

CREEK HOUSE

THE WARREN | CAVERSHAM | BERKSHIRE



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BERKSHIRE

CONTEMPORARY RIVERSIDE CHIC
WITH 55 FT MOORING

Vaulted reception hall • Sitting room
Kitchen/breakfast/family room • Study/office
Cellar • Cloakroom • Utility area • Master bedroom
with en-suite bathroom • Guest bedroom with
en-suite shower room • 3 Further bedrooms
Family bathroom

Integral double garage and parking area • Riverside
summerhouse/office • Garden sheds • Mature
garden • River Thames frontage and adjacent
creek/mooring about 55 ft.

About 0.5 acre

Henley-on-Thames 9 miles, Reading 2 miles,
M4 J10 4 miles

Situation

Creek House is quietly situated in The Warren, a prestigious road running parallel to the River Thames. It is extremely convenient for the centre of Reading where there are excellent road and rail connections (London Paddington from 22 minutes). 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 to which there is direct access from the property.



Description

Creek House is built to a high standard of contemporary design. This beautifully presented home offers spacious and light accommodation with some of the rooms overlooking the river. Glass and steel balconies run the length of the property taking full advantage of the excellent south facing position. Other features include:

- Spacious reception hall with impressive ceiling height, open landing and slate flooring
- Wonderful sitting room with slate floor, feature gas stone effect fireplace, discreet sliding panels housing recessed moveable plasma TV screen and 'cinema' screen, shelving and storage, built-in walnut shelving and 2 sets of glazed doors open onto the deck and balconies
- Study/office – fitted glass desk/cupboards. Door to the balcony
- Generously proportioned triple aspect kitchen/breakfast room with slate flooring, central island unit incorporating sink, built-in walnut wall and floor units, Wolf 4 ring/2 oven range cooker, microwave, Miele steam oven, Subzero fridge/freezer, 2 Miele dishwashers, Miele coffee machine, wine fridge, pull-out larder and breakfast bar. 3 sets of glazed doors to deck and outdoor dining area
- Master bedroom with discreet dressing areas, slate flooring, 2 sets of doors to large balcony, luxurious en-suite bathroom with generous walk-in shower/steam room, Kos bath tub, slate flooring, double wash basin with shelving under and bidet
- Double aspect guest bedroom with spacious fitted wardrobe and en-suite shower room
- 3 spacious further bedrooms all with glazed doors to the full length balcony
- Family bathroom with limestone floor and walls, enclosed bath with limestone surround, 2 deep oval-shaped wash basins with limestone shelves
- Integrated ceiling/wall speakers in 5 rooms, underfloor heating throughout the house, slate/limestone/carpet flooring, walnut joinery & doors
- Utility cupboard with space and plumbing for 2 washing machines/dryers, large hot water tank and 2 gas fired boilers







Outside

Creek House is approached via an electronic gate with entry system leading onto an enclosed courtyard with parking area and double garage. A path climbs from the courtyard over a raised slope, with established trees and shrubs, reaching a pedestrian gate within the fenced northern boundary.

The lower level of decking is accessed from the sitting room and kitchen/breakfast room and leads down to the garden which is mostly laid to lawn and bordered with mature hedging, fencing and managed conifer screen. The summerhouse/office, with wifi, is situated close to the river and has a deck and terrace which are ideal for entertaining on summer evenings. The property has two spacious garden sheds. The mooring/wet cut provides a great boating facility.

Directions (RG4 7TQ)

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. After about a quarter of a mile, passing the church on the left, turn left into The Warren. Creek House will be found just within a mile on the left, at the end of a private shared drive.

General Remarks and Stipulations

Tenure: Freehold with vacant possession on completion. The projector, screen and TV's can be included in the sale by further negotiation.

Services: Mains water, electricity and gas. Septic tank (private drainage). Gas fired underfloor heating. The property benefits from thirty MPE 215 PS 05 south-facing solar photovoltaic panels which were installed in 2011. The estimated annual generation is 5824 kW. In accordance with the Property Misdescriptions Act, please note that none of the services has been tested.

Local Authority: Reading Borough Council, telephone 0118 939 0900.

Post Code: RG4 7TQ

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

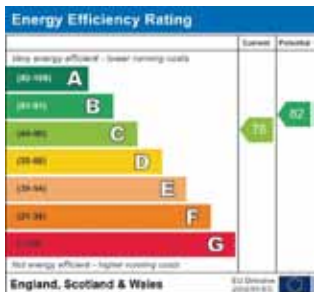
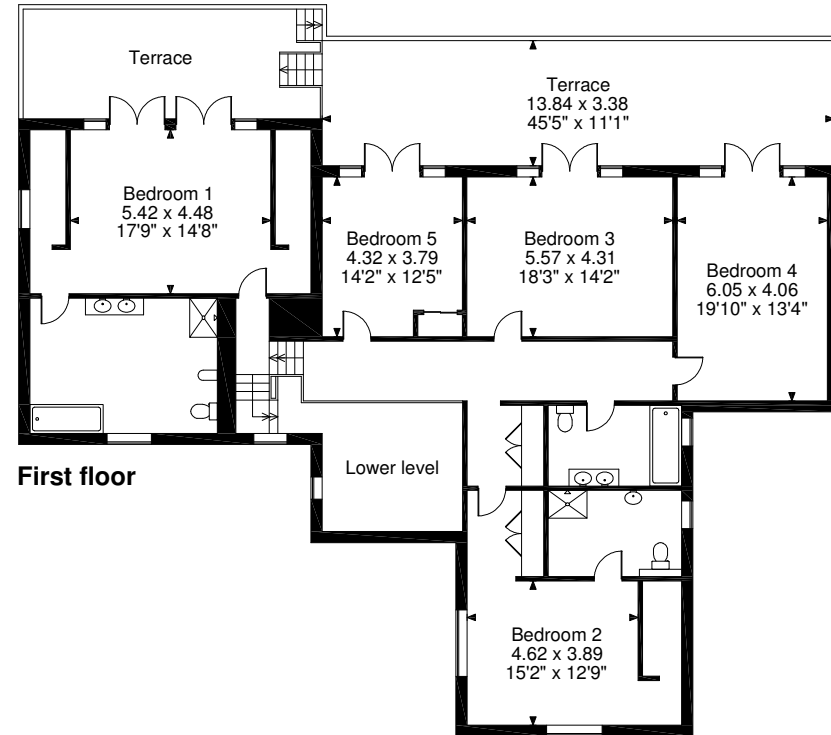
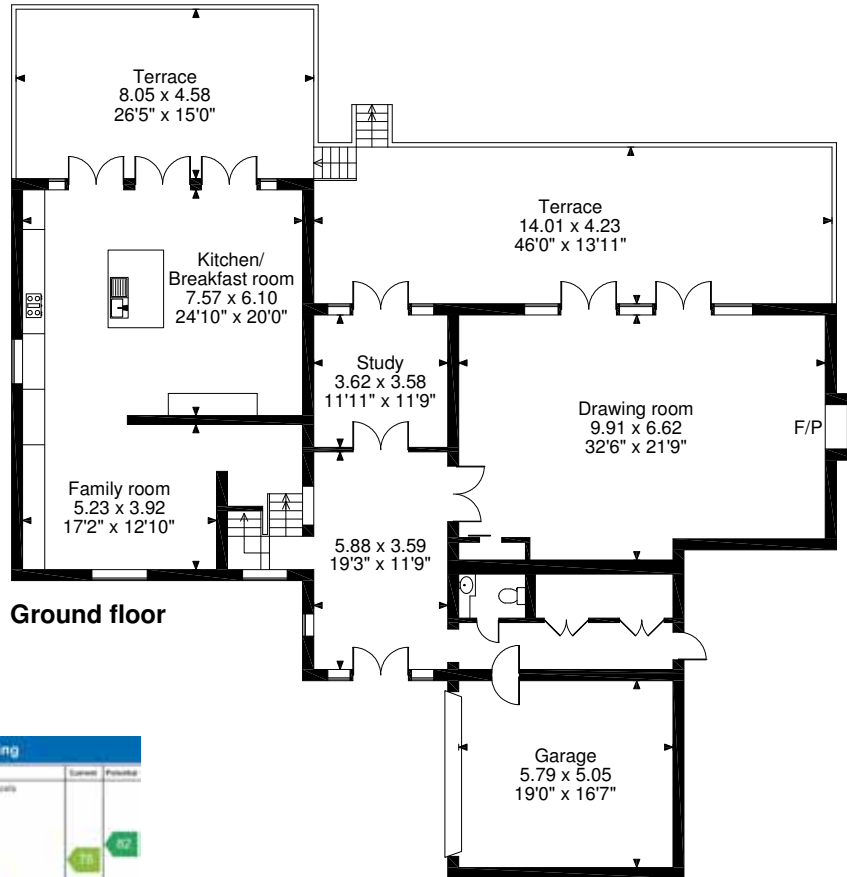
Viewing: Strictly by appointment with Savills.

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Main House gross internal area = 4,244 sq ft / 394 sq m

Garage gross internal area = 315 sq ft / 29 sq m

Total gross internal area = 4,559 sq ft / 424 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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