



**THE
RIDINGS**
TILEHURST • READING

THE IVY is a substantial 4/5 bedroom family home providing ample living space, with detached garage, parking for at least three cars and a garden. Arranged over three floors, accommodation comprises a large open-plan kitchen/dining/family room with double bi-fold doors, living room, utility and WC to the ground floor, double bedroom with en-suite, two further double bedrooms, study/bedroom and family bathroom to the first floor and a guest suite complete with en-suite to the second floor.

THE IVY is available on the following plots:

8 9 13 25 32

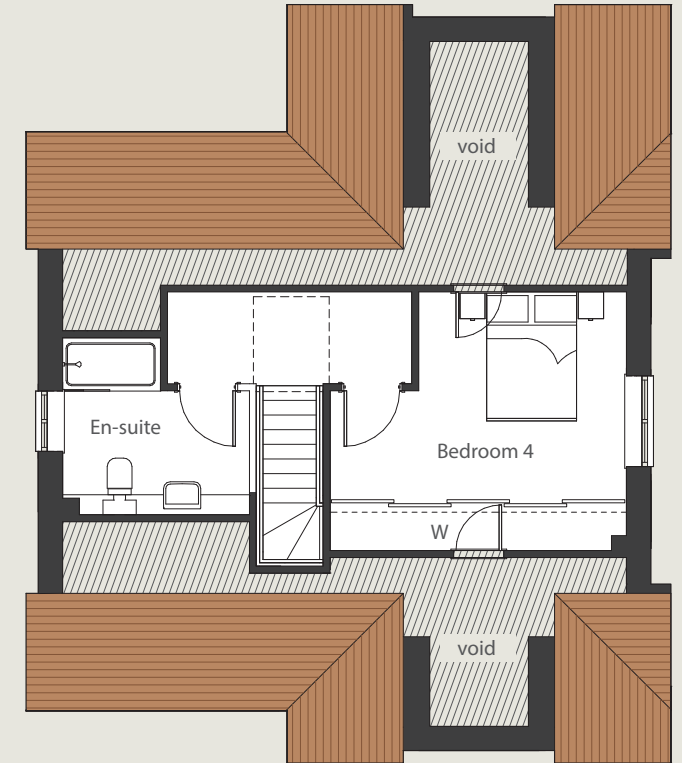
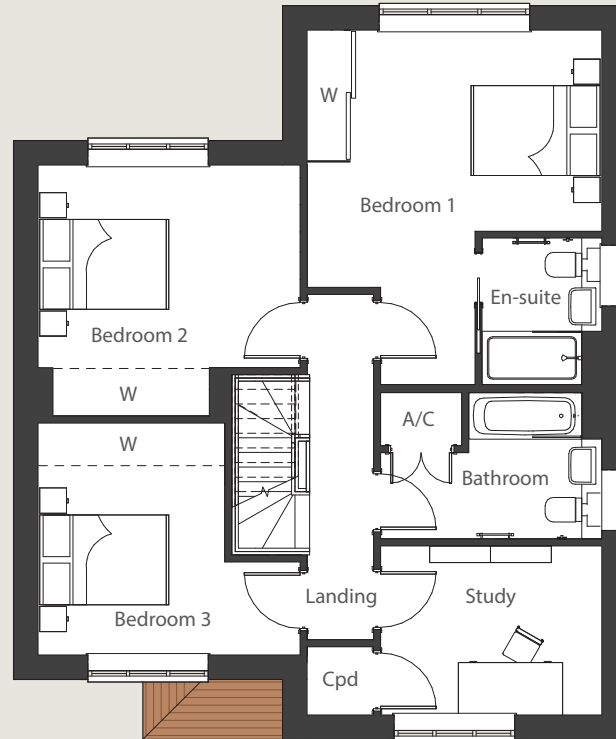
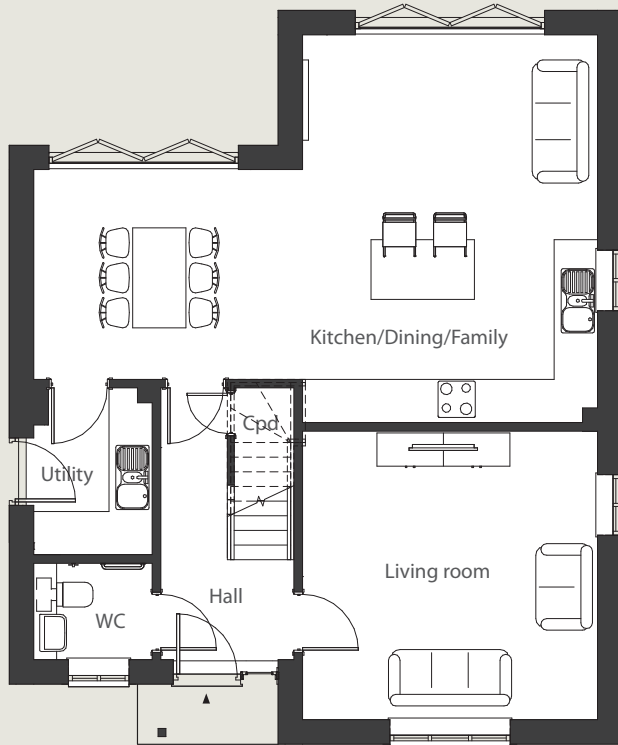
See separate site plan for plot locations.



THE IVY

Total house area: 1,948ft²

i Plans for plots 8 & 25 shown.
Plots 9, 13 & 32 are handed.



Ground floor

Kitchen/Dining/Family	8.50 x 5.86	27' 11" x 19' 3"
Living room	4.46 x 4.37	14' 8" x 14' 4"
Utility	1.81 x 2.54	5' 11" x 8' 4"

First floor

Bedroom 1	4.46 x 5.32	14' 8" x 17' 5"
Bedroom 2	3.97 x 3.81	13' x 12' 6"
Bedroom 3	3.97 x 3.52	13' x 11' 7"
Study/Bedroom 5	3.36 x 2.57	11' x 8' 5"

Second floor

Bedroom 4	4.49 x 3.91	14' 9" x 12' 10"
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Plans are not to scale. Dimensions shown are for guidance only and may vary during construction. Furniture layout is for illustrative purposes only. External materials and finishes may differ from those shown. Customers are advised to check their individual specifications prior to making a reservation. Areas of sloping ceiling to second floor rooms. Details correct at the time of going to press June 2018.