



THE GARDENERS, EMMER GREEN, READING, RG4 8NA
£800,000 FREEHOLD

**A SUBERB BESPOKE FOUR BEDROOM DETACHED
FAMILY HOME SET IN THIS DEVELOPMENT OF JUST
7 HOUSES IN THIS SOUGHT AFTER LOCATION**

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DESCRIPTION:

This superb four bedroom family home, presented by Nascot Homes, is one of just seven properties set in this convenient location an easy walk to the centre of the Thames side suburb of Caversham with its excellent range of restaurants, bars, cafes and shops. The property is set on a generous plot with a delightful landscaped rear garden. Ground floor accommodation comprises, a 20ft. lounge with bi-fold doors leading into the garden, a large family room with a high specification fitted kitchen runs across the rear of the house, culminating in a living area with more bi-fold doors opening onto a generous patio area. A Laundry and wc complete the ground floor. On the first floor there are four double bedrooms, all with built-in wardrobes and the master has an en-suite bathroom. A family bathroom completes the first floor. The generous landscaped garden is one of the most notable features of this home. It wraps around the house with a patio area accessed from both the lounge and family room perfect for entertaining, a lovely lawn and path lead to a set of stairs leading to a raised patio forming a quiet vantage point overlooking the rest of the garden. There is double car port with electric car charging points and power. The property has the added benefit of a Grade II listed barn in the garden which makes a generous storage space. This delightful family home is finished to the highest of standards with contemporary high spec. fittings throughout including, premium sanitaryware by Roca, thermostatically controlled Hansgrohe showers and heated mirrors. There is a fibre broadband connection in the development and the property has an ultra-efficient air source heat pump providing heating and hot water and there is underfloor heating on the ground floor and bathrooms. The property has been built with the utmost care to exceed buyers expectations in this excellent setting.

AT A GLANCE

- A Bespoke Four Double Bedroom Detached Home
- Development of Just 7 Luxury Homes
- Family Bathroom and En-suite to Master
- Lounge with Bi-Fold Doors into Garden
- Contemporary Fitted Kitchen/Family Room with Stone Worktops
- Generous Landscaped Garden
- Detached Storage Barn
- Double Car Port with Electric Car Charging Point
- 10 Year Structural Warranty









Ground Floor



Floor 1

Approximate total area⁽¹⁾

1507.98 ft²
140.10 m²

Reduced headroom

10.75 ft²
1.00 m²

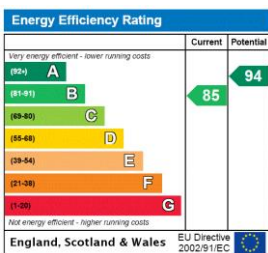
(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

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.



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