

**Taylor**  
**Wimpey**

# **Clover Place** **at Croft Gardens**

Spencers Wood, Berkshire

A beautiful new collection of 2 bedroom apartments  
and 2, 3, 4 & 5 bedroom houses.



Welcome to

# Clover Place at Croft Gardens

A collection of beautifully designed, light-filled 2 bedroom apartments and 2, 3, 4 & 5 bedroom houses in a superb setting.

Croft Gardens is about homes of contemporary style and new-build energy-efficiency in a location superbly placed with Reading's high-tech businesses, University, the M4 corridor and the capital all easily accessible. In the growing community in the villages of Spencers Wood and Three Mile Cross, modern living meets Berkshire village life with its welcoming public houses and local walks. Meanwhile Reading's shopping centre, cinema and Madejski stadium are under five miles away. The M4 and A33 make for excellent road connections, while fast trains run from Reading to London Paddington in just 30 minutes.\*

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation. \*Journey times taken from nationalrail.com. TWWL 33043/May 2018.

## 5 bedroom homes

**The Garrton**  
5 bedroom townhouse  
Plots: 649 & 714

## 4 bedroom homes

**The Langdale**  
4 bedroom home  
Plots: 650

**The Shelford**  
4 bedroom home  
Plot: 565

**The Kentdale**  
4 bedroom home  
Plots: 598, 648, 685 & 699

**The Midford**  
4 bedroom home  
Plots: 566

## 3 bedroom homes

**The Crofton G**  
3 bedroom townhouse  
Plots: 567, 568, 592, 593, 594, 595, 596, 597, 679, 680, 681, 682, 686, 687, 697, 698, 700, 701, 702, 703, 715 & 716

**The Easedale**  
3 bedroom home  
Plot: 564, 569, 651, 662, 678, 684 & 695

**The Gosford**  
3 bedroom home  
Plots: 563, 683 & 696

3 bedroom home  
Plots: 657

## 2 bedroom homes

**The Edale**  
2 bedroom coach house  
Plots: 570 & 713

2 bedroom home  
Plots: 652\*, 653\*, 654\*, 655\*, 656\*, 658\*, 659\*, 660\* & 661\*

2 bedroom coach house  
Plots: 688

## Apartments

**Carnation House**  
2 bedroom apartments  
Plots: 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561 & 562

**Cardinal House**  
2 bedroom apartments  
Plot: 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590 & 591

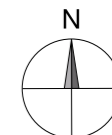
**Dahlia House**  
2 bedroom apartments  
Plot: 571, 572, 573, 574, 575, 576, 577, 578 & 579

**Daisy House**  
2 bedroom apartments  
Plot: 704, 705, 706, 707, 708, 709, 710, 711 & 712

**Evergreen House**  
2 bedroom apartments  
Plot: 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676 & 677

2 bedroom apartments  
Plot: 689\*, 690\*, 691\*, 692\*, 693\* & 694\*

- BS = Bin Store
- CS = Cycle Storage Area
- ▶ = Drive Through/Car Port Access
- ▶ = Garage Access
- \*ah/r = Rented Homes
- \*ah/so = Shared Ownership
- V = Visitor Parking Space





The 4 bedroom Langdale has been designed to offer extra space for growing families.

A dual aspect living room and a spacious kitchen/breakfast/family area both open through double doors to the rear garden. A separate dining room, a useful guest cloakroom and a storage cupboard complete the ground floor layout.

The en suite master bedroom is found on the first floor, along with three further double bedrooms and a family bathroom.

**Ground Floor**

<b>Kitchen/Family/Breakfast Area</b>	6.83m × 3.44m	22'5" × 11'3"
<b>Living Room</b>	4.57m × 4.50m	15'0" × 14'9"
<b>Dining Room</b>	3.41m × 3.05m	11'2" × 10'0"

**First Floor**

<b>Master Bedroom</b>	6.08m × 3.44m	19'11" × 11'3"
<b>Bedroom 2</b>	4.57m × 3.08m	15'0" × 10'1"
<b>Bedroom 3</b>	3.05m × 2.94m	10'0" × 9'8"
<b>Bedroom 4</b>	3.48m × 2.68m	11'5" × 8'10"

**Key**  
Cyl – Cylinder Cupboard St – Storage Cupboard  
W – Indicative Wardrobe Position WC – Cloakroom



**The Garrton**  
5 Bedroom home

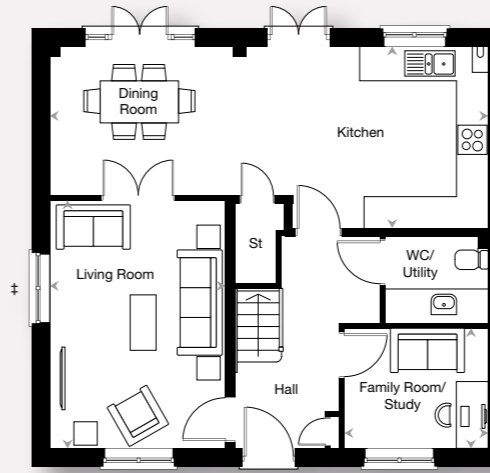


Offering spacious accommodation across its three storey layout, the 5 bedroom Garrton is tailor made for the demands of family living.

The front door opens onto a hall which gives access to the living room, study and downstairs cloakroom. The light and airy full width kitchen/dining area has double doors opening onto the rear garden.

The first floor features the master bedroom with en suite shower room and dressing area a further double bedroom, the main bathroom and a fifth bedroom.

The second floor is made up of a double bedroom, a further bedroom, ample storage space and a shower room.

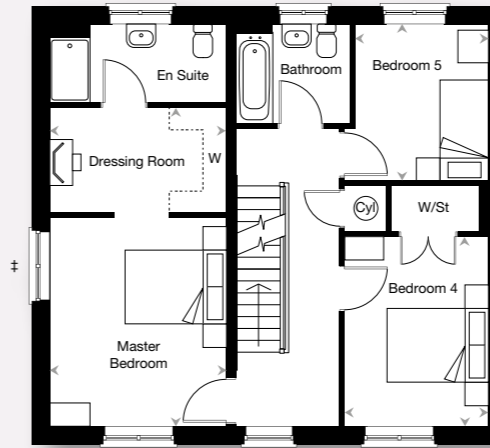


**Ground Floor**

**Kitchen/Dining Area**  
8.34m x 3.46m    27'4" x 11'4"

**Living Room**  
4.75m x 3.35m    15'7" x 11'0"

**Family Room/Study**  
2.73m x 2.31m    9'0" x 7'7"

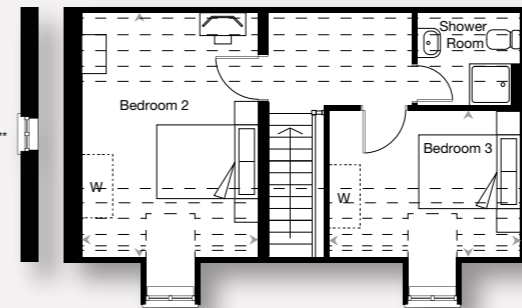


**First Floor**

**Master Bedroom**  
5.99m x 3.34m    19'8" x 11'0"

**Bedroom 4**  
3.62m x 2.75m    11'11" x 9'0"

**Bedroom 5**  
2.98m x 2.55m    9'9" x 8'4"



**Second Floor†**

**Bedroom 2**  
4.59m x 3.37m    15'1" x 11'1"

**Bedroom 3**  
3.65m x 2.78m    12'0" x 9'2"

**Key**

Cyl – Cylinder Cupboard    W – Indicative Wardrobe Position  
W/St – Wardrobe/Storage    WC – Cloakroom    --- – Restricted headroom



This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please enquire for further details.

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or – 50mm and floor plans are not shown to scale. Please speak to our Sales Executives regarding the tenure of our new homes. †Second floor is handed on Plots 457, 501, 510, 544 & 649. †No window on Plots 457, 501, 510, 544 & 649. \*\*Window on Plots 472, 487, 548, 602, 615,



The Kentdale is a 4 bedroom property which will appeal to growing families in search of extra space.

The central entrance hallway leads to a large dual aspect living room opening through double doors to the garden, plus a spacious kitchen/dining area with a utility area. Under stairs storage and a guest cloakroom complete the ground floor layout.

Upstairs, the master bedroom has an en suite shower room, and there are also two further double bedrooms and a well proportioned fourth bedroom as well as a family bathroom.

### Ground Floor

<b>Kitchen/Dining Area</b>	6.03m x 3.58m	19'9" x 11'9"
<b>Living Room</b>	6.03m x 3.46m	19'9" x 11'4"

### First Floor

<b>Master Bedroom</b>	3.52m x 3.40m	11'7" x 11'2"
<b>Bedroom 2</b>	3.64m x 2.99m	11'11" x 9'10"
<b>Bedroom 3</b>	3.05m x 2.95m	10'0" x 9'8"
<b>Bedroom 4</b>	3.09m x 2.54m	10'2" x 8'4"

**Key**  
Cyl – Cylinder Cupboard St – Storage  
W – Indicative Wardrobe Position WC – Cloakroom

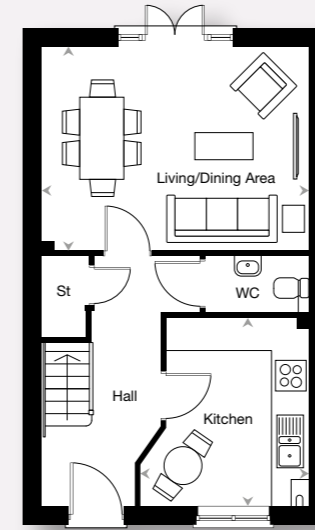


The Crofton G is a 3 bedroom townhouse with bags of versatility to appeal to growing families or professional couples.

The entrance hallway leads to a living/dining area with double doors to the rear garden. There's also a contemporary fitted kitchen/breakfast room, a guest cloakroom and under stairs storage downstairs.

A double bedroom, a further bedroom and a family bathroom are located off the first floor landing.

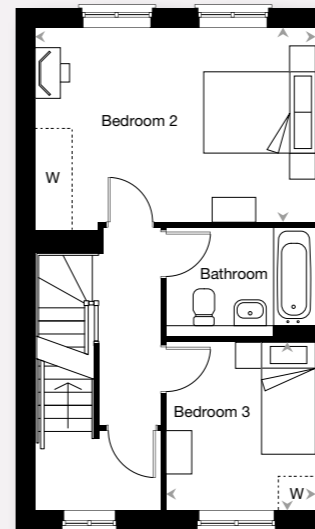
A private staircase leads up to the second floor master suite, which features an en suite shower room and a dressing area. A dormer window and roof lights provide this room with plenty of natural light.



**Ground Floor**

**Kitchen**  
3.44m x 3.04m    11'3" x 10'0"

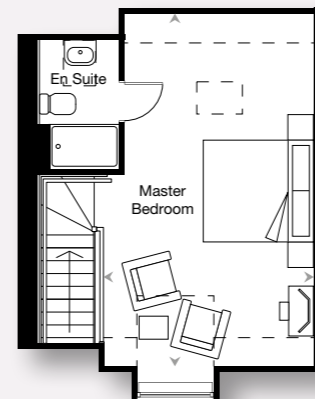
**Living/Dining Area**  
4.78m x 3.71m    15'8" x 12'2"



**First Floor**

**Bedroom 2**  
4.78m x 3.38m    15'8" x 11'1"

**Bedroom 3**  
2.91m x 2.56m    9'6" x 8'5"



**Second Floor**

**Master Bedroom**  
6.20m x 3.67m    20'4" x 12'0"

**Key**  
St - Storage    [ ] - Roof light    - Cloakroom  
W - Indicative Wardrobe Position    - - - - Restricted headroom

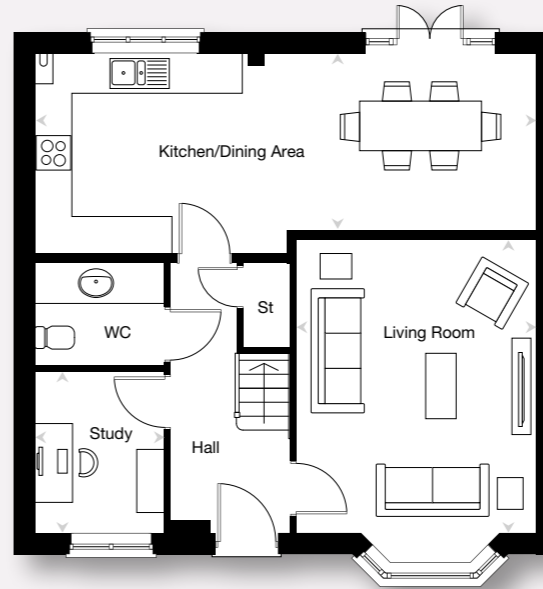




A traditional 4 bedroom family home, the Shelford offers plenty of space for day-to-day living as well as relaxing and entertaining.

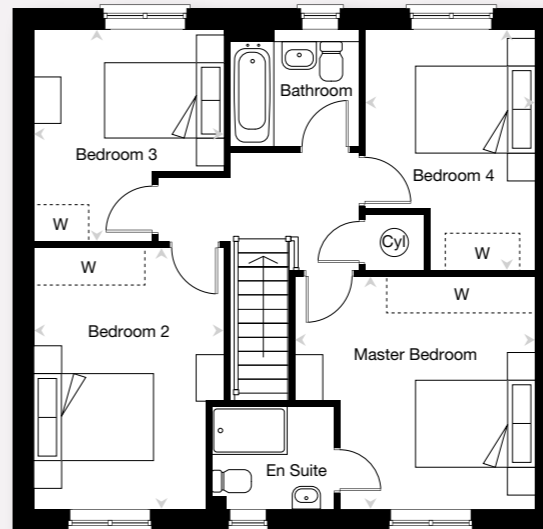
The central entrance hallway leads to a spacious kitchen/dining room, which has double doors to the rear garden maximising the natural light and views outside. A living room and a separate study are found at the front of the property, while there's also a guest cloakroom and a convenient under stairs storage closet.

An en suite master bedroom and three further double bedrooms are found upstairs, along with a family bathroom.



**Ground Floor**

<b>Kitchen/Dining Area</b>	8.10m × 3.24m*	26'7" × 10'8"
<b>Living Room</b>	4.74m × 3.88m	15'7" × 12'9"
<b>Study</b>	2.61m × 2.10m	8'7" × 6'11"



**First Floor**

<b>Master Bedroom</b>	3.88m × 3.76m*	12'9" × 12'4"
<b>Bedroom 2</b>	4.22m × 3.07m*	13'10" × 10'1"
<b>Bedroom 3</b>	3.43m × 3.09m*	11'3" × 10'2"
<b>Bedroom 4</b>	3.89m × 2.75m*	12'9" × 9'0"

**Key**

Cyl – Cylinder Cupboard St – Storage  
W – Indicative Wardrobe Position WC – Cloakroom



**The Midford**  
4 Bedroom home



Families or couples looking for practical and generous living space will find all they need in the well-proportioned 4 bedroom Midford.

A spacious kitchen/dining room leads through double doors to the rear garden, which makes alfresco dining easy, and a handy utility room provides a useful space for laundry. A separate living room, a guest cloakroom and an under stairs cupboard complete the ground floor layout.

The en suite master bedroom is found upstairs, along with two further double bedrooms, a main bathroom and an additional bedroom.

**Ground Floor**

<b>Kitchen/Dining Area</b>	5.71m × 3.38m	18'9" × 11'1"
<b>Living Room</b>	4.49m × 3.62m	14'9" × 11'11"

**First Floor**

<b>Master Bedroom</b>	3.61m × 3.27m	11'10" × 10'9"
<b>Bedroom 2</b>	3.51m × 2.81m	11'6" × 9'3"
<b>Bedroom 3</b>	2.81m × 2.52m†	9'3" × 8'3"†
<b>Bedroom 4</b>	2.35m* × 2.23m	7'9" × 7'4"

**Key**  
St – Storage W – Indicative Wardrobe Position WC – Cloakroom



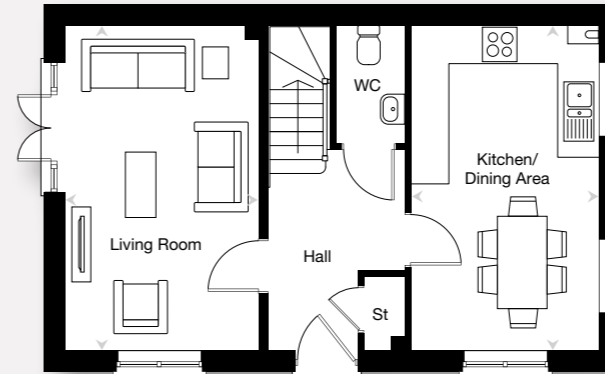




The Easedale is a 3 bedroom property which would ideally suit a couple or a young family.

The entrance hallway leads to a kitchen/dining room and a light and airy lounge with double doors to the garden. There's also a guest cloakroom downstairs.

Upstairs, the landing leads to the master bedroom with en suite shower room, a further double bedroom, a main bathroom and a bedroom which could alternatively be used as a study or nursery.



**Ground Floor**

**Kitchen/Dining Area**  
5.10m x 2.95m    16'9" x 9'8"

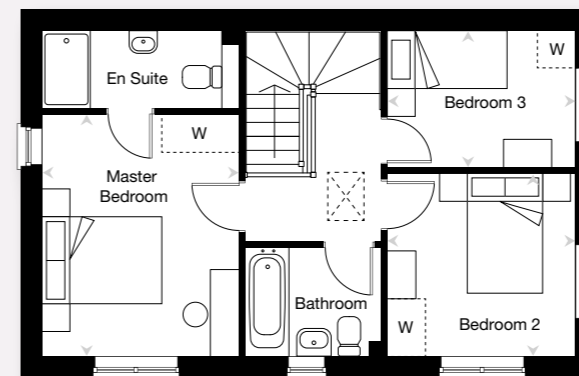
**Living Room**  
5.10m x 3.02m    16'9" x 9'11"

**First Floor**

**Master Bedroom**  
3.78m x 3.08m    12'5" x 10'1"

**Bedroom 2**  
2.95m x 2.86m    9'8" x 9'5"

**Bedroom 3**  
2.95m x 2.15m    9'8" x 7'1"

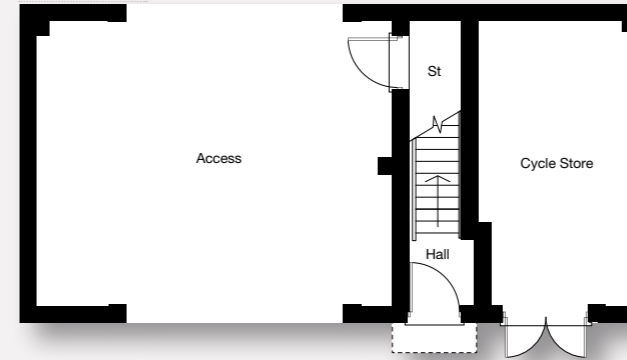


**Key**

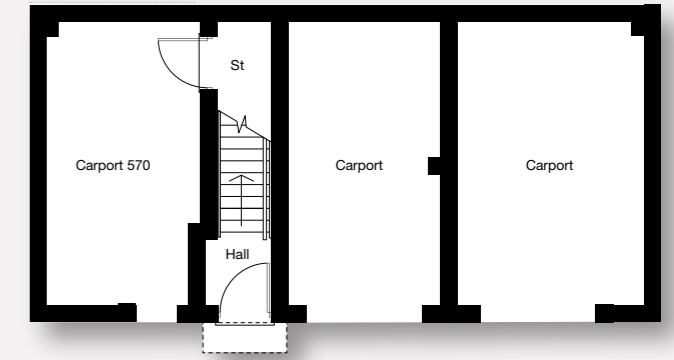
- Roof Light    - Storage  
 - Indicative Wardrobe Position    - Cloakroom



**Plot 713**



**Plot 570**

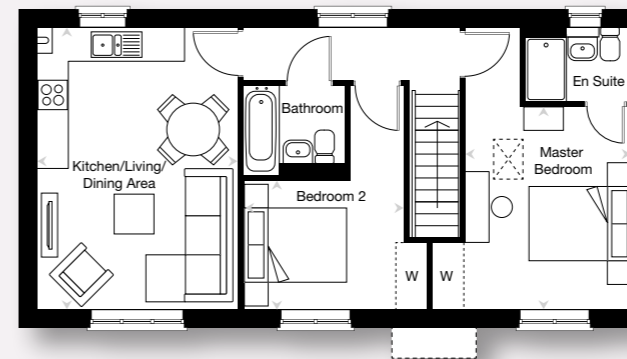


**First Floor\*\***

**Kitchen/Living/Dining Area**  
5.35m x 3.80m      17'7" x 12'6"

**Master Bedroom**  
3.84m x 3.77m\*      12'7" x 12'5"\*

**Bedroom 2**  
3.46m\* x 2.45m      11'4" x 8'1"



**Key**  
 - Roof Light    - Storage    - Indicative Wardrobe Position

With two double bedrooms, the Edale apartment offers a versatile layout to suit individuals, couples or young families.

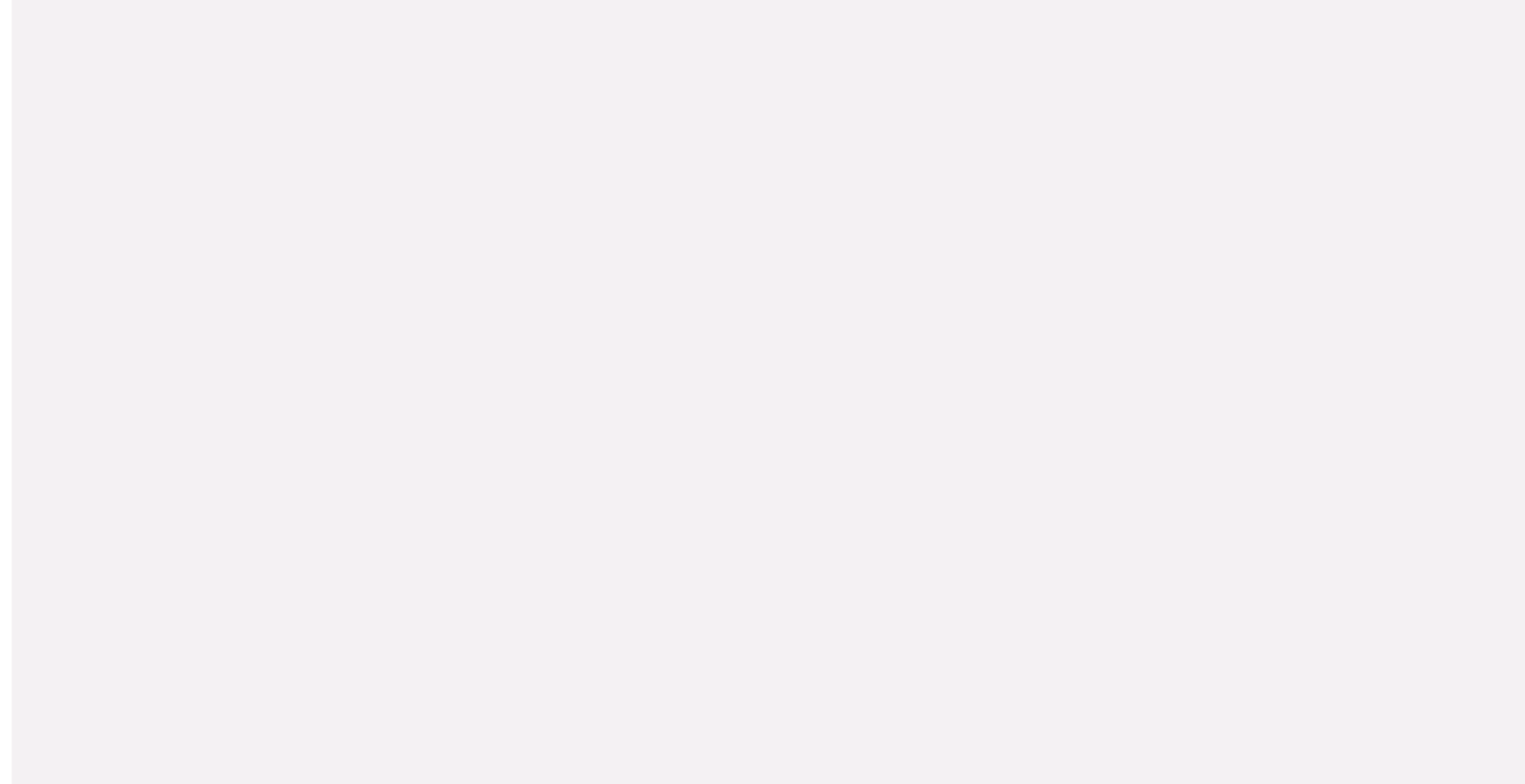
The private entrance hallway leads upstairs to the first floor accommodation, which includes an open-plan kitchen/living/dining room, providing ample space for everyday living and socialising.

Also located off the landing are an en suite master bedroom, a double guest bedroom and a main bathroom, while a garage can be found downstairs.





Images used for illustrative purposes only. Images include optional upgrades at additional cost.



### Clover Place at Croft Gardens

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Spencers Wood,  
Berkshire,  
RG7 1DG

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Telephone: 01184 022 462

facebook.com/taylorwimpey  
www.taylorwimpey.co.uk



## Taylor Wimpey

# Taylor Wimpey

CLOVER PLACE AT CROFT GARDENS



## Evergreen House

2 bedroom apartments

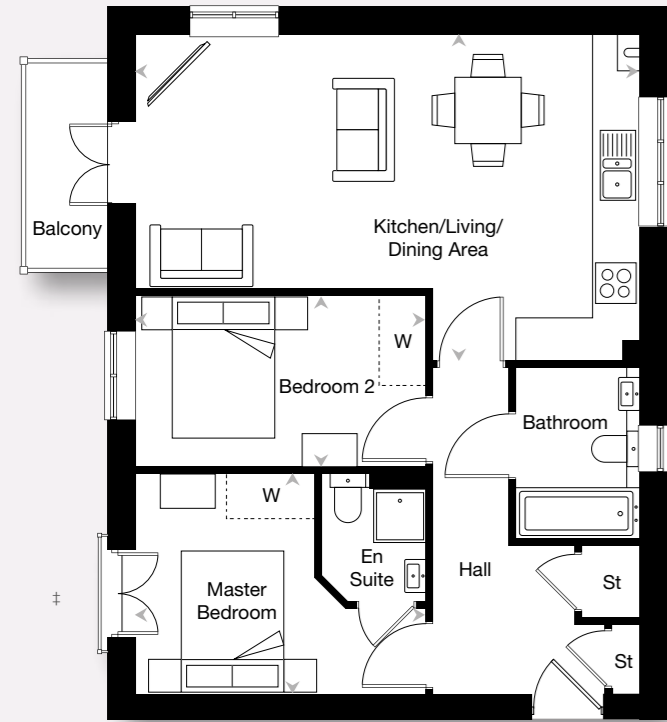


A range of 2 bedroom apartments featuring contemporary layouts, perfect for busy, sociable, professional lifestyles.

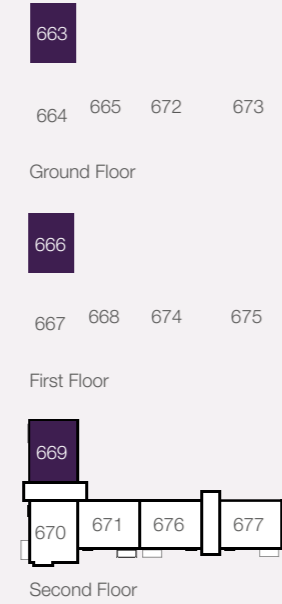
Each of our apartments in Evergreen House is centred around an open-plan kitchen/living/dining area. This is the perfect living space for entertaining family and friends or enjoying a cosy night in. Storage can be found in the hallway which also provides access to the bedrooms, with the master bedrooms boasting en suite shower rooms.

This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please enquire for further details.

### Plots 663, 666 & 669

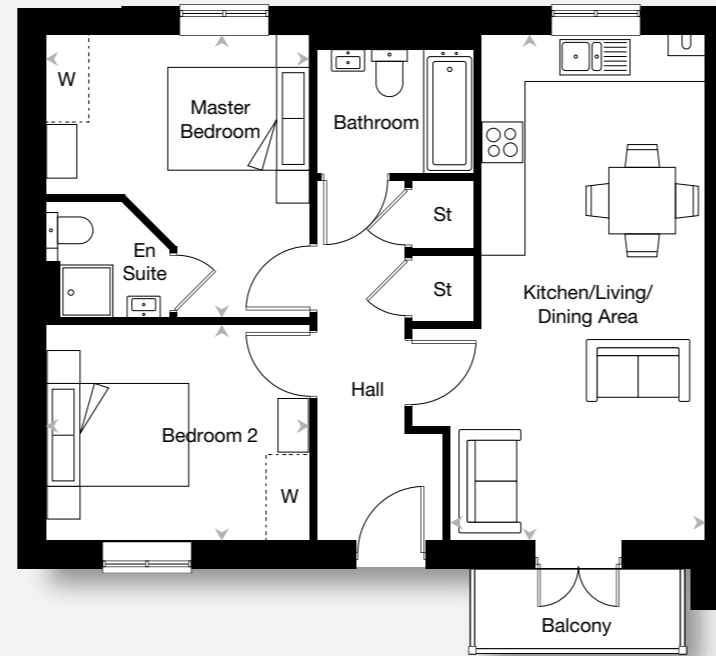


<b>Kitchen/Living/Dining Area</b>	6.93m x 4.48m	22'8" x 14'8"
<b>Master Bedroom</b>	4.00m x 3.03m	13'2" x 9'11"
<b>Bedroom 2</b>	4.00m x 2.36m	13'2" x 7'9"

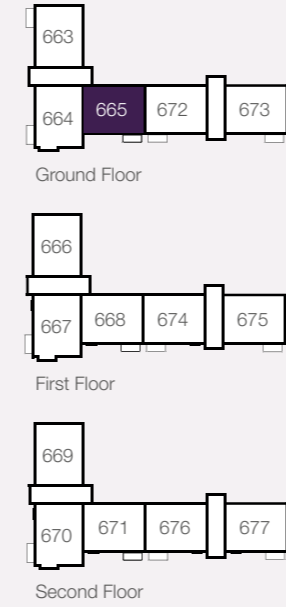


Key  
St – Storage W – Indicative Wardrobe Position

### Plot 665

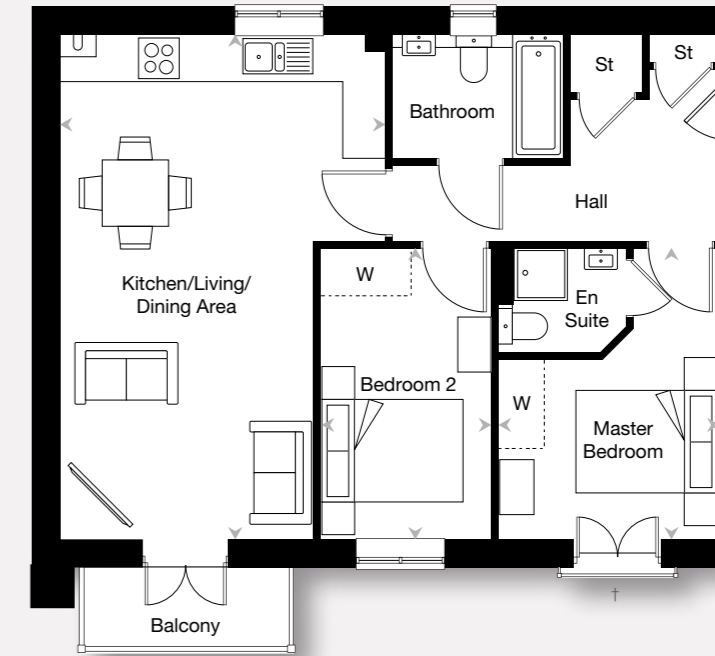


<b>Kitchen/Living/Dining Area</b>	7.38m x 3.50m	24'2" x 11'6"
<b>Master Bedroom</b>	3.87m x 3.65m	12'8" x 12'0"
<b>Bedroom 2</b>	3.65m x 2.98m	12'0" x 9'9"

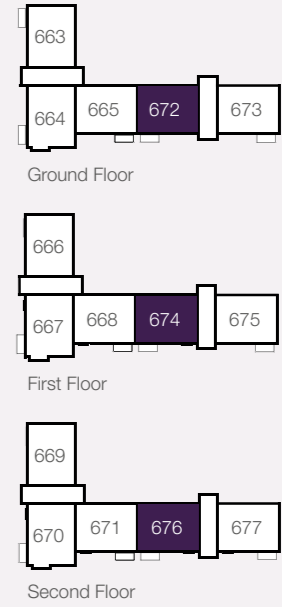


Key  
St – Storage W – Indicative Wardrobe Position

### Plots 672, 674 & 676

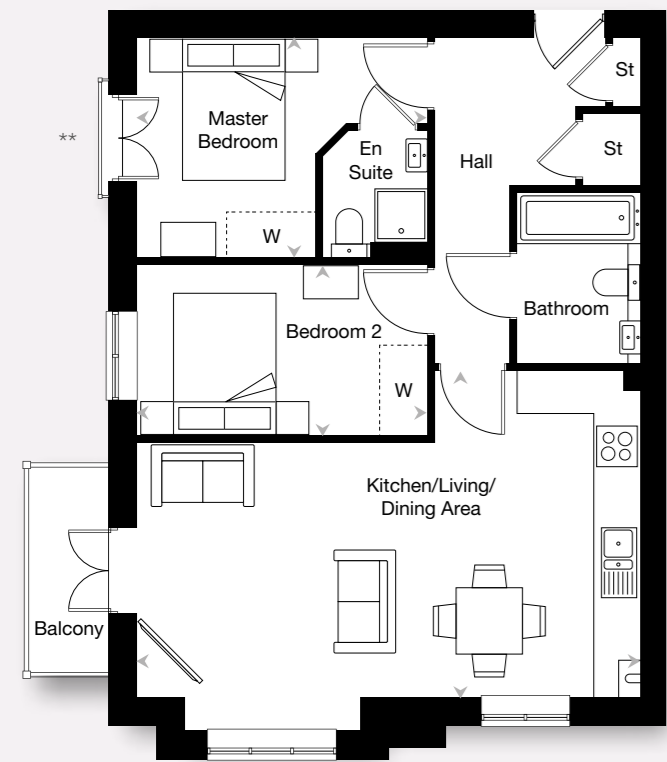


<b>Kitchen/Living/Dining Area</b>	6.93m x 4.48m	22'8" x 14'8"
<b>Master Bedroom</b>	4.00m x 3.03m	13'2" x 9'11"
<b>Bedroom 2</b>	4.00m x 2.36m	13'2" x 7'9"

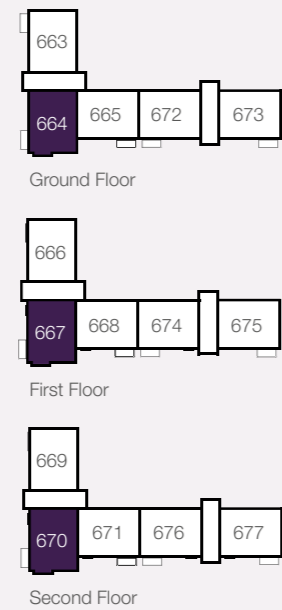


Key  
St – Storage W – Indicative Wardrobe Position

### Plots 664, 667 & 670

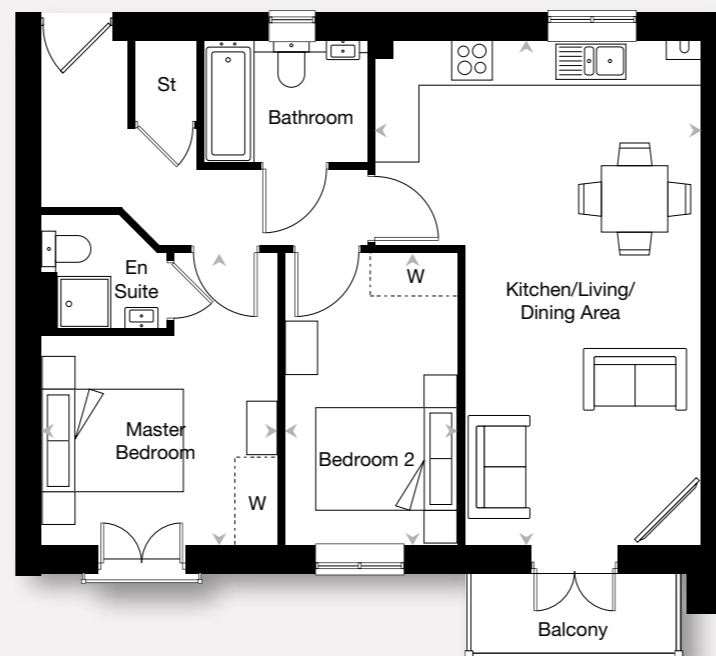


<b>Kitchen/Living/Dining Area</b>	6.93m x 4.48m	22'8" x 14'8"
<b>Master Bedroom</b>	4.00m x 3.03m	13'2" x 9'11"
<b>Bedroom 2</b>	4.00m x 2.36m	13'2" x 7'9"

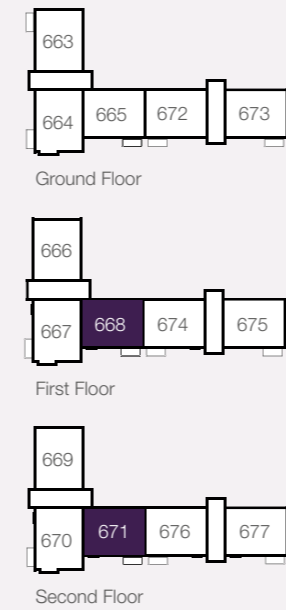


Key  
St – Storage W – Indicative Wardrobe Position

### Plots 668 & 671

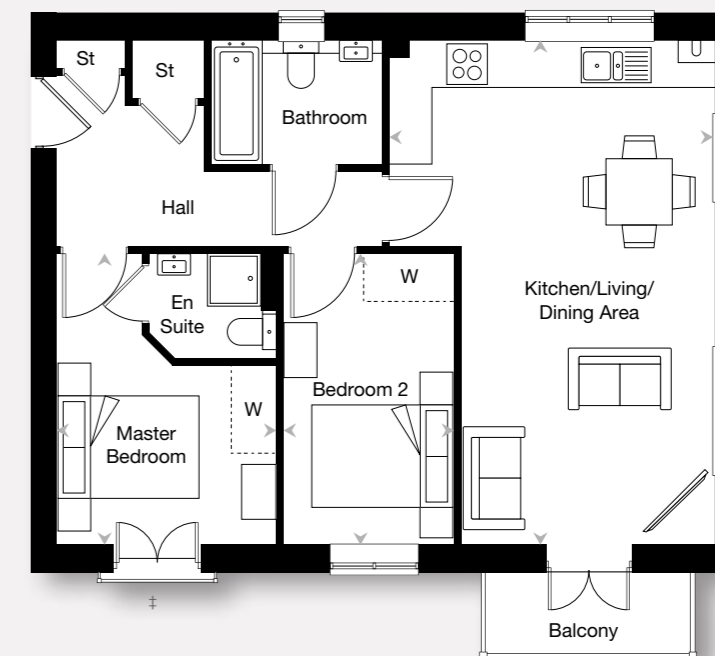


<b>Kitchen/Living/Dining Area</b>	6.93m x 4.48m	22'9" x 14'8"
<b>Master Bedroom</b>	4.01m x 3.25m	13'2" x 10'8"
<b>Bedroom 2</b>	4.01m x 2.36m	13'2" x 7'9"

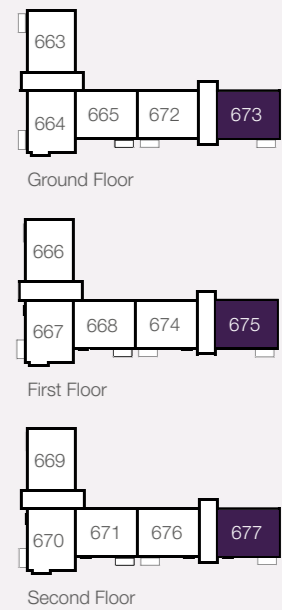


Key  
St – Storage W – Indicative Wardrobe Position

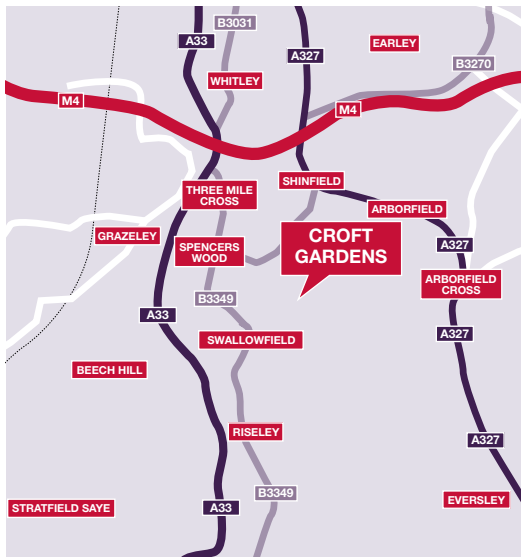
### Plots 673, 675 & 677



<b>Kitchen/Living/Dining Area</b>	6.93m x 4.48m	22'8" x 14'8"
<b>Master Bedroom</b>	4.00m x 3.03m	13'2" x 9'11"
<b>Bedroom 2</b>	4.00m x 2.36m	13'2" x 7'9"



Key  
St – Storage W – Indicative Wardrobe Position



**Taylor  
Wimpey**

facebook.com/taylorwimpey  
www.taylorwimpey.co.uk

## How to find us

From Maidenhead and Slough

Travelling along the M4 westwards – following signs for The West – leave the motorway at Junction 11. At the roundabout take the first exit onto the A33 signposted Basingstoke. Turn left onto Basingstoke Road, and follow the signs for Spencers Wood and Swallowfield. Turn left onto Hyde End Road signposted Shinfield, Arborfield and Wokingham. Croft Gardens is on your left.

From Basingstoke

Head north along the A33 following signs for Reading. Join the B3349 signposted Swallowfield, then turn right at Hyde End Road, signposted Shinfield, Arborfield and Wokingham. Croft Gardens is on your left.

## Croft Gardens

Hyde End Road,  
Spencers Wood,  
Berkshire,  
RG7 1DG

SatNav postcode: RG7 1DG

## Sales hotline

**01184 022 462**

### Taylor Wimpey West London

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Bartley Wood. Hook, Hampshire, RG27 9XA

Regional Office: 01256 760 606

