



MOUNT WARREN UPPER WARREN AVENUE, CAVERSHAM, READING, BERKSHIRE, RG4 7EB

Winkworth





Mount Warren, Upper Warren Avenue, Caversham, Reading, Berkshire, RG4 7EB Freehold

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AN EXCEPTIONAL EDWARDIAN RESIDENCE OVERLOOKING THE THAMES.

Occupying an enviable position on one of Caversham Heights' most prestigious tree-lined avenues, Mount Warren is a distinguished Edwardian family home of considerable scale and character, enjoying elevated south-facing views across its beautifully landscaped grounds towards the River Thames beyond.

Constructed in 1914 and displaying many of the hallmarks of the Arts and Crafts movement, the property combines elegant period architecture with the practical requirements of modern family living. Having been carefully enhanced and sympathetically modernised by the current owners, Mount Warren offers a rare balance of original character, contemporary comfort and exceptional family accommodation extending across three floors.

The approach immediately sets the tone. An expansive driveway provides extensive parking alongside a double garage, while the handsome façade hints at the wealth of period detail found throughout the home. Stepping inside, a beautifully tiled entrance hall creates a striking first impression, complemented by stained glass windows, restored original Tiled flooring and an impressive staircase rising through the heart of the house.

The reception hall opens into a series of wonderfully proportioned living spaces, all thoughtfully positioned to the rear of the property to maximise the far-reaching views across the gardens and towards the river. The principal reception rooms are generous, elegant and filled with natural light, each centred around original fireplaces and offering superb spaces for both formal entertaining and everyday family life.

At the heart of the home lies a substantial open-plan kitchen and breakfast room, comprehensively appointed with premium Miele appliances and extensive cabinetry. Flowing seamlessly into the conservatory beyond, this sociable space provides the natural hub of the house, perfectly designed for modern family living whilst enjoying uninterrupted views across the gardens.

Further ground floor accommodation includes a study, ideal for home working, a utility room and cloakroom, while useful cellar

storage occupies the lower ground floor.

The bedroom accommodation is equally impressive. Arranged around a magnificent galleried landing, the first floor provides four generous double bedrooms together with a beautifully fitted dressing room, family bathroom and separate shower room. The second floor continues to offer exceptional versatility with three further double bedrooms, two of which enjoy access to private south-facing balconies overlooking the grounds. A beautifully appointed bathroom featuring a traditional claw-foot bath completes the accommodation.

In total, Mount Warren provides seven spacious double bedrooms, creating an exceptionally flexible layout capable of accommodating large families, multi-generational living or those seeking extensive guest accommodation.

The gardens are a particular feature of the property and extend to approximately three-quarters of an acre. Enjoying a prized southerly aspect, they have been thoughtfully landscaped and beautifully maintained to create a series of distinct outdoor spaces. Immediately adjoining the house, a generous terrace provides the perfect setting for morning coffee or al fresco dining, while a larger entertaining terrace sits below. Beyond, expansive lawns are framed by mature trees, ornamental grasses, colourful borders and established planting, creating a wonderful sense of privacy and seclusion.

The elevated position affords far-reaching views across The Warren towards the River Thames, whilst a shared private landing stage and mooring area on the river is located just a short walk away, offering a rare lifestyle opportunity for boating, paddleboarding and enjoying life on the water.

Mount Warren represents a rare opportunity to acquire a substantial Edwardian residence of immense character in one of Caversham Heights' most sought-after locations, combining period elegance, modern convenience and outstanding family living within beautifully established grounds.



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20 ft²

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	52 E	
21-38	F		
1-20	G		



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LOCATION

Caversham Heights & Upper Warren Avenue, Reading.

Occupying one of the most prestigious residential settings in Berkshire, Caversham Heights has long been regarded as Reading's premier address. Positioned above the River Thames and characterised by its wide tree-lined avenues, substantial detached homes and mature surroundings, the area offers a rare combination of privacy, countryside appeal and exceptional convenience.

Upper Warren Avenue is widely considered one of the area's most desirable roads, renowned for its collection of impressive period and contemporary homes set within generous plots. Elevated above the Thames, many properties enjoy far-reaching views across the river valley and surrounding countryside, creating a distinctly rural atmosphere despite being only minutes from Reading town centre.

For families, the area is particularly attractive due to its excellent schooling options. Highly regarded state schools are nearby, whilst a number of leading independent schools are within easy reach, including Reading Grammar School, The Abbey School, Queen Anne's School, Reading Blue Coat School, Crosfields, Leighton Park and Shiplake College. The area's reputation for educational excellence continues to attract buyers relocating from London and the wider South East.

Outdoor and leisure opportunities are exceptional. The surrounding Chiltern Hills Area of Outstanding Natural Beauty provides miles of scenic walking, cycling and riding routes, while the extensive network of footpaths and bridleways around Mapledurham, Sulham

and Pangbourne can be accessed within minutes. The River Thames forms the backdrop to daily life, offering boating, paddleboarding, rowing and riverside walks along some of the most picturesque stretches of the river.

Despite its peaceful setting, connectivity remains one of Caversham Heights' greatest strengths. Reading station is approximately three miles away and provides direct services to London Paddington in as little as 23 minutes, alongside Elizabeth Line services into Central London and Canary Wharf. The M4 motorway is also easily accessible, providing excellent links to Heathrow Airport, London, Oxford and the wider motorway network.

Nearby Caversham village offers a vibrant selection of independent cafés, restaurants, boutiques and everyday amenities, while Reading town centre provides extensive shopping, dining and cultural facilities. For those seeking a balance between town and country, few locations offer such a compelling lifestyle proposition.

Combining prestigious homes, outstanding schooling, riverside leisure, beautiful countryside and superb transport connections, Caversham Heights remains one of the most sought-after residential locations in the Thames Valley and continues to attract discerning buyers looking for exceptional family homes in a truly prime setting.



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