



The Causeway, Caversham, Reading, RG4 5JZ

£800,000

Walmsley

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A unique opportunity to purchase this superb Grade II listed family home, situated in a traffic-free, picturesque setting within an exclusive gated development with attractive grounds, adjacent to the River Thames.

This impressive property boasts accommodation spanning three separate floors and comprises an entrance hall, cloakroom, and modern kitchen/breakfast room with double doors opening into a superb, versatile sun/sitting/dining room featuring an exposed brick wall, vaulted ceiling, wood flooring, and bay window with French doors opening onto the rear garden.

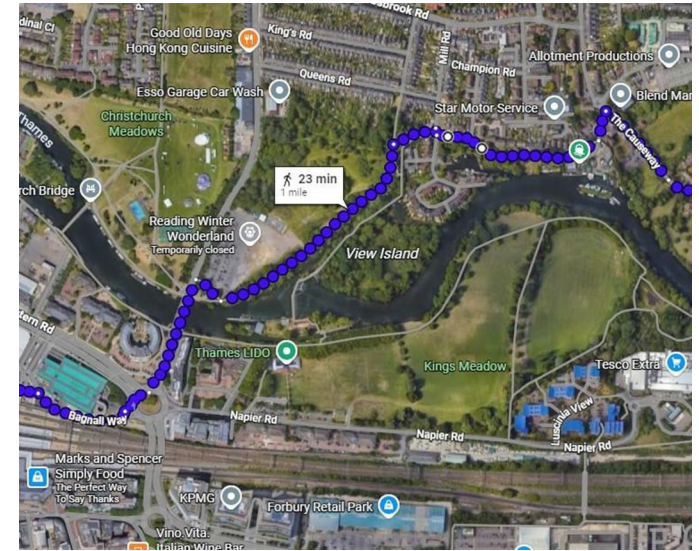
Additionally, there is a separate living/reception room with a timbered ceiling, working open fire place, wooden floors, and two sets of glazed doors opening onto the patio. The first floor accommodation comprises a principal bedroom suite with a feature vaulted ceiling, fitted wardrobes, and ensuite shower room, a further double bedroom, a family bathroom, and additional turning stairs leading to a second floor double bedroom with access to eaves storage.

Externally, the property benefits from a substantial enclosed rear garden with mature shrub borders and attractive views over the River Thames. The garden leads onto an open area of communal lawn fronting the river. Additional features include a garage with parking to the front, an additional allocated parking space, and visitor parking. Potential for EV parking. Offered to the market with no onward chain. Council Tax Band E.

Reading Station is conveniently located within 1.4 mile away, providing fast and frequent services to London Paddington via the Elizabeth Line in approximately 25 minutes, along with extensive rail connections throughout the Thames Valley and beyond.

Road links are equally convenient, with easy access to the A4074, A33, and M4, making travel by car to Reading, Oxford, London, or Heathrow Airport straightforward and efficient.

Tenure - Freehold

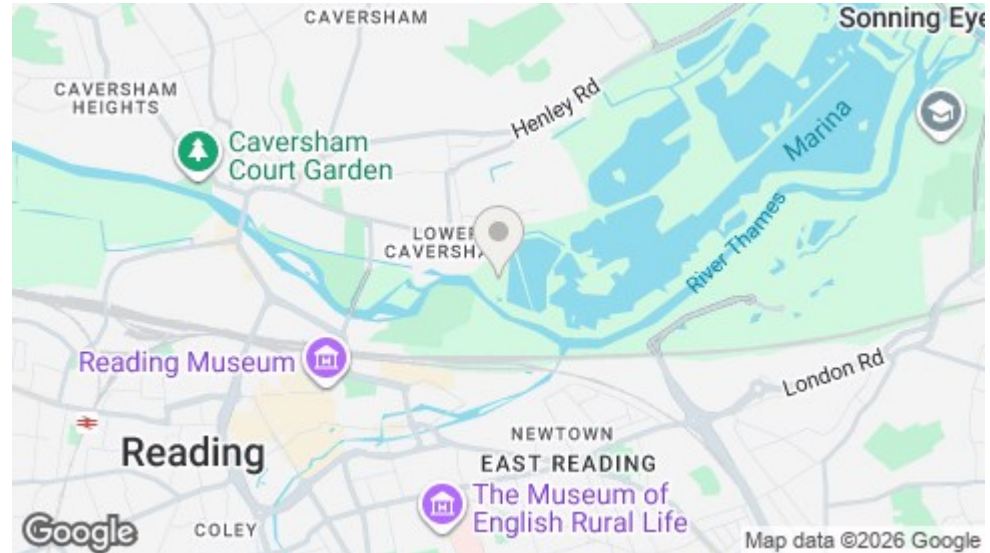




- Exclusive gated development
- Grade II listed townhouse
- Adjacent to River Thames
- Walking distance of Reading station
- No onward chain
- Council tax band E







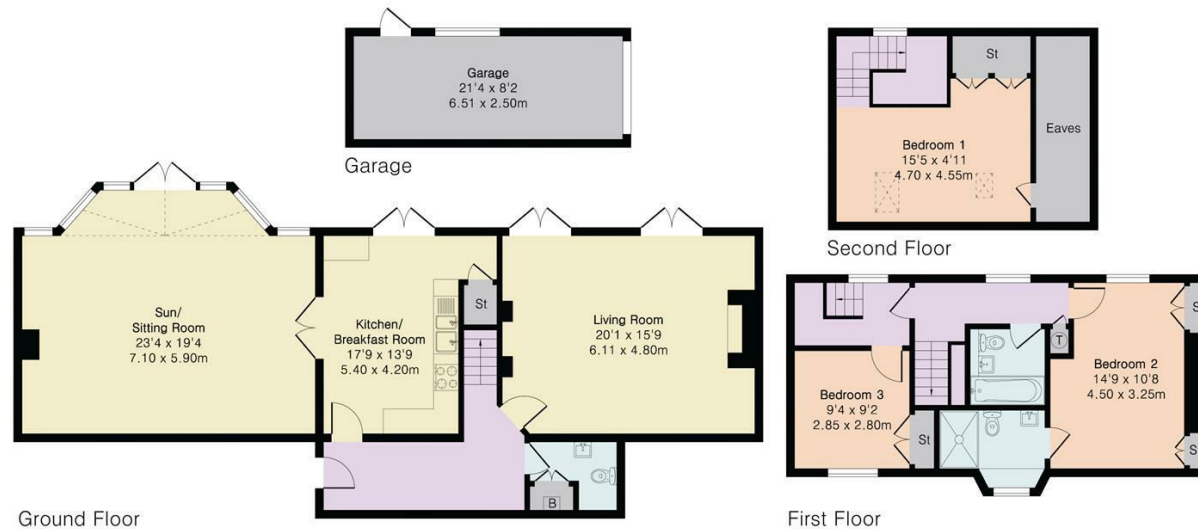
**Approximate Gross Internal Area 1823 sq ft - 169 sq m
(Excluding Garage)**

Ground Floor Area 1106 sq ft – 103 sq m

First Floor Area 489 sq ft – 45 sq m

Second Floor Area 228 sq ft – 21 sq m

Garage Area 175 sq ft – 16 sq m



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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