

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



CHALKHOUSE GREEN READING, RG4 9AN

£3,750 pcm

Situated in the desirable South Oxfordshire village of Chalkhouse Green, just 3 miles from Caversham. The property features four generous double bedrooms and three well-appointed bathrooms. The heart of the home is a large open plan kitchen/dining room/family room, providing an excellent space for both entertaining and day-to-day living.

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PLEASE NOTE

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £865.38 (based on the advertised rent), is required to reserve this property.

Deposit payable is £4,326.92 (based on the advertised rent)

EPC Rating: C Council Tax Band: G

Please contact us for further information or visit our website

ENTRANCE HALL

Large entrance hall, wooden flooring and doors leading to:

**CLOAKROOM**

Comprises low level WC, wash hand basin and towel rail

**STUDY**

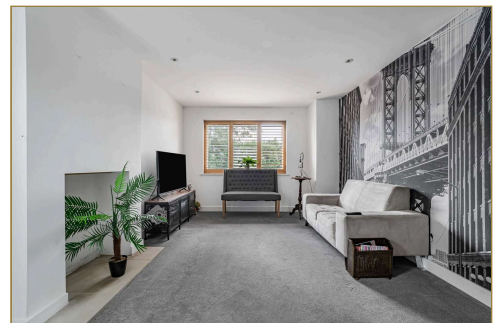
12'4 (3.76m) x 9'10 (3m)

Front aspect window and carpet

**LOUNGE**

17'1 (5.21m) x 11'5 (3.48m)

Feature fireplace, dual aspect windows and carpet



KITCHEN/DINING/FAMILY ROOM

26'1 (7.95m) x 19'8 (5.99m)

An expansive 26ft kitchen/dining/living area. Equipped with modern conveniences including two ovens, a five-ring induction hob, fridge/freezer and dishwasher. The kitchen also benefits from a breakfast bar and a comprehensive range of base and eye-level units, offering generous storage and preparation space. Sliding doors seamlessly connects the kitchen to the orangery

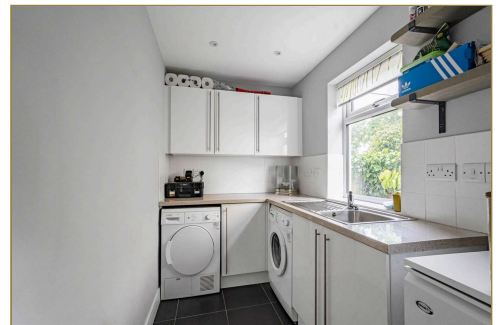


Rear and side aspect windows and door to:

UTILITY ROOM

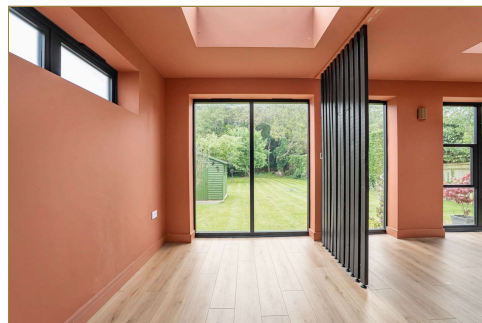
13'5 (4.09m) x 5'9 (1.75m)

With a range of base and eye level units, appliances include washing machine and tumble dryer. Oil boiler, water softener, storage cupboards and side aspect window and door to the rear garden

**ORANGERY/SUN ROOM/GYM ROOM**

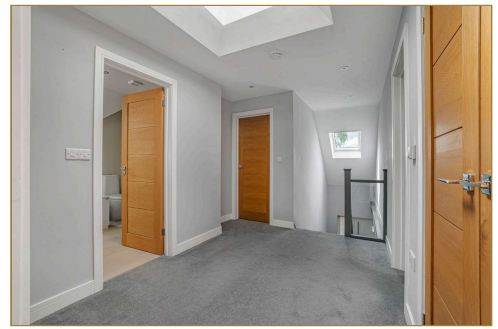
24'5 (7.44m) x 10'11 (3.33m)

Underfloor heating, rear aspect windows and French doors to garden



FIRST FLOOR LANDING

Stairs to first floor landing with skylight



BEDROOM ONE

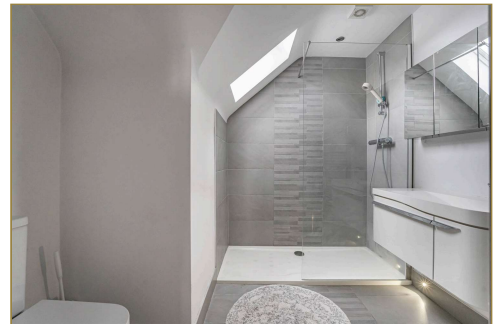
18'8 (5.69m) x 11'9 (3.58m)

Fitted wardrobe, radiator, front aspect window and door to:



EN SUITE SHOWER ROOM

Comprises low level WC, wash hand basin and walk in shower



BEDROOM TWO

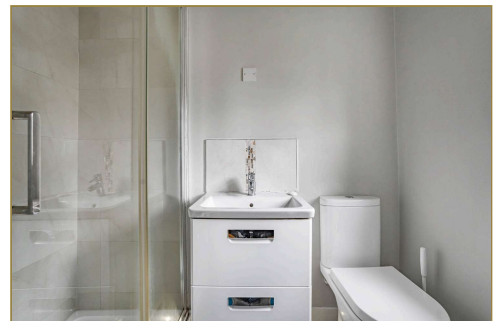
14'6 (4.42m) x 11'7 (3.53m)

Built in storage cupboards, radiator, front aspect window and door to:



EN SUITE SHOWER ROOM

Comprises wash hand basin, low level WC and shower cubicle



BEDROOM THREE

13'0 (3.96m) x 10'9 (3.28m)

Built in cupboards, radiator and rear aspect window



BEDROOM FOUR

12'11 (3.94m) x 10'9 (3.28m)

Built in cupboards, radiator and rear aspect window



FAMILY BATHROOM

Comprises low level WC, double vanity unit, bath and towel rail



GARDEN

Large rear garden mainly laid to lawn with mature trees, shed and housing oil tank



PARKING

Off road parking for 4-6 vehicles

HEATING

The heating is supplied by an oil fired boiler. The ground floor has underfloor heating and on the first floor has radiators.

SCHOOL CATCHMENT

Kidmore End Primary School
 Sonning Common Primary School
 Emmer Green and Caversham Schools

Bishopswood School
 Highdown School

Several excellent private schools also operate within the area

COUNCIL TAX

Band G

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating C

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/9338-0042-7241-3666-9990>

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PROCEDURE

To qualify financially for this property, a tenant must have a salary level either individually or combined that is not less than 30 times the monthly rent. The minimum required salary for this property is £112,500 per annum

FLOORPLAN

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

Approximate Gross Internal Area 2271 sq ft - 210 sq m

Ground Floor Area 1286 sq ft – 119 sq m

First Floor Area 985 sq ft – 91 sq m

