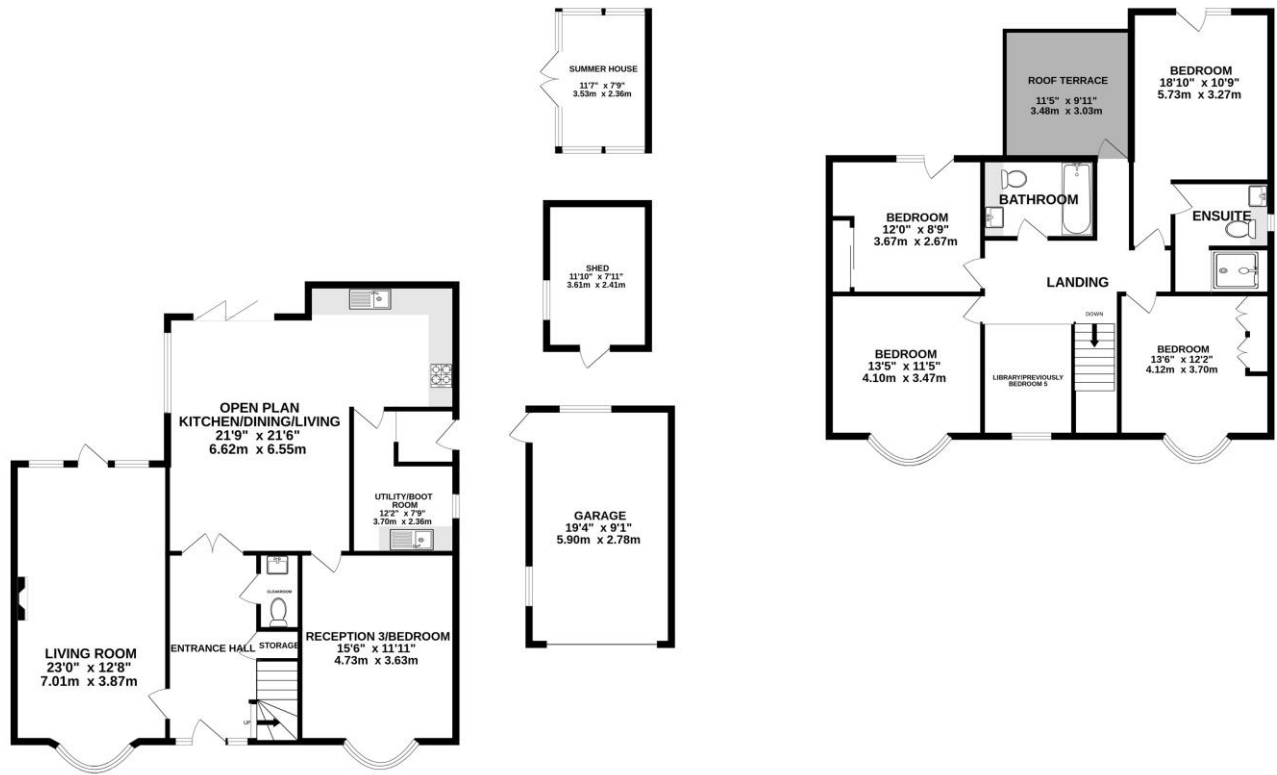




GROUND FLOOR
1603 sq.ft. (148.9 sq.m.) approx.

1ST FLOOR
1003 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA : 2606 sq.ft. (242.2 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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159 Upper Woodcote Road, Caversham Heights, Reading, RG4 7JR
 Price £1,150,000 Freehold



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Masons are proud to offer to the market this attractive 1920`s five bedroom detached house, having undergone major improvements by its current owners and finished to a high specification throughout and presented in truly immaculate condition. Located on a sought after road in Caversham Heights and close to Caversham and Reading centres, along with Reading mainline station. The property offers versatile living accommodation, including a 21ft open plan kitchen/dining/living area, a 23ft living room, a 15ft reception/bedroom, a downstairs cloakroom and a 12ft utility/boot room. Further benefits include a 18ft master bedroom with ensuite, three further bedrooms upstairs and an 8ft library (previously bedroom 5), a family bathroom, a roof terrace and off road parking and a garage with electric door. One of the main features of this property is the beautifully landscaped gardens approaching 200ft and backing onto the golf course and enjoying a high degree of privacy and vast array of plants, flowers, shrubs and trees. Viewing highly recommended and NO ONWARD CHAIN.

- Fabulous Landscaped Garden Approaching 200ft
- Having Undergone Major Improvements
- Extended Five Bedroom
- Excellent Condition Throughout
- High Specification & Attention to Detail
- 21ft Open Plan Area with Bi-Folding Doors
- 23ft Living Room into Bay
- 15ft Reception Three
- 18ft Master Bedroom & Ensuite

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Front door to entrance hall which has the stairs to the first floor and doors to:

Open plan kitchen/dining/living: 21'9" x 21'6" Bi-folding doors to the garden. Oak Optiplan kitchen with eye and base level units, granite tops and integrated appliances, Rangemaster cooker, stone flooring. A versatile room with ample space for table and chairs and sofa and arm chairs.

Utility/boot room: 12'2" x 7'9" double glazed side aspect, units, sink and drainer and boiler cupboard. Door to the side of the property.

Living room: 23'0" x 12'8" double twin aspect into bay window, feature fireplace with marble surround and door opening to the rear garden.

Reception 3: 15'6" x 11'11" into double glazed bay window.

Cloakroom: low level wc and wash basin.

Storage cupboard.

First floor landing has doors to:

Master bedroom: 18'10" x 10'10" double glazed rear aspect with Juliet balcony overlooking the rear garden and golf course, vaulted ceiling and door to:

Ensuite: large double width shower, wash basin, low level wc and heated towel rail.

Bedroom 2: 13'6" x 12'2" into double glazed bay window, built-in wardrobe.

Bedroom 3: 13'5" x 11'5" into double glazed bay window.

Bedroom 4: 12'0" x 8'9" double glazed rear aspect with Juliet balcony overlooking the rear garden and golf course.

Library/bedroom 5: 8'0" x 8'0" double glazed front aspect, this area was previously bedroom 5 and could be converted back if desired.



Bathroom: double glazed rear aspect, a panel enclosed bath, a low level wc and wash basin.

Roof terrace: 11'5" x 9'11" seating area offering a fabulous aspect of the garden and golf course.

Outside: To the front there is off road parking for several cars and access to the garage which has an electric up and over door, along with access to the side of the property. The rear garden is by far one of the most attractive and well-tended gardens we have had the privilege of marketing, approaching 200ft and backing onto the golf course, the garden is brimming with colour and vast array trees including a Yew, Fig, Walnut, Apple and Lilac, along with a large variety of shrubs and perennials. The garden is mainly laid to lawn and has a high degree of privacy, a patio area and a circular seating area towards the back of the garden. Viewing recommended.

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