



9 The Meadow,
Swallowfield
Berkshire, RG7 1UT

£940,000 Freehold



STAMP DUTY CONTRIBUTION – Selected plots, limited time only*

The Hillier is a spacious four-bedroom detached home with a single garage, carport, and private garden, built by Cove Homes with comfort and flexible living in mind. The hallway opens to a bright study and a generous living room at the front. At the rear, an open-plan kitchen/living area with bi-fold doors creates a light-filled space, complete with a separate utility room.

Upstairs are four double bedrooms, with the principal and second bedrooms enjoying en-suites. A family bathroom serves the remaining rooms. Located in The Meadow at Swallowfield, this home combines village charm, green space, good schools, and easy access to Reading, Wokingham, and London.

Please note that virtual staging is used in some images and should be used as a guide only.

*T&Cs apply.

- 4 well-proportioned double bedrooms and a study
- A private garden, single garage, and carport
- Nearby nature reserves, riverside walks, and family days out at Wellington Country Park
- Ensuites to principal and second bedroom
- Swallowfield offers village charm with pubs, shops, and a strong sense of community
- Benefit from excellent schools and easy access to Reading, Wokingham, and London

Parking

The property has a single garage and a carport

Local Authority: Wokingham Borough Council
 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 of £1,000. 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 recommend potential buyers go to the Ofcom website "Broadband and mobile coverage checker", www.ofcom.org.uk
 - Mobile phone coverage: We recommend potential buyers check via Ofcom's website www.ofcom.org.uk

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

Agents Note: Please note these images are CGIs and are to be used as a guide only.





Floorplan



Ground Floor

Room	Dimensions (mm)	Dimensions (feet and inches)
Kitchen	3713 x 4118	12'2" x 13'5"
Dining/Family	4847 x 4118	15'9" x 13'5"
Living	3722 x 6030	12'2" x 19'8"
Study	2297 x 2132	7'5" x 7'0"



First Floor

Room	Dimensions (mm)	Dimensions (feet and inches)
Bedroom 1	3698 x 3777	12'1" x 12'4"
Bedroom 2	3072 x 4145	10'1" x 13'6"
Bedroom 3	3722 x 3677	12'2" x 12'1"
Bedroom 4	3385 x 3245	11'1" x 10'6"

All dimensions are maximum and these plans are for representation purposes only and may be subject to change. Whilst every attempt has been made to ensure the accuracy of the plans, details and measurements are approximate and no responsibility is taken for any error, omission or mis-statement. Floorplans may be mirrored/handed for alternate plots.

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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