

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



ORWELL CLOSE, CAVERSHAM READING, RG4 7PU

£845,000

A five bedroom detached family home extended to provide large flexible accommodation set in a highly sought after Caversham Heights cul-de-sac, with wide secluded garden presented in excellent decorative order with garage and parking. Approximately one mile north of Caversham centre

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SITUATION

Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. Emmer Green & Caversham Heights border the South Oxfordshire countryside, with a choice of golf courses and the additional Mapledurham Gym & Rivermead Sports Complex on Caversham borders

ENTRANCE

Covered entrance porch and painted timber front door with double glazed inserts to

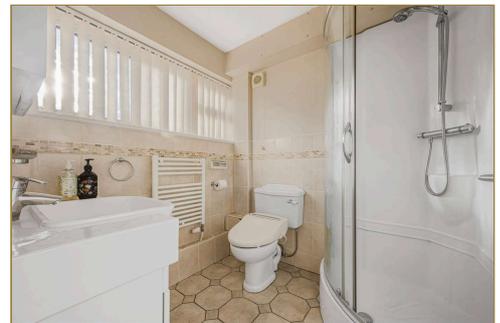
RECEPTION HALL

With front aspect obscure double glazed window, parquet flooring, encased radiator, staircase to first floor with understairs storage cupboard and further understairs cloaks cupboard housing meters



SHOWER ROOM

Comprising corner shower, wash hand basin with cupboard space below, W.C., tiled walls and floor, heated towel rail and front aspect obscure double glazed window



LIVING ROOM

Dual aspect room with front double glazed bay and rear double glazed French doors to patio and garden, two radiators and raised log real flame gas fire



SITTING ROOM

With rear aspect double glazed window, radiator



FITTED KITCHEN

Well fitted comprising single drainer double bowl stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with oak work surfaces and surrounds, with wide induction hob with extractor hood above and split level double oven below, further additional oven and microwave, with integrated dishwasher and fridge/freezer. Concealed lighting, floor heater and tiled floor



Opening onto

EXTENDED DINING ROOM

Dual aspect with double glazed windows, built in corner cupboard, radiator, tiled floor and matching double glazed French doors to patio and garden, mini loft hatch and doorway through to

**REAR LOBBY**

With radiator, double built in boiler cupboard housing gas boiler and pressurised hot water cylinder, useful cupboard with shelving, internal access to garage and door to

BEDROOM FIVE/ADDITIONAL RECEPTION ROOM

With rear aspect double glazed window, radiator and door to

**EN SUITE SHOWER ROOM**

Comprising tiled shower cubicle, wash hand basin, W.C., tiled floor and surrounds with heated towel rail and rear aspect obscure double glazed window



STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR GALLERIED LANDING

With front aspect double glazed window, radiator, built in linen cupboard



BEDROOM ONE

Full length room with dual aspect windows, two radiators and a range of fitted wardrobes



BEDROOM TWO

Full width dual aspect room with double glazed windows, radiator and loft hatch



BEDROOM THREE

With rear aspect double glazed window, radiator, loft hatch

NOTE; Bedroom two is accessed via bedroom three



BEDROOM FOUR

With rear aspect double glazed window, radiator, loft hatch



BATHROOM

Three piece suite comprising bath with independent shower and bifold deflector, wash hand basin, W.C. with fully tiled walls and floor, front aspect obscure double glazed window and heated towel rail

**REAR GARDEN**

At the rear of the property is a wide secluded garden predominately laid to lawn with patio area adjacent to living room and dining room, with further patio area to the rear. There is an abundance of maturing shrubs, trees and evergreens with mature hedged screening together with timber fenced enclosures, extending approximately 60ft. by 50ft. with an easterly aspect. Front to rear access via secure timber gate

**OUTSIDE**

The front of the property is entered via a block paved driveway leading to

**GARAGE**

With electrically operated roller door, power and light with sink unit and plumbing for washing machine, side aspect double glazed window, appliance and storage space

FRONT GARDEN

Parking for two vehicles with open lawn garden area and pathway to front door

DIRECTIONS

From central Caversham proceed south along Prospect Street, at the roundabout turn right into Church Street. At the traffic lights turn right into Church Road, turn right into St. Anne's Road and continue into Priest Hill and The Mount, then into Albert Road, proceed for approx. 0.5 miles and turn right into Chelford Way and right into Orwell Close

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 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 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/9388-3060-0207-2756-2200>

FLOOR PLAN

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

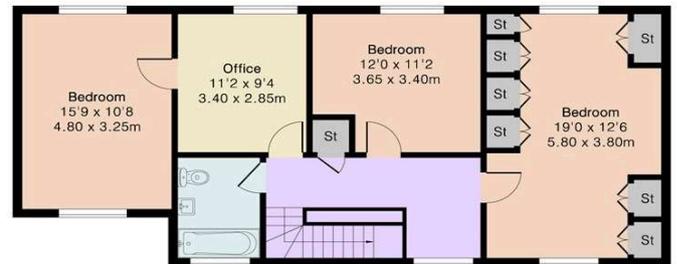
**Approximate Gross Internal Area 2162 sq ft - 201 sq m
(Including Garage)**

Ground Floor Area 1309 sq ft – 122 sq m

First Floor Area 853 sq ft – 79 sq m



Ground Floor



First Floor

LOCATION

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

