



18 HIGHDOWN AVENUE, EMMER GREEN, READING, BERKSHIRE, RG4 8QS

Winkworth





18 Highdown Avenue, Emmer Green, Reading, Berkshire, RG4 8QS Freehold

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SPACIOUS FOUR-BEDROOM DETACHED HOME WITH SOUTH-FACING GARDEN AND STUDIO IN

Tucked away on a highly sought-after private road in Emmer Green, this beautifully extended four-bedroom detached home offers a wonderful blend of charm, space, and flexibility. With a generous south-facing garden, multiple reception areas, and a detached garden studio, the property is perfectly suited to modern family life.

The accommodation is light and versatile, beginning with an inviting entrance porch and hallway featuring original parquet flooring and clever under-stair storage. To the front, a welcoming sitting room with a log burner and doors to the garden creates a cosy yet airy retreat. The formal dining area flows seamlessly into a conservatory with bi-fold doors, a second log burner, and lovely garden views - ideal for entertaining year-round. At the heart of the home is a modern rear-aspect kitchen/dining room, with direct access to a lean-to and a dedicated office area with heating, positioned behind the garage.

The ground floor also provides three well-proportioned double bedrooms, alongside a spacious family bathroom complete with both bath and shower. Upstairs, the dual-aspect principal bedroom enjoys built-in wardrobes, eaves storage, and its own bathroom with a corner bath. The property's outdoor spaces are equally impressive. To the rear, a mature and substantial south-facing garden offers raised vegetable beds, a large patio, and an abundance of trees and planting. A detached studio/gym, fully equipped with electricity and broadband, provides an excellent option for home working, hobbies, or fitness, while a further private terrace and storage shed sit beyond. To the front, a sweeping semi-circular driveway allows parking for several vehicles, in addition to a garage with electric and traditional double wooden doors.

Practical features enhance the home's appeal, including fourteen solar panels installed three years ago (with capacity for an EV charger), and scope for future extension, subject to the usual consents.

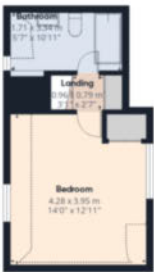
This is a rare opportunity to acquire a spacious and adaptable family home in a peaceful yet convenient setting, close to the amenities of Emmer Green.



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Ground Floor Building 1



Floor 1 Building 1

Winkworth

Approximate total area^m

185.7 m²

1999 ft²

Reduced headroom

4.9 m²

53 ft²

(1) Excluding balconies and terraces

Reduced headroom

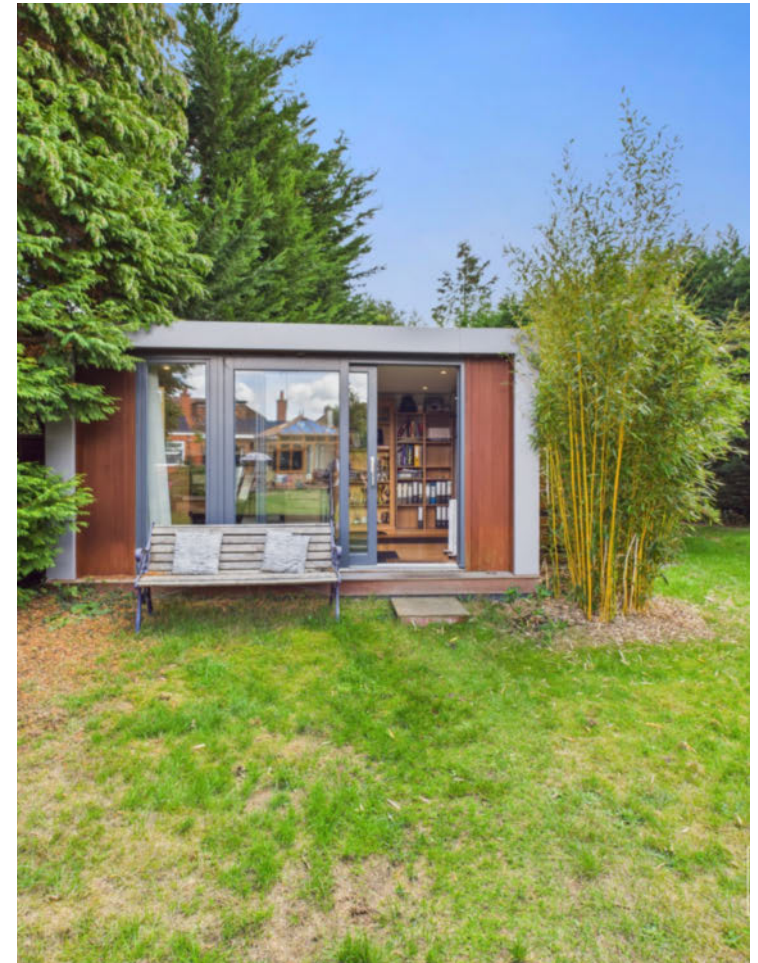
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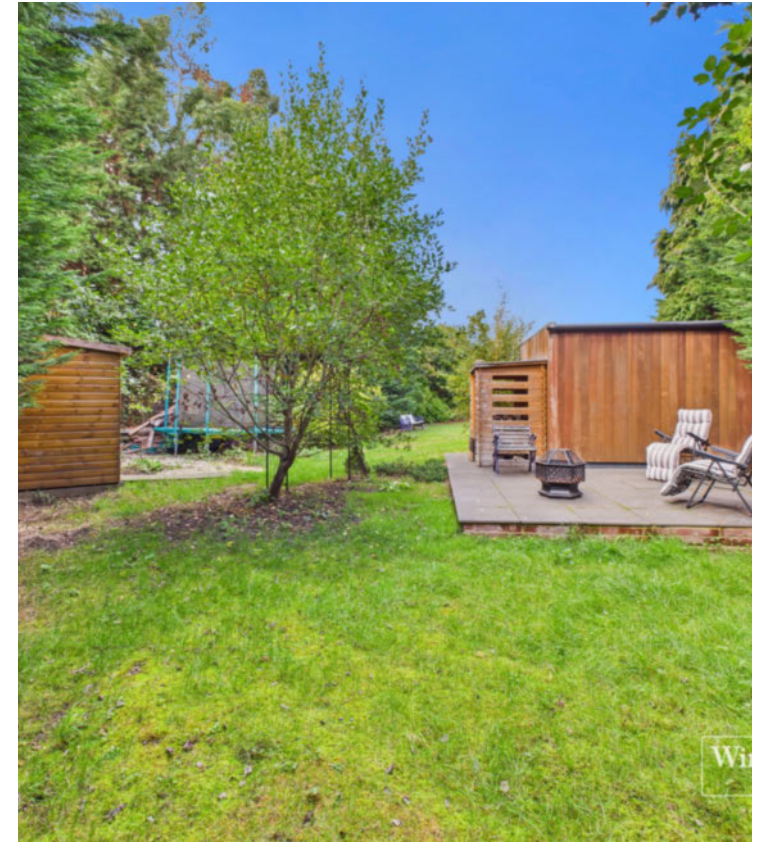
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		





LOCATION

Emmer Green is a sought-after residential suburb situated just three miles north of Reading town centre, offering the perfect balance of leafy tranquility and everyday convenience. Set on the edge of South Oxfordshire, the area enjoys a semi-rural feel while remaining well connected to the amenities, schools, and transport links of both Reading and Caversham.

The area is predominantly residential, with a varied mix of attractive family homes, modern developments, and character properties, many set along quiet, tree-lined avenues. Emmer Green is particularly popular with families thanks to its highly regarded schools, abundant green spaces, and strong sense of community.

Outdoor enthusiasts are well catered for, with the beautiful open landscapes of South Oxfordshire and the Chiltern Hills close by, while locally there are parks, golf courses, and scenic walking routes

- including pathways leading down to the River Thames. The nearby Clayfield Copse nature reserve provides woodlands, wildflower meadows, and nature trails right on the doorstep.

Despite its calm and suburban feel, Emmer Green benefits from excellent connections. Reading station, just a short drive or bus ride away, offers fast rail services into London Paddington and the Elizabeth Line across the capital, while road links via the A4074 and M4 make commuting straightforward. A wide range of local shops, caf  s, and amenities in both Emmer Green and nearby Caversham further enhance the appeal.

With its combination of green surroundings, family-friendly facilities, and easy access to Reading and London, Emmer Green is widely regarded as one of the area's most desirable places to live.



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