



RIVERLEA, THE WARREN, CAVERSHAM, READING, RG4 7TQ

Winkworth





Riverlea, The Warren, Caversham, Reading, RG4 7TQ Freehold

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A SUBSTANTIAL FOUR / FIVE BEDROOM DETACHED RIVERSIDE RESIDENCE.

Welcome to this rare riverside home in the heart of Caversham - a substantial four-bedroom detached residence, brought to the market for the first time in over forty years.

Originally built in the 1970s, the property occupies an enviable position on one of the area's most sought-after roads, with generous river frontage, private mooring, and tranquil views. Offering over 2,500 sq ft of versatile accommodation, this is a unique opportunity to secure a family home with remarkable potential and a setting rarely available.

Behind its wide frontage, complete with double garage and an expansive porch leading to the front door, the home opens to a generous entrance hall that sets the tone for the accommodation beyond. The layout takes full advantage of its riverside position: the first floor is dedicated to living space, with a striking L-shaped sitting room featuring a large fireplace, picture window with river views, and sliding French doors opening onto a full-width balcony. The kitchen/Dining room spans the depth of the property, also connecting to the balcony - perfect for morning coffee overlooking the garden and water. A snug/ additional guest bedroom and cloakroom complete the upper floor.

The ground floor provides four well-proportioned bedrooms and two bathrooms, two of which enjoy direct access to the patio and garden beyond - ideal for seamless indoor/outdoor living and a study.

The gardens themselves are a true highlight: mainly laid to lawn, they extend to the river's edge where private mooring and a charging point for boats can be found, offering

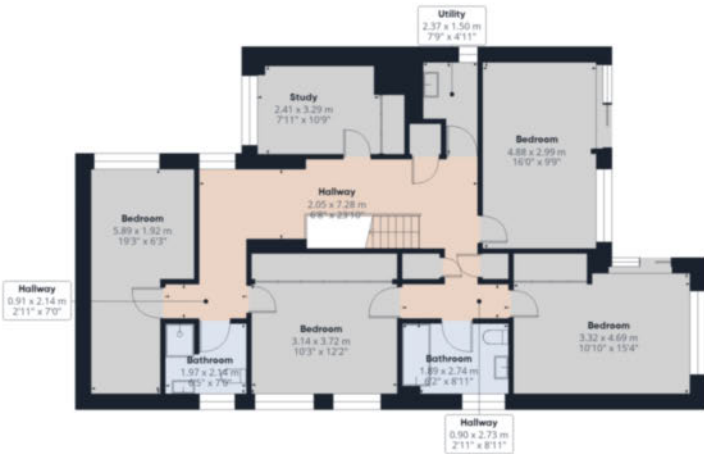
superb leisure opportunities right from your own doorstep.

Perfectly placed for lifestyle and convenience, the property is just a short walk from Reading's mainline station - providing fast London connections - and the vibrant heart of Caversham, with its array of restaurants, boutique shops, and welcoming pubs.

With NO ONWARD chain and offered for the first time in decades, this property represents a rare chance to acquire a riverside home of significant scale, with **huge potential to remodel, reconfigure, and extend (subject to planning)**, allowing the next owner to add further square footage and create a bespoke contemporary riverside residence^{**}. Early viewing is strongly advised.



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		Winkworth Approximate total area^m 231.9 m² 2498 ft² (1) Excluding balconies and terraces Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE360
		
		

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





LOCATION

Caversham is one of Reading's most desirable residential areas - a vibrant riverside community that combines the charm of village life with the convenience of town living. Nestled on the north bank of the River Thames, just across Caversham Bridge from Reading town centre, it offers an enviable lifestyle that appeals to families, professionals, and commuters alike.

At its heart, Caversham boasts an attractive mix of independent shops, cafés, restaurants, and traditional pubs, creating a welcoming and relaxed atmosphere. The area also benefits from excellent local amenities, including highly regarded schools, sports clubs, and green spaces such as Christchurch Meadows and Caversham Court Gardens - perfect for riverside walks, picnics, and outdoor recreation.

Commuters enjoy superb transport links: Reading's mainline station is within easy reach, providing **frequent, high-speed services to London Paddington in around 25 minutes**, as well as direct connections to Oxford, Bristol, and beyond. The Elizabeth Line further enhances access to central and

east London, making Caversham an ideal base for city professionals seeking more space and tranquillity without compromising on connectivity.

The area is also known for its strong sense of community, with regular local events, farmers' markets, and excellent leisure facilities. For those who love the outdoors, the Thames Path offers miles of scenic walks and cycling routes, while boating enthusiasts can take full advantage of the river access and moorings nearby.

Blending riverside beauty, a thriving local culture, and outstanding accessibility, **Caversham represents one of Berkshire's most sought-after places to live** - offering the perfect balance of countryside charm and urban convenience.



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