

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **BLLENHEIM ROAD, CAVERSHAM HEIGHTS READING, RG4 7RS**

**£975,000**

An elegant Edwardian semi-detached home renovated throughout in recent years and set in a large established and secluded plot on the cusp of Caversham Heights yet within 400 metres of Caversham centre. Providing spacious four bedroom accommodation with high-quality fittings with additional garage block including gym and office and plenty of off road parking

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)  
E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

**SITUATION**

Caversham lies just north of the River Thames - close to Reading town centre, yet with a distinct village-like feel. It offers picturesque riverside views, scenic towpaths, and charming walks, alongside a wide range of shops, bars, and restaurants. The area is further enhanced by excellent health and fitness facilities with the Rivermead Sports Complex on its border, and highly regarded primary and secondary schools. Reading mainline station, within half a mile of Caversham Bridge, provides fast services to London Paddington in around 25 minutes, as well as access to the Elizabeth Line for direct routes into central London. Nearby Emmer Green and Caversham Heights lead into the South Oxfordshire countryside, with well-regarded golf courses and easy access to nearby Henley-on-Thames

**ENTRANCE**

Arched entrance porch with quarry tiled step and front door to

**RECEPTION HALL**

With radiator, staircase to first floor and understairs storage cupboard, original coved ceiling and picture rails



Door to

**MAIN LIVING ROOM**

With front aspect feature squared double glazed bay window and centralised fireplace with wood-burning stove, original coved ceiling, exposed timber floor and two radiators

**OPEN-PLAN KITCHEN/DINING/FAMILY ROOM**

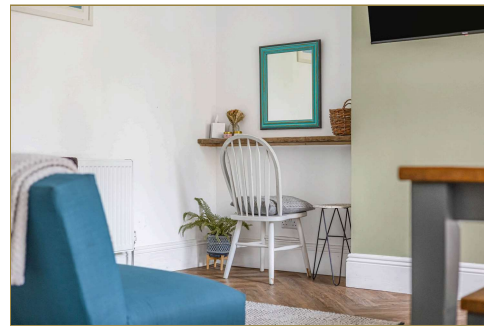
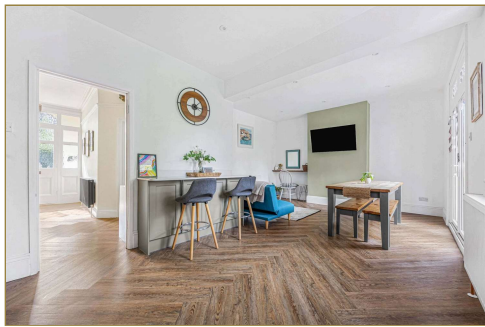
L-shaped with natural segregations



**KITCHEN** well fitted comprising in-built drainer sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level cupboards and drawers with Quartz work surfaces and surrounds. Inset four ring induction hob with extractor hood above with integrated double oven and microwave, further integrated dishwasher and space for an American style fridge/freezer. In-built matching dresser cupboard and drawers, side aspect double glazed window and kitchen door to patio and garden



**DINING AND FAMILY AREAS** with breakfast bar with cupboard space below, room for table and chairs, further seating area with two radiators, rear aspect double glazed window and matching double glazed French doors to patio and garden

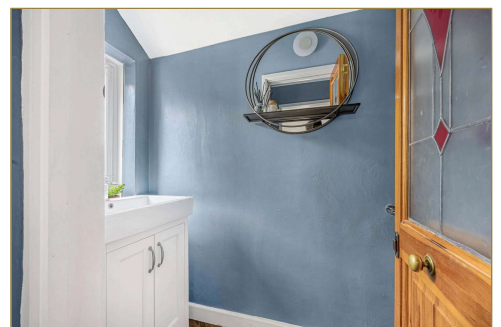


### **UTILITY LOBBY**

With plumbing for washing machine, side aspect double glazed window, radiator and concertinaed door to

### **CLOAKROOM**

With W.C., wash hand basin with cupboard space and side aspect obscure double glazed window, radiator



**STAIRCASE FROM RECEPTION HALL TO SPACIOUS  
SPLIT LEVEL FIRST FLOOR LANDING**

With access to loft space above, radiator



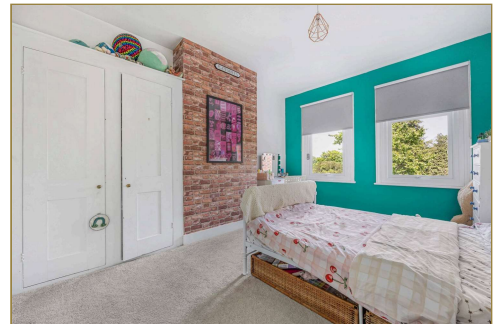
**BEDROOM ONE**

With twin front aspect double glazed windows with internal shutters and range of fitted recessed wardrobes, radiator



**BEDROOM TWO**

With twin rear aspect double glazed windows, recessed fitted cupboard with shelving



**BEDROOM THREE**

With front aspect double glazed window with internal shutter, radiator



**BEDROOM FOUR**

With rear aspect double glazed window, radiator



**BATHROOM**

Comprising panelled bath with independent shower unit and deflector, wash hand basin with drawer space below, W.C., built in linen cupboard and rear aspect obscure double glazed window. There is also a

**SEPERATE ALTERNATIVE SHOWER ROOM**

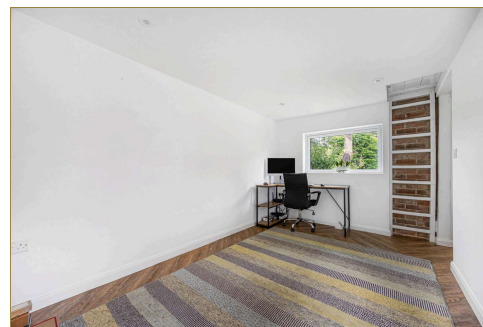
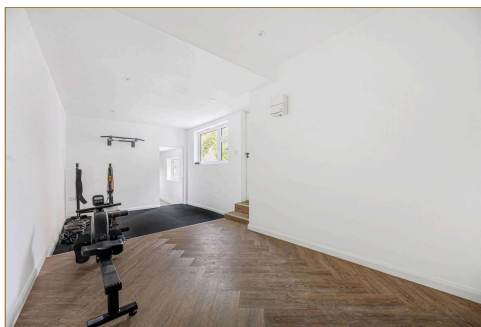
Comprising panelled shower, wash hand basin with cupboard space, radiator and side aspect double glazed window

**REAR GARDEN**

At the rear of the property and adjacent to the kitchen/dining/family room is a raised patio providing access to

**GARAGE, GYM AND OFFICE COMPLEX**

With centralised gym area with internal access to garage and alternative access to office. The gym has side aspect double glazed window, office has alternative access with dual aspect double glazed windows and permanent stepped loft access. The garage has access via double doors



Beyond the centralised patio area steps lead down to lower patio and extensive lawned gardens widening with a mixture of timber fenced and mature hedged enclosures, with various mature trees providing excellent year round seclusion. With large pitched roof timber storage shed, in all the gardens extend in excess of 150ft.



### **OUTSIDE**

The front of the property is entered via a pea shingled driveway providing parking and turning for a number of vehicles and leading to garage with mature hedged enclosures



### **DIRECTIONS**

From central Caversham proceed south along Prospect Street, at mini roundabout turn right into Church Street at traffic lights turn right into Church Road and right into St. Anne's Road following it round into Priest Hill and turn right into Blenheim Road

### **TENURE**

Freehold

### **SCHOOL CATCHMENT**

Caversham 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 F

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/4432-1421-3200-0830-0226>

**FLOOR PLAN**

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

