



The Warren, Caversham, Reading, RG4 7TH

£325,000

Walmsley

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A rare opportunity to purchase a large leisure plot with approximately a 70ft riverside frontage and Thames mooring, complete with summer house. The mooring is secured to metal piling, with 'Dolphins' which allow a boat to rise and fall with the river height. There is also a dock to the western corner. This leisure plot it is an ideal base for cruising, boating, picnics, riverside walks, and cycling. It is surrounded by woodland in a quiet idyllic setting enjoying views across the river Thames to unspoilt meadowland. Access is by a padlocked gate with steps down to terrace, summer house and lawns.

The summer house is raised above ground level. It has power and light, and a bio WC. Mains electricity is connected. Agents Note - THIS IS NOT A BUILDING PLOT.

The Warren is a quiet lane along a narrow strip of woodland on a steep chalk escarpment north of the River Thames eventually leading to the famous Mapledurham House. The site is within walking distance of Caversham Court and Caversham town centre, bus routes, services and shops, including two supermarkets, a Post Office, banks, bakery, butchers, pubs, tea rooms and restaurants.

Tenure - Freehold





- Recreational Plot
- Located on the Warren
- Approximately 70ft Wide Mooring
- Close to Caversham Centre
- Electricity in Plot
- Fantastic Location
- Summer House
- W.C

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Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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