

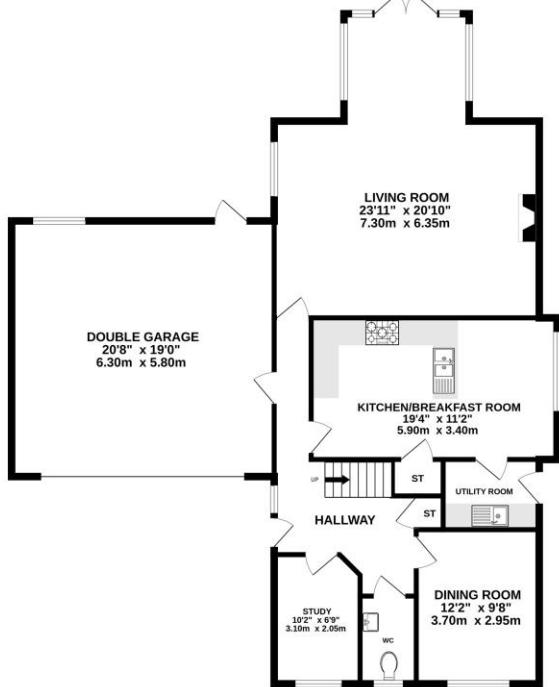


... move with ease

OFFICE/STUDIO  
195 sq ft. (18.1 sq m.) approx.



GROUND FLOOR  
1430 sq ft. (132.4 sq m.) approx.



1ST FLOOR  
1240 sq ft. (115.2 sq m.) approx.



TOTAL FLOOR AREA : 2871 sq.ft. (266.7 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.  
Made with Metropix ©2026



call us now on 0118 946 1140

[masonsestateagents.com](http://masonsestateagents.com)

**MASONS**  
ESTATE AGENTS



42 Hightown Hill Road, Emmer Green, Reading, RG4 8QP  
Price £1,095,000 Freehold

10 Bridge Street, Caversham, Reading RG4 8AA t 0118 946 1140 e [sales@masonsestateagents.com](mailto:sales@masonsestateagents.com)



42 Highdown Hill Road, Emmer Green, Reading, RG4 8QP

Price £1,095,000 Freehold

Masons are proud to offer to the market with NO ONWARD CHAIN this Westbuild, four bedroom detached "Shire Cottage" accessed via electric gates, situated on a corner plot in a highly sought after road in Emmer Green, opposite countryside and close to local amenities. The property has been built to a high specification and offers an abundance of natural light throughout along with high end fittings include granite work surfaces, exposed timber beams and Villeroy and Boch bathroom fixtures to name but a few. The spacious accommodation comprises of a 23ft living room, a 19ft kitchen/breakfast room, a utility room, a 12ft dining room, a 10ft study, a downstairs WC, a 16ft master bedroom with en-suite bathroom, a 19ft second bedroom with en-suite shower room, a 12ft third bedroom, an 11ft fourth bedroom and a family bathroom. Further benefits include a 20ft double garage with electric up and over door, a premium 19ft garden office with mains power, a fully enclosed and well tended wrap around South West facing garden, gas central heating with separate heating systems for the upstairs and downstairs, double glazing and driveway parking for multiple vehicles. To appreciate the quality and location this property has to offer, a VIEWING IS HIGHLY RECOMMENDED.

- Westbuild, "Shire Cottage"
- 19ft kitchen/breakfast room
- 4 bedrooms
- High specification
- 16ft master bedroom with en-suite
- 20ft double garage
- 23ft living room
- 19ft second bedroom with en-suite
- Premium 19ft garden office with mains power



Front door opens into the entrance hallway which boasts stairs to the first floor landing, a storage cupboard and doors to...

Living Room:  
23'11" x 20'10"  
Double glazed with multiple aspects and a Velux window, fireplace with wood burning stove, patio doors onto the garden.

Kitchen/Breakfast Room:  
19'4" x 11'2"  
Double glazed with a side aspect, fitted with a range of eye and base level Oak style units with granite work surfaces and a tiled surround, in built double sink and drainer, Range cooker, integrated appliances including fridge/freezer and dishwasher, an under stairs storage cupboard and a door to the Utility Room.

Utility Room:  
Fitted with eye and base level units, space for white goods, sink with drainer, water softener and a door to the garden at the side of the property.

Dining Room:  
12'2" x 9'8"  
Double glazed with a front aspect.

WC:  
Double glazed with a front aspect, Villeroy and Boch low level WC and hand wash basin.

Study:  
10'2" x 6'9"  
Double glazed with a front aspect.

Garage:  
20'8" x 19'  
Fitted with an electric up and over door, gas boiler, a door to the garden and space for further utilities.

The galleried first floor landing boasts a large Velux window, storage cupboard and doors to...

Master bedroom:  
16'9" x 15'1"  
Double glazed with a rear aspect, built in his and her wardrobes and a door to the en-suite.

En-suite:  
Villeroy and Boch fittings, a four piece suite including a bath, separate shower, low level WC, hand wash basin along with a Velux window.

Second Bedroom:  
19' x 16'1"  
Double glazed with a front aspect, built in storage cupboard and a door to the en-suite.

Garden Office:  
19'8" x 9'10"  
Double glazed, fully insulated with mains power and heating offering an additional versatile space with aspects of the well maintained garden.

call us now on 0118 946 1140

masonsestateagents.com

10 Bridge Street, Caversham, Reading RG4 8AA [t 0118 946 1140](tel:01189461140) [e sales@masonsestateagents.com](mailto:sales@masonsestateagents.com)