



WildWood

WARREN ROAD · WOODLEY



A beautiful development of 5 individual detached properties in a private woodland location

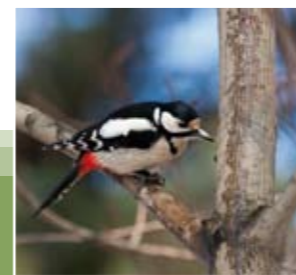
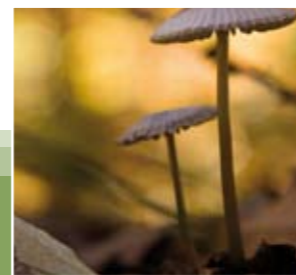
hicks developments ltd
building your perfect home

WildWood

WARREN ROAD · WOODLEY

Wildwood is situated in North Woodley along Warren Road which runs between Woodley and Old Bath Road, Sonning. This development consists of just 5 individual detached houses with 2-5 bedrooms in a unique woodland setting built by Woodley based developer Hicks Developments Ltd. The owners of these fine properties will benefit from private access to a small woodland amenity area adjacent to Wildwood. Woodley Shopping Centre with its Waitrose and Lidl supermarkets is within 1 mile and the historic village of Sonning offers a renowned local public house, two hotels with riverside restaurants and the charming Mill at Sonning Theatre. The M4 is easily accessible at Junction 8/9 Maidenhead or Junction 10 at Winnersh. Reading Town Centre is within 5 miles with its impressive range of facilities including The Oracle Shopping Centre, Hexagon Theatre, multi screen cinema, a multitude of bars and restaurants and additional rail and bus links.

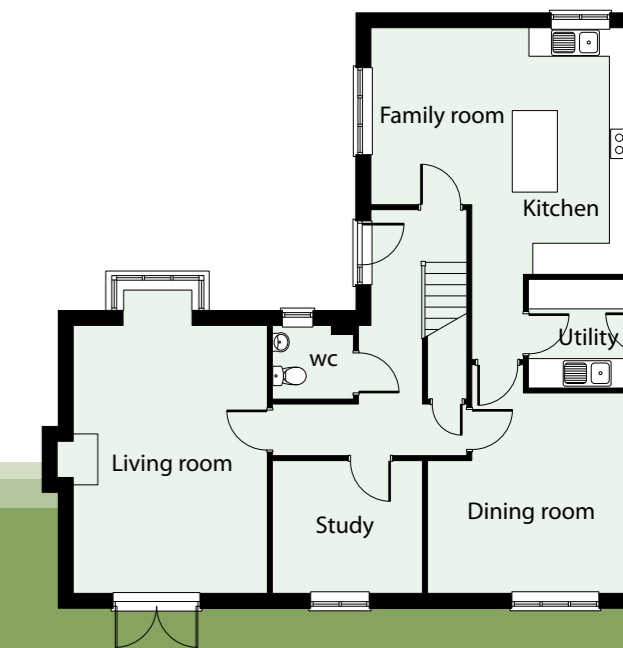
Wildwood therefore offers traditionally designed and built homes incorporating the latest technology in a very convenient location.



5 bedroom, 3 bathroom detached property with 3 ground floor reception rooms and detached double garage.

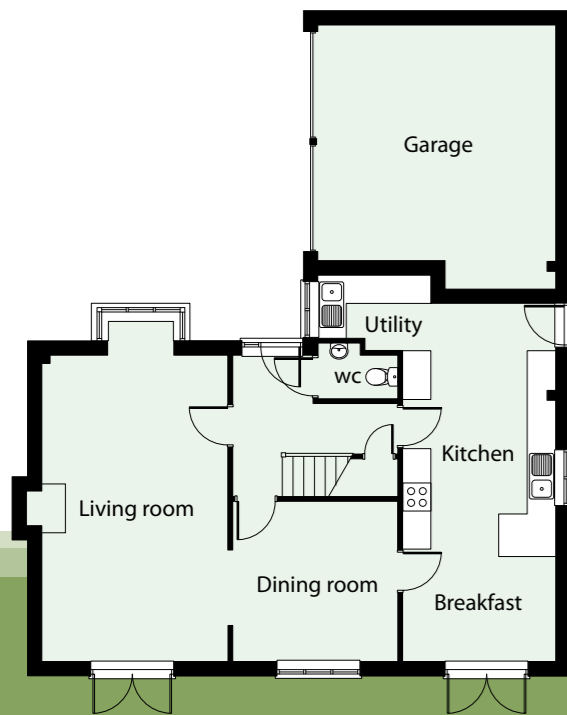
Plot 1: Mapletree House

Living Room 17'9" (5400) x 12'9" (3900)	Bedroom 2 14'0" (4250) x 11'9" (3570)
Dining Room 13'9" (4250) x 13'3" (4025)	Dressing Area 5'6" (1725) x 5'0" (1550)
Study 9'9" (3000) x 8'9" (2650)	Bedroom 3 11'6" (3550) x 8'4" (2550)
Kitchen/Family 17'9" (5400) x 16'3" (5000)	Bedroom 4 8'9" (2700) x 11'6" (3550)
Bedroom 1 13'0" (3950) x 11'9" (3570)	Bedroom 5 10'0" (3050) x 8'0" (2420)
Dressing Area 8'0" (2430) x 5'6" (1675)	



Plot 1

Plot 2

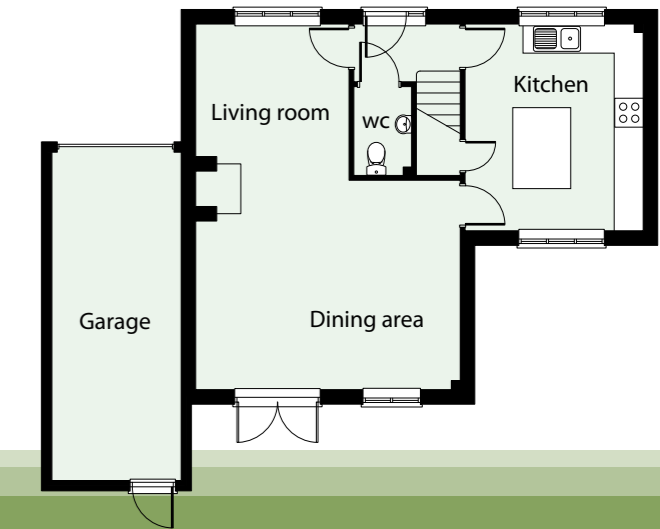
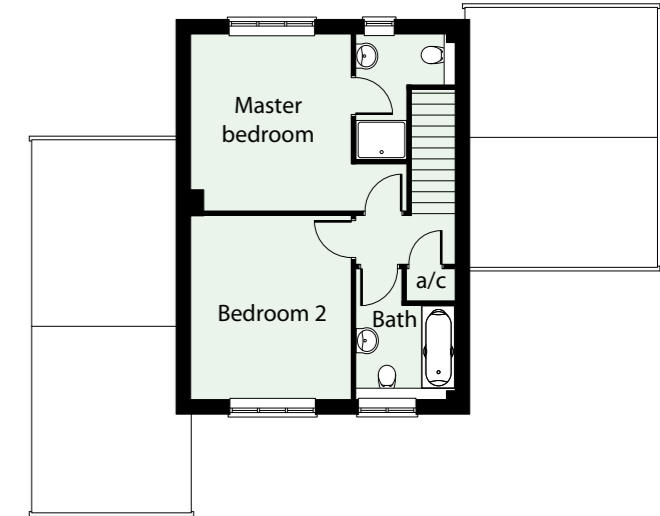


Plot 2: *Oakwood House*

Living Room 21'0" (6450) x 12'9" (3900)	Bedroom 2 16'9" (5150) x 9'9" (2950)
Dining Room 11'3" (3450) x 11'0" (3350)	Dressing Area 8'3" (2500) x 6'3" (1950)
Kitchen/Breakfast 24'6" (7500) x 10'6" (3200)	Bedroom 3 10'9" (3325) x 11'0" (3350)
Bedroom 1 14'6" (4400) x 12'9" (3900)	Bedroom 4 10'9" (3325) x 11'0" (3350)
Dressing Area 6'3" (1950) x 5'6" (1700)	

4 bedroom detached property with a first floor study and double garage.

Plot 3

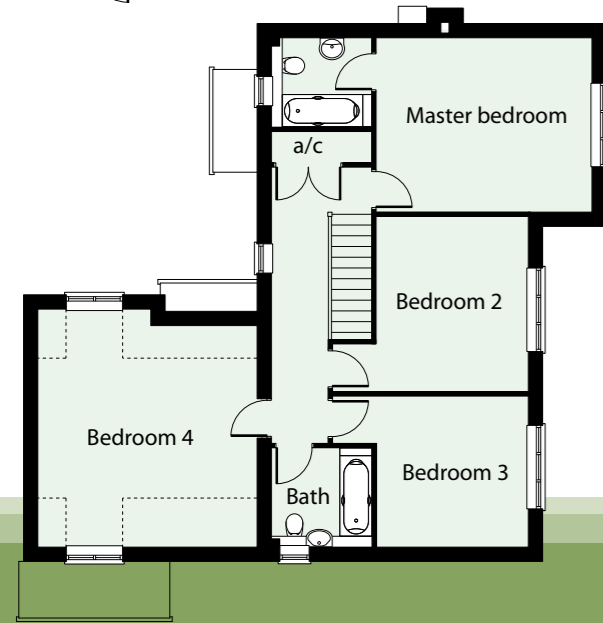
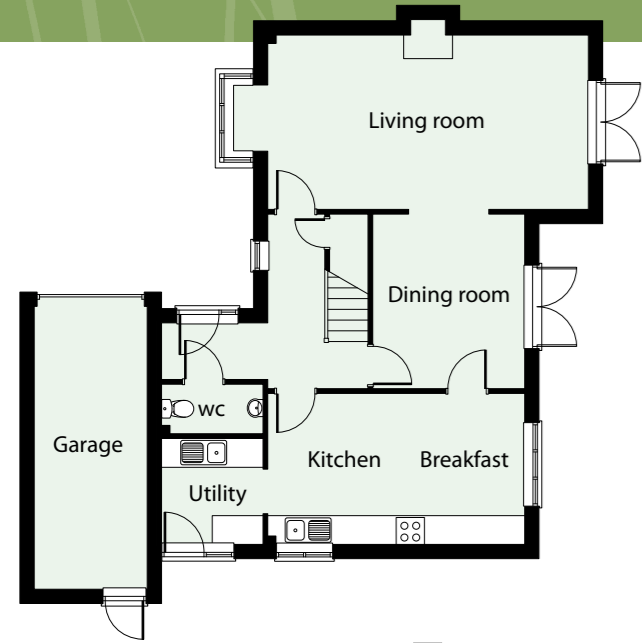


Plot 3: *Elm Lodge*

Living Room 25'6" (7550) x 10'3" (3135)
Dining Area 7'4" (2250) x 14'0" (4300)
Kitchen 14'0" (4250) x 12'0" (3650)
Bedroom 1 12'3" (3775) x 10'9" (3285)
Bedroom 2 11'9" (3630) x 10'9" (3285)

2 bedroom detached property with a spacious ground floor layout and single garage.

Plot 4

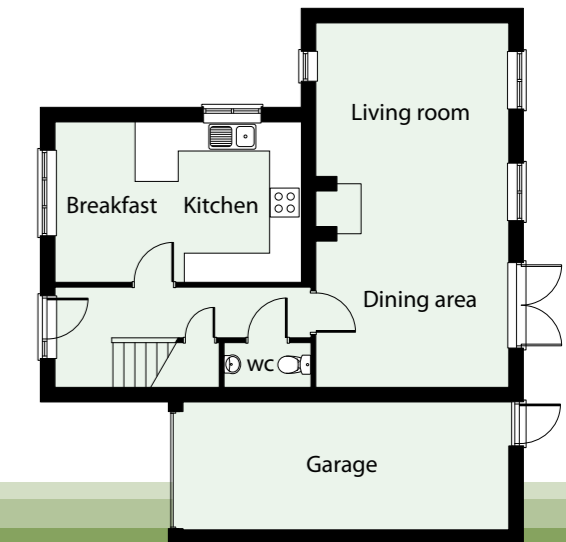
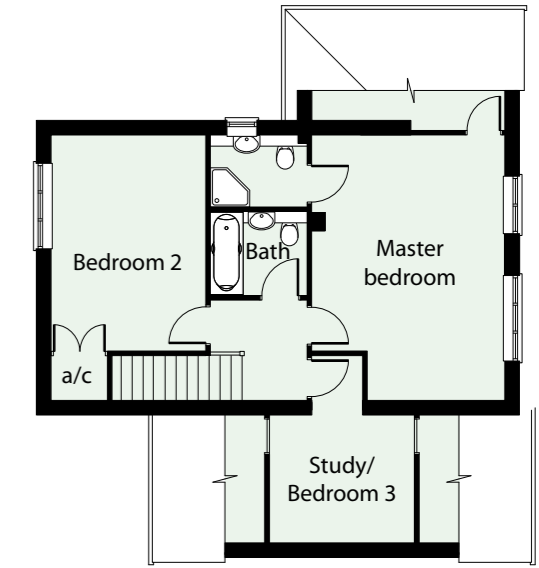


Plot 4: Wildbirch House

Living Room 22'0" (6750) x 12'9" (3915)	Bedroom 3 10'4" (3150) x 10'4" (3170)
Dining Room 12'0" (3650) x 10'6" (3180)	Bedroom 4 15'3" (4645) x 15'0" (4600)
Kitchen/Breakfast 17'9" (5400) x 10'4" (3150)	
Bedroom 1 14'9" (4520) x 12'0" (3645)	
Bedroom 2 12'0" (3650) x 10'4" (3170)	

4 bedroom detached property with a large kitchen breakfast room and single garage.

Plot 5



Plot 5: Willow Lodge

Living/Dining 24'6" (7500) x 13'0" (3950)	
Kitchen/Breakfast 17'4" (5300) x 10'9" (3270)	
Bedroom 1 17'9" (5450) x 13'0" (3950)	
Bedroom 2 10'4" (3150) x 14'0" (4300)	
Study/Bedroom 3 9'9" (3000) x 8'6" (2600)	

2/3 bed detached property with a spacious ground floor layout and single garage.

Aerial view

Plot 1: 5 bedroom, 3 bathroom detached property with 3 ground floor reception rooms and detached double garage.

Plot 2: 4 bedroom detached property with a first floor study and double garage.

Plot 3: 2 bedroom detached property with a spacious ground floor layout and single garage.

Plot 4: 4 bedroom detached property with a large kitchen breakfast room and single garage.

Plot 5: 2/3 bedroom detached property with a spacious ground floor layout and single garage.



Plot 3: Elm Lodge



Plot 2: Oakwood House



Plot 1: Mapletree House



Plot 4: Wildbirch House



Plot 5: Willow Lodge

Specifications

GENERAL

- 10 year NHBC Warranty
- Garage with electric opening doors
- Feature oak staircase
- Oak veneered interior doors
- Gas radiator central heating (under floor on ground floor)
- Chrome light switches and sockets to ground floor and 1st floor hallway
- TV and aerial points to living room, study, kitchen, family room and all bedrooms
- UPVC windows, fascia, soffit and barge boards
- Block paved driveway

KITCHENS

- Choice of kitchen with granite work surfaces
- Integrated Neff appliances including oven, microwave, dishwasher, fridge freezer
- Choice of ceramic tiling to kitchen, utility room & family Room
- Low voltage down lighting

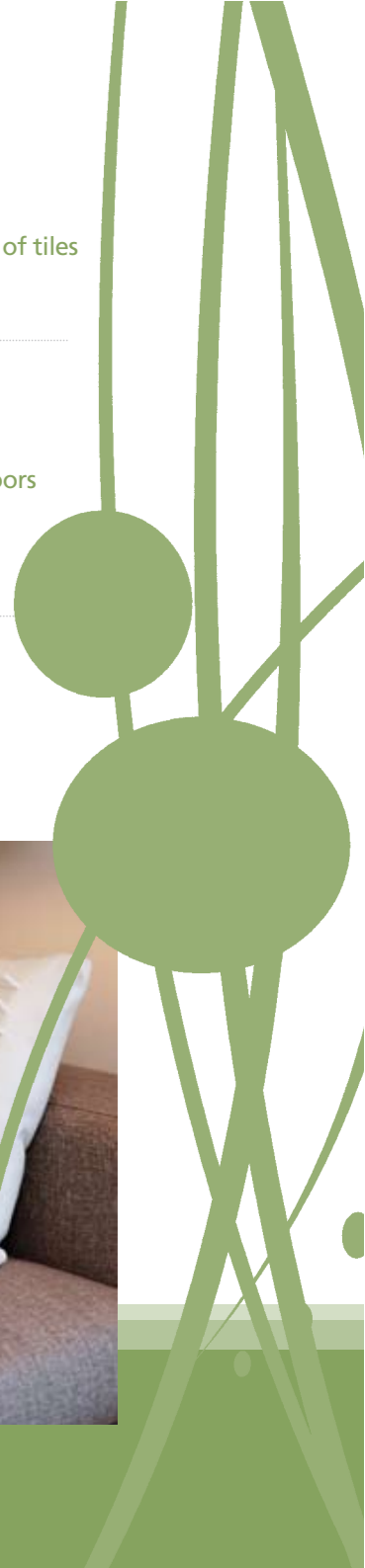
BATHROOMS

- Luxurious Villeroy and Boch bathrooms with chrome fittings
- Mains pressure shower to all bathrooms
- Chrome ladder towel rails

- Fully tiled walls and floors with choice of tiles
- Low energy down lighters

SAFETY AND SECURITY

- Fully installed intruder alarm
- Multi point lock system to entrance doors
- Mains operated smoke alarms
- PIR security lights to front entrance



HICKS DEVELOPMENTS LTD

Every project is individually designed to optimise it's own environment.

The Hicks Group has built several hundred high quality homes in the Thames Valley over the last 40 years.

As a group the company has the resources and expertise to undertake any sized project, but always cares for the individual requirements of every purchaser.

The properties range from flats to large houses, including many converted barns and listed buildings, but irrespective of the size of the development the common features are craftsmanship and attention to detail at every stage.

Hicks Joinery is also a group company enabling spectacular purpose-built

joinery to be incorporated into the development.

High quality and customer service remain our key priorities and are reflected in the various Design Awards achieved by the Group since it was founded.

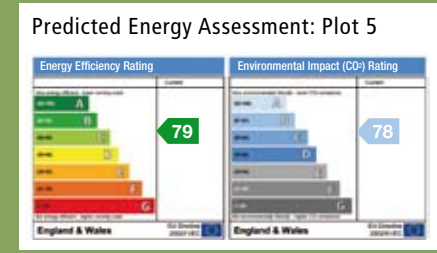
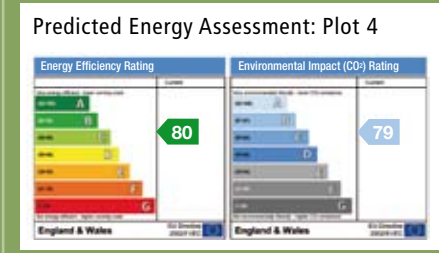
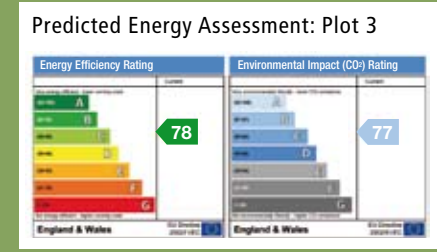
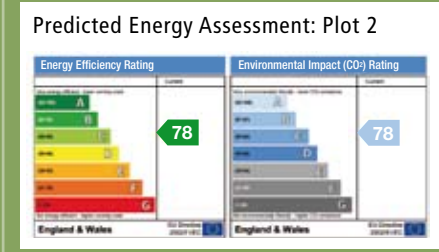
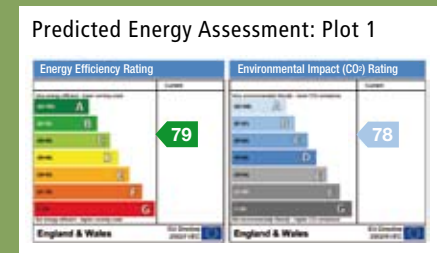
Current projects include homes under construction in Woodley, Winnersh, Emmer Green & Cholsey.





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Disclaimer: These details are intended to give a general indication of the proposed development and floor layout. All measurements are given in feet and inches + or - 3". The company reserves the right to alter any part of the development, specification or floor layout at any time to complete the works. All designs vary a little according to the plot and all details should be checked at the sales office. The contents herein shall not form any part of any contract or be a representation including any such contract. These properties are offered subject to availability.

Agents Note: These particulars are believed to be correct but do not form part of any contract; it is recommended that prospective purchasers make independent enquiries and seek specialist advice. The development name "Wild Wood" has been chosen for marketing purposes only and should not be taken as forming any part of the final postal address name which is decided by the postal and local authorities.

All photographs are for illustration purposes only.

Selling Agent



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