



Gravel Hill, Emmer Green, Reading, RG4 8QN

£1,295,000

Walmsley

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Welcome to 29 Gravel Hill, a select development featuring two remarkable new homes. Each property is 2,500 square foot and set on a generous plot, with a fabulous, elevated outlook over picturesque Caversham. Completion scheduled for the end of October.

Designed with modern interiors and premium finishes. The homes at Gravel Hill offer a contemporary lifestyle, with thoughtfully arranged living areas, complete with bespoke kitchens, ample space for gatherings and entertaining guests. Each property boasts five bedrooms, complemented by elegant en-suites with beautifully appointed Porcelanosa tiles & sanitary-ware, exuding both style and elegance. Concrete floors on both the ground and first levels, with underfloor heating throughout.

Each property is equipped with Buildzone warranty, Air Source Heat pump, solar panels, underfloor heating (wet) with an anticipated A rating for the EPC. There are also double carports with car charging facilities and generous landscaped frontages and private rear gardens. Further details can be found in our specification brochure.

Gravel Hill; Nestled in the desirable Emmer Green neighbourhood, the area offers convenient access to amenities, schools, and the serene landscape of South Oxfordshire. Adjacent to the picturesque Hemdean Valley, this tranquil locale provides residents with a variety of country pursuits. Nearby, are a range of local amenities, including schools at both primary and secondary levels, shops, bus services, and a doctor's surgery.

Charlesgate Homes are a distinguished, family-run house builder with a legacy spanning three generations over a century. Renowned for expertise in designing and constructing homes of quality, they have established an esteemed reputation in crafting properties of exceptional standards in coveted locations.

EPC - A, Council Tax Band - G

Tenure - Freehold

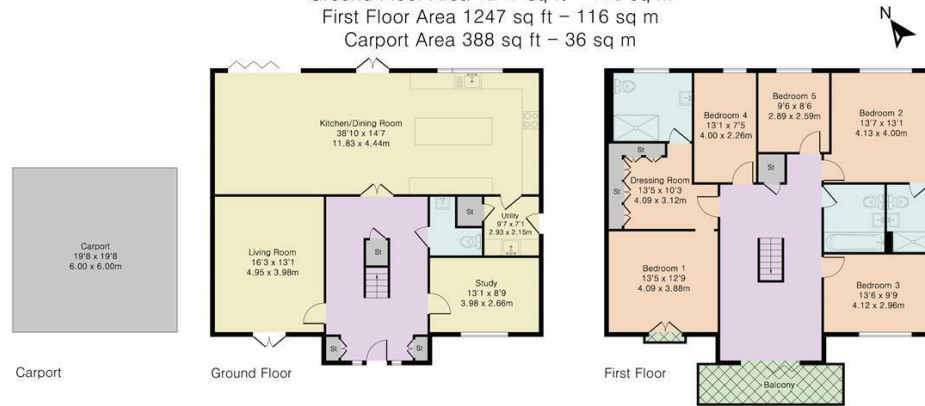




- Outlook over countryside
- Stunning 2500 sq ft homes
- Large plot sizes
- Air source heat pump and solar panels
- Underfloor (wet) heating, car charging points
- Porcelanosa tiles and sanitary ware
- Sought after neighbourhood
- Buildzone warranty
- Anticipated A rating

 5  3  3  A

Approximate Gross Internal Area 2882 sq ft – 268 sq m
 Ground Floor Area 1247 sq ft – 116 sq m
 First Floor Area 1247 sq ft – 116 sq m
 Carport Area 388 sq ft – 36 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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