



**THE GARDENERS, EMMER GREEN, READING, RG4  
OFFERS IN EXCESS OF £450,000 FREEHOLD**

**A TWO DOUBLE BEDROOM SEMI DETACHED HOUSE  
SET WITHIN A BESPOKE DEVELOPMENT OF JUST 7  
HOMES IN THIS SOUGHT AFTER LOCATION**

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

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## DESCRIPTION:

Nascot Homes are proud to present this selection of seven stylish homes each on generous plots offering the very best of modern living in this convenient location. The Gardeners is an easy walk to the centre of the Thames side suburb of Caversham. Buyers will find an excellent range of restaurants, bars, cafes and shops close by and Reading Station with its direct link to London Paddington in under 25 minutes and on the Elizabeth Line (Crossrail) linking Reading with Canary wharf and the City of London is less than a mile away. Each of these energy efficient homes will be finished to the highest of standards with contemporary high spec. kitchens complete with composite stone worktops and a range of integrated Bosch appliances. The bathrooms feature premium sanitaryware by Roca, thermostatically controlled Hansgrohe showers and heated mirrors. Each of these delightful homes will have ultra efficient air source heat pumps providing heating and hot water with underfloor heating on the ground floors and radiators upstairs. Each ample garden will be thoughtfully landscaped with high quality turf and generous patio areas. The Gardeners provides the best in luxury living in a superb setting less than an hour from the centre of London. To book your tour and for further information contact Winkworth in Reading on 0118 4022300 or by email at [Reading@winkworth.co.uk](mailto:Reading@winkworth.co.uk)

\*Please note EPC ratings are predicted rates.

## AT A GLANCE

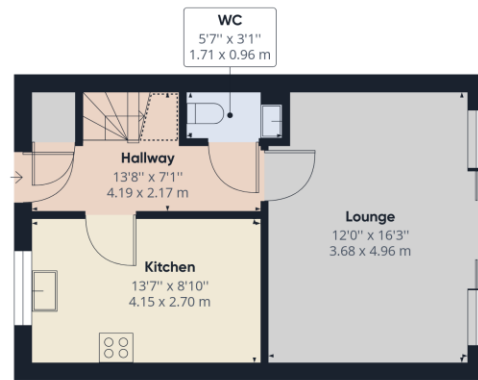
- Nascot Homes Presents The Gardeners
- A Bespoke Development of Just 7 Luxury Homes
- Two Double Bedrooms
- Generous Plots with Landscaped Gardens
- Contemporary Fitted Kitchens with Stone Worktops
- Bosch Integrated Appliances
- Designer Bathrooms
- 10 Year Builders Warranty



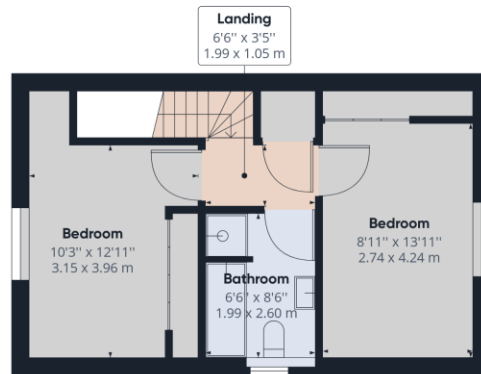








Ground Floor



Floor 1

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

811.98 ft<sup>2</sup>  
75.43 m<sup>2</sup>

**Reduced headroom**

7.50 ft<sup>2</sup>  
0.70 m<sup>2</sup>

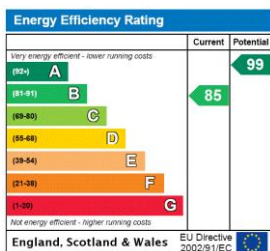
(1) Excluding balconies and terraces

☐ 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.

GIRAFFE 360

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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