

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**DERBY ROAD, CAVERSHAM
READING, RG4 5HE**

£1,075,000

A fine Victorian semi-detached home positioned in a highly sought after private road around half a mile north of Caversham centre. The property is presented in good order throughout providing flexible five bedroom accommodation over three floors occupying a wide secluded plot with garage and parking. Retains many period features and provides scope to extend

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

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

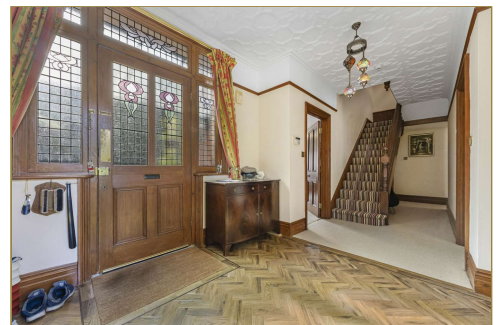
Pillared glass entrance porch canopy with quarry tiled area and original front door with stained glass leadlight insert to

**SPACIOUS RECEPTION HALL**

With rear aspect sash window, radiator, oak style flooring, opening onto

**L-SHAPED INNER HALLWAY**

With staircase to first floor, understairs storage area and storage cupboard housing meters



LIVING ROOM

With front aspect double glazed feature square bay window with two radiators, picture rails and original coved ceilings. Central cast iron fireplace with hearth surround and mantel over and coal effect real flame gas fire



DINING ROOM

This is entered via hallway opening and a separate doorway. With side walk-in bay window with centralised French doors to outside terrace, with central Adams style fireplace with hearth surround and mantel over and coal effect real flame fire. Picture rails and original coved ceiling



KITCHEN/BREAKFAST ROOM

Well fitted comprising single drainer one and a half bowl enamel steel sink unit with mixer tap and cupboards under, further extensive range of both floor standing and wall mounted eye level units with Quartz work surfaces and contrasting tiled surrounds with matching central island unit with Quartz work surfaces - ideal preparation area. Further cupboard space and shelving, inset four ring gas hob with extractor hood above and split level integrated double oven, plumbing for dishwasher, space for fridge/freezer, radiator and room for breakfast table and chairs, original built in storage cupboards housing gas boiler and twin side aspect sash windows. Oak style flooring





Door to

REAR LOBBY/UTILITY AREA

With plumbing for washing machine, space for tumble dryer, further appliance space for additional fridge/freezer, Belfast sink unit, quarry tiled floor, rear aspect window and overhead skylight window and side door to terrace. Door to



CLOAKROOM

With W.C., wash hand basin and rear aspect window, radiator



STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR SPLIT LEVEL LANDING

With radiator, side original stained glass leadlight window

BEDROOM ONE

With front aspect double glazed window, radiator, ornate cast iron fireplace with surround and mantel over, picture rails and original coved ceiling

INNER LANDING

With access to loft space and access to

BEDROOM TWO

With rear aspect sash window, radiator, original coved ceiling

BEDROOM THREE

With twin side aspect windows, radiator, built in cupboard, coved ceiling

**SPACIOUS SPLIT LEVEL BATHROOM**

Four piece with stand alone bath, wash hand basin with floating drawer below, large separate tiled shower cubicle, W.C., with dual aspect sash windows, picture rails, coved ceiling

**STAIRCASE FROM FIRST FLOOR TO SECOND FLOOR LANDING**

Spacious landing area with side aspect sash window

BEDROOM FOUR

With front aspect sash window, radiator

BEDROOM FIVE/GUEST BEDROOM

With side aspect sash window, radiator



Door to

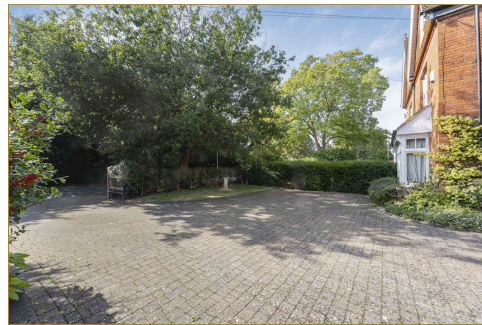
EN SUITE SHOWER ROOM

Comprising tiled shower cubicle, wash hand basin, W.C., radiator and extractor fan



OUTSIDE

The front of the property is entered via double wrought iron gates with twin pillars onto block paved sweeping driveway providing parking and turning for a number of vehicles and leading to



ONE AND A HALF WIDTH GARAGE

With electrically operated up and over door, power and light with side access



FRONT GARDEN

There is also a lawned area and various established shrubbed borders with maturing evergreens together with timber fence and mature hedged enclosures. There is a sheltered secured side access front to rear



REAR GARDEN

To the rear of the property is a large wide terrace patio area adjacent to kitchen and dining room with brick built summerhouse/workshop providing a variety of use with mature hedged enclosures with an opening onto the main lawned gardens with ornamental fish pond, productive vegetable plot, and mature bordering shrubs, young trees and evergreens providing year round seclusion. The gardens stretch in the region of 80ft x 60ft approximately

**DIRECTIONS**

From central Caversham proceed north up Prospect Street, at the traffic lights fork left into Peppard Road, right into Derby Road where the property will be found on the left hand side

TENURE

Freehold

SCHOOL CATCHMENT

The Hill 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/7537-5122-8200-0930-4226>

FLOOR PLAN

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

