

The Clayburn
Herons Lake , Theale, RG7 5JG

£595,000



4



3



2



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.



- 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 New Build

Agent's notes

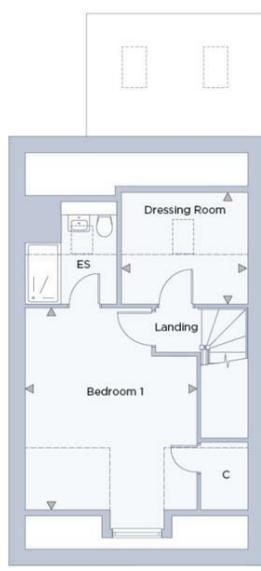
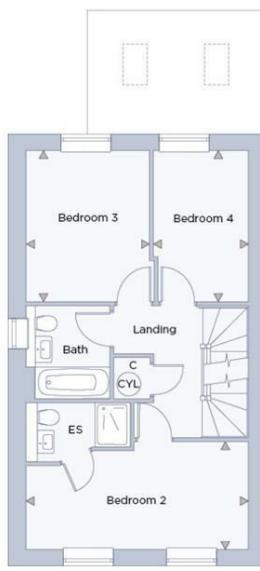
Estimated build completion: April 2025

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.

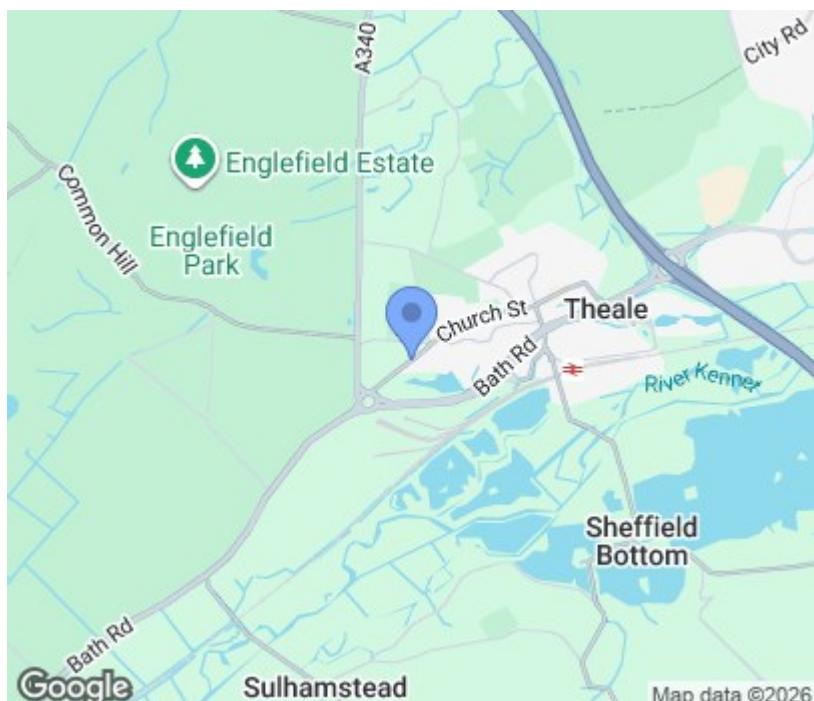
Floorplan



Ground Floor Room	Dimensions (feet & inches)
Living/ dining	23'1" x 16'7"
Kitchen	15'1" x 9'1"

First Floor Room	Dimensions (feet & inches)
Bedroom 2	16'7" x 8'0"
Bedroom 3	11'2" x 9'2"
Bedroom 4	11'2" x 7'1"

Second Floor Room	Dimensions (feet & inches)
Bedroom 1	15'2" x 12'1"
Dressing room	9'6" x 8'4"



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

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.