



Gravel Hill, Emmer Green, Reading, RG4 8QN

£1,300,000





## Gravel Hill, Emmer Green, Reading, RG4 8QN

Newly Available: Brand New Contemporary Residence with Scenic Caversham Views

Presenting a new 2,500 sq ft home designed for a modern lifestyle, with spacious interiors and high-quality craftsmanship throughout. Set on an elevated plot with landscaped grounds, this fine home features a well-planned layout that includes a bespoke kitchen/family dining room, ideal for gatherings and entertaining, impressive hallway and landing area with balcony, wonderful master bedroom suite, 4 further bedrooms, 2 en-suite bathrooms featuring Porcelanosa tiles and premium fittings and family bathroom. Concrete flooring spans both levels, complete with underfloor heating (wet). This property comes equipped with a 10 Year Buildzone warranty, air source heat pump, solar panels, an A-rated EPC, and a double carport with EV charging. The landscaped frontage and private rear gardens add to its appeal, and further details are available in our specification brochure.

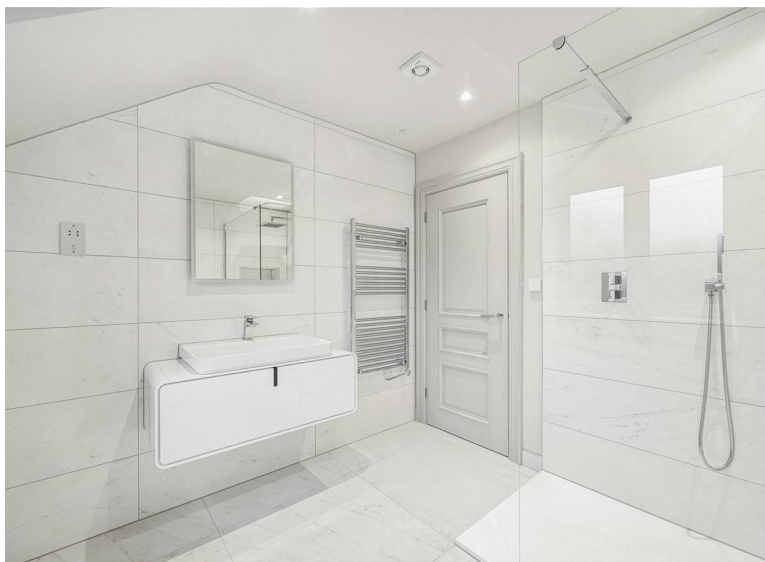
Located on Gravel Hill in the sought-after Emmer Green neighbourhood, residents have convenient access to local amenities, schools, and the natural beauty of South Oxfordshire, including the nearby Hemdean Valley with its open countryside and outdoor pursuits. Essential services, schools, and shops are all within reach, along with reliable bus services and healthcare.

Charlesgate Homes, a respected family-owned developer spanning three generations, is known for building homes of enduring quality in prime locations. With a century-long legacy, they bring experience and commitment to every home they create.

Council Tax Band - G  
EPC - A

## Tenure - Freehold





- Fine new build property of 2500 sq ft
- Sought after location
- A rating EPC
- Buildzone guarantee
- Quiet tranquil location
- Air source heat pump and solar panels
- Porcelanosa tiles and sanitary-ware
- Landscaped gardens

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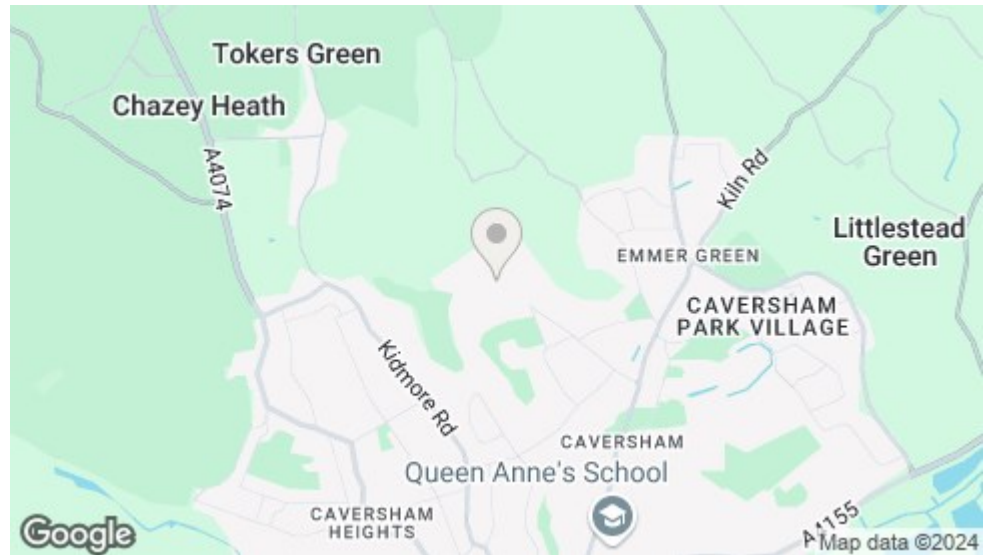
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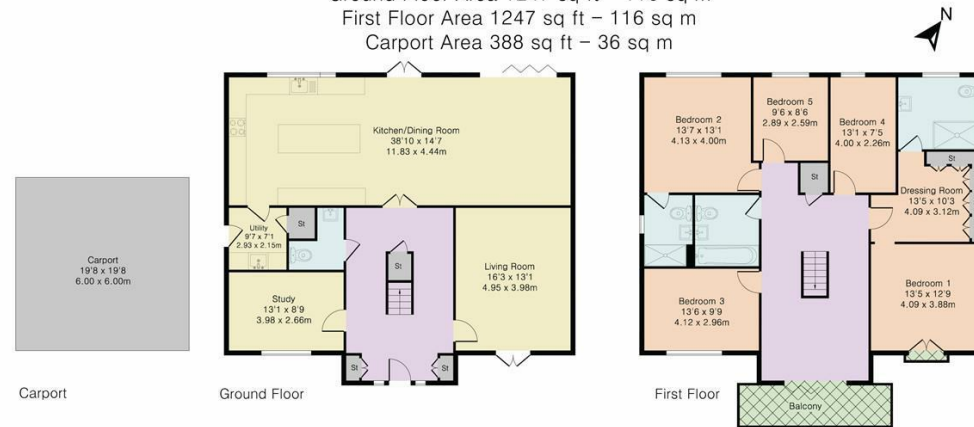


**Approximate Gross Internal Area 2882 sq ft - 268 sq m**

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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