



For sale by Auction on Thursday 26th March. A rare opportunity to create a landmark riverside home with 47ft of direct frontage onto the River Thames, set within a generous 0.37 acre plot just moments from the centre of Caversham. Extending to approximately 4,903 sq ft, the property was originally built as two semi-detached houses and later combined to form a substantial residence. Now requiring extensive refurbishment to make it habitable, it offers exceptional scope for comprehensive renovation and remodelling (subject to the necessary consents) to deliver a striking contemporary riverside home. The current layout includes six bedrooms and two generous reception rooms, both opening onto balconies overlooking the south-facing garden and enjoying views across the Thames. In addition, there is also a 2 bedroom annexe situated beneath the driveway area and accessed via the front garden. Quietly positioned on The Warren, a prestigious country lane on the fringes of the Mapledurham Estate, the setting perfectly balances riverside tranquillity with excellent connectivity. Caversham and Reading provide extensive shopping, dining and leisure facilities, along with fast rail services to London Paddington (from around 25 minutes) and the Elizabeth Line, plus convenient access to the M4 (J10). Well regarded schools, including The Oratory, Reading Blue Coat, Reading School, Kendrick, The Abbey and Queen Anne's, are within easy reach, while the surrounding South Oxfordshire countryside offers miles of scenic walking and riding. A compelling opportunity in one of the area's most sought-after locations, combining town, river and countryside living.

Interested? Please contact our sales team to find out more, or to book a viewing.



- For Sale by Auction on 26th March at midday
- Refurbishment and redevelopment opportunity, subject to planning
- Originally built as two semi-detached homes
- 6 Bedrooms; Two receptions each with balcony overlooking garden and River Thames
- Additional 2 Bedroom annexe; Garage and Driveway
- Total plot 0.37 acre with 47' riverside frontage





Council tax band H

Council- RBC

Additional information:

Parking

The property has driveway parking for multiple vehicles with a double garage.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – The executors are unable to confirm the drainage type or whereabouts of a septic tank. We understand there is no mains drainage and applicants should make their own investigations as any septic tank will not meet General Binding Rules.

Electricity – mains

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 go to the Ofcom web-site "Broadband and mobile coverage checker"

Flooding

For information please check the gov.uk website "long term flood risk".

Auction Information

For Sale Via Haslams Online Auction powered by Bamboo Proptech.

Auction end date and time: 26th March at 12pm.

The auction will be exclusively available online via our website including the legal pack information.

The registration process is extremely simple and free. Please visit Haslams website: [www.Haslams.net](http://www.Haslams.net) and click on the 'online auction' tab A 'register' button can be found on this page or by clicking into the individual listing.

Stage 1) Register your email address, create a password and confirm your account.

Stage 2) View the legal pack and arrange any viewings

Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details

Stage 4) You are ready to bid - Good Luck!

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

Some Vendors may consider offers prior to the auction. These offers can only be submitted via Haslams and under auction conditions. The complete legal pack would need to be inspected before an offer would be considered.

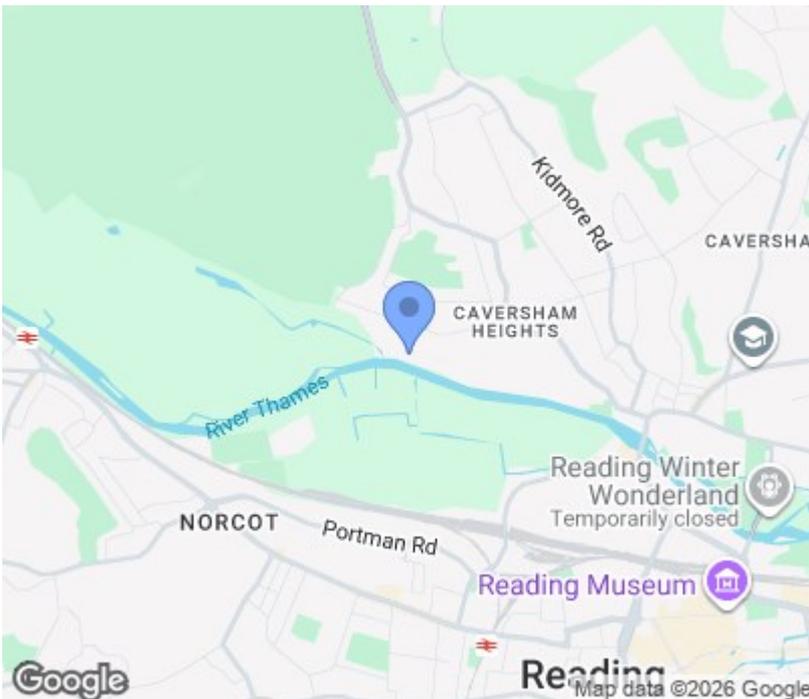
Please get in touch if you have any questions regarding Online auctions or would like to arrange a viewing.

# Floorplan

**Approximate Gross Internal Area 4903 sq ft - 455 sq m**  
**(Including Garage)**  
 Ground Floor Area 3103 sq ft - 288 sq m  
 First Floor Area 1800 sq ft - 167 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.



Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net  
 0118 960 1000

| Energy Efficiency Rating                    | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 57                      | 70        |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.