



**Kidmore Road
Caversham, Reading, Berkshire RG4 7NB**

£1,275,000

Set within this sought after area of Caversham Heights is this deceptively large house. Beechview is an extended 1930's period house that is within easy reach of central Caversham and Reading mainline station and its fast links to London. The property boasts five bedrooms and two bathrooms on the first floor. On the ground floor there are three great sized reception rooms, shower room and kitchen/diner. In addition there are two home offices, an ANNEX and a wet room. To the rear there is a fantastic 200ft garden. To the front there is a double length garage and a large driveway with parking for several cars. To appreciate the space on offer call now to view.

Kidmore Road, Reading, Berkshire RG4 7NB

- Caversham heights
- Great sized 200ft garden
- Two bathrooms and two shower rooms
- Double length garage and driveway parking
- Council tax band G
- An extended detached 1930's house with an annex
- Five good sized bedrooms
- Three great sized reception rooms
- Easy access to central Caversham & Reading mainline station
- EPC rating D

Hallway



A grand and welcoming hallway with solid oak flooring, doors to the living room, dining room, kitchen, shower room, family room and stairs to the first floor.

Living room

17'0 x 12'0 (5.18m x 3.66m)



A spacious, carpeted living room with working fireplace, folding doors to the family room and a large window overlooking the front garden.

Dining room

13'0 x 12'11 (3.96m x 3.94m)



A big, carpeted dining room with serving hatch to the kitchen and a large window overlooking the front garden.

Family room

24'7 x 20'1 (7.49m x 6.12m)



A very large room with solid oak floor, modern wood burner, glazed roof, patio doors to the rear and single door to the side leading to the garden

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Kitchen / diner

19'6" x 13'0" (5.94m x 3.96m)



A modern and stylish kitchen with tiled floor, plenty of space for a table and chairs, ample wall and base units, roll top work surfaces and central island housing the inset sink and drainer. The kitchen also benefits from built in oven hob, extractor, dishwasher, a large plumbed fridge freezer and a glazed roof with doors to the garden, the utility room and the hall.

Shower room

Comprising of a WC, wash hand basin and shower. Tiled floor and a part tiled walls.

Utility

6'8" x 5'5" (2.03m x 1.65m)



Practical utility room with tiled floor, door to the front of the property, space for washing machine and tumble drier, cupboard units with inset sink and drainer and doors to the wet room and office one.

Wet room

6'8" x 3'2" (2.03m x 0.97m)



A tiled wet room with frosted windows on two sides, shower, sink, wc and heated towel rail.

Office one /Annex Room one

12'4" x 9'5" (3.76m x 2.87m)



A spacious, carpeted office with window overlooking the garden and door to office two.

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Office two /Annex room two

9'6 x 6'11 (2.90m x 2.11m)



A good sized, carpeted office with door to the garden.

Landing



A carpeted landing with doors to the bedrooms, family bathroom and ensuite bathroom.

Bedroom one

17'9 x 11'11 (5.41m x 3.63m)



A large and light, carpeted double bedroom with four built in double wardrobes, large window overlooking the front garden and door to the ensuite bathroom.

En suite

8'0 x 6'3 (2.44m x 1.91m)



A good sized en- suite bathroom with vinyl flooring, corner bath, sink, wc, heated towel rail, frosted window to the front of the property and doors to the landing and bedroom one.

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Bedroom two

12'10 x 11'1 (3.91m x 3.38m)



A large, carpeted double bedroom with a big window overlooking the front garden.

Bedroom four

14'6 x 6'11 (4.42m x 2.11m)



A good sized, carpeted bedroom with window overlooking the garden.

Bedroom three

14'2 x 7'11 (4.32m x 2.41m)



A carpeted double bedroom with window overlooking the garden and large wardrobe.

Bedroom five

14'6 x 6'2 (4.42m x 1.88m)



A good sized, carpeted bedroom with eaves storage and window overlooking the garden.

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Bathroom

7'11 x 6'8 (2.41m x 2.03m)



Modern and stylish family bathroom with tiled floor, sink with storage, wc, bidet, bath with shower and frosted window to the rear of the property.

Garage

32'7 x 9'5 (9.93m x 2.87m)

Very spacious garage with room for two cars front to back and plenty of additional storage with double doors to the garden and electric roller door to the driveway.

Garden



An extensive and beautifully presented garden with a patio with decking leading to a large patio and good sized lawn with a pond and water feature, moving to another section of lawn with a Hartley Botanic greenhouse and steps to the orchard area. The garden is very well maintained, private and has a beautiful array of mature borders and fruit trees. A peaceful and pleasant place to spend summer evenings.

Driveway



A spacious driveway and front garden with room to park multiple cars, a well maintained lawn with trees screening the road and leading to the house and garage.

Services

Water. Mains
Drainage. Mains
Electricity. Mains
Heating. Gas

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

Broadband. Superfast, information obtained from Ofcom

All appliances and services are untested.



TOTAL FLOOR AREA: 2704 sq.ft. (251.2 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 mis-statement. This plan is for illustrative purposes only and should 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	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
65	73
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	
EU Directive 2002/91/EC	
England & Wales	

