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111 Champlain Street, , Reading, RG2 6AE

£895,000

A beautifully designed New England-inspired lakeside home, complete with a private jetty, set within the highly sought-after Green Park Village and constructed by the renowned Berkeley Group. Offering over 2,000 sq ft of well-planned accommodation, this exceptional home provides flexible living space across three floors, perfectly suited to modern lifestyles. At its heart is a stunning open-plan kitchen-dining room, ideal for both everyday living and entertaining. Bifold doors open onto a covered veranda, creating a seamless connection to the outdoors and enjoying uninterrupted views across the lake. The first floor features impressive principal and guest suites or an additional reception room, each with access to the wrap around balcony overlooking the water, offering a peaceful retreat. The property is perfectly positioned within walking distance of Green Park Business Park and benefits from excellent transport links. The Green Park station offers direct access to Reading's mainline station, while Junction 11 of the M4 is close by, making it ideal for commuters. Offered for sale with no onward chain, this is a rare opportunity to acquire a distinctive lakeside home in a prime setting.





- Five bedrooms, principle with ensuite and balcony access
- Kitchen-dining room with appliances and lake view; Utility
- Living room with bay-window
- Garden with private jetty overlooking the lake
- Garage & driveway
- No onward chain



Council tax band C
Council- Reading





Description

The Huntingdon is part of the Lakeside Collection at Green Park Village by St Edward which is a New England inspired development on the east banks of the lake. Ideally positioned in the heart of the village close to the market square, each home enjoys a private jetty overlooking the water and the property is due for completion in April. The development is set in 60 acres of parkland and adjoins business parks and is convenient for central Reading with its mainline station and M4 motorway.

Additional information:

Parking

The property has two driveways with parking for 2 vehicles with additional visitors spaces for shared use that require parking permits.

Development Service charge:

Property construction – Standard form

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”

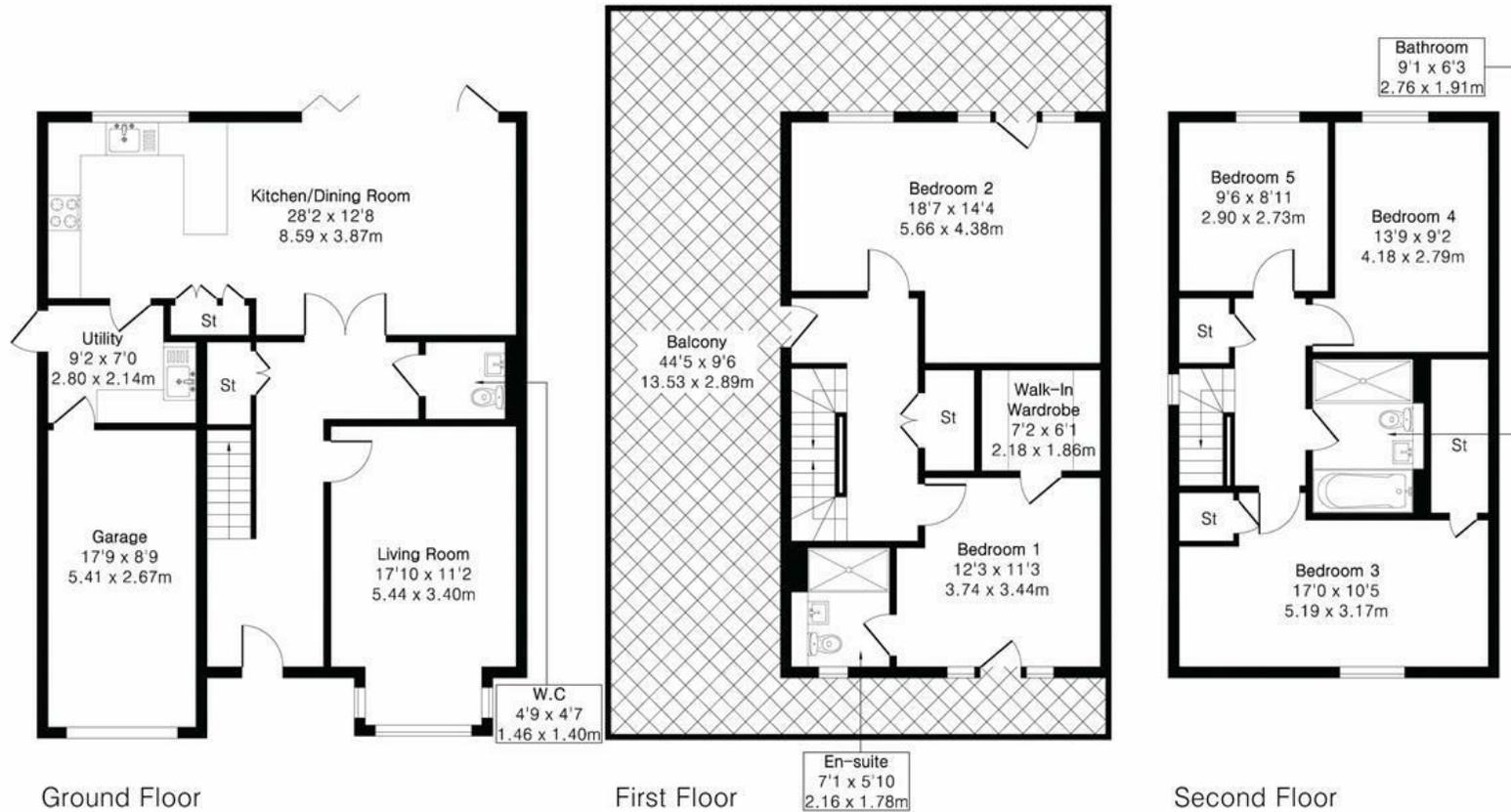


**Approximate Gross Internal Area 2183 sq ft - 202 sq m
(Including Garage)**

Ground Floor Area 973 sq ft – 90 sq m

First Floor Area 605 sq ft – 56 sq m

Second Floor Area 605 sq ft – 56 sq m



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.



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