

The Clayburn at Herons Lake

The Green, Theale, RG7 5JG

£615,000



The Clayburn is a beautiful four-bedroom home that combines open-plan living with considered design touches throughout. At the heart of the home is a spacious kitchen, dining, and family area, featuring a stylish breakfast bar and two sets of elegant French doors opening directly onto the rear garden. Upstairs, the first floor offers three generous bedrooms, including bedroom 2 with its own ensuite shower room, alongside a well-appointed family bathroom. The top floor is dedicated to an impressive principal bedroom suite, complete with a private dressing area, offering a luxurious retreat from the daily bustle.

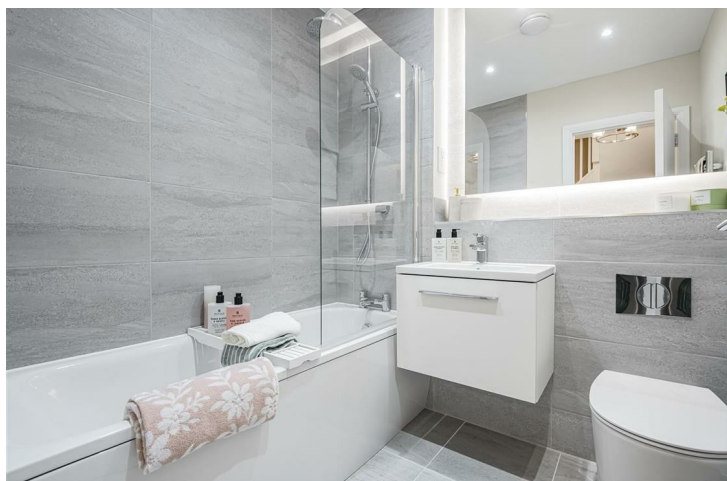
Interested? Please contact our New Homes team to find out more, or to book a viewing.

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- Brand new lakeside community
- Four bedroom homes over two and a half stories
- Open plan layout on ground floor
- 3 off-road parking spaces
- Easy reach of Theale Station and M4 corridor
- Plenty of nearby amenities including Theale High St, Sainsburys Superstore and IKEA





Further details

Council tax band: TBC

Agent's notes

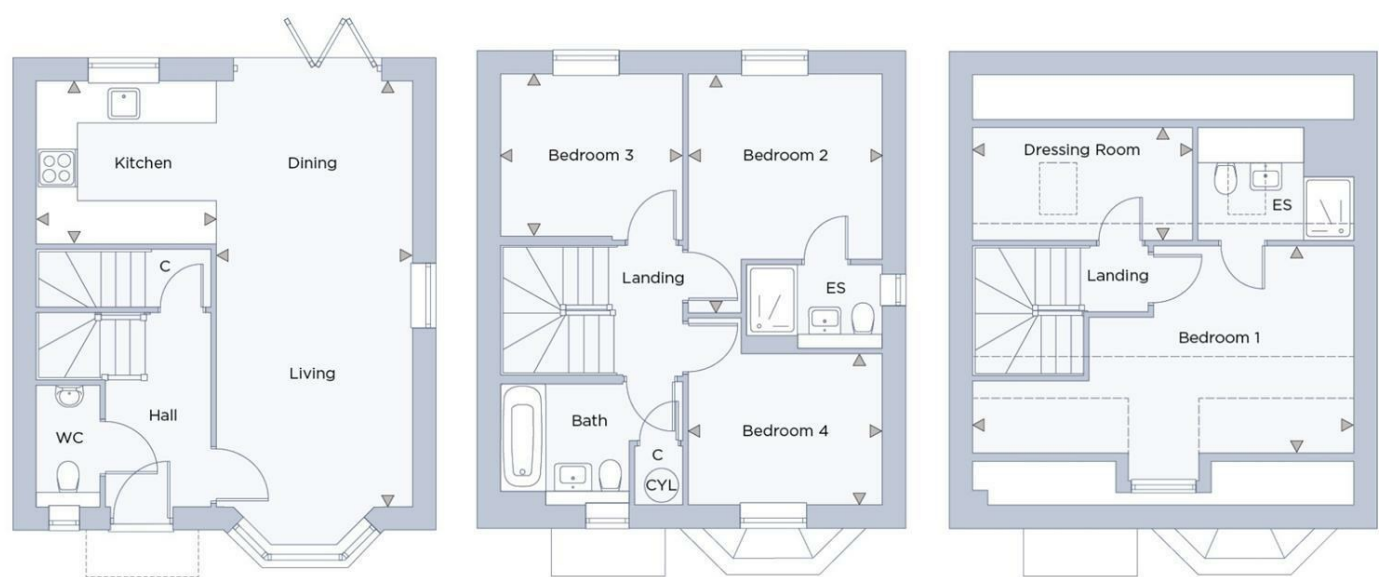
Estimated build completion: April 2025

Estate fee: TBC

Reservation Fee: Please note that to secure an offer on this property, you will be required to pay a fee of £500. For specific terms, please contact our office.

Please note some images are CGIs and are to be used as a guide only.

Floorplan



Ground Floor Room	Dimensions (feet & inches)
Living/ dining	22'5" x 19'4"
Kitchen	9'6" x 8'5"

First Floor Room	Dimensions (feet & inches)
Bedroom 2	12'4" x 10'1"
Bedroom 3	9'5" x 8'5"
Bedroom 4	10'1" x 7'1"

Second Floor Room	Dimensions (feet & inches)
Bedroom 1	19'1" x 10'9"
Dressing room	11'5" x 5'10"



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