



1, BLOSSOM CLOSE






Victoria Road RG10



AN OPPORTUNITY TO ACQUIRE A DETACHED NEWLY BUILT HOME

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

Scheduled for completion in November 2026.

			EPC
3	3	2	TBC
			

Local Authority: Wokingham Borough Council

Council Tax band: TBC

Tenure: Freehold

Services: All mains services

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Guide price : £1,100,000



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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 All dimensions are in millimetres unless noted otherwise.
 Any surveyed information incorporated within this drawing cannot be guaranteed as accurate unless confirmed by fixed dimension.



GROUND FLOOR PLAN

ROOM DIMENSIONS TABLE - PLOT 1		
LOCATION	METRIC	IMPERIAL
LIVING ROOM	3743 x 4211	12'-3" x 13'-10"
ORANGERY	3736 x 2473	12'-3" x 8'-1"
KITCHEN	6242 x 3352	20'-6" x 11'-0"
UTILITY	2252 x 2261	7'-5" x 7'-5"
BEDROOM 1	6654 x 3531	21'-10" x 11'-7"
BEDROOM 2	3362 x 3350	11'-0" x 11'-0"
BEDROOM 3	3669 x 3981	12'-1" x 13'-1"

Rev	Date	Description	By
P1	16.01.26	PRELIMINARY ISSUE	SS

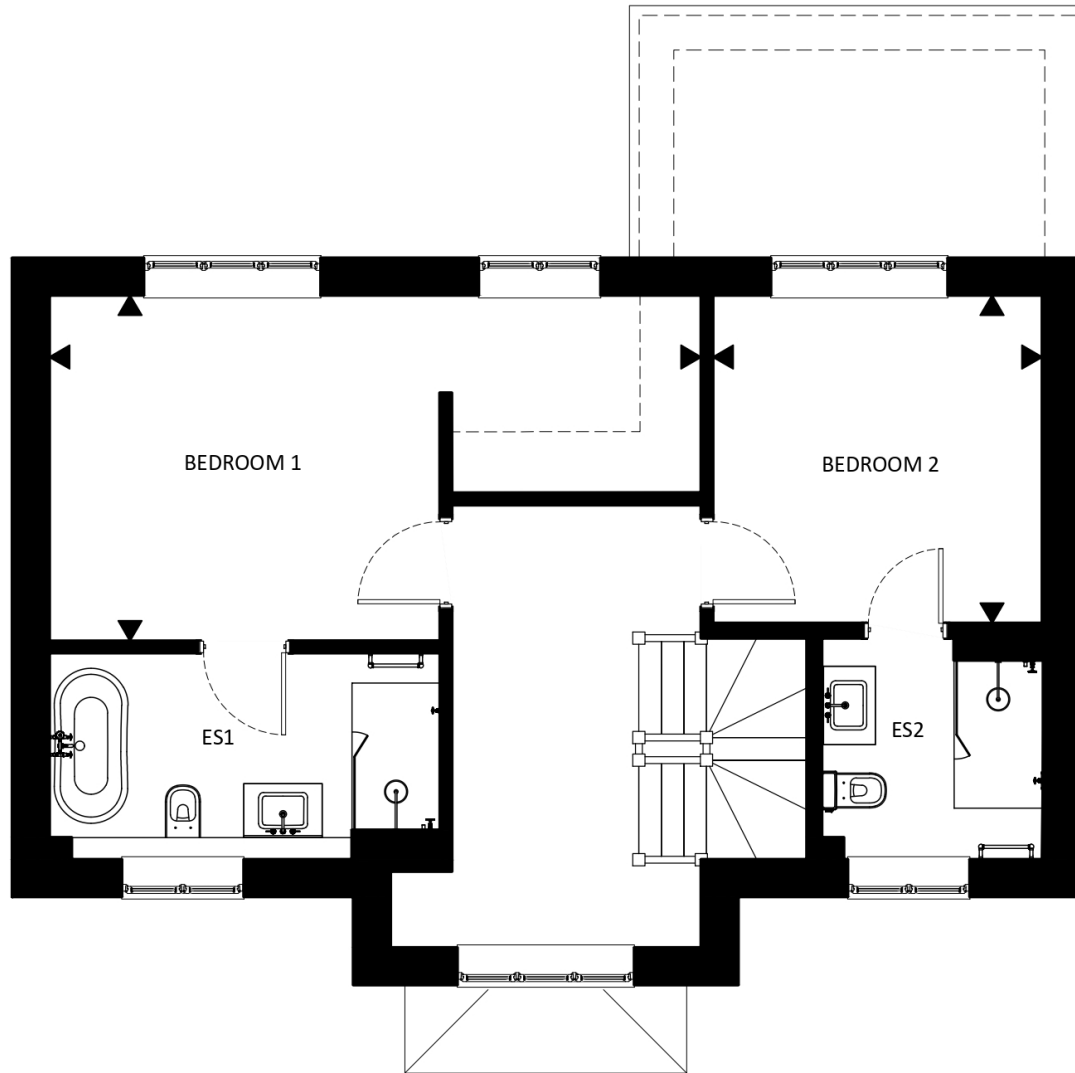
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Client			
PALATINE HOMES			
Project			
VICTORIA ROAD, WARGRAVE			
Drawing			
PLOT 1 GROUND FLOOR SALES PLAN			
Scale	Date	Drawn By	Checked By
1:50@A3	25/09/25		
Project No.	Drawing No.	Revision	
24.418	100	P1	

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FIRST FLOOR PLAN

ROOM DIMENSIONS TABLE - PLOT 1		
LOCATION	METRIC	IMPERIAL
LIVING ROOM	3743 x 4211	12'-3" x 13'-10"
ORANGERY	3736 x 2473	12'-3" x 8'-1"
KITCHEN	6242 x 3352	20'-6" x 11'-0"
UTILITY	2252 x 2261	7'-5" x 7'-5"
BEDROOM 1	6654 x 3531	21'-10" x 11'-7"
BEDROOM 2	3362 x 3350	11'-0" x 11'-0"
BEDROOM 3	3669 x 3981	12'-1" x 13'-1"

Rev	Date	Description	By
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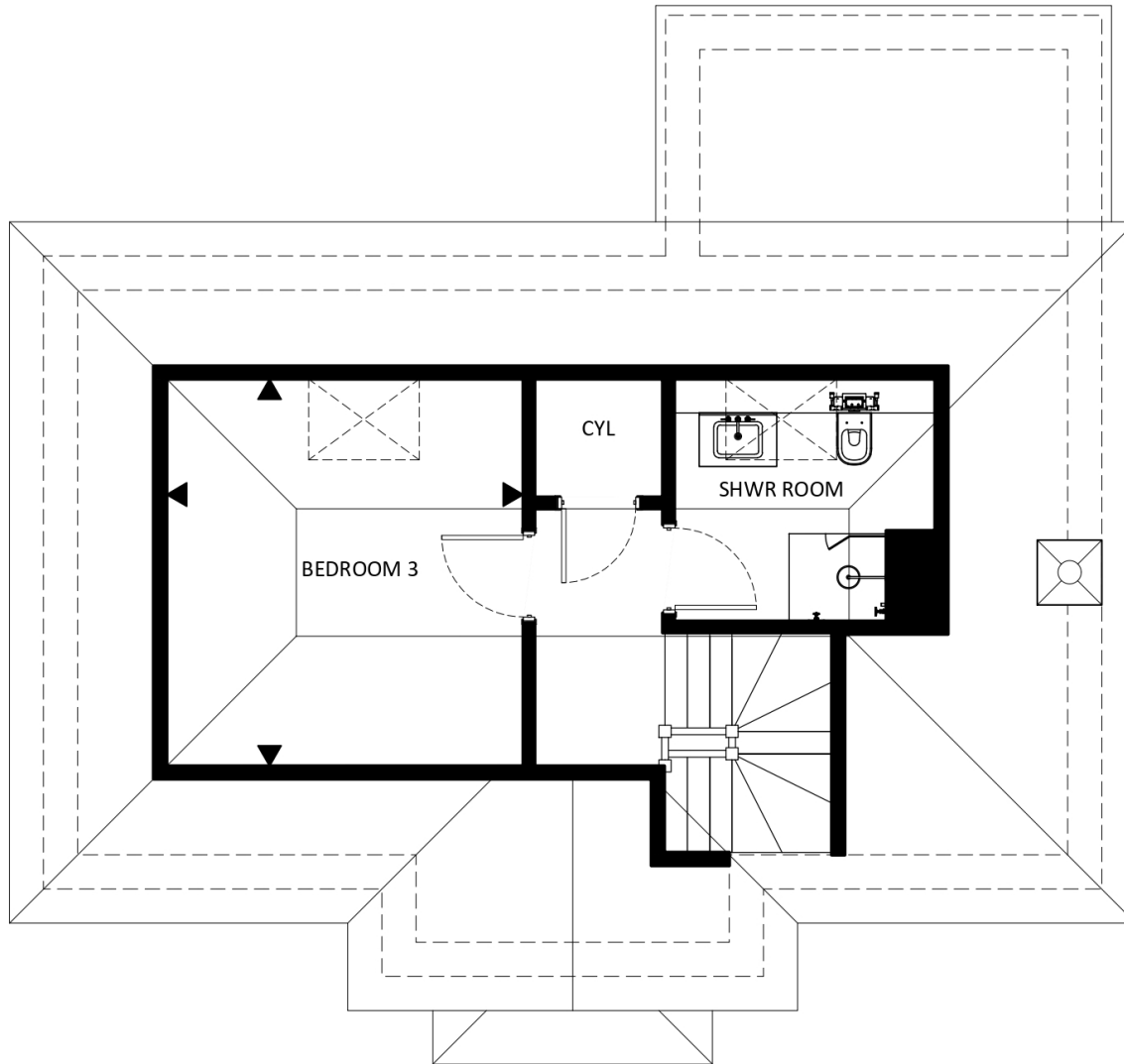
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Client			
PALATINE HOMES			
Project			
VICTORIA ROAD, WARGRAVE			
Drawing			
PLOT 1 FIRST FLOOR SALES PLAN			
Scale	Date	Drawn By	Checked By
1:50@A3	25/09/25		
Project No.	Drawing No.	Revision	
24.418	101	P1	

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SECOND FLOOR PLAN

ROOM DIMENSIONS TABLE - PLOT 1		
LOCATION	METRIC	IMPERIAL
LIVING ROOM	3743 x 4211	12'-3" x 13'-10"
ORANGERY	3736 x 2473	12'-3" x 8'-1"
KITCHEN	6242 x 3352	20'-6" x 11'-0"
UTILITY	2252 x 2261	7'-5" x 7'-5"
BEDROOM 1	6654 x 3531	21'-10" x 11'-7"
BEDROOM 2	3362 x 3350	11'-0" x 11'-0"
BEDROOM 3	3669 x 3981	12'-1" x 13'-1"

Rev	Date	Description	By
P1	16.01.26	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 1 SECOND FLOOR SALES PLAN

Scale 1:50@A3	Date 25/09/25	Drawn By	Checked By
Project No. 24.418	Drawing No. 102	Revision P1	

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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An aerial photograph of a residential development featuring several large brick houses with gabled roofs and dormer windows. A central paved driveway winds through the property, surrounded by green lawns, young trees, and white fences. The houses are arranged in a cluster, with some featuring sunrooms or glass-enclosed porches. The overall scene is bright and clear, suggesting a sunny day.

 Knight
Frank