



CONISBORO AVENUE

CAVERSHAM • RG4 7JB

HASLAM'S
1838
COLLECTION



INTRODUCING

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£895,000

Tucked away in one of Caversham Heights' most desirable residential addresses, this characterful former coach house has remained in the same family ownership for almost 60 years. Over that time, the property has been thoughtfully extended and enhanced to create a generous and versatile home.

The property provides a high degree of privacy, with a part-walled garden and electric side gates that open to a gravel driveway with a double garage. Additional parking is available at the front, complemented by a wide frontage and mature trees.

Downstairs, there is a light-filled living room which flows into a conservatory – an inviting space to enjoy views of the garden. The kitchen/dining room offers a generous space with ample work surfaces, perfect for families. A utility area is accessed via the kitchen which includes a cloakroom and gives access to the garage.

Also on the ground floor is a guest bedroom with an en-suite – ideal for guests and multi-generational living. Completing the downstairs area are two additional reception rooms currently used as a study and library.

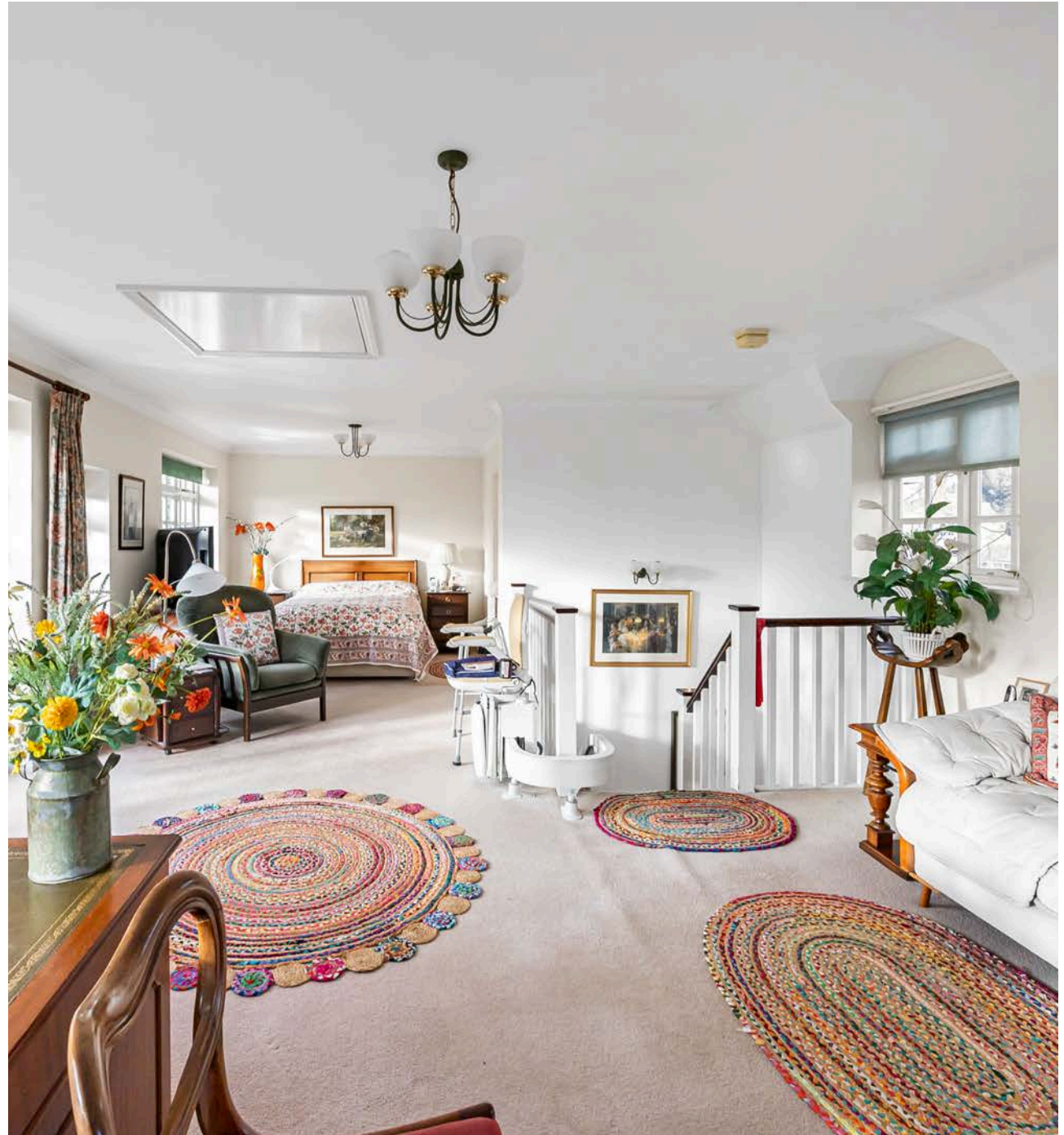
Upstairs, the impressive principal bedroom suite extends to approximately 30 feet, complete with en-suite and balcony. This space could be reconfigured to create additional bedrooms if required, particularly given the potential offered by the adjoining 33-foot loft space, subject to planning.

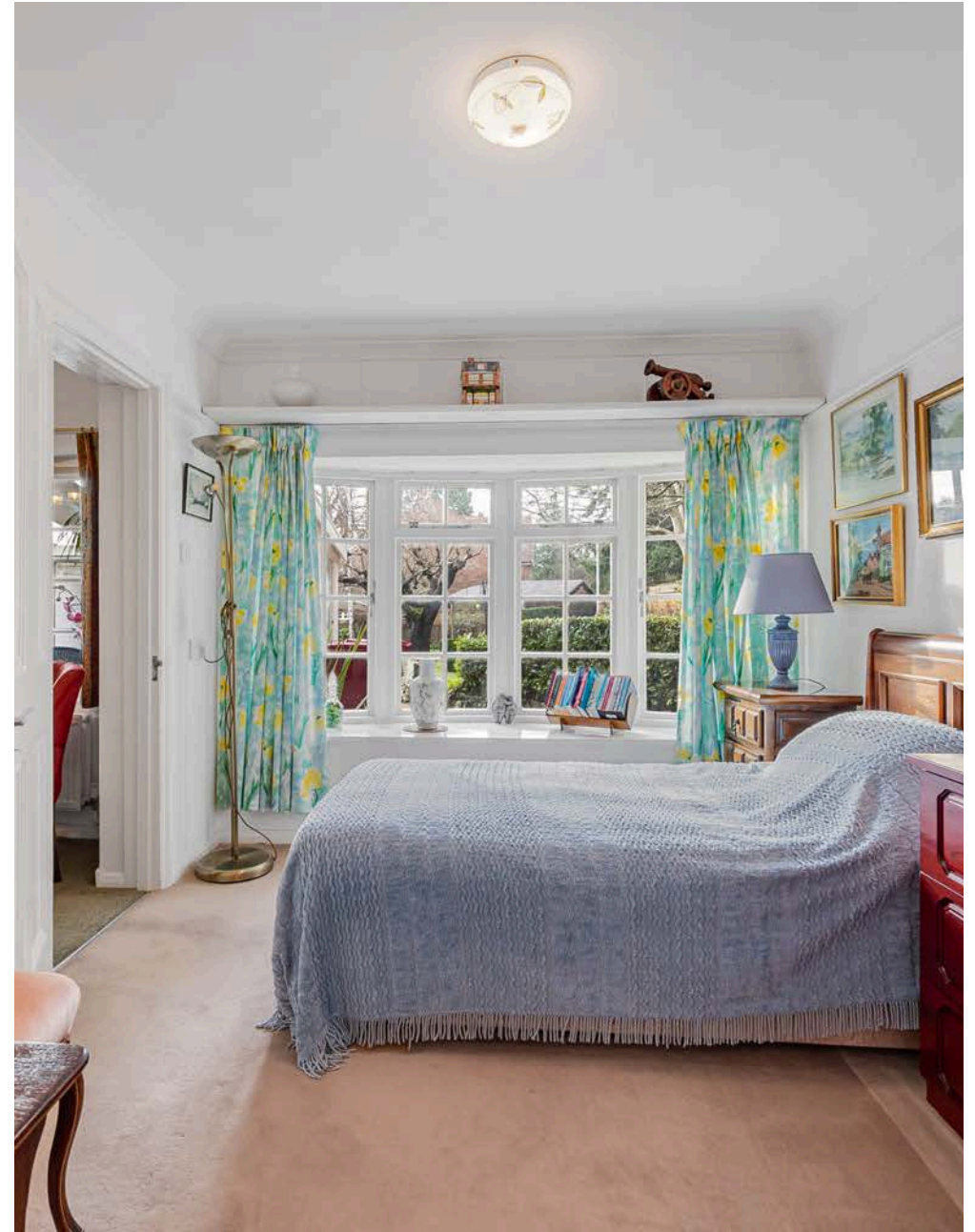
The property's location is a key highlight – a peaceful, tree-lined setting within a highly regarded school catchment, yet conveniently positioned for access to the centres of Caversham and Reading. Excellent road and rail links provide connectivity, while nearby amenities include a selection of schools, golf courses, a gym, and scenic countryside and riverside walks along the River Thames.



IN A NUTSHELL

Bedrooms	2	Reception Rooms	4
Bathrooms	3	Parking Spaces	4







THE OWNER'S STORY

Having had this truly unique home for the past 60 years, it has gradually transformed from a small coach house into the L-shaped home it is today.

Located in the highly sought-after Caversham Heights, it's a quiet, tree-lined street with frequent buses into town, a local shop just 100 yards away and within the catchment for Emmer Green and The Heights primary schools.

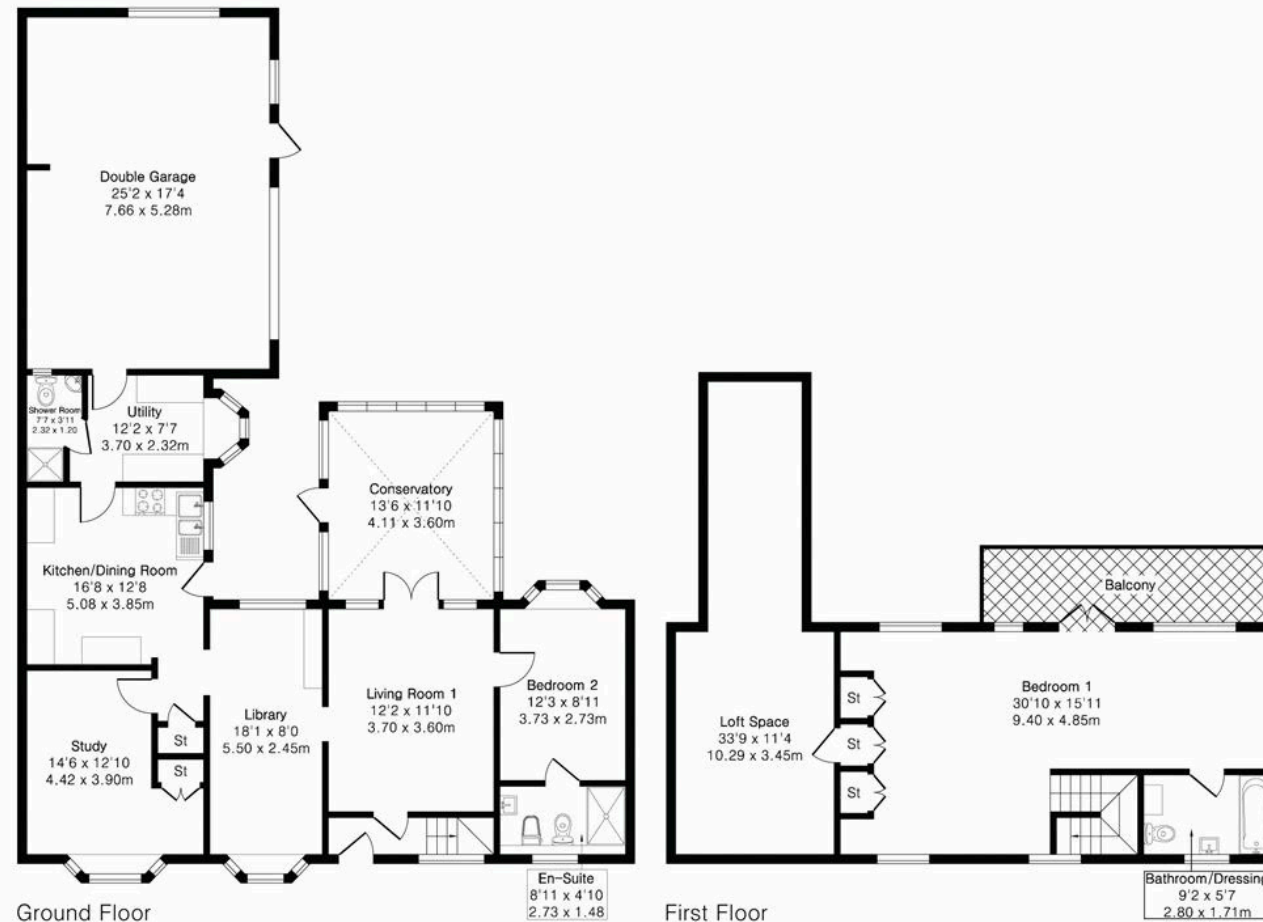
The house is full of character and charm, with beautiful front and rear gardens. The front has a seasonal woodland garden of snowdrops, crocuses, daffodils and bluebells, and the secluded walled back garden is south-west facing with remote-controlled gates, private parking, a double garage, fruit trees, and a series of sun-filled garden rooms.

With parkland close by, the Chilterns AONB within a mile, a conservatory with a balcony, and scope to extend (subject to planning), the home is a wonderful place to live.

**Approximate Gross Internal Area 2394 sq ft - 222 sq m
(Including Garage)**

Ground Floor Area 1596 sq ft – 148 sq m

First Floor Area 798 sq ft – 74 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 practise. 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.

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ADDITIONAL INFORMATION:

Parking

The property has a gravel driveway accessed via an electric gates at the side of the house with parking for multiple vehicles with a double garage.

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – gas central heating

Broadband Connection:

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers visit the “Broadband and mobile coverage checker” page on the Ofcom website

There is a Tree Preservation Order on the trees in the front garden, for further information please refer to Reading Borough Councils' Tree department.



AREA GUIDE CAVERSHAM

Transport

Caversham Heights is well placed for commuting and wider travel, with convenient access to the M4 motorway, providing links to Heathrow Airport and Reading town centre.

Reading mainline station is easily accessible and offers fast, direct services to London Paddington, along with Elizabeth Line connections serving central London and beyond.

Schooling

The area is particularly well regarded for its excellent choice of state and independent schools, both at junior and senior levels. These include The Heights Primary School, St Anne's Catholic Primary School, Highdown School and Abbey School.

Shopping & Leisure

Caversham Heights enjoys close proximity to the amenities of Caversham and Reading town centre, offering a wide range of shops, cafés, restaurants and everyday services. Leisure opportunities are plentiful, with access to the River Thames and Thames Path for walking and cycling and a variety of golf courses and leisure centres within easy reach.



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