

THE BROOKS

BY CROUDACE HOMES, BURGHFIELD COMMON

ELEGANT MODERN LIVING
WITH NATURE AT ITS HEART

croudacehomes

THE BROOKS

BY CROUDACE HOMES, BURGHFIELD COMMON

Set in sought-after Burghfield Common, The Brooks is a development of 2, 3, 4 and 5 bedroom homes, including apartments, with a new central green as a community-minded focal point. Residents will enjoy a natural connection with the existing village thanks to sympathetic architecture, enhanced pedestrian and cycle links, and a landscape design that eases the homes into their West Berkshire location.





A UNIQUE LOCATION

While glorious countryside and the Chiltern Hills Area of Outstanding Beauty provide peaceful surroundings, The Brooks is located 6 miles from Reading and 5 miles from the M4, ensuring town facilities and travel links are only ever a short distance away.

DESIGNED AROUND NATURE

With fields and woodland all around, The Brooks already enjoys a verdant setting, and Croudace Homes seeks to enhance this connection with nature. Careful consideration has been given as to how the homes blend in with their locale, and how residents can make a positive contribution to the environment just by choosing a home at The Brooks.

A central green, multiple attenuation ponds and vibrant landscapes comprise 32% of green open space at The Brooks, providing a beautiful natural setting for the homes.

Distinct character areas within the landscape scheme will celebrate their natural attributes while at the same time creating one cohesive place that sits in harmony with its surroundings.

Sustainability features

- PV solar panels integrated into selected homes
- Approximately 175 trees planted
- Electric vehicle charging points to all homes
- Bee bricks, bat and bird boxes, invertebrate boxes, hibernacula and log piles throughout The Brooks





BUILDING A LEGACY

Our vision is to craft a high-quality residential development on the edge of Burghfield, creating a place where people are proud to live.

Additionally, we are dedicated to ensuring that these endeavours leave a lasting, positive impact, benefitting not only the present but also the future generations of our local communities, including their children and grandchildren.



ENGLEFIELD
ESTATE

CREATING A **WONDERFUL** PLACE TO LIVE

Situated on land that once belonged to the Englefield Estate, The Brooks will both preserve and take forward its heritage and ethos of helping to build community and a lasting legacy. Working together with Englefield Estate and ADAM Architecture, Croudace Homes is creating a place to be proud of now and for future generations, that will develop happily and healthily as the community evolves.

Homes have been beautifully designed to complement the local vernacular. Traditional details and unique features, such as timber windows and doors, developed in partnership with the architects, will help to craft characterful homes that align with the estate's vision.



A LOCAL WAY OF LIFE



The village centre combines traditional and modern amenities with local shops, cafes, community centre, village hall, several recreation grounds, leisure centre, libraries and pubs. Burghfield Common's strong sense of community is evident in various events throughout the year, creating a friendly atmosphere for residents.



You will also find two friendly pubs in Burghfield Village. The Six Bells is a traditional hostelry and restaurant with a pretty beer garden, programme of live events and a dog-friendly policy. The Hatch Gate Inn is the place to catch live music and sports, as well as order your favourite Indian and British dishes.

Nature enthusiasts enjoy the abundance of green spaces, including Burghfield Common Recreation Ground, and the serene Kennet and Avon Canal, creating an idyllic setting for outdoor activities.

Burghfield Common seamlessly blends rural tranquility with modern comforts, providing residents a peaceful yet convenient lifestyle.





DISCOVER A **THRIVING** LIFESTYLE

The parish of Burghfield can trace its existence back thousands of years, with a number of Bronze Age sites and evidence of Roman settlements. A clutch of listed buildings, including St Mary's Church, The Manor House and several farmhouses, document its past and preserve its historic character.

There are plenty of places to explore nearby, such as the ancient woodlands of the 148 acre Wokefield Common Nature Reserve. Travel a little further to the De Vere Wokefield Estate for The View restaurant and a championship golf course, or to Aldermaston Wharf to start your walk along the Kennet & Avon Canal.



For a complete change of pace, make the short journey to Reading, one of the South East's largest towns. With the Oracle Shopping Centre, sporting venues, bars, restaurants and The Hexagon entertainment complex, as well as museums, historic monuments and the River Thames, it offers plenty of leisure opportunities, while professionals are drawn to its diverse range of employers, especially in the technology, pharmaceuticals and finance sectors.

The vibrant market town of Newbury has an up-and-coming arts scene, a variety of dining options, the famous racecourse, theatre and picture-postcard walks. For some regal splendour, Windsor and its iconic Castle is just over 30 minutes away by car and offers an abundance of culture, history, shopping and eating out.



Sitting quite centrally in Berkshire, Burghfield Common is well placed to explore its beautiful landscapes, including the North Wessex Downs. There is a good selection of golf courses under five miles from The Brooks, while perfect for family days out are The Living Rainforest and Bucklebury Farm & Deer Safari Park.





Nursery

The Rainbow Nursery

Mini Oaks Preschool

0.7 mile

1 mile

Infant School

Mrs. Bland’s Infant School

0.7 mile

Primary Schools

Theale C.E Primary School

Burghfield St. Mary’s C.E. Primary School

Kenet Valley Primary School

Sulhamstead and Ufton Nervet School

4.3 miles

1.3 miles

5.3 miles

1.9 miles

Junior School

Garland Junior School

2 miles

Secondary Schools

The Willink School

The Holt School

0.5 miles

12.5 miles

Colleges

Padworth College

Bradfield College

4.8 miles

5.7 miles

University

University of Reading

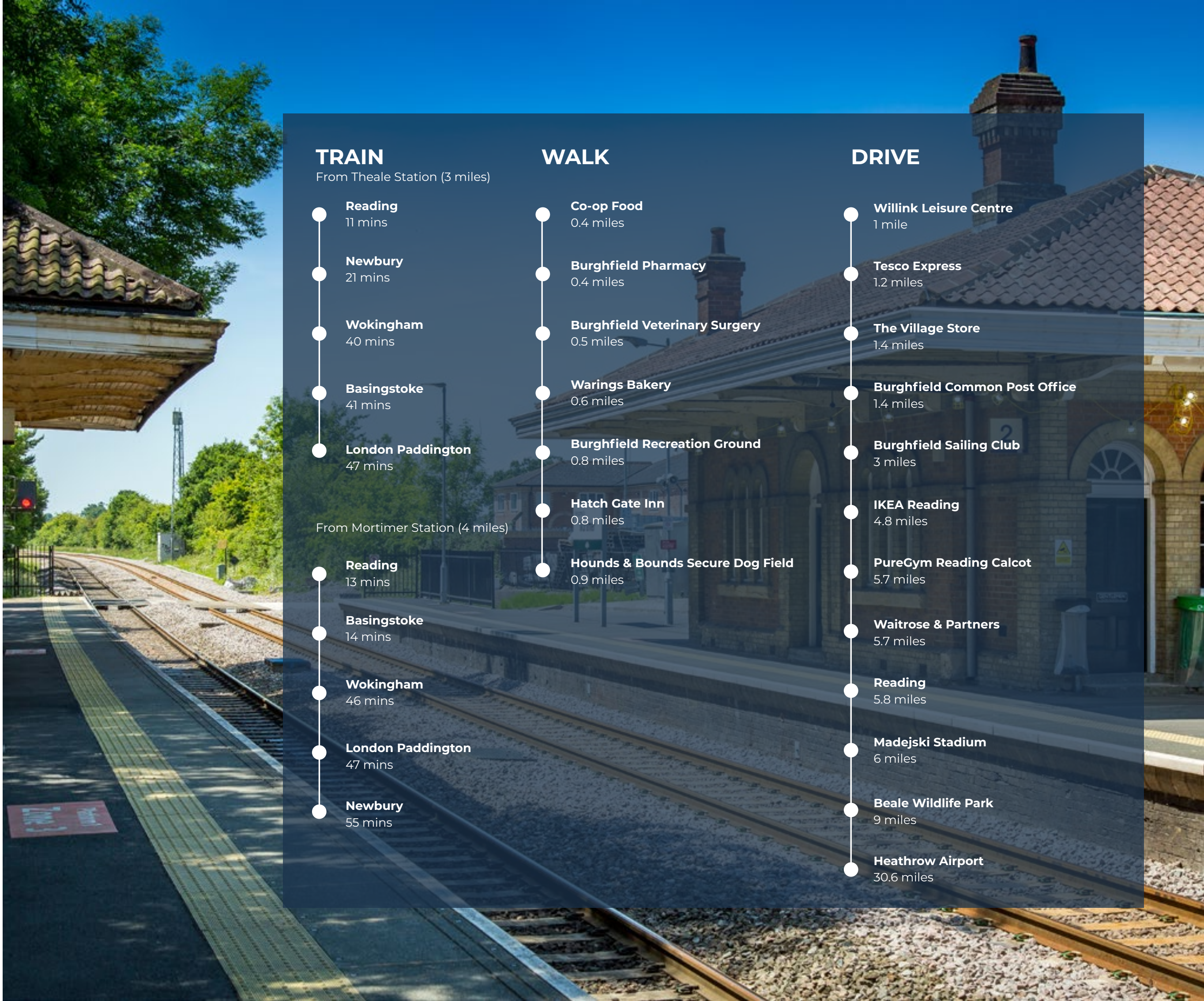
9 miles

EDUCATION FOR ALL AGES

Burghfield Common has an excellent reputation for educational facilities, with nursery, infant, primary, junior and secondary schools all within walking distance of The Brooks. All those within a 1.5 mile radius are rated ‘Good’ by Ofsted, including Mrs Bland’s Infant School, Garland Junior School and The Willink School.

STAY CONNECTED

The Brooks, located in the picturesque village of Burghfield Common on the edge of the Chiltern Hills, offers the perfect blend of serene village life and bustling town opportunities. Just 6 miles northeast lies Reading, while a short drive away awaits Theale train station for swift and direct access to London via the Elizabeth line, along with convenient access to the M4.



TRAIN

From Theale Station (3 miles)

- **Reading**
11 mins
- **Newbury**
21 mins
- **Wokingham**
40 mins
- **Basingstoke**
41 mins
- **London Paddington**
47 mins

From Mortimer Station (4 miles)

- **Reading**
13 mins
- **Basingstoke**
14 mins
- **Wokingham**
46 mins
- **London Paddington**
47 mins
- **Newbury**
55 mins

WALK

- **Co-op Food**
0.4 miles
- **Burghfield Pharmacy**
0.4 miles
- **Burghfield Veterinary Surgery**
0.5 miles
- **Warings Bakery**
0.6 miles
- **Burghfield Recreation Ground**
0.8 miles
- **Hatch Gate Inn**
0.8 miles
- **Hounds & Bounds Secure Dog Field**
0.9 miles

DRIVE

- **Willink Leisure Centre**
1 mile
- **Tesco Express**
1.2 miles
- **The Village Store**
1.4 miles
- **Burghfield Common Post Office**
1.4 miles
- **Burghfield Sailing Club**
3 miles
- **IKEA Reading**
4.8 miles
- **PureGym Reading Calcot**
5.7 miles
- **Waitrose & Partners**
5.7 miles
- **Reading**
5.8 miles
- **Madejski Stadium**
6 miles
- **Beale Wildlife Park**
9 miles
- **Heathrow Airport**
30.6 miles



CONTEMPORARY DESIGN, TRADITIONAL CRAFTSMANSHIP



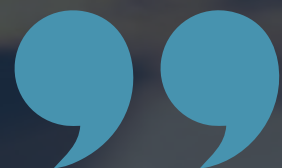
The Brooks presents a collection of meticulously crafted homes that seamlessly blend contemporary design with respect for the surrounding landscape. Inspired by the rich architectural heritage of the area, each residence embodies a timeless elegance, ensuring perfect harmony with the local character.

Throughout the design process, Croudace Homes worked with ADAM Architecture and its own in-house design team of architects, engineers, architectural technologists and landscape designers to deliver high quality homes with a wealth of thoughtfully considered details.



Croudace's attention to detail, commitment to high quality place making and understanding of the Englefield Estate's vision for each site was key to selecting them as a development partner for Burghfield Common.

Robbie Kerr, ADAM Architecture



A PLACE TO CALL HOME

Our customers are at the heart of what we do and we understand how important it is to put your stamp on a new home. Therefore, a Croudace home can be personalised with a range of options available to choose from including wall colours, fitted furniture, tile style and colour, as well as wardrobe glazing finish.

Our dedicated Sales Consultants are on hand to offer guidance regarding personalised choices. The availability of these options is dependent on, and subject to, the stage of construction at the time the house is reserved.

Ask our Sales Consultants how we can help you turn your new Croudace house into a home.



5 BEDROOM HOMES

THE PENSHURST
PLOTS 27, 28 & 37

4 BEDROOM HOMES

THE BRADFIELD
PLOTS 29, 36 & 38

THE PADWORTH
PLOT 24

THE WOODHILL
PLOTS 1, 23 & 26

THE BRIMPTON
PLOT 9, 93 & 95

THE RADFORD
PLOTS 87, 88, 89, 90, 91 & 92

THE SILCHESTER
PLOTS 72 & 79

THE PANGBOURNE
PLOTS 73, 74, 75, 76, 77 & 78

3 BEDROOM HOMES

THE BARKHAM
PLOTS 10, 11, 12 & 13

THE GRAZELEY
PLOTS 96, 97, 98 & 99

THE CHARLBURY
PLOTS 31, 32, 33, 34 & 94

THE BROADWAY
PLOTS 25 & 30

THE CHALGROVE
PLOT 8, 19 & 22

THE SHIPTON
PLOTS 2, 3, 4, 5, 6, 7, 20 & 21

2 BEDROOM HOMES

THE MORTIMER
PLOT 14

EARLEY COURT
PLOTS 80, 81, 82, 83,
84 & 85



- Carport
- Affordable Housing
- Show Home
- Marketing Suite



GENERAL
DEVELOPMENT
LAYOUT

Each home within The Brooks is considered in design, generous in proportion and gives peace of mind with the distinctive high quality specification and service offered by a Croudace built home.



THE PENSHURST

5 BEDROOM HOME

PLOT NUMBER

27

28

37

MODERN KITCHEN SPACE AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Stainless steel double electric oven
- Induction hob* with splashback and chimney extractor hood
- Integrated microwave, dishwasher and 2 fridge/freezers
- Laminate worktops with up-stand to Utility

QUALITY BATHROOMS, EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen in Bathroom 1
- Walk-in shower enclosure with fixed glass panel and thermostatic digital shower including fixed and adjustable rain heads in En Suite
- Shower enclosure with thermostatic shower in Bathroom 2
- Ceramic wall tiles and heated towel radiators***

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobes to Principal Bedroom
- Built-in wardrobe to Bedroom 2

SECURITY AND PEACE OF MIND

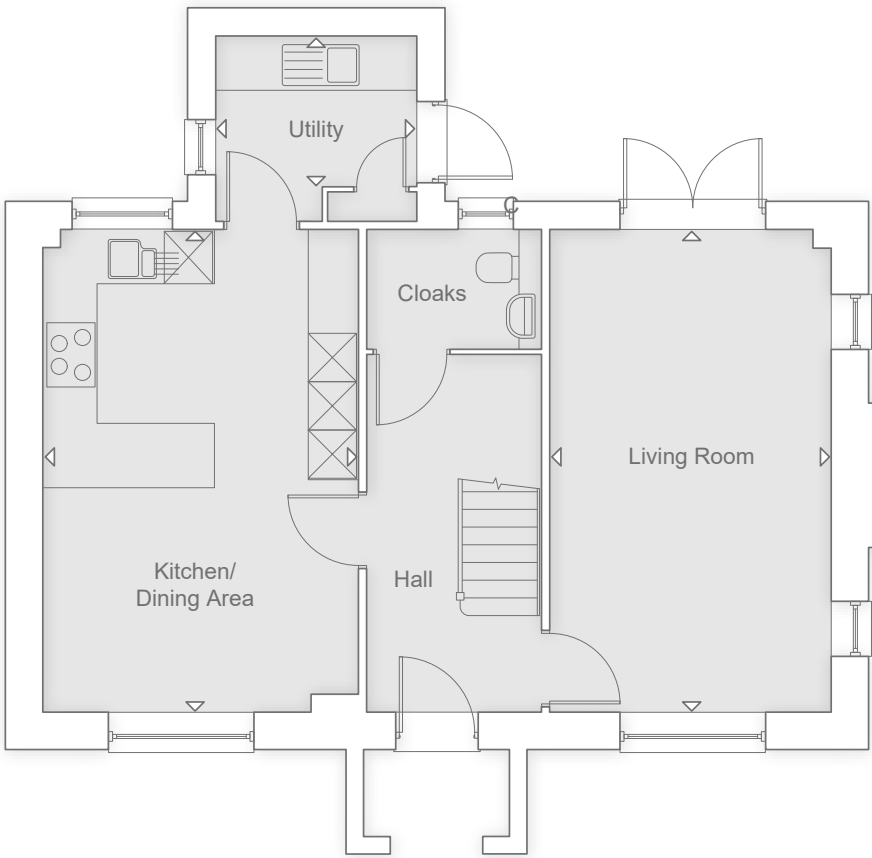
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Timber front door and multipoint locking system
- Double glazed timber windows and French casement doors**

ELECTRICAL AND COMFORT

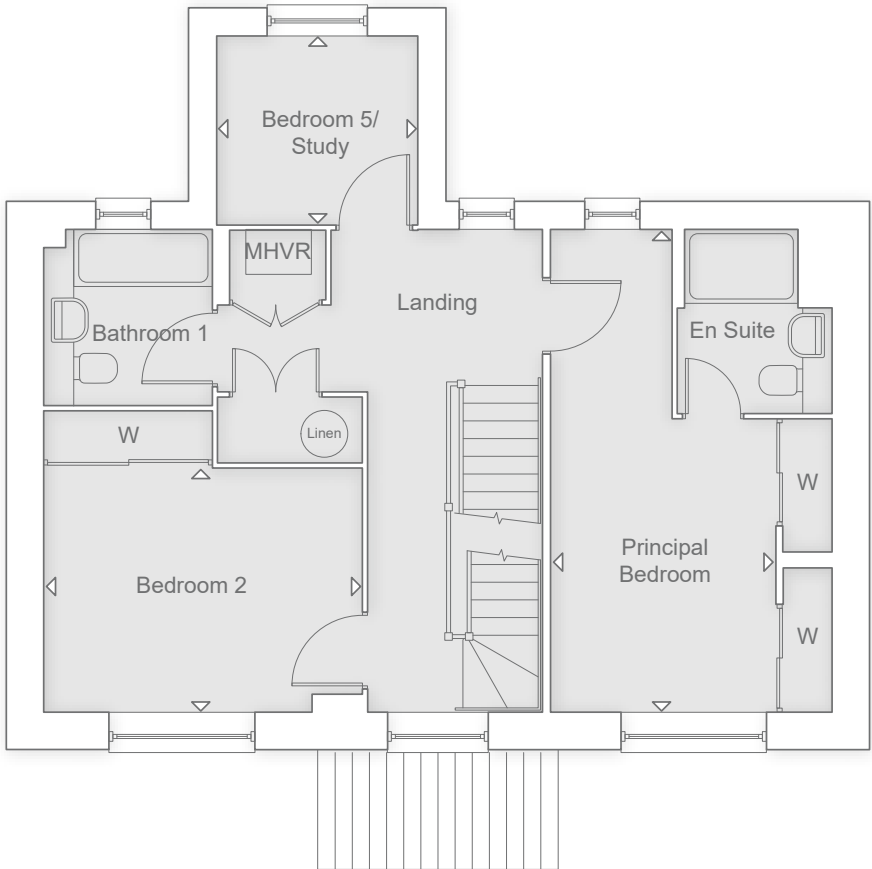
- LED downlights to Hall, Landings, Kitchen/Dining Area, Utility, Bathrooms, En Suites and Cloakroom
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and all Bedrooms
- Air Source Heat Pump heating system with zonal control
- Underfloor heating throughout the Ground Floor
- Mechanical Ventilation Heat Recovery (MVHR) System

EXTERNAL FEATURES

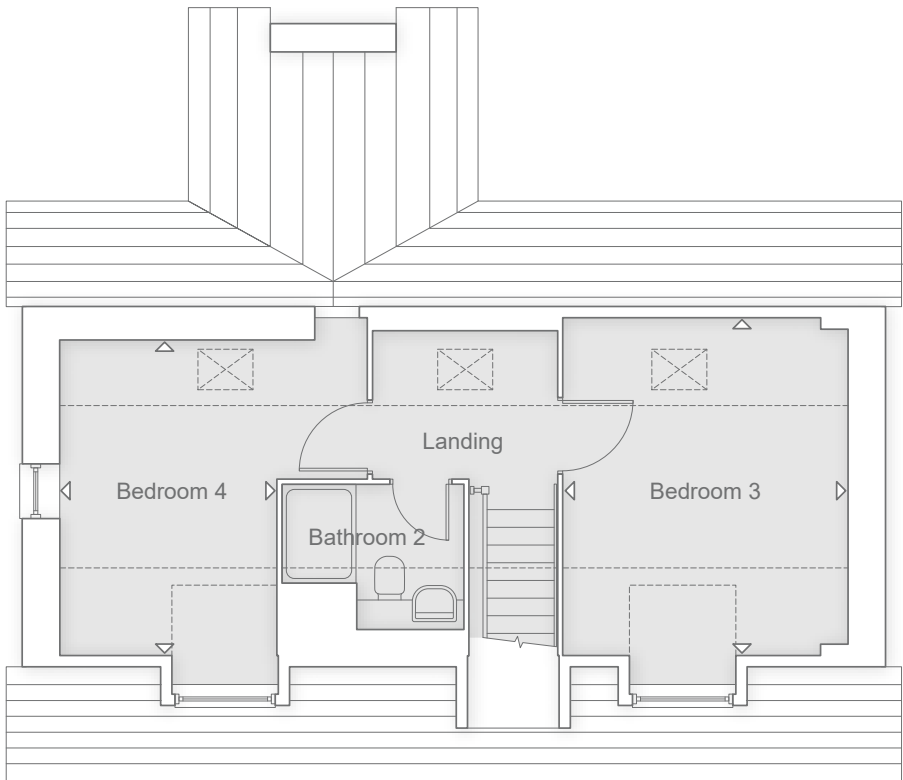
- External power point (subject to layout) and EV car charging point
- Double studio garage to Plot 37
- Double garage to Plots 27 & 28
- Automatic garage door opener with 2 remote control transmitters
- Driveway parking
- Outdoor patio space with gated access
- Motion activated front entrance light
- Water butt



GROUND FLOOR		
KITCHEN/DINING AREA		
3.93M X 6.00M	12' 10" X 19' 8"	
LIVING ROOM		
3.50M X 6.00M	11' 5" X 19' 8"	
UTILITY		
2.50M X 2.31M	8' 2" X 7' 6"	



FIRST FLOOR		
PRINCIPAL BEDROOM		
2.80M X 6.18M	9' 2" X 20' 3"	
BEDROOM 2		
3.96M X 3.03M	12' 11" X 9' 11"	
BEDROOM 5/STUDY		
2.50M X 2.35M	8' 2" X 7' 8"	



SECOND FLOOR		
BEDROOM 3		
3.55M X 4.20M	11' 7" X 13' 9"	
BEDROOM 4		
2.70M X 3.97M	8' 10" X 13' 0"	

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pace-maker. **Where applicable/practicable. ***Heated towel radiators to Bathroom and En Suite only. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE BRADFIELD

4 BEDROOM HOME

PLOT NUMBER

29

36

38

MODERN KITCHEN SPACE AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Stainless steel double electric oven
- Induction hob* with splashback and chimney extractor hood
- Integrated microwave, dishwasher and 2 fridge/freezers
- Laminate worktops with up-stand to Utility

QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen in Bathroom
- Bath with hand shower attachment in En Suite 1
- Walk-in shower enclosure with fixed glass panel and thermostatic digital shower including fixed and adjustable rain heads in En Suite 1
- Shower enclosure with thermostatic shower in En Suite 2
- Ceramic wall tiles and heated towel radiators***

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom
- Built-in wardrobe to Bedroom 2

SECURITY AND PEACE OF MIND

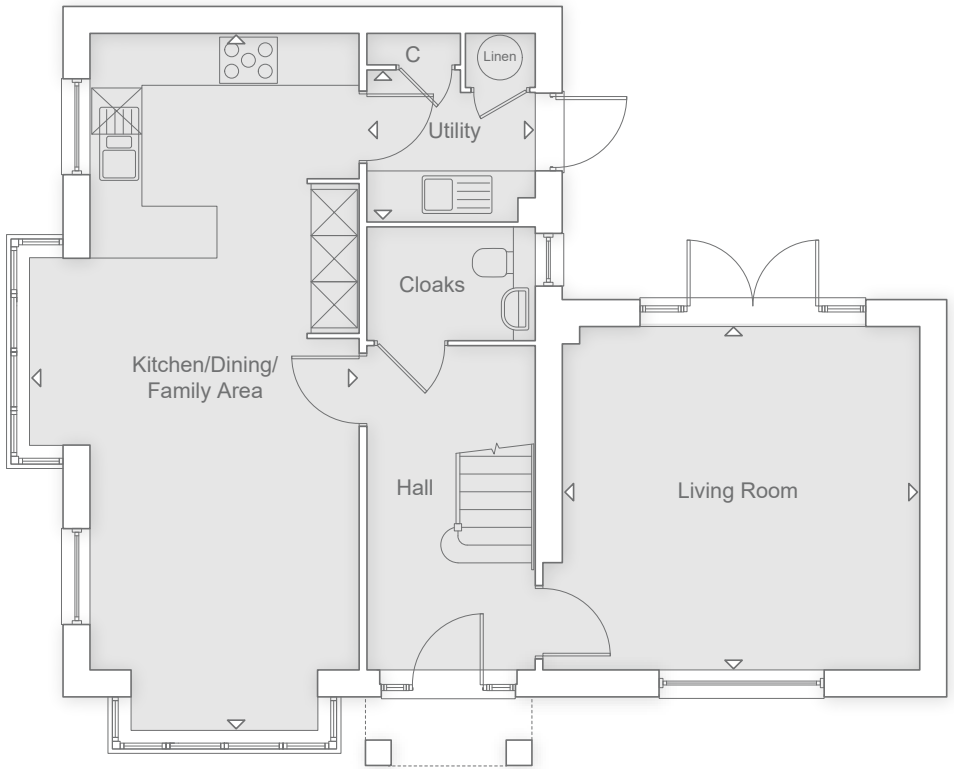
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Timber front door and multipoint locking system
- Double glazed timber windows and French casement doors**

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landings, Kitchen/Dining/Family Area, Utility, Bathroom, En Suites and Cloakroom
- TV point to Living Room, Kitchen/ Dining/Family Area, Salon and all bedrooms
- Cat 6 Home Network points to Living Room, Kitchen/Dining/Family Area, Salon and all Bedrooms
- Air Source Heat Pump heating system with zonal control
- Underfloor heating throughout the Ground Floor
- Mechanical Ventilation Heat Recovery (MVHR) System

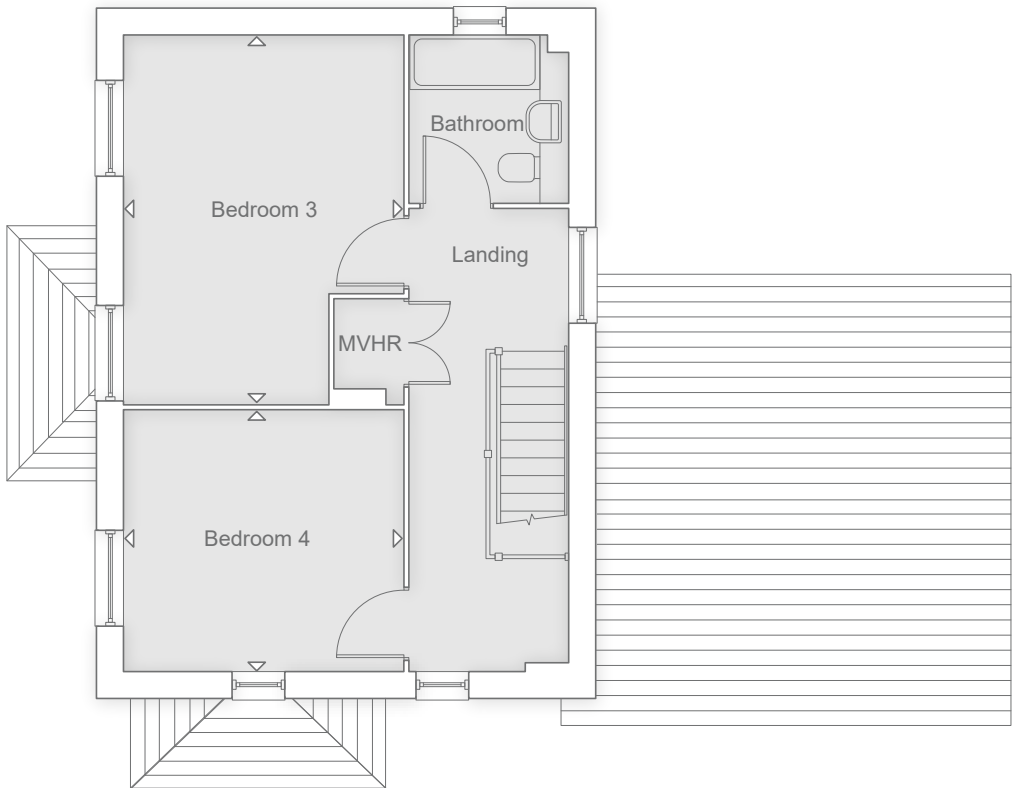
EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Double Studio garage to Plots 36 & 38
- Double garage to Plot 29
- Driveway parking
- Automatic garage door opener with 2 remote control transmitters
- Outdoor patio space with gated access
- Motion activated front entrance light
- Water butt



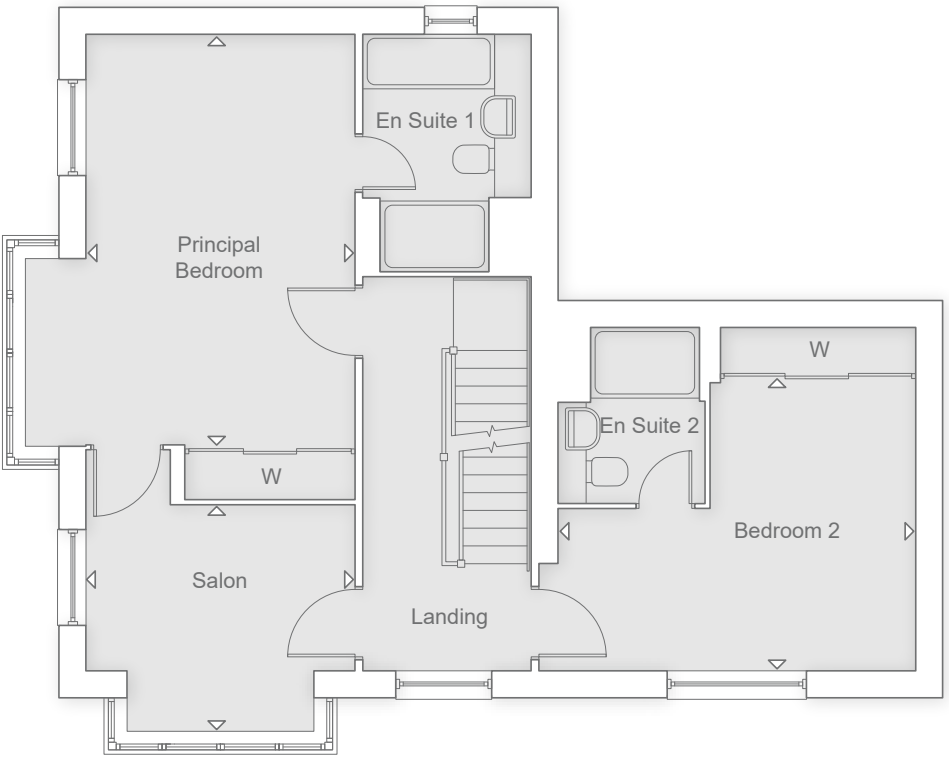
GROUND FLOOR

KITCHEN/DINING/FAMILY AREA		
4.64M X 9.06M	15' 2" X 29' 8"	
LIVING ROOM		
4.45M X 4.47M	14' 7" X 14' 8"	
UTILITY		
2.19M X 1.98M	7' 2" X 6' 6"	



SECOND FLOOR

BEDROOM 3		
3.65M X 4.81M	12' 0" X 15' 8"	
BEDROOM 4		
3.65M X 3.41M	12' 0" X 11' 2"	



FIRST FLOOR

PRINCIPAL BEDROOM		
4.29M X 5.34M	14' 0" X 17' 6"	
SALON		
3.50M X 2.95M	11' 5" X 9' 8"	
BEDROOM 2		
4.90M X 3.81M	16' 0" X 12' 6"	

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pace-maker. **Where applicable/practicable. ***Heated towel radiators to Bathroom and En Suite only. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE PADWORTH

4 BEDROOM HOME

PLOT NUMBER

24

MODERN KITCHEN SPACE AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Stainless steel double electric oven
- Induction hob* with splashback and chimney extractor hood
- Integrated microwave, dishwasher and 2 fridge/freezers
- Laminate worktops with up-stand to Utility

QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen in Bathroom
- Bath with hand shower attachment in En Suite 1
- Walk-in shower enclosure with fixed glass panel and thermostatic digital shower including fixed and adjustable rain heads in En Suite 1
- Shower enclosure with thermostatic shower in En Suite 2
- Ceramic wall tiles and heated towel radiators***

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom
- Built-in wardrobe to Bedroom 2

SECURITY AND PEACE OF MIND

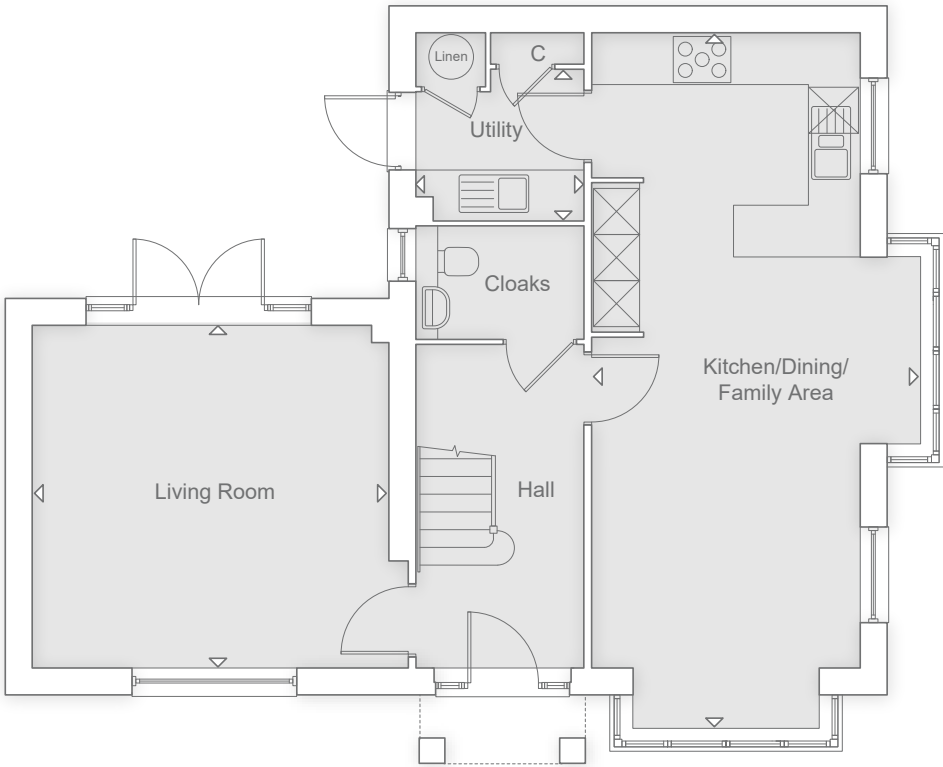
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Timber front door and multipoint locking system
- Double glazed timber windows and French casement doors**

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landings, Kitchen/Dining/Family Area, Utility, Bathroom, En Suites and Cloakroom
- TV point to Living Room, Kitchen/ Dining/Family Area, Salon and all bedrooms
- Cat 6 Home Network points to Living Room, Kitchen/Dining/Family Area, Salon and all Bedrooms
- Air Source Heat Pump heating system with zonal control
- Underfloor heating throughout the Ground Floor
- Mechanical Ventilation Heat Recovery (MVHR) System

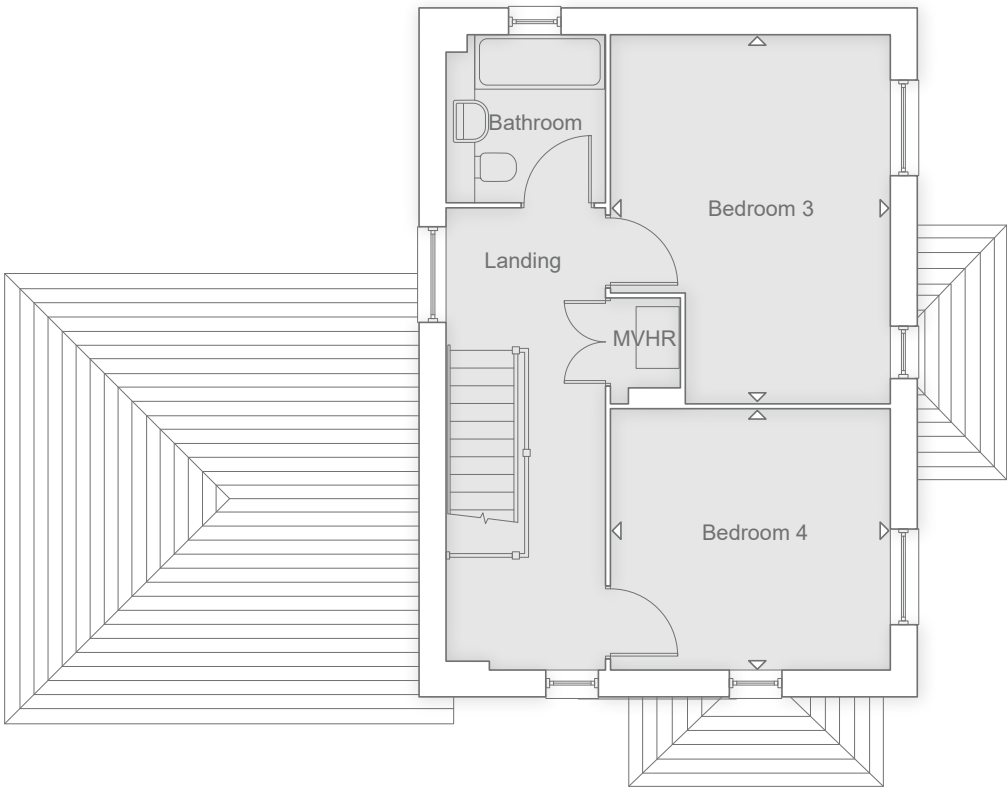
EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Double garage with driveway parking
- Automatic garage door opener with 2 remote control transmitters
- Outdoor patio space with gated access
- Motion activated front entrance light
- Water butt



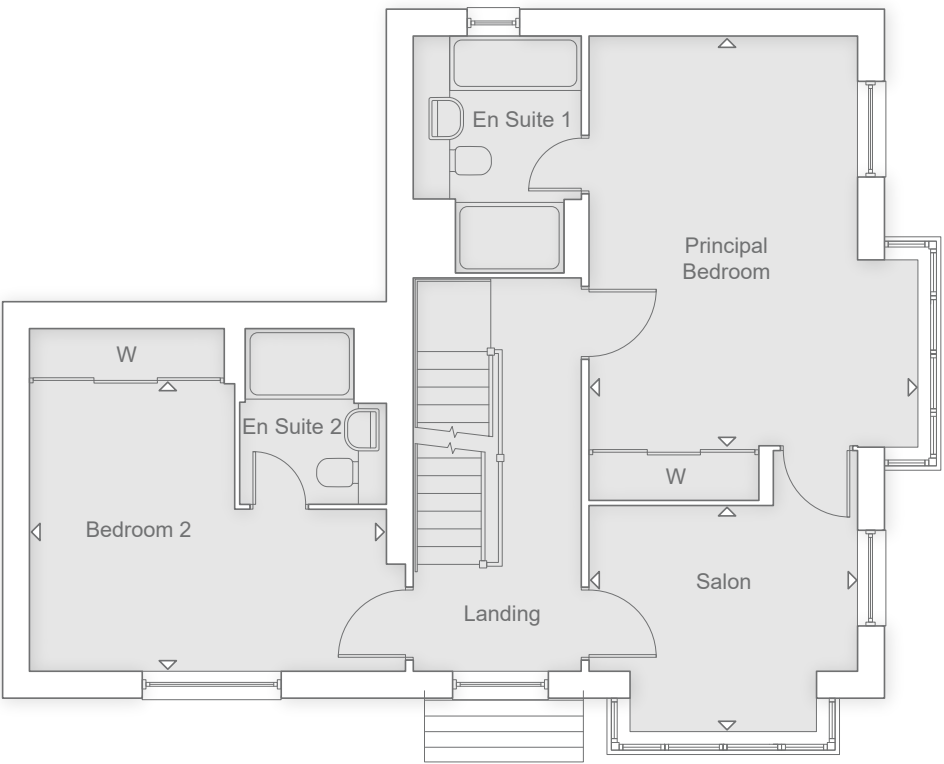
GROUND FLOOR

KITCHEN/DINING/FAMILY AREA		
4.64M	X 9.06M	15' 2" X 29' 8"
LIVING ROOM		
4.45M	X 4.47M	14' 7" X 14' 8"
UTILITY		
2.19M	X 1.98M	7' 2" X 6' 6"



SECOND FLOOR

BEDROOM 3		
3.65M	X 4.81M	12' 0" X 15' 8"
BEDROOM 4		
3.65M	X 3.41M	12' 0" X 11' 2"



FIRST FLOOR

PRINCIPAL BEDROOM		
4.29M	X 5.34M	14' 0" X 17' 6"
SALON		
3.50M	X 2.95M	11' 5" X 9' 8"
BEDROOM 2		
4.90M	X 3.81M	16' 0" X 12' 6"

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pace-maker. **Where applicable/practicable. ***Heated towel radiators to Bathroom and En Suite only. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE WOODHILL

4 BEDROOM HOME

PLOT NUMBERS

1

23

26

MODERN KITCHEN SPACE AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Stainless steel double electric oven
- Induction hob* with splashback and chimney extractor hood
- Integrated microwave, dishwasher and 2 fridge/freezers
- Laminate worktops with up-stand to Utility

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen in Bathroom
- Walk-in shower enclosure with fixed glass panel and thermostatic digital shower including fixed and adjustable rain heads in En Suite
- Ceramic wall tiles and heated towel radiators***

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobes to Principal Bedroom
- Built-in wardrobe to Bedroom 2

SECURITY AND PEACE OF MIND

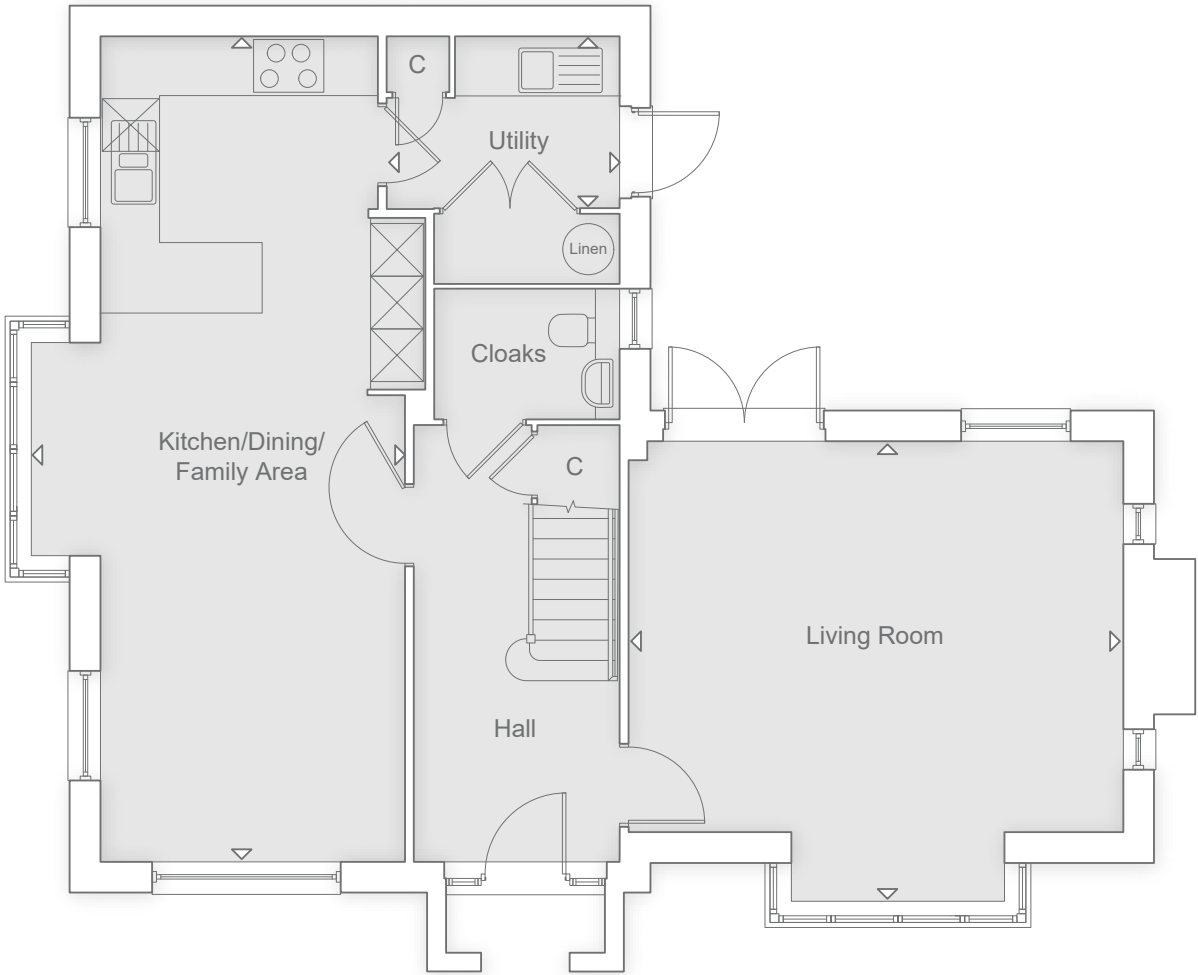
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Timber front door and multipoint locking system
- Double glazed timber windows and French casement doors**

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining/Family Area, Utility, Bathroom, En Suite and Cloakroom
- TV point to Living Room, Kitchen/ Dining/Family Area and all bedrooms
- Cat 6 Home Network points to Living Room, Kitchen/Dining/Family Area and all Bedrooms
- Air Source Heat Pump heating system with zonal control
- Underfloor heating throughout the Ground Floor
- Mechanical Ventilation Heat Recovery (MVHR) System

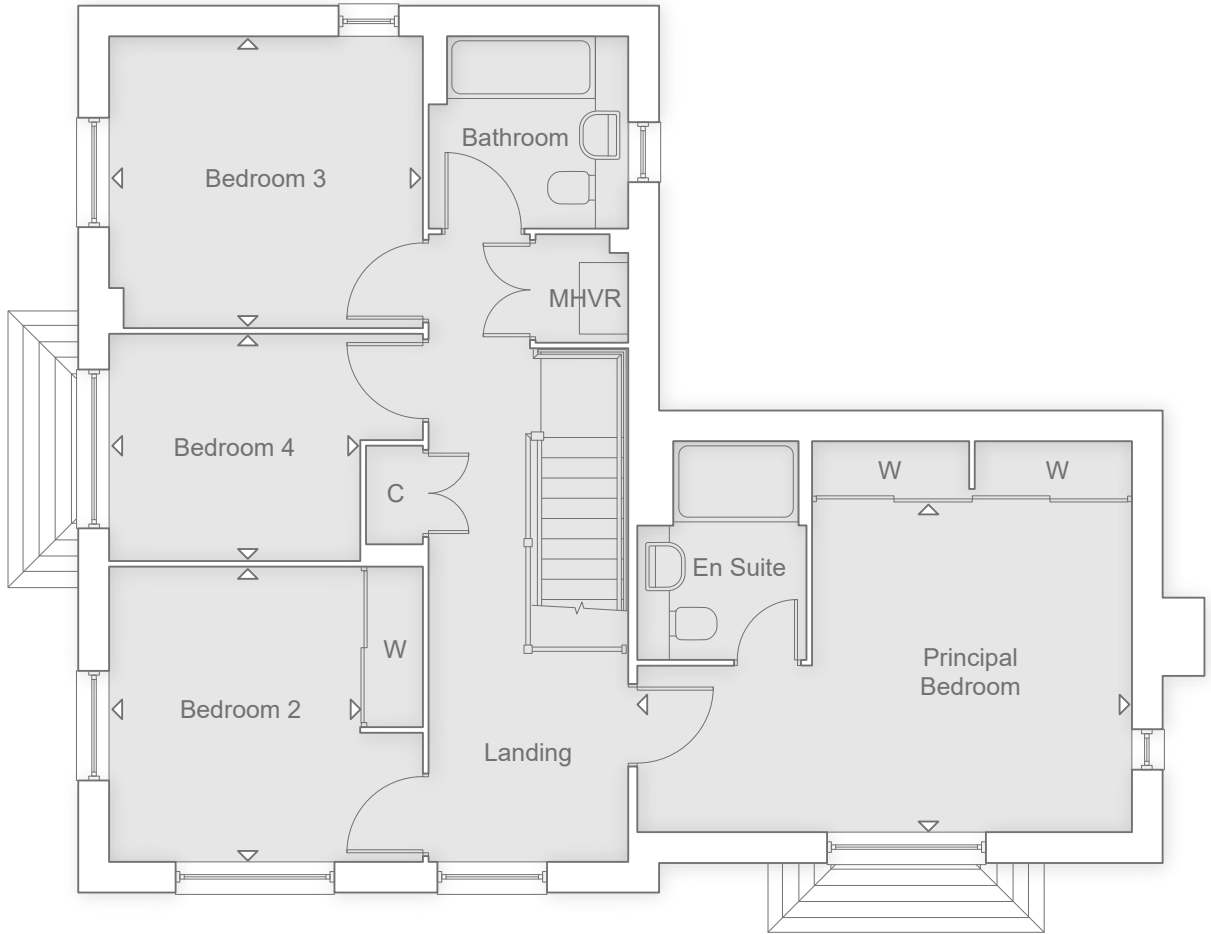
EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Double garage with driveway parking
- Automatic garage door opener with 2 remote control transmitters
- Outdoor patio space with gated access
- Motion activated front entrance light
- Water butt



GROUND FLOOR

KITCHEN/DINING/FAMILY AREA		
4.26M X 9.40M	13' 11" X 30' 10"	
LIVING ROOM		
5.64M X 5.24M	18' 6" X 17' 2"	
UTILITY		
2.66M X 2.83M	8' 8" X 9' 3"	



FIRST FLOOR

PRINCIPAL BEDROOM		
5.64M X 3.74M	18' 6" X 12' 3"	
BEDROOM 2		
2.86M X 3.36M	9' 4" X 11' 0"	
BEDROOM 3		
3.58M X 3.32M	11' 8" X 10' 10"	
BEDROOM 4		
2.86M X 2.59M	9' 4" X 8' 6"	

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pace-maker. **Where applicable/practicable. ***Heated towel radiators to Bathroom and En Suite only. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE BRIMPTON

4 BEDROOM HOME

PLOT NUMBER

9

93

95

MODERN KITCHEN SPACE

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Stainless steel double electric oven
- Induction hob* with splashback and chimney extractor hood
- Integrated washing machine, dishwasher and fridge/freezer

QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suites
- Ceramic wall tiles and heated towel radiators***

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Walk-in wardrobe to Principal Bedroom
- Cupboard to Bedroom 2

SECURITY AND PEACE OF MIND

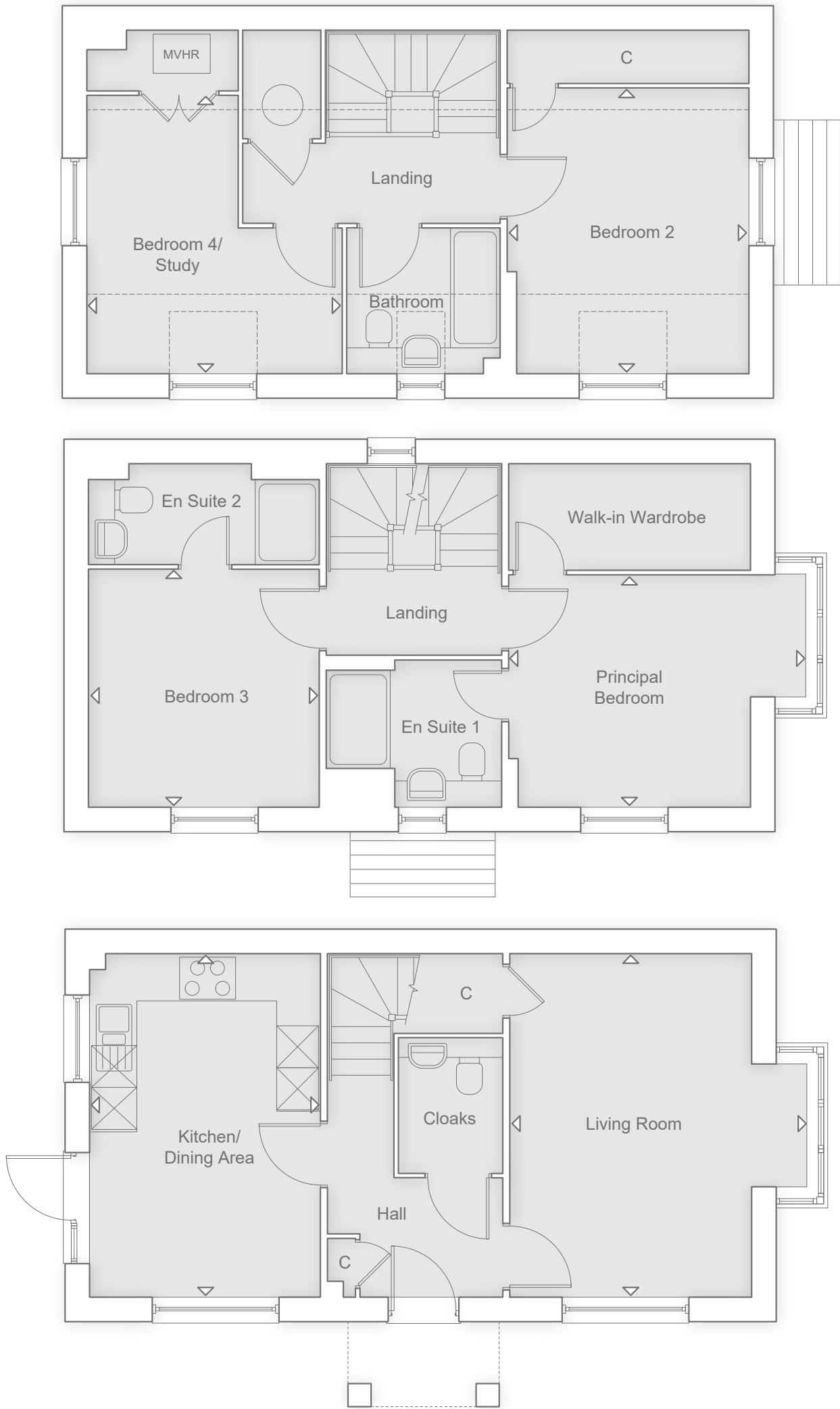
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Timber front door and multipoint locking system
- Double glazed timber windows and French casement doors**

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landings, Kitchen/Dining Area, Bathroom, En Suites and Cloakroom
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and all Bedrooms
- Gas central heating system controlled with Hive Active Heating
- Mechanical Ventilation Heat Recovery (MVHR) System

EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Timber framed carport with driveway parking
- Outdoor patio space with gated access
- Motion activated front entrance light
- Slim space saver water butt
- PV panels



SECOND FLOOR

BEDROOM 2		
3.45M X 4.08M	11' 3" X 13' 4"	
BEDROOM 4/STUDY		
3.65M X 3.97M	11' 11" X 13' 0"	

FIRST FLOOR

PRINCIPAL BEDROOM		
4.24M X 3.32M	13' 10" X 10' 10"	
BEDROOM 3		
3.30M X 3.40M	10' 9" X 11' 1"	

GROUND FLOOR

KITCHEN/DINING AREA		
3.30M X 4.90M	10' 9" X 16' 0"	
LIVING ROOM		
4.24M X 4.90M	13' 0" X 16' 0"	

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pace-maker. **Where applicable/practicable. ***Heated towel radiators to Bathroom and En Suite only. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE
RADFORD
4 BEDROOM HOME

PLOT NUMBERS

87	88	89	90	91	92
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MODERN KITCHEN SPACE

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Stainless steel double electric oven
- Induction hob* with splashback and chimney extractor hood
- Integrated dishwasher and fridge/ freezer

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles and heated towel radiators***

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobes to Principal Bedroom
- Built-in storage to Bedroom 4

SECURITY AND PEACE OF MIND

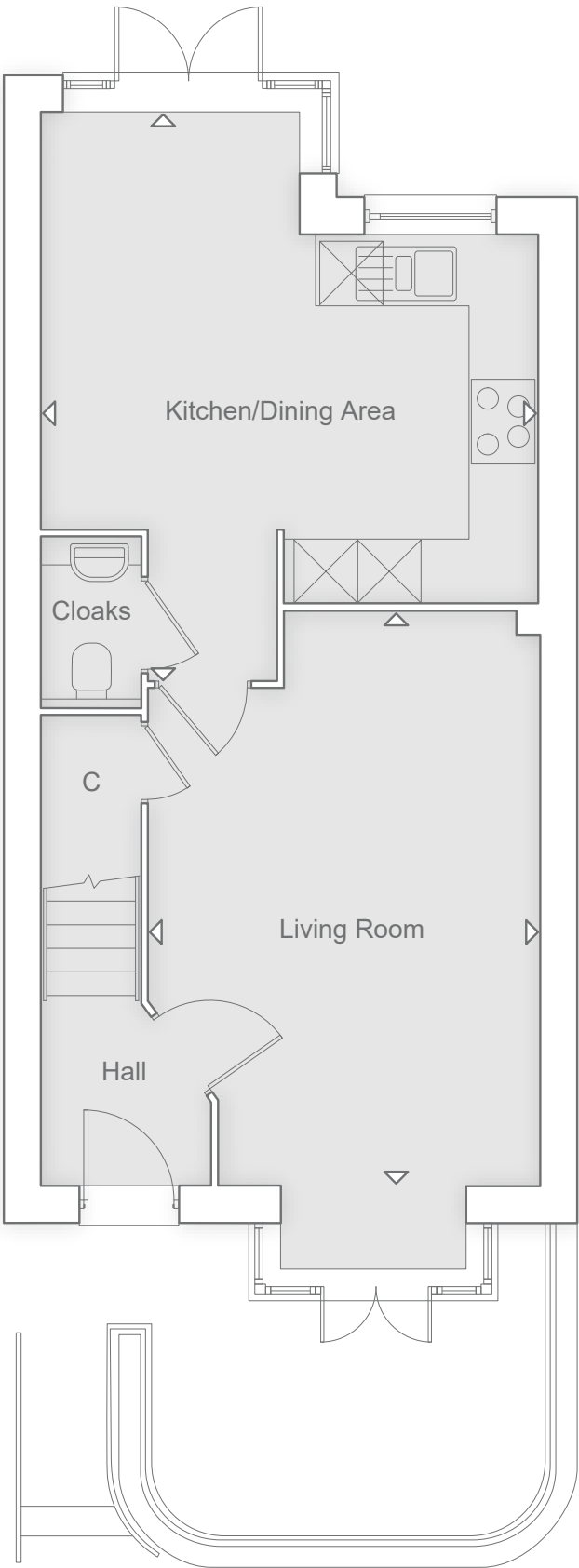
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Timber front door and multipoint locking system
- Double glazed timber windows and French casement doors**

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landings, Kitchen/Dining Area, Bathroom, En Suite and Cloakroom
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room, Kitchen/Dining Area and all Bedrooms
- Gas central heating system controlled with Hive Active Heating
- Mechanical Ventilation Heat Recovery (MVHR) System

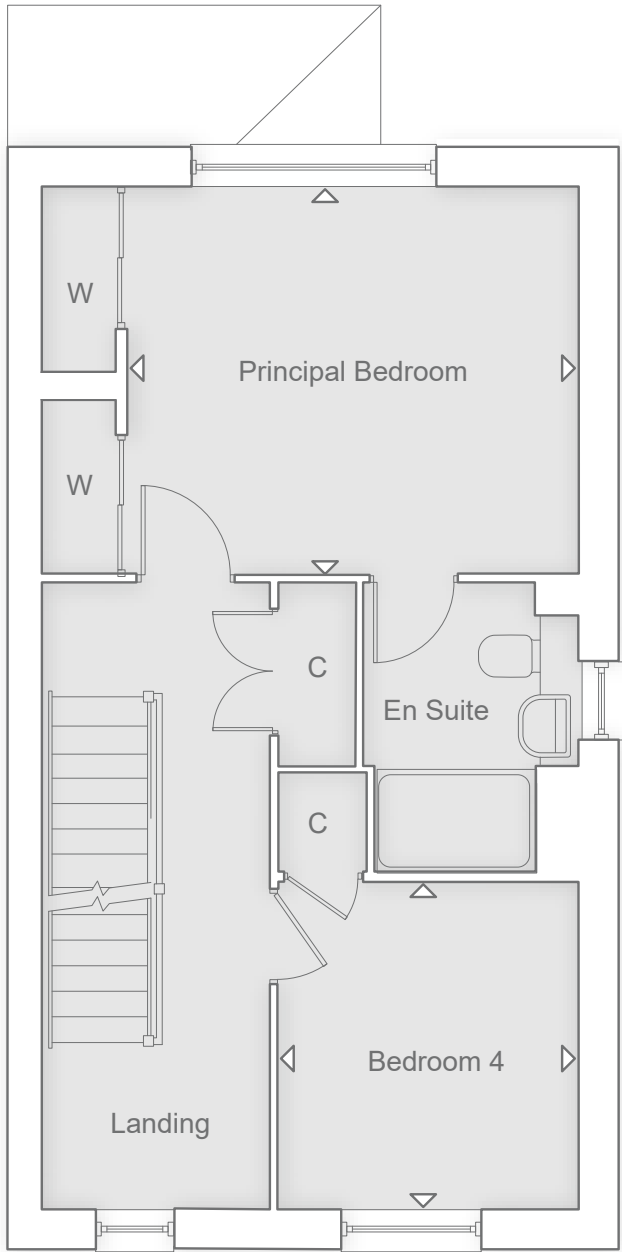
EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Timber framed carport with driveway parking
- Outdoor patio space with gated access
- Motion activated front entrance light
- Slim space saver water butt
- PV panels



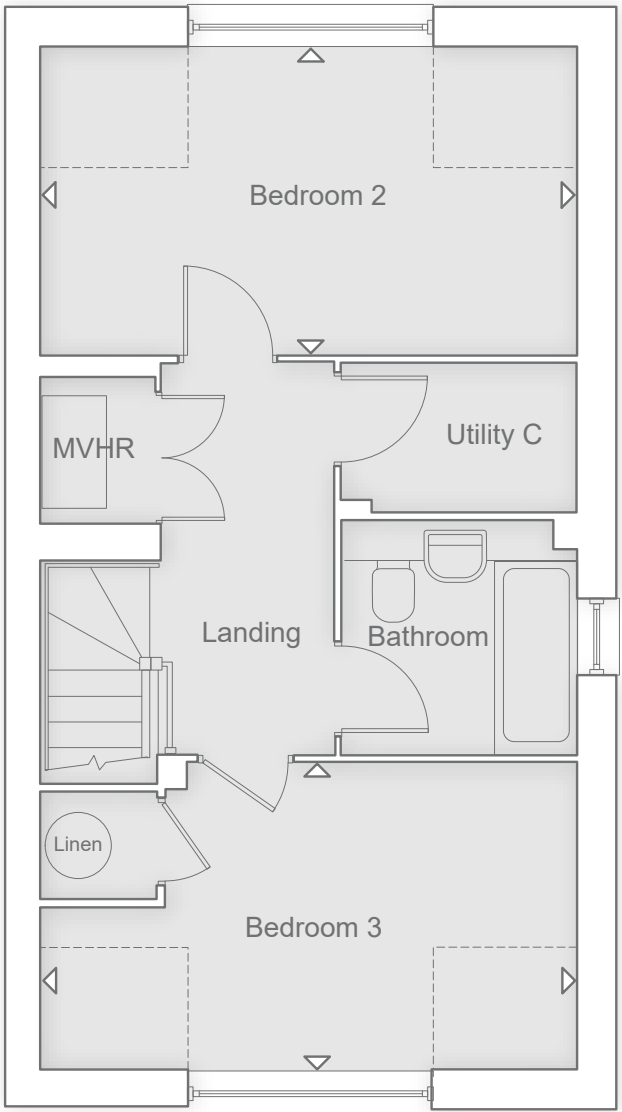
GROUND FLOOR

KITCHEN/DINING AREA		
4.72M X 5.37M	15' 5" X 17' 7"	
LIVING ROOM		
3.71M X 5.44M	12' 2" X 17' 10"	



FIRST FLOOR

PRINCIPAL BEDROOM		
4.03M X 3.41M	13' 2" X 11' 2"	
BEDROOM 4		
2.68M X 2.89M	8' 9" X 9' 5"	



SECOND FLOOR

BEDROOM 2		
4.73M X 2.71M	15' 6" X 8' 10"	
BEDROOM 3		
4.73M X 2.71M	15' 6" X 8' 10"	

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pace-maker. **Where applicable/practicable. ***Heated towel radiators to Bathroom and En Suite only. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE SILCHESTER

4 BEDROOM HOME

PLOT NUMBERS

72

79

MODERN KITCHEN SPACE

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Stainless steel double electric oven
- Induction hob* with splashback and chimney extractor hood
- Integrated washing machine, dishwasher and fridge/freezer

QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suites
- Ceramic wall tiles and heated towel radiators***

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom
- Cupboard to Study

SECURITY AND PEACE OF MIND

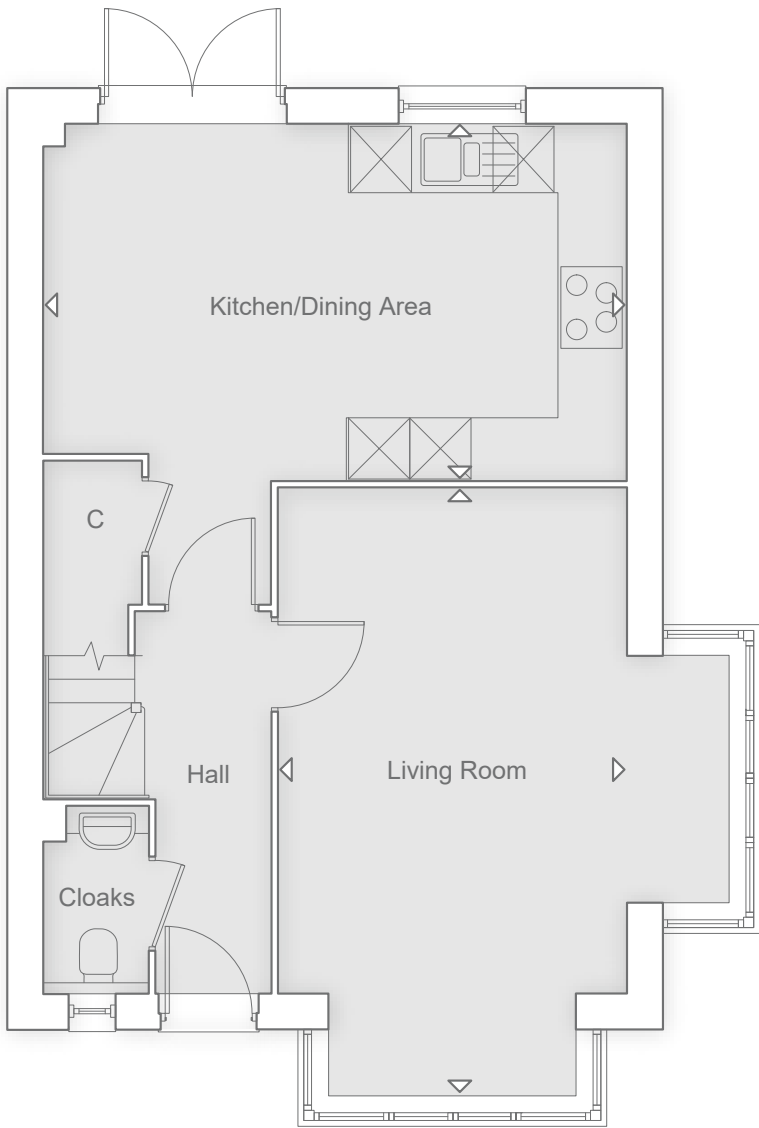
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Timber front door and multipoint locking system
- Double glazed timber windows and French casement doors**

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landings, Kitchen/Dining Area, Bathroom, En Suites and Cloakroom
- TV point to Living Room, Kitchen/Dining Area, Study and all bedrooms
- Cat 6 Home Network points to Living Room, Kitchen/Dining Area, Study and all Bedrooms
- Gas central heating system controlled with Hive Active Heating
- Mechanical Ventilation Heat Recovery (MVHR) System

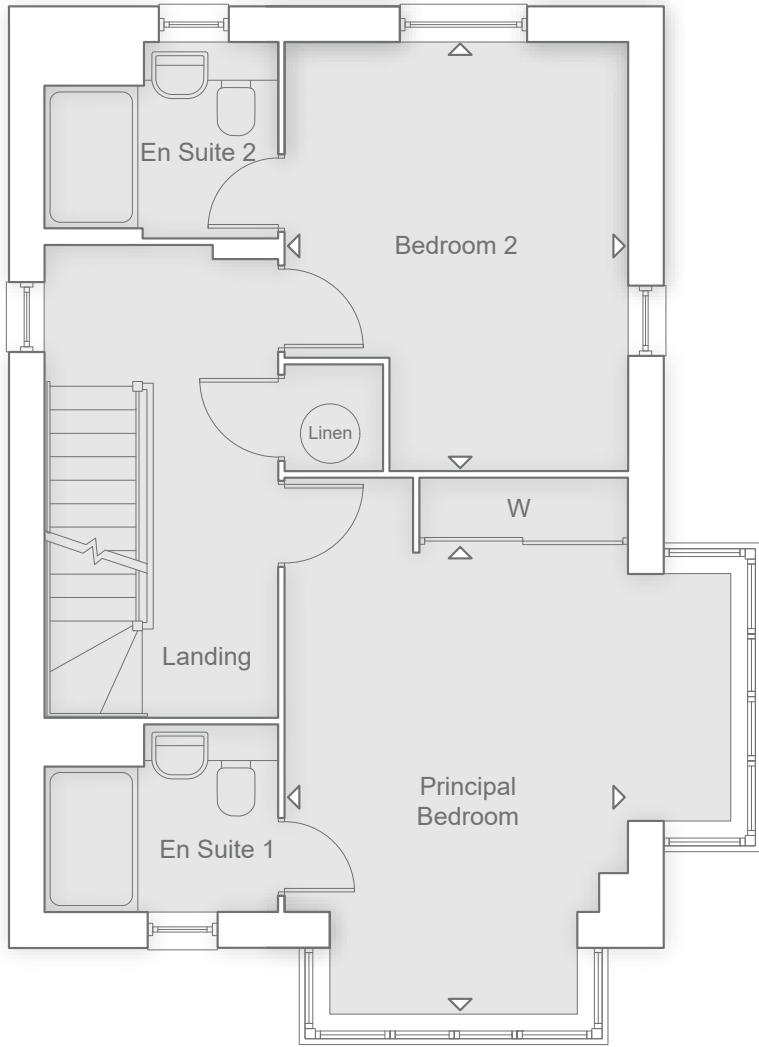
EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Timber framed carport with driveway parking
- Outdoor patio space with gated access
- Motion activated front entrance light
- Slim space saver water butt
- PV panels



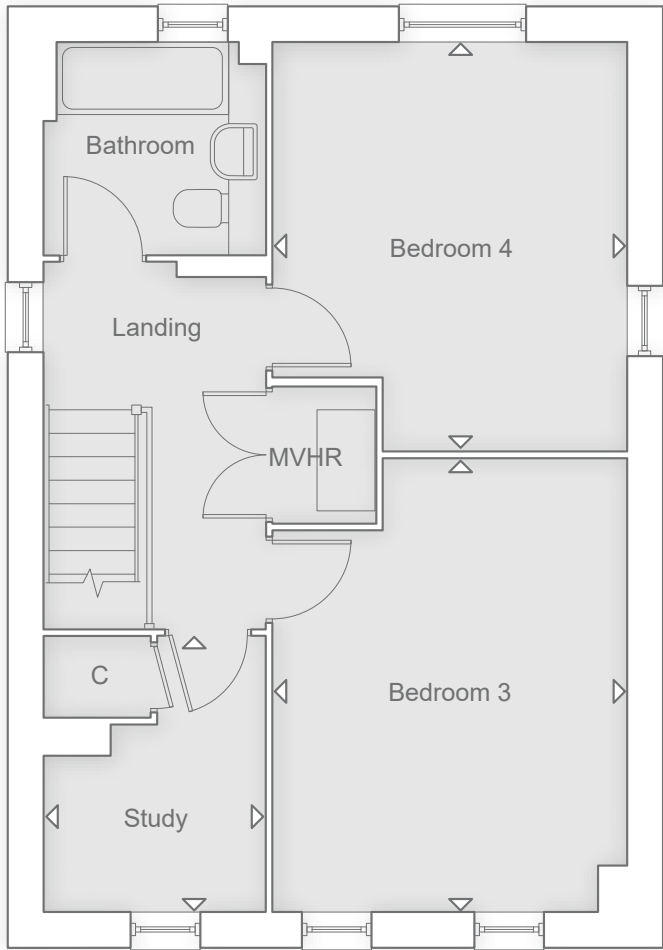
GROUND FLOOR

KITCHEN/DINING AREA		
5.72M X 3.50M	18' 9" X 11' 5"	
LIVING ROOM		
3.42M X 6.02M	11' 2" X 19' 9"	



FIRST FLOOR

PRINCIPAL BEDROOM		
3.37M X 4.76M	11' 0" X 15' 7"	
BEDROOM 2		
3.37M X 4.21M	11' 0" X 13' 9"	



SECOND FLOOR

BEDROOM 3		
3.48M X 4.45M	11' 5" X 14' 7"	
BEDROOM 4		
3.48M X 4.01M	11' 5" X 13' 1"	
STUDY		
2.18M X 2.71M	7' 1" X 8' 10"	

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pace-maker. **Where applicable/practicable. ***Heated towel radiators to Bathroom and En Suite only. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE
PANGBOURNE

4 BEDROOM HOME

PLOT NUMBERS

73

74

75

76

77

78

MODERN KITCHEN SPACE

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Stainless steel double electric oven
- Induction hob* with splashback and chimney extractor hood
- Integrated washing machine, dishwasher and fridge/freezer

QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suites
- Ceramic wall tiles and heated towel radiators***

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom
- Cupboard to Study

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Timber front door and multipoint locking system
- Double glazed timber windows and French casement doors**

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landings, Kitchen/Dining Area, Bathroom, En Suites and Cloakroom
- TV point to Living Room, Kitchen/Dining Area, Study and all bedrooms
- Cat 6 Home Network points to Living Room, Kitchen/Dining Area, Study and all Bedrooms
- Gas central heating system controlled with Hive Active Heating
- Mechanical Ventilation Heat Recovery (MVHR) System

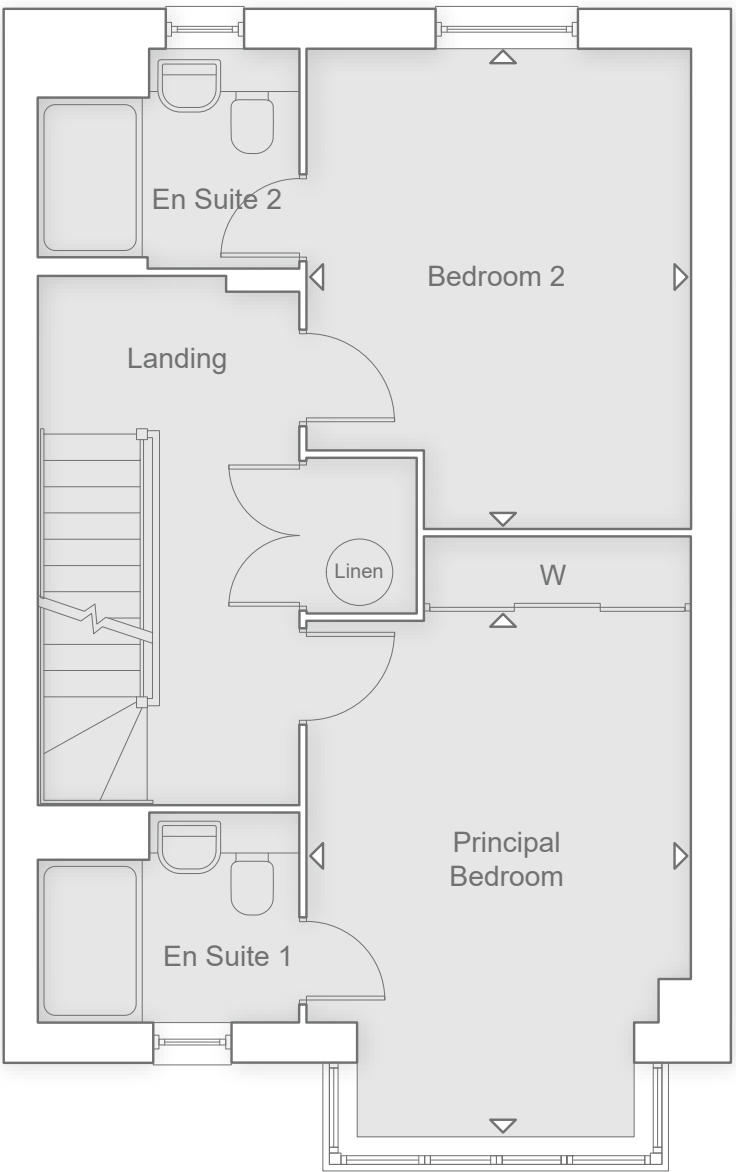
EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Timber framed carport with driveway parking
- Outdoor patio space with gated access
- Motion activated front entrance light
- Slim space saver water butt
- PV panels



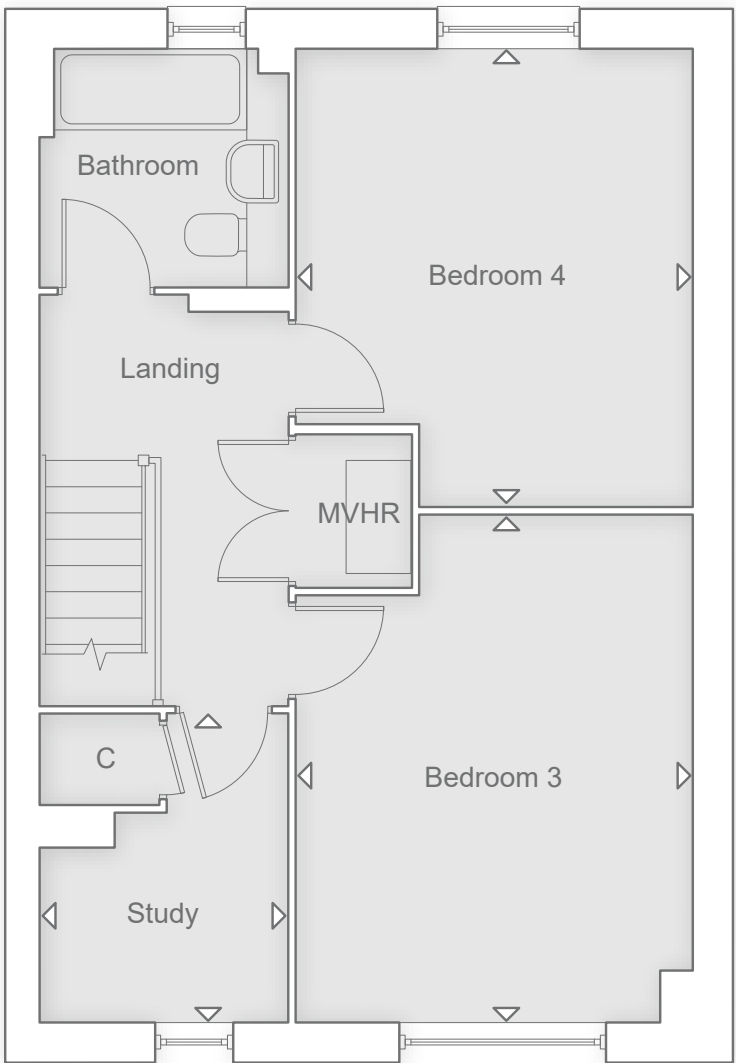
GROUND FLOOR

KITCHEN/DINING AREA		
5.72M X 3.50M	18' 9" X 11' 5"	
LIVING ROOM		
3.42M X 5.96M	11' 2" X 19' 6"	



FIRST FLOOR

PRINCIPAL BEDROOM		
3.37M X 4.70M	11' 0" X 15' 5"	
BEDROOM 2		
3.37M X 4.21M	11' 0" X 13' 9"	



SECOND FLOOR

BEDROOM 3		
3.48M X 4.45M	11' 5" X 14' 7"	
BEDROOM 4		
3.48M X 4.01M	11' 5" X 13' 1"	
STUDY		
2.18M X 2.71M	7' 1" X 8' 10"	

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pace-maker. **Where applicable/practicable. ***Heated towel radiators to Bathroom and En Suite only. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE BARKHAM

3 BEDROOM HOME

PLOT NUMBERS

10

11

12

13

MODERN KITCHEN SPACE

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Stainless steel double electric oven
- Induction hob* with splashback and chimney extractor hood
- Integrated washing machine, dishwasher and fridge/freezer

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles and heated towel radiators***

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

SECURITY AND PEACE OF MIND

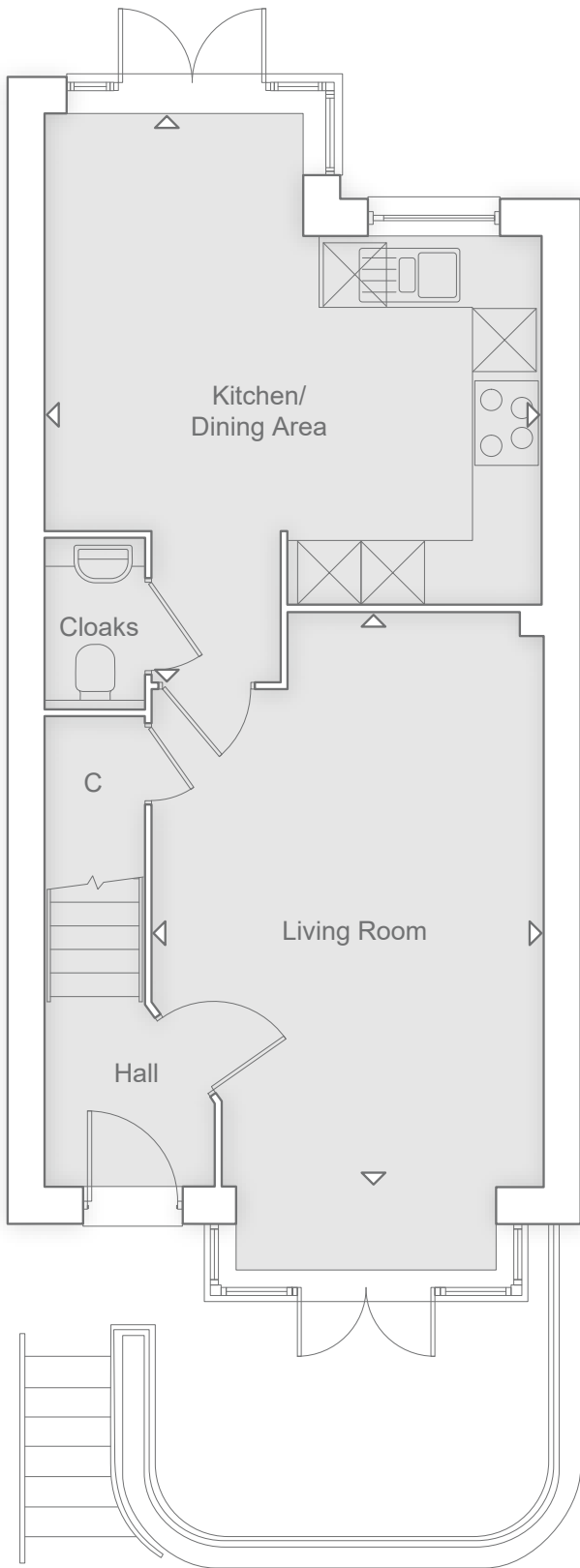
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Timber front door and multipoint locking system
- Double glazed timber windows and French casement doors**

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, En Suite and Cloakroom
- TV point to Living Room, Kitchen/Dining Area, Study and all bedrooms
- Cat 6 Home Network points to Living Room, Study and all Bedrooms
- Gas central heating system controlled with Hive Active Heating
- Mechanical Ventilation Heat Recovery (MVHR) System

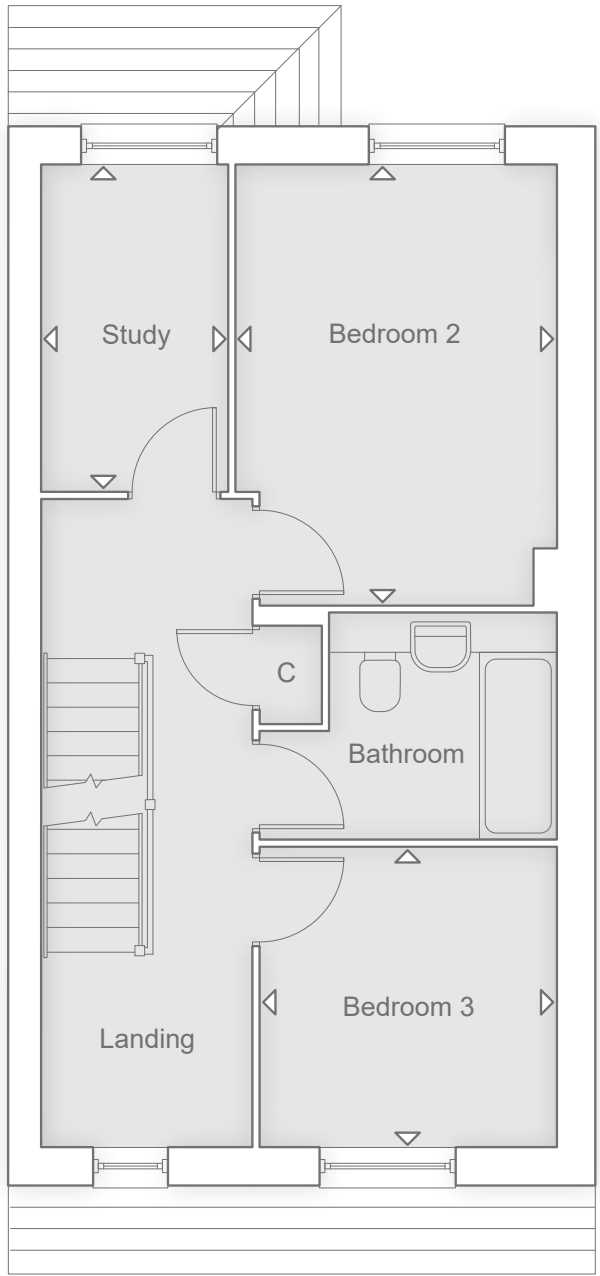
EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Timber framed carport (Plots 10, 11 & 12)
- Drive-through (Plot 13)
- Driveway parking
- Outdoor patio space with gated access
- Motion activated front entrance light
- Slim space saver water butt
- PV panels



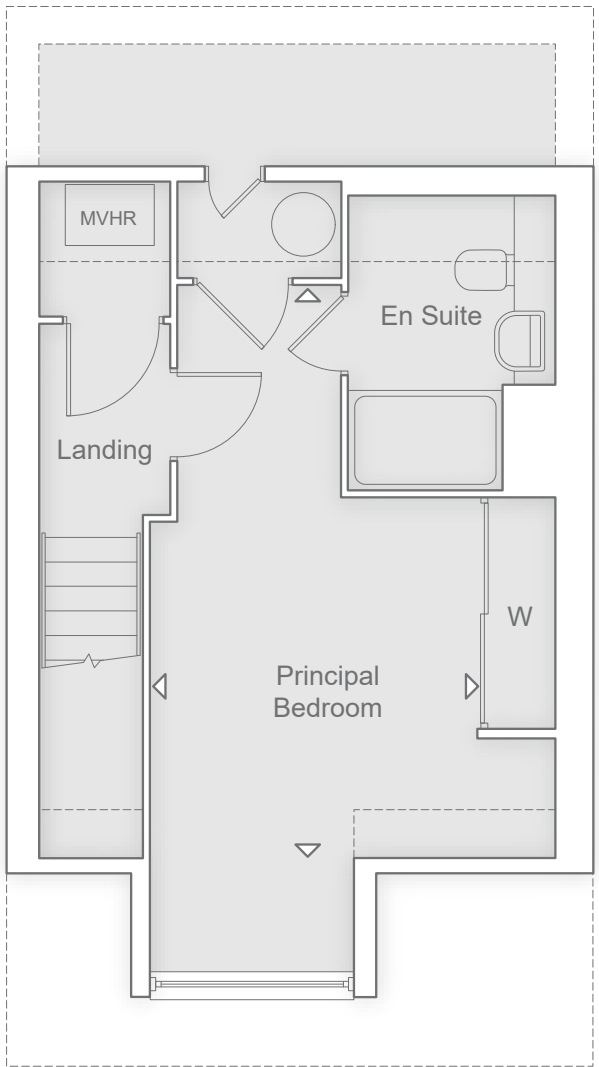
GROUND FLOOR

KITCHEN/DINING AREA		
4.73M X 5.38M	15' 6" X 17' 7"	
LIVING ROOM		
3.71M X 5.44M	12' 2" X 17' 10"	



FIRST FLOOR

BEDROOM 2		
2.95M X 4.04M	9' 8" X 13' 3"	
BEDROOM 3		
2.73M X 2.75M	8' 11" X 9' 0"	
STUDY		
1.72M X 3.00M	5' 7" X 9' 10"	



SECOND FLOOR

PRINCIPAL BEDROOM		
3.01M X 5.25M	9' 10" X 17' 2"	

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pace-maker. **Where applicable/practicable. ***Heated towel radiators to Bathroom and En Suite only. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE GRAZELEY

3 BEDROOM HOME

PLOT NUMBERS

96

97

98

99

MODERN KITCHEN SPACE

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Stainless steel double electric oven
- Induction hob* with splashback and chimney extractor hood
- Integrated washing machine, dishwasher and fridge/freezer

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles and heated towel radiators***

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

SECURITY AND PEACE OF MIND

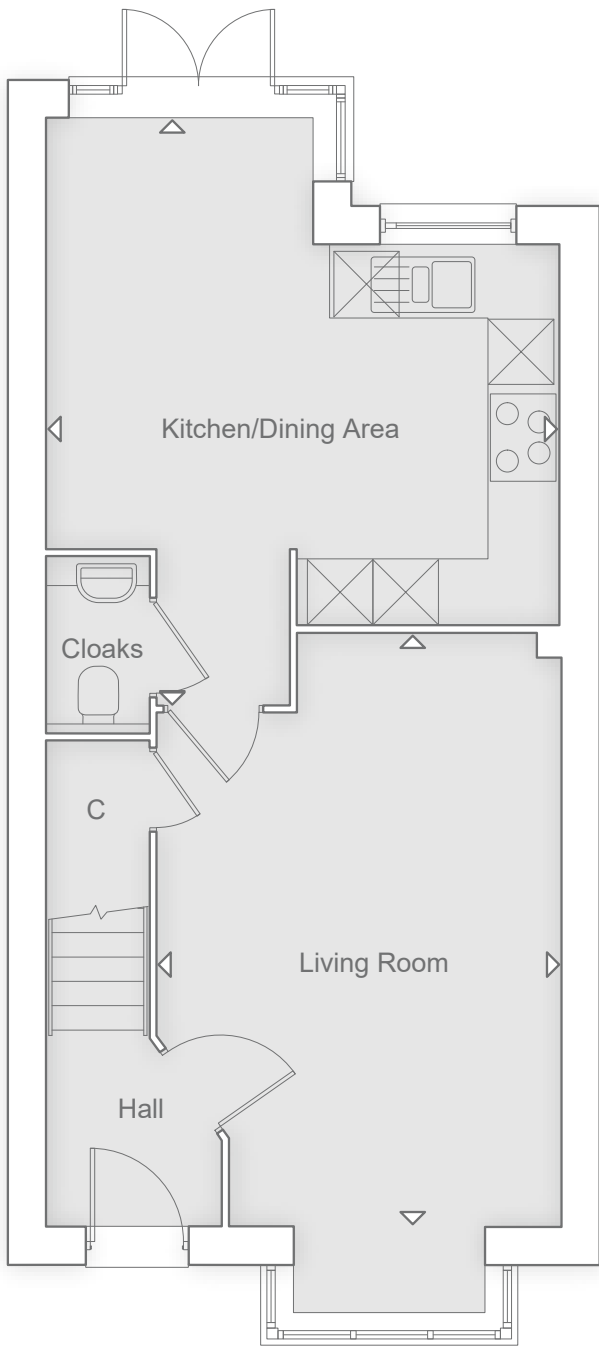
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Timber front door and multipoint locking system
- Double glazed timber windows and French casement doors**

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, En Suite and Cloakroom
- TV point to Living Room, Kitchen/Dining Area, Study and all bedrooms
- Cat 6 Home Network points to Living Room, Study and all Bedrooms
- Gas central heating system controlled with Hive Active Heating
- Mechanical Ventilation Heat Recovery (MVHR) System

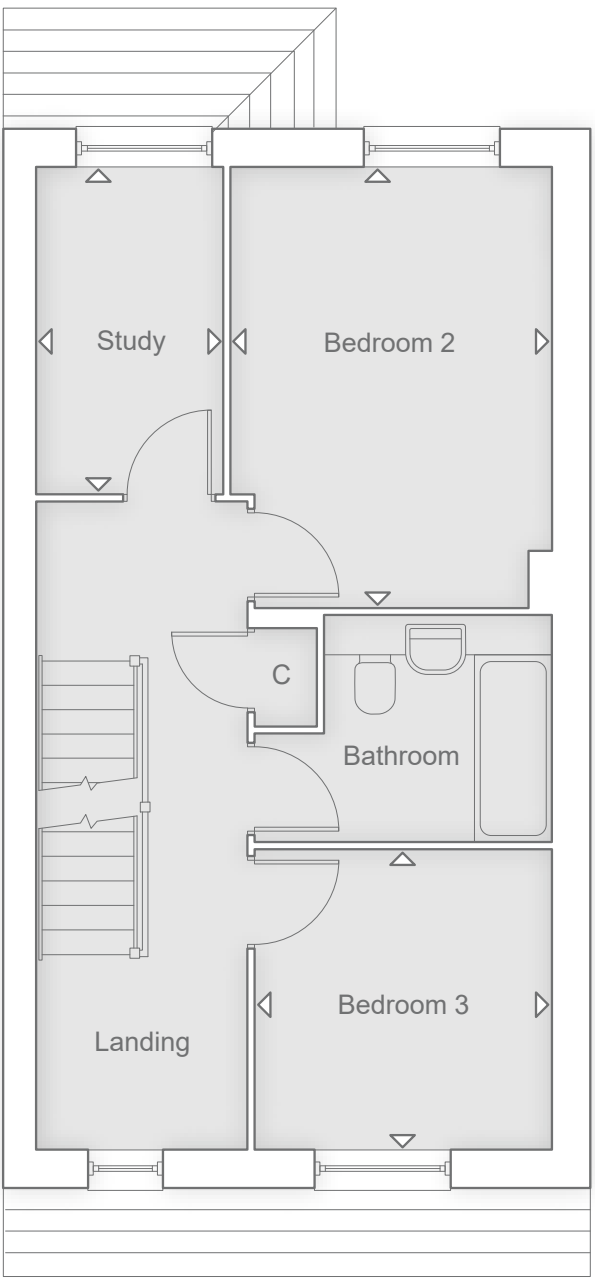
EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Timber framed carport
- Driveway parking
- Outdoor patio space with gated access
- Motion activated front entrance light
- Slim space saver water butt
- PV panels



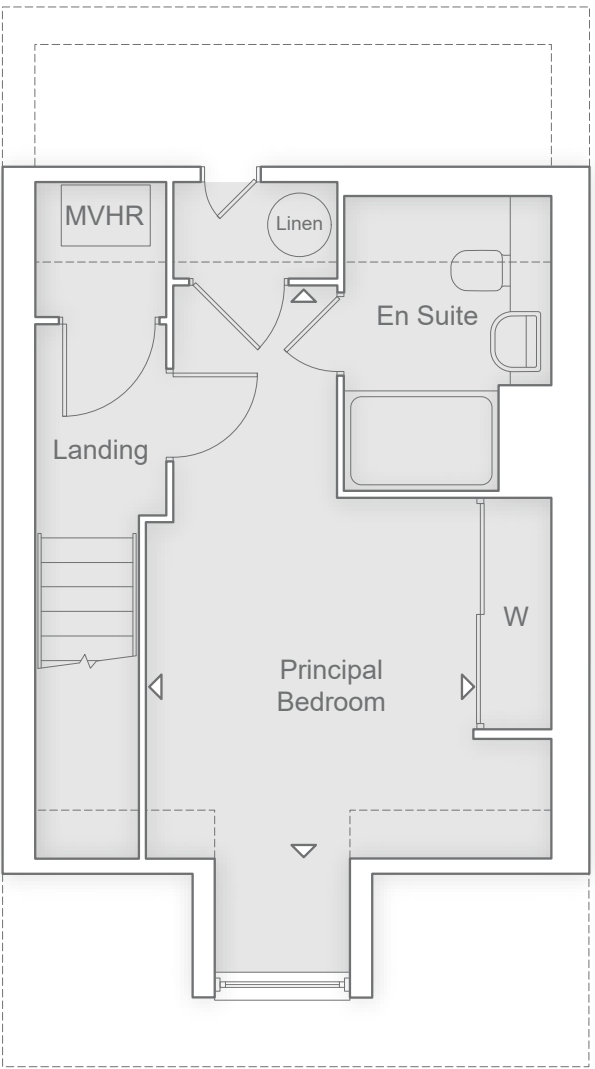
GROUND FLOOR

KITCHEN/DINING AREA		
4.48M X 5.38M	14' 8" X 17' 7"	
LIVING ROOM		
3.71M X 6.22M	12' 2" X 17' 10"	



FIRST FLOOR

BEDROOM 2		
2.95M X 4.04M	9' 8" X 13' 3"	
BEDROOM 3		
2.73M X 2.75M	8' 11" X 9' 0"	
STUDY		
1.72M X 3.00M	5' 7" X 9' 10"	



SECOND FLOOR

PRINCIPAL BEDROOM		
3.01M X 5.25M	9' 10" X 17' 2"	

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pace-maker. **Where applicable/practicable. ***Heated towel radiators to Bathroom and En Suite only. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE CHARLBURY

3 BEDROOM HOME

PLOT NUMBERS

31

32

33

34

94

MODERN KITCHEN SPACE

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Stainless steel double electric oven
- Induction hob* with splashback and chimney extractor hood
- Integrated dishwasher and fridge/ freezer

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles and heated towel radiators***

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

SECURITY AND PEACE OF MIND

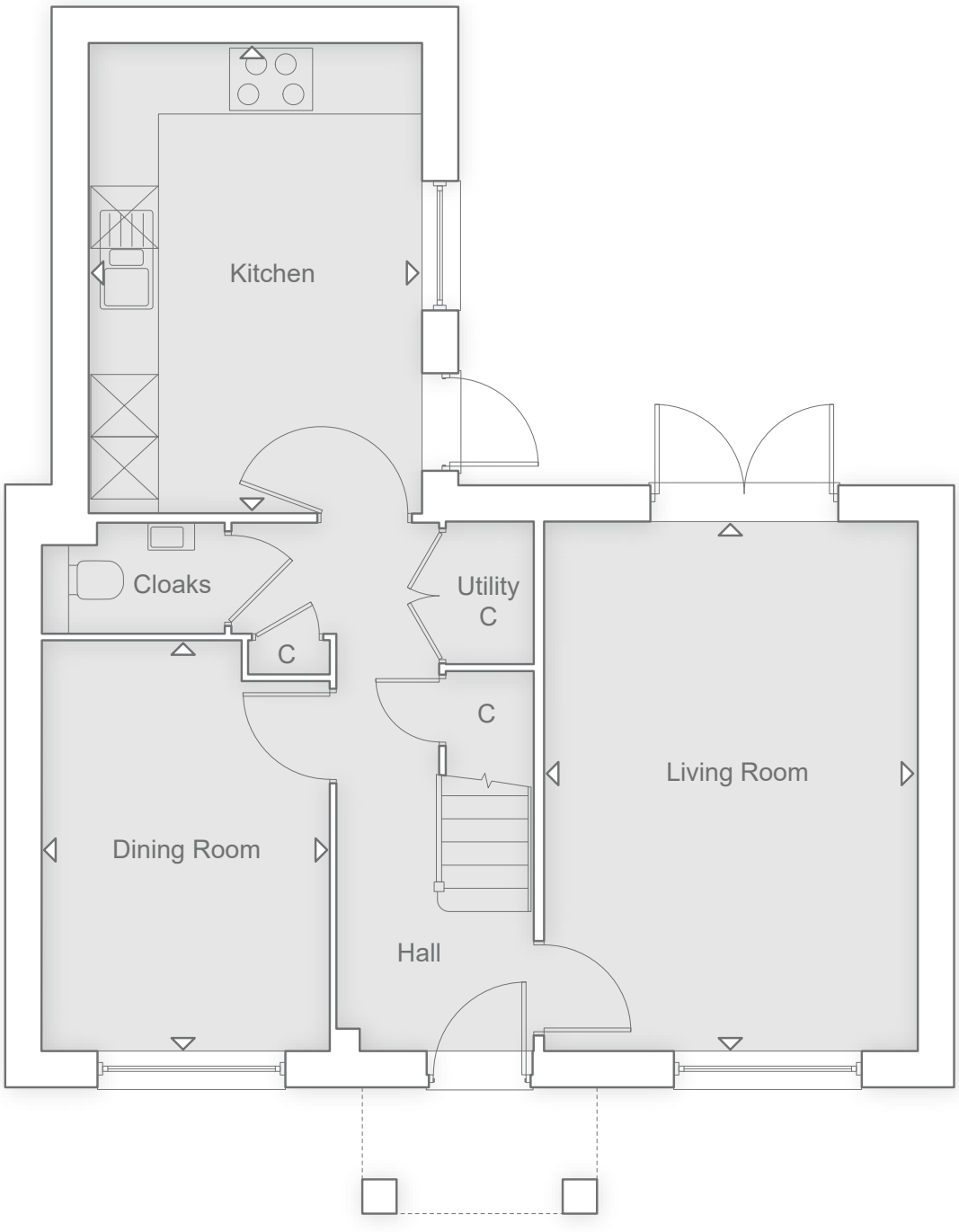
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Timber front door and multipoint locking system
- Double glazed timber windows and French casement doors**

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen, Bathroom, En Suite and Cloakroom
- TV point to Living Room, Dining Room and all bedrooms
- Cat 6 Home Network points to Living Room, Dining Room and all Bedrooms
- Gas central heating system controlled with Hive Active Heating
- Mechanical Ventilation Heat Recovery (MVHR) System

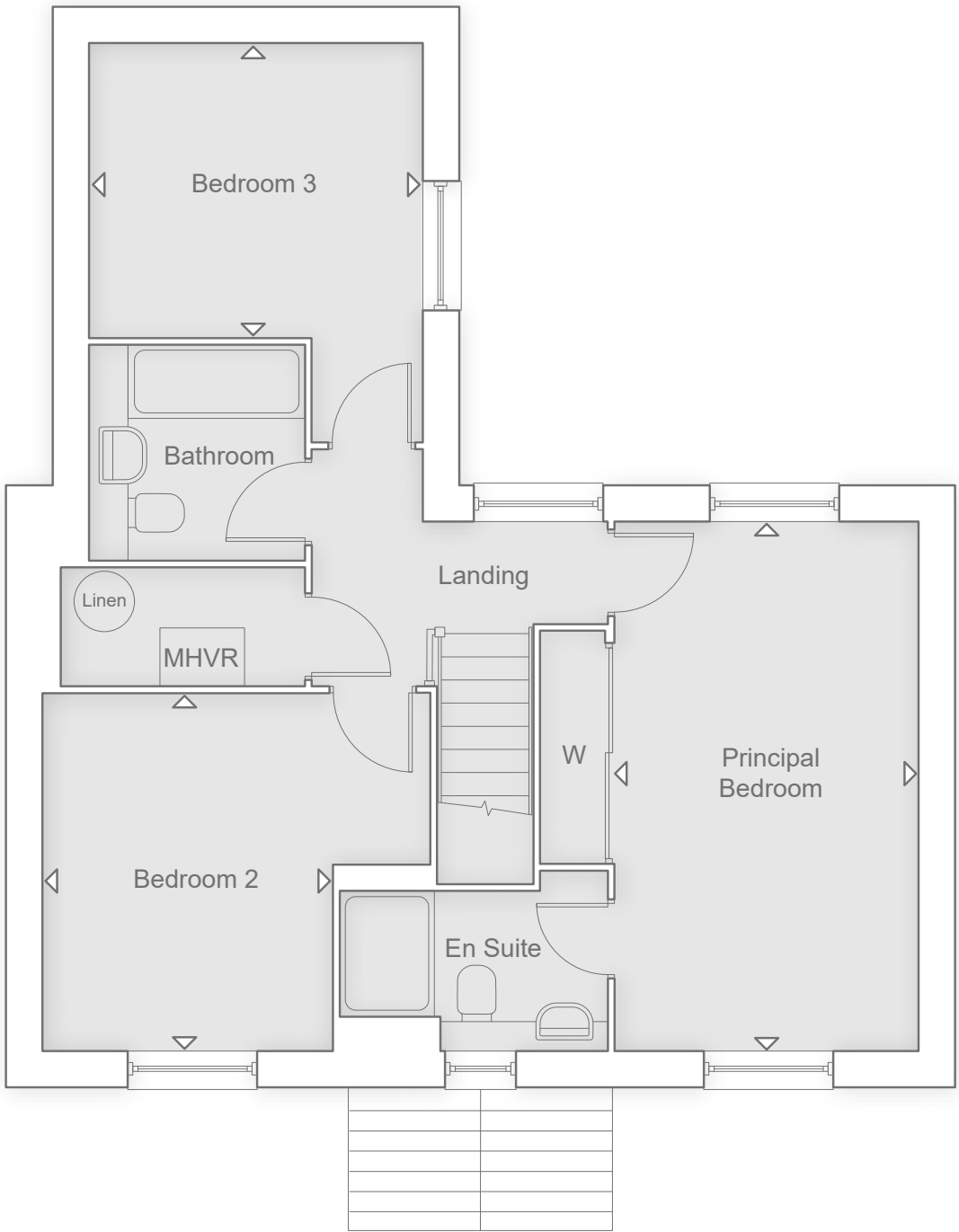
EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Timber framed carport ro Plots 31, 32, 33 & 34
- Double timber framed carport to Plot 94
- Driveway parking
- Outdoor patio space with gated access
- Motion activated front entrance light
- Slim space saver water butt
- PV panels



GROUND FLOOR

KITCHEN		
3.22MX 4.53M	10' 6"	X 14' 10"
DINING ROOM		
2.78M X 3.96M	9' 1"	X 12' 11"
LIVING ROOM		
3.60M X 5.10M	11' 9"	X 16' 8"



FIRST FLOOR

PRINCIPAL BEDROOM		
2.93M X 5.10M	9' 7"	X 16' 8"
BEDROOM 2		
2.80M X 3.45M	9' 2"	X 11' 3"
BEDROOM 3		
3.22M X 2.84M	10' 6"	X 9' 3"

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pace-maker. **Where applicable/practicable. ***Heated towel radiators to Bathroom and En Suite only. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE BROADWAY

3 BEDROOM HOME

PLOT NUMBERS

25

30

MODERN KITCHEN SPACE

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Stainless steel double electric oven
- Induction hob* with splashback and chimney extractor hood
- Integrated dishwasher and fridge/ freezer

QUALITY EN SUITES AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- White sanitaryware and chrome fittings
- Shower enclosure with thermostatic shower in En Suites
- Bath with hand shower attachment in En Suite 1
- Ceramic wall tiles and heated towel radiators***

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

SECURITY AND PEACE OF MIND

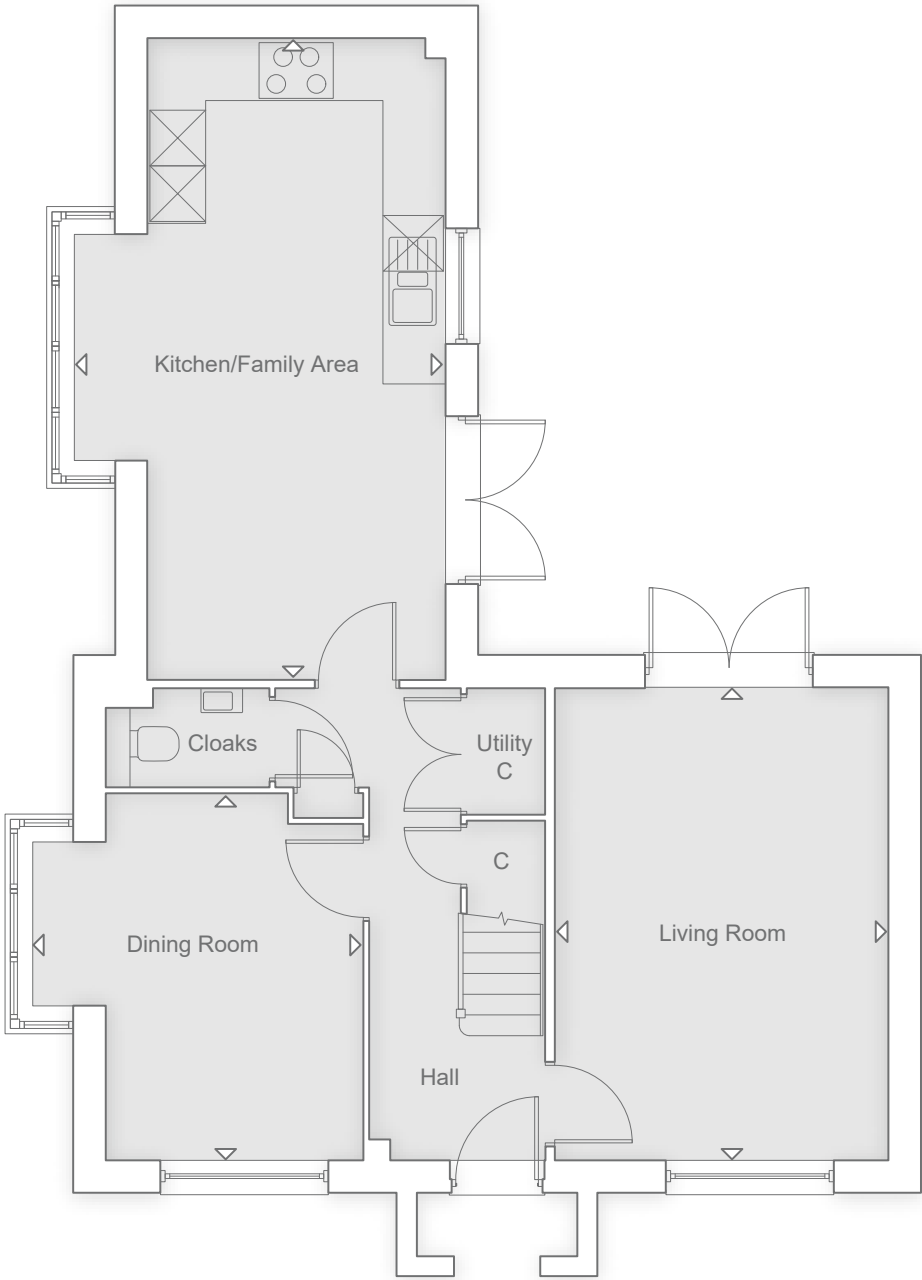
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Timber front door and multipoint locking system
- Double glazed timber windows and French casement doors**

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen, En Suites and Cloakroom
- TV point to Living Room, Dining Room and all bedrooms
- Cat 6 Home Network points to Living Room, Dining Room and all Bedrooms
- Gas central heating system controlled with Hive Active Heating
- Mechanical Ventilation Heat Recovery (MVHR) System

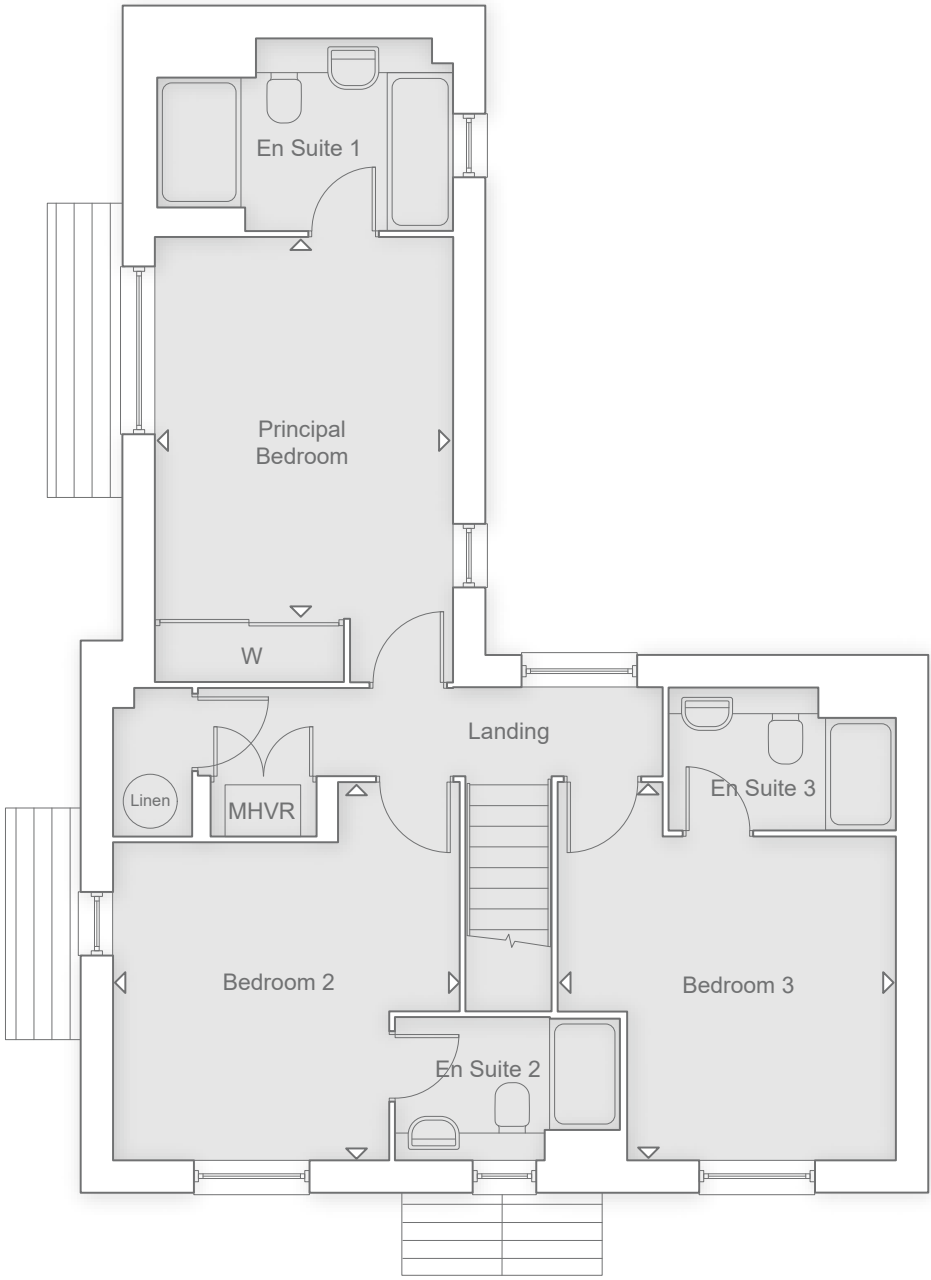
EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Timber framed carport
- Driveway parking
- Outdoor patio space with gated access
- Motion activated front entrance light
- Slim space saver water butt
- PV panels



GROUND FLOOR

KITCHEN/FAMILY AREA		
4.00M X 7.00M	13' 1" X 22' 11"	
DINING ROOM		
3.56M X 3.96M	11' 8" X 12' 11"	
LIVING ROOM		
3.60M X 5.10M	11' 9" X 16' 8"	



FIRST FLOOR

PRINCIPAL BEDROOM		
3.22M X 4.13M	10' 6" X 13' 6"	
BEDROOM 2		
3.74M X 4.08M	12' 3" X 13' 4"	
BEDROOM 3		
3.65M X 4.08M	11' 11" X 13' 4"	

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pace-maker. **Where applicable/practicable. ***Heated towel radiators to Bathroom and En Suite only. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE CHALGROVE

3 BEDROOM HOME

PLOT NUMBERS

8

19

22

MODERN KITCHEN SPACE

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Stainless steel single electric oven
- Induction hob* with splashback and chimney extractor hood
- Integrated washing machine
- Space for fridge/freezer

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles and heated towel radiators***

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

SECURITY AND PEACE OF MIND

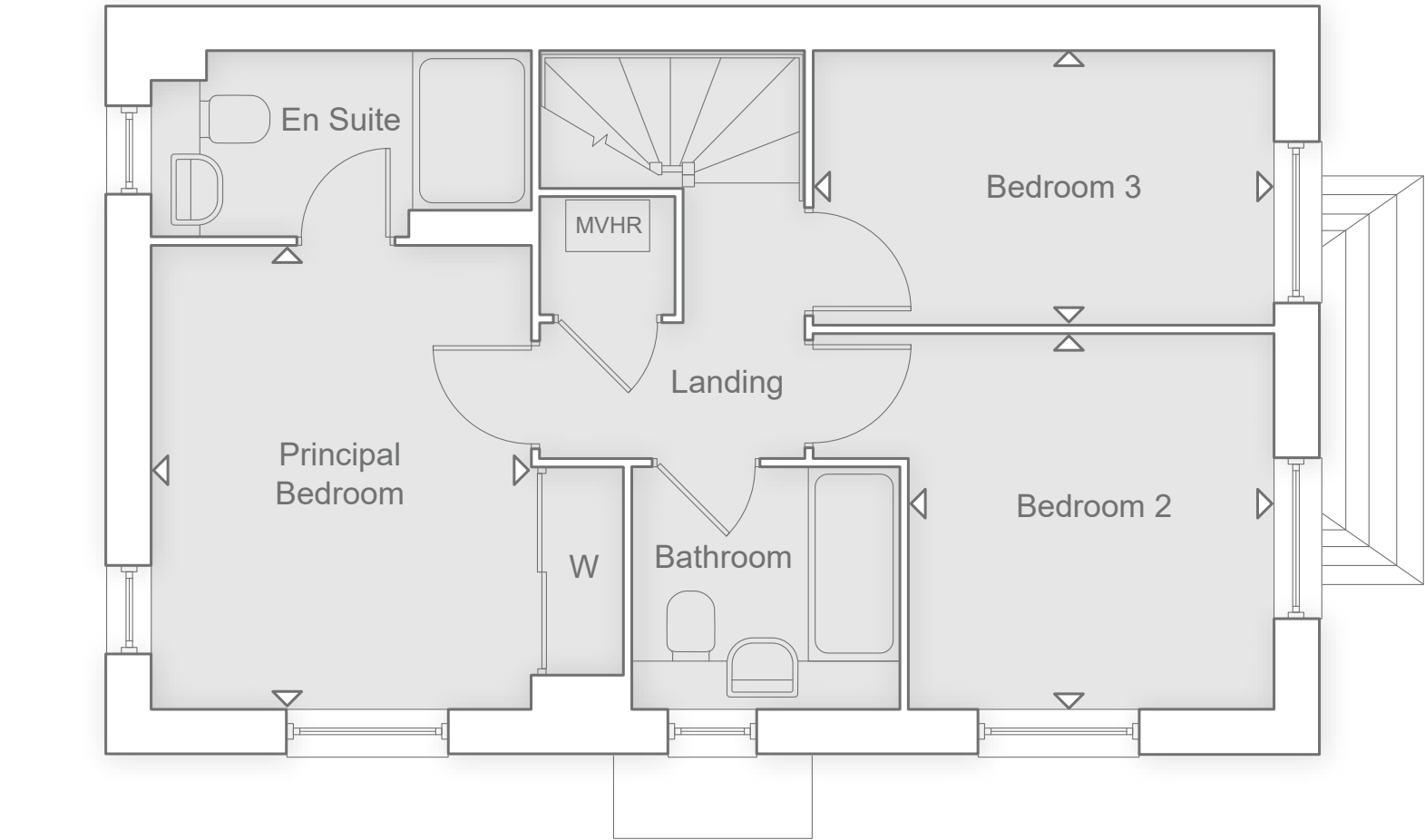
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Timber front door and multipoint locking system
- Double glazed timber windows and French casement doors**

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, En Suite and Cloakroom
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and all Bedrooms
- Gas central heating system controlled with Hive Active Heating
- Mechanical Ventilation Heat Recovery (MVHR) System

EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Timber framed carport
- Driveway parking
- Outdoor patio space with gated access
- Motion activated front entrance light
- Slim space saver water butt
- PV panels



FIRST FLOOR

PRINCIPAL BEDROOM		
2.95M X 3.60M	9' 8" X 11' 9"	
BEDROOM 2		
2.83M X 2.91M	9' 3" X 9' 6"	
BEDROOM 3		
3.57M X 2.12M	11' 8" X 6' 11"	



GROUND FLOOR

KITCHEN/DINING AREA		
3.02M X 5.10M	9' 10" X 16' 8"	
LIVING ROOM		
4.23M X 5.10M	13' 10" X 16' 8"	

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pace-maker. **Where applicable/practicable. ***Heated towel radiators to Bathroom and En Suite only. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE
SHIPTON
3 BEDROOM HOME

PLOT NUMBERS

- | | | | | | | | |
|---|---|---|---|---|---|----|----|
| 2 | 3 | 4 | 5 | 6 | 7 | 20 | 21 |
|---|---|---|---|---|---|----|----|

MODERN KITCHEN SPACE

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Stainless steel single electric oven
- Induction hob* with splashback and chimney extractor hood
- Integrated washing machine
- Space for fridge/freezer

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles and heated towel radiators***

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

SECURITY AND PEACE OF MIND

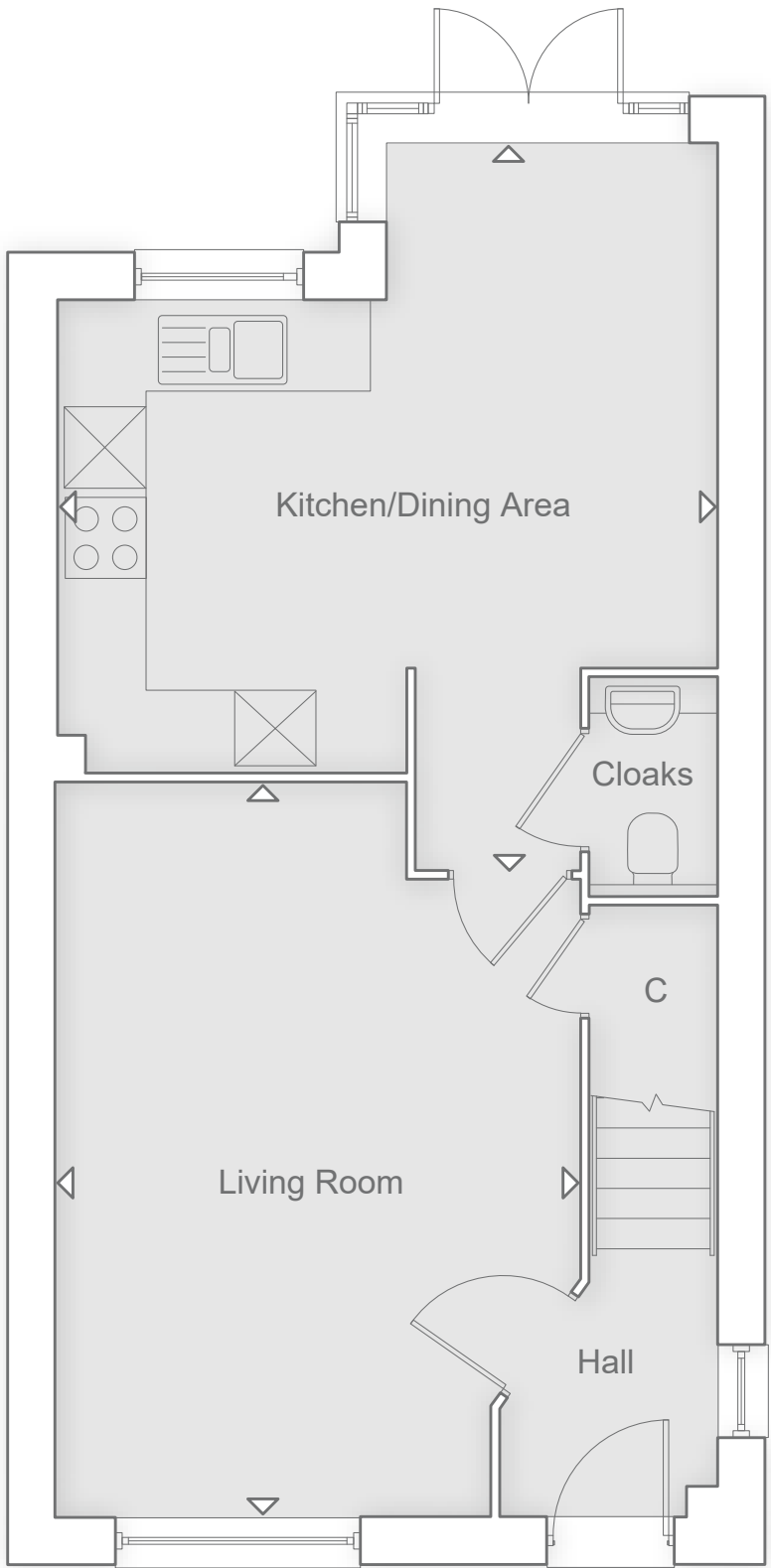
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Timber front door and multipoint locking system
- Double glazed timber windows and French casement doors**

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, En Suite and Cloakroom
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and all Bedrooms
- Gas central heating system controlled with Hive Active Heating
- Mechanical Ventilation Heat Recovery (MVHR) System

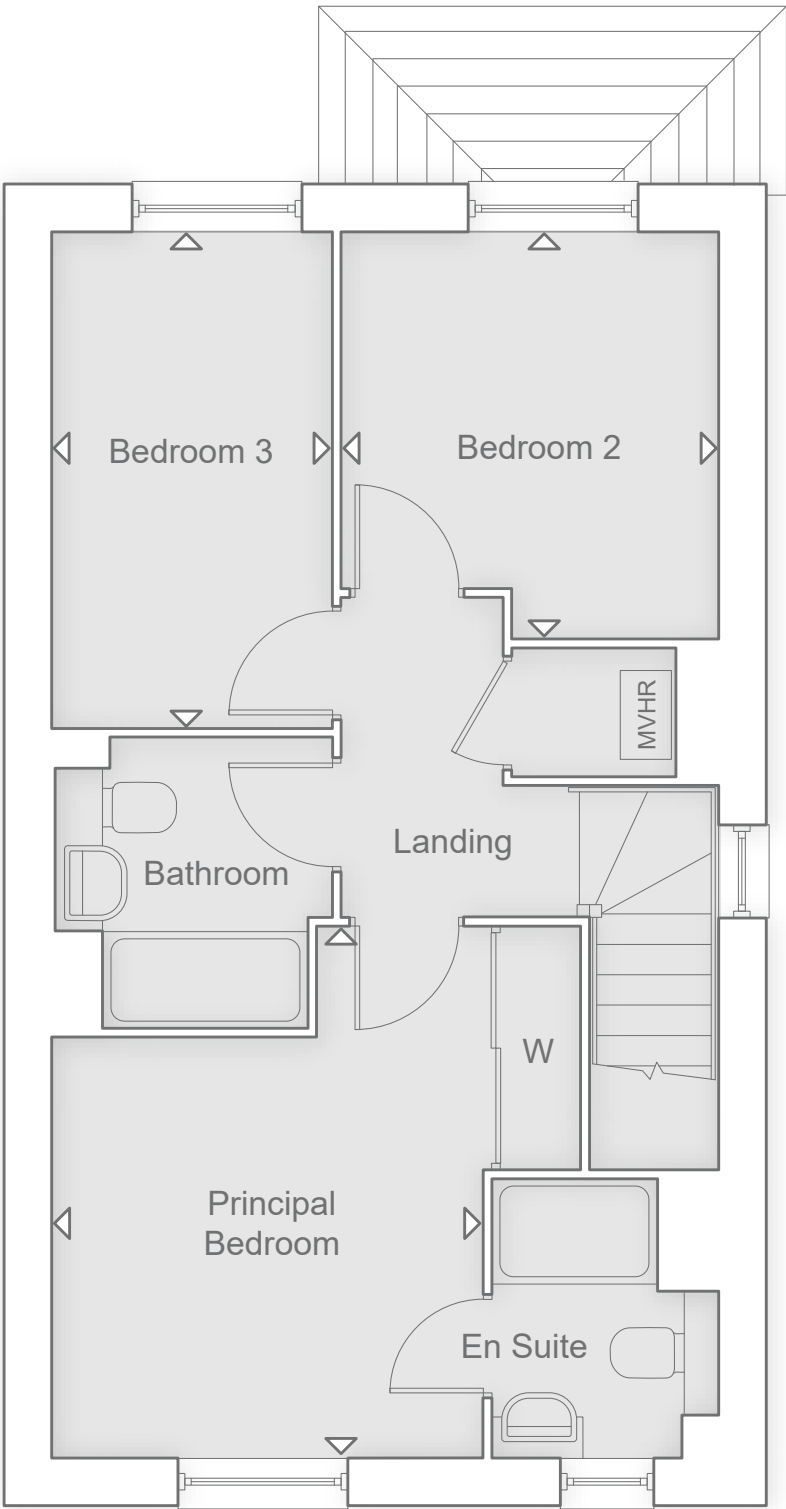
EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Timber framed carport
- Driveway parking
- Outdoor patio space with gated access
- Motion activated front entrance light
- Slim space saver water butt
- PV panels



GROUND FLOOR

KITCHEN/DINING AREA		
4.90M X 5.38M	16' 0" X 17' 7"	
LIVING ROOM		
3.88M X 5.44M	12' 8" X 17' 10"	



FIRST FLOOR

PRINCIPAL BEDROOM		
3.17M X 3.91M	10' 4" X 12' 9"	
BEDROOM 2		
2.77M X 3.00M	9' 1" X 9' 10"	
BEDROOM 3		
2.06M X 3.65M	6' 9" X 11' 11"	

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pace-maker. **Where applicable/practicable. ***Heated towel radiators to Bathroom and En Suite only. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE MORTIMER

2 BEDROOM HOME

PLOT NUMBERS

14

MODERN KITCHEN SPACE AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen and Utility
- Stainless steel single electric oven
- Induction hob* with splashback and chimney extractor hood
- Integrated washer/dryer
- Space for fridge/freezer

QUALITY BATHROOM AND EN SUITE

- Utopia fitted bathroom furniture; handmade British quality
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles and heated towel radiators***

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

SECURITY AND PEACE OF MIND

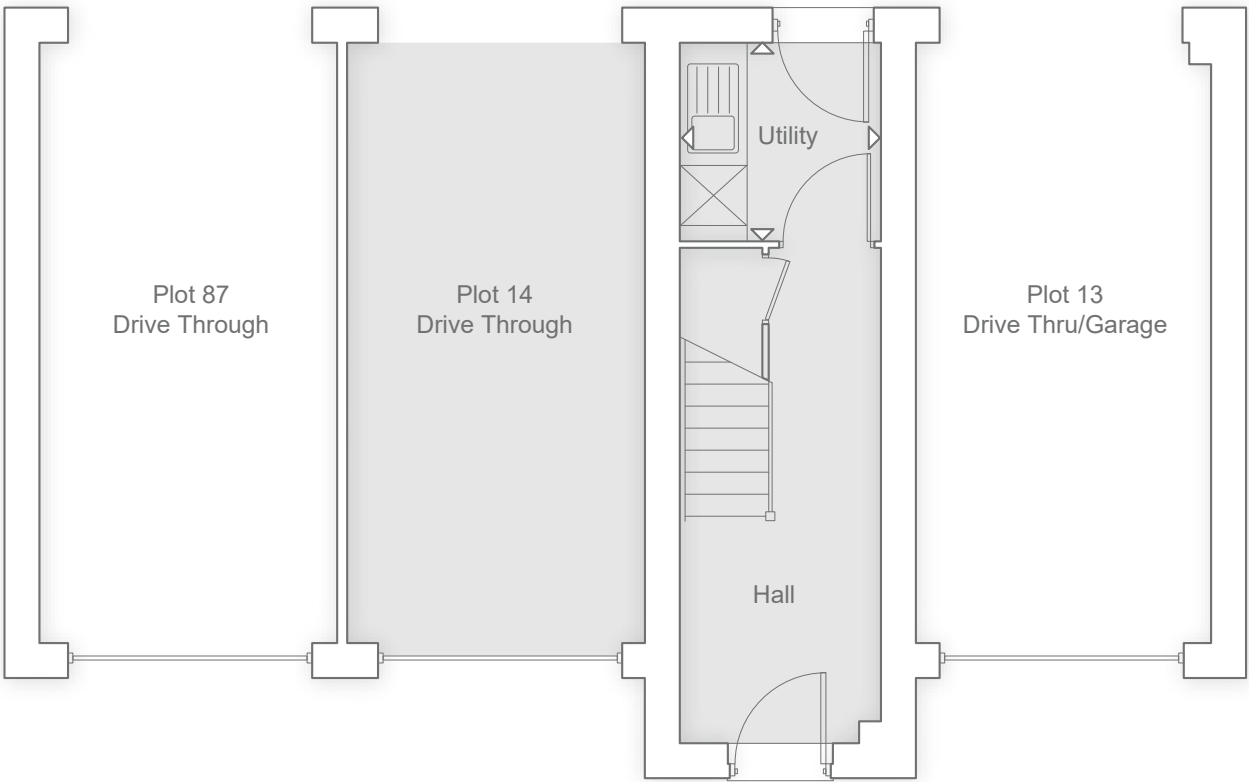
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Timber front door and multipoint locking system
- Double glazed timber windows

ELECTRICAL AND COMFORT

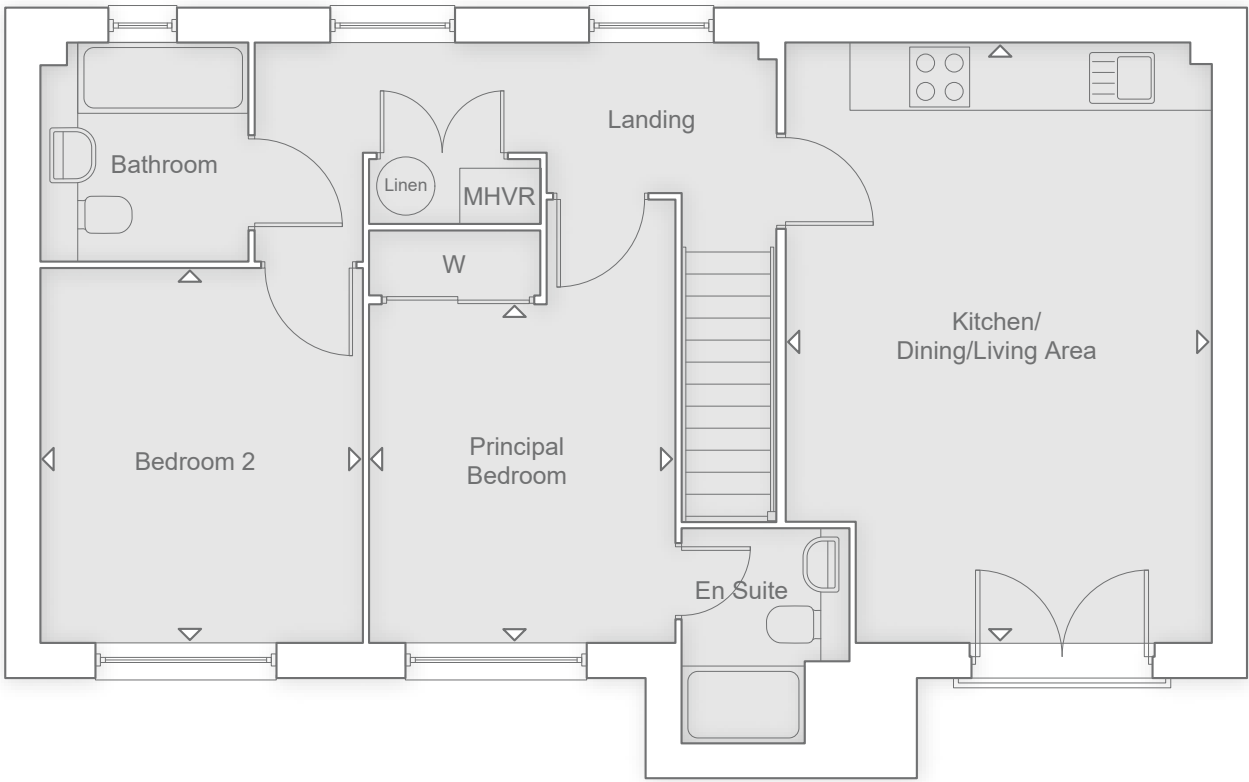
- LED downlights to Hall, Utility, Landing, Kitchen/Dining/Living Area, Bathroom and En Suite
- TV point to Kitchen/Dining/Living Area and all Bedrooms
- Cat 6 Home Network points to Kitchen/ Dining/Living Area and all Bedrooms
- Gas central heating system controlled with Hive Active Heating
- Mechanical Ventilation Heat Recovery (MVHR) System

EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Drive-through with driveway parking
- Outdoor patio space with gated access
- Motion activated front entrance light
- Slim space saver water butt



GROUND FLOOR		
UTILITY ROOM		
2.01M X 1.98M		6' 7" X 6' 5"



FIRST FLOOR		
KITCHEN/DINING/LIVING AREA		
4.26M X 6.00M		13' 11" X 19' 8"
PRINCIPAL BEDROOM		
3.06M X 3.39M		10' 0" X 11' 1"
BEDROOM 2		
3.22M X 3.75M		10' 6" X 12' 3"

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pace-maker. **Where applicable/practicable. ***Heated towel radiators to Bathroom and En Suite only. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



EARLEY COURT

2 BEDROOM APARTMENTS

PLOT NUMBERS

80

81

82

83

84

85

MODERN KITCHEN SPACE AND UTILITY CUPBOARD

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen and Utility Cupboard
- Stainless steel single electric oven
- Induction hob* with splashback and chimney extractor hood
- Integrated washer/dryer
- Space for fridge/freezer

QUALITY BATHROOM AND EN SUITE

- Utopia fitted bathroom furniture; handmade British quality
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles and heated towel radiators***

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom
- Built-in wardrobe to Bedroom 2

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system (Plots 81-85)
- Timber front door and multipoint locking system (Plot 80)
- Double glazed timber windows and French casement doors**

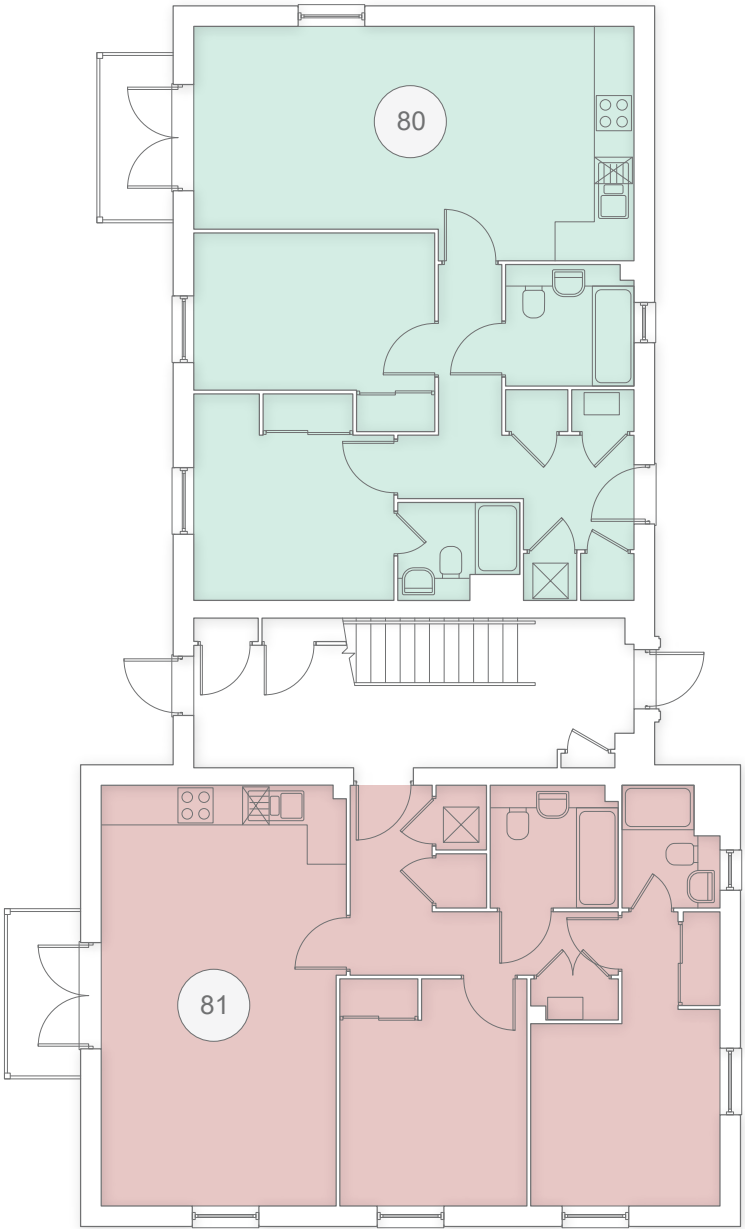
ELECTRICAL AND COMFORT

- LED downlights to Hall, Kitchen/Dining/ Living Area, Bathroom and En Suite
- TV point to Kitchen/Dining/Living Area and all Bedrooms
- Cat 6 Home Network points to Kitchen/ Dining/Living Area and all Bedrooms
- Gas central heating system controlled with Hive Active Heating
- Mechanical Ventilation Heat Recovery (MVHR) System

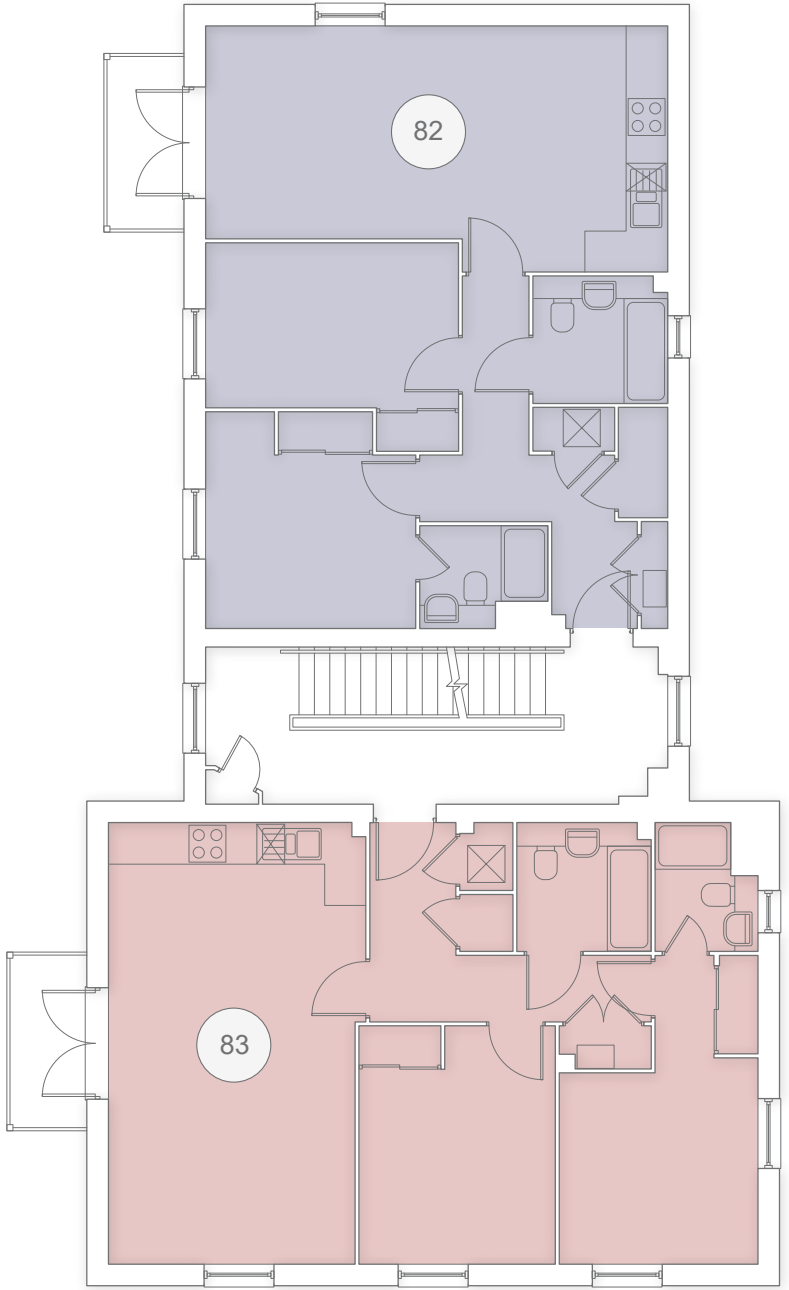
EXTERNAL FEATURES

- 2 allocated parking spaces
- EV car charging point
- Motion activated front entrance light
- Balcony to Kitchen/Dining/Living Area

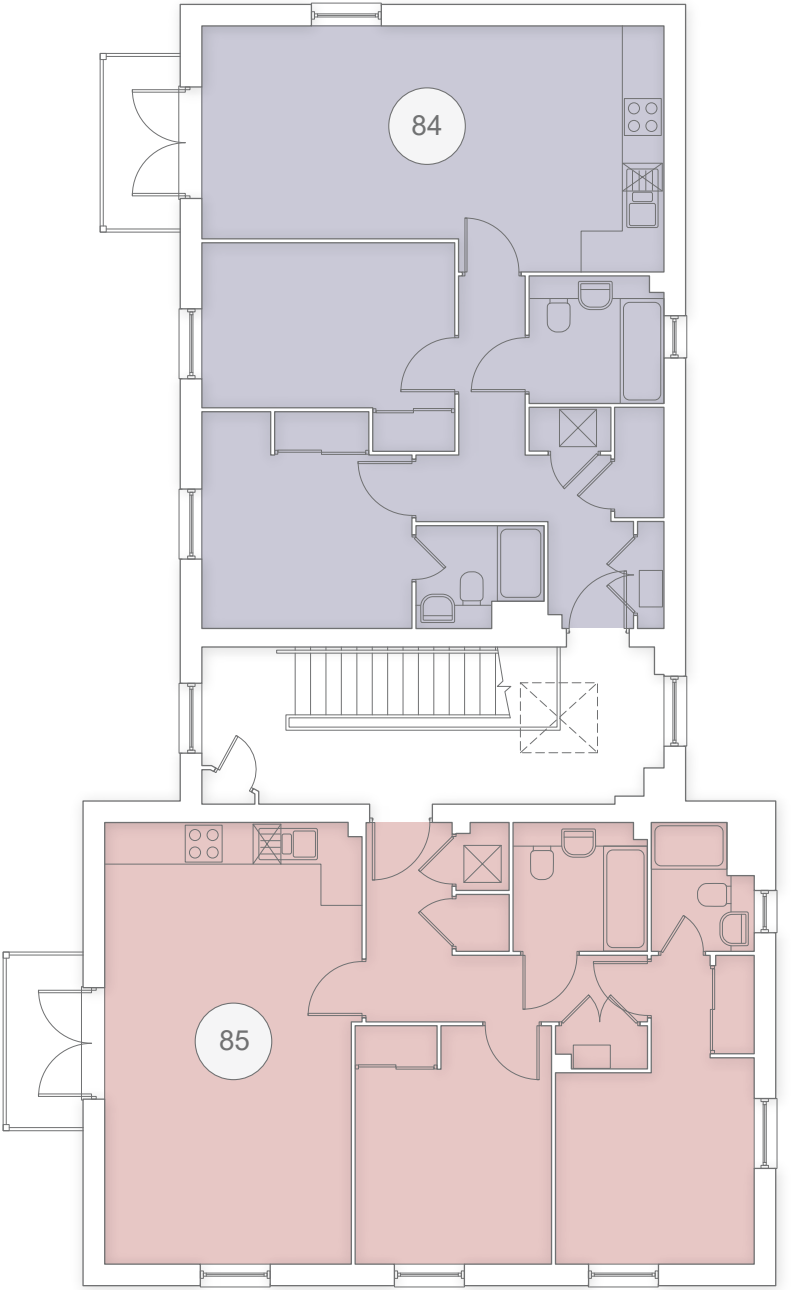
■ **STYLE A** ■ **STYLE B** ■ **STYLE C**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pace-maker. **Where applicable/practicable. ***Heated towel radiators to Bathroom and En Suite only. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



STYLE A - PLOTS 82 & 84

KITCHEN/DINING/LIVING AREA

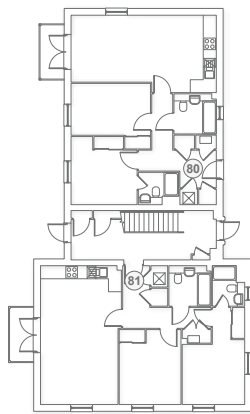
7.50M X 3.99M 24' 7" X 13' 1"

PRINCIPAL BEDROOM

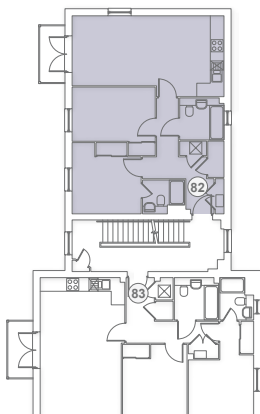
3.41M X 2.81M 11' 2" X 9' 2"

BEDROOM 2

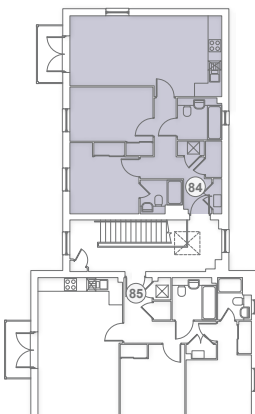
4.10M X 2.68M 13' 5" X 8' 9"



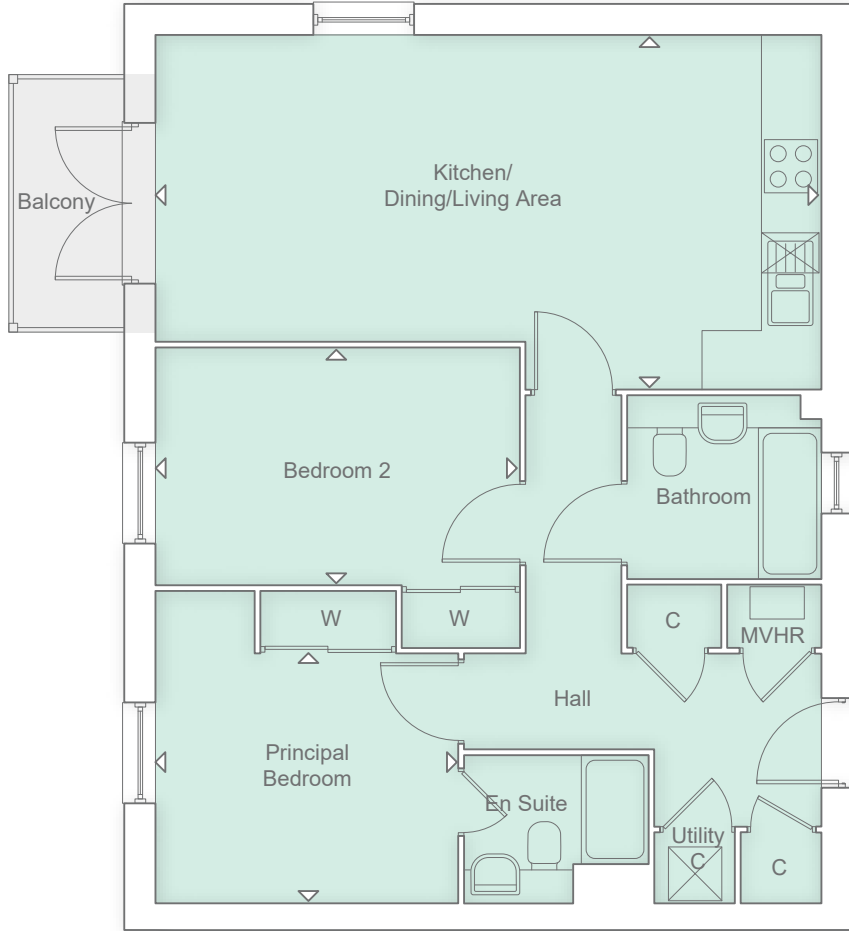
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



STYLE B - PLOT 80

KITCHEN/DINING/LIVING AREA

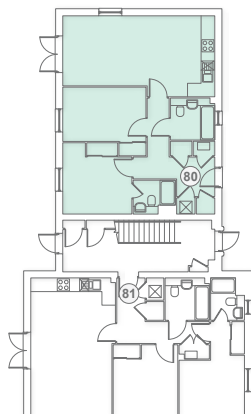
7.50M X 3.99M 24' 7" X 13' 1"

PRINCIPAL BEDROOM

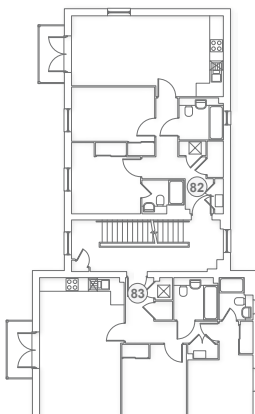
3.41M X 2.81M 11' 2" X 9' 2"

BEDROOM 2

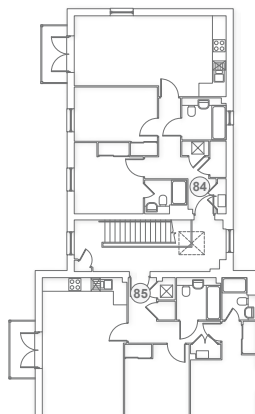
4.10M X 2.68M 13' 5" X 8' 9"



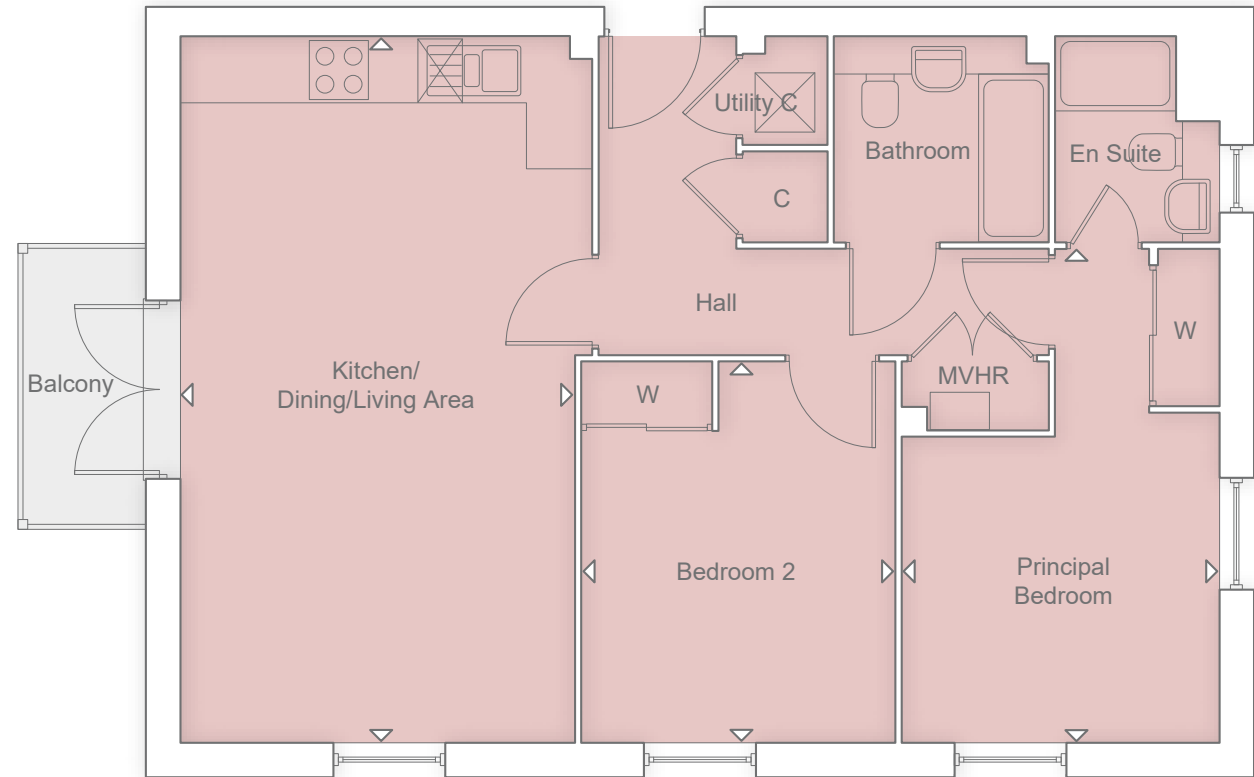
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



STYLE C - PLOTS 81, 83 & 85

KITCHEN/DINING/LIVING AREA

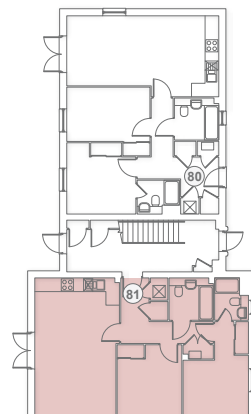
4.18M X 7.17M 13' 8" X 23' 6"

PRINCIPAL BEDROOM

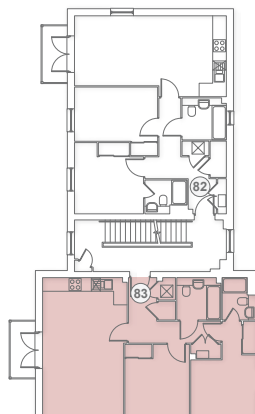
3.23M X 5.01M 10' 7" X 16' 5"

BEDROOM 2

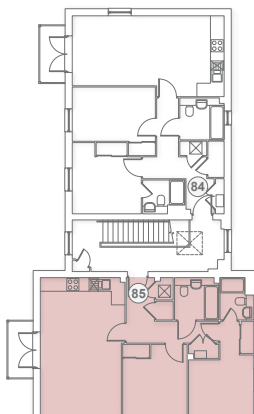
3.19M X 3.87M 10' 5" X 12' 8"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

5 STAR AWARD WINNING HOME BUILDERS



Croudace Homes is delighted to have been awarded an HBF 5 Star Home Builder Customer Satisfaction Award for the thirteenth year running. More than 9 out of 10 of our customers would recommend our homes to their friends.

**Evening
Standard**
NEW HOMES
AWARDS **2023**
HIGHLY COMMENDED

The Beeches, Lindfield

A COMMITMENT TO QUALITY



paula rosa.



*Ideal
Standard*



AQUALISA

Croudace Homes takes great pride in providing our customers with expert advice and guidance to ensure that every stage of the home buying process is as clear and straight forward as possible.



A handwritten signature of Adrian Watts.

Adrian Watts,
Group Chief Executive

We regularly seek feedback from customers who have bought and moved into their Croudace home and use what we learn alongside research we conduct into changes in lifestyles to ensure our designs are continually enhanced and improved.

Ecological and environmental aspects of construction are of the utmost importance and are at the forefront of all our designs, as well as the entire build process. Croudace homes are designed to maximise energy efficiency and minimise their impact on the local environment.

Croudace Homes is uncompromising in its commitment to providing customers with the highest quality homes and peerless after-sales care. We are proud to receive excellent ratings from independent customer satisfaction surveys, which place us amongst the finest home builders in the country. Additionally, Croudace Homes come with two years of customer care from our expert in-house team.

We understand that buying a home is one of the biggest decisions one can make, which is why we aim to simplify the process as much as possible. We hope you decide to buy a Croudace home and wish you many happy years living in it.





HELPING ALL OF LIFE TO **FLOURISH**

There is a wealth of wildlife that calls The Brooks and the surrounding area home. The landscape in and around the development has been enhanced with mature planting, and preservation measures have been implemented to safeguard existing populations of protected species. These improvements are designed to integrate into the existing habitats at The Brooks and create an environment that ensures local flora and fauna can thrive.

SUPPORTING NATURAL HABITATS

Bird boxes for different native species will be installed across The Brooks, while hedgerows have been enhanced to provide shelter for ground dwelling birds. These hedgerows will also serve as 'habitat piles' for local reptiles and amphibians. To enable basking spots to remain open and accessible, grassland areas sown with wildflowers will be cut back on a regular basis.

For bats, trees with roosting features have been preserved and bat boxes introduced. Bat tubes with integrated wooden perches are to be built into the external walls of homes, while lighting reduction measures have been reviewed and approved by a licensed bat ecologist.



MAKING HOMES MORE ENERGY **EFFICIENT**

According to research by the House Builders Federation (HBF) those living in new build homes **save an average of £2,600** on their household bills each year. This also means an annual reduction in carbon emissions of over 500,000 tonnes*.

Energy saving features in your new Croudace home

All Croudace homes achieve an EPC Energy Rating of at least a B, and an Environmental Impact Rating also of at least a B with some homes having an A rating and include the following as standard:

- Double glazed timber windows and French casement rear doors with low emissivity glazing to reduce heat loss.
- The insulation levels in floors, walls and roofs achieve U Values better than those required, therefore reducing the heating demand of the home.
- Efficient Mechanical Ventilation with Heat Recovery, for low running costs and to improve the internal air quality.
- Zoned heating systems to control the temperatures throughout the homes.

Selected homes have:

- Low or zero carbon technologies, such as PV Panels, Waste Water Heat Recovery System (WWHRS) or Air Source Heat Pumps (ASHP). All homes with a boiler have PV panels, some homes with a boiler also have WWHRS, homes with an ASHP have no PV or WWHRS
- An A rated boiler with built in frost protection where no Air Source Heat Pump installed.

The heating systems to all homes have been future proofed so that an Air Source Heat Pump can be installed at a later date, with little inconvenience.

To find out more about our energy efficient new homes, contact the Sales Consultants at The Brooks.

* Data from HBF report – <https://www.hbf.co.uk/news/energy-efficient-new-homes-cut-carbon-emissions-by-60-saving-owners-135-a-month/>



DEPOSIT UNLOCK



Deposit Unlock is a new scheme that enables first time buyers and existing homeowners to purchase a new build home up to £750,000 with a 5% deposit, subject to their lender's criteria.

Deposit Unlock is a new house building industry led scheme devised in collaboration with mortgage lenders.

THE BENEFITS

- You can access low deposit mortgages at competitive interest rates
- You can buy a new home with a 5% deposit and a 95% mortgage up to £750,000
- It opens the new build market to more borrowers who do not have access to large deposits

WHO IS ELIGIBLE?

- First time buyers and existing homeowners
- Applicants must be able to provide a minimum deposit of 5% of the purchase price of the new home

HOW DOES IT WORK?

- Speak to one of our Sales Consultants to find out which developments or plots are available for a Deposit Unlock Mortgage
- You will need to be qualified by an Independent Financial Adviser to find out if you qualify for the scheme
- Once qualified, if your plot is available and eligible under the scheme, and you chose to use this scheme, our Sales Consultants will issue a Confirmation Letter to you with a unique reference number
- The Confirmation Letter must be presented to a participating Lender in order to apply for a Deposit Unlock Mortgage. Once you have applied for the scheme it will be subject to their approval
- When your application has been approved you can then reserve your new Croudace Home, it's that simple



THE BENEFITS

- NO Agent's Fees
- NO Stress
- NO Chain
- AND a guaranteed purchaser for your home

HASSLE FREE SERVICE

- Your existing property should be within one of our operating areas
- Your existing property should have an estimated value that is no more than 70% of the value of the new home you are buying from us
- Your existing property must not be a flat or conversion
- Part Exchange with Croudace Homes cannot be used in conjunction with other offers

PART EXCHANGE

Our Part Exchange service has helped many families move into their brand new Croudace property without the stress of selling their previous home.

The service we offer is totally free, and what is more, leaves you with time and energy to concentrate on the more enjoyable side of moving – making plans for your new home. At Croudace Homes, we pride ourselves on our flexible approach, so if you do not meet all the criteria, do not give up hope! Our Sales Consultants are always on hand to help whenever possible.

**Clayhill Road, Burghfield Common,
Berkshire, RG7 3HF**

Open daily 10am to 5pm

Phone: 01182 274332

Email: thebrooks@croudacehomes.co.uk

What 3 Words location:

///shiny.props.keys

The contents of this brochure have been produced in good faith. Architectural details and elevational treatments, including window or porch styles and positions, may vary from those shown; bay windows are plot specific.

All dimensions are approximate. All imagery, including trees and landscaping, are illustrative. Please check with one of our Sales Consultants for detailed information regarding your chosen home style and/or plot. We continually review the specification of our product and reserve the right to amend it. Although it is our intention that information given regarding garages, car ports and parking is truthful, these aspects are subject to change as The Brooks progresses. This brochure does not form part of any contract or constitute an offer.

Date of Preparation May 2024.





croudacehomes