

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



THE WARREN, CAVERSHAM READING, RG4 7TQ Price Guide £1,075,000

A particularly spacious, detached, riverside family home occupying a generous south facing plot on the River Thames with mooring and dock. Providing in excess of 2,500 ft. of flexible accommodation with various options to reconfigure, extend and enhance. Positioned in Caversham's finest road approximately one mile from Caversham centre and within two miles of Reading Station. No chain

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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, along with 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's 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

DETAILED DESCRIPTION

A fine opportunity to acquire this spacious four bedroom detached riverside property set in south facing gardens with direct river frontage, as well as mooring and dock. Located on Reading's most sought after postcode, yet within a mile of Caversham centre and less than two miles from Reading Station. The existing accommodation enjoys excellent versatility, with the main living accommodation on the entry floor, and sleeping accommodation on the lower floor. The property requires modernisation and lends itself to be reconfigured and extended to suit. The principle rooms on both floors enjoy a terrace and balcony looking directly over the south-facing gardens and River Thames. Complimented by detached double-width garage with electrically operated door.

The property currently enjoys a spacious reception hall with a fabulous L-shaped living/dining room with part vaulted ceiling and adjacent balcony offering delightful views across the River Thames. With a further four/five bedrooms over the two floors with two bathrooms, plus lower floor garden room with terrace leading to gardens and the river.

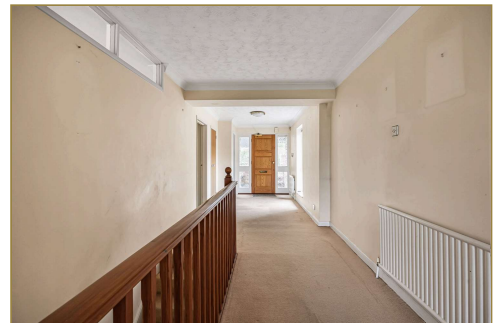
On offer for sale with vacant possession and no chain

ENTRANCE

Covered entrance porch and front door to

SPACIOUS RECEPTION HALL

With side aspect window, two radiators, built in cloaks cupboard and loft hatch

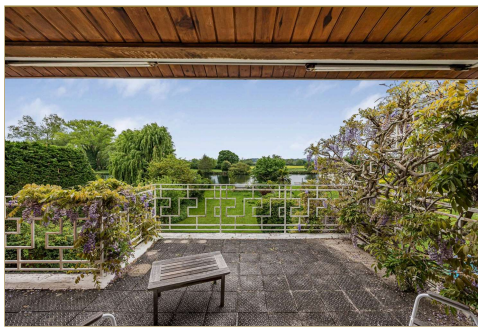
**CLOAKROOM**

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

L-SHAPED LIVING/DINING ROOM

Superb room with part vaulted ceiling naturally segregated for living and dining areas.

Dual aspect with principal rear aspect including sliding patio doors to outside terraced balcony overlooking gardens and the River Thames. With three radiators and central fireplace with hearth and gas point



OFFICE

Dual aspect with radiator



KITCHEN/DINING ROOM

Dual aspect with rear double glazed sliding patio doors to terraced balcony and views over gardens and the River Thames



KITCHEN comprising both base and eye level units, in-built one and a half bowl sink unit, in-built double oven



DINING AREA with room for table and chairs, radiator



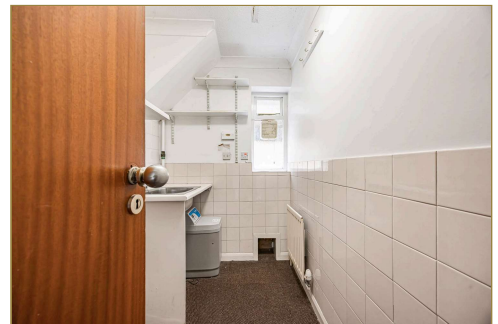
STAIRCASE FROM RECEPTION HALL TO LOWER FLOOR

Spacious lower floor hallway with two radiators, side aspect window, airing cupboard with hot water tank and understairs storage cupboard housing meters and further linen cupboard



UTILITY ROOM

With sink unit, water softener plumbing, side aspect window and radiator



GARDEN ROOM

With rear aspect windows including sliding patio doors to garden terrace overlooking gardens and River Thames beyond



BEDROOM ONE

Dual aspect with sliding patio doors to terrace, radiator, twin built in double wardrobes and air conditioning unit



ASSOCIATED BATHROOM

Comprising bath, wash hand basin, W.C., heated towel rail and side aspect window



BEDROOM TWO

With twin side aspect windows, radiator, air conditioning unit and full length range of fitted wardrobes



BEDROOM THREE

With side aspect window, radiator and fitted wardrobe



BEDROOM FOUR

With front aspect window, radiator and built in cupboards



SHOWER ROOM

Comprising tiled shower cubicle, wash hand basin, W.C., heated towel rail and side aspect window



OUTSIDE

To the rear of the property is a raised part covered patio area, accessed from the garden room, Master bedroom and the spiral staircase from the balcony terrace of the living room and breakfast room



Steps lead down from the raised terrace to a garden mainly laid to lawn, stretching approximately 100ft. with mature shrub borders and two useful storage sheds



Direct river frontage and inlet dock for cabin cruiser with power



The gardens are fully enclosed by timber fencing, with side access front to rear via wrought iron gate, boiler cupboard to one side of water tap and further integral storage. There is also outside power to lower terrace



The front of the property is entered via a shared block paved drive leading to detached double width garage with electrically operated up and over door and path to front door



AERIAL VIEWS



DIRECTIONS

From Caversham centre proceed along to Church Road and continue up St Peter's Hill turning left on to The Warren. The property will be found after approximately one mile

SCHOOL CATCHMENT

Caversham Primary School
The Heights Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band G

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/6701-7066-3302-0007-1806>

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

