



# STONEHAM PARK

TILEHURST • READING

## The Wellington

### Five bedroom detached

THE WELLINGTON is an impressive five bedroom detached family home offering three floors of generous accommodation. Comprising an open-plan kitchen/dining room with bi-fold doors, living room with double bay windows, utility, WC and integrated garage to the ground floor. To the first floor are three double bedrooms with en-suites, a further double bedroom and a family bathroom, whilst to the second floor is a further large bedroom with en-suite and a snug. Exterior space provides driveway parking for three cars and a rear garden.

The Wellington is available on the following plots.  
See separate site plan for plot locations.

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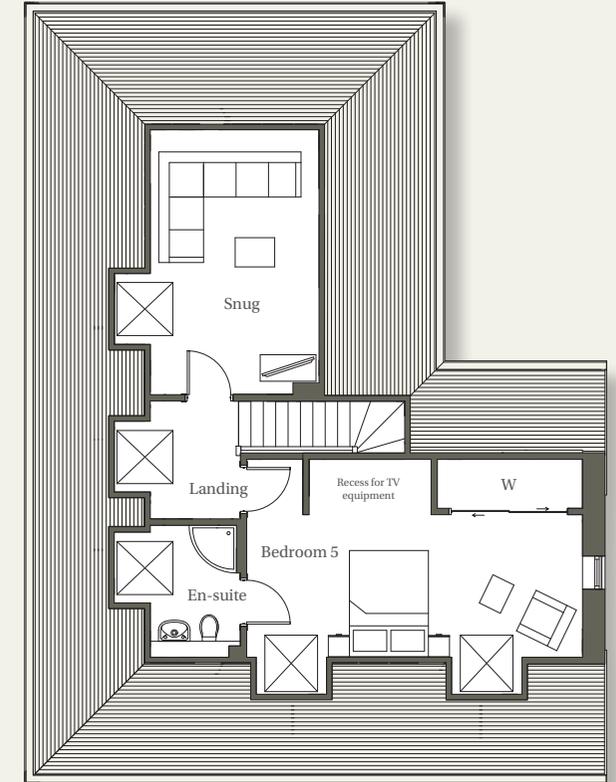
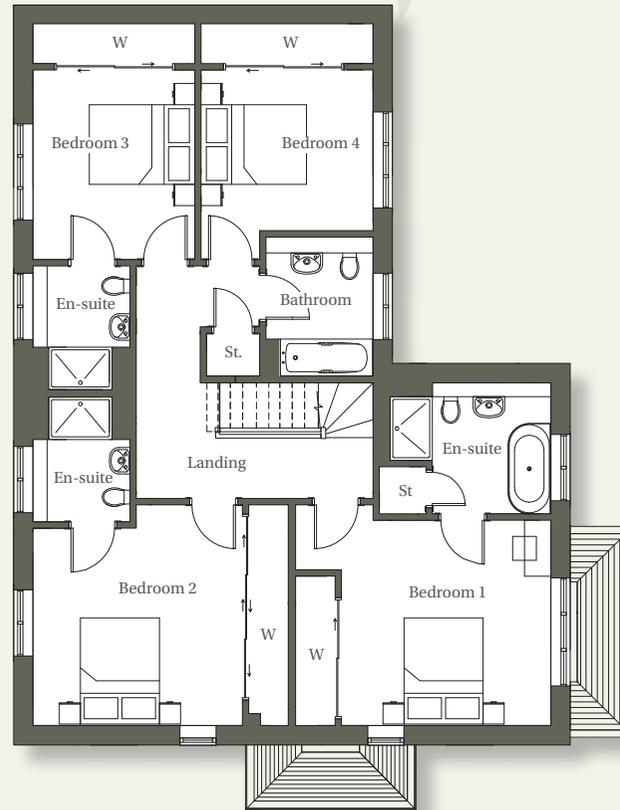
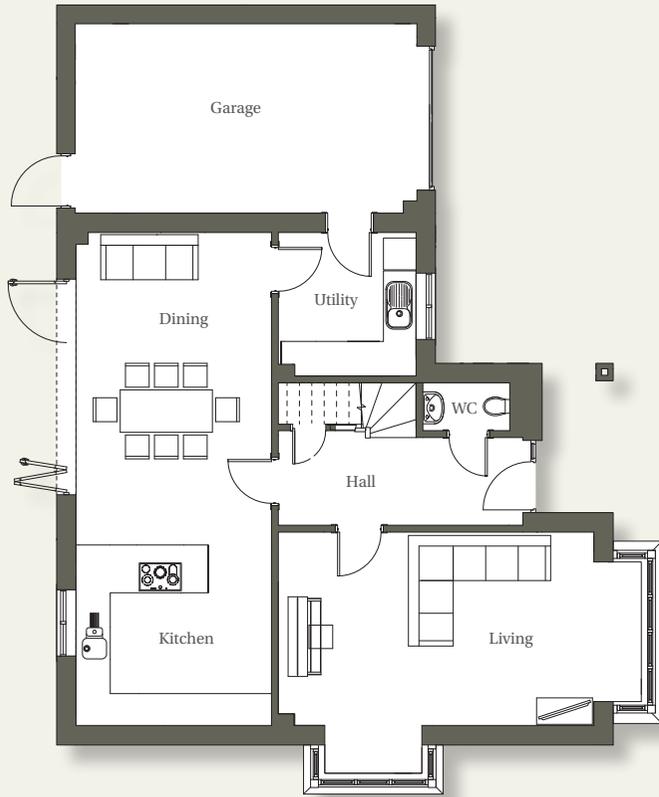


Computer generated image. Indicative only.

*The perfect blend of town & country living.*

# The Wellington

Total house area: 2,596ft<sup>2</sup>



## Ground floor

Living room	6.02* x 3.67*	19'9"* x 12'0"*
Kitchen/Dining	9.32 x 3.74	30'6" x 12.3
Utility	2.73 x 2.64	8'11" x 8'8"

## First floor

Bedroom 1	3.99 x 3.88	13'1" x 12'8"
Bedroom 2	3.99 x 4.17	13'1" x 13'8"
Bedroom 3	3.26 x 3.07	10' 8" x 10'0"
Bedroom 4	3.03 x 3.26	9'11" x 10'8"

## Second floor

Bedroom 5	2.74 x 6.37	9'00" x 20'10"
Snug	4.99 x 3.20	16'4" x 10'6"

\*Excluding bay. 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. Details correct at the time of going to press February 2020.