

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### KIDMORE ROAD, CAVERSHAM HEIGHTS READING, RG4 7NG

**£960,000**

An attractive 1930s extended four bedroom semi detached family home, superbly positioned alongside the beautiful South Oxfordshire countryside. Offering spacious and well proportioned accommodation, complemented by a large elevated deck with views across open fields. Include living room, dining room, impressive 19ft kitchen/breakfast room, utility room, cloakroom and an en-suite bathroom to the principal bedroom. Includes ample parking and an attractive rear garden

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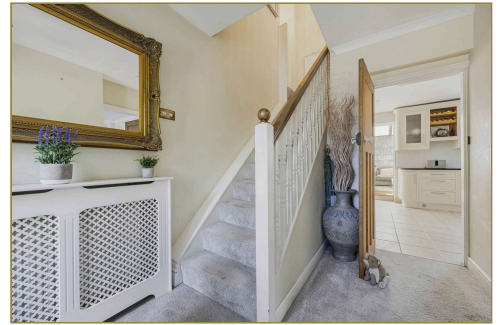


**SITUATION**

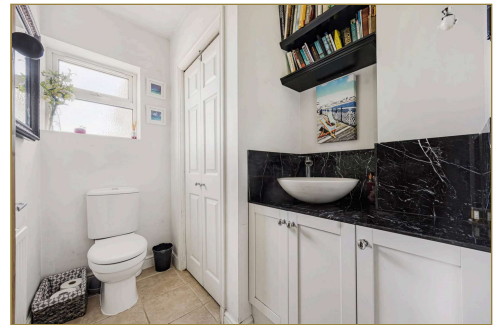
This property can be found as the very last house along Kidmore Road before Gravel Hill and Tokers Green Lane and the adjacent South Oxfordshire countryside. The house has been extended to the side to create an additional bedroom and extra living accommodation. Undoubtedly, the main feature of this property is its position and excellent far reaching views to the rear

**ENTRANCE HALL**

Stairs to first floor, radiator

**CLOAKROOM**

Two piece suite with WC, fitted vanity worktop with circular wash hand basin with cupboards below, built in storage cupboard

**LIVING ROOM**

Front aspect bay window, attractive feature fireplace, radiator, TV point

**DINING ROOM**

Front and side aspect windows, radiator, spotlights



**KITCHEN/BREAKFAST ROOM**

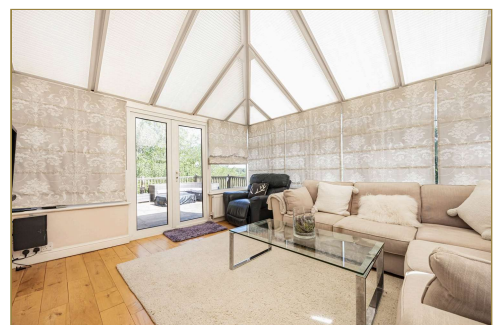
Super 19ft room, comprehensively fitted with quartz worktops and enamel sink unit, excellent range of cupboards and drawers, fitted range style cooker, integrated dishwasher, space for fridge freezer, floor lighting, tiled floor, rear aspect, space for kitchen table, radiator, leading through to conservatory

**UTILITY ROOM**

Fitted with worktops and sink unit, cupboards, tiled splashbacks, side door to outside, tiled floor, spotlights

**CONSERVATORY**

Large room offering excellent views over garden, wooden flooring, double doors leading on to decking area



## **STAIRCASE TO FIRST FLOOR LANDING**

Hatch to loft space



## **BEDROOM ONE**

Front and side aspect windows, fitted wardrobes, radiator



Door to

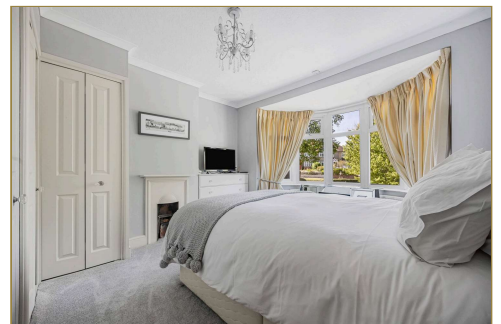
## **ENSUITE BATHROOM**

Four piece suite comprising: panel bath, separate shower cubicle, WC, fitted wash hand basin with cupboards below, radiator, tiled floor, rear aspect window



## **BEDROOM TWO**

Front aspect bay window, radiator, built in wardrobes





### **BEDROOM THREE**

Rear aspect, radiator, built in double wardrobe, built in airing cupboard



### **BEDROOM FOUR**

Front aspect, radiator



### **FAMILY BATHROOM**

Three piece suite comprising: panel bath, WC, wash hand basin, radiator, tiled floor, rear aspect window



### **FRONT GARDEN**

At the front of the property is a large driveway offering excellent parking for several cars, lawned garden with shrub borders, side access gate



**REAR GARDEN**

To the rear of the property is a large decking area, great for outdoor entertaining and offering super elevated and unrivalled views over the garden and neighbouring countryside

**PLEASE NOTE**

**UNDERHOUSE STORAGE** - There is a large cellar and adjoining workshop

The garden is mainly lawned with shrub borders, narrowing to a secondary garden that runs adjacent to Gravel Hill/South Oxfordshire countryside

**AERIEL PHOTOS**

**DIRECTIONS**

Leave Caversham centre via Hemdean Road, turn left at the mini roundabout into Oakley Road, at the crossroads turn right into Kidmore Road where the property will be found on the right hand side

**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 F

**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/0350-2819-6650-2006-6275>



**FLOOR PLAN**

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

**Approximate Gross Internal Area 2603 sq ft - 242 sq m**

Cellar Area 959 sq ft – 89 sq m

Ground Floor Area 912 sq ft – 85 sq m

First Floor Area 732 sq ft – 68 sq m





**LOCATION**

This image is for indicative purposes and cannot be relied upon as wholly correct

