

Peppard Road, Caversham, Reading



A superb 1920's character detached family home situated in large grounds.

Summary of accommodation

Main House

Ground Floor Entrance Hall | Living room | Dining room
Study | Kitchen/breakfast room | Utility | Snug | WC

First Floor Principal bedroom suite with en suite bathroom
Four further bedrooms one with en suite | Family bathroom
Shower room

Garden and Grounds

Landscaped lawned garden and grounds | Garage | Parking

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Henley-on-Thames
20 Thameside
Henley-on-Thames
RG9 2LJ
knightfrank.co.uk

Jason Applebey
01491 844917
jason.applebey@knightfrank.com

Situation

65 Peppard Road is in a residential area just a short distance from Caversham centre itself with an excellent range of shops, supermarkets, coffee houses and restaurants. Within a short distance of the property are well-regarded golf clubs, a health club with a swimming pool, and lots of pretty eateries. Nearby Reading offers all the services of a good large town, including its modern station with fast commuter access into London Paddington and the Elizabeth Line into central London. You can walk to Reading Station in 15 minutes. Access to the motorway networks can be found via the M4 at Junction 11 or via the Bath Road at Junction 12.

Excellent schooling is plentiful in both the state and public sectors, including Queen Anne's School, The Oratory, Kendrick School, The Abbey for Girls and Reading Boys School.



The Property

The welcoming entrance hall has doors to the reception rooms, a study, dining room and a snug. The light-filled study is an ideal space for home workers; the dining room is a beautiful room with a large bay window overlooking the rear garden. A spacious living room has sliding doors opening onto the rear terrace, which leads through to the fantastic kitchen/breakfast room.

The property benefits greatly from a lovely kitchen/breakfast/snug. This light and airy room has beautiful views over the rear gardens. The kitchen has a range of wall and floor units beneath a composite worktop and a central island with a sink. The integrated appliances include a steam oven, conventional oven, a coffee machine, plate warmer, induction oven and dishwasher. There is ample space for a dining table and sitting area with sliding doors opening out to the patio ensuring this space works perfectly for open-plan family living. The ground floor accommodation is completed with a useful utility.

The first floor comprises a spacious principal bedroom with an en suite bathroom, dressing area, and seating area with a Juliet balcony, a fantastic place to enjoy the views over the garden. There is a guest bedroom with en suite shower room, a mezzanine level, and three further bedrooms, one with a walk-in wardrobe and superb views of the rear garden. A family bathroom and separate shower room are also accessed from the landing.









Garden and grounds

The grounds are a wonderful feature of the property, with approximately 0.7 acres of gardens. The property is approached via a private driveway, which gives access to a double garage and provides parking for several cars.

To the rear is an attractive garden, which is mainly laid to lawn. It has a delightful terrace area the full width of the house, ideal for al fresco entertaining. The garden is bordered by a mixture of mature shrubs and trees, and a path leads to the end of the garden to a utility area and garden shed.

Property information

Services: All mains services are connected.

Energy Performance: F

Council Tax: G

Local Authority: Reading Borough Council

Guide Price: £1,650,000

Directions (Postcode: RG4 8NH)

From Henley, continue out of town on Reading Road (A4155) through Shiplake. Continue until you reach Playhatch roundabout and continue over the roundabout. At the traffic lights, go straight, over another set of traffic lights, and past Queen Anne's School. At the traffic lights in Caversham, turn right on to Peppard Road, and number 65 can be found on the left, opposite Grosvenor Road.

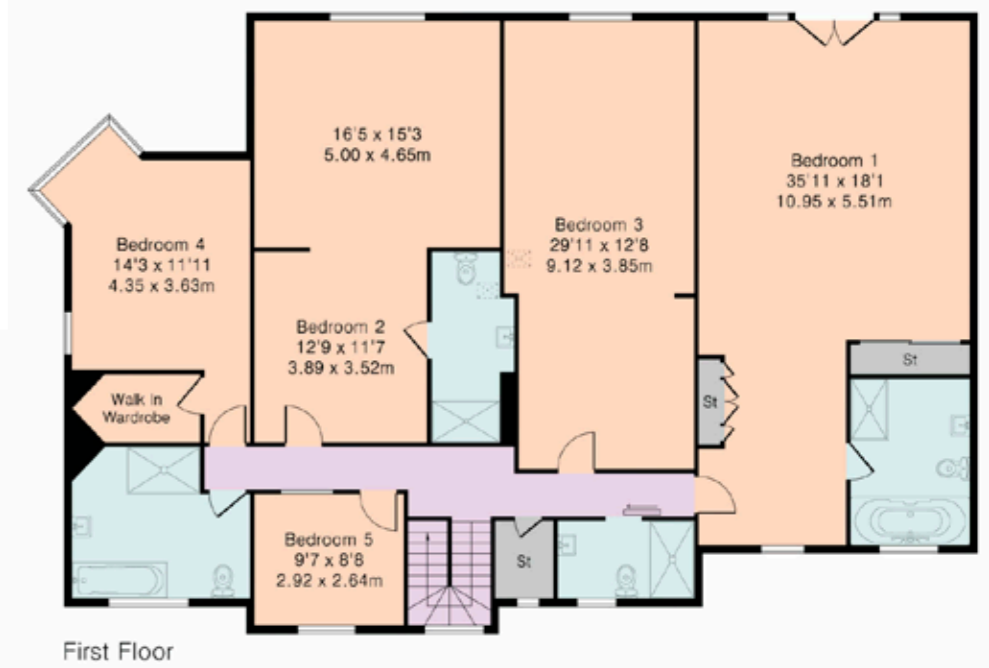
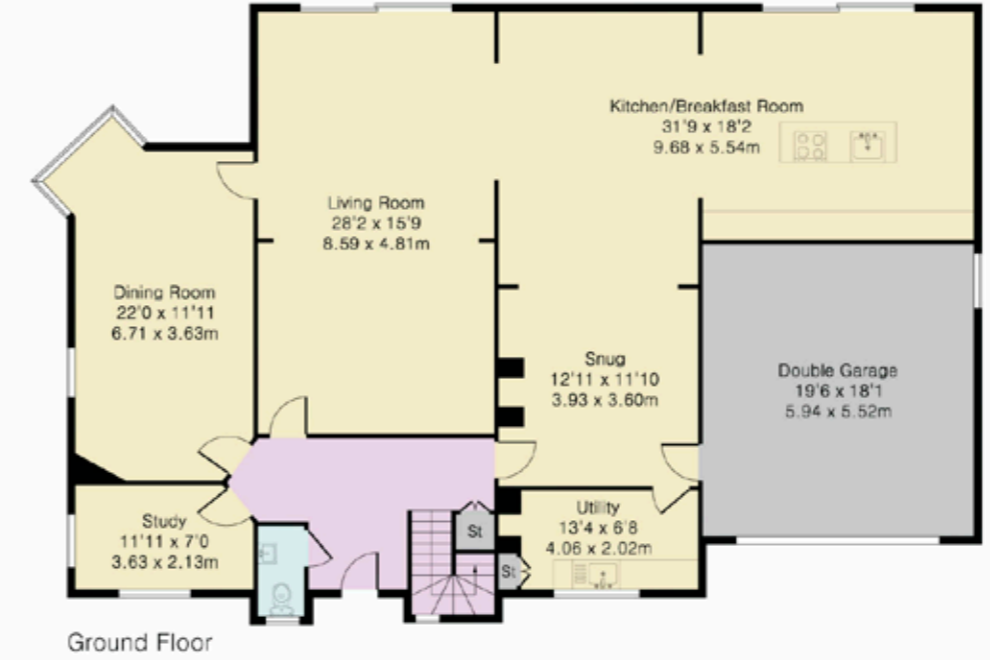
What3words - ///move.tunnel.trees

Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area
 Ground Floor Area = 200 sq m / 2,156 sq ft
 First Floor Area = 202 sq m / 2,170 sq ft
 Total Area = 402 sq m / 4,326 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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