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Martin & Pole
Established 1846

Residential & Commercial Estate Agents • Lettings Agents
Auctioneers • Planners • Management • Surveyors & Valuers

ESTATE AGENTS

Plot 2, 9 Evesham Place, Wokingham



Brand new house – non estate setting. High energy efficiency
Exceptional specification featuring “climate control”
Short exclusive cul-de-sac of just nine houses off Lowther Road
For occupation June 2021

4 Bedrooms, 3 Bathrooms/Shower Rooms, 2 En Suite, Dressing Area En Suite to Master Bedroom, Landing, Entrance Hall, Cloakroom, Double Aspect Sitting Room, Study, Large Kitchen/Dining Room, Utility Room, Gas Fired Central Heating (underfloor heating), Full heat recovery mechanical ventilation throughout, Single Garage, Off Road Parking, Gardens including Patio at the rear

For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or residentialsales@martinpole.co.uk



Price £895,000 Freehold

Plot 2, 9 Evesham Place, Wokingham. RG41 1JF.

DESCRIPTION/LOCATION: An individual detached house Scandia-Hus timber framed design and built bespoke and remarkably energy efficient. With Scandinavian routes and manufactured in the U.K. this property is a successful combination of all the benefits of advanced Swedish technology with the best of British architectural style and craftsmanship. An indicative artist's impression of the kitchen is shown below. Features of the property include:

- * **Full heat recovery mechanical ventilation throughout.**
- * **Norrskan wooden triple glazed externally aluminum clad windows and doors.**
- * **Robben's underfloor heating throughout.**
- * **Worcester Bosch boiler with 10 year Warranty.**
- * **Porcelanosa tiled in all bathrooms.**
- * **Ideal Standard sanitary ware throughout.**
- * **Dansani vanity bathroom sink units.**
- * **High end Schroder kitchen and utility units with quartz /worktops.**
- * **Low energy LED lighting throughout.**
- * **Tiled patio.**
- * **Full new build 10 year Warranty.**

Lowther Road is considered one of the best roads on the outskirts of Wokingham and Evesham Place is a cul-de-sac of just nine houses leading directly from Lowther Road. Within easy reach there are schools for children of all ages, shops and parkland, whilst the town centre of Wokingham and the village centre of Winnersh are about two miles and one mile respectively. There are train services from both Wokingham and Winnersh on the Reading to Waterloo line with services from Wokingham to Guildford/Gatwick Airport. The A329M is within about two miles and provide access to the M4 (junction 10) and via a series of dual carriageways the M3 to the south of Bracknell at Bagshot. A lovely peaceful and very convenient setting.

Outside:

Attached Garage and parking for at least two further cars.

The driveway is shared with Plot 1 which has the vehicular right to pass in front of Plot 2 to that property.

The Gardens: There is access beside the house to the fully fenced rear garden which includes patio and lawn.

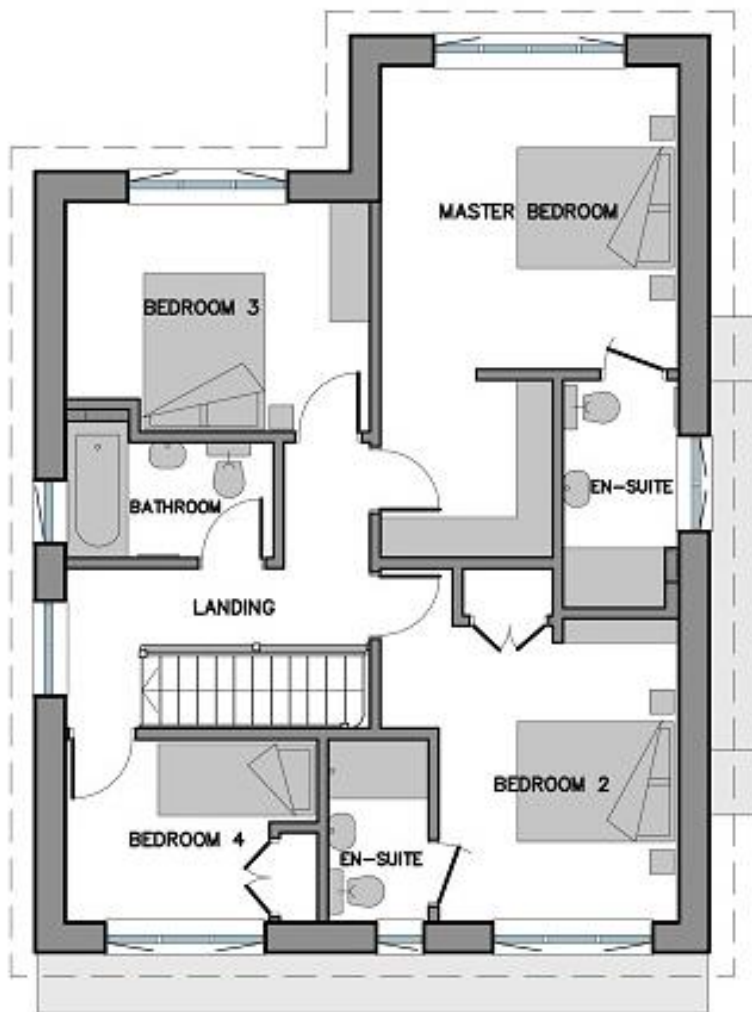
ENERGY EFFICIENCY RATING – A preliminary assessment for the property suggests a rating of B87.

COUNCIL TAX – To be assessed.

Tenure: Freehold with vacant possession upon completion of the purchase.

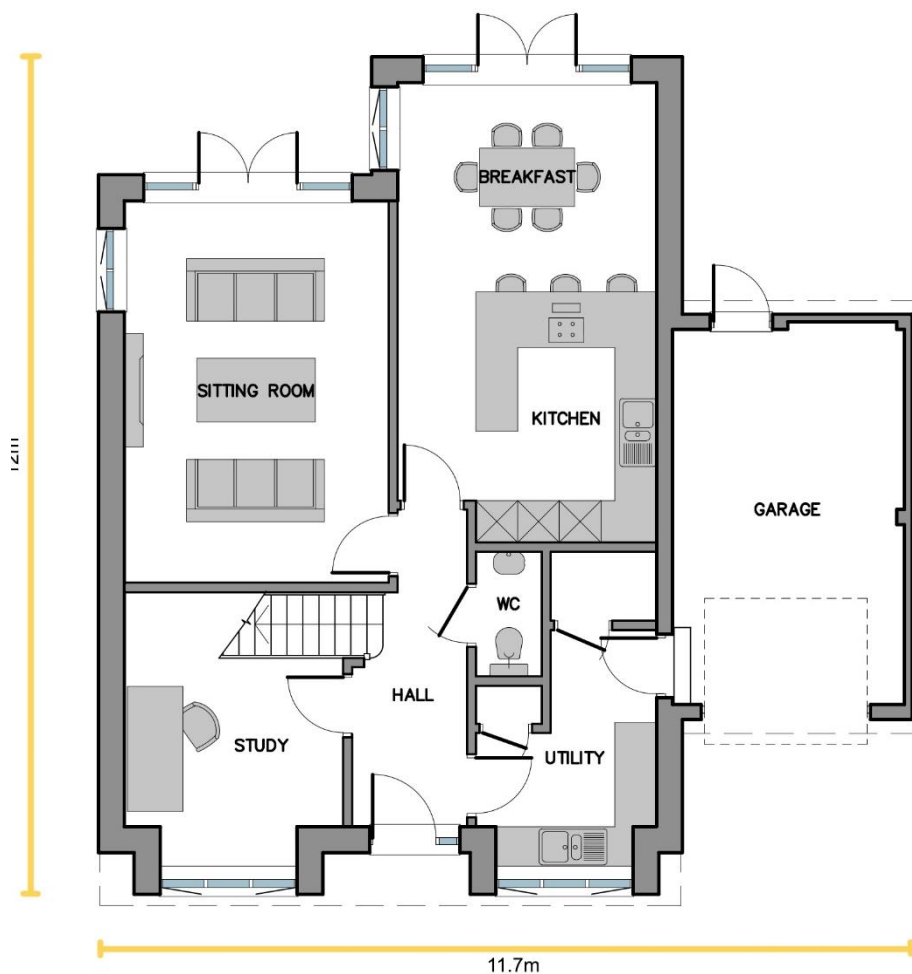
Viewing: Strictly by prior appointment with the owner's Sole Agents Martin & Pole. Telephone 0118 978 0777 or residentialsales@martinpole.co.uk.

IMPORTANT NOTICE: Please note that we have not checked whether any extension or alterations to the property comply with planning or building regulations. This should be checked by your solicitor or surveyor. We have endeavoured diligently to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty whatever in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed, nor do they necessarily guarantee a place in the school. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. Fo:36825/DCA



Master Bedroom:	3.7m x 3.8m
Dressing Area:	2.1m x 2.2m
Bedroom 2:	3.0m x 3.8m
Bedroom 3:	3.8m x 2.9m
Bedroom 4:	3.2m x 2.3m

Sitting Room:	3.8m x 5.5m
Kitchen/ Breakfast Area:	3.7m x 6.6m
Study:	3.1m x 3.4m
Utility Room:	2.6m x 2.8m
Garage:	3.3m x 5.4m



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