

HASLAM'S
New Homes



The Hillier at The Meadow

Trowes Lane,
Swallowfield, RG7 1RQ

£940,000



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.

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

wokingham@michael-hardy.co.uk

0118 977 6776



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





Further details

Council tax band: TBC

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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