



A contemporary detached home in a private gated setting. Positioned within a secluded development of just four houses, this contemporary detached home offers calm, light-filled spaces designed for modern family living. The open-plan kitchen, dining and family area forms the heart of the house, opening through wide glazing to a landscaped garden that blends indoor and outdoor life. A separate living room provides a quieter retreat, also connecting to the terrace through bi-fold doors. Upstairs are four well-proportioned bedrooms, including a principal suite with en suite shower room. Moments from the River Thames and within easy reach of both Caversham and Reading, the house combines privacy, simplicity and contemporary design in a rare gated setting.

Interested? Please contact our sales team to find out more, or to book a viewing.



- Modern 4 bedroom detached family home
- Living space with bi-fold doors opening onto a beautiful private garden
- Contemporary kitchen/dining/family room
- Prime position and close proximity to Caversham and Reading town centres
- Ample off-road parking
- No onward chain complications





Council tax band F

Council- RBC

Additional information:

Parking

The property has a block paved driveway.

Services:

Gas - mains

Water - mains

Drainage - mains

Electricity - mains

Heating - Gas central heating

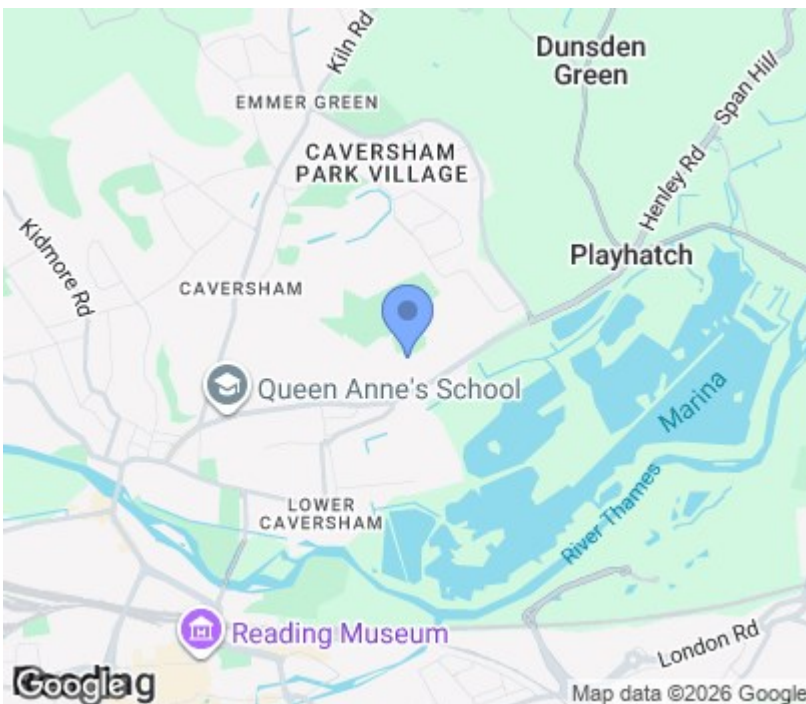
Broadband connection available (information obtained from Ofcom):

Ultrafast - Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

# Floorplan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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