

**HASLAM**  
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19, Chervil Way, Reading, RG7 3YX

£1,100,000



Forming part of a small select development this detached family home has been subject to comprehensive upgrading and re-modelling to create a stunning home. The attention to detail and standard of specification is complimented by a delightful private landscaped garden with an outdoor kitchen, a garden cinema room with sauna and hot-tub. There are 5 bedrooms, three with balconies and 3 reception rooms alongside a well-equipped kitchen with a central island. The property will appeal to the growing family seeking a quiet setting with a lovely garden which is ideal for entertaining with easy access to local village amenities as well as access to Reading, Newbury and Basingstoke.

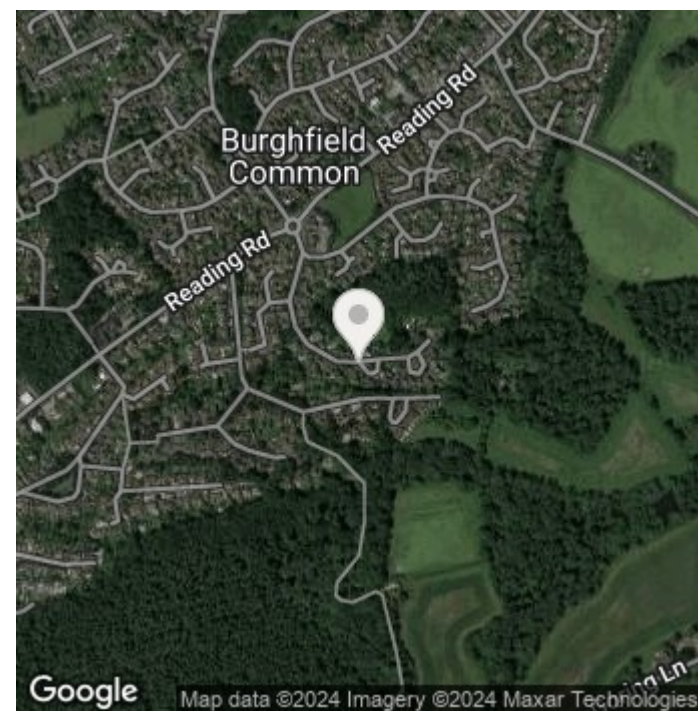






- 5 Bedrooms, principal and guest suites with en suites and balconies with further balcony to 3rd bedroom
- Impressive entrance hall with curved glass features and stairs with glazed balustrades
- Living room with triple aspect and double doors to garden; 2 further reception rooms
- Well-equipped kitchen-breakfast room with central island and picture window overlooking garden
- Landscaped garden with outdoor kitchen; cinema room with sauna and solid fuel hot tub
- High standard of finish and specification; No onward chain

Council tax band G  
Council- West Berkshire







Additional information:

Parking

The property has driveway parking for 2 vehicles and a detached double garage with twin electric doors.

Part B

Property construction – Standard form

Services:

Gas - mains

Water – mains

Drainage – mains

Electricity - mains

Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):

Superfast - Fibre to the cabinet (FTTC)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Part C

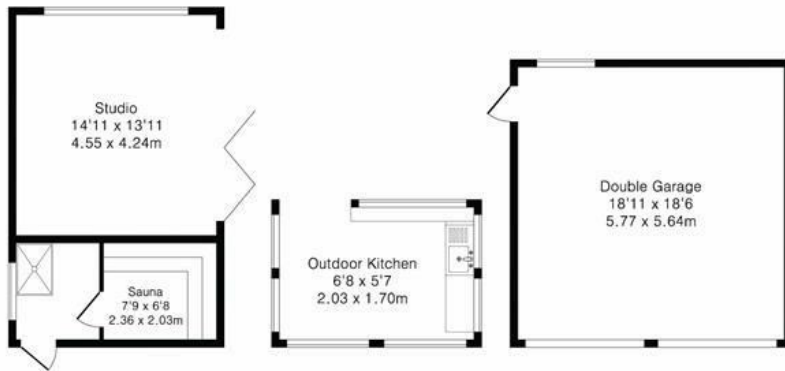
It has been noted that there are textured ceilings at the property. Up until 1985, low levels of asbestos were used in Artex. Since the age and type of texture of the ceilings cannot be verified, the presence of asbestos cannot be confirmed.

Garden

Undoubtedly a feature of the house is the landscaped garden which incorporates a tiered patio leading down to the outdoor kitchen with a living roof and fitted with hot and cold water and a fridge. This connects via a further patio area to a large area of timber decking with a sun sail and lighting, ideal for al-fresco dining. Tucked away in the corner is a Swedish solid fuel hot tub and an impressive outdoor garden room used as a home cinema with bi-fold doors, underfloor heating and black-out blinds with an attached sauna with shower. The main lawn is well-maintained and interspersed by mature trees including apple and pear trees and enjoys a high degree of privacy with an area set aside for raised vegetable beds with a potting shed and greenhouse.



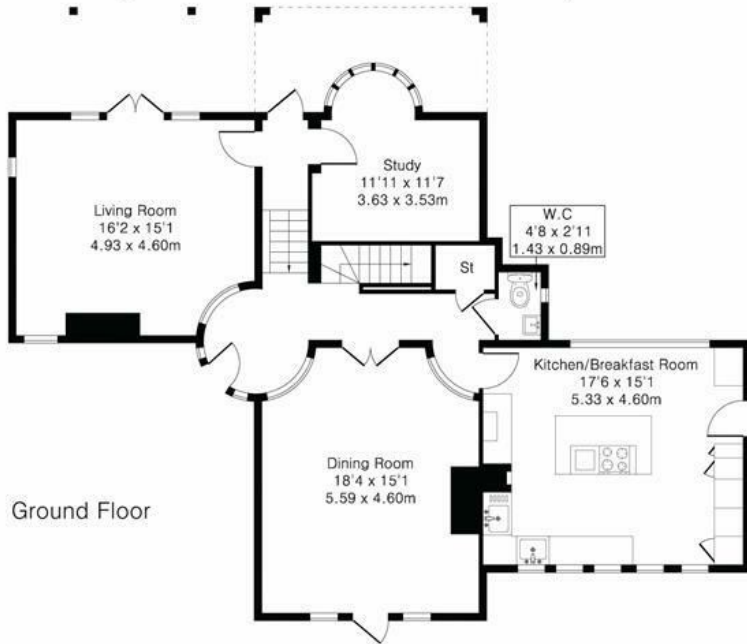




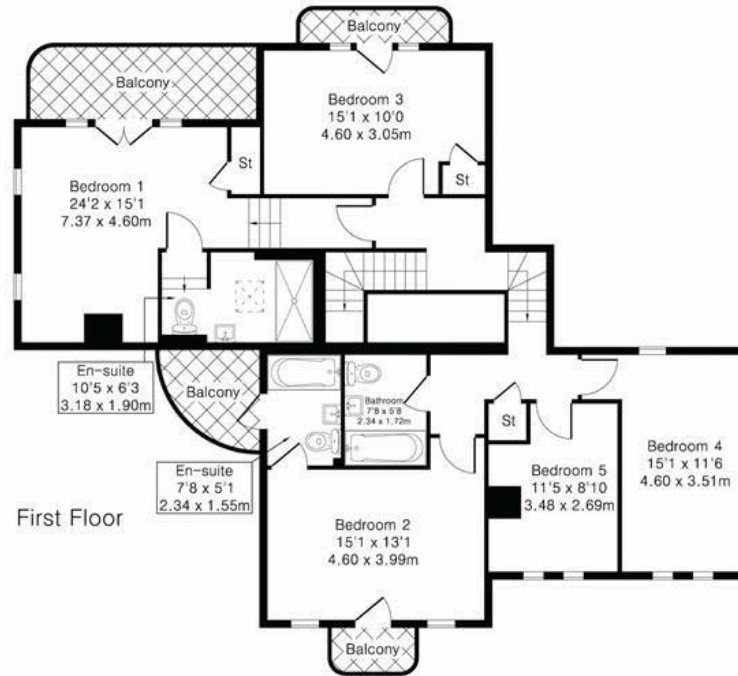
Outbuilding

Garage

Approximate Gross Internal Area 3025 sq ft – 281 sq m  
 Ground Floor Area 1091 sq ft – 101 sq m  
 First Floor Area 1159 sq ft – 108 sq m  
 Garage Area 350 sq ft – 33 sq m  
 Outbuilding Area 425 sq ft – 39 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.