



**Woods Road
Caversham, Reading, Berkshire RG4 6NA**

Chain Free £995,000

CHAIN FREE: This stunning, architect-designed detached house is set within a quiet cul-de-sac in a highly sought-after area of Caversham. Built in 2010 by well-known local builders BenTier Homes, this property is located on a generous plot, offering a perfect blend of space and modern design. The house is energy efficient, including double-thickness insulation, underfloor heating and solar panels. With easy access to Henley and central Reading and to Reading Train Station. This home is ideal for both family life and commuting. The property features five bedrooms, two stylish bathrooms, and a downstairs guest WC. Inside, you'll find multiple reception rooms and a modern, stylish kitchen. There is also the potential to extend into the loft (STP). The large, easy-to-maintain garden with a patio provides a perfect space for outdoor entertaining, while a garage and brick driveway offer parking for multiple cars.

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- Chain free, architect designed house built in 2010
- Upstairs bathrooms have floor to ceiling tiles and full size walk in showers
- Modern & stylish kitchen
- Great sized garden and a paved patio
- EPC rating C
- Five well proportioned bedrooms
- Three reception rooms including a woods burning stove
- Underfloor heating, double insulated walls and hot water solar panels
- Garage and driveway parking.
- Council tax band G

Hallway



A spacious hallway with wood flooring, underfloor heating, stairs to the first floor, storage cupboards and access to the rooms on the ground floor.

Living room

24'1 x 13'0 (7.34m x 3.96m)



A light and airy dual aspect room with a bay window to the front, windows and doors to the patio and views over the garden. Finished with wood flooring with underfloor heating, ceiling spot lights, in built surround sound system and a wall recess for the TV.

Dining room

17'8 x 12'11 (5.38m x 3.94m)



A great space for entertaining with a bay window to the front, wood flooring, underfloor heating, and a feature fireplace with a wood burning stove, creating a warm and inviting atmosphere.

WC



Comprising of a WC, wash hand basin, tiled floor and extractor.

Kitchen

14'2 x 9'10 (4.32m x 3.00m)



A modern and stylish kitchen equipped with ample wall and base units, quartz work surfaces with an inset sink and drainer, a gas hob, extractor, oven, microwave, and dishwasher. Recess for the fridge freezer. The tiled floor has underfloor heating and doors lead out to the garden

Family room

14'4 x 10'1 (4.37m x 3.07m)



A versatile room with wood flooring and underfloor heating, offering views over the garden. Ideal as a playroom, snug, or home office.

Utility



This practical space features work surfaces with an inset sink and drainer, and has plumbing and a recess for a washing machine. It also houses a wall-mounted gas boiler.

Plant room

Designed as the home's central tech hub, this compact cupboard discreetly manages the Coaxial and Cat6 cabling that connects throughout the property. Perfect for housing routers, AV systems, and smart home equipment, it keeps technology organized and out of sight — ideal for modern family living, streaming, and home working.

Landing

A great sized landing with a window to the rear, loft access and doors to all the bedrooms.

Bedroom one

18'5 x 13'1 (5.61m x 3.99m)



A spacious and inviting bedroom featuring a front-facing window that floods the room with natural light, complemented by ample built in wardrobes for storage. There is also a private door leading to an en-suite bathroom.

En suite

8'10 x 4'11 (2.69m x 1.50m)



A sleek, contemporary en-suite featuring a full-size walk-in shower, hand basin, and WC. Finished with floor-to-ceiling tiling, electric underfloor heating, and a heated towel rail, this space offers both comfort and style, while a rear-facing window brings in natural light.

Bedroom two

14'4 x 12'8 (4.37m x 3.86m)



A bright and welcoming room located towards the front of the house, offering views over the front, complemented by carpeted flooring and spacious wardrobes for ample storage

Bedroom three

14'4 x 9'11 (4.37m x 3.02m)



A generously proportioned room situated towards the back of the house, featuring delightful garden views, carpeted flooring and fitted wardrobes.

Bedroom four

14'4 x 9'11 (4.37m x 3.02m)



A light-filled and airy room towards the back of the house, showcasing garden views, comfortable carpeted flooring, and built-in wardrobes for storage.

Bedroom five

7'10 x 7'9 (2.39m x 2.36m)



Positioned towards the front of the house, offering front views, warm carpeted flooring, ideal as a cozy guest room or study space.

Bathroom

10'8 x 7'7 (3.25m x 2.31m)



A good-sized, stylish bathroom that features a 'jacuzzi' style bath, a separate shower, WC, and a wash hand basin. It has tiled walls and a floor with electric underfloor heating, as well as a heated towel rail and a window to the side.

Airing cupboard

A generously sized cupboard housing the hot water cylinder, with ample space for a humidifier and clothes drying. A practical addition to the first floor, offering excellent storage and energy-efficient laundry options.

Garden



A great-sized garden that is mainly laid to lawn with shrub borders and a greenhouse at the rear. There is also a paved patio area ideal for summer entertaining. The garden provides access to the garage and has a side path to the front of the house

Driveway & Garage



A garage and a brick driveway are located at the front, offering parking for multiple cars.

Services

Water. Mains

Drainage. Mains

Electricity. Mains

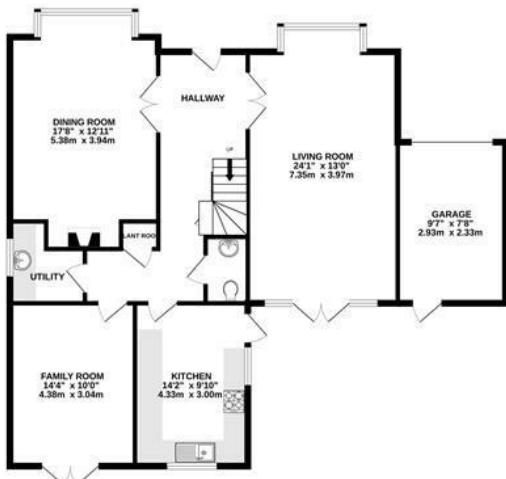
Heating. Gas

Solar panels for hot water.

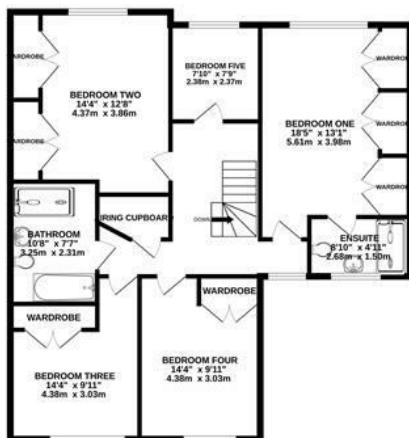
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, obtained from Ofcom

GROUND FLOOR
1216 sq.ft. (113.0 sq.m.) approx.



1ST FLOOR
1091 sq.ft. (101.4 sq.m.) approx.



TOTAL FLOOR AREA: 2307 sq.ft. (214.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is for guidance only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 80 | 83 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

