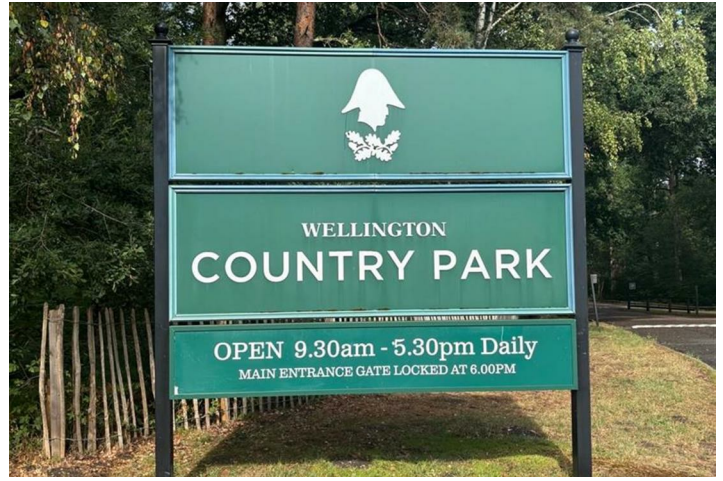




Plot 7, The Dean, Trowes Lane
Swallowfield
Berkshire, RG7 1RQ

£600,000 Freehold



LAUNCHING SEPTEMBER: The Dean is a thoughtfully designed three-bedroom link-detached home with a single carport, built by Cove Homes with flexible living in mind. The hallway leads to a spacious living room at the front and a full-width open-plan kitchen/dining area at the rear, featuring a separate utility room and French doors opening onto the garden.

Upstairs, there are three well-sized bedrooms, including a principal with en-suite, plus a stylish family bathroom. A dedicated study provides the perfect space for home working. Located in The Meadow at Swallowfield, this home offers village charm, green open spaces, and great connections to Reading, Wokingham, and London.

- 3 bedrooms and a study
- Single carport and driveway
- Nearby nature reserves, riverside walks, and family days out at Wellington Country Park
- Full width open plan kitchen/ living area
- 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 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

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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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303

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