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18 HIGHDOWN AVENUE, EMMER GREEN, READING, BERKSHIRE, RG4 8QS



- Over 2000 SQFT of Accommodation
- 14 Solar Panels
- Sought After Private Avenue
- Horseshoe Driveway
- 13ft Garden Room/Home Office
- Generous Mature Garden
- Bordering South Oxfordshire Countryside.
- EPC Rating D

Asking Price £965,000 Freehold

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE READING BRANCH ON 0118 958 7979



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Abingdon-on-Thames | Goring-on-Thames | Henley-on-Thames | Pangbourne | Reading | Twyford | Woodley

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PROPERTY DESCRIPTION

A wonderful opportunity has arisen to purchase this 5 bedroom detached property situated in a semi-rural private road bordering the beautiful South Oxfordshire countryside. The property sits on a large plot and has a horseshoe driveway (fitting up to 5 cars), and a generous mature rear garden laid to lawn, at the back of which there is a garden office (insulated, with electric and broadband), and there is even a secret garden to discover! The main house features an attractive refurbished parquet floor, a modern kitchen/diner, a separate dining room, a generous open plan living/dining room leading on to a large conservatory containing a Pot Belly woodburning stove, and spacious bedrooms. Offering multiple opportunities to extend, subject to planning approval. EPC Rating D.

LOCAL INFORMATION

Emmer Green is on the northern periphery of Reading and the edge of South Oxfordshire's beautiful open countryside. The property is close to a wide range of local amenities, including shops, a doctors surgery, parks, and is within catchment for the sought-after Emmer Green Primary School and Highdown Secondary School. There are good bus links to Reading Station, for commuter services to London, and to the nearby villages of Peppard and Sonning Common. Henley-on-Thames, Oxford and the M40 and M4 motorways are all within easy reach.





ACCOMMODATION

Comprising a hallway with parquet flooring, large living room with wood burner and connecting bi-folding doors leading into the conservatory, also with wood burner. There is a modern kitchen/diner with a view of the garden. Stylish bathroom with separate shower. The kitchen leads into the garden lean-to, study/bedroom 5 and garage. There are a further three double bedrooms on the ground floor. Upstairs there is modern bathroom and the principal bedroom.

OUTSIDE SPACE

There are 14 solar panels on the roof of the house. Horseshoe driveway with garage. At the rear of the property there is a south facing generous mature garden measuring over 100ft. There is a patio area laid to lawn with raised vegetable beds. At the end of the garden there is a 13ft home office/garden room, private patio and a wooden shed.

LOCAL AUTHORITY and SERVICES

14 Solar Panels.

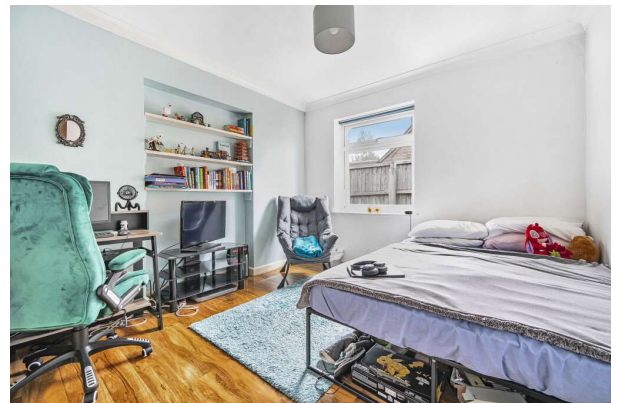
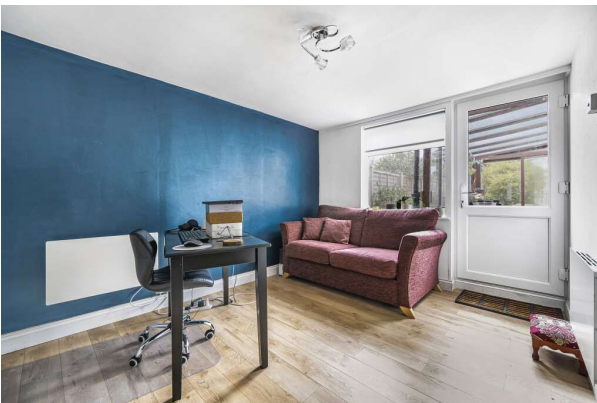
Mains gas, electric and water.

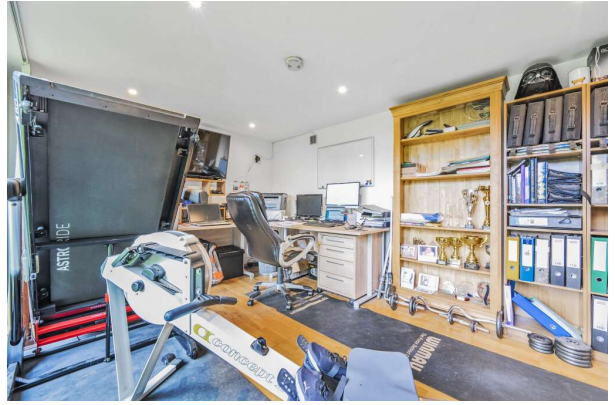
Council tax band F.

Private road charge £100 PA. This charge is discretionary.













CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

BUYERS INFORMATION

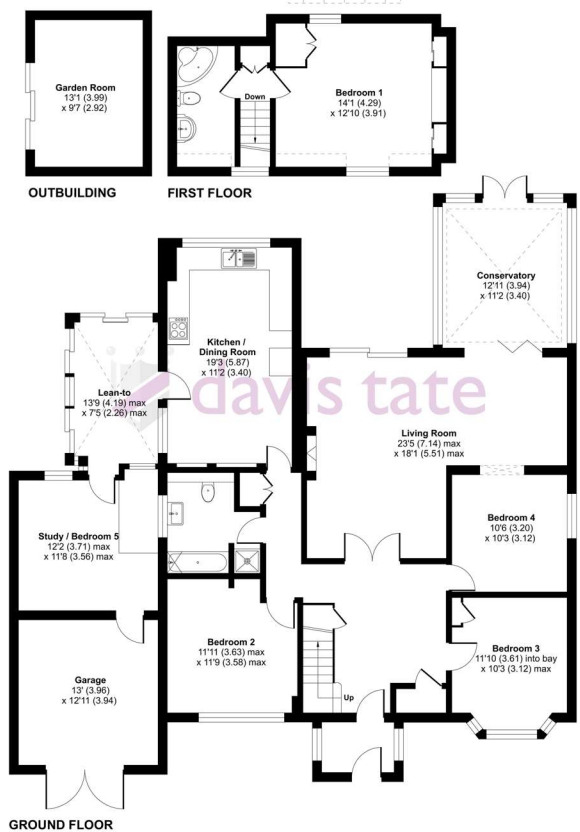
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 1992 sq ft / 185 sq m
 Limited Use Area(s) = 17 sq ft / 1.5 sq m
 Garage = 163 sq ft / 15.1 sq m
 Outbuilding = 127 sq ft / 11.7 sq m
 Total = 2299 sq ft / 213.3 sq m
 For identification only - Not to scale

Denotes restricted head height



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Davis Tate. REF: 1104079