



This beautifully designed, four-bedroom detached home offers an ideal blend of modern living and eco-conscious energy solutions. Situated on the doorstep of 140 acres of picturesque Berkshire countryside near Wokingham, the property features a spacious layout perfect for family living.

The highlight of the home is the expansive open-plan kitchen, dining, and family room, stretching across the full width of the house at the rear, with doors leading directly to the garden. A separate sitting room provides a more intimate space for relaxation, while a dedicated study offers the ideal setup for working from home. Upstairs two of the four bedrooms benefit from en-suite bathrooms, while a family bathroom serves the remaining two bedrooms. Additionally, the property features a garage and driveway, ensuring ample parking.

Designed with energy efficiency in mind, this Enhanced Energy home\* is equipped with cutting-edge energy-saving solutions to help reduce both your carbon footprint and potentially your energy costs, making it a smart choice for environmentally conscious buyers.

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



- 1553 sq ft 4 bedroom detached family home
- Energy Enhanced Home \*
- Open plan kitchen/dining/family room with doors to garden
- Separate sitting room and study
- Single garage and driveway parking
- Close to Wokingham and a range of schools including Bohunt





### Further details

#### \*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](http://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](http://www.ofcom.org.uk)

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

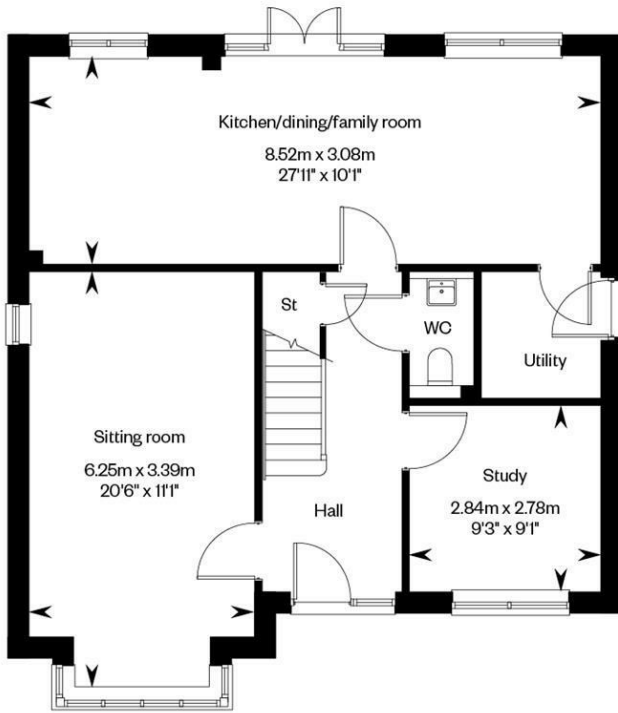
#### Agents Note:

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 Poplar

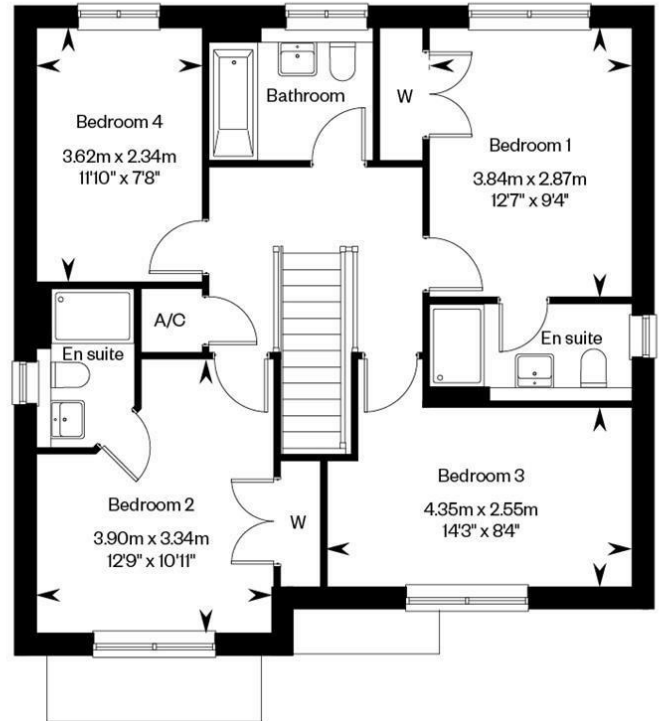
Plots 495, 496, 499, 533, 534 & 555 – as shown  
Plots 532 & 544 – handed



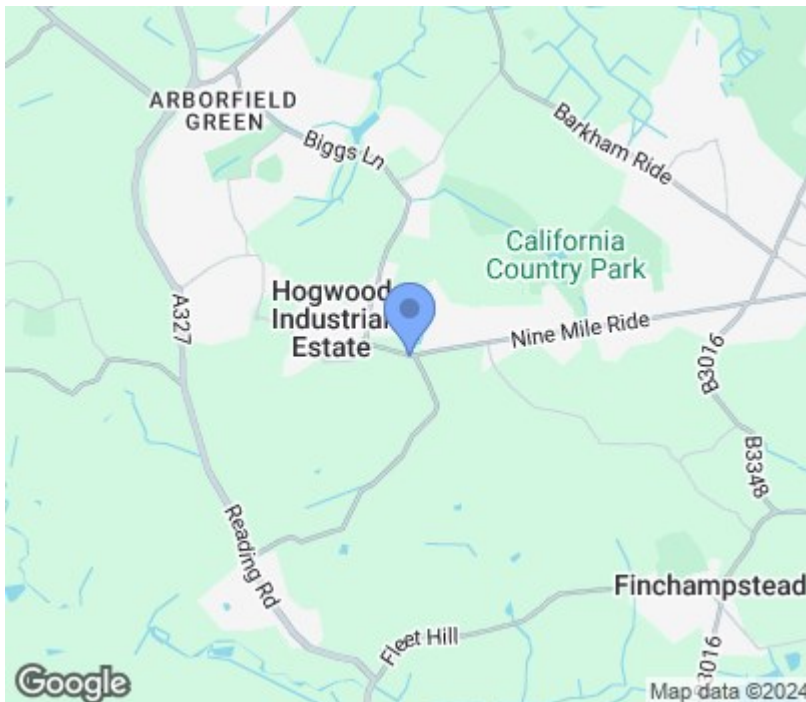
Ground floor

## The Poplar

Plots 495, 496, 499, 533, 534 & 555 – as shown  
Plots 532 & 544 – handed



First floor



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

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