

# New Homes Collection

**RICHARD  
WORTH**  
ESTATE AND LAND AGENTS



**124 Nine Mile Ride**  
Finchampstead  
Berkshire  
RG40 4JA

Price Guide  
**£1,425,000**  
Freehold

Siloam Construction specialise in the construction of high quality new homes in and around the Wokingham area and pride themselves on creating highly efficient yet practical living spaces. This contemporary high quality detached home provides in excess of 4200 SqFt of accommodation (excluding garage) in an established plot of around 1/3 of an acre with a large south facing garden.

All enquiries:  
0118 979 6796

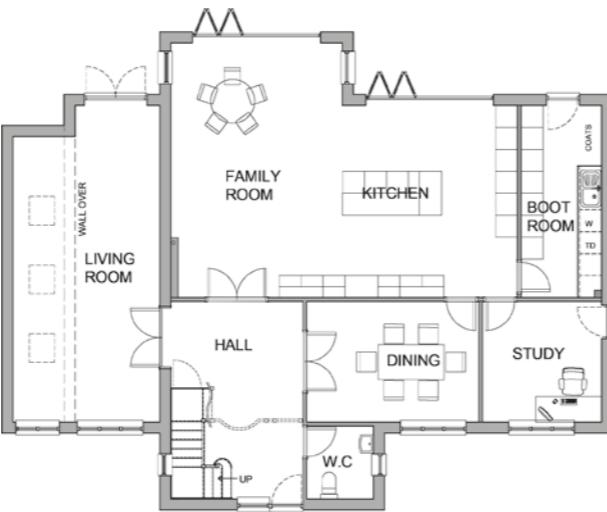
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# Floor Plans

\* Photos of a previous Siloam Construction development

## Ground Floor

Kitchen/Family Room	9.50m x 6.90m	31'2" x 22'8"
Living Room	4.00m x 8.50m	13'1" x 27'11"
Dining Room	4.70m x 3.30m	15'5" x 10'10"
Study	3.20m x 3.30m	10'6" x 10'10"
Boot Room	2.20m x 5.20m	7'3" x 17'1"
Hall	3.50m x 5.50m	11'6" x 18'1"



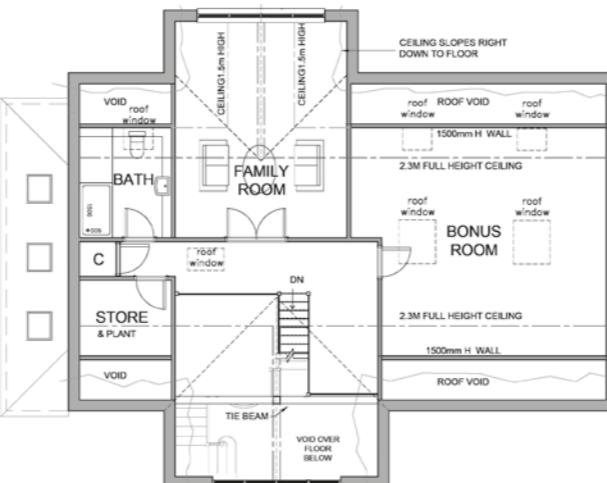
## First Floor

Master Bedroom	4.70m x 5.50m	15'5" x 18'1"
En-Suite	2.50m x 3.75m	8'2" x 12'4"
Bedroom 2	4.40m x 5.20m	14'5" x 17'1"
Bedroom 3	4.65m x 3.25m	15'3" x 10'8"
Bedroom 4	3.50m x 3.35m	11'6" x 11'
Bedroom 5	3.63m x 3.38m	11'10" x 11'1"
Bathroom	3.25m x 3.30m	10'8" x 10'10"
WC	3.63m x 1.90m	11'10" x 6'3"



## Attic

Family Room	4.70m x 5.85m	15'5" x 19'2"
Bonus Room	6.95m x 6.20m	22'10" x 20'4"



## Specification

- 10 year NHBC Warranty
  - 6 Double bedrooms
  - 4 Bathrooms
  - Large south facing garden
  - Double garage and off road parking for 4 cars
  - Remote controlled electric garage door
  - Highly efficient SIPS frame construction
  - Rendered blockwork
  - Low maintenance UPVC soffits and fascias
  - Double glazed aluminium doors and windows
  - Bi-folding doors to kitchen and family room
  - Oak staircase and galleried landing
  - High efficiency condensing boiler
  - Underfloor heating to ground floor
  - Solar ready megaflow hot water tank
  - Solar panels to roof
  - Water softner
  - High quality fully fitted kitchen
- (Choice available subject to stage of construction)
- Granite worktops to kitchen
  - Soft close doors/drawers to kitchen units
  - Digital power showers
  - Villeroy and Boch sanitary ware
  - Limestone floors to entrance hall, cloakroom, kitchen and family room
  - Amtico flooring to bathrooms
  - Oak flooring to living room, study and dining room
  - 50 oz 80/20 heavy domestic carpets to stairs landing & bedrooms
  - Ceiling coving to all rooms
  - Oak veneered doors
  - Wall colours to client's choice
  - TV points to each room
  - Cat 6 cabling to principal rooms
  - LED downlights to ground floor rooms and bathrooms
  - Intruder alarm
  - Full width deck to rear of house
  - Landscaped gardens

Total area: approx. 391.6 Sq.M (4,215 Sq.Ft.)

This floorplan is for illustrative purposes only and is not to scale. The total area includes all the areas shown

## Outside

The driveway is gated and there is a large shingled turning and parking area to the front of the property which is screened from the road by mature hedges. There is side access to the rear garden where there is a raised composite decked area which leads down onto the lawn with mature borders and looks directly onto National Trust Woodland.



## Around...

The property is situated in the popular area of Finchampstead with local amenities including shops, restaurants, doctors and dentist. The market town of Wokingham is nearby with an eclectic range of shops, restaurants and bars and more comprehensive facilities are available at Reading, Camberley and Guildford. The area boasts some of the country's best schools and enjoys excellent leisure facilities. For the commuter both the M3 and M4 motorway are easily accessible and Wokingham Station provides an efficient service to Guildford and London Waterloo and in the other direction to Reading Station which is the third biggest interchange station outside of London.

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