



Peppard Road, Emmer Green, Reading, RG4 8UZ

£950,000

Walmsley

Peppard Road, Emmer Green, Reading, RG4 8UZ

A stunning character semi-detached family home, extensively modernised and sympathetically extended with the benefit of detached garden annexe, loft conversion and beautiful landscaped gardens. The impressive accommodation comprises - entrance hall, cloakroom, sitting room, family room, a superb open planned living space incorporating kitchen/dining and sitting area, utility room and office. The first floor comprises landing area, four separate bedrooms, a modern bathroom with separate shower room. A further staircase leads to a second floor master suite with walk in wardrobe and modern en-suite. To the front of the property a large driveway provides parking for several vehicles. To the rear of the property is a generous size garden, enclosed to all boundaries with large patio area a generous size lawn. Council tax band D.

The Haven - A separate ANNEXE is located at the rear of the property with accommodation comprising open plan living room with modern integrated kitchen, a separate double bedroom and en-suite facility. The property benefits from double-glazing and underfloor heating. The property can be accessed from the driveway via a separate secured door that gives access to a rear garden pathway that leads to the property.

Viewing highly recommended. Council tax band B. EPC rating C.

Council Tax exemptions on The Haven-if over 65, you could live in the annex and it would be council tax exempt.

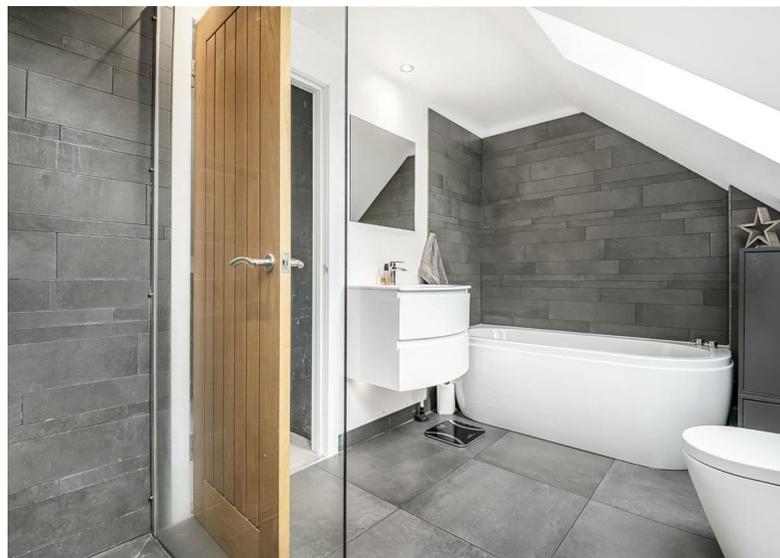
Any children under 18 could live in the annex and it would be council tax exempt.

Anybody in the family who is a student would be exempt from council tax

Any member the family could live there or it could use it as an office and only pay 50 percent (about £75/m)

Tenure - Freehold





- Extended semi-detached family home
- Close to South Oxfordshire countryside
- Modern detached annexe
- Superb kitchen/breakfast room
- Five bedrooms
- Large driveway
- Extensive accommodation
- Popular location

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Approximate Gross Internal Area 2918 sq ft – 271 sq m
 Ground Floor Area 1046 sq ft – 97 sq m
 First Floor Area 927 sq ft – 86 sq m
 Second Floor Area 410 sq ft – 38 sq m
 Annex Area 535 sq ft – 50 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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