



WOODCOTE ROAD, CAVERSHAM, RG4 7EZ
OFFERS IN EXCESS OF **£800,000** FREEHOLD

THIS CHARMING 1930'S DETACHED FAMILY HOME, LOCATED IN THE SOUGHT-AFTER CAVERSHAM HEIGHTS AREA, OFFERS A BLEND OF PERIOD FEATURES AND MODERN CONVENIENCES.

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DESCRIPTION:

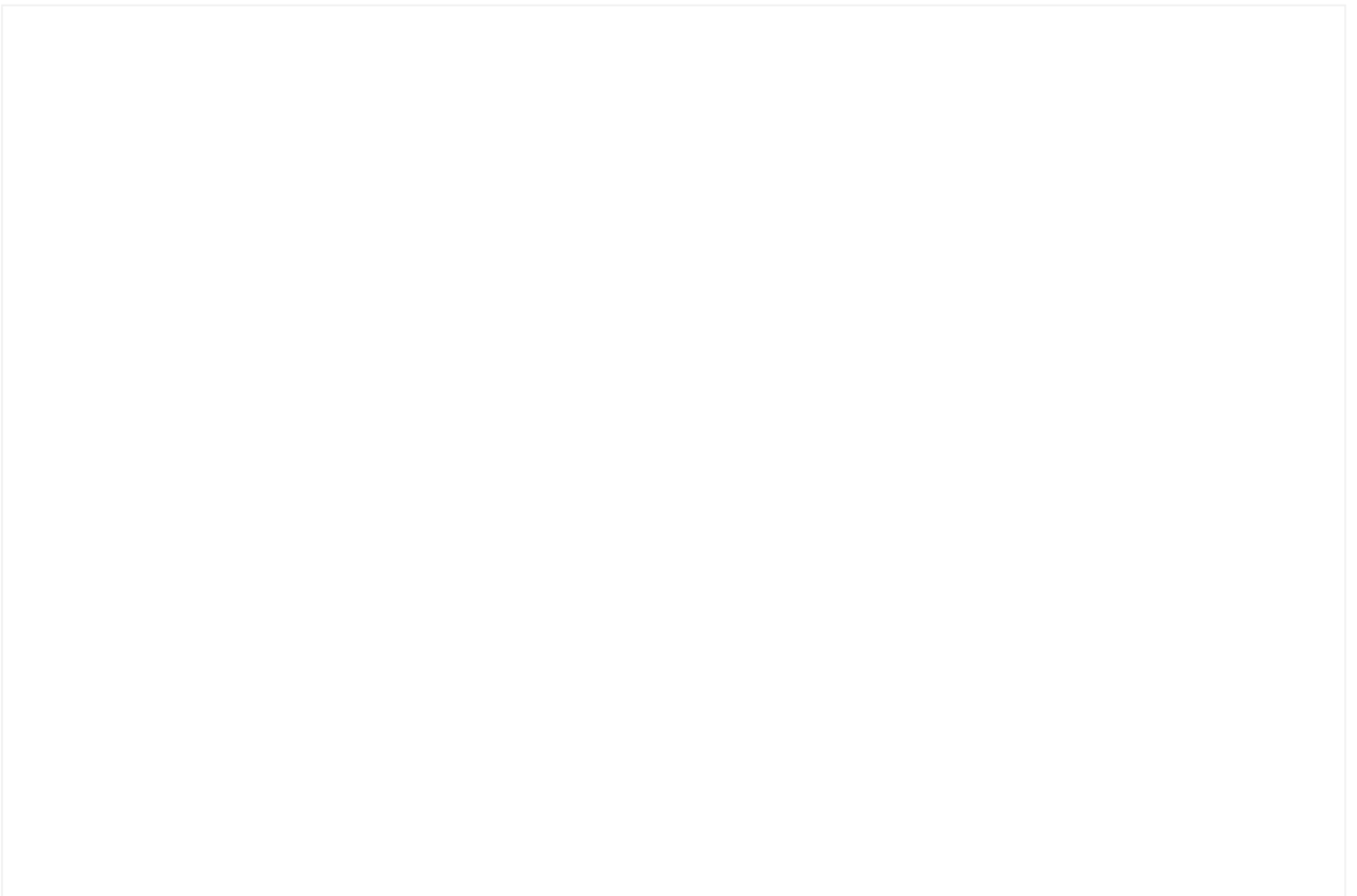
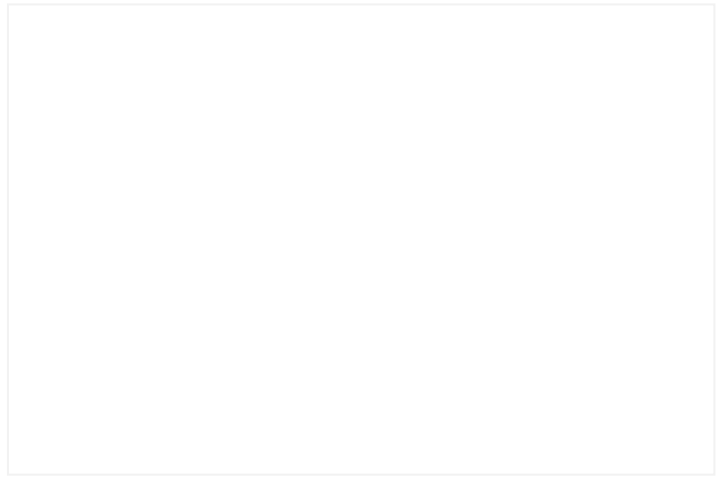
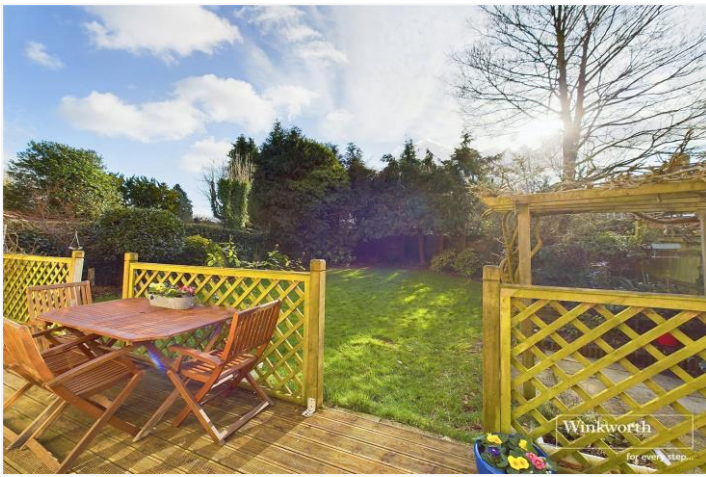
This charming 1930's detached family home, located in the sought-after Caversham Heights area, offers a blend of period features and modern conveniences. The property is set within a beautifully established south-facing garden and comes with ample parking and an attached garage. With its generous living spaces and excellent internal presentation, this home is perfect for family living. Upon entering, you are greeted by an inviting reception hall with original period details. The living room, with its bay window and central fireplace featuring a wood-burning stove, creates a warm and welcoming atmosphere. The adjoining sitting/dining room, with French doors opening to the garden, offers a dual aspect, filling the space with natural light. Both rooms retain elegant touches, including original wood floors and a stunning Adams-style fireplace. The fitted kitchen is a real highlight, complete with a Belfast sink, oak work surfaces, and modern appliances including an integrated fridge/freezer and a five-ring gas hob. French doors lead to the garden, creating a seamless connection between indoor and outdoor living. A handy cloakroom and a well-sized utility area complete the ground floor. Upstairs, the four bedrooms are well-proportioned and feature period details such as leaded light windows and built-in wardrobes. The elegant bathroom boasts a roll-top bath and separate shower room, both beautifully appointed. The south-facing rear garden is a serene outdoor space, with established flower borders, mature trees, and a lovely decking area, ideal for outdoor entertaining. The front of the property offers ample parking with a sweeping pea-shingle driveway, and the attached garage provides further storage space.

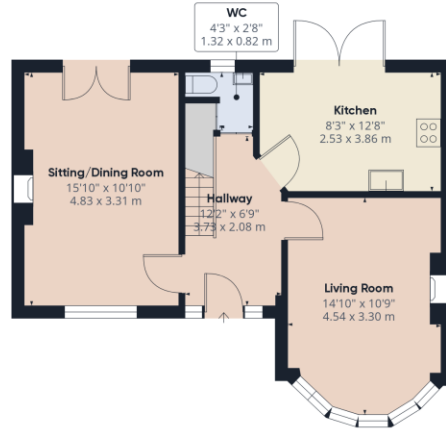
AT A GLANCE

- Elegant 1930's bay-fronted detached family home with Period features retained throughout
- Four well-proportioned bedrooms, including a master with bay window
- Two reception rooms both with feature fireplaces
- Spacious & well-fitted kitchen with Belfast sink and integrated appliances
- Elegant bathroom with stand-alone roll-top bath and separate shower room and additional downstairs cloakroom
- Delightful south-facing, secluded rear garden
- Ample parking via a sweeping pea-shingled driveway leading to an attached garage
- Planning approval for extensions previously granted (currently lapsed - Application No: 190857)

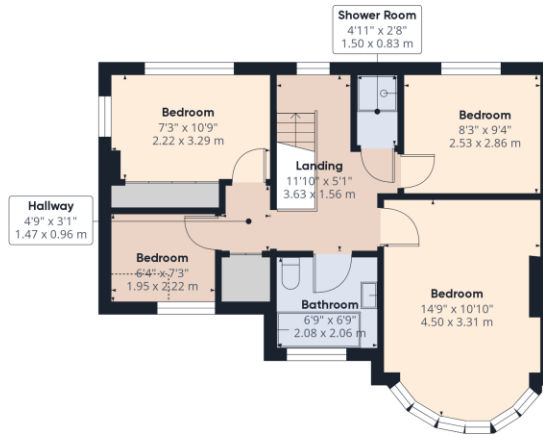








Ground Floor



Floor 1

Approximate total area⁽¹⁾

1055.07 ft²
98.02 m²

Reduced headroom

6.95 ft²
0.65 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

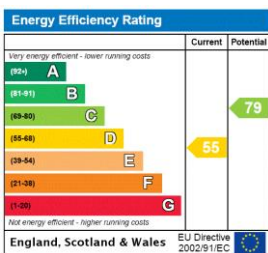
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold
Council Tax Band:F



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