

# FOUNDATION LAND



\* Configure your own home interior with a selection of kitchens, bathrooms, tiles, flooring and decoration when purchasing from plan in the early stages of construction

## WILLOW HOUSE EARLEY, READING

FROM £195,000

Set in communal gardens, Willow House is a superb development of just four luxury two bedroom apartments and one two bedroom penthouse. Built to a high specification these apartments include solid oak doors, underfloor heating and a security system. Situated within easy reach of Reading University and the Royal Berkshire Hospital and ideally located for commuting to London by train, via Waterloo or Reading-Paddington and by car via the A329M/M4, Willow House provides excellent versatile accommodation.



## FOUNDATION LAND

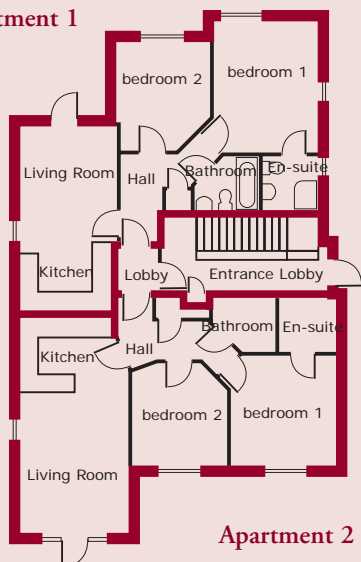
**Foundation Land** designs and builds homes of traditional quality, with the latest innovations for today's modern living. We have established an excellent reputation for producing fine homes that complement the environment.

**Foundation Land Limited**

**e-mail:** [info@foundationland.com](mailto:info@foundationland.com) **web site:** [www.foundationland.com](http://www.foundationland.com)  
2nd Floor, Mulberry House, Osborne Road, Wokingham RG40 1TL

## Ground Floor

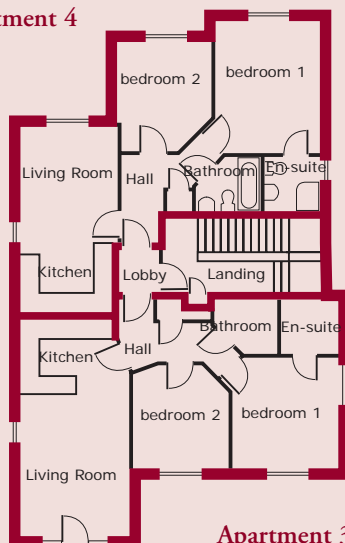
Apartment 1



Apartment 2

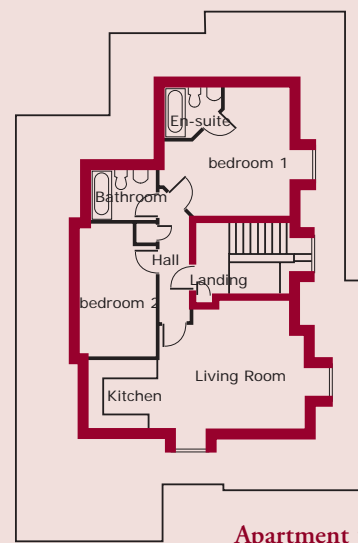
## First Floor

Apartment 4



Apartment 3

## Second Floor



Apartment 5

# WILLOW HOUSE SPECIFICATION

## ROOM DIMENSIONS

### Units one and three 64.2m.sq. (691 sq.ft.)

Units 1 & 3

**Living/Dining**  
4.7m x 3.6m (15.33ft x 12ft)

**Kitchen**  
3.6m max x 2.5m (12ft x 8.15ft)

**Master Bed Suite**  
3.8m x 3.5m (12.25ft x 11.55ft)

**Bedroom 2**  
3.5m x 3.2m (10ft x 10.50ft)

### Units two and four 61m.sq. (665sq.ft.)

Units 1 & 4

**Living/Dining**  
3.8m x 3.3m (12.50ft x 10.66ft)

**Kitchen**  
3.0m x 2.3m (10ft x 7.50ft)

**Master Bed Suite**  
4.4m x 3.5m (14.55ft x 11.50ft)

**Bedroom 2**  
3.7m x 3.2m max (12.15ft x 10.33ft)

### Unit five 99m.sq. (1066sq.ft.)

**Living/Dining**  
6m x 5.2m (19.66ft x 17ft)

**Kitchen**  
3.3m x 3.15m (10.75ft x 10.33ft)

**Master Bed Suite**  
5.5m x 5.3m (18ft x 17.33ft)

**Bedroom 2**  
4.67m x 3.2m (15.33ft x 10.50ft)

## KITCHEN

- The luxury kitchen is fully fitted with a comprehensive range of floor and wall cupboards incorporating a 1.5 bowl sink
- Choice of ceramic wall and floor tiles\*
- Kitchens are fitted with integrated fridge/freezer, dishwasher, washing machine and tumble drier

## BATHROOMS

- Bathrooms/En-suite are equipped with quality named brand white sanitary ware, chrome fittings, power showers
- Choice of wall and floor tiles\*

## DECORATIVE

- Internal solid oak doors fitted throughout with chrome furnishings
- UPVC low maintenance, double glazed, windows
- Smooth finish ceilings and walls emulsioned with choice of colour\*

## ELECTRICAL

- Fitted with a generous supply of power sockets throughout
- Fully fitted with BT, FM, and TV Aerial points to all rooms
- Full Cat 5 wiring for home entertainment
- Full alarm system fitted.

## HEATING

- Underfloor heating

## EXTERNAL

- Private communal garden, with landscaping to patio and paths
- Parking space

## NHBC



The **National House Building Council** will independently survey the property during the

course of construction and upon satisfactory structural completion, issue their NHBC Buildmark warranty.

- \* Subject to stage of construction and Early Bird scheme.

## IMPORTANT NOTICE

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate. The process of producing new homes can be affected by many factors and it is sometimes necessary to change the layout, materials, services or other items of specification mentioned within this brochure. If there is any point which is of particular importance to you, please contact your agent or Foundation Land to check the information, particularly if contemplating travelling some distance to view the property.



# FOUNDATION LAND



## THE MULBERRIES EARLEY, READING

FROM £425,000

A collection of only three detached four bedroom homes in a private cul-de-sac with all the latest modern living innovations set in beautiful landscaped gardens

A more convenient location is hard to find.

**This sought-after location is surrounded by outstanding facilities, including schools for children of all ages, the Oracle, Reading's celebrated shopping and leisure complex and the A4 and A329(M) being within a short drive. Sports and leisure venues abound, including numerous golf courses and health clubs, John Nike Centre, Coral Reef Waterworld, Ascot race course, Virginia Water and Windsor Great Park – to mention but a few!**



## THE MULBERRIES

### SPECIFICATION

#### ROOM DIMENSIONS

##### All three units

150.36m.sq. (1,618sq.ft.)  
plus garage

##### Living Room

4.8 x 3.9m.sq.  
(15.66 x 12.66sq.ft.)

##### Dining Room

3.9 x 3.5m.sq.  
(12.66 x 11.33sq.ft.) plus bay

##### Conservatory

3.6 (max) x 3.3m.sq.  
(11.85 x 10.85sq.ft.)

##### Kitchen/Breakfast area

5.2 x 3.1m.sq.  
(17.00 x 10.15sq.ft.)

##### Bedroom 1

3.9 x 3.8m.sq.  
(12.66 x 12.60sq.ft.) plus wardrobes

##### Bedroom 2

3.6 x 3.6m.sq.  
(11.85 x 11.85sq.ft.)

##### Bedroom 3

3.0 x 2.6m.sq.  
(9.75 x 8.45sq.ft.) plus recess and wardrobes

##### Bedroom 4

3.1 x 2.9m.sq.  
(10.00 x 9.45sq.ft.)

##### Garage

6.1m.sq. x 2.8  
(19.90 x 9.15sq.ft.)

#### KITCHEN

- The luxury kitchen is fully fitted with a comprehensive range of floor and wall cupboards incorporating a 1.5 bowl sink
- Choice of ceramic wall and floor tiles\*
- Kitchens are fitted with integrated fridge/freezer, dishwasher, washing machine and tumble drier

#### BATHROOMS

- Bathrooms/En-suite are equipped with quality named brand white sanitary ware, chrome fittings, power showers
- Choice of wall and floor tiles\*

#### DECORATIVE

- Internal solid oak doors fitted throughout with chrome furnishings
- UPVC low maintenance, double glazed, windows
- Full weather and double-glazed french doors
- Smooth finish ceilings and walls emulsioned with choice of colour\*
- Wardrobes fitted to master bedroom dressing area

#### ELECTRICAL

- Fitted with a generous supply of power sockets throughout
- Fully fitted with BT, FM, and TV Aerial points to all rooms
- Full Cat 5 wiring for home entertainment
- Recessed low voltage, down lights to principal rooms
- Full alarm system fitted

#### HEATING

- Underfloor heating

#### EXTERNAL

- Private garden, with landscaping to patio and paths
- Garage
- Private cul-de-sac

#### NHBC



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\* Subject to stage of construction and Early Bird scheme.





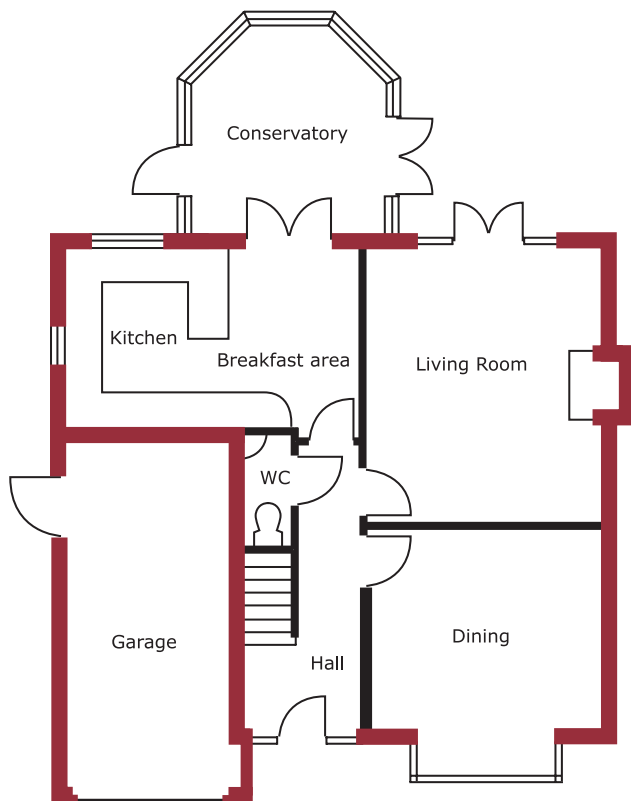
## *earlybird*

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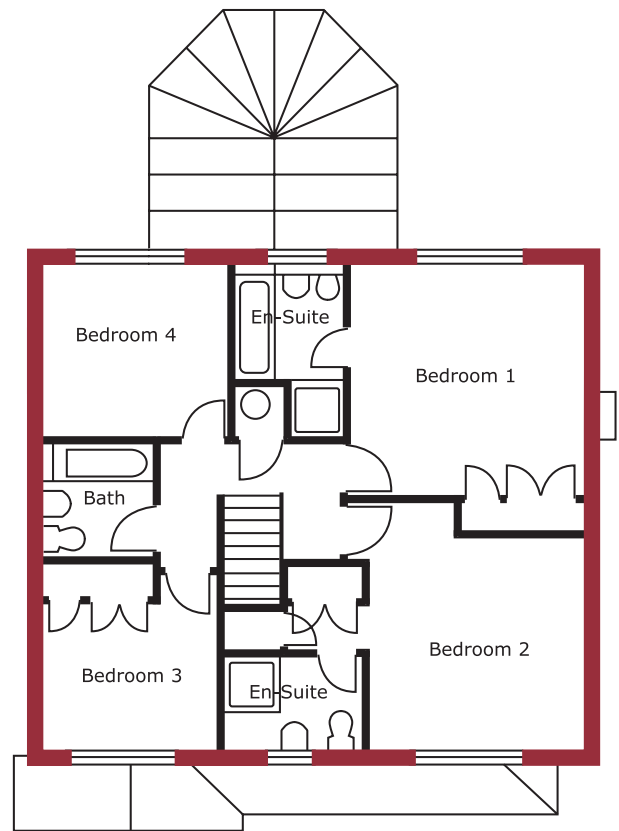
\* Designed to provide you with the opportunity to secure your new home prior to it being on general release, with complete peace of mind.

# THE MULBERRIES PLANS

Ground floor



First floor



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