



# Reed Gardens



## Special Features

- Traditional detailing with dormer windows, steep sloping clay tiled roof, built with 'brick and block' external walls, and not timber frame.
- Cream shaker style in-frame painted kitchen, soft close doors, fitted with Silestone work-surface, and under-counter double sinks. Built-in appliances include a dual fuel Rangemaster cooker, Bosch co-ordinated separate larder fridge & freezer, dishwasher, and microwave and Caple wine-cooler. Porcelanosa ceramic floor tiling throughout and into adjacent breakfast area.
- Utility room to lower ground floor, with spaces for purchaser's tumble-dryer and washing machine.
- White four panel internal doors with chrome furniture. Internal joinery painted white, with white panel wardrobe and cupboard doors. White double glazed PVCu windows and oak coloured composite front door.
- Large built-in wardrobe cupboards to principal bedrooms with shelving and hanging rails.
- Ensuite bathroom to Master Bedroom and Bedroom 2, designed with shower cubicle. Separate family bathroom. All are fitted with Duravit white sanitaryware with Hansgrohe chrome taps, and half-height Porcelanosa ceramic wall tiling with fitted wall mirrors.
- Spacious living room with limestone fireplace surround.
- Polished chrome electrical fittings to Master Bedroom, Hall, and Living Room (white plastic to the remainder). Lighting to master bedroom wardrobes. Lighting to master bedroom wardrobes. LED downlights to kitchen and bath/shower room..
- Turf laid to front and rear garden areas; rear patio; outside water tap, external power socket, and provision for outside lighting. Views across open fields to the north, and far reaching views across Kennet Valley to the south from upper floor.
- Five parking spaces, two within integral garage with timber door, and three on brick paved private driveway. EV car charging point.
- Gas fired central heating (via Calor Gas), NACOSS approved intruder alarm system and mains supplied smoke detectors. BT and GigaClear Fibre Optic ready, allowing for the fastest of broadband speeds.
- All built to NHBC Standards, with 10 year structural protection policy.

**Total Living Space approximately 1822 sq.ft. (Gross internal area) excluding garage.**

The computer generated image is of plot 30; plot 28 has different brick and roof materials. The floor plans are for plot 30, so for plot 28 are "handed"/ a mirror image



# WESTBUILD HOMES

HOUSES DESIGNED TO BE HOMES



### Lower Ground Floor (In metres)

Utility Room 3.20 x 2.10



### Ground Floor (In metres)

|                    |             |
|--------------------|-------------|
| Living Room        | 6.20 x 3.85 |
| Kitchen/ Breakfast | 4.95 x 3.30 |
| Dining Room        | 3.20 x 3.60 |
| Study              | 3.20 x 2.10 |



### First Floor (In metres)

|               |                   |
|---------------|-------------------|
| Bedroom One   | 2.70 x 4.45       |
| Bedroom Two   | 2.70 x 3.35       |
| Bedroom Three | 3.20 x 2.70 (min) |
| Bedroom Four  | 3.20 x 2.10       |

The floor plans are for plot 30, so for plot 28 are "handed" / a mirror image.

A management company, Woolhampton Residents ManCo Ltd, will be responsible for managing and maintaining the communal areas and shared facilities on the development.

This Company will ultimately be owned by the owners of the properties on the development. The anticipated annual costs per property will be in the region of £350.00. Further information is available from the estate agent.

All inquiries to:

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Please note that the floor layouts are indicative only; the furniture and flooring shown is not included, and presented for illustrative purposes of how the house could be finished by a homeowner. The kitchen layouts do not show wall units, and bathrooms do not show vanity units (where applicable). Please refer to the specification, or make further enquiries with the estate agent. These Plans do not form part of any contract. Please refer to the Terms of Use of the web site.

The site plan is a computer generated image and only gives an indication to possible mature landscaping and does not reflect the surrounding areas. The details in this brochure are intended to give a general indication of the proposed development, fence locations, and floor layouts. All measurements are given in metres ±50mm. The company reserves the right to alter any part of the development, specification or floor layout at any time to complete the works. The contents shall not form any part of a contract or be a representation inducing any such contract. The properties are offered subject to availability.