

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



SHEEP WALK, CAVERSHAM READING, RG4 8NE

£1,000,000

Nestled in a tranquil sought-after location, approached via the attractive Surley Row conservation area is this spacious 3172sqft five bedroom detached family home with ample living space including four reception rooms, 19ft kitchen/breakfast room, stunning gardens and 20ft double garage, all within a 20 minute walk of Caversham centre and 10 minute walk of Highdown Secondary School with Reading station only 1.5 miles

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LOCATION

Approached through Surley Row, which is a Conservation Area, and some of the houses are amongst the oldest in the Caversham area, and are of various styles and interest, some listed or of historical note and most were constructed in varying dates from the late 17th Century, all situated along the historical lane epitomised with high brick walls. Sheep Walk is a substantial detached five/six bedroom family home. This property has been thoughtfully maintained and extended to provide a harmonious blend of classic charm and modern comfort benefiting from solar powered water heating. The home spans in excess of 3100sqft and is set within a generous plot, offering ample space for family living and entertaining.

ENTRANCE HALL

Spacious and light entrance hall with access to the sleeping quarters, office and double garage



OFFICE/BEDROOM SIX

Large 13ft by 10ft office overlooking the front garden, which can also be used as an additional bedroom.



LIVING ROOM

Stunning 22ft living room with high ceilings, with gas fire place and patio doors out to the garden and patio





SNUG/OFFICE

Perfect snug to the front of the property over looking the front garden

**DINING ROOM**

Bright 16ft dining room with access to the kitchen and patio doors out onto the garden and patio

**KITCHEN**

19ft by 15ft spacious kitchen with built in double ovens, gas hob, space for dishwasher, ample cupboard and storage space along with breakfast island





W/C

Modern downstairs w/c



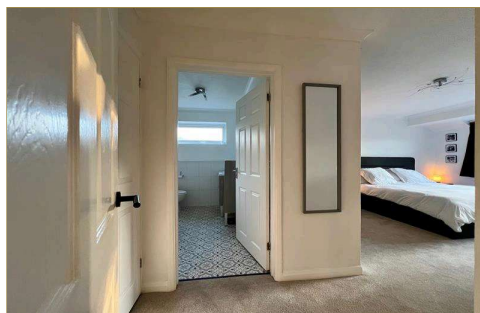
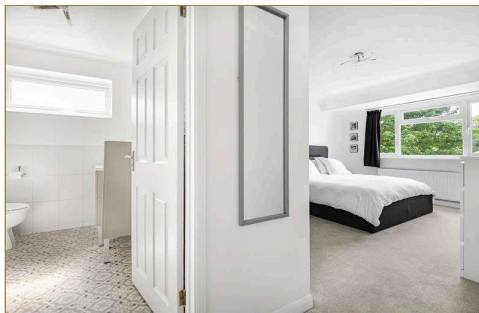
DOWNSTAIRS HALLWAY

Open and spacious hallway with access to dining room, living room and snug, with built in storage



BEDROOM ONE

Beautifully presented master bedroom overlooking the garden with built-in wardrobes and ensuite bathroom



ENSUITE TO MASTER

Well presented ensuite shower room with basin unit and w/c



BEDROOM TWO

12ft by 11ft double bedroom over looking the garden with ensuite shower room



ENSUITE TO BEDROOM

Modern ensuite shower room



BEDROOM THREE

Double bedroom to the rear of the property



BEDROOM FOUR

Double bedroom to the rear of property, currently being used as a second office

**BEDROOM FIVE**

Enormous bedroom on its own level. Perfect for alternative master bedroom with scope to build an ensuite or a fantastic teenage bedroom with door to a potential separate living room, or storage as it is currently used.

**LOFT ROOM**

Loft room, ideal for storage.

**FAMILY BATHROOM**

Spacious family bathroom with shower over bath, sink unit, w/c and heated towel rail

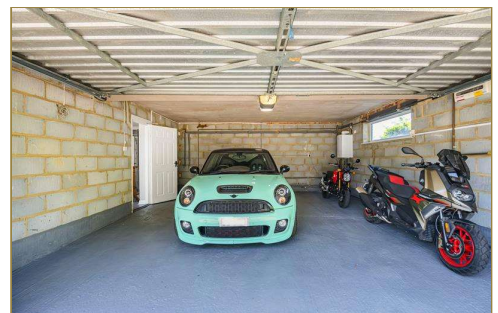


GARDEN

The property is set back from the road, offering a degree of privacy and peaceful outlook. The rear of garden is a particular highlight, featuring mature trees and shrubs that provide a tranquil retreat. There's also potential for further landscaping or development, subject to planning permissions.

**GARAGE**

20ft double garage with electric garage door and access from main entrance hallway

**DIRECTIONS**

From central Caversham proceed north up Prospect Street, at the traffic lights fork left into Peppard Road, at the crest of the hill turn left into Surley Row and bear left into Sheep Walk

TENURE

Freehold

COUNCIL TAX

Band G

SCHOOL CATCHMENT

The Hill Primary School

Highdown School and Sixth Form Centre

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

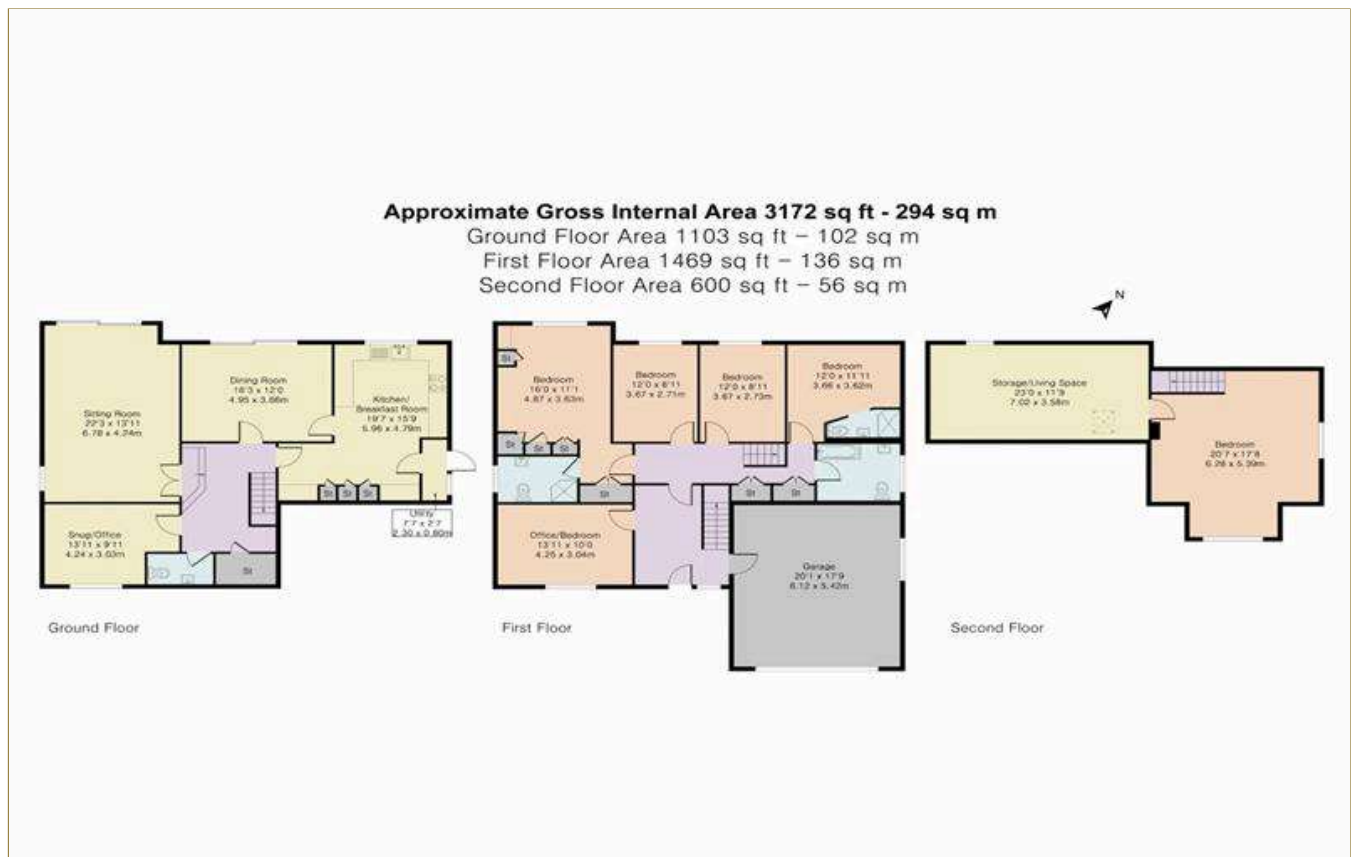
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/5700-6047-0522-2227-3573>

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

