



THE ORMELEY

SWALLOWFIELD • RG7 1RQ



INTRODUCING THE ORMELEY

SWALLOWFIELD • RG7 4RT

£1,050,000

Step into The Meadow, an exclusive new address by Cove Homes set within the peaceful and charming village of Swallowfield. This traditionally crafted collection of 3, 4 and 5 bedroom detached houses blends timeless architectural character with modern comfort, framed by picturesque Berkshire countryside all around.

The Ormeley is a stylish five-bedroom detached home combining traditional character with modern comfort. The spacious layout features a bright kitchen/family room opening to the garden, separate living and dining rooms, a study, utility and guest WC. Upstairs, the principal and second bedrooms have en-suites, with three further bedrooms and a family bathroom.

Outside offers a private garden, single garage, carport and driveway parking. Located in the peaceful village of Swallowfield, The Meadow by Cove Homes provides countryside living close to excellent schools, local amenities and easy links to Reading, Wokingham and London.

IN A NUTSHELL

Bedrooms	5	Reception Rooms	3
Bathrooms	3	Parking Spaces	3



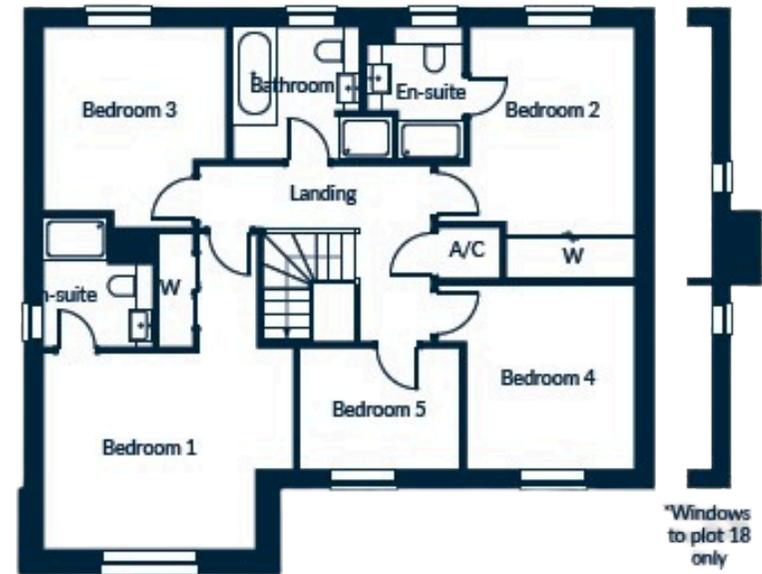
THE MEADOW, SITE PLAN



Plots 8-15 are reserved for Abri Housing Association

This site plan is for guidance only and should not be relied upon. Please check with a sales advisor for the latest and most up to date layout and materials, including (but not limited to) parking spaces, landscaping, paving and pathways. 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.

THE ORMELEY, PLOT 18



Ground Floor Room	Dimensions (mm)	Dimensions (feet & inches)
Kitchen/ Family	6823 x 5122	22'4" x 16'8"
Living	4000 x 5788	13'1" x 19'0"
Dining	3950 x 3388	13'0" x 11'1"
Study	4026 x 2222	13'2" x 7'3"

TOTAL AREA: 2,085 sq ft

First Floor Room	Dimensions (mm)	Dimensions (feet & inches)
Bedroom 1	4645 x 3628	15'2" x 11'9"
Bedroom 2	3088 x 4637	10'1" x 15'2"
Bedroom 3	3419 x 3400	11'2" x 11'2"
Bedroom 4	3155 x 3410	10'4" x 11'2"
Bedroom 5	2996 x 2265	9'8" x 7'4"

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SPECIFICATION

Kitchen & Utility Room

- Choice of designer/contemporary kitchen units.*
- Quartz worktops and up stands, splash back to hob and 1 1/2 bowl stainless steel under-mounted sink.*
- Laminate worktop and up stands to utility room with single bowl stainless steel inset sink.*
- Integrated appliances by Bosch to include;
 - Eye level integrated single oven and combi-microwave
 - Five ring Induction hob †.
 - Separate tall side by side integrated fridge and freezer for Ormeley house type †.
 - Integrated dishwasher †.
- Recirculating chimney hood and extractor fan.
- Low Energy Lighting (LED) to underside of wall units.
- Luxury Vinyl Tile (LVT) flooring to kitchen/diner and utility.*

Bathroom, En-suite & Cloakroom

- White Roca sanitary ware with contemporary chrome fixtures and fittings.
- Cloakroom; Utopia Bathroom furniture
- Bathroom; Full height tiling to shower enclosure, all other walls half height tiling*
- Master en-suite; Full height tiling to all walls.*
- Bedroom 2 en-suite; Full height tiling to shower enclosure, half height tiling to all other walls.*
- Chrome heated towel rail to bathroom and en-suites.
- Shower screen, clear glass with silver frame to baths.
- Shaver socket and light to bathroom and en-suites.
- LVT flooring to cloakroom, bathroom and en-suites.*

General Internal

- Traditional construction.
- Heating and hot water by way of Air Source Heat Pump (ASHP).
- Underfloor heating throughout the ground floor with thermostatically controlled heating by radiators on the first floor.
- Mains linked smoke alarms with battery back up.
- Electric point provided for future electric fireplace installation for Avington, Hillier and Ormeley house types *
- Built in wardrobe to master bedroom with hanging rail and shelf to Dean, Hyde, Avington, Hillier and Ormeley house types.
- Built in wardrobe to second bedroom with hanging rail and shelf for Avington, Hillier and Ormeley house types.
- Aluminium bi-fold doors to kitchen/dining area for Avington, Hillier and Ormeley house types.
- White finish PVCu double glazed windows.
- White satin finish to all woodwork.
- White smooth finished ceilings.
- Terrestrial/Satellite (capable of SkyQ) cables taken from media point in Lounge to loft space ready for aerial/dish installer.
- Wall mounted TV point with HDMI cable built in to lounge. ‡
- Wall mounted TV point to kitchen. ‡
- TV point to master bedroom and bedroom 2.
- Telephone points to lounge, kitchen/diner, master bedroom and home office.
- All bulbs to be low energy.

- LED downlighters to hall, landing, kitchen, dining area and breakfast area, bathroom, en-suites and cloakroom.
- Spur for future alarm system installation.
- 10 year LABC warranty.

External

- Insulated anthracite grey front door and doorframe (white internal) with multi point locking.
- Chrome postal number.
- PIR sensed lights to front door, utility, rear external and front of garage or carport.
- Turfed rear garden and landscaped front garden.
- Garage with electronically powered door.
- Power and light to garage.
- Electric Vehicle charger fitted (type 2 - non-tethered).
- Rear patio provided (please refer to selling agent for details).
- Outside tap and socket.
- 1.8m larch lap panel fencing with timber posts to rear gardens.

* All choices from developer selection and further optional upgrades are available, both are subject to stage of construction. Specific plots only.

† Home appliance energy efficiency ratings to be provided by the selling agent.

‡ Wall mounted TV positions where possible.

Wellington Farm Shop



Wellington Country Park



Wokingham Town Centre



AREA GUIDE SWALLOWFIELD

Transport

The Meadow is well connected, so you are never far from amenities and the popular towns of Reading and Wokingham. The nearby Mortimer railway station has a regular train service into Reading that takes 14 minutes, where you can then get direct trains to London (Waterloo and Paddington on the new Elizabeth line), Bristol and the North.

For road links, the A33 is a short drive away, taking you directly to junction 11 of the M4 corridor. Swallowfield is also served by the 600 bus route running from Riseley to Reading town centre and back.

Schooling

There is a range of well-regarded schools serving Swallowfield that include Lambs Lane Primary School and Farley Hill Primary School, both rated good by Ofsted, and for older children, Maiden Erlegh School, rated outstanding (all ratings applicable at the time of writing).

Leisure & Entertainment

Wake up to the sights and sounds of nature, with miles of riverside walks by the Loddon and Blackwater, and scenic trails on your doorstep. You can enjoy the green open spaces of Swallowfield Meadow nature reserve and the award-winning Wellington Country Park.

Swallowfield offers all the charm of traditional village life with local stores, including the Wellington Farm Shop, welcoming pubs, a well-equipped recreation ground and the Mill House Hotel and Restaurant.

Further afield, there are many other leisure activities, including the Burghfield Sailing Club, the renowned Calcot Golf Course, and all the diverse activities Reading town centre has to offer.

ADDITIONAL INFORMATION:

Parking

The property has a single garage, carport and driveway parking.

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.



Englefield



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