

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



GORSELANDS, EMMER GREEN READING, RG4 8QZ

£995,000

A fine five bedroom detached family home occupying a wide secluded south facing plot, while peacefully situated in a favoured cul-de-sac in close proximity to shops, schools and amenities. Reading station approximately 3 miles. Presented in excellent decorative order with three reception rooms and integral double width garage

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SITUATION

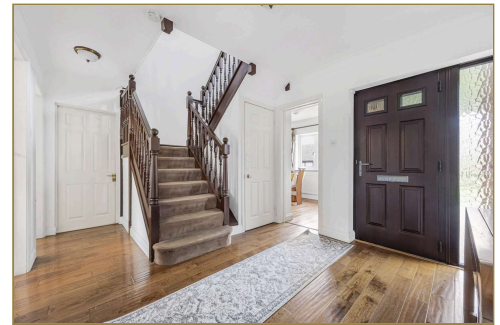
Built by Messrs Try Homes in 1988 this elegant detached family home provides large flexible accommodation, set in a peaceful cul-de-sac of similar style properties less than a mile from Emmer Green shops, 1.5 miles from Caversham centre and 3 miles from Reading station. With Emmer Green sitting on the edge of the South Oxfordshire countryside the property has five bedrooms (bedroom five has been converted to dressing room), three reception rooms, fitted kitchen, cloakroom, integral double width garage, set inside secluded grounds

ENTRANCE

Sheltered block paved entrance porch and front door to

RECEPTION HALL

With solid oak flooring, radiator, staircase to first floor and understairs storage cupboard, internal access to garage, door to

**MAIN LIVING ROOM**

Triple aspect with double glazed windows and rear double glazed sliding patio doors to garden. With solid oak floor and central brick fireplace with matching display plinths and fitted wood burning stove and stone hearth, two radiators



DINING ROOM

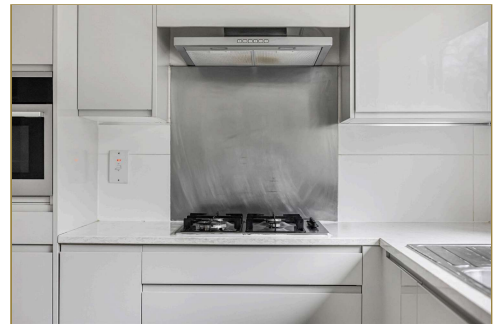
Entered from both hallway or double doors from living room with rear aspect double glazed window, radiator, solid oak floor

**STUDY**

With front aspect double glazed bow window, radiator, solid oak floor

**FITTED KITCHEN**

Sleek design comprising single drainer double bowl sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with Quartz work surfaces and tiled surrounds, inset four ring gas hob with extractor hood above, integrated Miele oven, further integrated dishwasher and fridge/freezer, with matching tiled floor, radiator and rear aspect double glazed window. Door to

**UTILITY ROOM**

With matching sleek units with Quartz work surfaces, tiled surrounds and floor, with inset sink unit and plumbing for washing machine, rear aspect double glazed window, radiator, doubled glazed kitchen side door and door to

**CLOAKROOM**

With W.C., wash hand basin, radiator and side aspect obscure doubled glazed window



STAIRCASE FROM RECEPTION HALL TO SUPERB GALLERIED LANDING

With front aspect double glazed window, radiator, eaves storage cupboard additional airing cupboard housing hot water tank and access to loft space



BEDROOM ONE

With rear aspect double glazed bow window, radiator, solid oak flooring, two wall light points opening onto



DRESSING ROOM (BEDROOM FIVE)

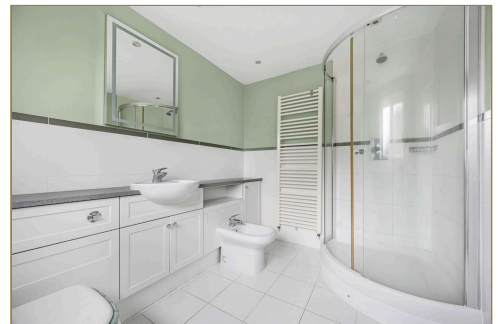
With rear aspect double glazed window, radiator

Note; This was originally bedroom five and can be easily reverted back and retains the separate doorway access from first floor landing



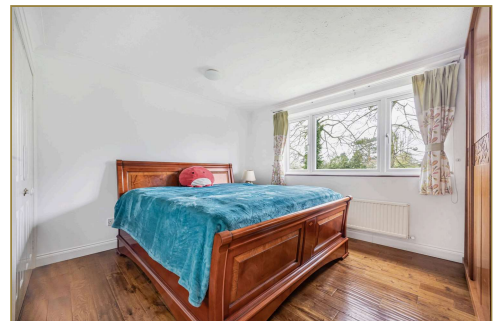
EN SUITE SHOWER ROOM

Comprising tiled large corner shower, wash hand basin, W.C., bidet with integrated cupboard space and shelving, heated towel rail, tiled walls and floor, rear aspect obscure double glazed window



BEDROOM TWO

With rear aspect double glazed window, radiator, built in double wardrobe, solid oak floor



BEDROOM THREE

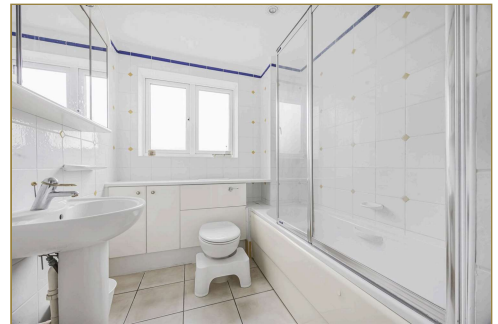
With front aspect double glazed window, radiator, eaves storage cupboard

**BEDROOM FOUR**

With front aspect double glazed window, radiator, built in double wardrobe

**BATHROOM**

Comprising twin grip panelled bath with independent shower, deflector, wash hand basin, W.C. with integrated cupboard space and shelving, fully tiled walls and floor, heated towel rail and side aspect obscure double glazed window

**REAR GARDEN**

At the rear of the property are wide, level and secluded gardens predominately laid to lawn with flower and shrub borders and mature trees and evergreens providing year round privacy



There is a paved patio area adjacent to living room with side storage shed and larger garden store to the rear, with access front to rear via timber gate, outside water tap. The gardens enjoy a southerly aspect stretching approximately 50ft. and a width in the region of 80ft.



OUTSIDE

The front of the property is entered via a cobble block driveway providing parking for two to three cars and leading to

INTEGRAL DOUBLE WIDTH GARAGE

With electrically operated up and over door, power and light, housing wall mounted gas boiler



FRONT GARDEN

Lawned garden area with low brick retaining wall, rose beds and privet hedged enclosures



DIRECTIONS

From central Caversham proceed north up Prospect Street, at traffic lights fork left into Peppard Road, at the roundabout turn left into Evesham Road and continue into St. Barnabas Road. At the mini roundabout proceed straight over into Highdown Hill Road, turning right into Eric Avenue and continue into Gorselands

TENURE

Freehold

2,333sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

SCHOOL CATCHMENT

Emmer Green Primary School

Highdown Secondary 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 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

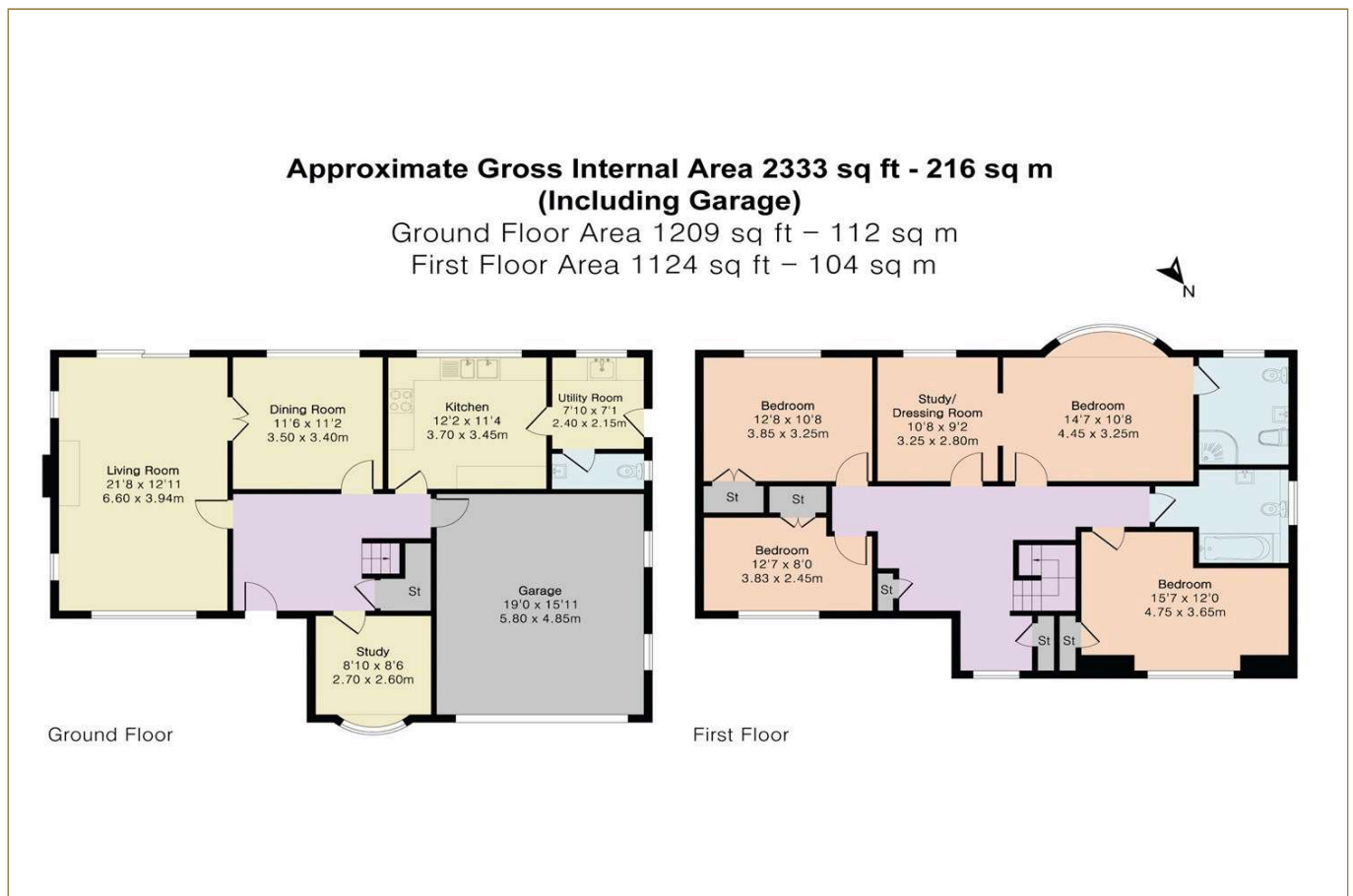
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating 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/0499-3060-4204-5456-7200>

FLOOR PLAN

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



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

