



Asking Price: £750,000 | Binfield

**Broomfield
Binfield
RG42 4AQ**

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Property details

An Exceptional Extended Family Home | Over 2,000 sq. ft | Four Bedrooms | Gated Development | Ample Parking

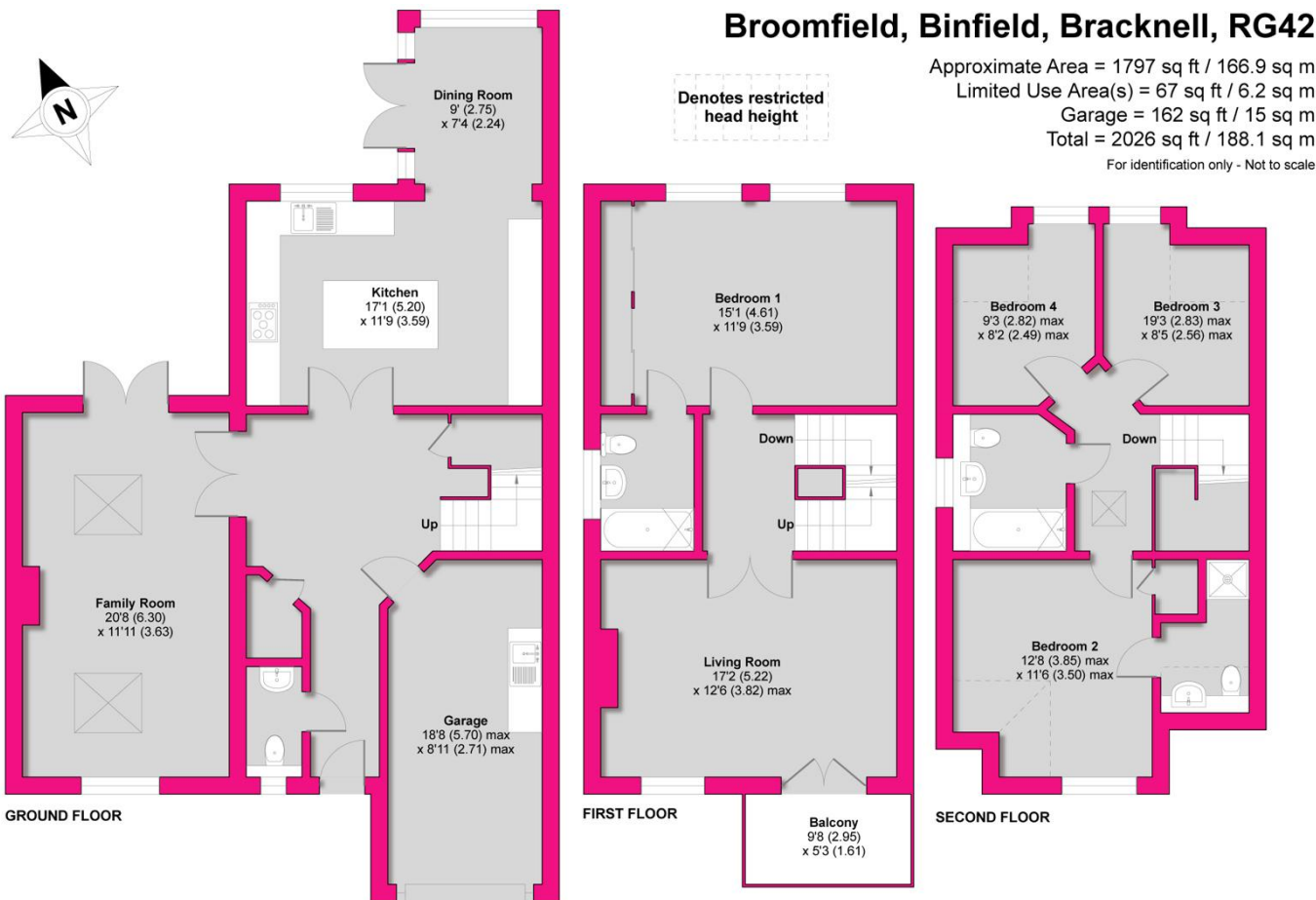
Tucked away within this highly regarded gated development, originally constructed by Millgate Homes, is this particularly impressive and substantially extended family home, offering over 2,000 sq. ft of versatile accommodation arranged over three floors.

From the outset, the scale of this home is immediately apparent. The thoughtful extension and clever configuration provide an excellent balance of formal and informal living space, making this a property that can comfortably adapt to the demands of modern family life.

Features:

- Over 2,000 sq ft of accommodation
- Originally built by Millgate Homes
- Gated development
- Balcony
- Three bathrooms plus downstairs WC
- Excellent flexible family accommodation
- Particularly well suited to modern family living and entertaining

Property floorplans





And also...

The ground floor provides a welcoming entrance area leading into a generous family room, alongside a useful downstairs cloakroom and a substantial 18'8" garage. To the rear is the heart of the home — an impressive 17'1" kitchen, with excellent proportions and direct access into a separate dining room, creating a natural space for both everyday family life and entertaining.



The first floor continues to impress, with a 17'2" living room providing a superb principal reception space, together with a sizeable bedroom, dedicated Ensuite and access to the balcony. The living room's proportions, coupled with the additional accommodation across the other floors, give the property a genuine sense of space rarely associated with modern developments.

The second floor offers three further bedrooms, including a generous double bedroom with its own ensuite, together with a further bathroom and useful ancillary space. This arrangement is particularly well suited to families, providing excellent separation between the main living accommodation and bedrooms.

Outside, the property forms part of a secure gated development, while the generous parking provision and integral garage are particularly noteworthy — an increasingly valuable feature for a home of this size.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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