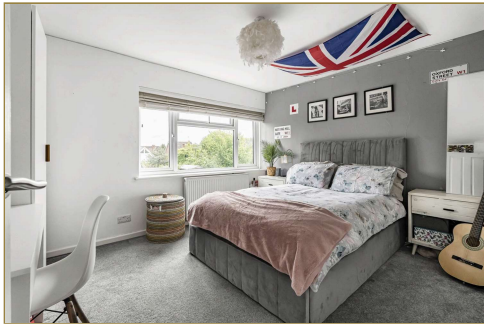
**EN SUITE SHOWER ROOM**

Fitted to comprise: Three piece suite - double width shower cubicle, fitted wash hand basin, W.C., chrome radiator, front aspect, spotlights



**BEDROOM TWO**

Large rear aspect, radiator



**BEDROOM THREE**

Front aspect, radiator, overstairs storage cupboard housing gas boiler



**BEDROOM FOUR**

Rear aspect, radiator



**BEDROOM FIVE**

Front aspect, radiator



**BATHROOM**

Fitted to comprise three piece suite - shower/bath with separate overhead shower, W.C., wash hand basin, chrome towel radiator and spotlights

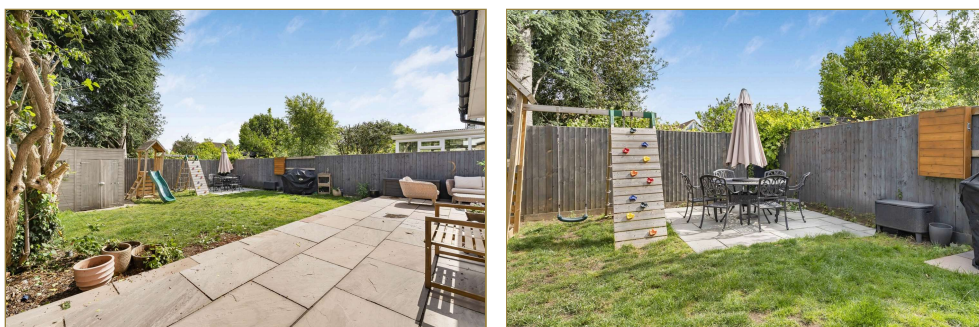


**REAR GARDEN**

To the rear of the property is a large full width entertaining patio



Leading to lawn with large timber storage shed and side access front to rear via wooden gate





**OUTSIDE**

To the front of the property is a large enclosed parking area providing parking for 4-5 vehicles with useful side access gate,



**TENURE**

Freehold

**DIRECTIONS**

From central Caversham proceed south along Prospect Street at mini roundabout turn right into Church Street at traffic lights turn right into Church Road, continue up St Peter's Hill into Woodcote Road, proceed for approx. one mile turning right into Woodcote Way and right into Silverthorne Drive

**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

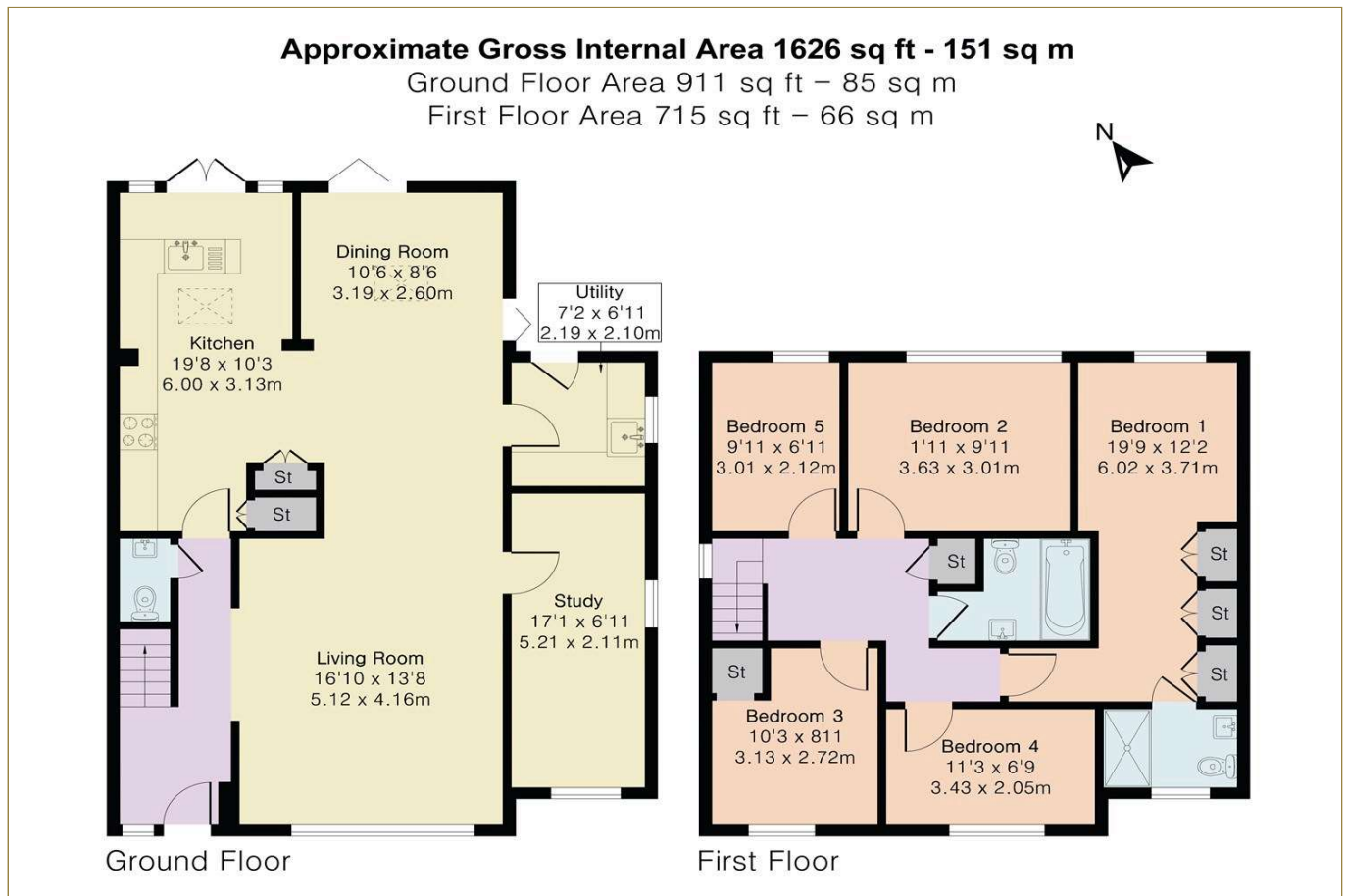
**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

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/0340-2450-5650-2626-5271>

### 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

