



The
Gardeners

Nestled in the bustling Thames-side borough of Reading, Emmer Green is a charming neighbourhood offering residents a perfect blend of modern amenities and natural beauty. Residents enjoy a range of amenities, including shops, cafes and restaurants, as well as easy access to neighbouring Caversham and Reading town centre beyond.

The River Thames can be reached at either Reading or Sonning, both nearby by cycle or drive. The culinary offerings at Sonning are well a real treat. Golf courses, gyms, water sports and more are all available within easy reach.

The Gardeners is a collection of just seven bespoke homes, all with generous plots in a convenient tucked-away location. With two, three and four bedroom properties you are sure to find your ideal space.

Homes feature an enviable specification, designed to offer the very best of modern living. Energy efficient and well connected.

Get in touch to find out more about your new Nascot Home.





The Gardeners

Surley Row, Emmer Green
RG4 8NA

Homes 1 & 2



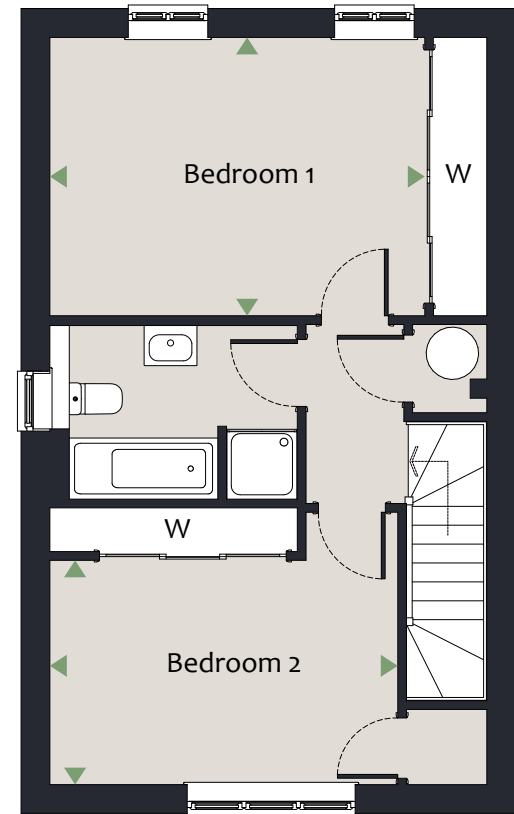
Home 1

A 2-bedroom semi-detached house with 1 parking space*



GROUND FLOOR

Living/Dining	5000 x 3725mm	16'4" x 12'3"
Kitchen/Diner	3570 x 2100mm	11'9" x 6'11"



FIRST FLOOR

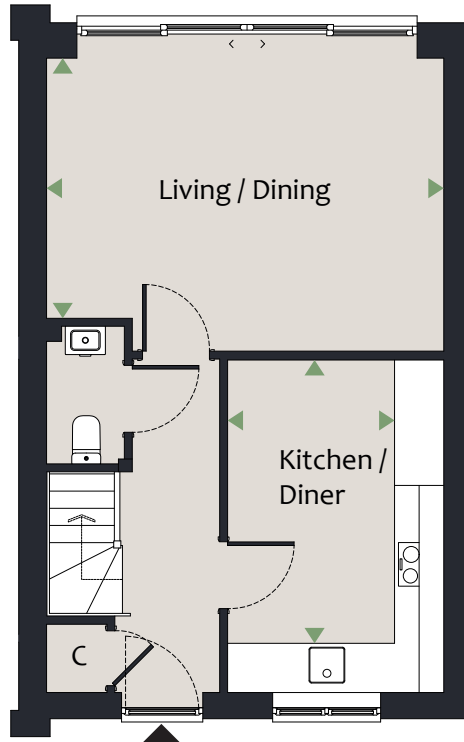
Bedroom 1	4290 x 3185mm	14'1" x 10'5"
Bedroom 2	3980 x 2565mm	13'1" x 8'5"

*refer to sales representative for further details

Floorplans are generated from architectural drawings, dimensions are indicative only and may be maximum. C = Cupboard, L = Laundry, W = Wardrobe.

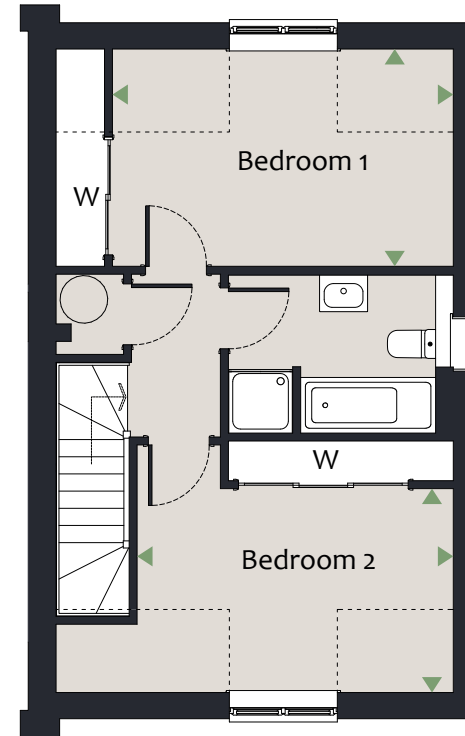
Home 2

A 2-bedroom semi-detached house with 1 parking space*



GROUND FLOOR

Living/Dining	5000 x 3275mm	16'4" x 10'9"
Kitchen/Diner	3570 x 2100mm	11'9" x 6'11"



FIRST FLOOR

Bedroom 1	4290 x 2735mm	14'1" x 9'
Bedroom 2	3980 x 2565mm	13'1" x 8'5"

*refer to sales representative for further details

Floorplans are generated from architectural drawings, dimensions are indicative only and may be maximum. C = Cupboard, L = Laundry, W = Wardrobe. Approximate extent of sloping ceiling shown dashed.

Home 3



Home 3

A 4-bedroom detached house with 1 car-port parking space and 1 further parking space



GROUND FLOOR

Living	5965 x 3520mm	19'7" x 11'7"
Kitchen/Dining	5345 x 3115mm	17'6" x 10'3"
Study	3605 x 3225mm	11'10" x 10'7"



FIRST FLOOR

Bedroom 1	3385 x 3160mm	11'1" x 10'5"
Bedroom 2	2960 x 2520mm	9'9" x 8'3"
Bedroom 3	2905 x 2520mm	9'6" x 8'3"
Bedroom 4	3605 x 2550mm	11'10" x 8'4"

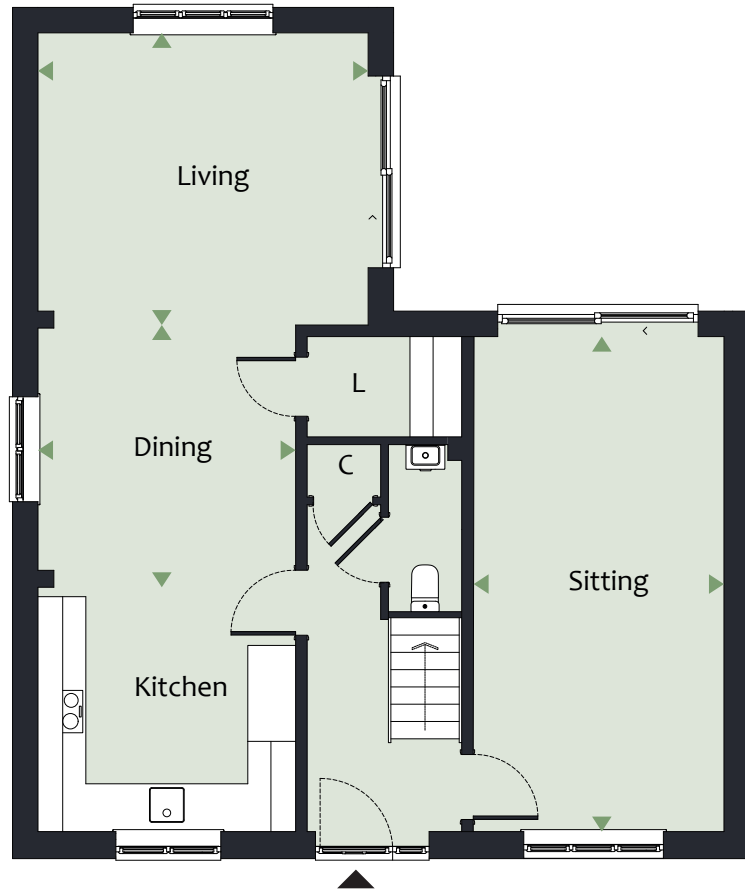
Home 4



Carport omitted
for clarity

Home 4

A 4-bedroom detached house with 1 car-port parking space and 1 further parking space



GROUND FLOOR

Living	4280 x 3785mm	14' x 11'10"
Dining	3400 x 3340mm	10'11" x 13'3"
Sitting	6415 x 3245mm	21' x 10'8"



FIRST FLOOR

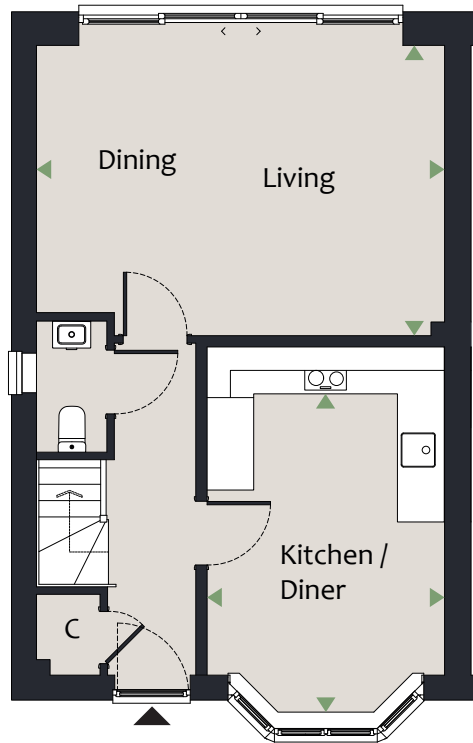
Bedroom 1	3580 x 3360mm	11'9" x 11'
Bedroom 2	3300 x 2845mm	10'10" x 9'4"
Bedroom 3	3300 x 2845mm	10'10" x 9'4"
Bedroom 4	3195 x 2745mm	10'6" x 9'

Homes 5 & 6



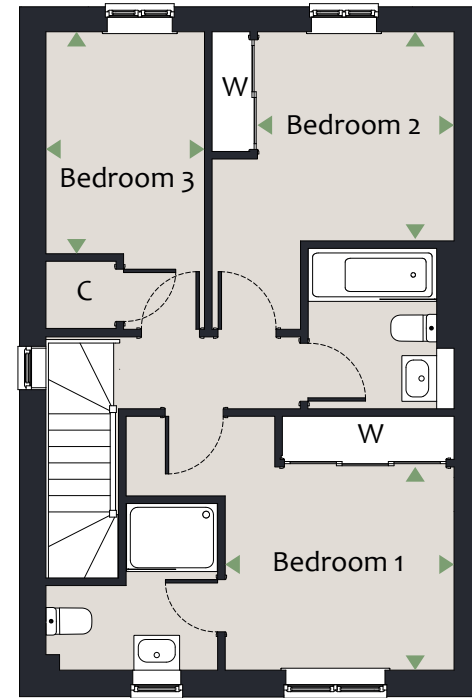
Home 5

A 3-bedroom semi-detached house with 1 car-port parking space and 1 further parking space



GROUND FLOOR

Living / Dining	5395 x 3835mm	17'8" x 12'7"
Kitchen	4220 x 3120mm	13'10" x 10'3"

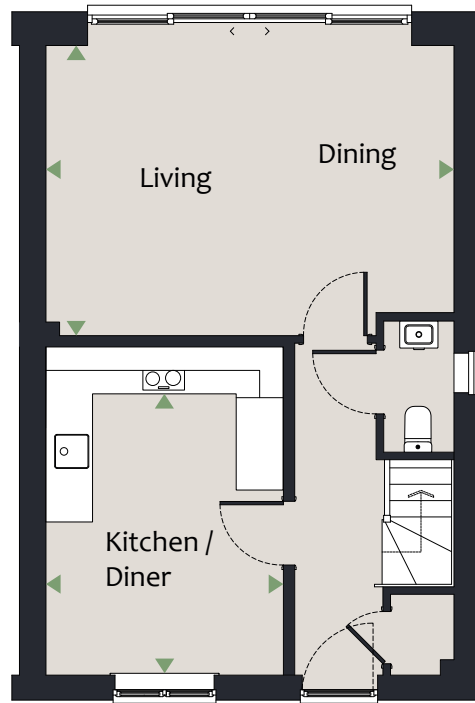


FIRST FLOOR

Bedroom 1	3025 x 2685mm	9'11" x 8'10"
Bedroom 2	2765 x 2600mm	9' x 8'6"
Bedroom 3	2935 x 2095mm	9'8" x 6'10"

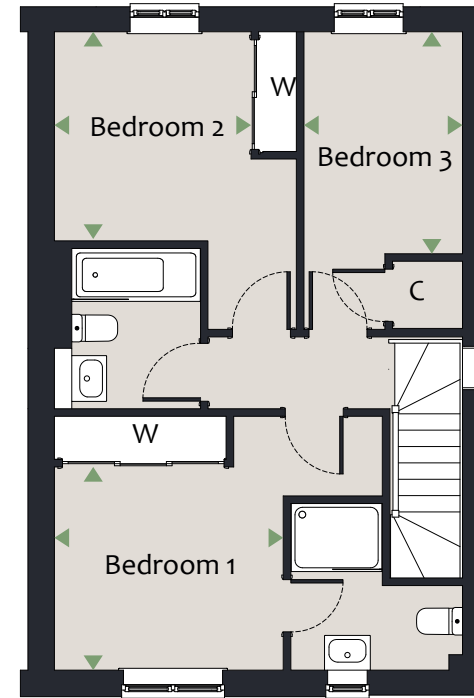
Home 6

A 3-bedroom semi-detached house with 1 car-port parking space and 1 further parking space



GROUND FLOOR

Living / Dining	5395 x 3835mm	17'8" x 12'7"
Kitchen	3700 x 3120mm	12'2" x 10'3"



FIRST FLOOR

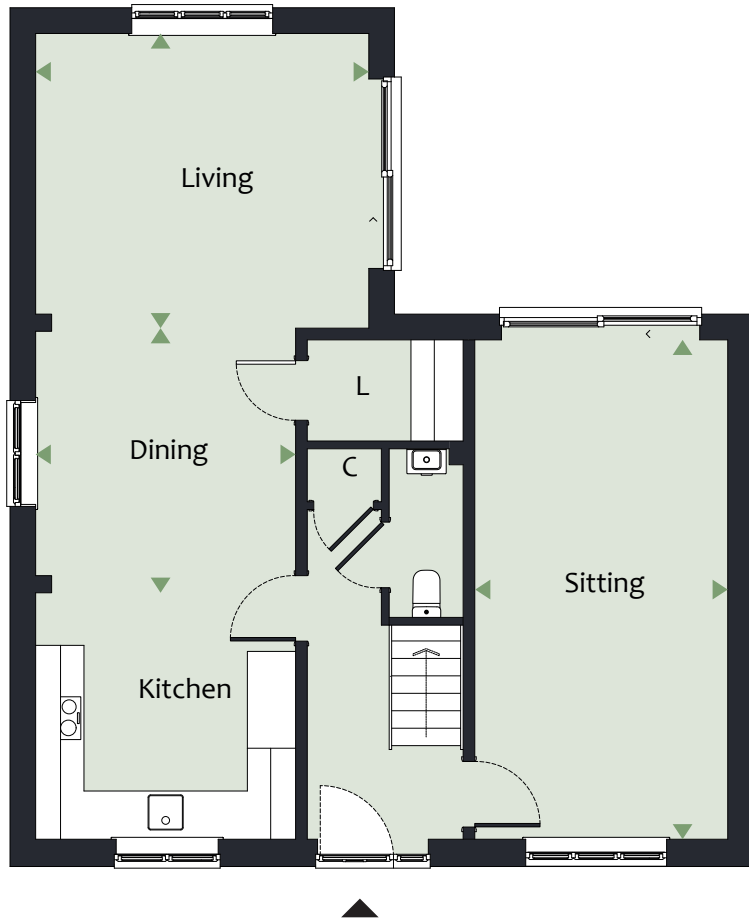
Bedroom 1	3025 x 2685mm	9'11" x 8'10"
Bedroom 2	2765 x 2600mm	9' x 8'6"
Bedroom 3	2935 x 2095mm	9'8" x 6'10"

Home 7



Home 7

A 4-bedroom detached house with two car-port parking spaces and separate detached storage barn*



GROUND FLOOR

Living	4280 x 3785mm	14' x 11'10"
Dining	3400 x 3340mm	10'11" x 13'3"
Sitting	6415 x 3245mm	21' x 10'8"



FIRST FLOOR

Bedroom 1	3580 x 3360mm	11'9" x 11'
Bedroom 2	3300 x 2845mm	10'10" x 9'4"
Bedroom 3	3300 x 2845mm	10'10" x 9'4"
Bedroom 4	3195 x 2745mm	10'6" x 9'

*refer to sales representative for further details

Floorplans are generated from architectural drawings, dimensions are indicative only and may be maximum. C = Cupboard, L = Laundry, W = Wardrobe. Approximate extent of sloping ceilings shown dashed.

The Specification, Designed to Exceed Expectations...

Kitchen

- Contemporary and bespoke kitchen with soft close doors and drawers together with feature under-unit lighting
- Composite stone worktops, upstand and splashback behind the hob area
- All homes feature appliances by Bosch:
 - Fully integrated fridge-freezer to homes 1,2,5,6. Homes 3,4,7 have extended cool storage with a full height fridge and separate freezer
 - Five-zone induction hob to Homes 3,4,7 with four-zone elsewhere
 - Built-in single oven with multiple cooking modes
 - Built-in combination microwave oven (oven function 3,4,7 only)
 - Built-in single oven with multiple cooking modes
 - Fully integrated 60cm dishwasher
- Homes 3,4 and 7 have the added luxury of a built in wine cooler
- Homes 3, 4 and 7 feature modern shaker style doors with contemporary black handles. Homes 1,2,5,6 have sleek handleless doors and drawers

Laundry Facilities

- Homes 1,2,5,6 feature an integrated washer/dryer within the kitchen
- Homes 3,4,7 are provided with freestanding tumble dryer and washing machine within the laundry room. Along with storage cupboard. This is also where the separate freezer is located.

Decoration and Internal Finish

- Matt painted walls and ceilings
- Contemporary skirting and architrave is provided with a complementary white satin finish
- Internal doors are solid timber and provided with a white satin finish
- Multipoint locking composite front door with chrome furniture
- In Homes 1,2,5 and 6 the ground floor areas are finished with contemporary Luxury Vinyl Tile wood effect flooring, warmed with underfloor heating.
- Homes 3,4 and 7 feature luxurious wood effect porcelain tiling with underfloor heating.
- Other areas feature luxurious carpet, refer to a sales advisor for further details
- Bedrooms (where shown on plans) feature fitted wardrobes with sliding mirrored doors, shelf and hanging rail

Bathroom, En-suites and Cloakroom

- Premium sanitaryware by 'Roca' features in the bathroom, en-suites and cloakroom
- Under basin vanity units provide storage throughout¹
- Luxury 'Hansgrohe' taps ensure premium performance
- All bathrooms and en-suites feature thermostatically controlled 'Hansgrohe' showers with multi-function shower heads either in standalone enclosures or over the bath
- Chrome heated towel rails are fitted in all bathrooms and en-suites
- Porcelain tiles by 'Minoli' provide the perfect contemporary back-drop
- Heated mirror in en-suites and bathrooms ensure a steam free experience

Electrical and Home Entertainment

- Warm white LED downlights and low energy pendant light fittings are fitted throughout
- Contemporary chrome sockets and switches provided to the hallway and kitchen area
- Sleek white sockets and switches fitted elsewhere
- Mains operated smoke and heat detectors are installed for peace of mind
- Power point for a future wireless alarm system, by purchaser
- Mid-height TV points with HDMI cabling to low level are provided in living rooms
- The TV point in the living area is wired to be compatible with Sky Q
- CAT5 wiring is located at the TV points, Plot 3 study and at dedicated position for potential wifi extender (by purchaser), all wired to a central point to allow data sharing, connection to the internet and Smart TV services, including Sky Q. Additional hardware may be required.
- All the homes benefit from full fibre to the property, by BT
- Connection points are provided for installation of aerial and/or satellite dish by purchaser
- Dedicated router point is located in a cupboard, with socket and master BT point.
- An electric car charger is pre-installed on or adjacent to each home's parking.

Heating and Energy Efficiency

- Modern and efficient - Air Source Heat Pump provides heating for hot water and space heating. Ground floors feature underfloor heating whilst first floors have radiators.

- PVCu double glazed windows are provided throughout, with large sliding doors located in the Living Room.
- Insulation is installed to exceed industry standards within all homes, further insulation is installed surrounding the Utility Area.
- Energy Performance Certificates are provided for each home upon completion and Predicted Energy Assessments are available upon request.

External Finishes

- The rear gardens feature generous paved patio areas and high-quality turf.
- Homes 3,4 and 5,6 share a detached carport, whilst Home 7 has its' own double carport.
- Car ports are installed with light and power
- All homes have side access to their garden along with shared refuse storage areas.
- Contemporary black finished LED lighting is provided to the rear of the homes with motion sensing lighting installed at the entrances.
- The front of the properties are thoughtfully landscaped
- An external tap is provided to each home
- Homes 7 has the added benefit of a listed single-storey barn within the garden area, providing a useful ancillary storage area

Buying New

- Each home is sold with the benefit of a 10 year insurance backed warranty, provided by ICW

Specification details are subject to change. Fibre, SkyQ and other service provider subscriptions along with supplementary hardware is the responsibility of the homeowner. Please refer to a Sales Adviser for specific details.

1 - Plot 3 cloakroom does not feature under basin storage





nascot HOMES

A private housebuilder with a proven pedigree in delivering exceptional quality homes in highly desirable locations.

Designed to exceed expectation at every stage, make your next home a Nascot Home and experience the difference.

Imagery is of previous developments and may not be indicative of current development.



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Contact the selling agents now...

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