

**TOTAL FLOOR AREA: 2065 sq.ft. (191.8 sq.m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The Corner House, 1 Buxton Avenue, Caversham Heights, RG4 7BT  
 Price £1,175,000 Freehold



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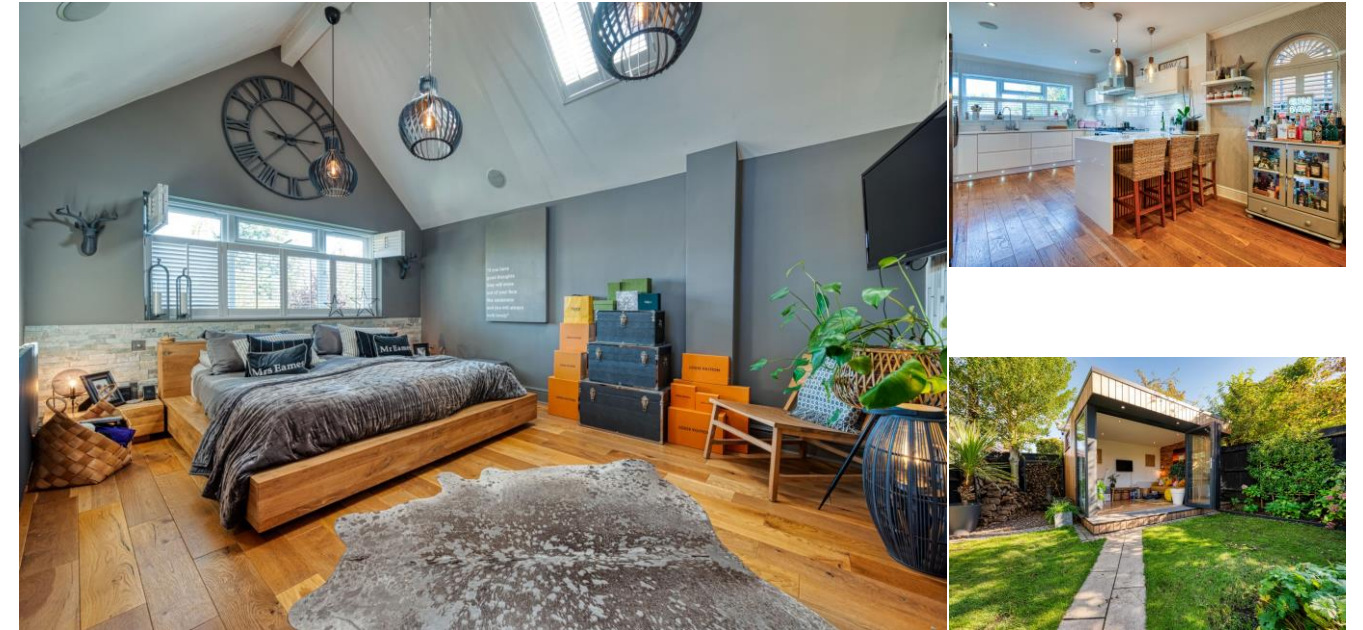
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Masons are proud to offer to the market, The Corner House, a substantial four bedroom detached family home situated on a corner plot within a popular residential road in Caversham Heights, close to Caversham & Reading centres along with Reading Mainline Station. The property has undergone a complete renovation by the current owners as well as a two storey rear extension, a single storey side extension and the addition of a studio/office in the rear garden with power and hard wired Wifi. The current owners have maintained period features whilst also giving the property a contemporary uplift with features including two wood burning stoves, vaulted ceilings, underfloor heating, period style radiators and a Sonos sound system to name just a few. The accommodation comprises of a 25ft living/dining room with vaulted ceilings, a 14ft bay fronted sitting room, a 23ft kitchen/breakfast room, a 12ft studio, a utility room and downstairs WC, a 15ft master bedroom with vaulted ceilings, en-suite shower room and walk in wardrobe, three further double bedrooms, one of which boasts an en-suite and a family bathroom. To appreciate all of the benefits and additional features that this property has to offer a viewing is highly recommended.

- Bay fronted 4 bedroom detached
- Vastly extended
- Undergone major improvements
- Period and contemporary features
- 12ft studio/office
- 25ft living/dining room
- 23ft kitchen/breakfast room
- 15ft master bedroom
- Underfloor heating and wood burning stoves

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The front door is complimented by stain glass windows and opens into the spacious hallway, this boasts stairs to the first floor landing, an understairs storage cupboard and doors to...

**Living/dining room:**  
25'2" x 21'8"  
Double glazed with multiple aspects, two Velux windows within the vaulted ceiling, three storage cupboards, a wood burning stove and bi-folding doors leading to the rear garden.

**Utility room:**  
Double glazed with a rear aspect, fitted with a built in storage cupboard, worktop with sink and drainer as well as space underneath for appliances.

**Kitchen/breakfast room:**  
23'4" x 11'11"  
Double glazed with a dual aspect, fitted with a modern range of eye and base level units with Quartz tops and tiled surround, exposed brick wall, breakfast bar, 1.5 sink with drainer, wine cooler, space for fridge/freezer, storage cupboard and a stable door leading to the side of the property.

**Sitting room:**  
14'9" max x 12'6"  
Double glazed, bay fronted with multiple aspects, fitted with built in storage cupboards around the wood burning stove.

**WC:**  
Fitted with a low level WC and hand wash basin.

The first floor landing boasts a Velux window and doors to...

**Bedroom 4:**  
11'8" x 11'1"  
Double glazed with a dual aspect and Velux window.

**Master bedroom:**  
15'6" x 11'10"  
Double glazed with a rear aspect, two Velux windows within the vaulted ceilings, double doors to a large walk in wardrobe and a door to the en-suite.

**En-suite:**  
Double glazed with a rear aspect, fitted with panel enclosed shower, low level WC and hand wash basin.

**Bedroom 2:**  
12'6" x 12'6"  
Double glazed with a front aspect, fitted with a built in wardrobe, cast iron fireplace

and a door to the en-suite.

**En-suite:**  
Double glazed with a side aspect, fitted with a panel enclosed shower, low level WC and hand wash basin.

**Bathroom:**  
Double glazed with a front aspect, fitted with a panel enclosed bath with overhead shower, low level WC and hand wash basin.

**Bedroom 3:**  
12'7" x 11'5"  
Double glazed with a front aspect and a cast iron fireplace.

**Outside:**  
To the rear the landscaped garden is mainly laid to lawn but boasts a patio area and decking, mature shrubs, trees and bushes and a path leading to the studio. To the front the property boasts a block paved driveway offering parking for several vehicles which is enclosed by a brick wall with mature bushes above.

**Studio/Office:**  
12'9" x 8'10"  
Double glazed with a dual aspect, bi-folding doors, power and hard wired WIFI.

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