



The Lardner is a stylish three-bedroom home set over three floors with a flexible, modern layout. The ground floor features an open-plan kitchen and dining area with French doors to the garden and a study, while the other floors offer a bright living room, three bedrooms, and two en-suites. Designed for comfort and practicality, it's perfect for families and professionals alike.

Located in the Watchman's Place development in Tilehurst, Reading, this home benefits from village amenities and excellent transport links. Just a few miles from the M4 and with easy access to central Reading by car, bus, or train, it's an ideal location for commuters, first-time buyers, families, and investors seeking a well-connected community.

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

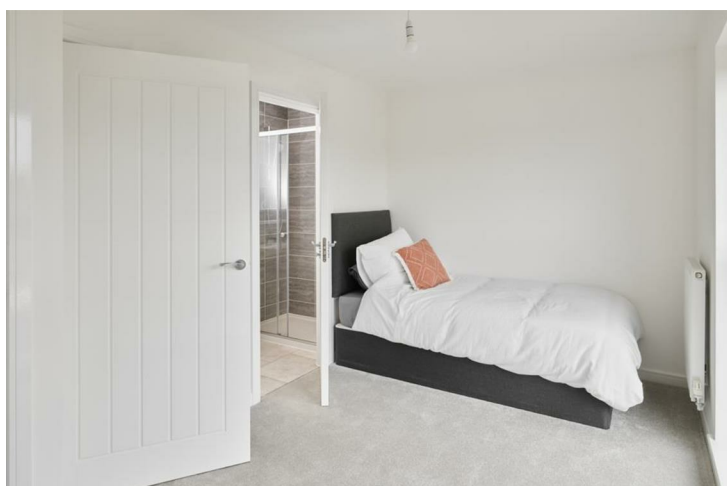
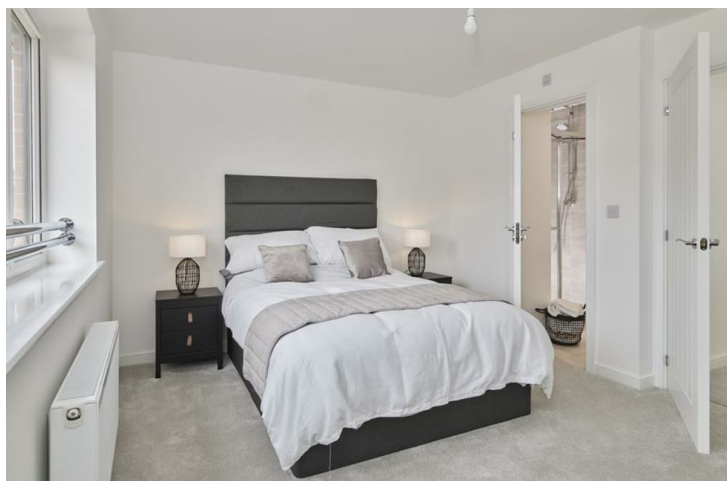
[newhomes@haslams.net](mailto:newhomes@haslams.net)  
0118 960 1010



- Three-bedroom home over three floors with a flexible layout
- Allocated parking spaces for 2 cars
- Zanussi single oven, hob, and cooker hood
- Study ideal for home working
- En suite to bedrooms 1 and 3
- 10-warranty and insurance protection







## Further details

Council tax band New Build

Local Authority: Reading Borough Council

Council Tax Band: To be confirmed (new build)

Predicted EPC Rating: A

Estate charge: £315 (est.) per annum

On acceptance of an offer on this property, The Developer requires a £1,000 reservation fee to be paid. If contracts are not exchanged on the sale, The Developer will retain the reservation fee less reasonable administrative costs, and other costs up to a maximum sum of £500 as detailed in the new homes quality code

Services:

Water - TBC

Drainage - TBC

Electricity - TBC

Heating - Gas central heating

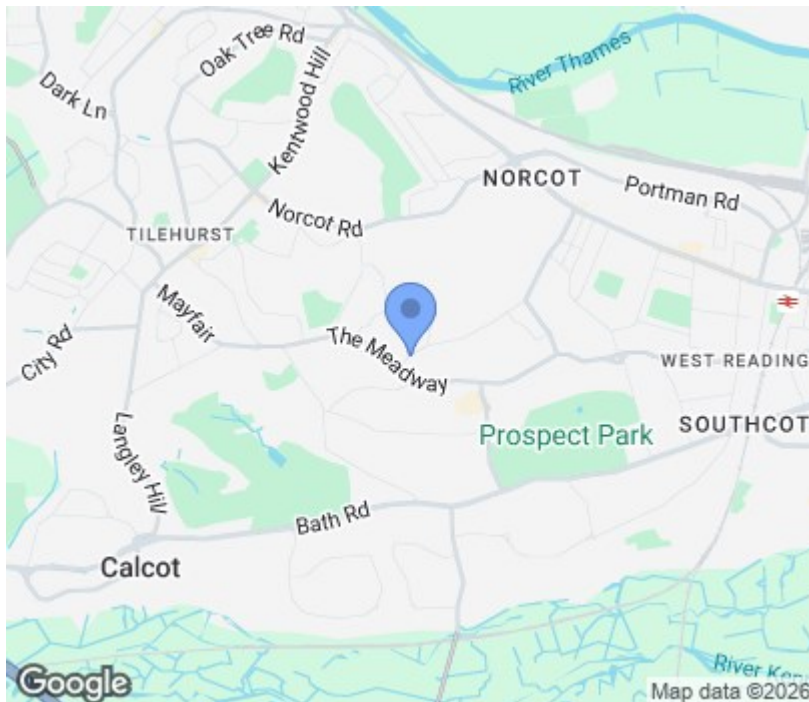
Broadband: Ultrafast Fibre Connectivity Openreach to be installed. Please check via Ofcom website [www.ofcom.org.uk](http://www.ofcom.org.uk)

Mobile phone coverage: Please check via Ofcom website [www.ofcom.org.uk](http://www.ofcom.org.uk)

Agents Note:

All internal photographs are used for illustrative purposes only and depict the interiors of Bellway Show Homes. They do not reflect the layout and finishes of this home.

## Floorplan



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

[newhomes@haslams.net](mailto:newhomes@haslams.net)  
0118 960 1010

The specifications outlined in this brochure are indicative only. Developers reserve the right to make any alterations to the specifications without warning. Whilst these particulars are prepared with all due care, the information is intended as a preliminary guide only. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to print.