



HOME OF THE MONTH - Available with full stamp duty paid*

This charming 2 bedroom semi-detached property is thoughtfully designed with the interiors enjoying well designed spaces that seamlessly blend functionality with style. The high-quality fitted kitchen is a culinary enthusiast's dream, while the full-width sitting/dining room is a perfect space for relaxation, with French doors that open to reveal a garden, providing an ideal setting for outdoor entertainment and tranquillity. The first bedroom features fitted wardrobes and a convenient en-suite, ensuring a private retreat. Storage is also cleverly integrated throughout the property, catering to practical needs. Located on the doorstep of 140 acres of picturesque Berkshire countryside, the residence offers a peaceful escape, yet maintains easy accessibility to a local supermarket, pharmacy, and good-rated schools. With only a short drive to Wokingham town centre and just over 20 minutes to Reading town centre, this property harmoniously combines rural serenity with urban convenience, making it an ideal home for those seeking a balanced lifestyle.

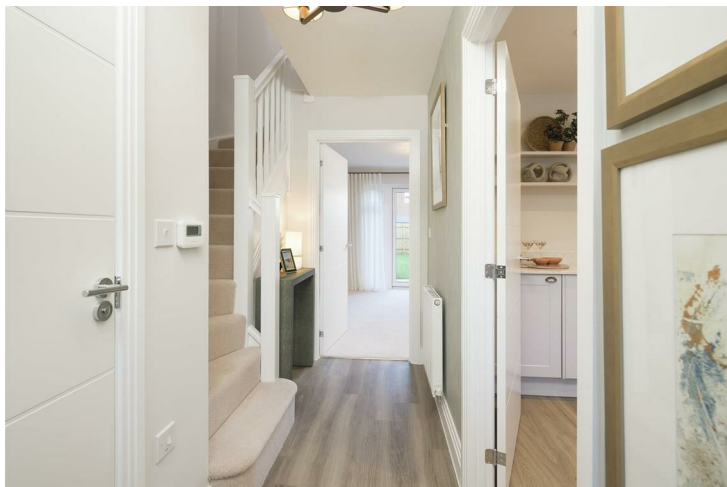
*T&Cs apply

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



- 797 sq ft 2 bedroom semi-detached home
- Light filled kitchen with integrated appliances
- Sitting/Dining room with patio doors to garden
- Great Cala build and specification
- Two parking spaces
- Set near to 140 acres green open space





Further details

Local Authority: Wokingham Borough Council
Council Tax Band: New Build - To be confirmed
Estate charge: £122.47 per annum
Predictive EPC Rating: B

The property is within a development of 105 homes with additional Housing Association homes and which has future phases to be built.

Reservation Fee: Please note that to secure an offer on this property, the developer will expect a reservation fee to be paid. For specific terms, please contact our office.

Services:

Water: We understand this to be mains supply - To be confirmed by the Developer

Drainage: We understand this to be mains supply - To be confirmed by the Developer

Electricity: We understand this to be mains supply - To be confirmed by the Developer

Heating: Gas Fired boiler

Broadband Connection: For an indication of specific speeds and supply of broadband, we recommend potential buyers go to the the Ofcom website "Broadband and mobile coverage checker", www.ofcom.org.uk

Mobile phone coverage: The developer is unaware of any signal coverage issues, however we recommend potential buyers check via Ofcom website www.ofcom.org.uk

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

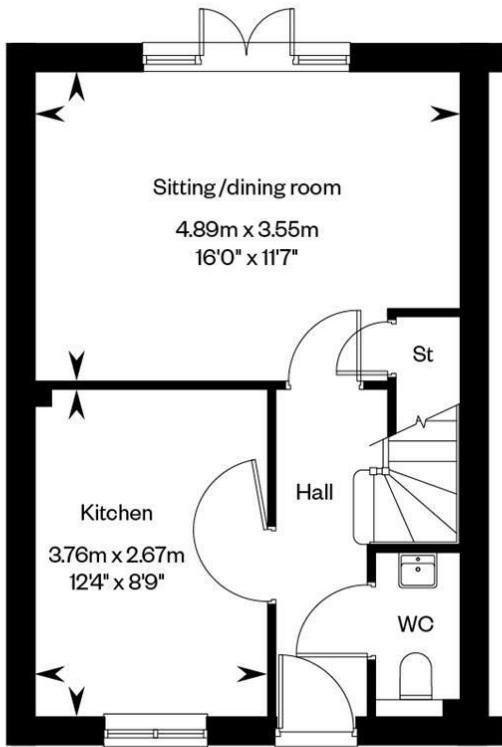
Agents Note:

The photographs and CGIs are used for illustrative purposes only and depict typical interiors from Cala Homes. They do not reflect the layout and finishes of this home.

Floorplan

The Aspen

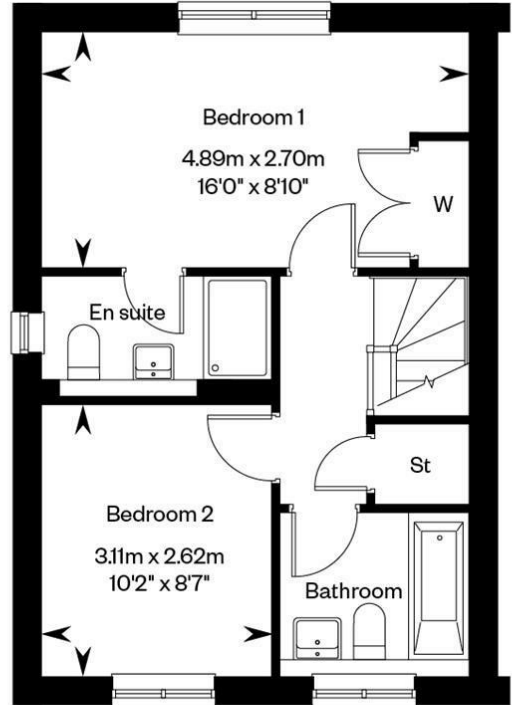
Plots 417, 428, 490, 523, 525, 527, 537, 567 & 570 – as shown
Plots 416, 427, 437, 452, 489, 526, 528, 529, 538, 542 & 565 – handed



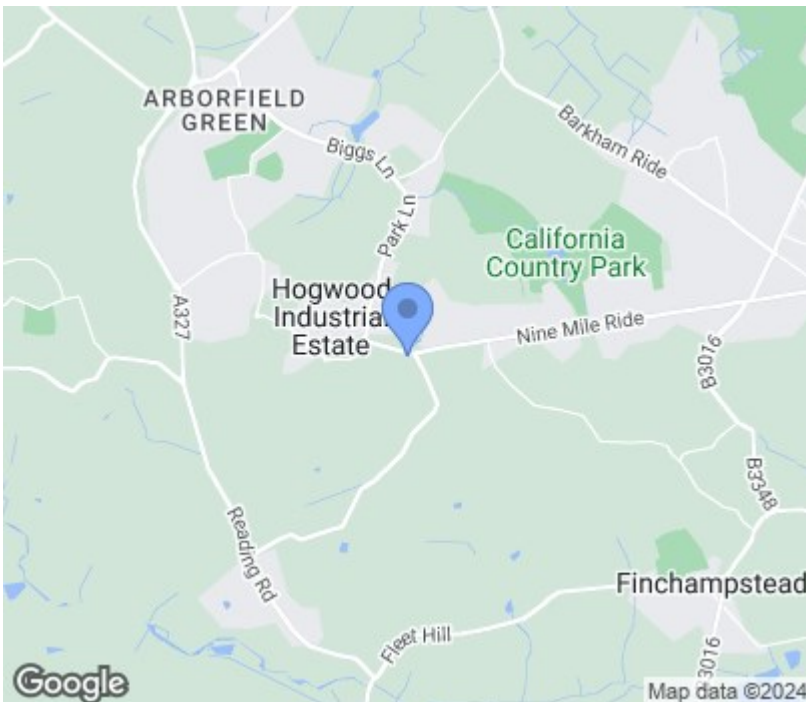
Ground floor

The Aspen

Plots 417, 428, 490, 523, 525, 527, 537, 567 & 570 – as shown
Plots 416, 427, 437, 452, 489, 526, 528, 529, 538, 542 & 565 – handed



First floor



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