



KIMBERDALE PLOT 1, HEATHLANDS ROAD, WOKINGHAM, BERKSHIRE, RG40 3AS
£1,495,000 FREEHOLD

THIS BEAUTIFULLY CRAFTED FOUR-BEDROOM DETACHED FAMILY HOME IDEALLY POSITIONED JUST 2.5 MILES FROM THE MARKET TOWN OF WOKINGHAM.

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DESCRIPTION:

Designed with modern lifestyles in mind, the heart of the home is a superb open-plan kitchen/dining/family room. This impressive space features a bespoke kitchen complete with an impressive stone topped central island and integrated appliances, flowing effortlessly into generous dining and family areas. Bi-folding doors open directly onto the gardens, creating a seamless connection between indoor and outdoor living.

In addition to the main living space, the ground floor offers two further reception rooms, providing flexibility for a formal sitting room, home office or playroom. A cloakroom and separate utility room add everyday practicality, while Kardean flooring enhances the entrance hall, kitchen and utility areas with both durability and style.

Upstairs, the first floor hosts four double bedrooms. Two benefit from their own en-suites, while a beautifully appointed family bathroom serves the remaining bedrooms. All bathrooms are finished with luxury suites and elegant ceramic tiling to both walls and floors, reflecting the home's high specification throughout.

Constructed in traditional brick and tile, the property combines classic architectural appeal with a premium interior finish. Energy efficiency and comfort are key features, with an air source heat pump providing heating via underfloor heating to both floors. The home is connected to mains electricity and water, with a private treatment plant serving waste water.

Externally, detached double garages with electrically operated doors provide excellent parking and storage solutions.

The location offers the best of town and country living. Wokingham boasts an excellent selection of shops, cafés, bars and restaurants, along with a mainline station offering services to London Waterloo and to Reading, where Elizabeth Line connections provide direct access to Paddington and across London, as well as links to the wider national rail network.

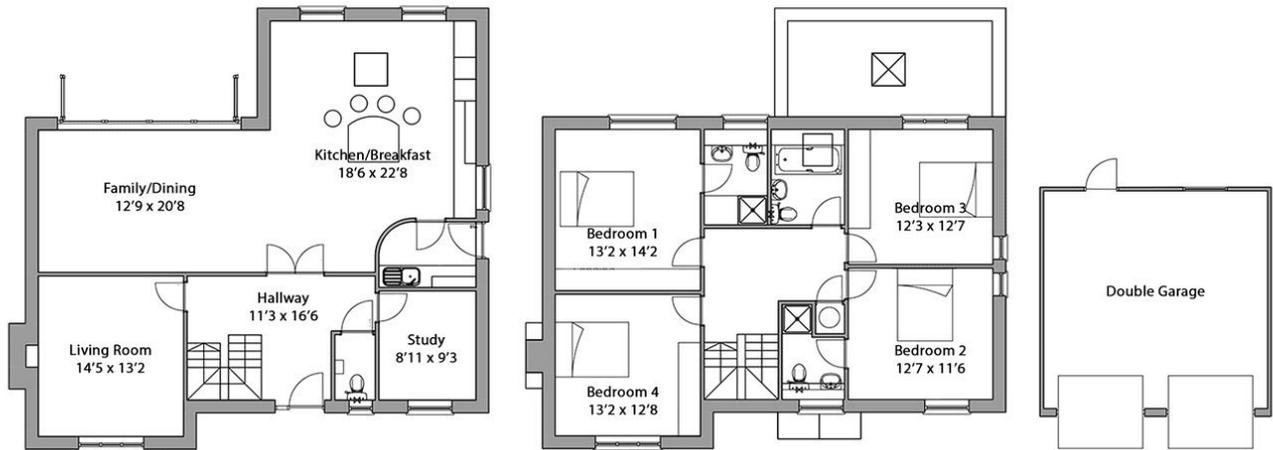
The area is also renowned for its outstanding educational provision, including Wellington College, Ludgrove School, Luckley House School, Holme Grange School and Reddam House, all within easy reach.

For leisure and sporting enthusiasts, the surrounding countryside offers a wealth of facilities including golf courses, football, rugby, hockey and cricket clubs, tennis facilities, equestrian centres and premium health clubs such as Nirvana Health & Fitness.

AT A GLANCE

- 4 bedrooms - 2 with en-suites, plus family bathroom.
- Finished to a high specification throughout
- Traditional brick and tile construction with high specification interior finish
- Air source heating with underfloor heating to ground & first floor
- Bespoke kitchen with island and integrated appliances
- Kardean flooring to entrance hall, kitchen and utility room
- Detached double garages with electrically operated doors and electric car charger
- 10 year guarantee





All measurements were taken during the build process and are provided as a guide only. Final dimensions may vary as construction and finishing details are completed.

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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