

NLP Private Office

83 St Peter's Avenue

An exceptional modernisation or development opportunity in Caversham Heights and a truly beautiful setting where timeless character meets rare opportunity.



The House

Built in 1929, 83 Peter's Avenue is a charming Arts and Crafts home full of character. It has been owned by the same family for 50 years and retains many original features, including oak panelling, high ceilings, detailed skirting boards, oak doors, leaded windows, and oak flooring throughout.

The property is approached via a tree-lined entrance with impressive beech trees, leading through oak gates to a large driveway and garages. An arched brick porch opens into the entrance hall. The main living spaces look out over the beautiful garden, which extends to approximately 1.186 acres and offers excellent potential.

There is also a large part-boarded loft with two roof lights, where planning permission was previously granted to extend the house (Reading Borough Council ref: 12/01609/FUL).

Outside, the south-facing gardens are a standout feature, carefully maintained over many years. At the front, there is a double integral garage as well as a separate detached garage, which previously had permission to be refurbished, with potential for a carport or annex. At the rear, a low stone wall runs across the width of the property, with paving accessed from the loggia. The garden backs onto Mapledurham playing fields and making it one of the largest private residential plots in the area.







The Gardens

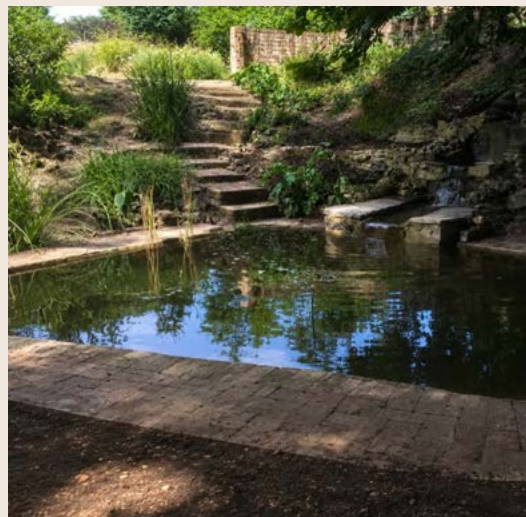
The gardens and grounds are among the property's defining features and extend to approximately two acres, believed to represent the largest private residential plot within Caversham Heights.

A remarkable formal water feature extends for approximately 120 feet through a sequence of descending stone basins and rockeries, constructed from substantial Cornish stone believed to have been sourced from the Chelsea Flower Show during the property's early years.

The scale and ambition of the landscaping are exceptional for a private residence of the period.

Beyond the formal gardens, the grounds unfold into sweeping lawns, mature herbaceous borders, orchard planting and a dedicated wildlife meadow with pond, creating an unusually varied and private landscape setting within such close proximity to central Reading.

The gardens retain an atmosphere of maturity and quiet seclusion that has evolved over many decades that would benefit from further stewardship.





Location

St Peter's Avenue is one of Caversham's most sought-after roads, close to the River Thames and surrounded by countryside and riverside walks. Caversham village centre offers a range of shops, including Waitrose, as well as cafés and restaurants. The area is well known for its excellent schools, including Queen Anne's, Shiplake College, Reading Bluecoat, Reading School, and the University of Reading. Reading Station provides fast links to London Paddington, with Crossrail connections to the City and Heathrow.

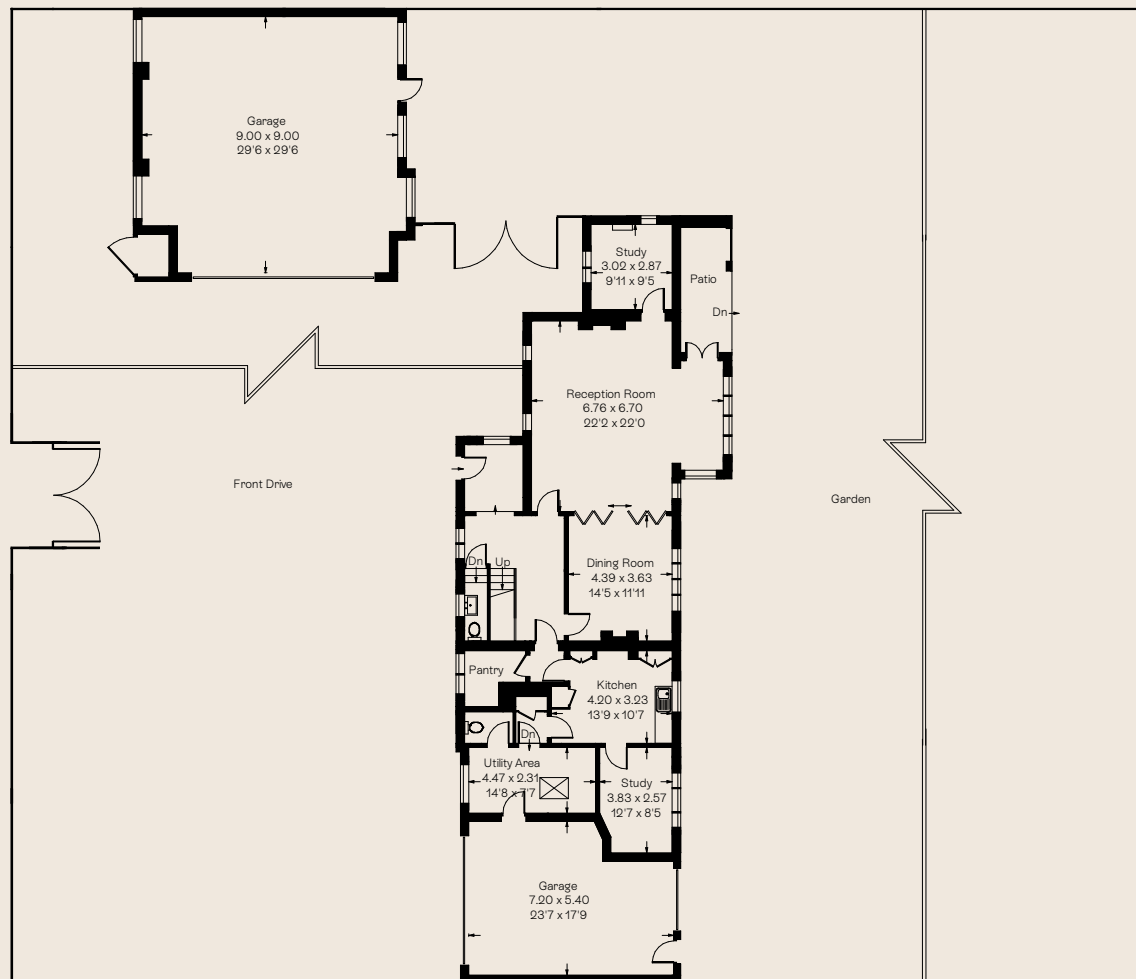
Directions: St Peter's Avenue, postcode RG4 7DP.

The property is offered for sale by informal tender.

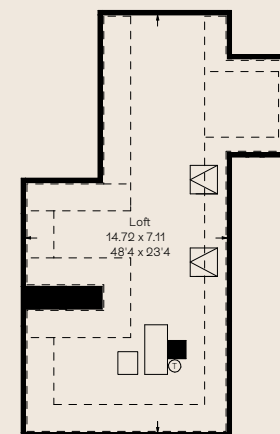


St Peters Avenue, RG4

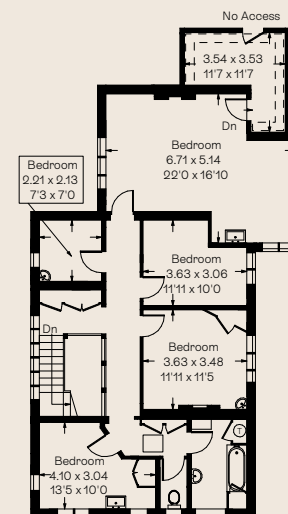
Approx Gross Internal Area = 364.7 sq m / 3926 sq ft
Loft = 96 sq m / 1033 sq ft
Total = 460.7 sq m / 4959 sq ft
(Including Garages & Reduced headroom)



Ground Floor



Loft



First Floor

--- = Reduced headroom
below 1.5 m / 5'0"

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.



Key Information

Local Authority: Caversham, Reading, District Council

Council Tax Band: G

EPC Rating: E

TENURE: Freehold FH

Disclaimer: These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



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information please contact
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