



A unique opportunity to own a new build detached home in the heart of Caversham with off-street parking. This property has been built to the upmost standard and energy efficiency.

1A Oxford Road, Caversham RG4 8JN

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INTRODUCTION

Location, Location, Location!

This fantastic home offers the best in Caversham living! This newly constructed property boasts the highest standards of construction, ensuring energy efficiency and a future-proof home with an air source heat pump and under floor heating. The property also comes with a 10-year warranty for your peace of mind.

Situated just meters from Prospect Street, this home benefits with the convenience of two parking spaces right in the centre of Caversham.

As you enter the property, you are greeted by a bright and inviting entrance hall leading to a cozy family lounge. The ground floor also features a well-sized toilet with floor-to-ceiling ceramic tiles and a versatile second reception room at the rear. This room, complete with built-in storage, can serve as a study, office, or playroom.

The hallway includes under-stairs storage, housing the home's utilities as well as plumbing for a washing machine, along with additional built-in storage and a secondary entrance from the driveway.

The heart of this home is the open-plan kitchen and dining area at the rear. This modern kitchen is equipped with integrated appliances, quartz & marble finished countertops. The double-glazed windows, large patio doors, and a skylight, allows for natural light to flood this space.

Upstairs, you'll find three well-appointed bedrooms. The front-facing double bedroom features a large built-in wardrobe and an en-suite bathroom. The family bathroom, finished with floor-to-ceiling ceramic tiles, includes a full-size bath and shower. The rear of the property includes a smaller bedroom, perfect for a child or guest room, and an impressive third bedroom with a vaulted ceiling making the rooms feel light and airy.

The private rear garden is accessible via the rear patio doors, offering a seamless indoor-outdoor living experience. There is also side access, providing convenient entry for bikes and garden equipment.

Designed with both downsizers and upsizers in mind, this property must be viewed to appreciate its exceptional finish and thoughtful layout. Don't miss the opportunity to make this stunning home yours!



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PROPERTY SPECIFICATION

Kitchen

Modern shaker style kitchen
Soft close draws and cabinets
Quartz and marble finished worktop and full height splash-back
AEG Oven
AEG induction hob
Zanussi integrated dishwasher
Zanussi integrated fridge freezer
Bosch cooker hood
Hisense integrated microwave

Electrical fittings and home entertainment

Television points to main reception rooms
Data points – Virgin Ultrafast Full Fiber broadband
Energy efficient LED lights throughout the ground floor
Pendant lights in all rooms including bedrooms living room and communal areas

Heating and hot water

Heating and hot water is provided by air source heat pump
Ground floor underfloor heating in all rooms
Radiators on the first floor

Bathrooms

Contemporary white sanitary ware
Thermostatic shower with two heads
Wall hung white vanity units and a basin with a surface mounted tap
Wall hung white rimless WC pan with soft-close seat
Heated towel rail
Mirror cabinets with light and integrated shaver socket
Recessed LED downlights
Slim line LED IP44 rated ceiling lights
Floor to ceiling porcelain tile to cloakroom, bathroom and ensuite
Decorative feature wall tiles inside shower and bath areas

Flooring

Luxury Vinyl floor throughout the ground floor
Luxury pile carpets on staircase and throughout the first floor

General

Air source heat pump for hot water and heating
Certified Timber structure (details to be provided)
Double glazed uPVC windows throughout the house
Vaulted ceiling in bedroom 2
Block paved private driveway









External

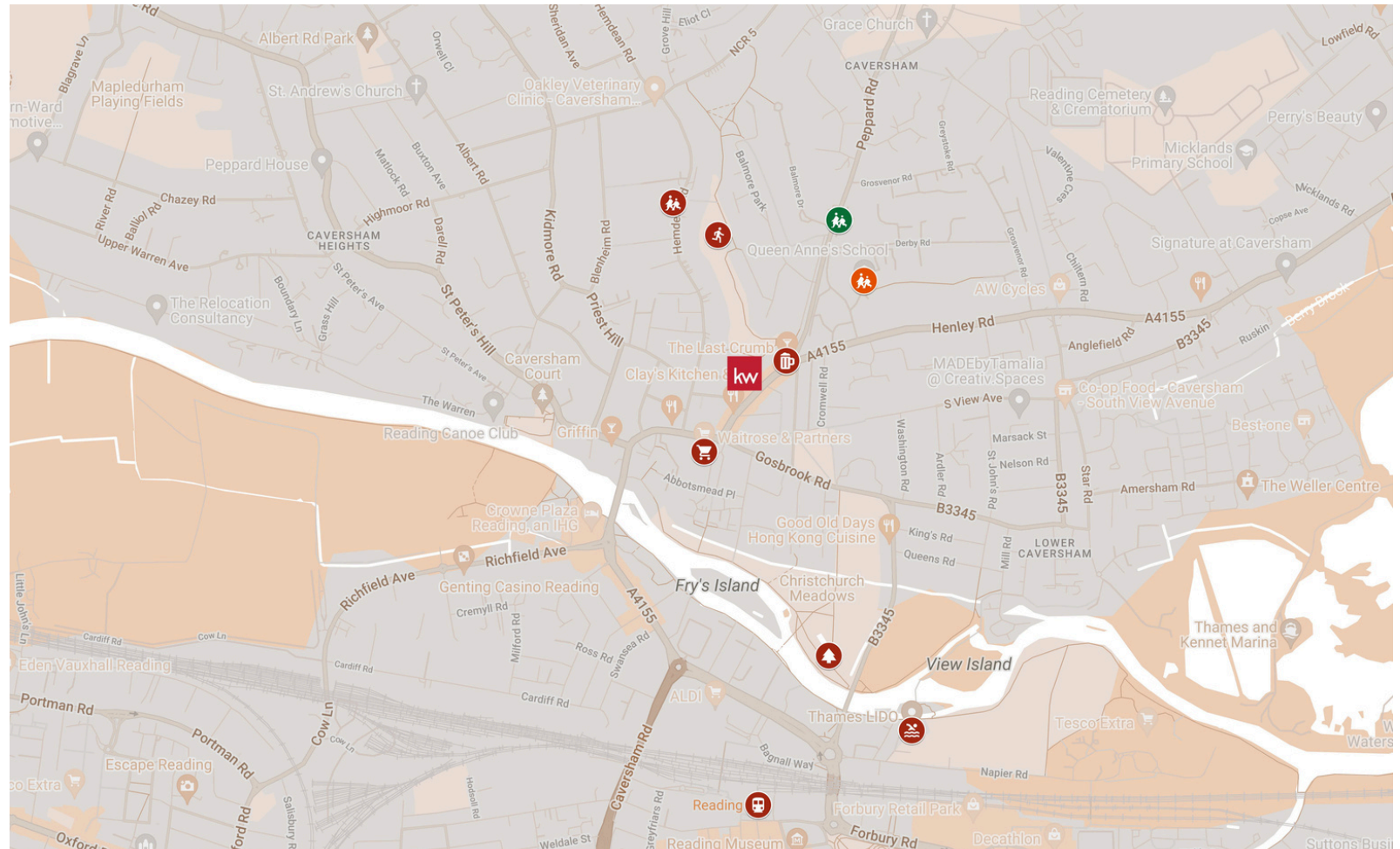
Bin storage in the front
Cycle store at the back
Two tandem car parking spaces in private driveway
External Electric points

THE LOCATION

 1A Oxford Road

Points of interest

-  Reading Station
-  Waitrose & Partners
-  Caversham Primary School
-  Caversham Prep School
-  Queen Anne's School
-  The Last Crumb
-  Thames LIDO
-  Christchurch Meadow Playground



Beyond your doorstep

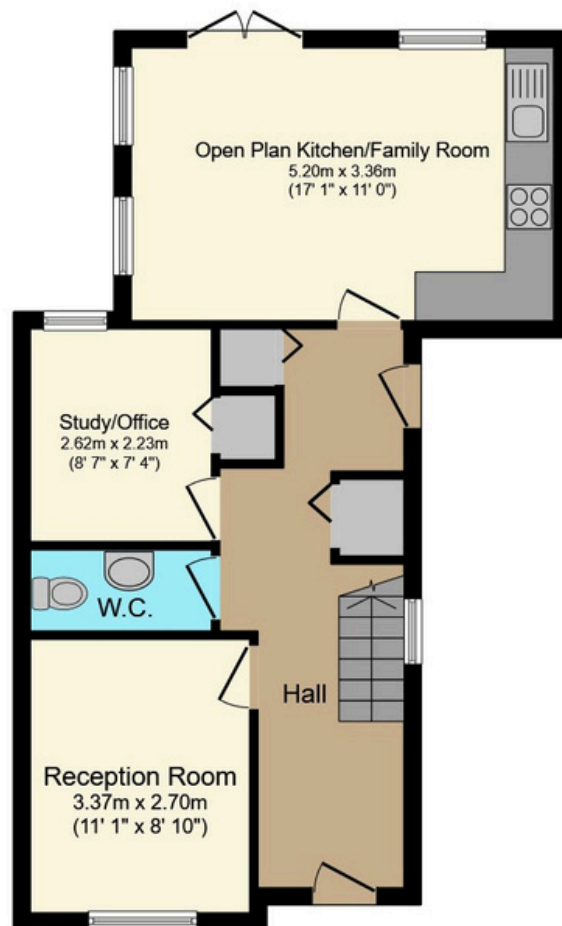
- **Thriving town life:** Enjoy the charm of Caversham and be part of a thriving community with an array of pubs, restaurants and shops on your door step.
- **Great schools:** Caversham Primary, Preparatory & Queen Anne's are all located walking distance from the property.
- **Connected convenience:** 20 minute walk to Reading Station with direct links into Paddington in just 22 minutes & cross rail to take you across town.
- **Outdoor Activities:** Walking distance to an array of parks, the River Thames & Thames Lido. Jump in the car and within 10 minutes you are spoilt for choice for walks in the Chiltern Hill and area of outstanding national beauty.

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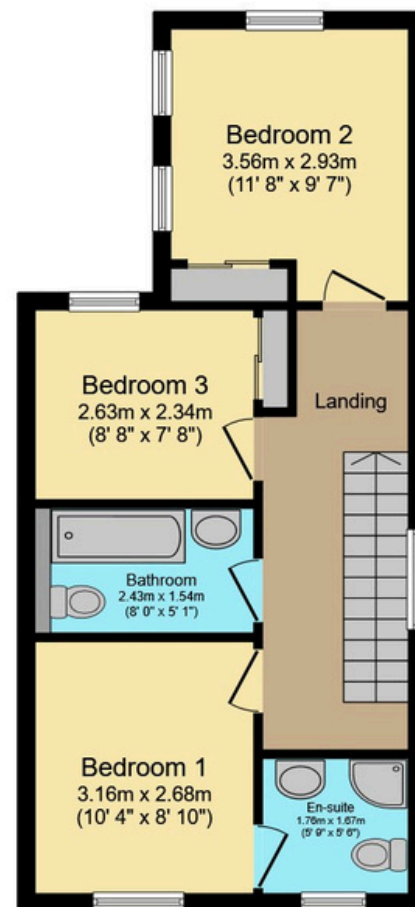


FLOOR PLANS



Ground Floor

Floor area 50.3 sq.m. (541 sq.ft.)



First Floor

Floor area 43.2 sq.m. (465 sq.ft.)

TOTAL: 93.5 sq.m. (1,006 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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