



KILN ROAD, EMMER GREEN, READING, RG4 9PE  
**£950,000 FREEHOLD**

## A SUPERB 5/6 BEDROOM DETACHED FAMILY RESIDENCE ON THE FRINGES OF BEAUTIFUL RURAL SURROUNDINGS

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## DESCRIPTION:

A bespoke newly built 5/6 Bedroom home set on the edge of some delightful countryside on the Berkshire/South Oxfordshire border perfect for country walks yet within easy reach of Central Reading and Henley on Thames. The property has been finished to exacting standards with living accommodation set over 3 floors. On the ground floor there is a 22ft lounge, a study/snug and a lovely high specification kitchen diner with bi-fold doors opening on to the generous garden measuring approximately 100ft in length. A utility room with side access to the house and a wc complete the ground floor. On the 1st floor there are four double bedrooms, the master suite complete with a dressing area and en-suite bathroom, a further en-suite and family bathroom. The top floor offers further living accommodation perfect for family living and comprises two further rooms either a bedroom and study/office or another bedroom both of which have dual aspect windows and a large bathroom complete with composite bathtub and separate shower. The property has been developed to an impeccable finish complete with Duravit sanitary wear, beautiful wooden panel doors throughout, a full range of Neff kitchen appliances and granite work surfaces. There is an eco-friendly air sourced heat pump which heats the house and hot water, providing underfloor heating throughout. The front of the house is approached via a five-bar gate and offers parking for several cars on a private driveway.

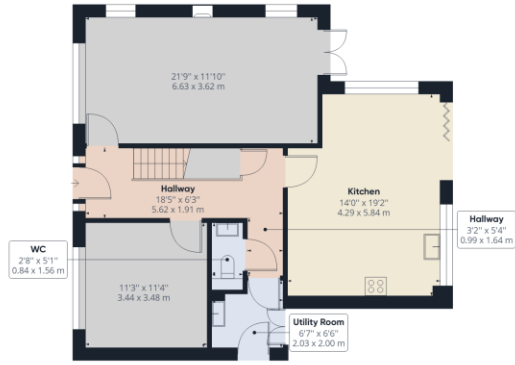
## AT A GLANCE

- Bespoke New Home
- A Superb 5/6 Bedroom Detached Family Residence
- Semi-Rural Location 2.5 miles to Reading, 4 miles to Henley
- Flexible Living Accommodation over 3 Floors
- Four Bathrooms and Ground Floor WC
- Hi Spec. Kitchen with Integrated NEFF Appliances
- Duravit Sanitaryware in all Bathrooms
- Generous Rear Garden and Driveway Parking for Several Cars
- 10 Year NHBC Building Warranty





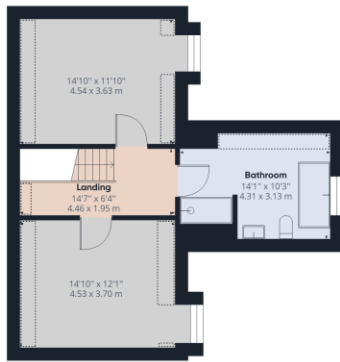




Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

2284.47 ft<sup>2</sup>  
212.23 m<sup>2</sup>

Reduced headroom

76.06 ft<sup>2</sup>  
7.07 m<sup>2</sup>

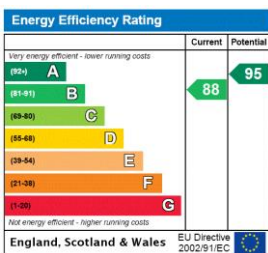
(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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