



This beautifully designed four-bedroom, three-bathroom home offers generous living space across two thoughtfully planned floors. On the ground level, a welcoming entrance hall leads to a separate study—ideal for home working—and a spacious living room perfect for relaxing evenings. At the rear of the home, an impressive open-plan kitchen and dining area forms the social heart of the house, complete with high-specification finishes, integrated appliances, a utility room, and doors opening onto the garden. A separate dining room provides a more formal entertaining space, offering flexibility for family life and special occasions alike.

Upstairs, the layout continues to impress with four well-proportioned bedrooms. The standout primary bedroom features a private balcony with countryside views, a stylish ensuite bathroom, and a generous dressing room. Bedroom two also benefits from its own ensuite, while bedrooms three and four share a modern family bathroom. This home truly delivers on comfort, style, and quality in every detail.

Please note that some images are virtually staged and should be used as a guide only.

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





- 4 bedroom detached house in Upper Basildon
- Exclusive development of only 3 impressive homes
- Ensuite, dressing room & balcony to primary bedroom
- Double carport for additional parking
- Easy access to Pangbourne and Reading
- Set in the desirable Berkshire countryside







### Further details

#### Parking

The property has a carport and driveway parking for multiple cars

Local Authority: West Berks

Council Tax Band: New Build - To be confirmed

Predictive EPC : B

Reservation Fee: Please note that to secure an offer on this property, the developer will expect a reservation fee to be paid. For specific terms, please contact our office.

#### Services:

Water: Mains supply

Drainage: Mains supply

Electricity: Mains supply supplemented by some solar panels

Heating: Air Source Heat Pump

Broadband Connection: We have been informed by the developer that a superfast broadband connection (Fibre To The Premises) is to be installed. For an indication of specific speeds and supply of broadband, we recommend potential buyers go to the Ofcom website "Broadband and mobile coverage checker", [www.ofcom.org.uk](http://www.ofcom.org.uk)

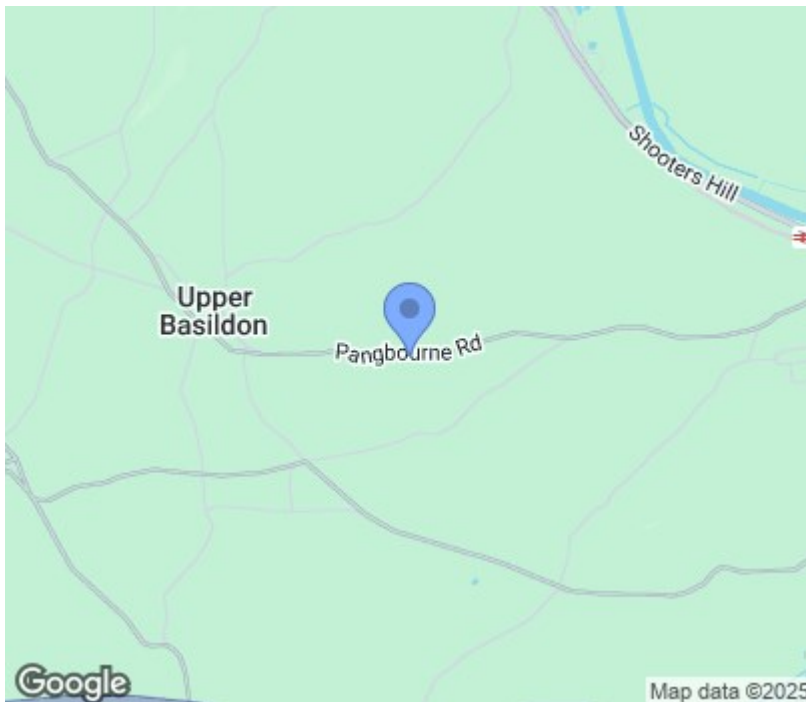
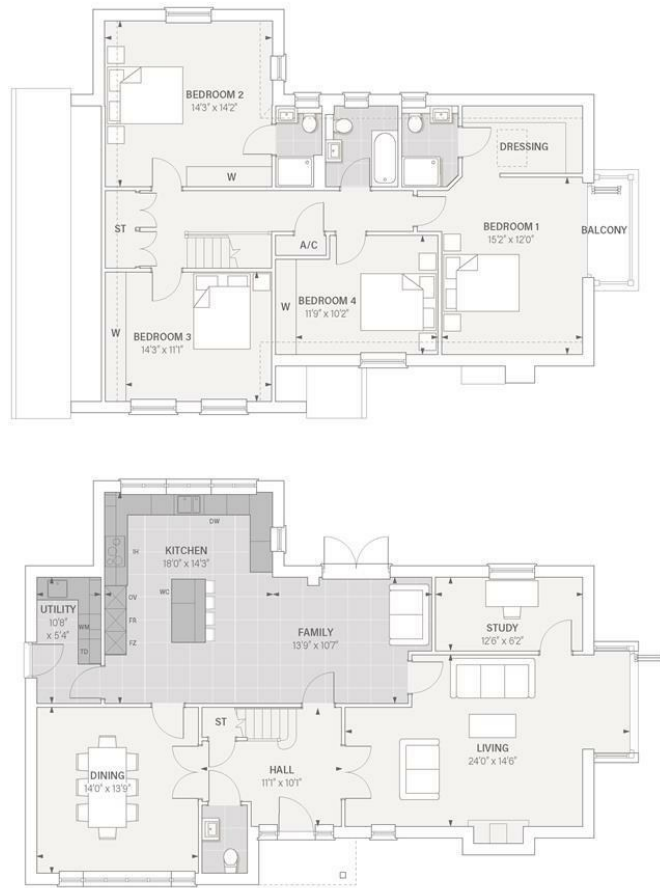
Mobile phone coverage: We recommend potential buyers check via Ofcom's website [www.ofcom.org.uk](http://www.ofcom.org.uk)

The property is currently awaiting building control sign-off, this will follow completion of the property.

#### Agents Note:

Please note that some images are virtually staged and should be used as a guide only. There are 2 nearby pylons located beyond the North and East development boundary.

## Floorplan



Please contact our New Homes team to find out more, or to book a viewing.

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