



The Mulberry is one of just three exclusive homes at Autumn Fields, an exclusive development by Hicks Homes in the desirable village of Upper Basildon. Combining elegant design with modern comfort, this four-bedroom property is tailored for contemporary family living.

A spacious open-plan kitchen and dining area form the central hub of the house, perfect for entertaining. Downstairs, there are three further rooms, including a dedicated study, a utility room and a large living room. Upstairs, the principal suite features a dressing room and a sleek en-suite, while three additional bedrooms – one with an en-suite – provide excellent family accommodation.

Finished with Hicks Homes' signature attention to detail and energy-efficient systems throughout, The Mulberry offers a rare chance to enjoy refined countryside living within easy reach of Pangbourne, Reading and direct London connections.

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



- Exclusive four-bedroom home in an exclusive three-house development
- Spacious open-plan kitchen and dining room designed for family living
- Three additional downstairs rooms, including a generous lounge area
- Principal suite with dressing room and luxury en-suite
- Three further bedrooms, one with en-suite
- Crafted by Hicks Homes with quality finishes and energy-efficient design





### Further details

Council tax band

Parking

The property has a garage and driveway parking

Local Authority: West Berks

Council Tax Band: New Build - To be confirmed

Predictive EPC : C

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)

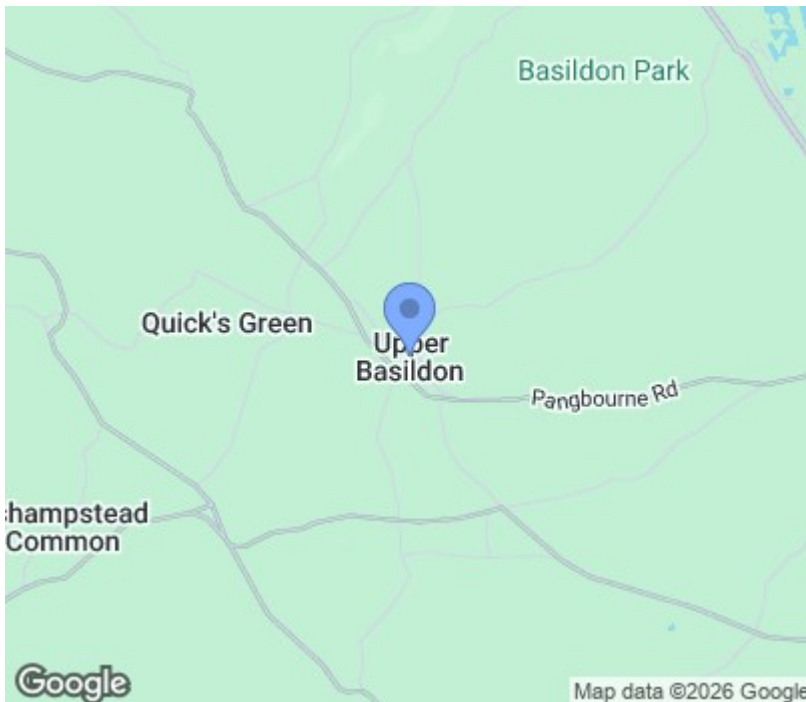
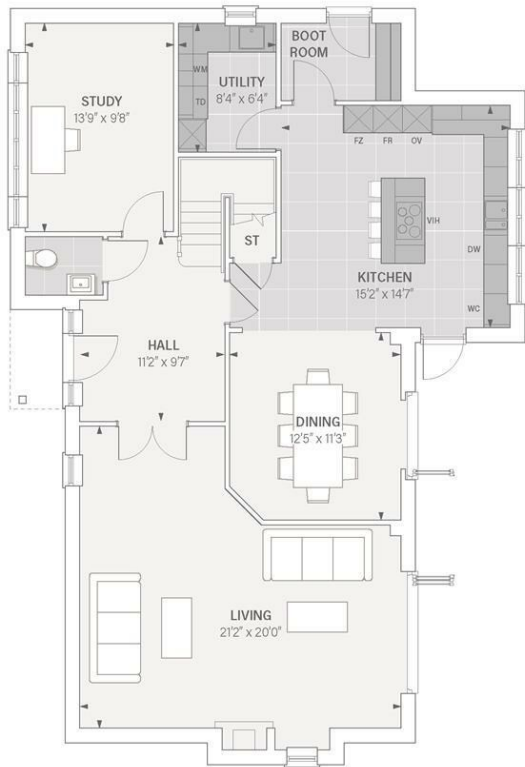
Mobile phone coverage: We recommend potential buyers check via Ofcom's website [www.ofcom.org.uk](http://www.ofcom.org.uk)

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

Agents Note:

Please note some of these images are virtually staged and should be used as a guide only. There are two 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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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.