

23 Woodlark Way

£709,950

HASLAM'S
New Homes

Woodlark Way, Wokingham, RG40 4BY



An exquisite 4-bedroom detached property, perfectly designed for modern family living. At the heart of the home, you'll find a stunning open plan kitchen, dining, and family area. The contemporary kitchen is equipped with integrated appliances, ideal for culinary enthusiasts. The family area features doors that open directly to the garden, creating a seamless indoor-outdoor living experience. There is also a utility room which provides access to the integral garage. A separate sitting room is the perfect space for relaxing and entertaining guests. Upstairs there is a luxurious master suite featuring a separate dressing room and an en-suite. Bedroom 2 also benefits from its own en-suite whilst the other two well proportioned bedrooms are serviced by a family bathroom. In addition to the bedroom there is a dedicated study which provides a quiet space for work or study; ideal for those who work from home.

Located on the doorstep of 140 acres of picturesque Berkshire countryside, this home offers a peaceful escape, yet maintains easy accessibility to a local amenities, 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.

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

newhomes@haslams.net
0118 960 1010



- 1455 sq ft 4 bedroom detached home with integral garage
- Spacious open plan kitchen/dining/family area with doors to garden
- Separate sitting room
- Master bedroom suite with dressing room and shower room
- Integral garage
- Set near to 140 acres green open space





Additional Information

Parking

The property has an integral garage and driveway parking. Parking of commercial vehicles or caravans/motorhomes is not permitted.

Local Authority: Wokingham Borough Council

Council Tax Band: New Build - To be confirmed

Estate charge: £122.47 or £208.62 per annum

Predictive EPC Rating: B

The property is within a development of 157 homes of which 72 have been built and 85 are to be built 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: Mains supply

Drainage: Mains supply

Electricity: Mains supply

Heating: Gas Fired boiler to radiators

Broadband Connection: We are informed by the developer that a superfast broadband connection (Fibre To The Premises) is to be installed. For an indication of specific speeds and supply of broadband, we recommend potential buyers go to 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.

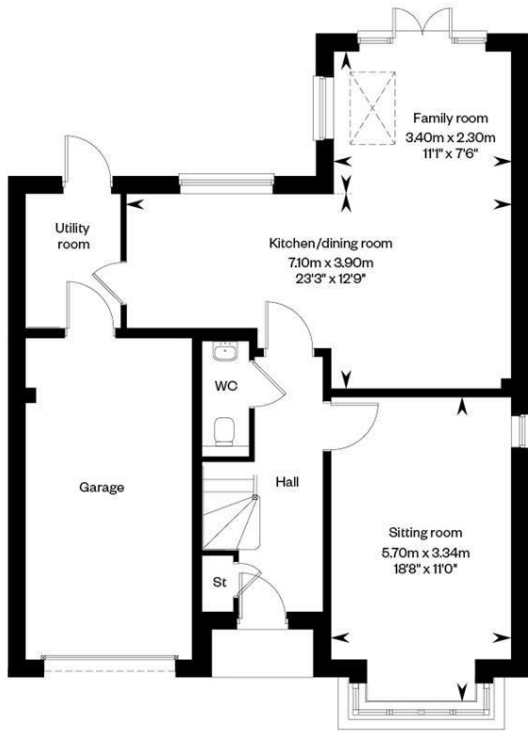
Agents Note:

Images shown are taken from various Cala showhomes or have been generated by computer (for indicative purposes only and are not to be presumed to be entirely accurate.) Showhome images feature fittings, décor, flooring, soft furnishings and landscaping that are not included as standard in a Cala home. Images are used to suggest possible finishes that can be achieved in your home at an additional cost. Please consult a Sales Representative for further details. Some images have been enhanced.

Floorplan

The Palm

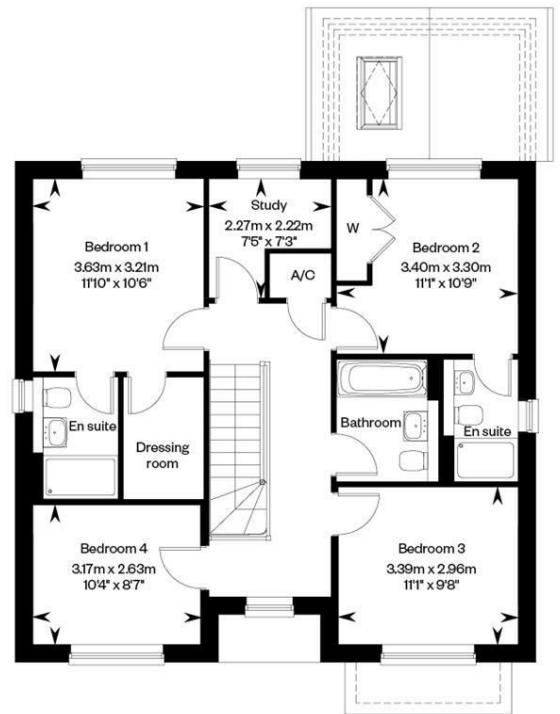
Plots 503, 504 & 521 - as shown
Plots 445, 485, 486 & 488 - handed



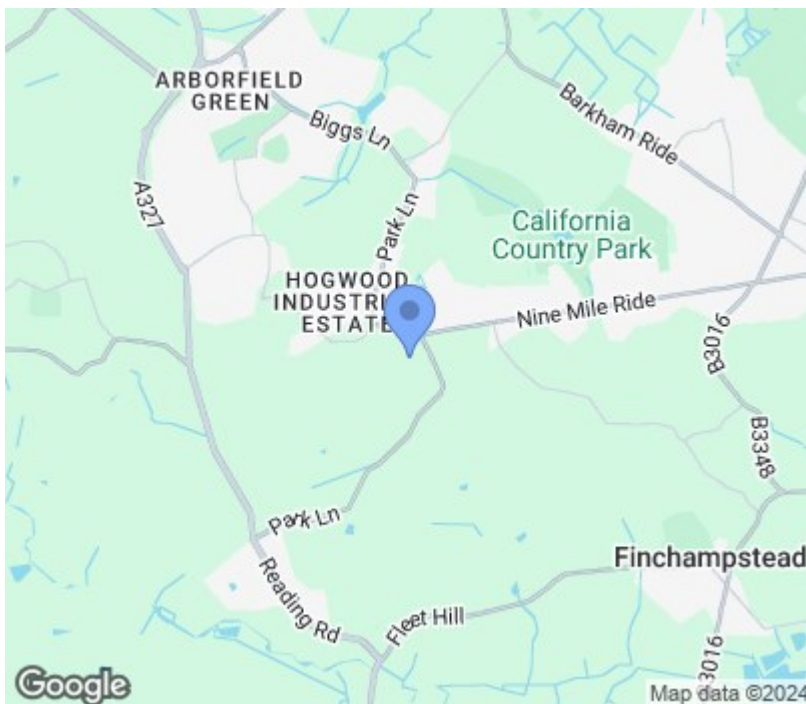
Ground floor

The Palm

Plots 503, 504 & 521 - as shown
Plots 445, 485, 486 & 488 - handed



First floor



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The specifications outlined in this brochure are indicative only. Developers reserve the right to make any alterations to the specifications without warning. Whilst these particulars are prepared with all due care, the information is intended as a preliminary guide only. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to print.