davis tate

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1 HENDERSON CLOSE, WOODLEY, READING, BERKSHIRE, RG5 4TW



- **Gated Development by Millgate Homes**
- **Four Bedrooms, Three Bathrooms**
- **Superb Kitchen/Family/Dining Area**
- **Two Further Receptions**
- **No Onward Chain**
- **EPC Rating C**

Offers in excess of £825,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE WOODLEY BRANCH ON 0118 969 3969

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PROPERTY DESCRIPTION: No Onward Chain! This superb four-bedroom detached home, built by renowned Millgate Homes, is situated within an exclusive gated development of just eight properties.

The spacious entrance hall provides access to all ground-floor rooms. The main feature is the impressive kitchen/family/dining area, incorporating Millgate's signature conservatory-style design to create a bright, sociable living space. The upgraded kitchen benefits from Quartz worktops, making it ideal for both everyday cooking and entertaining. A separate, spacious lounge provides a more relaxed setting, with double doors opening directly onto the rear garden. Upstairs, all four bedrooms are doubles. The two largest bedrooms benefit from en-suite shower rooms, while bedroom three has a Jack and Jill arrangement with the family bathroom.

Combining quality construction, practical living space and the added security of a gated development, this is an impressive home in a sought-after setting.

ACCOMMODATION: Spacious Entrance Hall: WC: Stylish Lounge with Doors to Garden: Study/Reception: Superb Kitchen/Family/Dining Room with part glazed roof & doors to garden: First Floor: Four Double Bedrooms with En-Suites to Bedroom 1 & 2: Bedroom 3 with Jack & Jill arrangement to the Family Bathroom:

OUTSIDE SPACE: Externally, the property enjoys a low maintenance rear garden, while the front offers off-road parking & access to an integral garage.

PROPERTY INFORMATION: EPC Rating C: Mains gas, electricity, water & drainage. LOCAL AUTHORITY: Wokingham Council: Tax Band G: SCHOOL CATCHMENT: 9 primary schools & 2 secondary schools (info taken from

Wokingham Council website) plus private schools such as Bluecoats an option. There is a residents management company & a service charge of approximately £1200 per year for communal gardens, etc.

VIEWING INFORMATION: We welcome general questions by telephone about any of our properties, however please note viewings are only booked by email contact. To request a viewing, please use the '"Email Agent/Request Details" tab on the portal you have seen the property listed. Immediately after submitting your enquiry you will receive some automated questions to answer (please check junk folder). Not completing the questions can delay the viewing being booked.

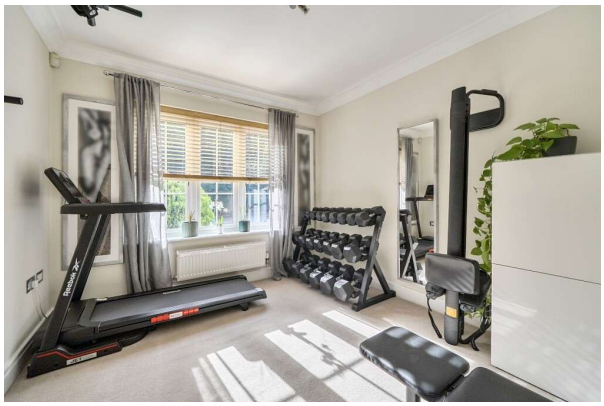




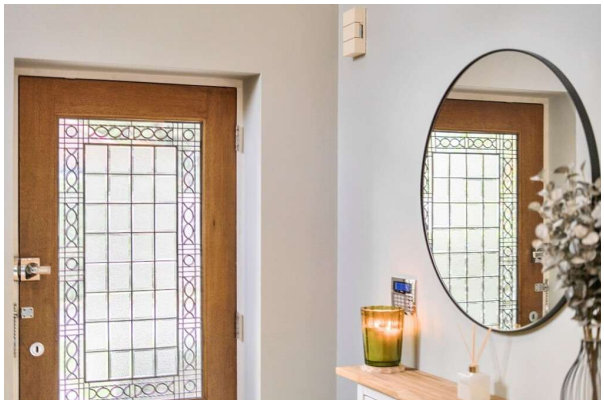










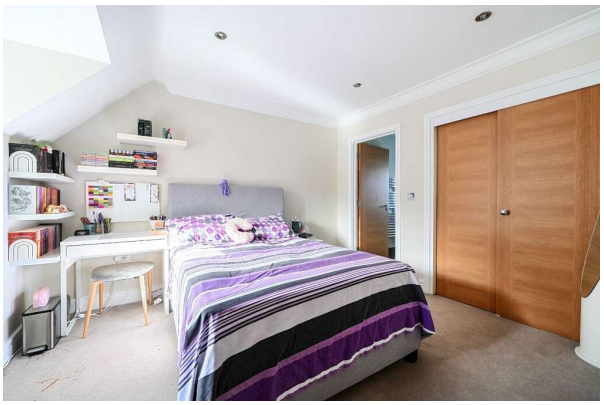




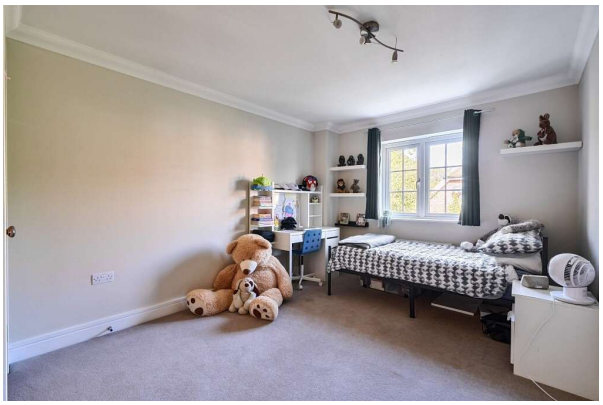










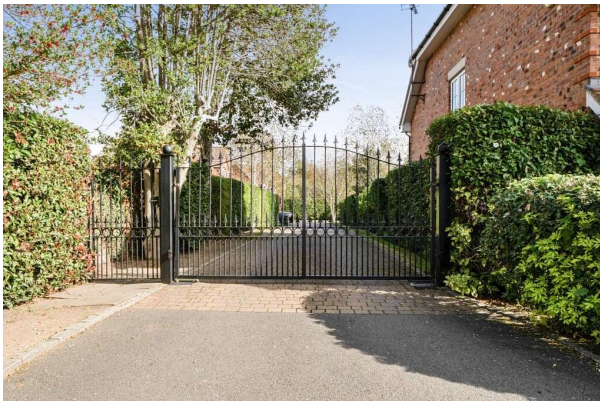






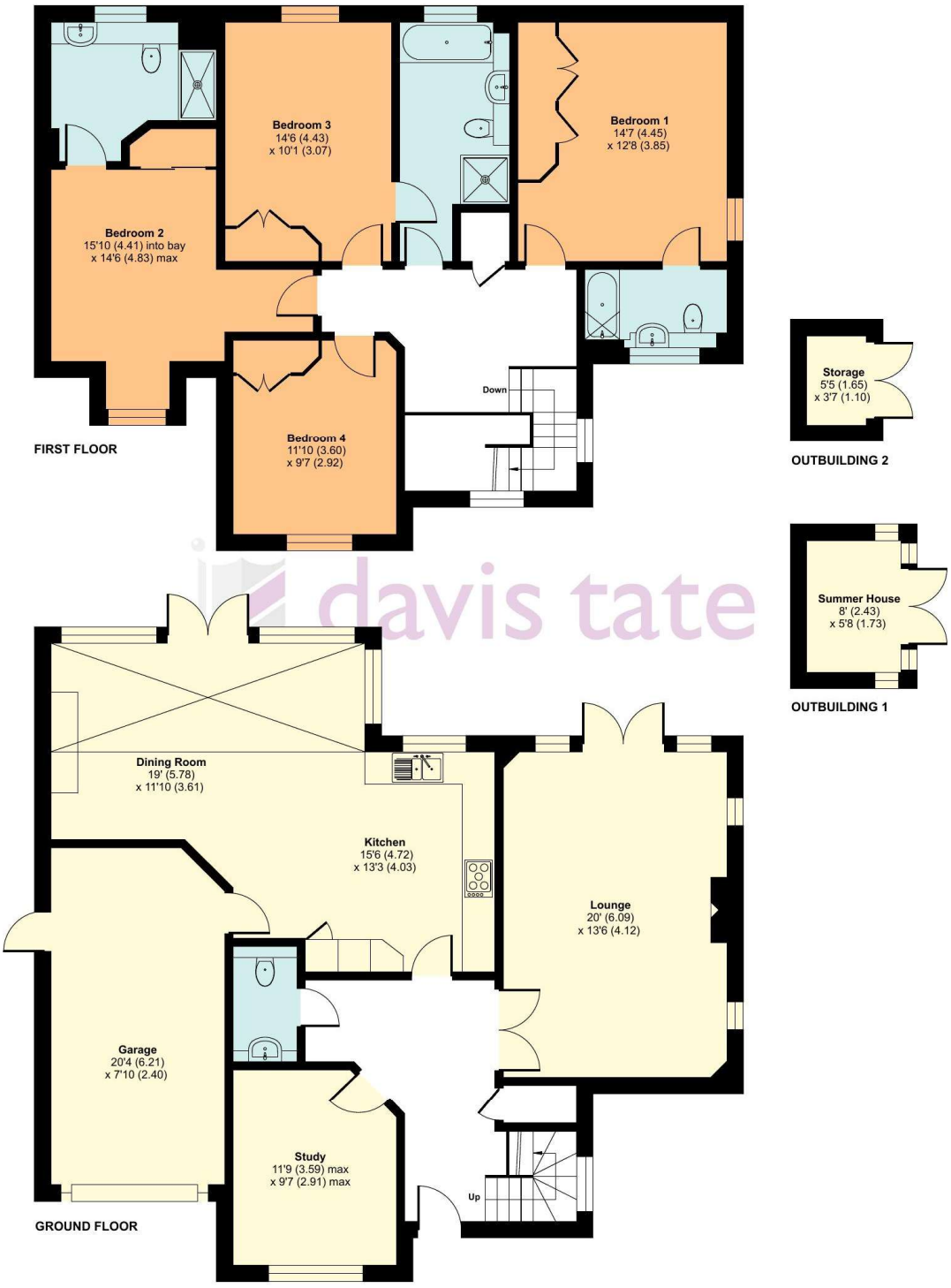






Material Information
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Approximate Area = 2007 sq ft / 186.4 sq m
Garage = 210 sq ft / 19.5 sq m
Outbuildings = 65 sq ft / 6 sq m
Total = 2282 sq ft / 211.9 sq m
For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Davis Tate. REF: 1530820

DISCLAIMER

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