



Bungalow on 0.86 acre plot in Caversham Heights

Moorings, Upper Warren Avenue, Caversham, Berkshire, RG4 7EJ

Freehold



Detached bungalow • off-street parking • garage
mature front & rear gardens • plot c. 0.86 acre
no onward chain • potential to develop (subject to
planning permission)

Situation

Moorings is situated on the tree-lined Upper Warren Avenue. It is extremely convenient for the centre of Reading where there are excellent road and rail connections (London Paddington).

Via the A329(M) spur link there is fast access to the M4 at J10 providing a gateway to the M25, London, Heathrow Airport and the West Country.

The nearby towns of Henley, Marlow, Maidenhead, Windsor and Reading provide a comprehensive range of shopping, leisure and recreational facilities.

The area is well served for schools, including The Oratory, Bluecoat, Reading, Wellington, The Abbey School for girls and Queen Anne's in Caversham.

The nearby countryside offers miles of extensive walking and riding. Racing may be enjoyed at Windsor and Newbury and there are extensive boating facilities available on the River Thames.

Description

Moorings was built in the early 1940's and has been enjoyed by the same family since then.

Sitting in a highly desirable and elevated position within Caversham, this offers a fantastic opportunity for someone to create a stunning family home (subject to planning permission). The current bungalow consists of entrance hall, kitchen/ breakfast room with pantry, utility room, sitting/dining room, three bedrooms, family bathroom, cloakroom and vast loft space.

The current dwelling will require modernisation and most likely reconfiguring the layout to suit modern needs. Subject to planning permission, there may be the possibility of adding extensions and creating new dwellings.





Outside

The plot measures approximately 0.86 of an acre. The property is accessed through a gate and has a gravel driveway leading to the parking area which will cater for several vehicles. There are an abundance of mature trees, shrubs and hedges as well as lawn areas. Because of this, it gives a real sense of privacy. To one side of the dwelling, there is a single garage which is used for storage. The rear garden is very similar to the front with its mature hedges and shrubs as well as being mainly laid to lawn. There is a large vegetable patch, a selection of fruit trees and a summer house, all enclosed with fencing and hedging

Directions

From M4 J11, take the A33 towards Reading following signs for Caversham, Henley and Oxford. Continue over Caversham Bridge staying in the left hand lane. At the traffic lights filter left on the A4074 (signposted to Woodcote and Oxford) and continue up St. Peter's Hill. Proceed along St. Peter's Hill and into Woodcote Road. Take the left hand turn into Highmoor Road and then straight across at the cross roads into Upper Warren Avenue. Continue for approximately 200 yards and the property can be found on your right.

General remarks and stipulations

Tenure

Freehold with vacant possession on completion.

Services

Mains electricity, water and gas. Private drainage. **In accordance with the Property Misdescriptions Act, please note that none of the services has been tested.**

Local authority

Reading Borough Council

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

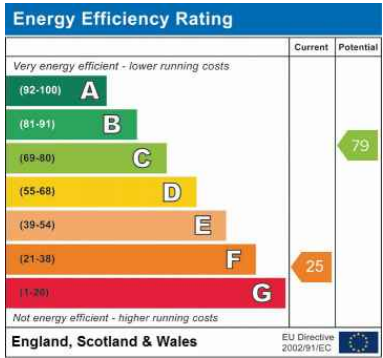
Strictly by appointment with Savills.

Approximate Area = 123.1 sq m / 1325 sq ft
Garage = 16.4 sq m / 176 sq ft
Total = 139.5 sq m / 1501 sq ft
For identification only. Not to scale.
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 285275

For identification only. Not to scale. © AS07092021



Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared in Fprintz by fourwalls-group.com

