



This Enhanced Energy home is thoughtfully designed to blend high quality specification with cutting-edge energy saving solutions that help to reduce your carbon footprint and could even reduce your energy costs*.

If you require spacious and flexible living areas and want energy efficiency, this home is for you. With doors to the garden from each of the fully fitted kitchen, utility and spacious sitting room, this home has an abundance of natural light. Also on the ground floor is the study room, which can be transformed to a playroom or a den depending on what suits you best. Upstairs, bedroom one features a luxury en-suite and fitted wardrobes. There are a further three bedrooms and a family bathroom on this floor, as well as plenty of storage spaces.

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



- 1347 sq ft 4 bedroom detached family home
- Energy Enhanced Home *
- Open plan kitchen/dining room with patio doors to garden
- Light filled sitting room plus separate study
- Single garage and driveway parking
- Close to Wokingham and a range of schools including Bohunt





Additional Information

*Enhanced Energy Collection:

- PV Panels: Generate your own energy
- Battery Storage: Store the energy you generate for use later on
- Triple Glazing: Improve energy efficiency and reduce heat loss
- Air Source Heat Pump: Heat your home and hot water more sustainably
- Underfloor Heating: An efficient heating solution
- Waste Water Heat Recovery: Capture and reuse the heat energy from waste water
- Mechanical Ventilation Heat Recovery: Improving air quality while retaining heat
- E V Charging: Powering electric vehicles
- Timber Frame Structure: A modern and sustainable method of construction

Parking

The property has a 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: A

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 and solar panels with a battery

Heating: Air Source Heat Pump; wet underfloor heating to ground floor, radiators to 1st floor

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.

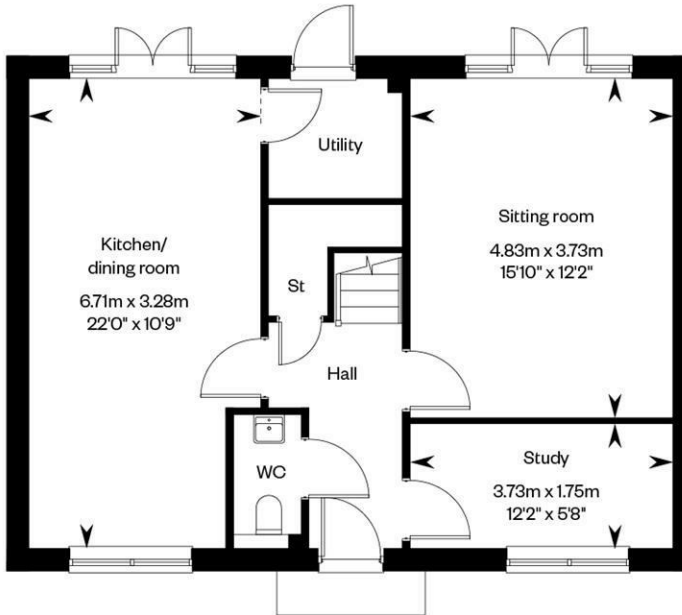
Agents Note:

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 Larch

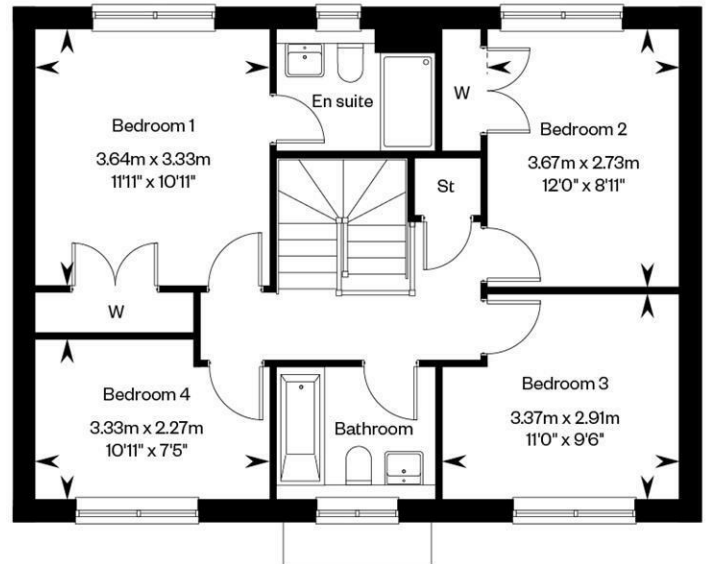
Plots 441, 494, 501 & 556 – as shown
Plots 500, 508, 512 & 552 – handed



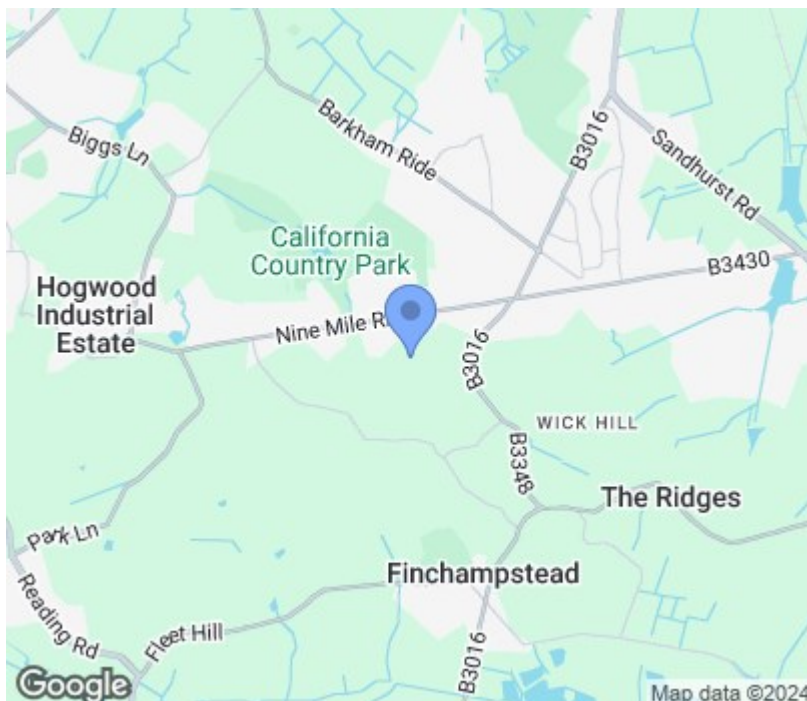
Ground floor

The Larch

Plots 441, 494, 501 & 556 – as shown
Plots 500, 508, 512 & 552 – handed



First floor



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

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