



Shepherds Lane, , Caversham Heights, RG4 7JH

£1,000,000

Walmsley



## Shepherds Lane, , Caversham Heights, RG4 7JH

This elegant four-bedroom detached home by Messrs. Westbuild is beautifully presented and set in private, mature grounds. Located at the top of Caversham Heights near South Oxfordshire countryside, it includes a detached double garage and parking for several vehicles.

Inside, the home features parquet flooring throughout the reception hall, living room, dining room, and study. The spacious living room boasts an 8ft fireplace and opens to a bright conservatory with skylights and garden access. The kitchen/breakfast room includes integrated appliances and leads to a utility room with plumbing and storage. A cloakroom with WC and basin completes the ground floor.

Upstairs, the galleried landing connects four bedrooms and two bathrooms. The principal bedroom has built-in wardrobes and an ensuite with bath, shower, and WC. The other bedrooms offer fitted storage, and the family bathroom includes a shower cubicle, WC, and basin.

The detached double garage features power, lighting, and loft storage with 9'10" headroom. A shared driveway with No. 12 leads to a shingle drive with parking for 3-4 cars. The rear garden offers a large patio, lawn, mature planting, shed, and outdoor tap.

Caversham offers excellent amenities, schools, and access to Reading Station (Paddington in 25 mins), now enhanced by Crossrail. Nearby Emmer Green and Caversham Heights border scenic countryside with golf courses, Mapledurham Gym, and Rivermead Sports Complex.

Council Tax G EPC C

<https://moverly.com/sale/RqWFLnejJR33GWXjqRUpBG/view>

## Tenure - Freehold







- Elegant detached family home
- Kitchen/breakfast room
- Two reception rooms, study and conservatory
- Utility room
- Detached double garage
- Stunning location
- Council Tax G
- EPC C
- Boiler replaced 2025

 4
  3
  2
  C

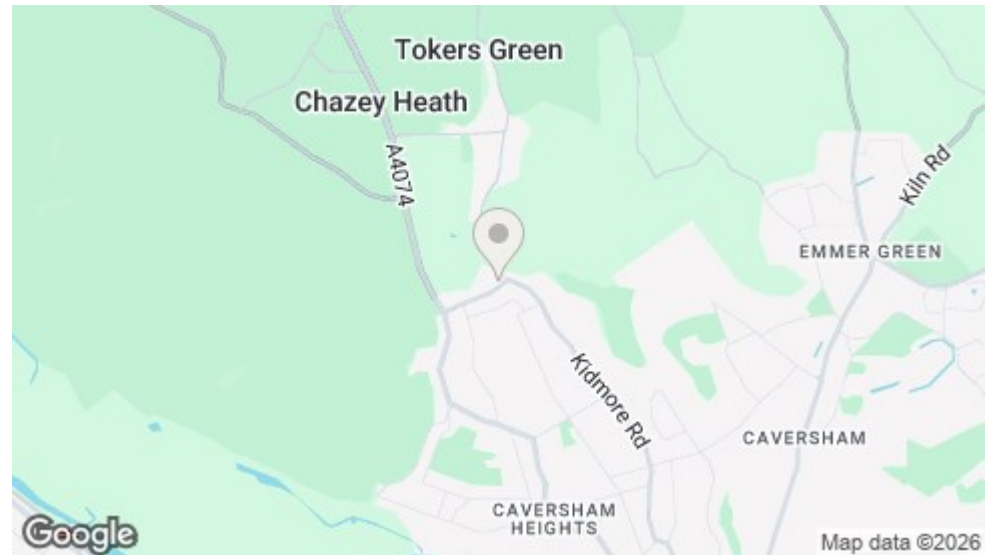
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**Approximate Gross Internal Area 1899 sq ft - 176 sq m  
(Excluding Garage)**

Ground Floor Area 1037 sq ft - 96 sq m

First Floor Area 862 sq ft - 80 sq m

Garage Area 308 sq ft - 29 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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