



2-7, BLOSSOM CLOSE

Victoria Road RG10



AN OPPORTUNITY TO ACQUIRE A NEWLY BUILT HOME

A beautifully presented semi-detached home blending classic cottage charm with contemporary design over three floors.

Scheduled for completion in November 2026.



Local Authority: Wokingham Borough Council

Council Tax band: TBC

Tenure: Freehold

Services: All mains services

The Computer Generated Images shown are for illustrative purposes only and not to be relied upon

Guide price : £1,000,000



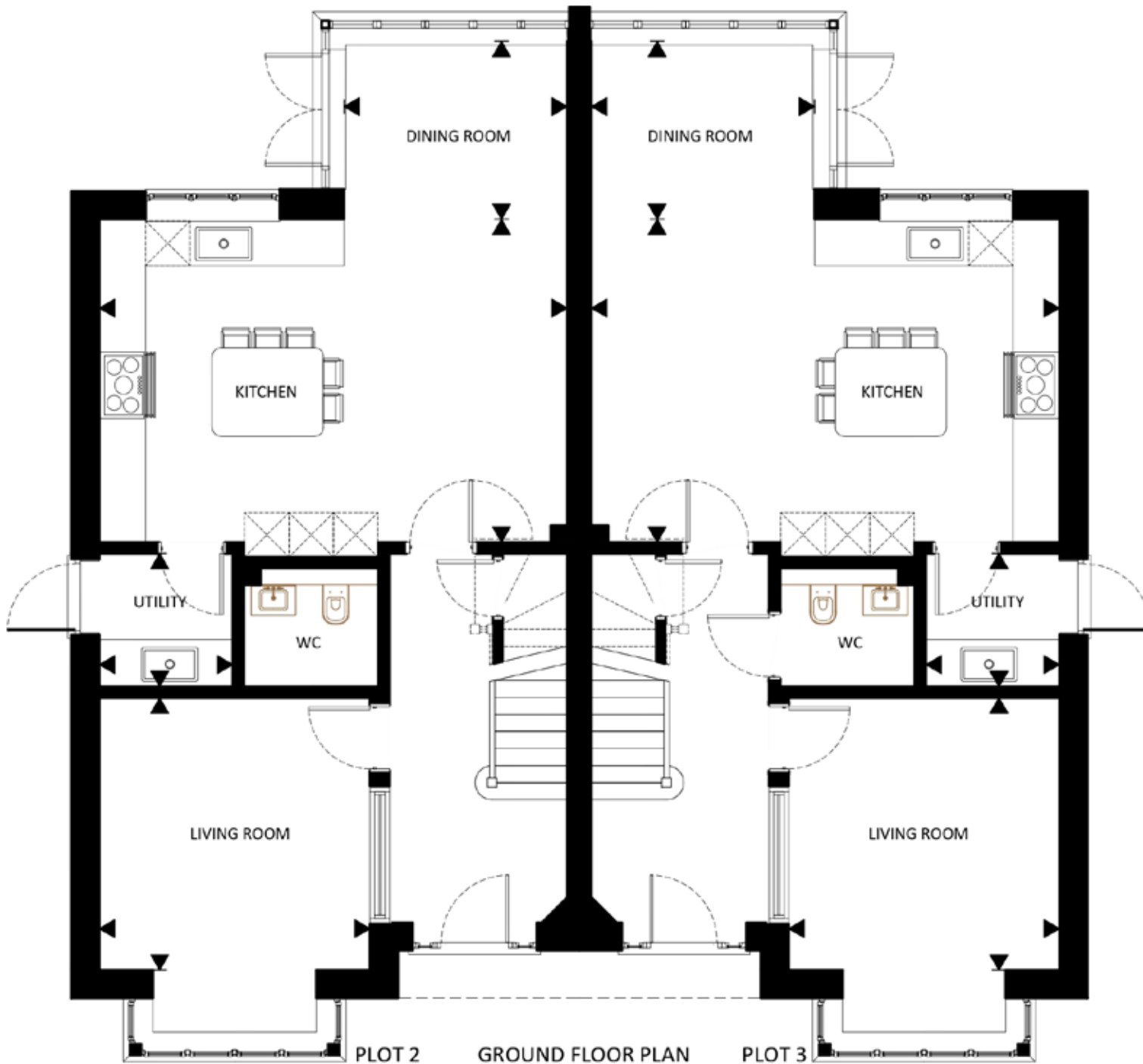
BLOSSOM CLOSE

The property forms part of the exclusive Palatine development of just eight thoughtfully designed homes.

The ground floor has been thoughtfully designed for modern living, featuring underfloor heating throughout and a stunning open-plan kitchen/dining area. Inspired by traditional country aesthetics, the kitchen is finished to a high standard and complemented by large-format porcelain tiled flooring, creating a bright and elegant space perfect for both everyday family life and entertaining.

The separate living room provides a cosy retreat, enhanced by timber-effect flooring which adds warmth and character. A painted timber staircase further highlights the home's quality finish and attention to detail.





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 Any conveyed information incorporated within this drawing cannot be guaranteed as accurate unless confirmed by field dimension.

ROOM DIMENSIONS TABLE - PLOTS 2 & 3		
LOCATION		
LIVING ROOM	3654 x 3676	12'-0" x 12'-1"
KITCHEN	6318 x 4360	20'-9" x 14'-4"
DINING	3014 x 2402	9'-11" x 7'-11"
UTILITY	1802 x 1800	5'-11" x 5'-11"
BEDROOM 1	3654 x 5596	12'-0" x 18'-4"
BEDROOM 2	3654 x 4421	12'-0" x 14'-6"
BEDROOM 3	3435 x 5487	11'-3" x 18'-0"

No.	Date	Description	By
R2	12.04.25	SCREEN ADDED TO LIVING ROOMS	SS
R1	28.01.25	PRELIMINARY ISSUE	SS

FOR COMMENT



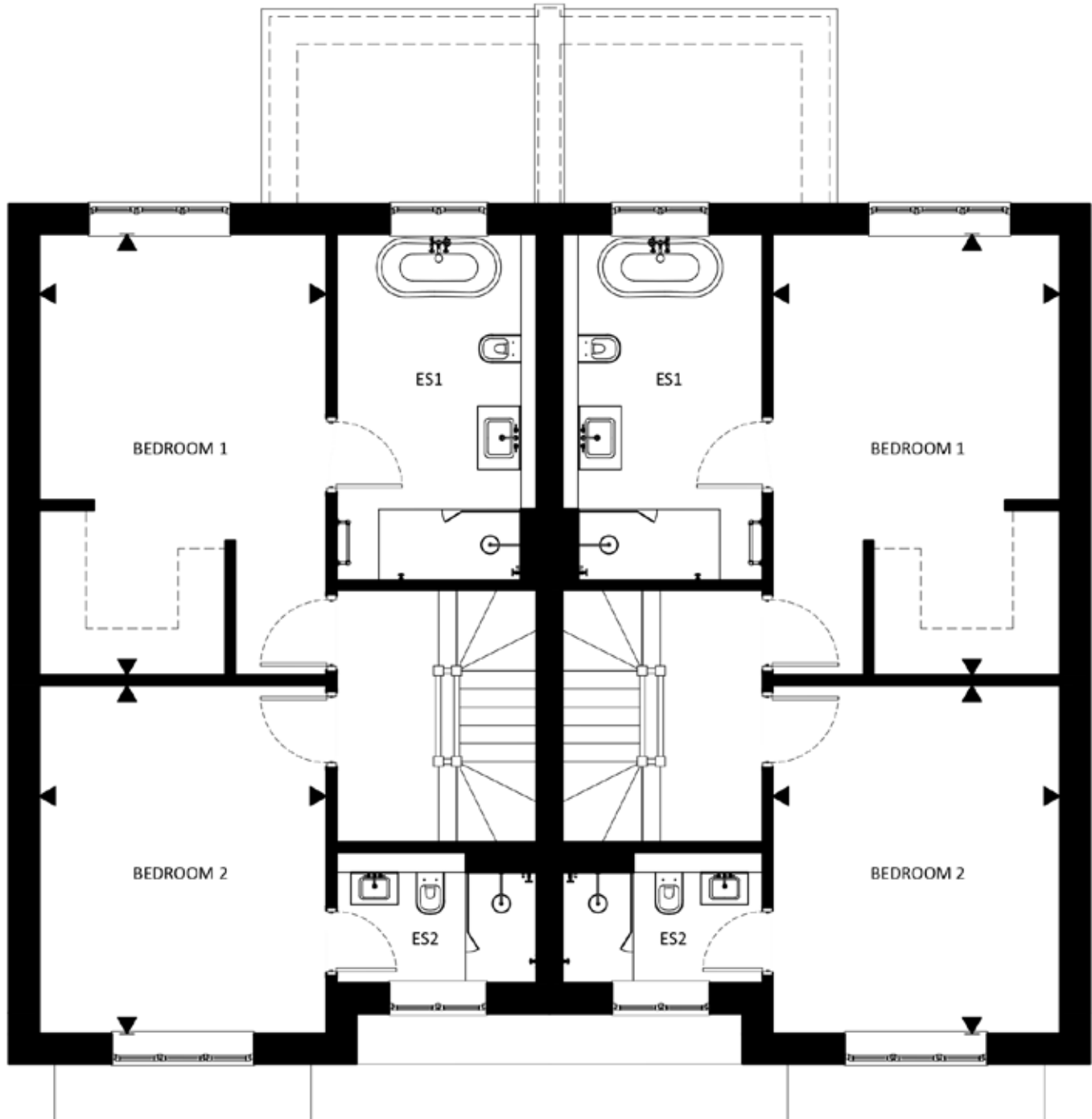
hpatchitecture.co.uk / 01344 752 271
 Manhattan House, 140 High Street, Crowthorne, Berkshire RG45 7AY

Client: **PALATINE HOMES**

Project: **VICTORIA ROAD, WARGRAVE**

Drawing: **PLOT 2&3 GROUND FLOOR SALES PLAN**

Scale: 1:50@A3	Date: 25/09/25	Drawn By:	Checked By:
Project No: 24.418	Drawing No: 200	Revision: P2	



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No.	Date	Description	By
P1	24.01.20	PRELIMINARY ISSUE	SS

FOR COMMENT



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Manhattan House, 140 High Street, Crowthorne, Berkshire RG45 7AY

Client: **PALATINE HOMES**

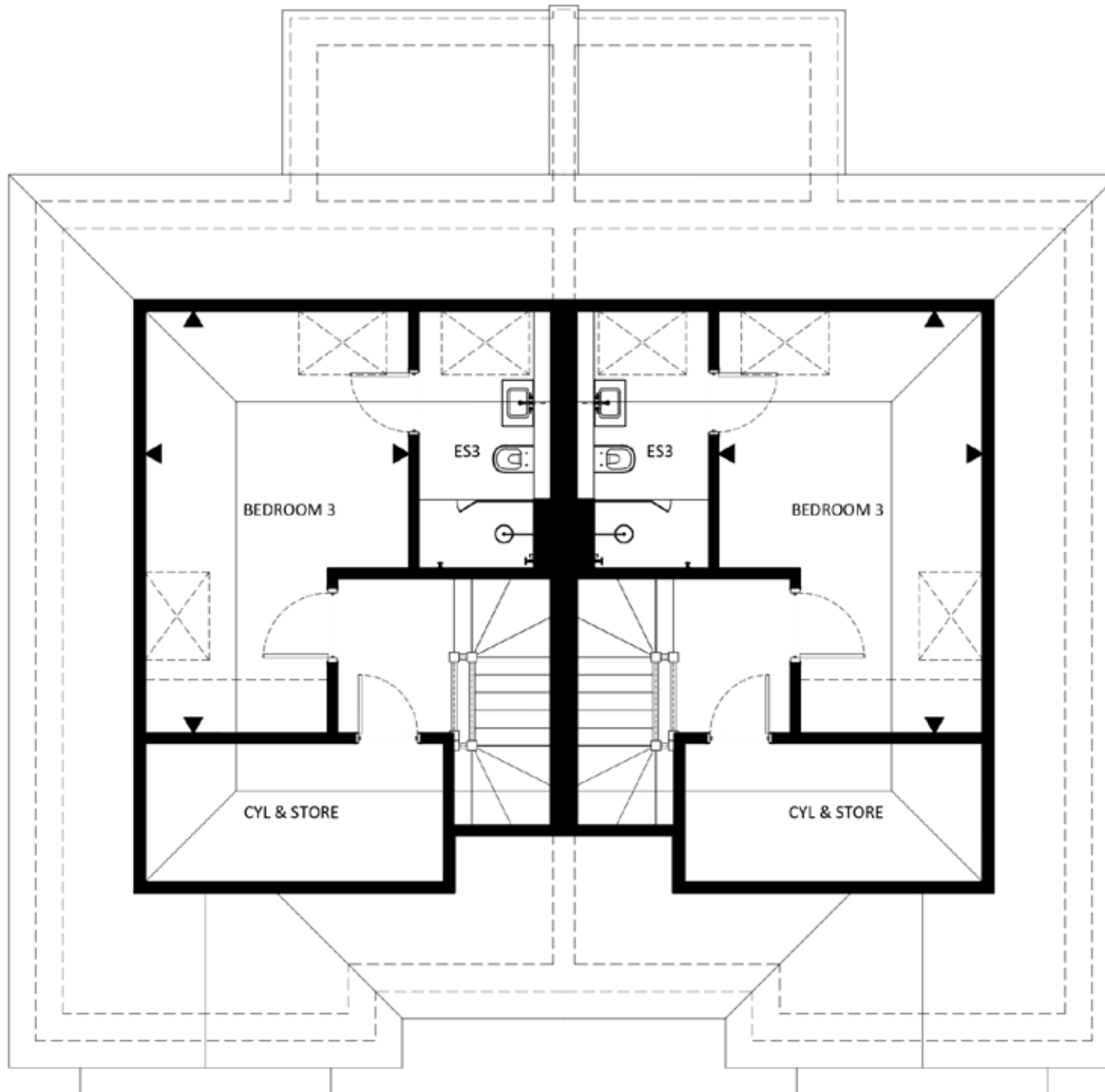
Project: **VICTORIA ROAD, WARGRAVE**

Drawing: **PLOT 2&3 FIRST FLOOR SALES PLAN**

Date: 1:50@A3	Date: 25/09/25	Drawn By:	Checked By:
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PROJECT NO. 24.418	DRAWING NO. 201	VERSION P1
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BEDROOM 3	3435 x 5487	11'-3" x 18'-0"

No.	Date	Description	By
P1	16/01/25	PRELIMINARY ISSUE	SS

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 Manhattan House, 140 High Street, Crowthorne, Berkshire RG45 7AY

Client: **PALATINE HOMES**

Project: **VICTORIA ROAD, WARGRAVE**

Drawing: **PLOT 2&3 SECOND FLOOR SALES PLAN**

Scale: 1:50@A3	Date: 25/09/25	Drawn By:	Checked By:
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Project No: 24.418	Drawing No: 202	Revision: P1
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THE PROPERTY (CONTINUED)

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom is complete with a dressing room and a beautifully appointed ensuite bathroom featuring a separate shower. Bedroom two benefits from fitted wardrobes and its own ensuite shower room. Occupying the second floor, bedroom three is a fantastic space with its own ensuite and additional storage, perfect as a guest suite or home office.

Palatine Homes is a privately owned niche house building company, established to create aspirational homes to complement modern day 21st century living. With a unique vision for quality, imaginative design and technical perfection, our developments combine exterior charm and interior personality to create individual homes of distinction. With a company ethos to build high-quality bespoke homes in prime residential locations, Palatine are dedicated to building a lifestyle for their homeowners and put a strong focus on quality exterior materials, mature landscaping and luxurious interior design to achieve outstanding living space within all their homes.









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