

KIDMORE END ROAD

EMMER GREEN





EXEMPLARY REJUVENATION

If it weren't for the desirable & mature location and very generous plot, you might think this home on Kidmore End Road is an entirely new property. In fairness, you'd be easily forgiven for doing so – such is the quality and attention to detail of the property's current incarnation.

Originally constructed in the 1930's, the house has been comprehensively updated and extended by the current owners over the last 5 years, creating a simply sensational home with many show-stopping features and an abundance of character and kerb appeal.

Aside from extending to create nearly 2,500 square feet of living space, almost every single aspect of this property has been replaced and modernised; electrics, plumbing, app-controlled underfloor heating, Cat6 networking, bathrooms, appliances, kitchen, windows, doors, landscaping, roofing, exterior lighting and power. So yes, you would indeed be forgiven for thinking this is a new property – it essentially is!

The opportunity to update and enhance a property in such a sought-after, leafy location is precisely what attracted the current owners to the home in the first place. The end result of which is a light, spacious and modern house, thoughtfully conceived and expertly implemented to perfectly accommodate modern living.



A HIDDEN AND SECLUDED GEM

Set on a large plot, well back from the quiet, suburban street outside, the house is wonderfully secluded and screened by mature trees and foliage. The large gravel driveway comfortably accommodates 6 cars and, upon arriving at the property, it's only as you pull onto that drive that you get your first proper glimpse of the smart, fully-rendered façade and tastefully chosen heritage green window frames and front door.

There is so much kerb appeal here, in some respects it's almost a shame that the property stands in such a private and secluded position; but it's certainly a delightful surprise, surpassing expectations every time you arrive. Interestingly, it gets even better when you step inside ...





SPACE TO RELAX AND ENTERTAIN

Opening the front door reveals a wide, spacious and bright entrance hall, smartly finished with stylish engineered wood flooring that runs throughout the majority of the house, creating a real sense of continuity and consistency.

To your right is a good-sized study with a lovely, arched full-height window drawing in swathes of natural light and tranquillity from the surrounding exterior greenery. Opposite this room, on the other side of the hall, is a larger living room space overlooking the drive.

Back into the hall and past the staircase, built in coat-cupboard and stylish downstairs WC, you enter the magnificent kitchen, diner and family room. Bifold doors overlook the patio and garden while directly above the large kitchen island is a double-height space, drawing in even more light from the galleried landing above.



A CHEF'S KISS

This custom-built, specially commissioned kitchen is a real treat aesthetically but is unrivalled in terms of practicality and usability. Useful inclusions, such as integrated bins / recycling and island plug sockets, are here as you might expect, bettered only by things like the water softener and Quooker hot water tap with extendable hose.

All of which is somewhat surpassed again by fiendishly clever features, like worktops entirely hidden by sliding pocket doors, integrated drinks fridges and an impressively large walk-in pantry packed full of storage and cupboard space. Integrated Neff appliances (including slide-and-hide oven) are further complimented by a Fisher & Paykel range and hood.

This designer kitchen is a stunning place to be and the huge Black Fusion leather granite stone worktop, combined with the polished-finish granite as the range cooker backsplash, are something to behold.



The dining area sits beneath a large lantern skylight and adjacent to the bifold doors, perfect for indoor-outdoor living and entertaining family and friends. The large chandelier overhead creates welcoming soft lighting in the evening allowing you to create the perfect ambience for every occasion.

Behind the dining area is a large family seating area for relaxing, informal gatherings or enjoying a pre or post dinner drink and chat, hopefully while somebody else takes care of the cooking for you!

Just off the side of this area is the snug; a cosy and welcoming room, perfect for settling down for an evening in front of the TV, a movie night or snuggling up with a good book. Having its own double-doors also means this room can be closed off in the event of competing interests, differing taste in TV shows or just not wanting to be disturbed by happenings in the other areas – a blessing for many reasons, should it be required.





TO THE LAND OF NOD

Heading upstairs, the first thing you notice as you ascend is the window and skylight lantern ahead of you. Reaching the top of the staircase, in front of you is the galleried landing, separated from the kitchen below by a stylish glass banister.

The first room you arrive at is bedroom 2. A large double with views of the garden and a generous en suite featuring a large rainfall shower.

As you continue along the wide and spacious landing, you pass the cleverly located utility cupboard with washing machine, tumble drier and a huge amount of space for storage.

The last door on your left is bedroom 3, another large double bedroom overlooking the driveway whilst directly ahead of you is the door to the stylish family bathroom.

It's at this point that things get even more interesting ...



SUITE DREAMS

Turning right around the top of the banister and through the lovely timber door ahead of you, you will find yourself in the private hallway of the Master suite.

Taking a right here will lead you to the bedroom. This is a delightfully sizeable room, made to feel even larger by the vaulted ceilings and large windows onto the rear garden. Adjacent to the bedroom is the en suite and again, this is a breath-takingly generous space. Aside from the WC and bidet, there's a huge free-standing bath cleverly sectioned off from the wet-area shower space by a half-height dividing wall. This wet area spans the entire width of the room and features both a rainfall and handheld shower, as well as cleverly built in recessed shelving.

The third component of the master suite is next door to the bathroom at the front of the property. This large room makes a fabulous dressing room and walk-in wardrobe area. However, as we say, this is a large room in its own right and could easily be used as a stand-alone room to create a perfect nursery or private 4th bedroom.

Heading back onto the main landing area, it's worth noting the loft hatch and loft space. The current owners have explored plans for a loft conversion to create an additional bedroom suite with the ability to add the access and staircase without compromising or reclaiming any of the current living space. There is already a precedent for this type of expansion with neighbouring houses having implemented similar extensions and planning has recently been applied for.





JUST AS BEAUTIFUL OUTSIDE AS IN

The outside space fully lives up to the wonderful inside of the property. As well as the huge front gravelled driveway and stunning front elevation, there is also access to both sides. As you look at the front of the house, to the right is a lovely, secluded courtyard area featuring an accurately laid compass paving slab – a feature that really illustrates the level of care and attention taken in making this home truly special throughout.

The large patio to the rear of the property is accessed via the bifolds from the dining area and is laid to the same height as the inside space to make transitioning from in to out totally seamless. To the right of the patio, as you step out of the dining area, is the garden building. Formerly a garage, this building has been cleverly converted. Huge twin-opening windows have been added at either end while one side has been entirely opened up. The ceiling has been exposed to give a barn-like vaulted ceiling and a commercial-grade kitchen sink and food prep area has been added at one end. Aside from the plumbing, there is of course power and lighting throughout making for a wonderful, sheltered seating area and entertaining space.





ROUND & ABOUT

Kidmore End Road is a stone's throw from Reading, with easy access to the M4, A33 and A329m, but also in prime position to be in the countryside within minutes, making it the perfect home for those looking to balance a peaceful lifestyle with an easy daily commute.

You're spoilt for choice in Emmer Green, with well-rated schools, excellent shopping amenities and top-rated golf courses and sporting facilities all within easy reach.

Families with school-aged children have a selection of schools from which to choose, including 'outstanding' Emmer Green primary and Kidmore End primary. There are also two 'good' sought-after secondary schools – Highdown and Maiden Erlegh Chiltern Edge – both within the catchment.

For those who enjoy the great outdoors, you'll find yourself surrounded by no shortage of beautiful walking routes and golf courses. The current owners enjoy a ramble through Clayfield Copse, or the Balmore Walk which takes in many hidden greenspaces and meadows. For the golfers, there are no fewer than seven golf clubs within a 20-minute drive, with two prestigious courses right on your doorstep (Mapledurham and The Caversham).

If you're looking for faster-paced entertainment, there are various transport options to whisk you into Reading or London. The attractive nearby villages and areas of Henley-on-Thames, Peppard Common and Sonning Common also have more than their fair share of fabulous restaurants and quaint village pubs. Local bus services provide generous commuter options, and Reading train station is just 2.4 miles away, giving you easy access to wherever you need to be via the Paddington and Elizabeth lines or heading out towards Bath and the west country.

The large lawn is flanked by pretty, planted beds and there are a large number of mature trees and shrubs along the full length of the garden. The lawn is accessed via a couple of attractive, landscaped steps and is itself zoned into two levels creating a real sense of interest and complementing the overall visual aesthetic. At the far end of the garden are two raised vegetable beds created from sleepers, and a garden shed with exterior power – incredibly handy in such a large garden when you find yourself quite a distance from the house.

WHERE TO GO WHEN YOU NEED ...



Milk: A short stroll will take you to Budgens, with a great selection of everyday groceries. Only a little further is a well-stocked Tesco Express.



Golf: For golf enthusiasts, you're surrounded by courses that cater to different levels of expertise. You can't get much more local to Mapledurham Golf Course and The Caversham is almost as close. There are no fewer than seven courses within a 20-minute drive, including Henley, Hennerton, Sonning and Badgemore Park.



Weekly Shop: Being close to Reading, you have several large supermarkets, including Tesco and Sainsbury's. Waitrose is close by in neighbouring Caversham.



Gym/Fitness: Considerable options right on your doorstep for long walks and bike rides. Mapledurham Health & Fitness Club and Highdown Sport & Leisure Centre are both within very easy reach.



Schools: Kidmore End Road is in the catchment area for two outstanding primary schools – Emmer Green and Kidmore End – plus you have the choice of sought-after Highdown or Maiden Erlegh Chiltern Edge for secondary, both rated 'good'.



Dinner / Drinks: Aside from the local options in Caversham, Reading town centre is just two-and-a-half miles away and has a significant selection of places to enjoy a meal. One of the current owners' favourites (and our own!) is to pop over to The Crown at Playhatch for a local tippie, Sunday roast, summer BBQ or one of many other gastronomic delights. There are plenty of lovely village pubs as you head into the countryside, so you have no shortage of options.

Approximate Area

Ground Floor

142.8 sq.m / 1536.8 sq.ft

First Floor

87.6 sq.m / 942.9 sq.ft

Outdoor Entertainment Space

13.1 sq.m / 141 sq.ft

Total

230.4 sq.m / 2479.7 sq.ft

The Finer Details

EPC: B

Council Tax Band: G

Heating: Gas, with underfloor smart heating throughout

Distances:

M4 Motorway 5 miles

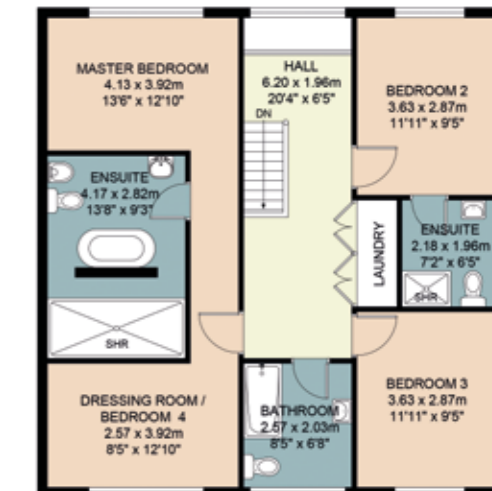
Reading Train Station 2.4 miles

Heathrow 26 miles

Local Authority:

Reading Borough Council

Ground Floor



First Floor

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