



Tucked away at the end of a small cul-de-sac and siding onto Manor Ground Pavilion and cricket pitch, this impressive five-bedroom detached family home offers generous and flexible living space close to Green Park and M4 Junction 11. The property features a spacious open-plan kitchen/dining/family room, alongside a separate lounge and study. Upstairs are five bedrooms (four doubles), including three with en-suites, plus a family bathroom. Further benefits include a double garage (currently used as a gym), ample driveway parking, and a south-west facing garden ideal for entertaining. A superbly located family home combining space, convenience, and modern living.

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



- An executive detached family home
- 5 bedrooms, 3 bathrooms (2 en-suite)
- Double garage & ample parking
- Nearby to open spaces and countryside walks
- High specification throughout
- No onward chain





Council tax band G

Council- Wokingham

Additional information:

Parking

The property has a driveway with parking for multiple vehicles with an integral double garage.

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)

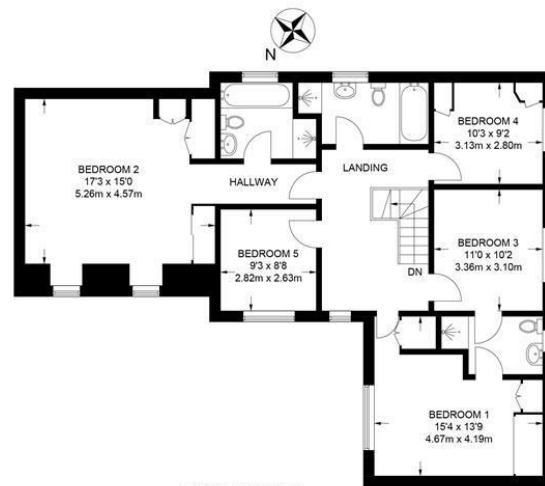
Mobile phone coverage

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"

There is an estate charge approximately £400 per annum

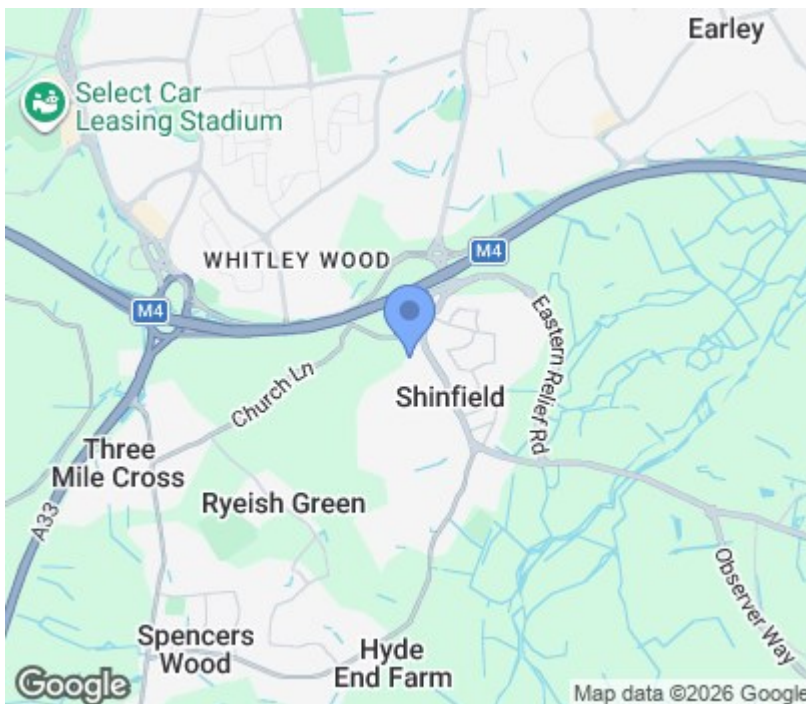
The large oak trees within the property boundary are subject to Tree Preservation Orders.

Floorplan



APPROXIMATE GROSS INTERNAL AREA
2323 SQ FT / 215.8 SQ M

This plan has been drawn for illustrative and identification purposes only.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		85	
(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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