



KIMBERDALE PLOT 2 SABLE HOUSE, HEATHLANDS ROAD, WOKINGHAM, BERKSHIRE,
RG40 3AS

£1,495,000 FREEHOLD

A DEVELOPMENT OF 2 DETACHED HOUSES WITH DETACHED DOUBLE GARAGES
OCCUPYING GENEROUS PLOTS SITUATED IN THIS SEMI-RURAL LOCATION ON
THE SOUTH-WESTERN SIDE OF WOKINGHAM.

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DESCRIPTION:

**** LAST PLOT REMAINING **** Featuring superb open-plan kitchen/dining/family room with central island to kitchen area and bi-folding doors leading out to the gardens. Two additional reception rooms plus cloakroom and utility room.

on the first floor are 4 bedrooms, two of which have en-suite facilities, plus a family bathroom, all fitted with luxury suites and ceramic tiling to walls and floors.

Please note that images are computer generated images and final finishes may vary from that shown.

Completion of the builds are expected to be early 2026 purchasers may have an opportunity to choose colours of of tiling and other finishes, with other options to upgrade garden landscaping.

Services:

The properties will be on mains electric and water supplies, but will have private treatment plant for waste water and air source heat pump feeding underfloor heating to the ground floor and radiators to first floor.

Broadband - the area is connected the ultrafast fibre 1000 Mbps.

Located just 2.5 miles from the vibrant market town of Wokingham, which offers a superb choice of shops, cafes, bars and restaurants, as well a number other amenities. The train station at Wokingham offers services to London Waterloo and to Reading, where Elizabeth line services to Paddington and through London are available, as well as connections to the rest of the national rail network.

Local schools in the area include the highly regarded Wellington College, Ludgrove School, Luckley House, Holme Grange and Redham House, all accessible within a short drive. The surrounding area also provides numerous facilities for those with sporting interests including several golf courses, football, rugby, hockey and cricket pitches tennis clubs, equestrian centres and health clubs including the Nivana Health Club at Sindlesham.

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 NHBC guarantee

Tenure: Freehold





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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