

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**CRAWSHAY DRIVE, EMMER GREEN
READING, RG4 8SY**

Price Guide £1,100,000

A beautifully presented and distinctive four/five bedroom detached family home, peacefully positioned on the edge of the South Oxfordshire countryside and set within a generous secluded 1/3 acre plot including adjacent orchard, enjoying fabulous views over the rolling countryside. Accommodation includes a 23' kitchen/family room, high-quality fittings and a double-length garage. Conveniently located one mile of local shops and schools and within three miles of Reading station

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SITUATION

Crawshay Drive sits on the perimeters of Emmer Green and borders the South Oxfordshire countryside with fabulous far-reaching panoramic views. The property was built in the 1950's and has undergone extensions and reconfiguration in recent years and occupies extensive gardens and benefits from an adjacent orchard. The property itself provides spacious flexible four/five bedroom accommodation with open kitchen/family room with separate formal lounge, separate dining room, upstairs bathroom and separate shower room downstairs. The kitchen/family room enjoys high quality fittings including Miele appliances and Quartz work surfaces. There is also a utility room. The cobbled block paved drive leads to double length garage with further off road parking. Peacefully situated yet within a mile of local Emmer Green shops, schools and amenities, with Reading railway station within three miles and Henley approximately 7 miles

ENTRANCE

Covered entrance porch and step to front door with double glazed inserts through to

SPACIOUS RECEPTION HALL

With two radiators, Karndean floor, staircase to first floor and understairs storage area

**SHOWER ROOM**

Comprising fully tiled double width shower, wide wash hand basin with floating drawers, W.C., with fully tiled walls and floor, stainless steel heated towel rail and side aspect obscure double glazed window

**LIVING ROOM**

Spacious dual aspect room with side double glazed window and rear full length double glazed windows with integrated matching French doors to patio and garden. Central brick fireplace with hearth surround and mantel over with real fire facility, two radiators, fantastic views over the rear gardens and South Oxfordshire countryside beyond





DINING ROOM/BEDROOM FIVE

With dual aspect double glazed windows, radiator



BEDROOM FOUR

Dual aspect with side double glazed window and front feature double glazed bay window, radiator



FITTED KITCHEN/FAMILY ROOM

Well fitted kitchen comprising inbuilt drainer and inset sink unit with mixer tap and boiling water kettle tap facility and cupboards under, further extensive range of both floor standing and wall mounted eye level units and drawers with Quartz work surfaces and surrounds. Matching breakfast bar and preparation area with inset Miele four ring electric induction hob with matching extractor hood above, complemented by split level integrated Miele oven and microwave and further integrated Miele dishwasher, washing machine and fridge/freezer. Concealed lighting and twin front aspect double glazed windows





FAMILY/SITTING AREA with radiator and side aspect double glazed window



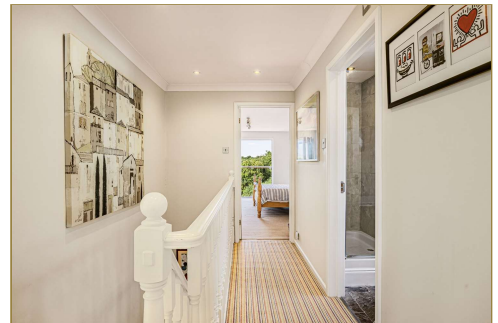
UTILITY ROOM

With plumbing for washing machine with tumble dryer space above, built in cupboard, heated towel rail and double glazed side door



STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With built in linen cupboard



BEDROOM ONE

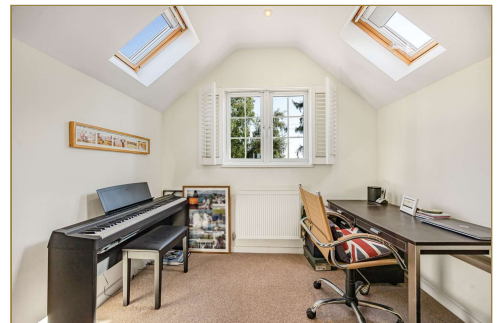
With rear aspect double glazed bifold doors with glass Juliette balcony with stunning panoramic views over rear gardens, orchard and undulating countryside beyond. With range of fitted wardrobes with large walk-in eaves storage and further additional eaves storage cupboard and radiator

**BEDROOM TWO**

Triple aspect with vaulted ceiling. Side aspect double glazed window with internal shutters and twin double glazed Velux windows, walk-in eaves storage cupboard and radiator

**BEDROOM THREE**

Triple aspect with vaulted ceiling, front aspect double glazed window with internal shutters, twin double glazed Velux windows, radiator, walk-in eaves storage cupboard housing gas boiler and pressurised hot water cylinder

**BATHROOM**

Four piece suite comprising encased bath, wash hand basin, W.C., and separate fully tiled shower cubicle, stainless steel heated towel rail, side double glazed Velux window and tiled floor



REAR GARDEN

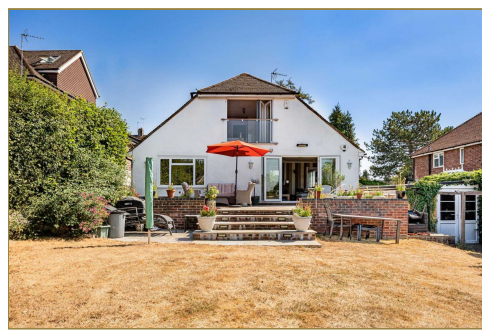
The property occupies extensive gardens in the region of 100ft. mainly laid to lawn with side pathway, rear boundary decking area, various bordering shrubs and evergreens including mature hedging and trees



Adjacent to the property is a large patio area stretching the full width with lighting plus partly sheltered side access front to rear via timber door and also rear access to garage



Steps from main patio lead to main lawn with arbour and four bar gateway access to adjacent orchard, approximately 80ft. x 80ft., fully enclosed by mature hedging and occupied by a number of mature apple trees





The gardens and orchard back directly onto the South Oxfordshire countryside with magnificent far reaching panoramic views. There is outside lighting and heater

OUTSIDE

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



DOUBLE LENGTH GARAGE

With double swing doors, power and light and off road parking for three vehicles

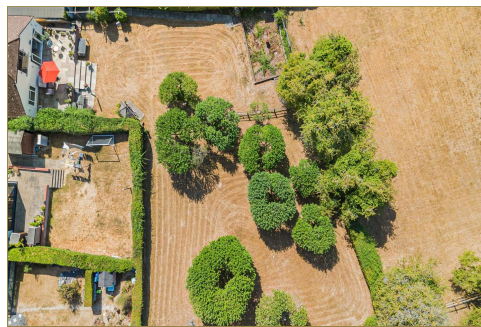
FRONT GARDEN

Lawned garden area and raised flower beds with various shrubs and bordering evergreen hedging together with brick retained wall enclosures. Pathway to front door and separate access to

ATTACHED STOREROOM

Entered via stable door with double glazed windows and further integrated outside cupboard store. EV charger point

AERIAL VIEWS



PLEASE NOTE

The vendor of this property is a director of Farmer & Dyer

DIRECTIONS

From central Caversham proceed north up Prospect Street, at the traffic lights fork left into Peppard Road, continue into Emmer Green passing the shops on the right hand side, turning left into Courtenay Drive and right into Crawshay Drive

TENURE

Freehold

SCHOOL CATCHMENT

Emmer Green 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

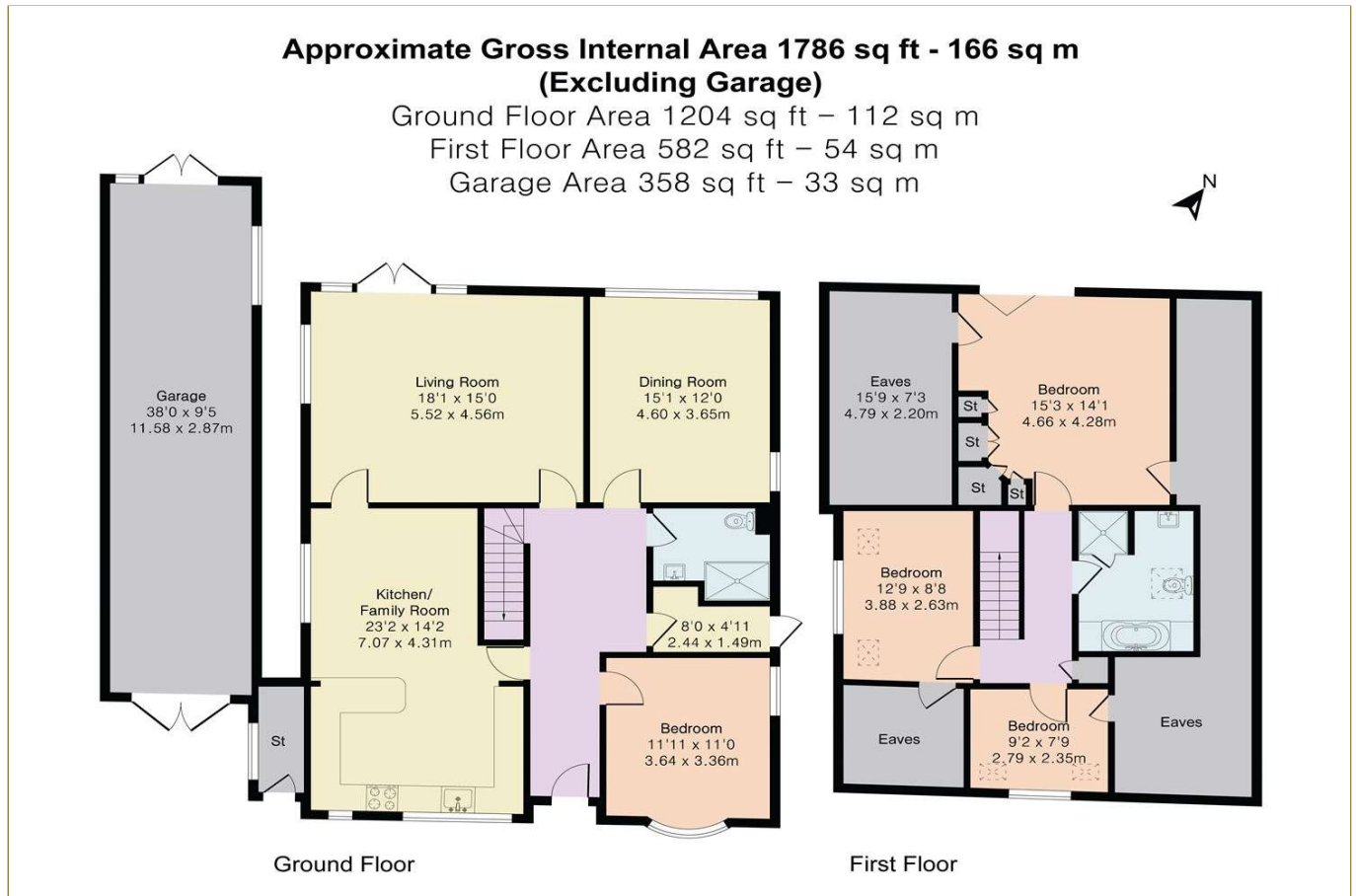
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating 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/1036-2428-3600-0687-5292>

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

