

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**PEPPARD ROAD, EMMER GREEN
READING, RG4 8XD**

£410,000

A delightful period former workers cottage, set in the grounds of Rosehill House and originating in 1791. Beautifully presented with an array of period features and with its own west-facing private garden, located on the edge of Emmer Green approx. 2 miles from Caversham centre. NO CHAIN.

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ELEGANT OAK FRAMED PORCH

Brick steps, oak front door through to

RECEPTION HALL

Front aspect window, radiator, staircase to first floor, understairs storage cupboard, quarry tiled floor

**LIVING ROOM**

Spacious room with 3 side aspect windows, radiator, beamed ceiling, meter cupboard

**DINING ROOM**

Twin front aspect windows, radiator, beamed ceiling, latched door through to

**KITCHEN**

Well fitted comprising single drainer sink unit with mixer tap and cupboard under, further range of base and wall mounted units, granite worktops, tiled surrounds, inset 4-ring electric hob with extractor hood above, integrated oven and microwave, integrated fridge/freezer and washing machine, stone floor, radiator, twin rear aspect windows, door to garden



STAIRCASE TO GALLERIED FIRST FLOOR LANDING

Exposed original floorboards, radiator, access to loft space, front aspect window, beamed walls, display plinth



BEDROOM ONE

Dual aspect windows, radiator, exposed wooden floor



BEDROOM TWO

Side aspect window, radiator, exposed wooden floor



BATHROOM

Superb 4-piece suite comprising roll-top bath, wash hand basin, WC, separate tiled corner shower cubicle, radiator/heated towel rail, tiled surrounds, side aspect window, wall mounted gas boiler, tiled floor



REAR GARDEN

The property enjoys its own private fully enclosed garden, beautifully landscaped with lawn and an array of flower and shrub borders, water feature, timber fencing, rear gate access. The garden enjoys a westerly aspect and an outside water tap



FRONT GARDEN

At the front of the property is a defined garden area with box-hedging, flower and shrub borders, twin lawn areas, brick paved pathway to front door.

GARAGE

In nearby block, accessed via Rosehill Park.
Communal upgrade of garage roof expected soon

**NB**

The property also benefits from residents laundry room, outside drying area and residents parking. There is also use of the superbly maintained communal gardens.

TENURE

Freehold

ESTATE MAINTENANCE

£746.76 per annum

DIRECTIONS

Leave Caversham centre via Peppard Road, continue through Emmer Green where the property will be found on the left hand side

SCHOOL CATCHMENT

Emmer Green Primary School
Highdown Secondary School

COUNCIL TAX

Band D

SOCIAL MEDIA

Find out about local news, our views and all things property on our facebook, instagram and twitter pages.

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

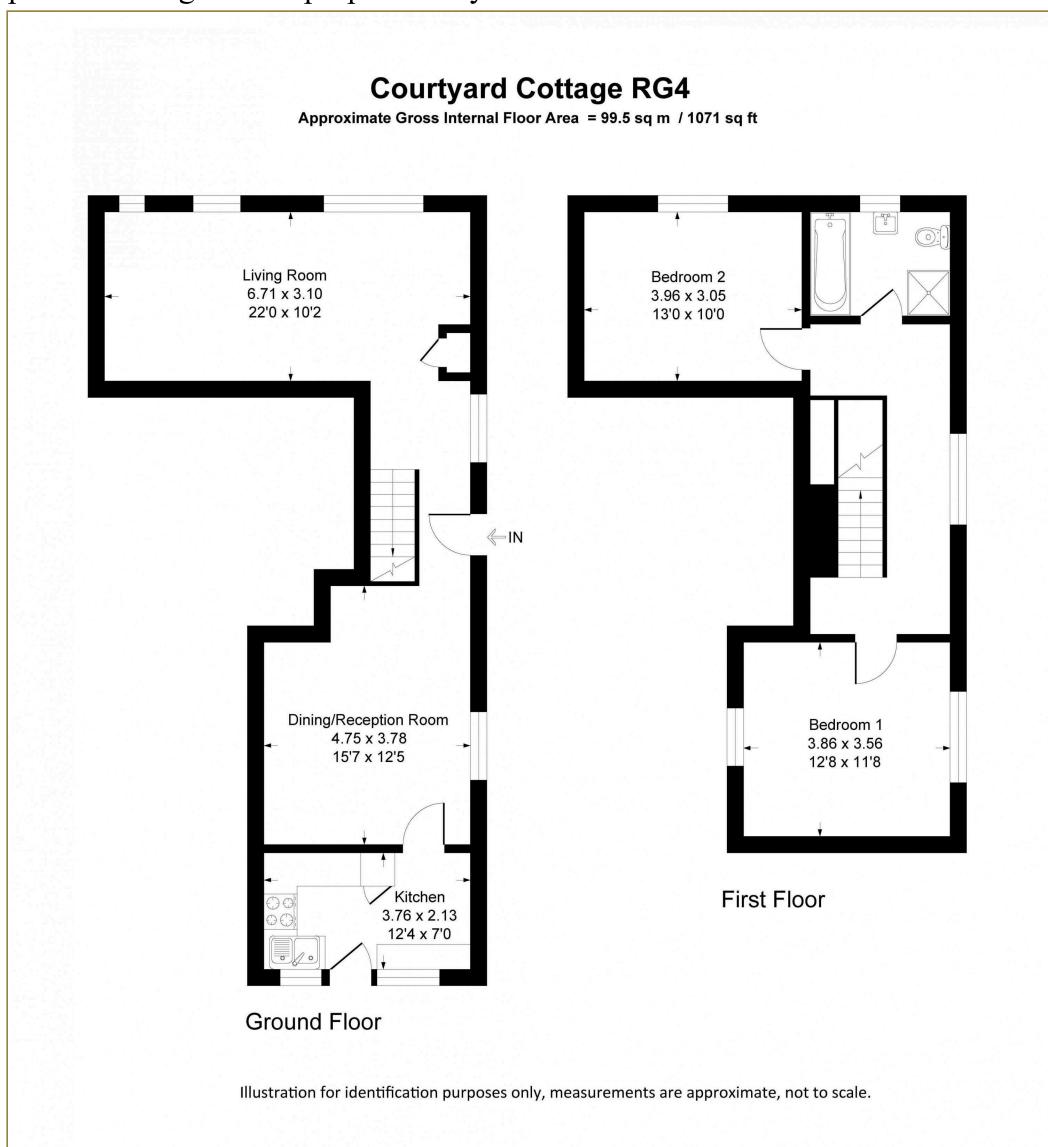
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/8034-2021-7000-0345-7206>

FLOORPLAN

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



LOCATION