



**Connells**

Rosemead Newbury Road  
Headley Thatcham



### Property Description

Plot 1 "Rosemead" is a beautifully appointed, brand-new detached home that offers contemporary living with elegant traditional touches. Thoughtfully designed and finished to an exceptional standard, this property offers approximately 2,000 sq. ft of living space and is ready to move into, with turf and carpets included.

The impressive ground floor features a grand entrance hall leading to multiple versatile living spaces, including a separate lounge, family room, and a study. The heart of the home is a stunning open-plan kitchen diner, which opens onto the porcelain-paved rear patio via large sliding doors - ideal for entertaining. Premium features such as underfloor heating, herringbone LVT flooring, Cat 6 wiring, and designer lighting elevate this space to a luxury standard.

Upstairs, the generous layout continues with four well-appointed double bedrooms, including a standout principal suite boasting a Juliet balcony, walk-in wardrobe, and hotel-style en-suite with beautiful marble-effect tiles, gold fixtures, and premium fittings. The family bathroom continues the high-spec theme with stylish Chrome fittings and plenty of natural light.

Externally, the property sits on a private driveway with just one neighbouring home, offering a sense of exclusivity. There is ample parking, a detached garage, and solar panels for energy efficiency.

### Specification Detail

#### Ground Floor

\*\* Ground floor underfloor heating with herringbone LVT flooring\*\*

- Entrance Hall with under-stairs storage
- Kitchen Diner: Deep green solid wood shaker cabinetry with soft-close doors to Pan/Cutlery drawers and units, complimented by quartz worktops, Samsung induction hob with "cookology" extractor, Samsung double ovens, including a combi microwave oven and Grill, Samsung integrated dishwasher, Samsung built-in fridge/freezer, 1.5 bowl stainless steel sink
- Lounge: Feature wood burner with stylish oak mantle and stone hearth. French doors to rear garden and patio, allowing floods of natural light.
- Utility Room: Inset stainless steel sink, space for washing machine and tumble dryer, rear access door
- Family Room & Study: Versatile additional living and working spaces
- Cloakroom: Concealed cistern WC, vanity sink unit
- Flooring: Herringbone wood-effect LVT with underfloor heating throughout
- Durable interior paints



## First Floor

**\*\* Durable interior paints, taupe carpets to all upstairs rooms including staircase\*\***

- Stunning Landing with built-in storage cupboard
- Bedroom 1: Rear-facing with Juliet balcony and French doors overlooking fields, walk-in wardrobe, spa-style en-suite with marble-effect tiling, gold accents, rainfall shower and glass shower screen, feature bath, wall-hung vanity unit, "touch" lit mirror, electric toothbrush charging point
- Bedroom 2: Front-facing double
- Bedroom 3: Feature bay window
- Bedroom 4: Front-facing
- Family Bathroom: Chrome fixtures, rainfall shower over bath, glass shower screen, concealed cistern WC, lit vanity mirror, wood-effect LVT flooring

## Exterior

- Detached Garage: Electric up and over door, with rear access via a door leading to the patio
- Driveway: Block paved with parking for 4 cars
- Gardens: Porcelain rear patio and turfed lawns with established planting offering vista beyond boundary
- Solar Panels: Direct electricity supply feed

## Locality Information

Located on Newbury Road in the sought-after village of Headley (RG19 8JY), Plot 1 enjoys a peaceful semi-rural setting with convenient access to local amenities and commuter routes. Headley offers a welcoming village atmosphere, with countryside walks, local pubs, and community facilities.

The property is ideally positioned for access to Newbury, Thatcham, and Basingstoke, with excellent road links via the A339, A34, and M4. Mainline train services from Newbury or Thatcham offer direct routes to London Paddington, making this an ideal location for both commuters and families.

Excellent schools, both primary and secondary, are within easy reach, along with shops, supermarkets, and leisure facilities.

## Please Note

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**EPC Rating: Exempt**

Tenure: Freehold

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