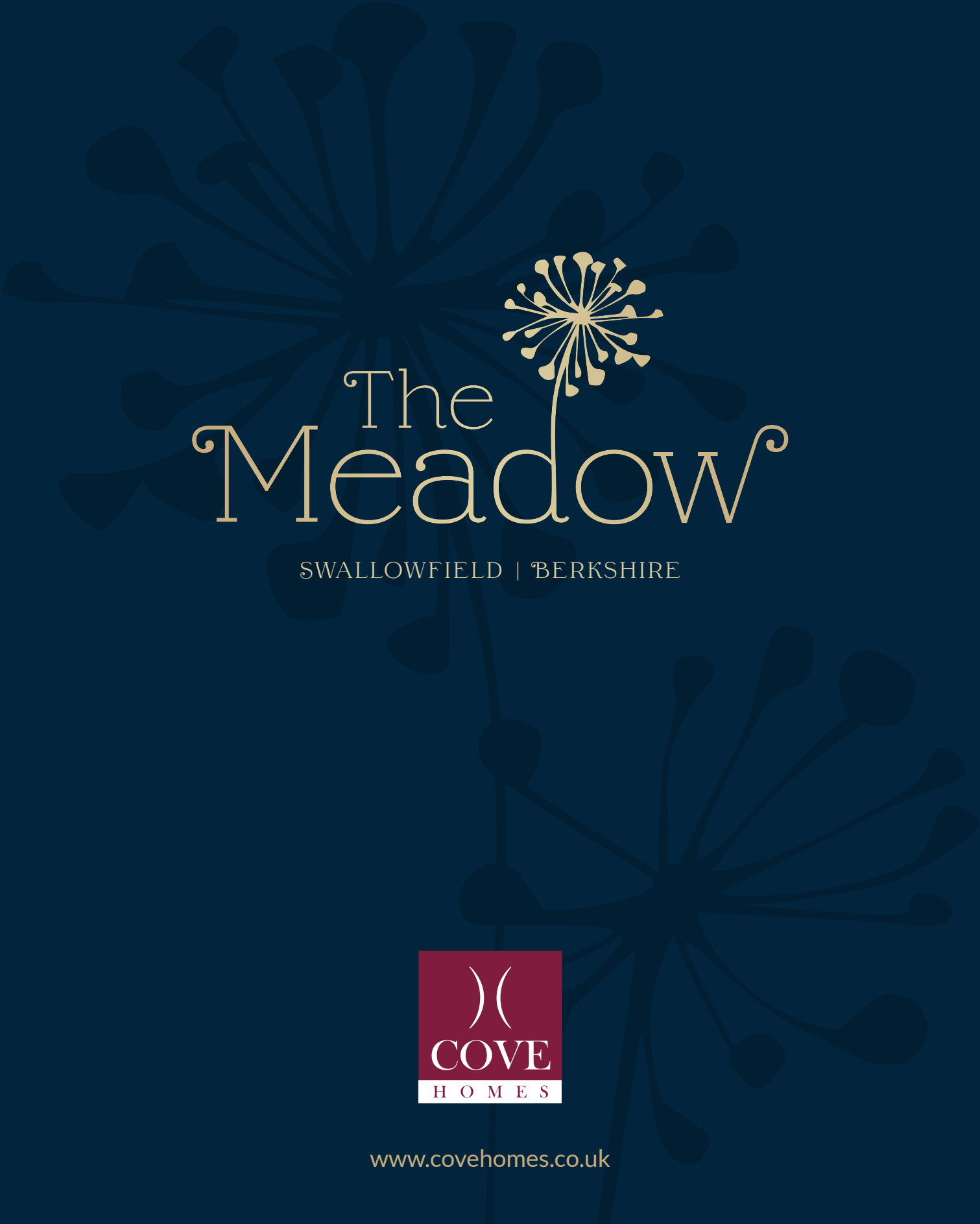



The Meadow

SWALLOWFIELD | BERKSHIRE



www.covehomes.co.uk



The Meadow

Step into The Meadow, an exclusive new address by Cove Homes set within the peaceful and charming village of Swallowfield. This traditionally made collection of 3, 4 and 5 bedroom detached houses blend timeless architectural character with modern comfort, framed by picturesque Berkshire countryside all around.

Wake up to the sights and sounds of nature, with miles of riverside walks by the Loddon and Blackwater, and scenic trails on your doorstep. Just a short walk away you can enjoy the green open spaces of Swallowfield Meadow nature reserve and the award-winning Wellington Country Park, the perfect places to make lifelong family memories.

Swallowfield offers all the charm of traditional village life with a strong sense of community. From local stores and welcoming pubs to a well-equipped recreation ground and the Mill House Hotel and Restaurant, every detail of day to day living is covered. For added convenience, the village also has a post office, medical practice, a church and a village hall.

Families living in Swallowfield benefit from access to a range of well-regarded state and independent schools in the surrounding area. As school admissions are subject to catchment areas and availability, we recommend visiting the Wokingham Borough Council website for the most up-to-date information on local schools and admissions.

You're never far from popular towns of Reading and Wokingham. The nearby Mortimer railway station has a regular train service into Reading that takes 14 minutes, where you can then get direct trains to London (Waterloo and Paddington on the new Elizabeth line), Bristol and the North.

For road links, the A33 is a short drive away taking you directly to junction 11 of the M4 corridor. Swallowfield is also served by the 600 bus route running from Riseley to Reading town centre and back.

Reading offers a dynamic urban environment catering to a cosmopolitan lifestyle with high-end retail at the Oracle shopping centre, a diverse food scene, and an exciting nightlife. Whether your enjoying riverside dining, a show at The Hexagon, or attending the famous Reading Festival, there's always something happening.

Wokingham is an attractive town which features a broad mix of independent shops, cafes, restaurants, and a traditional market that adds to its charm. When visiting, there are many activities for all ages including a boutique cinema, play parks, multiple leisure centres, gyms, and beautiful parks like Dinton Pastures and California Country Park.





The Dean

3 bedrooms | Link-detached

Plots: 6 7



The Hyde

3 bedrooms | Detached

Plots: 16 20



The Avington

4 bedrooms | Detached

Plot: 17



The Hillier

4 bedrooms | Detached

Plots: 3 5 19



The Ormeley

5 bedrooms | Detached

Plots: 1 2 4 18



Plots 8-15 are reserved for Abri Housing Association

8 9 10 11 12 13 14 15

This site plan is for guidance only and should not be relied upon. Please check with a sales advisor for the latest and most up to date layout and materials, including (but not limited to) parking spaces, landscaping, paving and pathways.

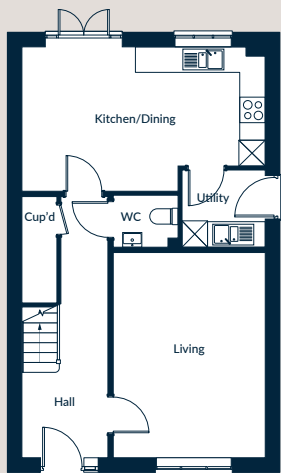
The Dean

Plots: 6 7

3 bedroom link-detached homes | 1,182 sq ft

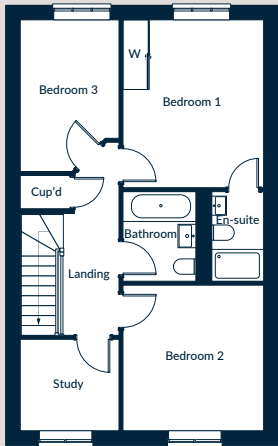


Computer generated image is indicative only



Ground Floor

Room	Dimensions (mm)	Dimensions (feet and inches)
Kitchen/Dining	5748 x 3420	18'9" x 11'2"
Living	3600 x 4850	11'8" x 15'9"



First Floor

Room	Dimensions (mm)	Dimensions (feet and inches)
Bedroom 1	3335 x 3974	10'9" x 13'0"
Bedroom 2	3335 x 3459	10'9" x 11'3"
Bedroom 3	2350 x 3424	7'7" x 11'2"
Study	2350 x 2178	7'7" x 7'1"

All dimensions are maximum and these plans are for representation purposes only and may be subject to change. Whilst every attempt has been made to ensure the accuracy of the plans, details and measurements are approximate and no responsibility is taken for any error, omission or mis-statement. Floorplans may be mirrored/handed for alternate plots.

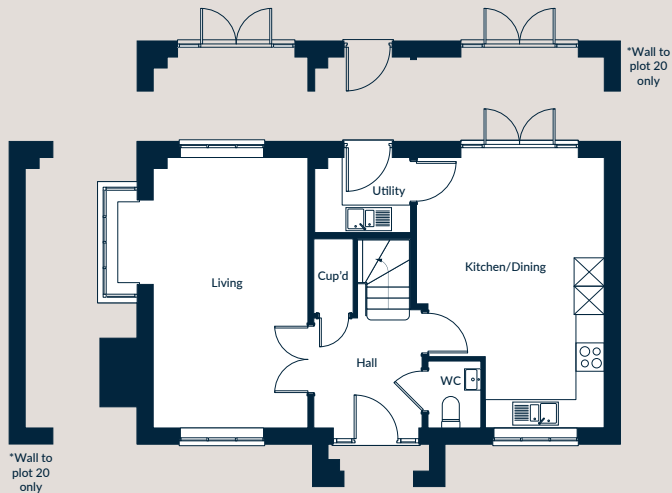
The Hyde

Plots: 16 20

3 bedroom detached homes | Plot 16: 1,203 sq ft | Plot 20: 1,188 sq ft

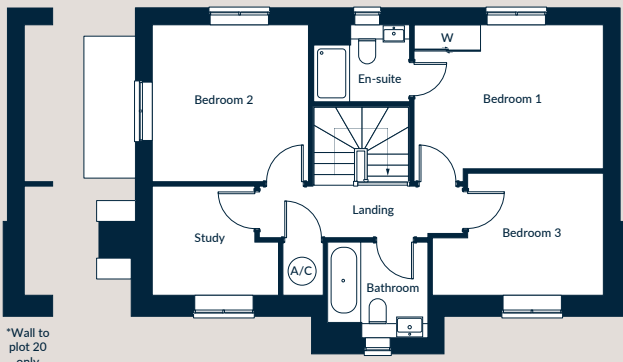


Computer generated image is indicative only



Ground Floor

Room	Dimensions (mm)	Dimensions (feet and inches)
Kitchen/Dining	4000 x 5747	13'1" x 18'9"
Living	3299 x 5747	10'8" x 18'9"



First Floor

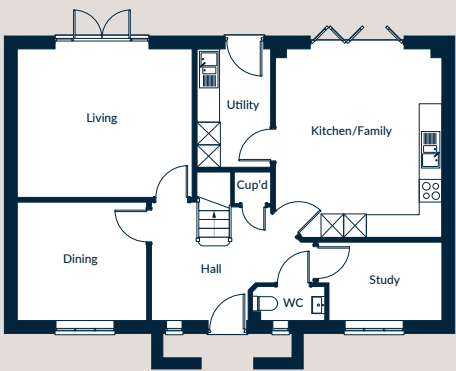
Room	Dimensions (mm)	Dimensions (feet and inches)
Bedroom 1	4035 x 3074	13'2" x 10'1"
Bedroom 2	3343 x 3347	11'0" x 11'0"
Bedroom 3	3647 x 2610	12'0" x 8'6"
Study	2600 x 2337	8'5" x 7'7"

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The Avington

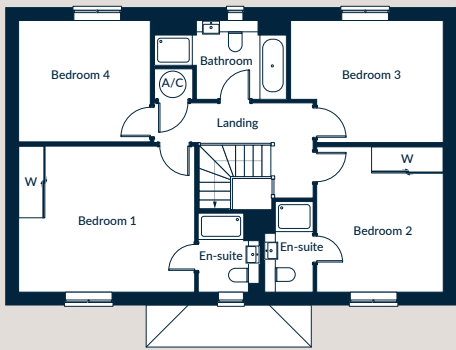
Plot: 17

4 bedroom detached home | 1,728 sq ft



Ground Floor

Room	Dimensions (mm)	Dimensions (feet and inches)
Kitchen/Family	4430 x 5011	14'5" x 16'4"
Living	4653 x 3953	15'3" x 13'0"
Dining	3450 x 3158	11'3" x 10'4"
Study	3025 x 2099	9'9" x 6'9"



First Floor

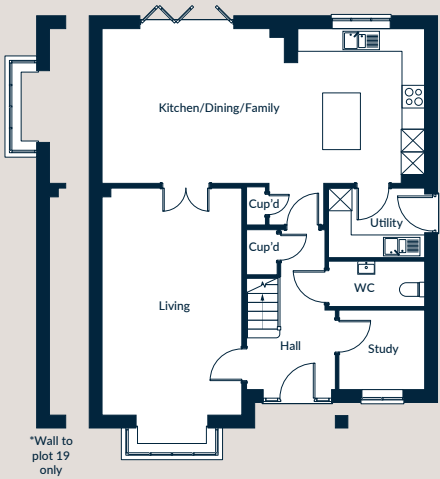
Room	Dimensions (mm)	Dimensions (feet and inches)
Bedroom 1	4687 x 3899	15'4" x 12'8"
Bedroom 2	3377 x 3881	11'1" x 12'7"
Bedroom 3	4067 x 3266	13'3" x 10'7"
Bedroom 4	3522 x 3248	11'6" x 10'7"

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The Hillier

Plots: 3 5 19

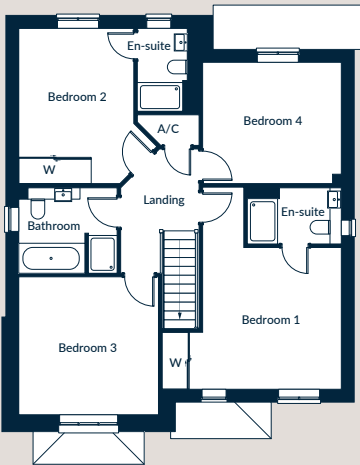
4 bedroom detached homes | Plots 3 & 5: 1,774 sq ft | Plot 19: 1,790 sq ft



Ground Floor

Room	Dimensions (mm)	Dimensions (feet and inches)
Kitchen	3713 x 4118	12'2" x 13'5"
Dining/Family	4847 x 4118	15'9" x 13'5"
Living	3722 x 6030	12'2" x 19'8"
Study	2297 x 2132	7'5" x 7'0"

PLEASE NOTE: Plot 5 is handed.



First Floor

Room	Dimensions (mm)	Dimensions (feet and inches)
Bedroom 1	3698 x 3777	12'1" x 12'4"
Bedroom 2	3072 x 4145	10'1" x 13'6"
Bedroom 3	3722 x 3677	12'2" x 12'1"
Bedroom 4	3385 x 3245	11'1" x 10'6"

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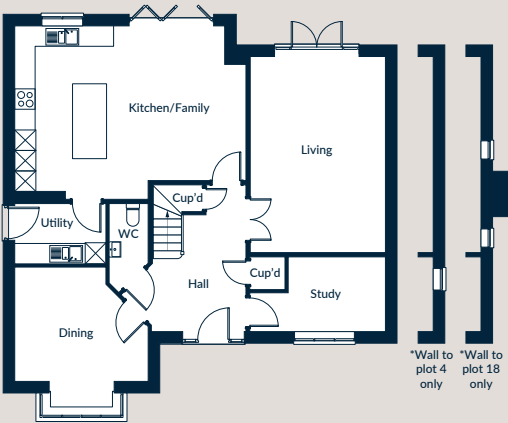
The Ormeley

5 bedroom detached homes | 2,085 sq ft

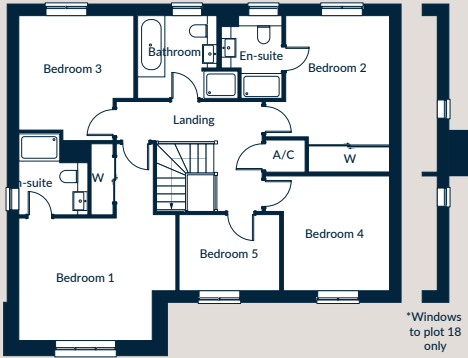
Plots: 1 2 4 18



Computer generated image is indicative only



*Wall to plot 4 only
*Wall to plot 18 only



*Windows to plot 18 only

Ground Floor

Room	Dimensions (mm)	Dimensions (feet and inches)
Kitchen/Family	6823 x 5122	22'4" x 16'8"
Living	4000 x 5788	13'1" x 19'0"
Dining	3950 x 3388	13'0" x 11'1"
Study	4026 x 2222	13'2" x 7'3"

PLEASE NOTE: Plot 2 is handed.

First Floor

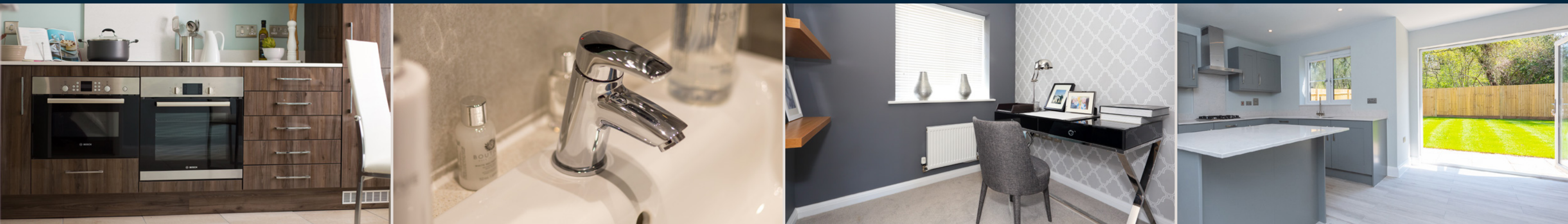
Room	Dimensions (mm)	Dimensions (feet and inches)
Bedroom 1	4645 x 3628	15'2" x 11'9"
Bedroom 2	3088 x 4637	10'1" x 15'2"
Bedroom 3	3419 x 3400	11'2" x 11'2"
Bedroom 4	3155 x 3410	10'4" x 11'2"
Bedroom 5	2996 x 2265	9'8" x 7'4"

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Photos are from other Cove Home developments and are for illustrative purposes only.





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Kitchen & Utility Room

Choice of designer/contemporary kitchen units.*

Quartz worktops and up stands, splash back to hob and 1 ½ bowl stainless steel under-mounted sink.*

Laminate worktop and up stands to utility room with single bowl stainless steel inset sink.*

Integrated appliances by Bosch to include;

Built under integrated single oven to **Dean** and **Hyde** house types.

Eye level integrated single oven and combi-microwave to **Avington**, **Hillier** and **Ormeley** house types.

Four ring Induction hob for **Dean**, **Hyde**, **Avington** and **Hillier** house types†.

Five ring Induction hob for **Ormeley** house type†.

Integrated fridge/freezer for **Dean**, **Hyde**, **Avington** and **Hillier** house types†.

Separate tall side by side integrated fridge and freezer for **Ormeley** house type†.

Integrated dishwasher†.

Recirculating chimney hood and extractor fan.

Low Energy Lighting (LED) to underside of wall units.

Luxury Vinyl Tile (LVT) flooring to kitchen/diner and utility.*

Bathroom, En-suite & Cloakroom

White Roca sanitary ware with contemporary chrome fixtures and fittings.

Cloakroom; Utopia Bathroom furniture

Bathroom; Full height tiling with shower over bath, all other walls half height tiling in **Dean** and **Hyde** house types.*

Bathroom; Full height tiling to shower enclosure, all other walls half height tiling in **Avington**, **Hillier** and **Ormeley** house types.*

Master en-suite; Full height tiling to all walls.*

Bedroom 2 en-suite for **Avington**, **Hillier** and **Ormeley**; Full height tiling to shower enclosure, half height tiling to all other walls.*

Chrome heated towel rail to bathroom and en-suites.

Shower screen, clear glass with silver frame to baths.

Shaver socket and light to bathroom and en-suites.

LVT flooring to cloakroom, bathroom and en-suites.*

General Internal

Traditional construction.

Heating and hot water by way of Air Source Heat Pump (ASHP).

Underfloor heating throughout the ground floor with thermostatically controlled heating by radiators on the first floor.

Mains linked smoke alarms with battery back up.

Electric point provided for future electric fireplace installation for **Avington**, **Hillier** and **Ormeley** house types *

Built in wardrobe to master bedroom with hanging rail and shelf to **Dean**, **Hyde**, **Avington**, **Hillier** and **Ormeley** house types.

Built in wardrobe to second bedroom with hanging rail and shelf for **Avington**, **Hillier** and **Ormeley** house types.

Aluminium bi-fold doors to kitchen/dining area for **Avington**, **Hillier** and **Ormeley** house types.

White finish PVCu double glazed windows.

White satin finish to all woodwork.

White smooth finished ceilings.

Terrestrial/Satellite (capable of SkyQ) cables taken from media point in Lounge to loft space ready for aerial/dish installer.

Wall mounted TV point with HDMI cable built in to lounge.‡

Wall mounted TV point to kitchen.‡

TV point to master bedroom and bedroom 2.

Telephone points to lounge, kitchen/diner, master bedroom and home office.

All bulbs to be low energy.

LED downlighters to hall, landing, kitchen, dining area and breakfast area, bathroom, en-suites and cloakroom.

Spur for future alarm system installation.

10 year LABC warranty.

External

Insulated anthracite grey front door and doorframe (white internal) with multi point locking.

Chrome postal number.

PIR sensed lights to front door, utility, rear external and front of garage or carport.

Turfed rear garden and landscaped front garden.

Garage with electronically powered door.

Power and light to garage.

Electric Vehicle charger fitted (type 2 - non-tethered).

Rear patio provided (please refer to selling agent for details).

Outside tap and socket.

1.8m larch lap panel fencing with timber posts to rear gardens.

* All choices from developer selection and further optional upgrades are available, both are subject to stage of construction. Specific plots only.

† Home appliance energy efficiency ratings to be provided by the selling agent.

‡ Wall mounted TV positions where possible.



Cove Homes is a family owned and managed company that was established in 1973. We hold an impressive reputation for building a range of quality properties, from starter homes to prestige properties, throughout Berkshire, Hampshire and Surrey.

We are hands on with all our projects, giving us the ability to combine the resources and support of a long-established organisation with the attention to detail afforded by a family run company. We strive to deliver the highest possible standards in design, materials and construction to create traditional homes with modern technologies, that meet 21st century living requirements.

With a strong commitment to sustainable development, homes at The Meadow have been designed and built to provide energy efficiency, by ensuring the fabric is highly insulated, with low energy lighting throughout and a host of other features in order to reduce your carbon footprint.

We pride ourselves on delivering quality we can put our name to and be proud of.

For more details about us please visit our website
www.covehomes.co.uk



Directions

For Sat Nav, use RG7 1RJ

From the M4 (North):

Exit the M4 onto the A33 in the direction of Basingstoke (South). After 0.2 miles turn Left onto Basingstoke Road and continue for 2.4 miles, then turn left onto the Street. After 0.2 miles turn right onto Trowes Lane and The Meadow is on the right after a short distance.

From the A33 (South):

After passing the Duke of Wellington Statue turn right at the next roundabout towards Swallowfield B3349 (Heckfeld Place/Wellington Country Park). Turn immediately left onto the B3349/Basingstoke Road towards Swallowfield and continue to 1.4 miles. Turn right onto the Street. After 0.2 miles turn right onto Trowes Lane and The Meadow is on the right after a short distance.



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W: haslams.net

Haslams Estate Agents Ltd,
 159 Friar Street, Reading, RG1 1HE

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