

# The Ormeley Trowes Lane

Swallowfield, Reading, RG7 1RQ

\*Muddy Boots event Saturday 25th October - Call to book your appointment\*

The Ormeley is a stylish five-bedroom detached home combining traditional character with modern comfort. The spacious layout features a bright kitchen/family room opening to the garden, separate living and dining rooms, a study, utility and guest WC. Upstairs, the principal and second bedrooms have en-suites, with three further bedrooms and a family bathroom.

Outside offers a private garden, single garage, carport and driveway parking. Located in the peaceful village of Swallowfield, The Meadow by Cove Homes provides countryside living close to excellent schools, local amenities and easy links to Reading, Wokingham and London.







### Floor Plan Area



First Floor

Dimensions

4645 x 3628

3088 x 4637

3419 x 3400

3155 x 3410

2996 x 2265

Room

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Bedroom 5

### **Ground Floor**

Room	Dimensions (mm)	Dimensions (feet and inches)
Kitchen/Family	6823 x 5122	22'4" x 16'8"
Living	4000 x 5788	13'1" x 19'0"
Dining	3950 x 3388	13'0" x 11'1"
Study	4026 x 2222	13'2" x 7'3"

#### PLEASE NOTE: Plot 2 is handed.

All dimensions are maximum and these plans are for representation purposes only and may be subject to change. Whilst every attempt has been made to ensure the accuracy of the plans, details and measurements are approximate and no responsibility is taken for any error, omission or mis-statement. Floorplans may be mirrored/handed for alternate plots.

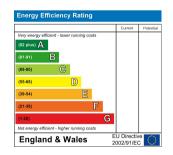
### Viewing

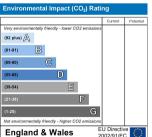
Please contact our Haslams New Homes Office on 0118 960 1010 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



### Energy Efficiency Graph





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Dimensions (feet and inches)

15'2" x 11'9"

10'1" x 15'2"

11'2" x 11'2" 10'4" x 11'2"

9'8" x 7'4"

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