



Benham Lane, Reading

- Super Rural Quiet Location
- Large Open Plan Kitchen/Diner
- 340pcm Ground Rent
- Study
- Large Wrap Round Plot
- 55x22ft
- Gated Community
- 2 Double Bedrooms
- Locals Shops Only 1 Mile Away
- Outdoor Patio

Asking Price £320,000

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HERE TO GET *you* THERE

Benham Lane, Reading

DESCRIPTION

Welcome to Walnut Tree Farm – Tranquil Countryside Living at Its Finest

Discover this stunning brand-new 45x22 luxury park home, perfectly situated on a spacious plot with a large wraparound private garden backing onto beautiful woodlands. Set in an exceptionally peaceful rural location, this home offers the perfect balance of countryside charm and modern comfort — surrounded by nothing but fields, trees, and picturesque scenery.

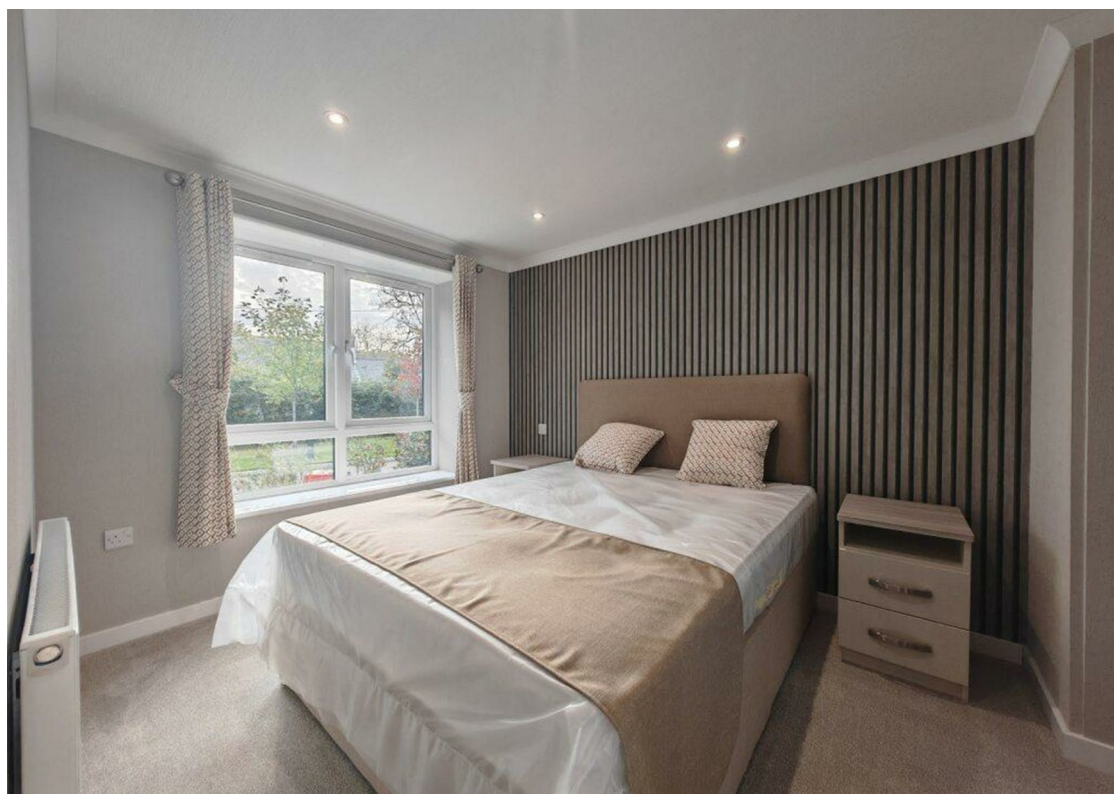
Despite its wonderfully secluded setting, local shops and amenities are just a mile away, making it an ideal location for those seeking both convenience and serenity.

Step inside to a bright and spacious open-plan kitchen, living, and dining area, designed for modern living and entertaining. The home features two generous double bedrooms, including a master with en-suite, a stylish main family bathroom, and a versatile third room that can serve perfectly as a study, hobby room, or guest space.

With its combination of space, privacy, and natural beauty, this Walnut Tree Farm park home offers a rare opportunity to enjoy luxury countryside living in a truly idyllic setting.

Enter your leasehold information here.







ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

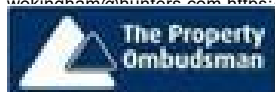
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewing

Please contact our Hunters Wokingham Office on 0118 979 5618 if you wish to arrange a viewing appointment for this property or require further information.

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