

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### PEPPARD ROAD, EMMER GREEN READING, RG4 8UZ

**£1,500,000**

A truly stunning and particularly spacious modern detached family home peacefully situated a mile or so north of Caversham centre towards the top of Emmer Green extended to provide flexible accommodation to a grand scale while occupying delightful level and secluded grounds and complemented by excellent garage and parking facilities

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## DETAILED DESCRIPTION/SITUATION

A fine detached family home built approximately 25 years ago set in large and established level and secluded grounds and having been extended in more recent years to provide flexible six bedroom accommodation while complemented by up to seven reception rooms and presented in excellent decorative order with high quality fittings. There are ensuite facilities for three bedrooms with a large garage complex with parking. Outside the wonderful rear gardens enjoy a partly wooded feel to the rear and extend approximately 100ft. by 100ft. Peacefully positioned along a private driveway accessed by 366a and 366b, into a peaceful haven just half a mile from Emmer Green shops, the Oxfordshire countryside and less than three miles from Reading station

## ENTRANCE

High entrance porch and front door with double glazed inserts to

## SPACIOUS RECEPTION HALL

With high front aspect stained glass leadlight window and part vaulted ceiling, tiled floor



## CLOAKROOM

With W.C., wash hand basin, tiled surrounds and understairs storage cupboard

## NOTE

The total ground floor enjoys underfloor heating

## INNER HALLWAY

With staircase to first floor and double doors through to



## LIVING ROOM

Dual aspect with double glazed windows, raised fire



### DINING ROOM

Entered via double doors, dual aspect with twin side aspect windows and rear matching French doors to garden, coal effect real flame gas fire



### STUDY

With side aspect double glazed window, tiled floor



### SITTING/MUSIC ROOM

With front aspect double glazed bay window



**OFFICE**

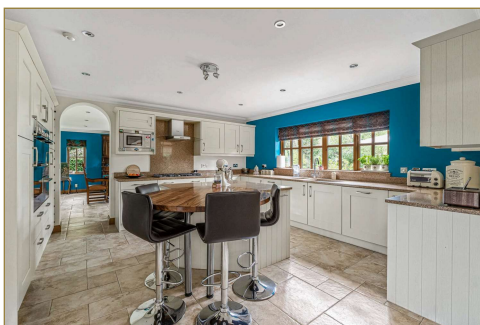
With front aspect double glazed window

**UTILITY ROOM**

Comprising single drainer stainless steel sink unit with mixer tap and cupboards under, further eye level units, plumbing for washing machine and tumble dryer space. Gas boiler, tiled floor, side door

**DOUBLE DOORS FROM RECEPTION HALL TO KITCHEN/BREAKFAST ROOM**

Beautifully fitted comprising one and a half bowl inset sink unit with mixer tap and cupboards under, further extensive range of both floor standing and wall mounted eye level units with granite work surfaces and surrounds, with inset five ring stainless steel gas hob with extractor hood above, integrated triple oven and warming drawer, further integrated microwave, fridge and freezer. Centralised island unit with drawer space and peninsular breakfast bar with power and preparation surface and integrated dishwasher. Tiled floor and rear aspect window, through to



**FAMILY ROOM**

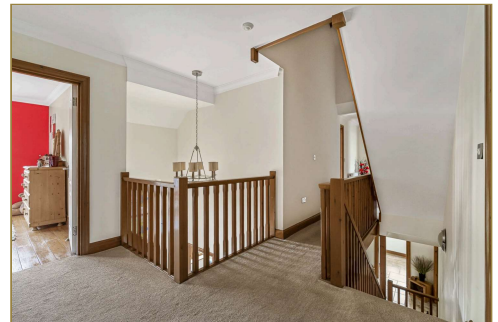
With side aspect double glazed window, opening onto

**GARDEN ROOM**

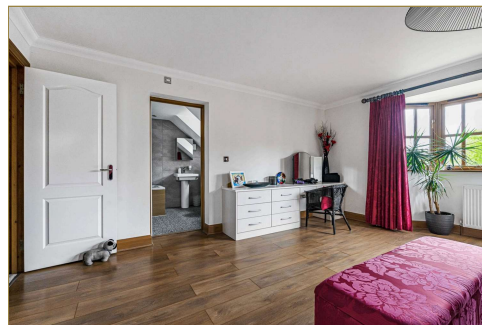
With double glazed windows and matching double glazed French doors to garden

**STAIRCASE FROM INNER HALLWAY TO FIRST FLOOR LANDING**

Part vaulted ceiling, spiral radiator and galleried landing overlooking reception hall. Built in airing cupboard housing pressurised hot water tank with slatted shelving, radiator and further built in linen cupboard

**BEDROOM ONE**

Master suite, dual aspect with twin side aspect double glazed windows and front double glazed bay, two radiators and fitted bedroom furniture



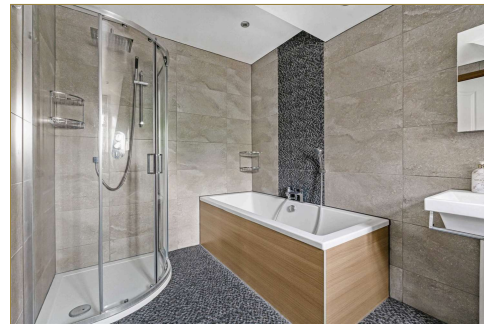
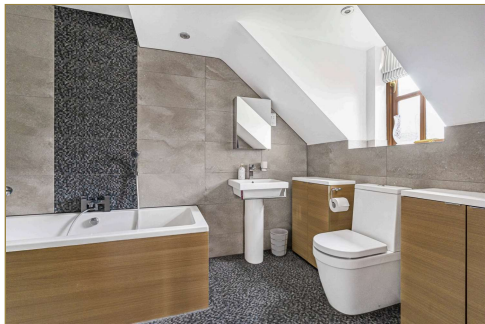


### ADJACENT DRESSING ROOM

With range of fitted His and Hers wardrobes, part vaulted ceiling and side aspect obscure arched window, radiator

### ENSUITE BATHROOM

Four piece suite comprising bath, wash hand basin, W.C., corner tiled shower with matching cabinet space, heated towel rail, front aspect obscure double glazed window, fully tiled walls and floor



### BEDROOM TWO/GUEST BEDROOM

Dual aspect with twin side aspect double glazed windows and rear double glazed picture window overlooking garden, radiator, fitted twin double wardrobes



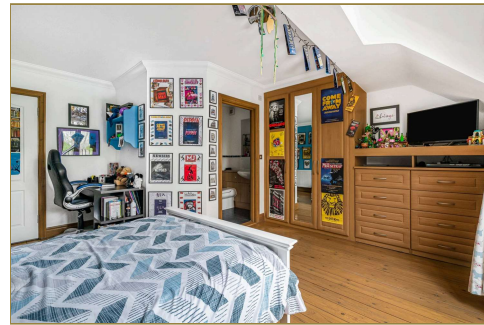
### EN SUITE SHOWER ROOM

Comprising fully tiled double width shower, wash hand basin, W.C., contrasting tiled walls and floor



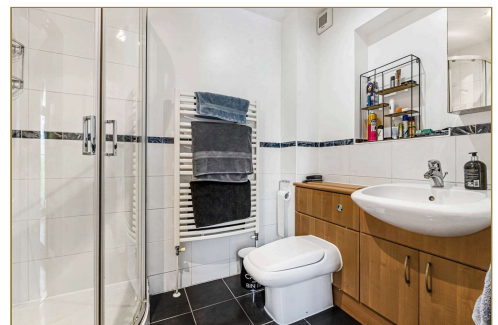
### BEDROOM THREE

With part vaulted ceiling with integrated double glazed French doors with leadlight glazing above and twin double glazed windows to compliment. Range of fitted wardrobes and drawers, timber floor, radiator



### EN SUITE SHOWER ROOM

Comprising tiled corner shower, wash hand basin, W.C., with integrated cupboard space, heated towel rail, contrasting tiled walls and floor



**BEDROOM FOUR**

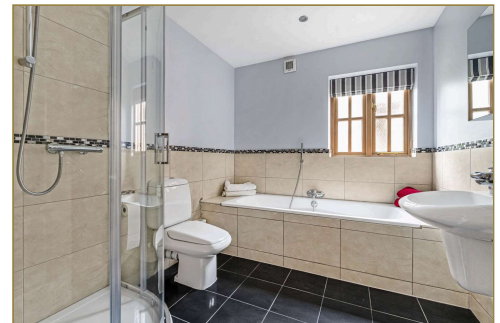
With front aspect feature double glazed bay window, radiator, exposed timber floor and three built in storage cupboards/wardrobes

**BEDROOM FIVE**

With rear aspect double glazed window, radiator, built in wardrobe, exposed timber floor

**FAMILY BATHROOM**

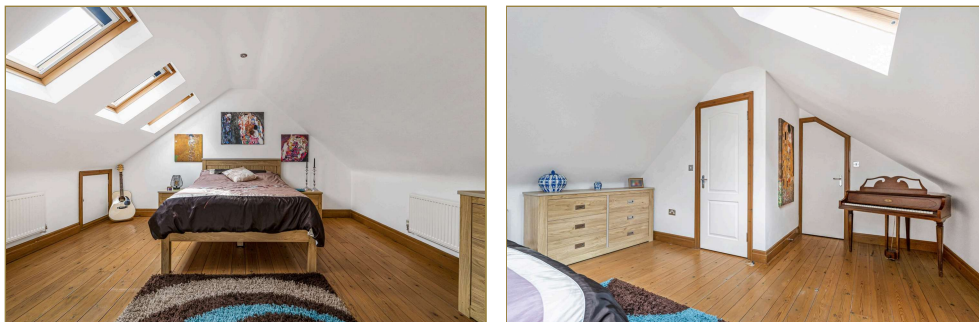
With four piece suite comprising tile encased bath, wash hand basin, W.C., separate tiled corner shower, contrasting tiled walls and floor, side aspect obscure double glazed window

**STAIRCASE FROM FIRST FLOOR TO SECOND FLOOR LANDING**

With eaves storage cupboard and door to

**BEDROOM SIX**

With three rear double glazed Velux windows, two radiators, exposed timber floor, eaves storage cupboard, further walk-in storage room with radiator and in turn leading to further eaves storage cupboards

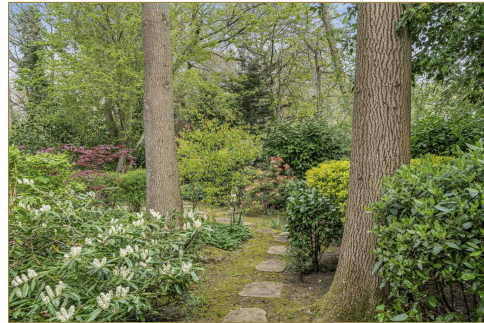


## REAR GARDEN

At the rear of the property are stunning and beautifully maintained established and secluded level gardens predominately laid to lawn with various mature trees, shrubs and evergreens to the rear providing excellent year round seclusion



To the rear is a meandering pathway, timber shed, with side seating area and paved patio area adjacent to the property. Side access front to rear via timber gate and access to utility room



The gardens extend to the other side of the property with continued lawned grounds and paved pathway stretching front to rear with double gateway side access with various maturing trees and large laurel hedging, plus side access to garage. The gardens enjoy an easterly aspect and extend in the region of 100ft. x 100ft. with panelled fence enclosures and outside water tap



### **OUTSIDE**

The front of the property is entered via a long gated driveway in the region of 150ft. which provides access for both 366a and 366b and leads to large block paved driveway with access to



### **DETACHED LARGER DESIGN DOUBLE WIDTH GARAGE**

With electronically operated up and over doors, power and light, useful eaves storage space. The garage easily accommodates two large cars with plenty of additional storage for accessories



### **FRONT GARDEN**

From the block paved drive is an additional picket gate with paved pathway leading to the front door, lawned front garden area together with rose beds with specimen shrubs and picket fenced enclosures





## AERIAL VIEWS



## DIRECTIONS

From central Caversham proceed north up Prospect Street, at the traffic lights fork left into Peppard Road, continue through Emmer Green passing the shops on the right hand side, where 366b can be found via a long driveway on the right hand side

## TENURE

Freehold

## SCHOOL CATCHMENT

Caversham Park Primary School  
Highdown School and Sixth Form Centre

## COUNCIL TAX

Band G

## APPROXIMATE SQUARE FOOTAGE

3,593sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

## FREE MORTGAGE ADVICE

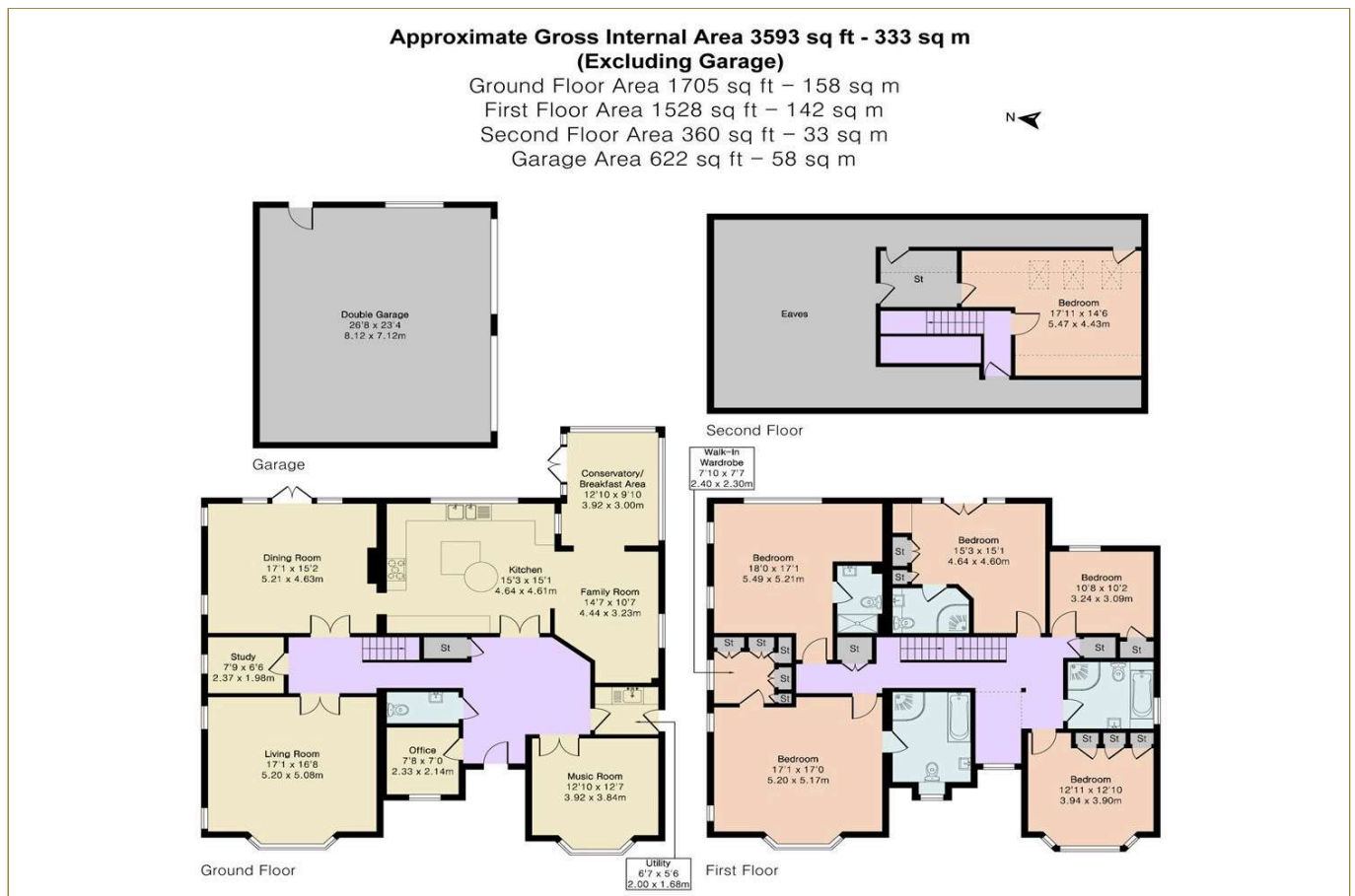
We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

## ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

To view the full EPC for this property, you can access the national database with the following web address: To follow

## 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

