



Gravel Hill, Emmer Green, Reading, RG4 8QN

£1,250,000

Walmsley

Gravel Hill, Emmer Green, Reading, RG4 8QN

Brand New Contemporary Residence with Scenic Views Over Caversham

This 2,500 sq ft home, designed for modern living, offers spacious interiors and quality construction throughout. Set on an elevated landscaped plot, the home's thoughtful layout includes a bespoke kitchen and family dining room, perfect for gatherings, an impressive hallway and landing with balcony, a luxurious master suite, and four additional bedrooms. Two of the bedrooms feature en-suite bathrooms with Porcelanosa tiles and premium fittings, complemented by a family bathroom. Concrete floors on both levels come with efficient underfloor heating. Equipped with a 10 year Buildzone warranty, air source heat pump, solar panels, an A-rated EPC, and a double carport with EV charging, this property combines comfort with sustainability. The landscaped frontage and private rear gardens enhance the appeal. Full specifications are available in our brochure.

Situated on Gravel Hill in Emmer Green, this property offers convenient access to local amenities, schools, and the scenic South Oxfordshire landscape, including the nearby Hemdean Valley for outdoor pursuits. Essential services, shops, and healthcare are all within easy reach, with good transport links close by.

Built by Charlesgate Homes, a family-owned developer with over a century of expertise, this home reflects a commitment to quality and attention to detail in a desirable location.

Council Tax Band - G

Tenure - Freehold



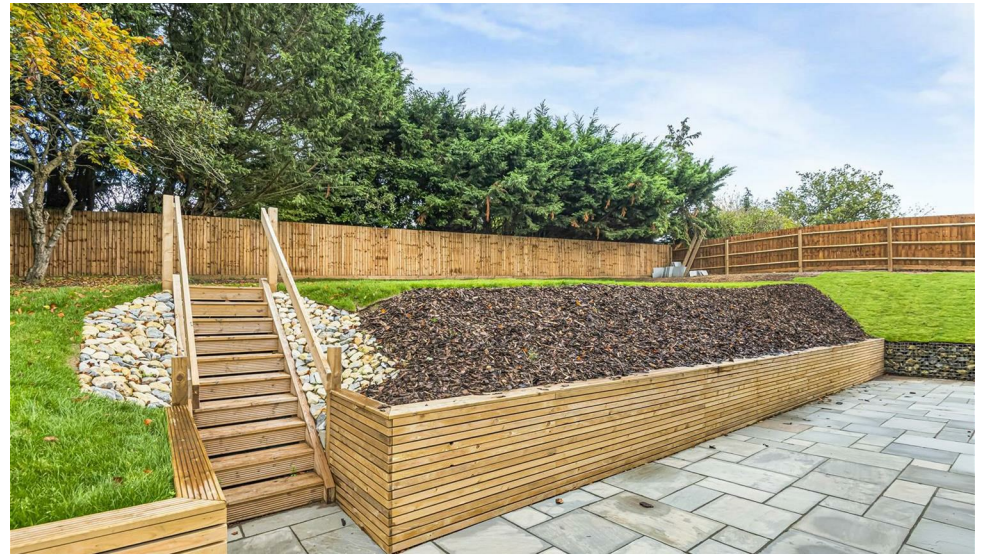


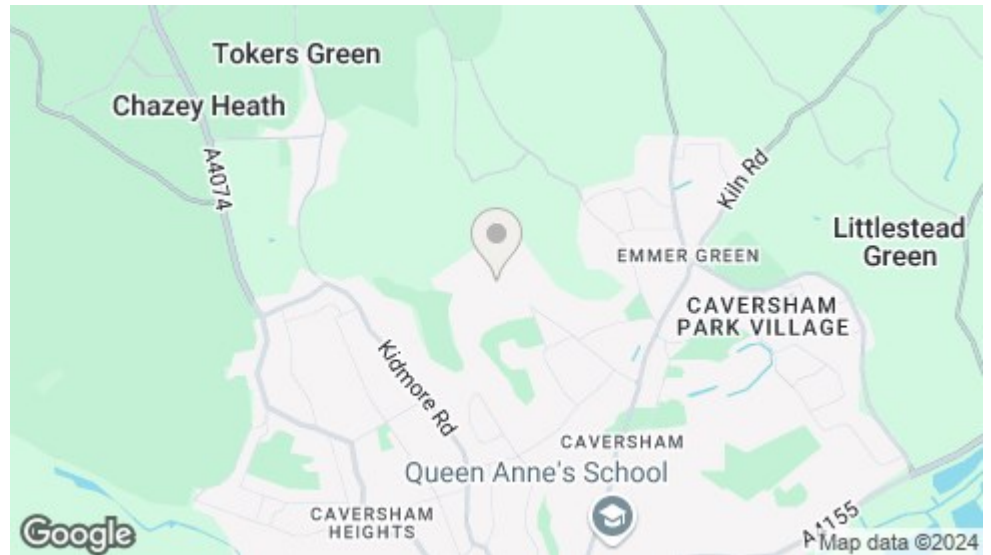
- Outlook over countryside
- Stunning 2500 sq ft homes
- Large plot sizes
- Air source heat pump and solar panels
- Underfloor (wet) heating, car charging points
- Porcelanosa tiles and sanitary ware
- Sought after neighbourhood
- Buildzone warranty
- EPC A rating

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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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