

Shepherds Lane, Caversham, Reading, RG4 7JL

£1,000,000

Walmsley

Shepherds Lane, Caversham, Reading, RG4 7JL

Walmsley Estate Agency are delighted to bring to the market this 1930s detached property, situated on a highly regarded road in Caversham Heights. The property has been extended, combining period character with modern living, while offering further scope for enlargement and a potential loft conversion (subject to the usual planning permissions and building regulations). The rear extension creates an open-plan kitchen/dining room benefiting from underfloor heating, roof lanterns and large sliding patio doors opening onto the garden. There is a separate utility room with a sink, WC and ample storage. The original part of the house retains parquet flooring throughout the ground floor and comprises a large dual-aspect living room with an original fireplace and study area with French doors. There is also a further reception room with a wood-burning stove. The generous landing provides access to three double bedrooms, with the principal bedroom benefiting from built-in wardrobes, an en-suite shower room and access to a large terrace with glass balustrading overlooking the garden.

The property occupies a generous plot with driveway parking for multiple vehicles, two car ports and a garage. The landscaped garden is planted with a variety of mature trees and shrubs and includes a potting shed, additional storage, a large patio, pond, lawn and vegetable patch. A garden office with its own private patio is situated at the rear of the garden, providing an ideal space for home working. An early viewing is highly recommended by the vendors' sole agent. No onward chain.

Caversham is one of Reading's most desirable residential areas, situated on the northern banks of the River Thames and offering an excellent balance of green spaces, local amenities and connectivity. Reading Station provides fast and frequent rail services to London Paddington, while the Elizabeth Line offers direct links to central London, the West End, the City and Canary Wharf.

Tenure - Freehold

















- Desirable lane in Caversham Heights
- Scope for further expansion and conversion (subject to usual consents)
- Generous driveway parking
- Large rear garden
- Council tax band G
- EPC rating D

3 2 2 D
















Tokers Green
Chazey Heath
A4074
Kiln Rd
Mapledurham House
EMMER GREEN
Kidmore Rd
CAVERSHAM
CAVERSHAM HEIGHTS
Google
Map data ©2026 Google

Approximate Gross Internal Area 1847 sq ft - 172 sq m
(Excluding Garage)
Ground Floor Area 1097 sq ft – 102 sq m
First Floor Area 750 sq ft – 70 sq m
Garage Area 196 sq ft – 18 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Walmsley

Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

9-11 Bridge Street, Caversham, Reading, RG4 8AA
Email: cavershamsales@walmsley.co.uk www.walmsley.co.uk
0118 947 0511

Walmsley