



4 SHEEP WALK EMMER GREEN, READING, BERKSHIRE, RG4 8NE

Winkworth





4 Sheep Walk, Emmer Green, Reading, Berkshire, RG4 8NE Freehold

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A BEAUTIFULLY EXTENDED FIVE-BEDROOM FAMILY HOME WITH ANNEX POTENTIAL IN EMMER GREEN

Tucked away in a peaceful cul-de-sac in sought-after Emmer Green, this substantially extended five-bedroom detached home offers nearly 2,400 sq ft of stylish and versatile living space. Recently refurbished to a high standard by the current owners, the property is perfect for modern family life and also presents excellent potential for a self-contained annex, ideal for multi-generational living or guest accommodation.

The property has been thoughtfully upgraded throughout, with highlights including four contemporary bathrooms, new flooring and internal doors, and the addition of a superb garden room/office equipped with power, lighting, air conditioning, and heating - making it ideal for remote working or creative pursuits.

On the upper ground floor, the home welcomes you with a spacious and light-filled entrance hall/dining area, which sets the tone for the rest of the property, there is also an extremely handy Shower Room which is ideal for boots and coats. From here, you are led into a beautifully presented 20ft kitchen/breakfast room, which enjoys a dual aspect and is fitted with an extensive range of modern units, solid wood worktops, and high-end appliances, including an island with hob and extractor. A single back door provides seamless access to the garden, perfect for indoor-outdoor living.

Descending to the lower ground floor, you'll find a generous 19ft living room with sliding doors opening directly onto the rear garden, creating a wonderful flow of natural light. This level also houses the annex potential – currently laid out as a private reception room, double bedroom with en suite, and a utility room that could easily be converted into a kitchen, offering complete

independence if required.

The bedroom accommodation is equally well planned. The first level has two double bedrooms, one with ensuite, then the top floor has one double, one single and a large family bathroom.

Externally, the property sits on a generous plot with block-paved driveway parking for several vehicles, a 16ft garage, and side access. The tiered rear garden is both private and tranquil, thoughtfully landscaped with mature planting, level lawns, and a spacious patio - ideal for entertaining and family life. The detached garden room/office enhances the home's flexibility, whether for work, leisure, or guests.

This is a rare opportunity to secure a spacious and flexible family home in one of Emmer Green's most desirable settings, with genuine scope to accommodate extended family or create an income-generating annex.

Viewing is highly recommended to appreciate the quality and potential of this exceptional home.



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Ground Floor



Floor 1

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Approximate total area⁽ⁿ⁾2274 ft²211.2 m²

Balconies and terraces

954 ft²88.6 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





LOCATION

Emmer Green is one of Reading's most desirable residential areas, known for its leafy streets, friendly community, and excellent access to both town and countryside. Positioned just north of the River Thames, this sought-after suburb offers a unique blend of village charm and urban convenience.

The area is particularly popular with families, thanks to its **highly regarded local schools**, including The Heights Primary, Emmer Green Primary, and Highdown School & Sixth Form Centre. Independent schools such as Reading Blue Coat, Queen Anne's, and Shiplake College are also within easy reach.

Emmer Green boasts a variety of **local shops, cafes, pubs**, and amenities, with larger shopping and dining options available in nearby Caversham and Reading town centre. For commuters,

Reading mainline station is just over 3 miles away, providing **direct rail links to London Paddington in under 30 minutes**, as well as connections to the Elizabeth Line for access to the West End and Canary Wharf.

Surrounded by **beautiful open countryside**, including Clayfield Copse and South Oxfordshire's scenic walks, Emmer Green offers an enviable balance of **tranquil green spaces and city accessibility** - making it a perfect place to call home.



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