

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**ALDEBURGH CLOSE, EMMER GREEN
READING, RG4 8UT
£815,000**

An elegant neo-Georgian style detached family home providing four/five bedrooms, offering spacious flexible accommodation in a peaceful location on the edge of Emmer Green and the South Oxfordshire countryside

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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SITUATION

Emmer Green is the northernmost suburban neighbourhood of Reading, situated approximately two miles north of the town centre. Originally a small village, it has expanded significantly over the years and is now a predominantly residential area forming part of the wider Caversham community. The area benefits from its own shopping precinct and post office, while its well regarded schools include The Hill Primary School, Emmer Green Primary School and Highdown School & Sixth Form Centre. Emmer Green's northern boundary adjoins the picturesque South Oxfordshire countryside, providing easy access to scenic walking routes, dog walks, trail running paths, cycle trails and attractive countryside rambles.

Nearby Clayfield Copse Nature Reserve offers a popular woodland setting, along with football pitches, tennis courts and open green spaces for recreation and leisure.

Caversham is a highly sought after district of Reading, known for its strong sense of community and distinct village atmosphere. Bordered by the River Thames to the south, it combines the charm of a village setting with the convenience of being within walking distance of Reading town centre and its mainline railway station, offering excellent transport links to London and beyond.

CANOPIED PILLAR ENTRANCE PORCH

With outside lantern, front door through to

RECEPTION HALL

Staircase to first floor, understairs storage cupboard, radiator



CLOAKROOM

Comprising W.C. and wash hand basin, tiled surrounds

L-SHAPED LIVING/DINING ROOM

22'5 (6.83m) x 19'4 (5.89m)

Spacious, naturally segregated living and dining areas, dual aspect with double glazed sash-style windows, matching double glazed door to garden. Living area with central Adam-style fireplace with hearth, surround and mantel over, real fire facility, radiator



Dining area with room for table and chairs, radiator



FAMILY ROOM

18' (5.49m) x 8'8" (2.64m)

Front aspect double glazed window, radiator, built-in cupboard

REFITTED KITCHEN/BREAKFAST ROOM

20'5" (6.22m) x 11'4" (3.45m)

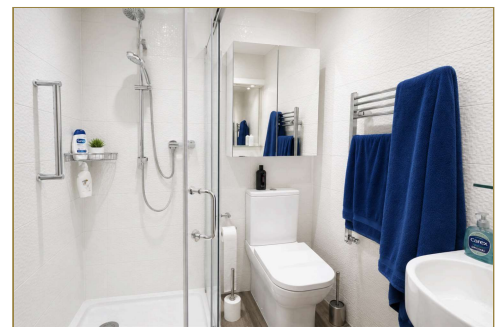
Fitted in white with built in appliances. Twin rear aspect windows, breakfast area with room for table and chairs, radiator and double glazed French doors to garden

**INNER HALLWAY**

With access to

BATHROOM (SHOWER ROOM)

Comprising a tiled walk in shower, wash hand basin, W.C., heated towel rail

**STUDY/BEDROOM FIVE**

14'5" (4.39m) x 8'1" (2.46m)

Front aspect double glazed window, radiator

UTILITY ROOM

15'8" (4.78m) x 8'9" (2.67m)

Sink unit with cupboard under, extensive range of floorstanding and wall mounted units, plumbing for washing machine, space for tumble dryer, space for freezer, internal access to garage, radiator, rear aspect window, door to garden

**NOTE**

The inner hallway provides access to study, bathroom, utility room and breakfast area of the kitchen, can easily create a self-contained annexe facility

STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR GALLERIED LANDING

With front aspect double glazed sash-style window, access to loft space above, built-in airing cupboard

BEDROOM ONE

17'2 (5.23m) x 12'2 (3.71m)

Triple rear aspect sash-style windows, built-in cupboard



BEDROOM TWO

12'2 (3.71m) x 11'7 (3.53m)

Twin rear aspect double glazed sash-style windows, radiator, built-in double wardrobe



BEDROOM THREE

12'6 (3.81m) x 9'10 (3m)

Twin front aspect double glazed sash-style windows, radiator



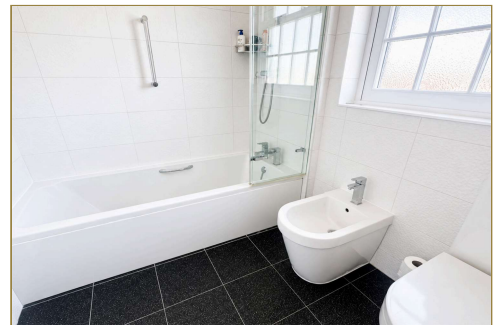
BEDROOM FOUR

8'8 (2.64m) x 7'9 (2.36m) + 2ft 10in walk-in entrance

Dual aspect double glazed sash-style window, radiator

BATHROOM

White suite comprising low level access bath, wash hand basin, W.C., with obscure double glazed window



REAR GARDEN

At the rear of the property is a delightful level, secluded garden, predominantly laid to lawn with a vast array of surrounding flower and specimen shrubs, trees and evergreens providing excellent year round seclusion, enclosed by brick wall and timber fencing, outside water tap, block-paved patio area adjacent to the property, timber summerhouse, side gateway access either side of the property, enjoying a westerly aspect.

**FRONT GARDEN**

The front of the property is entered via large block-paved driveway leading to attached garage and providing off road parking for a number of vehicles, lawn garden area

GARAGE

With single up and over door, power and light

PLEASE NOTE

A selection of the photos included within these property details have been digitally staged to enhance viewing perspective

DIRECTIONS

From the offices of Farmer & Dyer 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, turning right into Tower Close and left into Phillimore Road, right into Aldeburgh Close

TENURE

Freehold

APPROXIMATE SQUARE FOOTAGE

1496. This is an approximate measurement taken from the EPC which measures the heated habitable space

SCHOOL CATCHMENT

Caversham Park Primary School

Highdown Secondary School

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 over 2,500 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 E

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/8804-0434-7729-0327-5163>

FLOORPLAN

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

