

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **SHEPHERDS LANE, CAVERSHAM HEIGHTS READING, RG4 7JH**

**£970,000**

An elegant four bedroom detached family home built by Messrs. Westbuild presented in excellent decorative order, set in established and secluded grounds with detached double width garage and parking. Positioned in a favoured location at the top of Caversham Heights towards the South Oxfordshire countryside

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**SITUATION**

Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. Emmer Green & Caversham Heights border the South Oxfordshire countryside, with a choice of golf courses and the additional Mapledurham Gym & Rivermead Sports Complex on Caversham borders

**RECEPTION HALL**

Parquet flooring, side aspect, radiator

**LIVING ROOM**

With large 8ft feature fireplace with tiled hearth, parquet flooring, two radiators and sliding doors to



## CONSERVATORY

With tiled floor, electric heating, double doors to garden and two skylights



## DINING ROOM

Front aspect with parquet flooring and radiator



## STUDY

Side aspect with parquet flooring and radiator



## CLOAKROOM

Two piece suite comprising W.C., pedestal wash hand basin, radiator, side aspect



**KITCHEN/BREAKFAST ROOM**

Comprising worktops, one and a half gas hob with concealed extractor above, cupboards and drawers, double oven, integrated fridge/freezer and dishwasher, tiled floor, side aspect with door to garden. Space for table and chairs and glazed door to

**UTILITY ROOM**

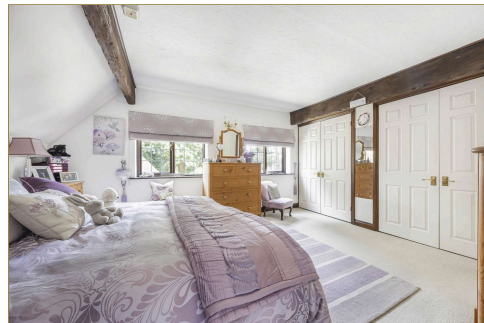
Comprising worktops, cupboards, single drainer sink unit, plumbing for washing machine and appliance space for tumble dryer, tiled floor, useful understairs cupboard, rear aspect with door to garden

**STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR GALLERIED LANDING**

Hatch to loft, shelved airing cupboard, further storage cupboard

**BEDROOM ONE**

Twin front aspect, two double built in wardrobes, radiator, door to



**ENSUITE BATHROOM**

Panelled bath with separate shower attachment, fitted wash hand basin and cupboard, W.C., chrome radiator, tiled walls and floor, side aspect Velux



**BEDROOM TWO**

Rear aspect, radiator, fitted bedroom furniture including wardrobes and dresser unit



**BEDROOM THREE**

Rear aspect, radiator, built in wardrobe



**BEDROOM FOUR**

Front aspect, radiator, fitted wardrobe and chest of drawers



### **BATHROOM**

Three piece suite comprising shower cubicle, W.C., pedestal wash hand basin, towel radiator, tiled walls and floor, rear aspect Velux



### **DOUBLE GARAGE**

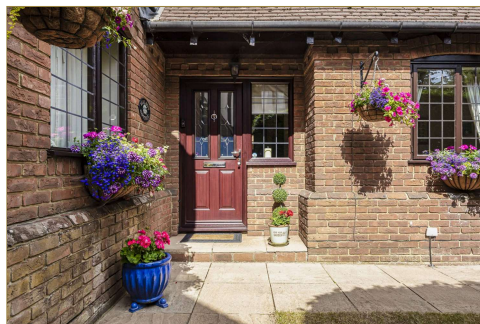
Two up and over doors, light and power, side pedestrian door, pull down ladder offering 9'10" standing height and further storage space

NOTE; There is a shared driveway with joint rights with number 12



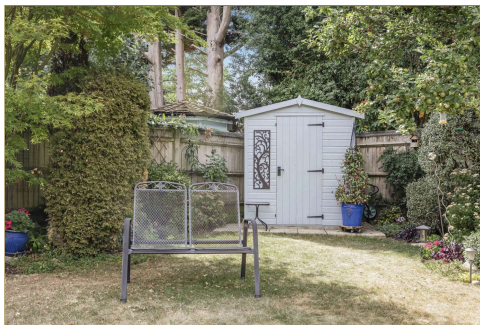
### **OUTSIDE**

Shrub borders, shingle driveway with ample parking for three /four vehicles, side gate



**REAR GARDEN**

Large patio leading to lawned garden with an excellent array of flowers and shrubs. Shed and outside tap



**TENURE**

Freehold

**SCHOOL CATCHMENT**

Emmer Green Primary School

The Hill 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 over 2,500 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.

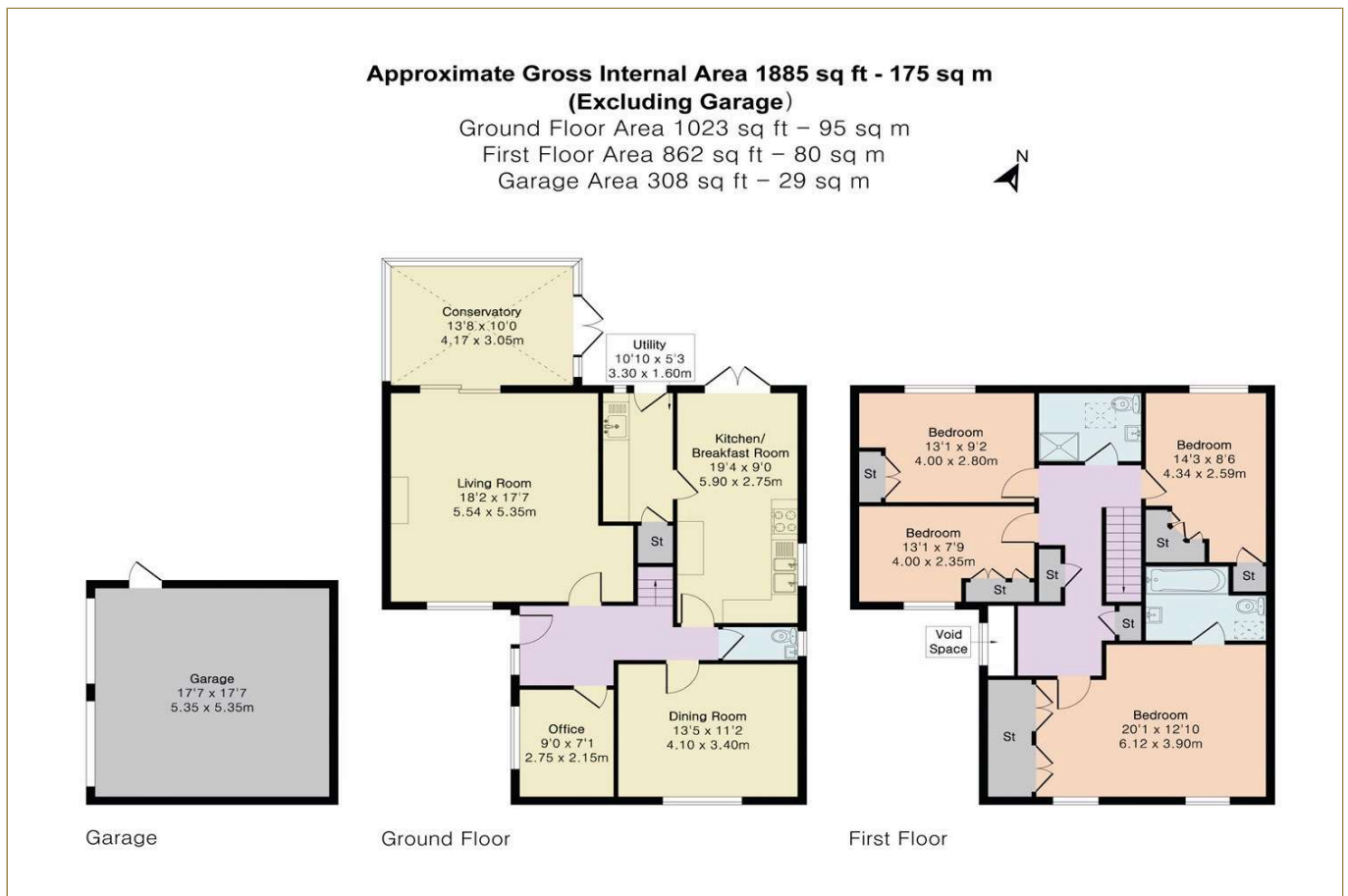
**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

**Energy Rating 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/7103-3052-8206-6655-2200>

**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

