



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)

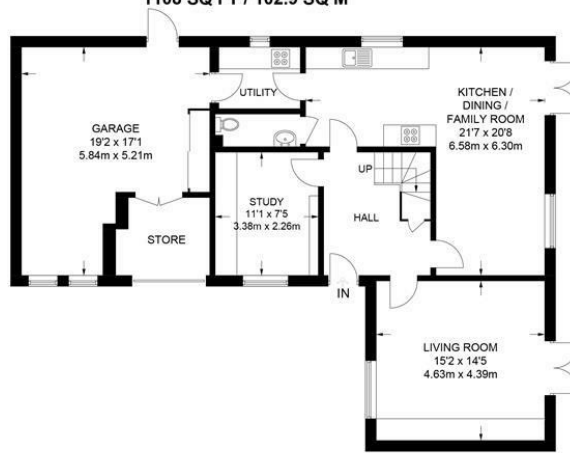
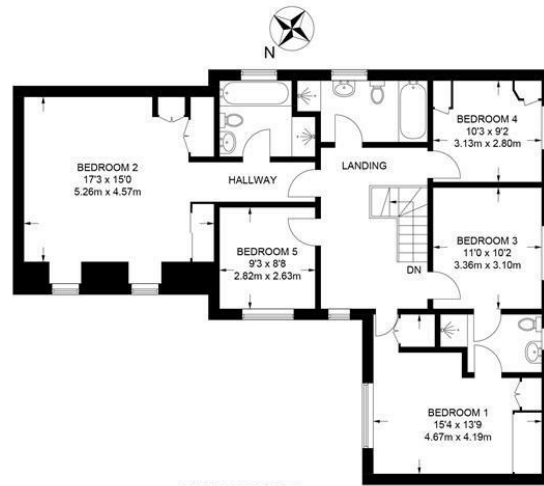
Mobile phone coverage

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

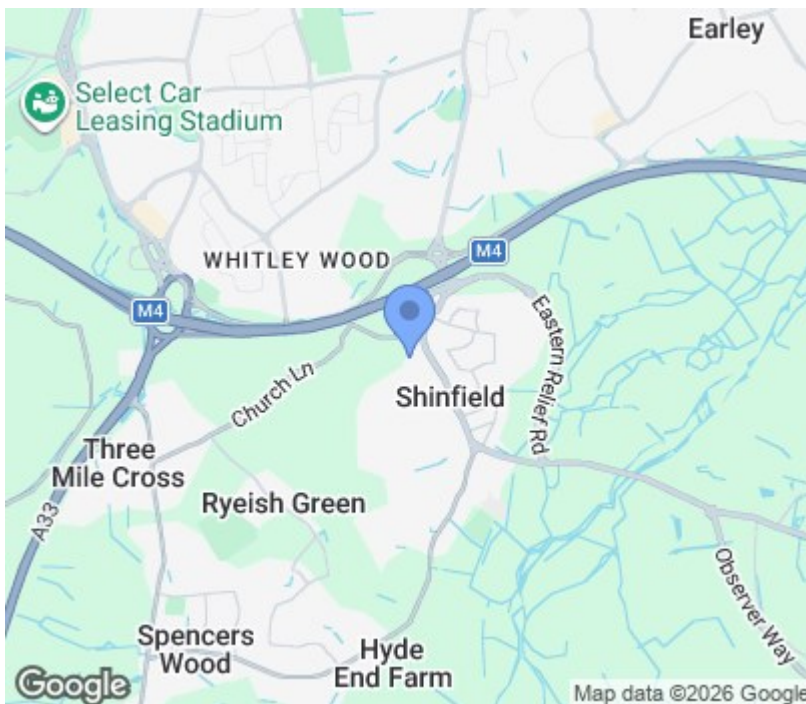
The large oak trees within the property boundary are subject to Tree Preservation Orders.

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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.