

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **MARCHWOOD AVENUE, EMMER GREEN READING, RG4 8UN**

**£795,000**

A fabulous four bedroom extended detached bungalow superbly situated at the end of a peaceful road adjoining the beautiful rolling South Oxfordshire countryside while offering accommodation to a grand scale including a 40ft reception hall. With Emmer Green shops within a mile and less than 3 miles from Reading station. High quality fittings throughout. No chain

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## DETAILED DESCRIPTION

A fine four bedroom detached bungalow extended to provide accommodation to a grand scale offering flexibility with high quality fittings, peacefully positioned with far-reaching views to the Chiltern Hills AONB. Benefitting from a level and secluded garden with excellent outside studio/annex, garage and parking. Emmer Green shops within a mile and Reading Station can be freely accessed within three miles

## SITUATION

Emmer Green is the northernmost suburban neighbourhood of Reading, situated approximately two miles north of the town centre. Originally a small village, it has expanded significantly over the years and is now a predominantly residential area forming part of the wider Caversham community. The area benefits from its own shopping precinct and post office, while its well regarded schools include The Hill Primary School, Emmer Green Primary School and Highdown School & Sixth Form Centre. Emmer Green's northern boundary adjoins the picturesque South Oxfordshire countryside, providing easy access to scenic walking routes, dog walks, trail running paths, cycle trails and attractive countryside rambles.

Nearby Clayfield Copse Nature Reserve offers a popular woodland setting, along with football pitches, tennis courts and open green spaces for recreation and leisure.

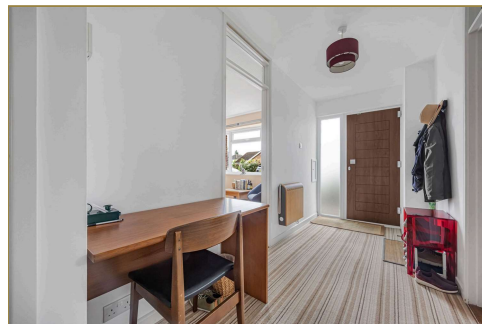
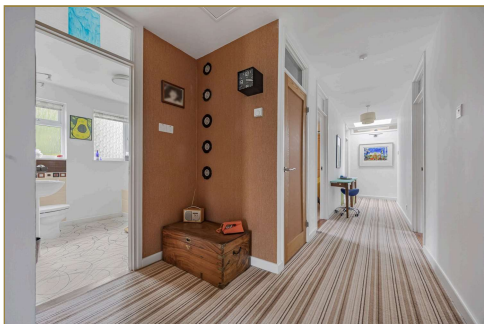
Caversham is a highly sought after district of Reading, known for its strong sense of community and distinct village atmosphere. Bordered by the River Thames to the south, it combines the charm of a village setting with the convenience of being within walking distance of Reading town centre and its mainline railway station, offering excellent transport links to London and beyond

## ENTRANCE

Oak style front door to

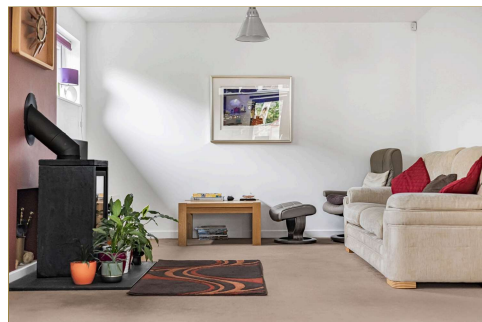
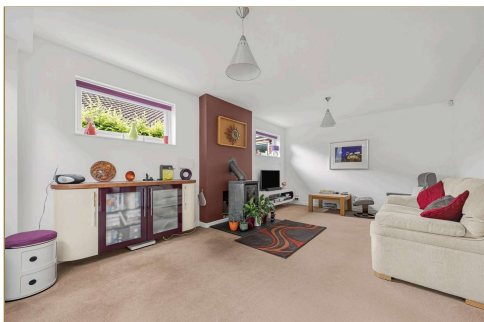
## 40FT. RECEPTION HALL

Spreading the length of the original bungalow, with radiator, built in cloaks cupboard, overhead lantern window and built in utility cupboard with plumbing for washing machine and space for tumble dryer above, linen cupboard and access to loft space above with loft ladder and loft lighting



## EXTENDED LIVING ROOM

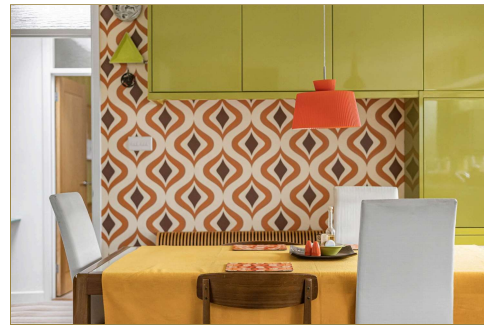
With twin side aspect windows, part vaulted ceiling with rear roof window and elevated laundry rack, radiator and wood burning stove





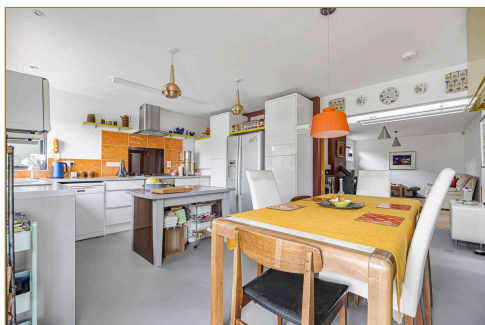
Opening onto

DINING AREA with room for large table and chairs, wall mounted fitted units, radiator and rear double glazed bi-fold doors to garden



### EXTENDED KITCHEN/DINING ROOM

Fitted in two-tone units comprising one and a half bowl non-scratch sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units and drawers with contrasting work surfaces and surrounds, inset four ring gas hob with extractor hood above and integrated oven below, plumbing for dishwasher, space for American style fridge/freezer, room for preparation table



### **CLOAKROOM**

With W.C., wash hand basin, cupboard space and extractor



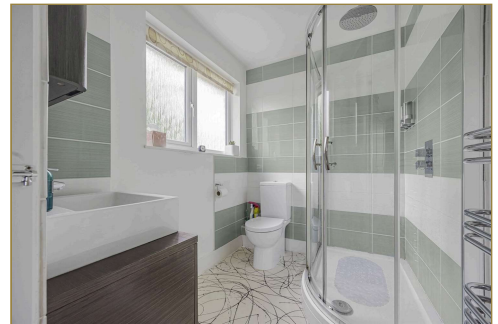
### **BEDROOM ONE**

With front aspect double glazed window, radiator, sliding doors to walk in wardrobe with hanging space and shelving. Sliding doors to



### **EN SUITE SHOWER ROOM**

Comprising corner tiled shower, wash hand basin with floating drawers, W.C., side aspect obscure double glazed window, contrasting tiled walls and heated towel rail



### **BEDROOM TWO**

With front aspect double glazed window, radiator and full width range of triple fitted wardrobes with floor to ceiling sliding doors



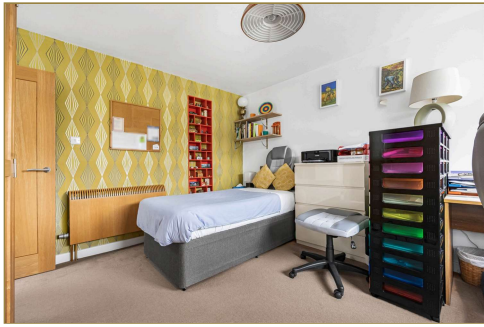
### **BEDROOM THREE**

With side aspect double glazed window and radiator



### **BEDROOM FOUR/FAMILY ROOM**

With rear double glazed corner window and radiator



### **BATHROOM**

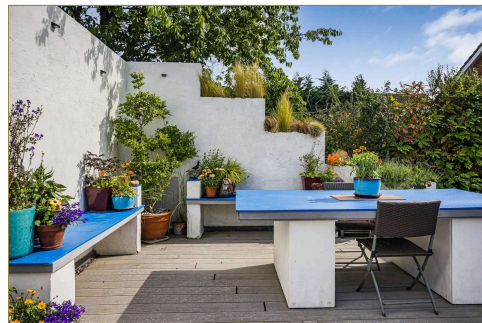
Comprising tile encased bath with hand shower, wash hand basin, W.C., contrasting tiled walls, radiator, side aspect double glazed window



### **OUTSIDE**

The property benefits from the end corner position of the road abutting directly onto the beautiful rolling countryside, providing excellent screening and seclusion and far reaching views

Adjacent to the property is a large composite decking area leading around the side of the property



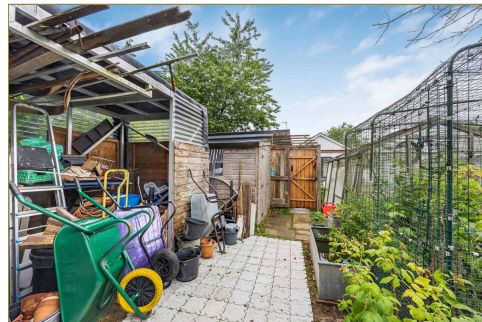
With a further paved area with wide front to rear access via a timber gate, garden store and timber fenced enclosures, outside water tap and power



Beyond the decking area the property extends onto lawned grounds with natural wild flowers and bordering shrubs and mature hedging



Raised sleeper enclosed beds with options for vegetables, herbs etc., greenhouse and gateway provides access to further garden storage with potting shed and rear gate



There is also a superb fully insulated studio office annexe timber construction with double glazed units providing a variety of use with work space, living area, dining area, kitchen area with non scratch sink unit with mixer tap and cupboards under, base and eye level units, work surface plus W.C. and wash hand basin.





To the other side of the property is a further court yard style garden with paved floor, laundry drying area containing retractable Brabantia clothes lines, rear access to garage, timber fenced enclosure with mature hedging with a southerly aspect and excellent seclusion

In all the gardens enjoy an easterly aspect directly on the Berkshire/South Oxfordshire border



### **OUTSIDE**

The front of the property is entered via a block paved driveway leading to

### **GARAGE**

With up and over door, power and light with parking in front. There is also a pea shingled hardstanding for further vehicles

### **FRONT GARDEN**

Natural wild flowers and hedged borders with block paved pathway leading to front door



### **AERIEL PHOTOS**





**PLEASE NOTE**

Assisted solar panel energy provide significant income - details of monthly energy bills on request

**DIRECTIONS**

From central Caversham proceed north up Prospect Street, at traffic lights fork left into Peppard Road continuing through Emmer Green passing the shops on the right hand side, turning right into Kiln Road and left into Marchwood Avenue where the property can be found at the far end on the right hand side

**TENURE**

Freehold

**SCHOOL CATCHMENT**

Caversham Park Primary School  
Highdown School and Sixth Form Centre

**COUNCIL TAX**

Band E

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Energy Rating C

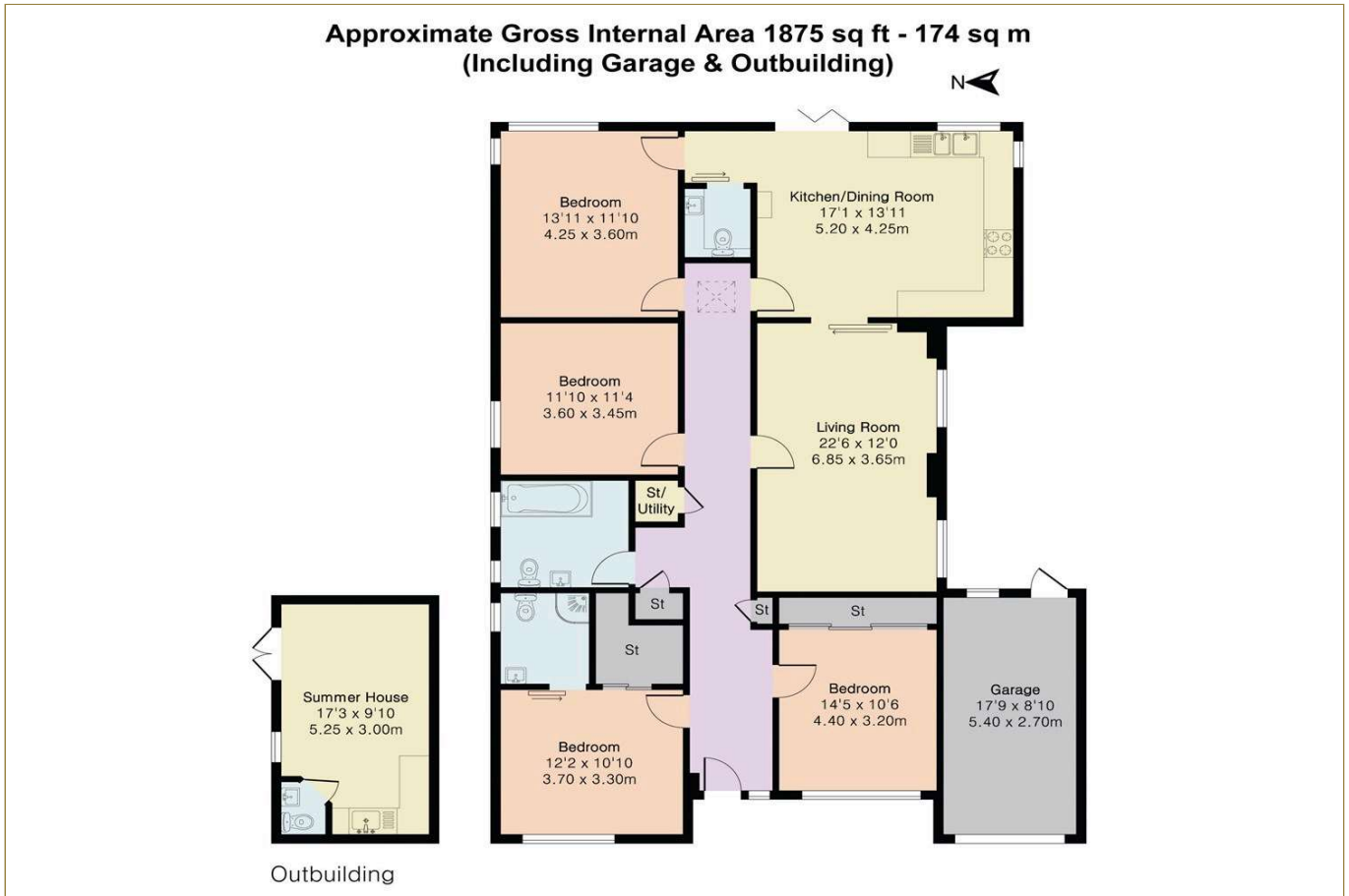
To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/0350-2429-8660-2496-1381>

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### 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

