



Crest
NICHOLSON

the
brambles
SPENCERS WOOD



welcome home

The picturesque village of Spencers Wood offers the perfect lifestyle balance. Rural living, with a welcoming community, surrounded by traditional pubs and countryside; with all the benefits and transport links of nearby Reading.

Now, Spencers Wood is the location for The Brambles, a stunning collection of characterful 2, 3 and 4 bedroom houses, perfect for your first home, or for your growing family.

The Brambles is nestled amongst the Berkshire countryside, backing onto paddocks and agricultural fields



an ideal SETTING

With a rich history dating back to the 13th century, Spencers Wood retains the congenial atmosphere of a Berkshire village. A true sense of community has developed, enhanced by the annual carnival and a wealth of clubs and societies covering interests from sports to local history.

The village provides for everyday necessities, with a Post Office, bakery and a local store together with tempting old-style pubs and eateries. Whilst traditional pleasures are presented in abundance; a walk in the woods, the open countryside, a chance for young children to run and explore and for families to take life at a gentler pace.



FROM LEFT CLOCKWISE
St Michael's Church
Country walks
Warings Craft Bakers
Shinfield Cricket Club
The Farriers Arms

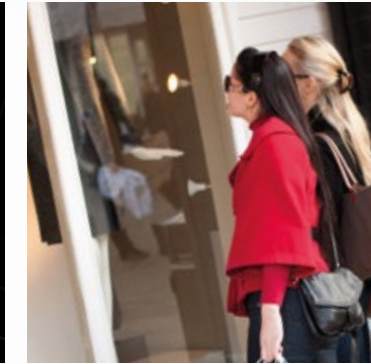
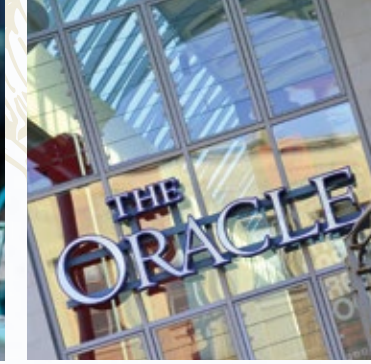
an array OF CHOICE

The Brambles is perfectly located to take advantage of a wealth of local rural and urban delights. There are numerous traditional and gastro pubs to discover in the area, as well as renowned fine dining options for more indulgent occasions including celebrated Michelin starred L'Ortolan in neighbouring Shinfield. The nearby town of Reading provides a huge choice of restaurants to suit every palate, from popular family favourites to more refined options.

Reading is also known as one of the UK's top retail destinations, with The Oracle and the high street bringing together Debenhams, House of Fraser, John Lewis and Marks & Spencer along with a choice of independent boutiques too.

Michelin starred
L'Ortolan restaurant

FROM RIGHT CLOCKWISE
A variety of coffee shops
The Oracle Shopping Centre
Broad Street
Boutique shopping
Pizza Express





FROM LEFT CLOCKWISE
Wellington Country Park
The Mill at Sonning Theatre
Reading Rowing Club
Madejski Stadium



a thriving life TO LIVE

There are plenty of activities to enjoy in rural Berkshire. Wellington Country Park offers something for the whole family with a diary full of events. The canal paths of the Kennet and Avon Canal, the banks of the River Loddon or the North Wessex Downs are perfect for walking, riding and cycling. There are famous sporting venues including the Madejski Stadium, home of Reading Football Club, while village cricket clubs welcome both players and supporters alike.

The area has attracted a variety of cultural venues too, including The Mill at Sonning, a unique theatre restaurant located in a restored 18th century flour mill on the River Thames. Reading's iconic Hexagon is a multi-purpose theatre and arts venue which offers everything from rock and pop to drama and dance.



Narrow boats on the
Kennet and Avon Canal

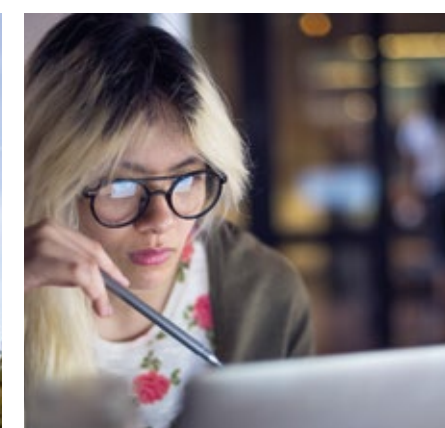
The best OF LEARNING

Families living in The Brambles can take advantage of highly rated independent and state education for every age group.

The youngest children can attend one of the many local primary schools. While Crosfields is a mixed preparatory school for children aged 3-13 set amongst 40 acres of grounds on the outskirts of Reading.

Older children have a choice of both comprehensive and independent schools. Reading School is a grammar school with academy status for boys, and one of the oldest schools in England. The Abbey School is a leading selective independent day school in Reading for girls aged 3-18.

For older students, there is a choice of colleges in the area, including Reading University, ranked in the UK's top 30.



FROM LEFT CLOCKWISE
Reading University
Crosfields School
Reading School
The Abbey School

links

NEAR & FAR

FROM RIGHT CLOCKWISE
Heathrow Airport
All Souls College, Oxford
Guildford High Street
Exceptional rail links
St Paul's Cathedral



The Brambles is superbly placed for Reading University, the hi-tech companies of the M4 corridor and for London.

Well-served by public transport, nearby bus stops connect Spencers Wood to Reading, Basingstoke and Farnborough. Residents can also take advantage of the superb road and rail connections of Reading.

Junction 11 of the M4 is just minutes away. Central London can be reached in an hour and Oxford in around 49 minutes, while the M25 and Heathrow Airport are within a half hour drive.

Rail connections are outstanding. From Reading station, London Paddington can be reached in just 29 minutes and Southampton in around 52 minutes.



The Brambles has been meticulously planned to enhance the community. Designed for today's families and for modern living – yet respecting the rural nature of the area. The location has been carefully selected, close to the heart of the village. Allowing for generous gardens for each home, with wide roads, safe pedestrian and cycle routes and public green spaces preserving the rural ambience.

This sensitive site planning provides the perfect background for superior homes designed to combine every convenience for 21st century living with local character. Homes offer space and light, taking full advantage of generous plots and positioned to maximise views. Designs are individual – but all incorporate architectural details that echo the vernacular of the surrounding village.

The Brambles offers the perfect combination. Superb modern homes and the very best of Berkshire village life.



a fine ADDRESS

The tree lined Avenue leads to a spacious village green. Existing mature trees have been preserved and landscaping designed to create a distinctive character, combining practical modern convenience with a sense of place. The look and feel of traditional rural living is created by generous gardens and confirmed by careful positioning of homes around the north, east and south to maximise the views across the boundary hedgerows to the idyllic rural setting.





THE THATCH

2 Bedroom House

Plots 33, 34* & 46*

These attractive terraced homes offer a well equipped kitchen with a convenient breakfast bar, open plan to a good sized living room, served by French doors opening onto the private garden. Upstairs, a spacious master bedroom and a second bedroom are served by a bathroom offering both a bath and a shower.

*Handed to plot shown

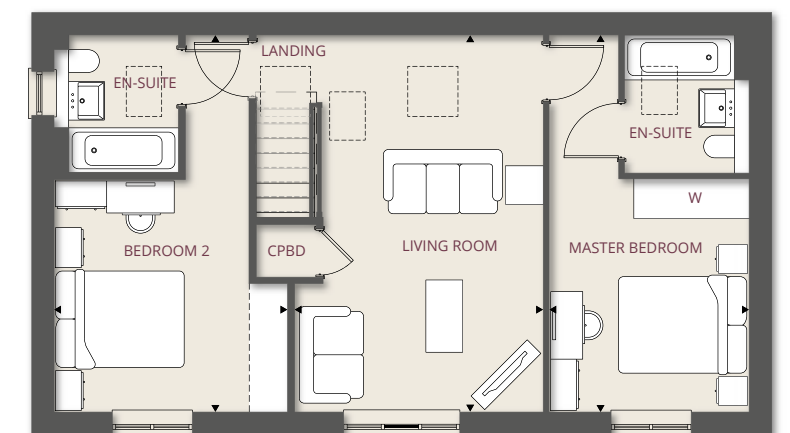
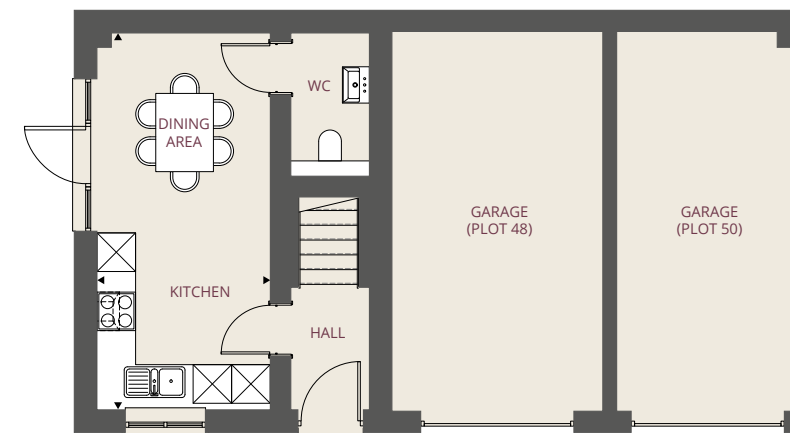
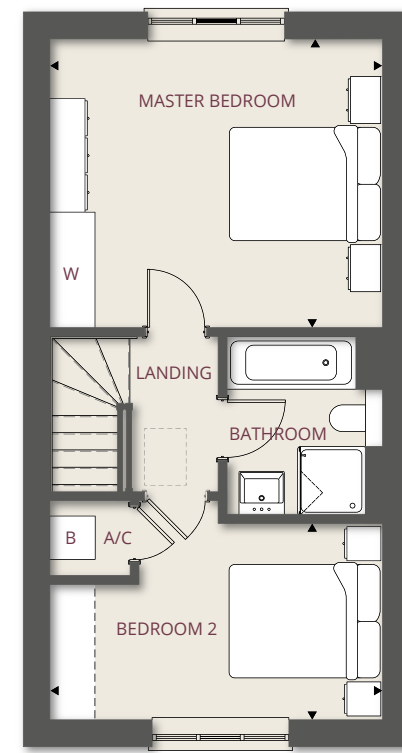
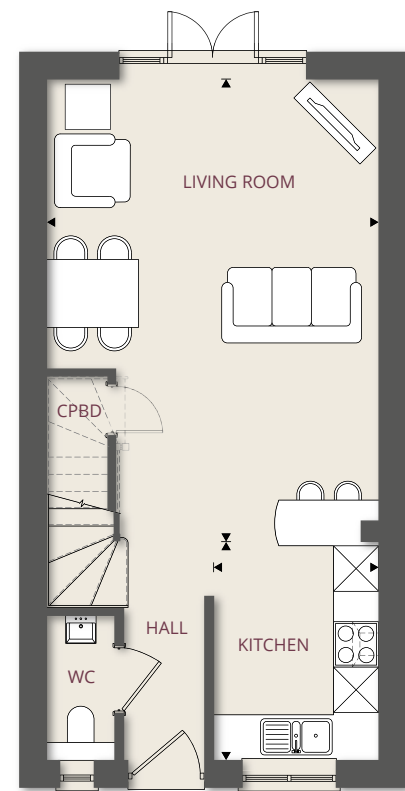


THE COACH HOUSE

2 Bedroom House

Plot 48

This two bedroom coach house style home offers a kitchen / dining room on the ground floor as well as a garage. The first floor provides a bright living room, a master bedroom and a second bedroom, both bedrooms have an en-suite bathroom.



GROUND FLOOR

Living Room	4397mm x 6239mm	14'5" x 20'6"
Kitchen	2183mm x 2770mm	7'2" x 9'1"

FIRST FLOOR

Master Bedroom	4397mm x 3820mm	14'5" x 12'6"
Bedroom 2	4397mm x 2598mm	14'5" x 8'6"

Total Area 79.2 sq m 852 sq ft

GROUND FLOOR

Kitchen / Dining Area	2695mm x 5859mm	8'10" x 19'3"
-----------------------	-----------------	---------------

FIRST FLOOR

Living Room	3855mm x 5859mm	12'8" x 19'3"
Master Bedroom	3626mm x 5859mm	11'11" x 19'3"
Bedroom 2	3100mm x 5859mm	10'2" x 19'3"

Total Area 83.3 sq m 896 sq ft



THE FOLLY

2 Bedroom House

Plot 49

This coach house style home provides a clever solution to the needs of modern living. The ground floor provides parking and storage, while the first floor offers a spacious kitchen/dining and living room together with two double bedrooms and a family bathroom.



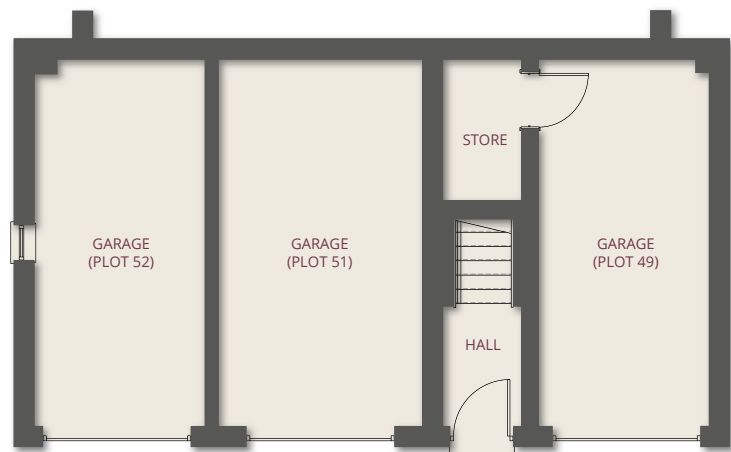
THE DARWIN

4 Bedroom House

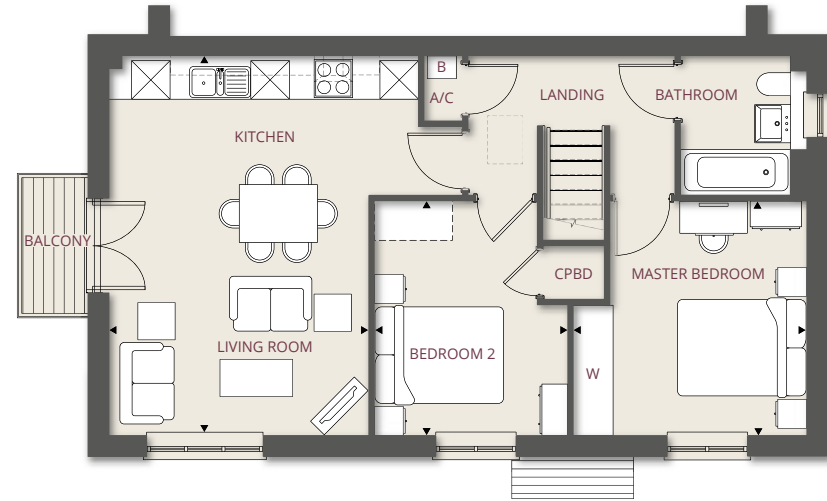
Plots 16*, 19, 23, 24*, 50*, 51* & 52*

These imposing homes provide a good sized open plan living/dining room, served by French doors opening onto the private garden and offering a formal dining area. The separate kitchen enjoys ample natural light from a large bay window. On the first floor are two double bedrooms, a family bathroom and study. The second floor provides a spacious master bedroom with a dressing area and en-suite with shower.

*Handed to plot shown



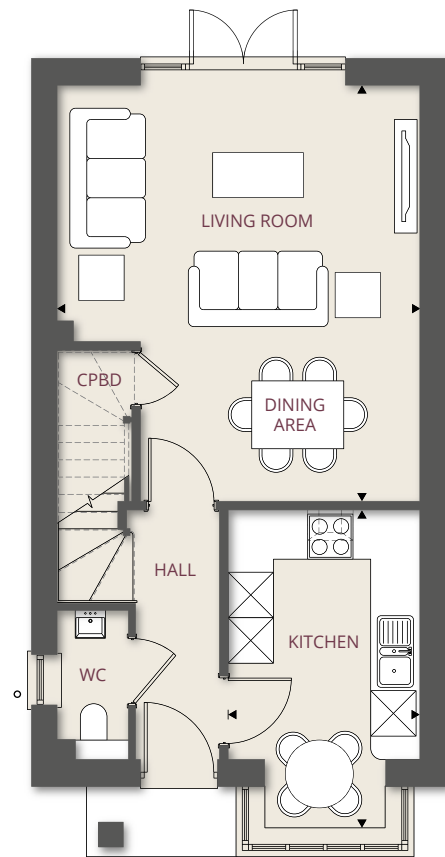
GROUND FLOOR



FIRST FLOOR

Kitchen / Living Room	4005mm x 5860mm	13'2" x 19'3"
Master Bedroom	3595mm x 3610mm	11'10" x 11'10"
Bedroom 2	2980mm x 3615mm	9'9" x 11'10"

Total Area 66.9 sq m 720 sq ft



GROUND FLOOR

GROUND FLOOR

Living / Dining Area	4799mm x 5503mm	15'9" x 18'1"
Kitchen	2537mm x 4200mm	8'4" x 13'9"

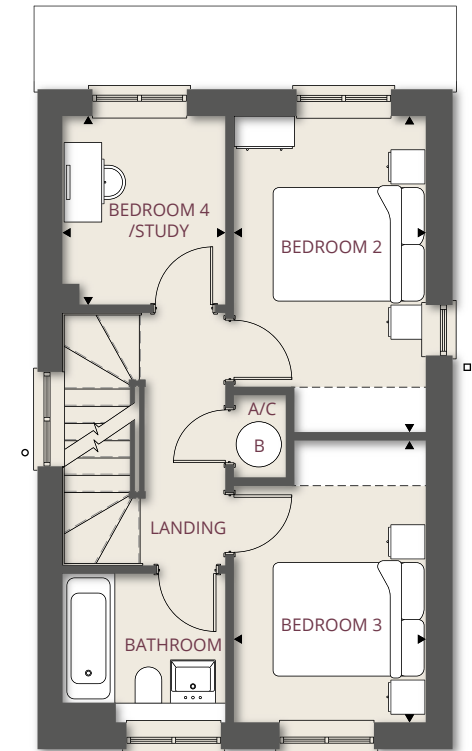
FIRST FLOOR

Bedroom 2	2537mm x 4177mm	8'4" x 13'8"
Bedroom 3	2537mm x 3726mm	8'4" x 12'3"
Bedroom 4/Study	2156mm x 2491mm	7'1" x 8'2"

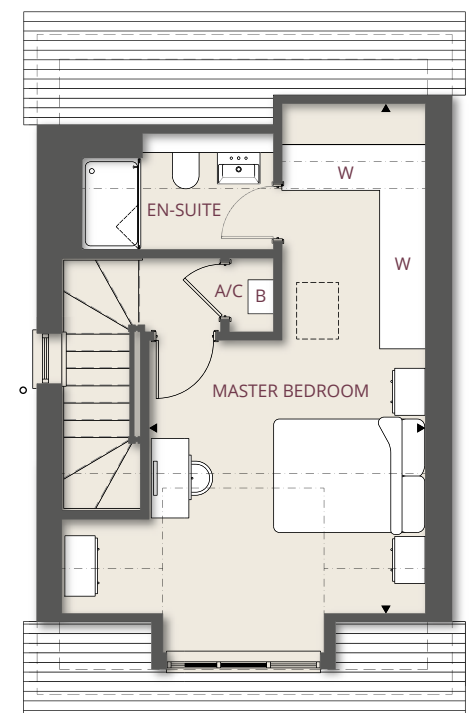
SECOND FLOOR

Master Bedroom	3653mm x 6747mm	12'0" x 22'2"
----------------	-----------------	---------------

Total Area 113.7 sq m 1223 sq ft



FIRST FLOOR



SECOND FLOOR



THE LEITH

3 Bedroom House

Plots 11*, 12, 32, 35*, 47*, 59, 60*, 61, 91* & 92

This welcoming three bedroom family home has a spacious kitchen/dining room on the ground floor together with a generous living room. The first floor features a family bathroom, two bedrooms and a large master suite benefiting from a fitted wardrobe and en-suite shower room.

*Handed to plot shown



THE LEITH II

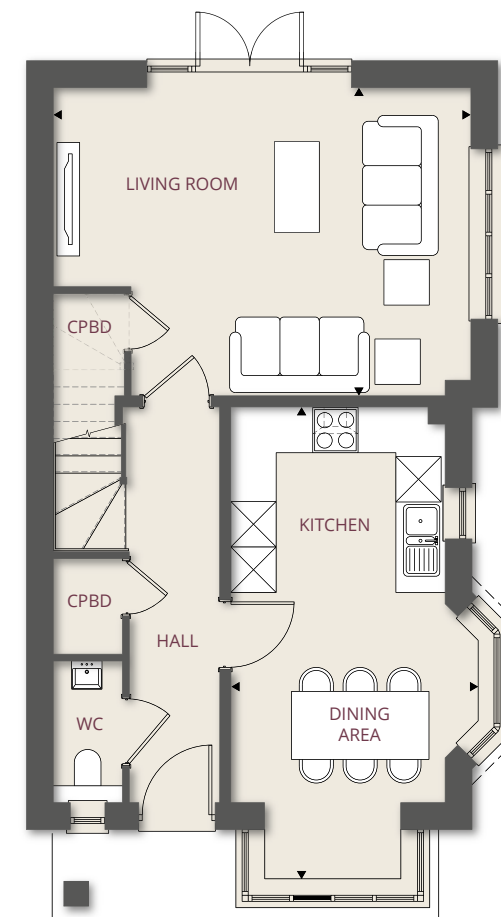
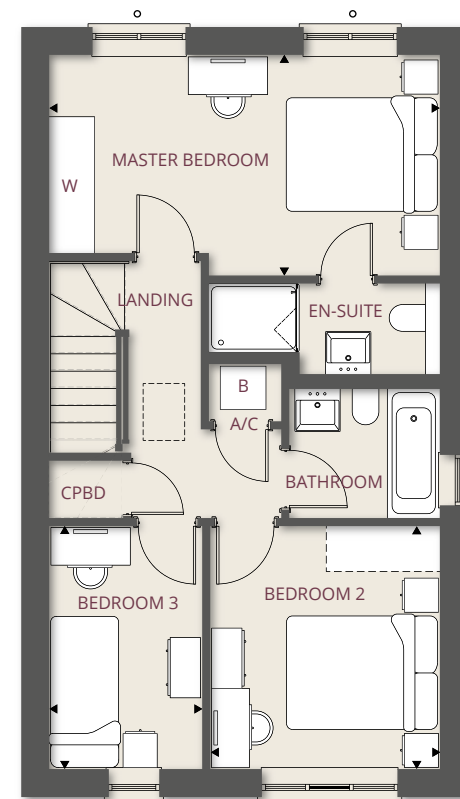
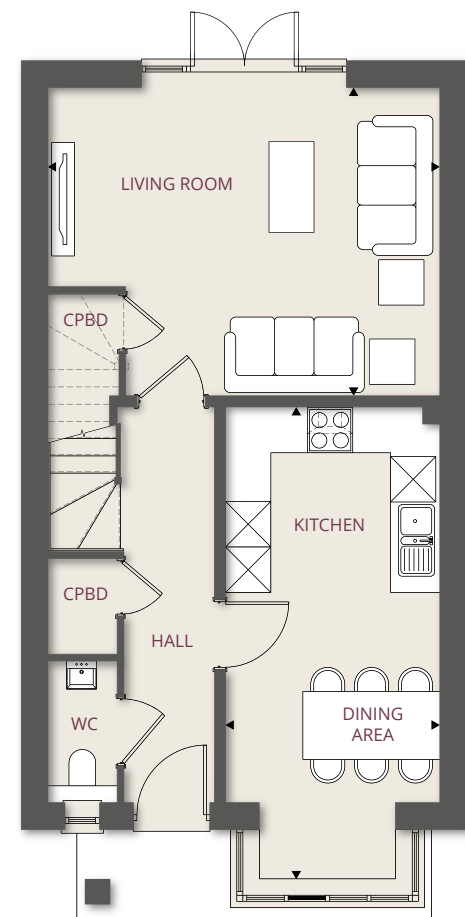
3 Bedroom House

Plots 44 & 56*

A variation on The Leith, this three bedroom house offers a spacious kitchen/dining room with feature bay window and a large living room on the ground floor. On the first floor the large master suite benefits from a fitted wardrobe and en-suite shower room and there are two further bedrooms and a family bathroom.

*Handed to plot shown

NB: The computer generated image depicts The Leith and is indicative only.



GROUND FLOOR

Kitchen / Dining Area	2837mm x 6248mm	9'4" x 20'6"
Living Room	5184mm x 4077mm	17'0" x 13'5"

FIRST FLOOR

Master Bedroom	5183mm x 2920mm	17'0" x 9'7"
Bedroom 2	3042mm x 3216mm	10'0" x 10'7"
Bedroom 3	2028mm x 3216mm	6'8" x 10'7"

Total Area 99.8 sq m 1074 sq ft

GROUND FLOOR

Kitchen / Dining Area	3328mm x 6247mm	10'11" x 20'6"
Living Room	5521mm x 4077mm	18'1" x 13'5"

FIRST FLOOR

Master Bedroom	5514mm x 2970mm	18'1" x 9'9"
Bedroom 2	3042mm x 3218mm	10'0" x 10'7"
Bedroom 3	2020mm x 3218mm	6'8" x 10'7"

Total Area 103.1 sq m 1109 sq ft



THE MICKLEHAM

3 Bedroom House

Plots 76, 85, 86*, 87 & 88*

These stylish homes each provide a kitchen / dining room ideal for modern living, together with a good sized living room, featuring French doors that open onto the private garden. Upstairs, a spacious master suite includes en-suite with shower, while two further bedrooms are served by the family bathroom.

*Handed to plot shown



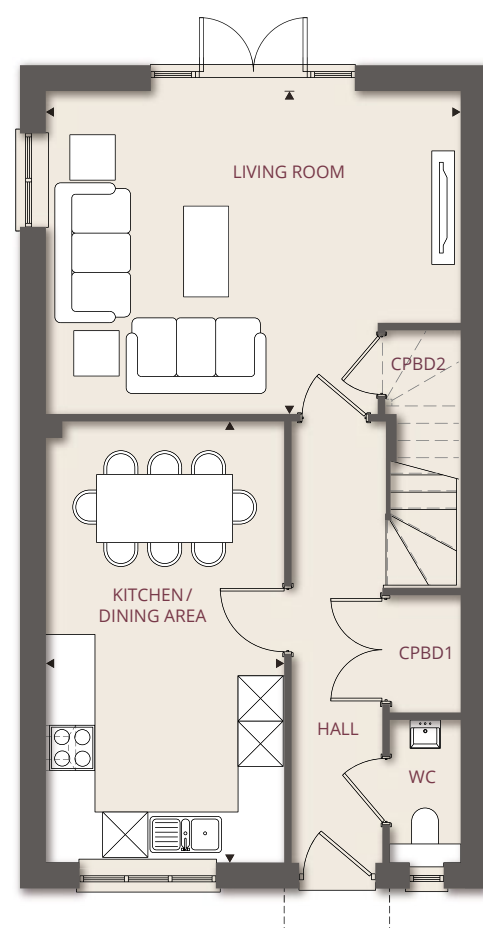
THE ORCHARD

4 Bedroom House

Plots 1, 5*, 6, 7, 8*, 9, 10*, 15, 21* & 29*

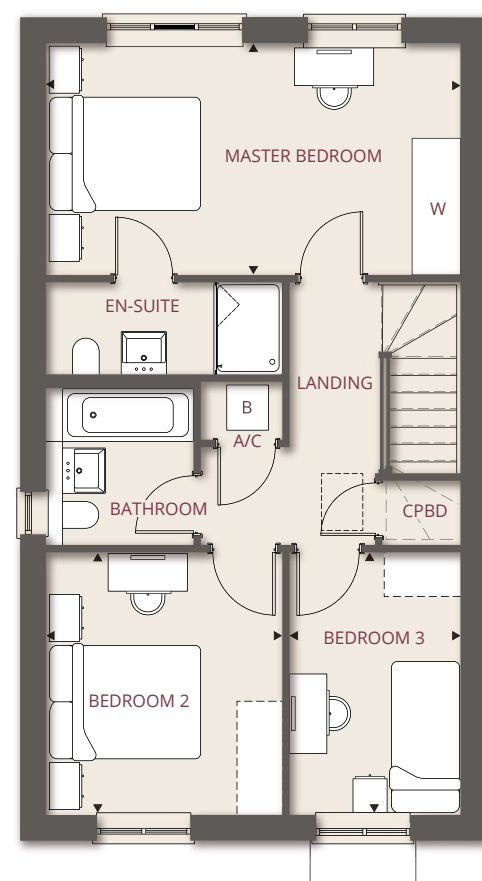
The Orchard is a substantial family home. On the ground floor a large hall is flanked by a formal dining room, spacious dual aspect living room, a kitchen / family room and a utility room. On the first floor, a galleried landing leads to a dual aspect master bedroom served by an en-suite shower room, a second bedroom with its own en-suite and two further bedrooms served by the family bathroom.

*Handed to plot shown
N.B. Double height front bay window to plots 6, 10, 15 & 29.



GROUND FLOOR

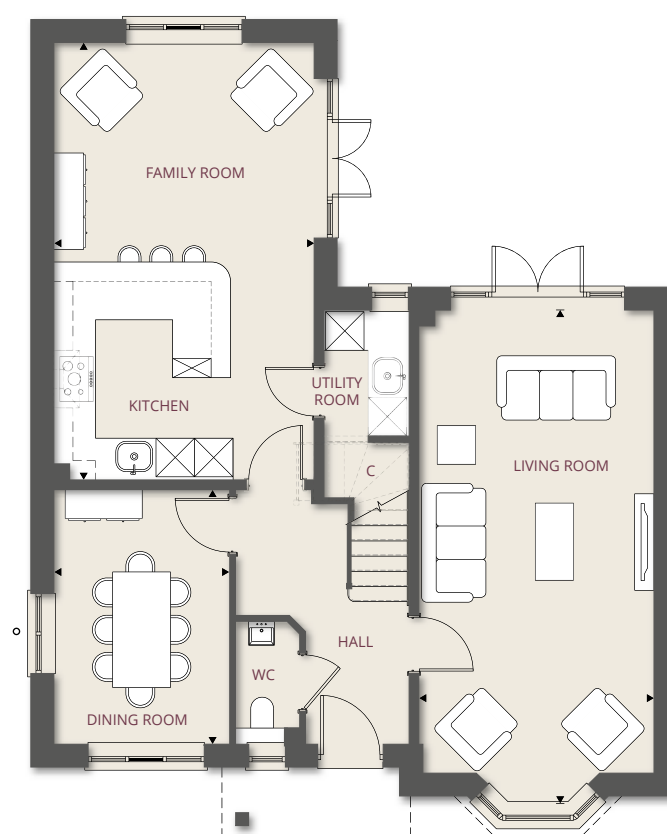
Kitchen / Dining Area	3127mm x 5810mm	10'3" x 19'1"
Living Room	5442mm x 4246mm	17'10" x 13'11"



FIRST FLOOR

Master Bedroom	5440mm x 3040mm	17'10" x 10'0"
Bedroom 2	3100mm x 3445mm	10'2" x 11'4"
Bedroom 3	2230mm x 3445mm	7'4" x 11'4"

Total Area 110.6 sq m 1190 sq ft



GROUND FLOOR

Dining Room	2756mm x 3961mm	9'0" x 13'0"
Kitchen / Family Room	4055mm x 6808mm	13'4" x 22'4"
Living Room	3661mm x 7676mm	12'0" x 25'2"



FIRST FLOOR

Master Bedroom	4055mm x 6115mm	13'4" x 20'1"
Bedroom 2	3500mm x 3825mm	11'6" x 12'7"
Bedroom 3	3220mm x 3700mm	10'7" x 12'2"
Bedroom 4	2680mm x 3265mm	8'10" x 10'9"

Total Area 163.9 sq m 1764 sq ft

Total Area** 164.5 sq m 1770 sq ft

Total Area*** 165.2 sq m 1778 sq ft



THE GREENACRE

4 Bedroom House
Plots 25, 28*, 53* & 55

The Greenacre offers an impressive welcome with an imposing hall boasting a feature staircase. A spacious living room offers a dual aspect, while the large kitchen/dining room leads onto a family room, giving access to the garden. On the first floor there is a large master bedroom with en-suite and dressing area and a second bedroom, again with en-suite. On the second floor are two further bedrooms served by the family bathroom.

*Handed to plot shown



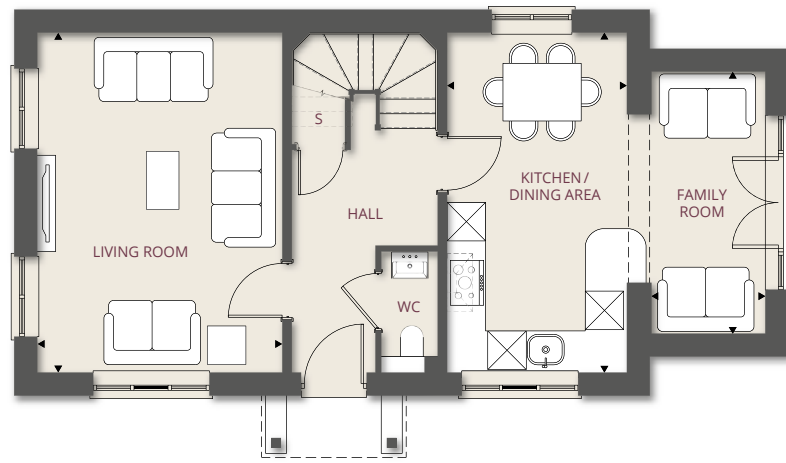
THE ABINGER

4 Bedroom House
Plots 3*, 14*, 20, 54 & 64

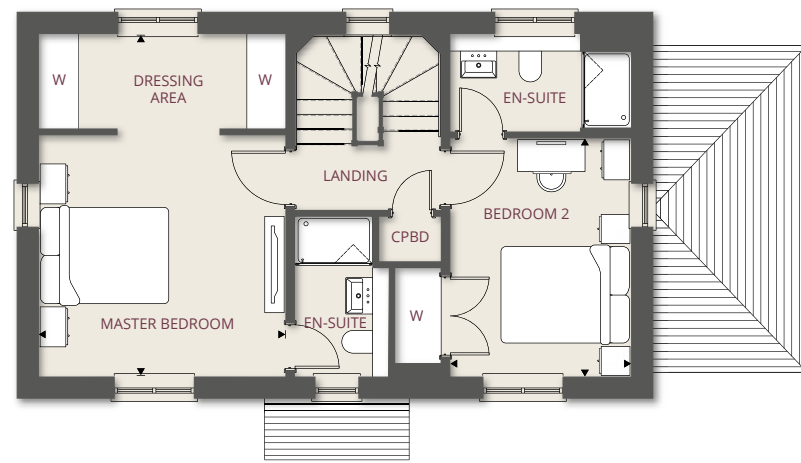
The ground floor of this spacious four bedroom home offers a large kitchen/dining room and a separate living room, both of which provide access to a private garden. The first floor includes a large master bedroom with dressing area and en-suite shower room and a second bedroom, again with en-suite. Two further bedrooms on the second floor are served by the family bathroom.

*Handed to plot shown

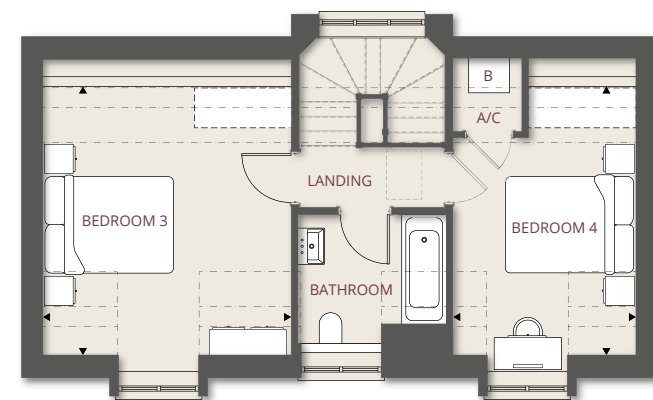
NB: The Abinger is a variation of The Greenacre. The computer generated image depicts The Greenacre and is indicative only.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Kitchen / Dining Area	2799mm x 5295mm	9'2" x 17'4"
Family Room	1775mm x 4079mm	5'10" x 13'5"
Living Room	3818mm x 5293mm	12'6" x 17'4"

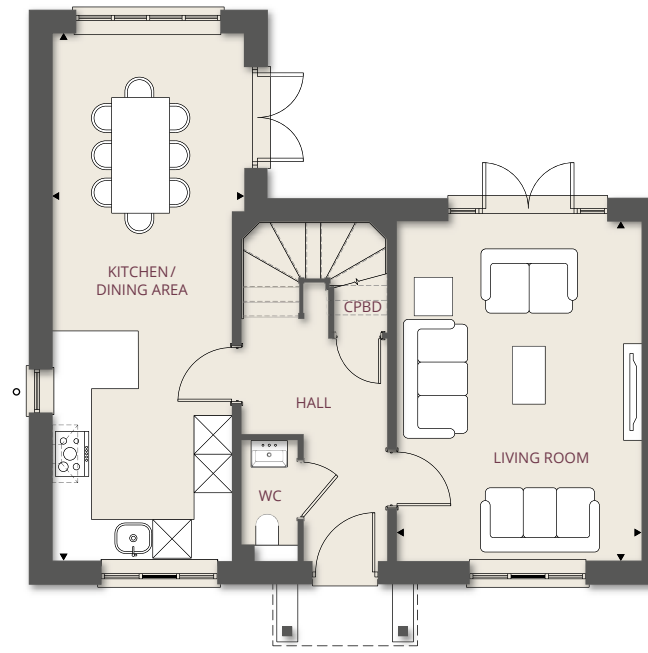
FIRST FLOOR

Master Bedroom	3818mm x 5293mm	12'6" x 17'4"
Bedroom 2	2801mm x 3671mm	9'2" x 12'1"

SECOND FLOOR

Bedroom 3	3841mm x 4157mm	12'7" x 13'8"
Bedroom 4	2823mm x 4157mm	9'3" x 13'8"

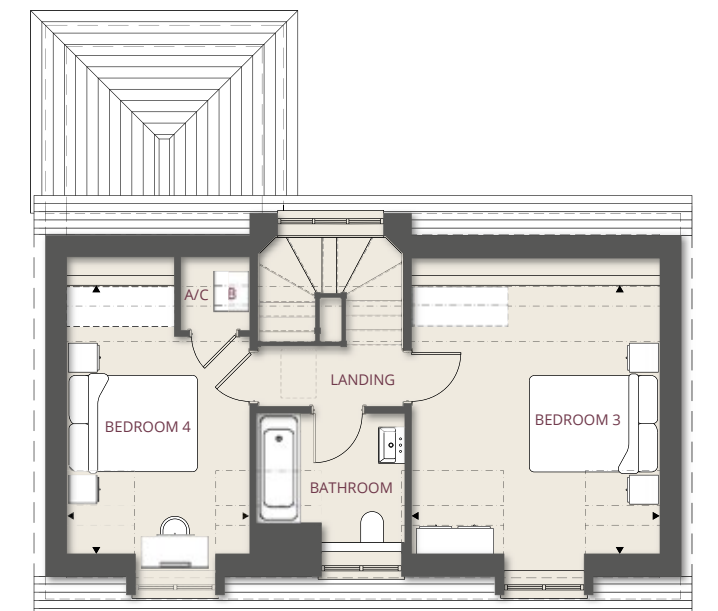
Total Area 143.9 sq m 1548 sq ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Kitchen / Dining Area	2992mm x 8218mm	9'10" x 27'0"
Living Room	3818mm x 5293mm	12'6" x 17'4"

FIRST FLOOR

Master Bedroom	3818mm x 5293mm	12'6" x 17'4"
Bedroom 2	2801mm x 3671mm	9'2" x 12'1"

SECOND FLOOR

Bedroom 3	3841mm x 4158mm	12'7" x 13'8"
Bedroom 4	2823mm x 4158mm	9'3" x 13'8"

Total Area 143.9 sq m 1548 sq ft

THE CLAREMONT

4 Bedroom House

Plots 13*, 22*, 93*, 98 & 99*

These large four bedroom houses offer a spacious living room, featuring French doors that open onto a private garden and a separate kitchen with a generous dining area. On the first floor there is a master bedroom and a second bedroom, both with the convenience of an en-suite shower room. The second floor provides two further bedrooms served by the family bathroom.

*Handed to plot shown



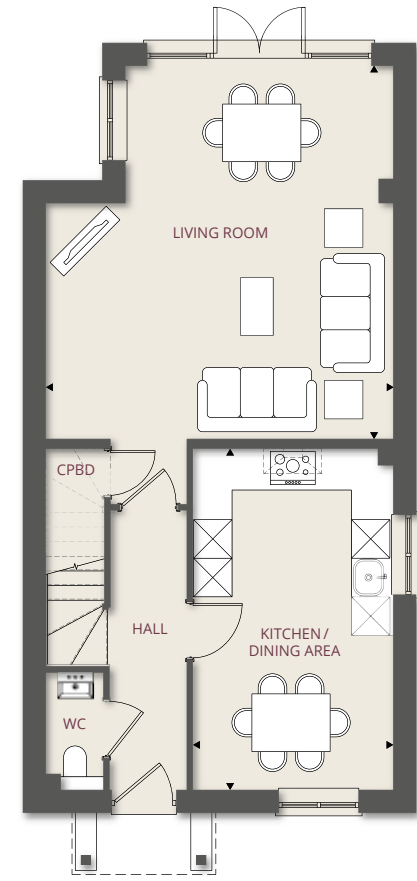
THE CAPEL

4 Bedroom House

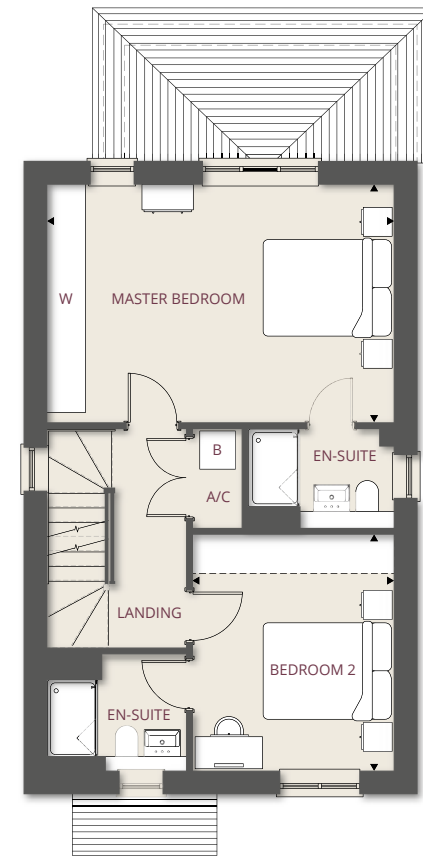
Plots 38* & 39

The Capel combines a generous size and inspired design to provide a truly magnificent home. Double doors from the welcoming hall open onto a spacious living room, while the dual aspect kitchen / diner provides both breakfast bar and a more formal dining area with the added convenience of a utility. Upstairs, the master bedroom benefits from an en-suite with shower, while three further bedrooms are served by a family bathroom.

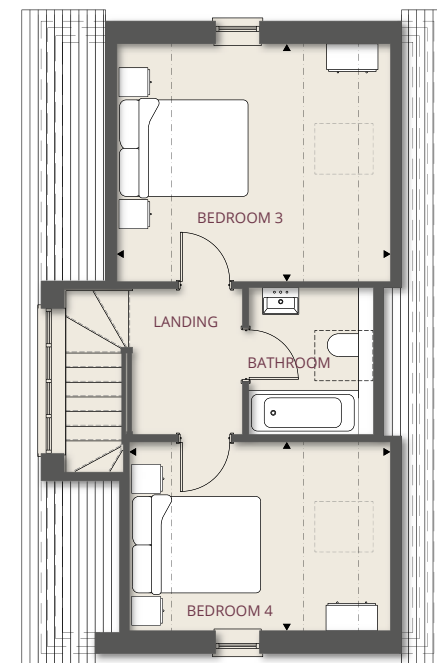
*Handed to plot shown



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Kitchen / Dining Area	3107mm x 5316mm	10'2" x 17'5"
Living Room	5405mm x 5803mm	17'9" x 19'0"

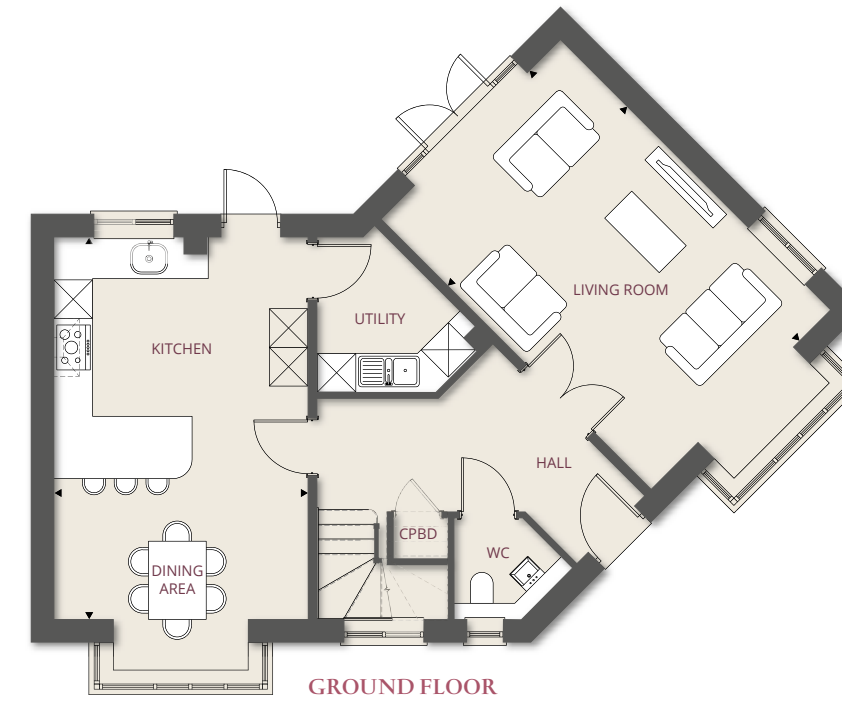
FIRST FLOOR

Master Bedroom	5405mm x 3664mm	17'9" x 12'0"
Bedroom 2	3129mm x 3671mm	10'3" x 12'1"

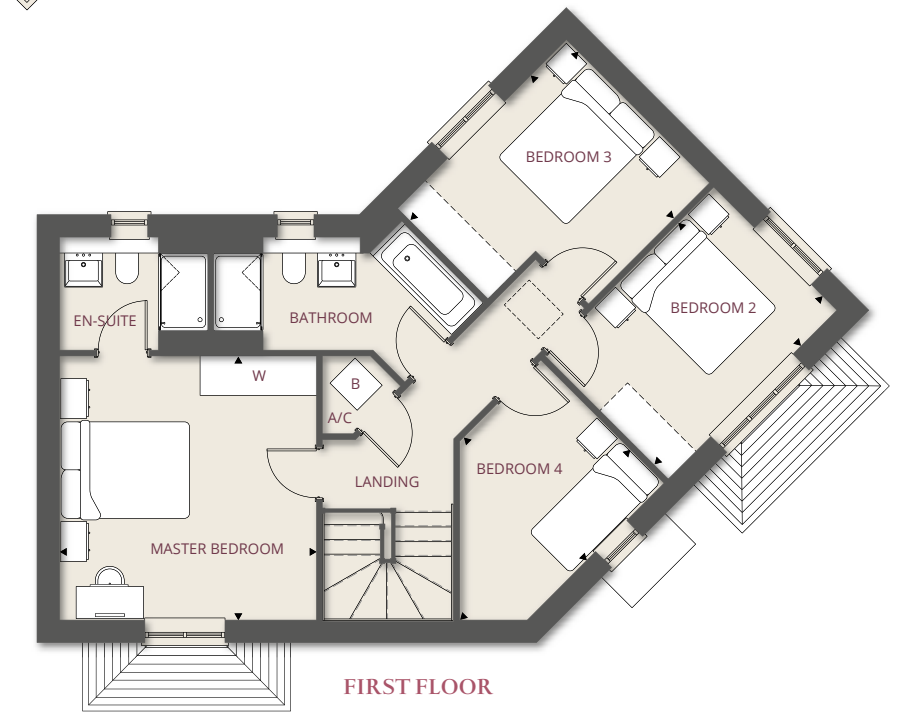
SECOND FLOOR

Bedroom 3	4257mm x 3663mm	14'0" x 12'0"
Bedroom 4	4053mm x 2925mm	13'4" x 9'7"

Total Area 143.7 sq m 1546 sq ft



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen / Dining Area	3950mm x 5950mm	13'0" x 19'6"
Living Room	3952mm x 5950mm	13'0" x 19'6"

FIRST FLOOR

Master Bedroom	3984mm x 4093mm	13'1" x 13'5"
Bedroom 2	3701mm x 2696mm	12'2" x 8'10"
Bedroom 3	3701mm x 3140mm	12'2" x 10'4"
Bedroom 4	3732mm x 2696mm	12'3" x 8'10"

Total Area 141.6 sq m 1524 sq ft



THE THISTLE

4 Bedroom House

Plot 4

The Thistle provides a spacious four bedroom family home. There is an integral garage, while the ground floor offers an impressive hall, a good-sized living room, and a large kitchen / dining room opening onto the private garden. On the first floor there is a generous master bedroom served by an en-suite shower room, together with three further bedrooms and a family bathroom.



THE FERNHURST

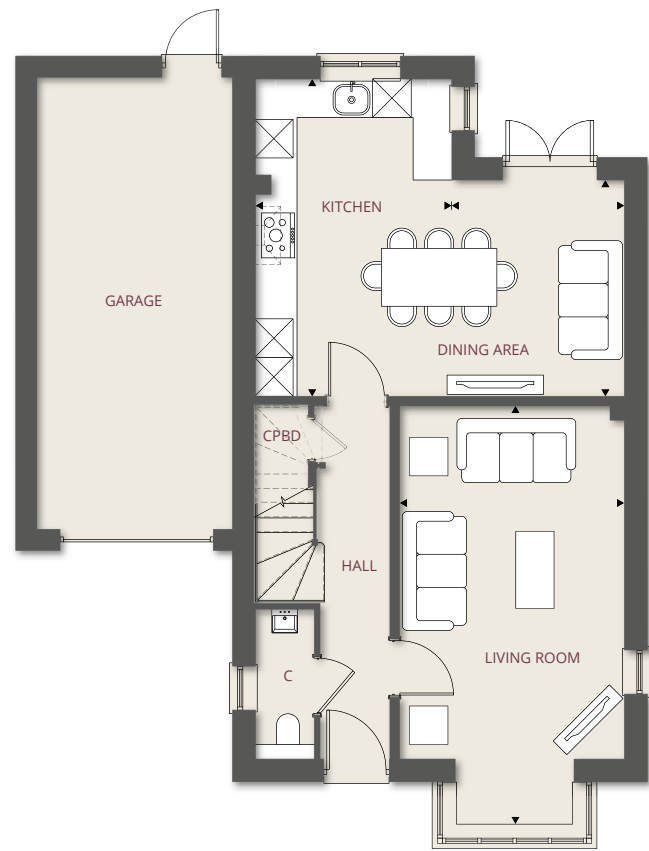
4 Bedroom House

Plots 2*, 17*, 18, 26*, 27, 30*, 31, 36*, 37, 62*, 63, 65*, 66, 89* & 90

The Fernhurst is a comfortable four bedroom family home with the convenience of a carport. The ground floor provides a good-sized living room, with two feature bay windows,[†] and a kitchen / dining room opening onto a private garden. The first floor provides a generous master bedroom with an en-suite shower room, three further bedrooms and a family bathroom.

*Handed to plot shown

NB: The Fernhurst is a variation of The Thistle. The computer generated image depicts The Thistle and is indicative only.



GROUND FLOOR

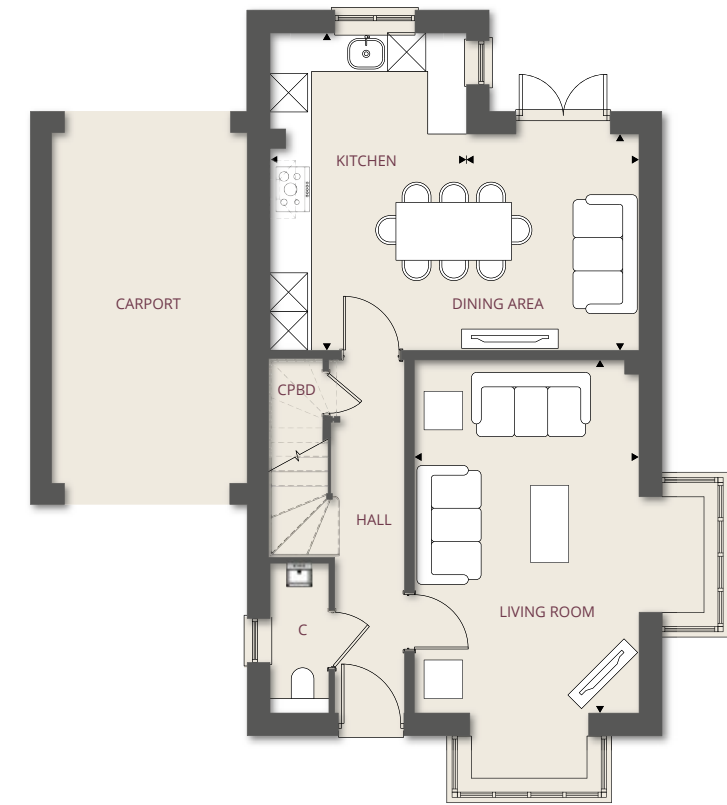
Dining Area	2690mm x 3363mm	8'10" x 11'0"
Kitchen	3057mm x 4938mm	10'0" x 16'2"
Living Room	3500mm x 6509mm	11'6" x 21'4"



FIRST FLOOR

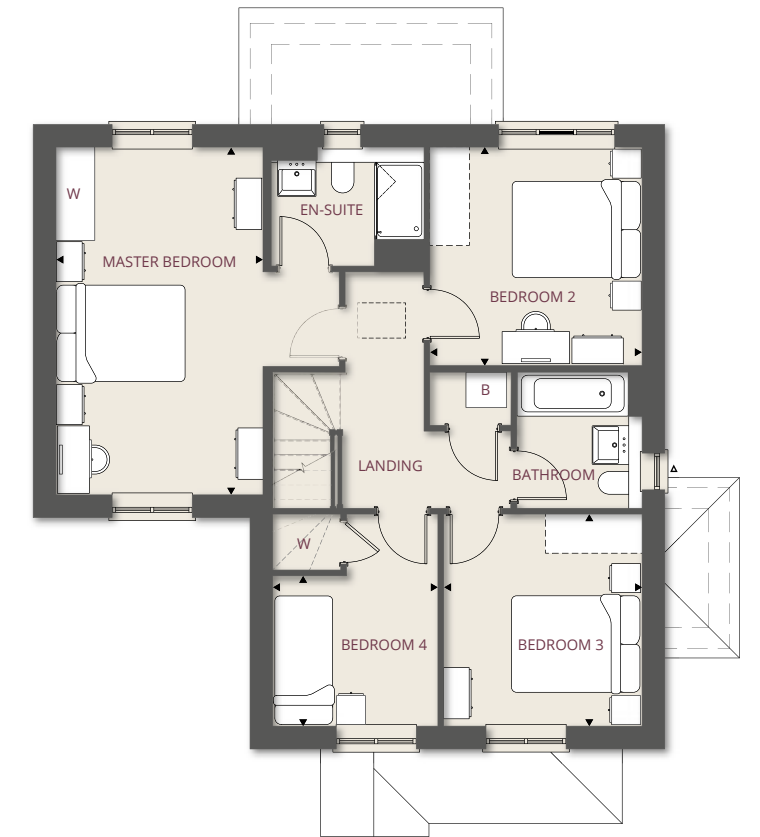
Master Bedroom	3225mm x 5409mm	10'7" x 17'9"
Bedroom 2	3291mm x 3399mm	10'10" x 11'2"
Bedroom 3	3075mm x 3289mm	10'1" x 10'9"
Bedroom 4	2559mm x 2324mm	8'5" x 7'8"

Total Area 128.4 sq m 1382 sq ft



GROUND FLOOR

Dining Area	2690mm x 3363mm	8'10" x 11'0"
Kitchen	3057mm x 4937mm	10'0" x 16'2"
Living Room	3500mm x 5496mm	11'6" x 18'0"



FIRST FLOOR

Master Bedroom	3225mm x 5409mm	10'7" x 17'9"
Bedroom 2	3291mm x 3399mm	10'10" x 11'2"
Bedroom 3	3075mm x 3289mm	10'1" x 10'9"
Bedroom 4	2559mm x 2324mm	8'5" x 7'8"

Total Area 128.4 sq m 1382 sq ft

Total Area** 130.2 sq m 1401 sq ft

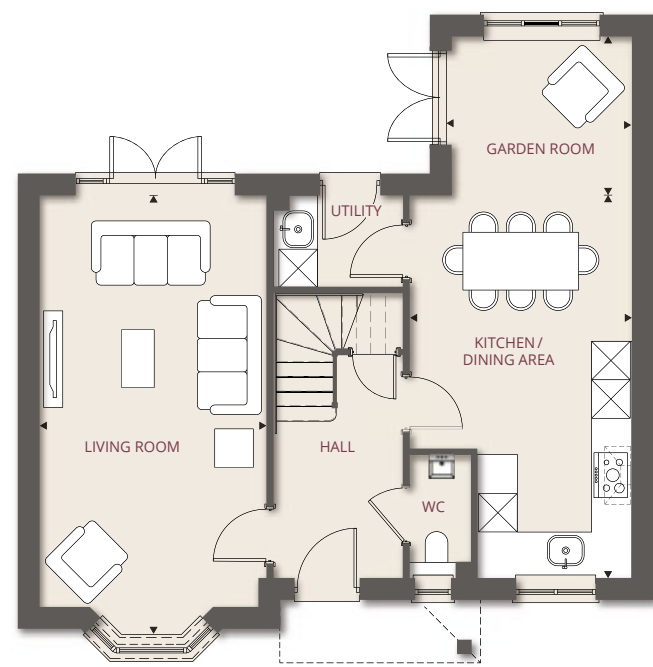


THE PENFOLD

4 Bedroom House

Plot 100

The Penfold is an impressive family home. On the ground floor the welcoming hall with its feature staircase creates a memorable entrance. It is flanked by a large dual aspect living room and a kitchen / dining room, a utility room and a bright garden room. On the first floor is the master bedroom with an en-suite shower room, while three further bedrooms are served by a well equipped family bathroom.



GROUND FLOOR

Kitchen / Dining Area	3410mm x 5909mm	11'2" x 19'5"
Living Room	3486mm x 6830mm	11'5" x 22'5"
Garden Room	2759mm x 2475mm	9'1" x 8'1"



FIRST FLOOR

Master Bedroom	3525mm x 3245mm	11'7" x 10'8"
Bedroom 2	2897mm x 5046mm	9'6" x 16'7"
Bedroom 3	2374mm x 3050mm	7'9" x 10'0"
Bedroom 4	3362mm x 3000mm	11'0" x 9'10"

Total Area 122.7 sq m 1320 sq ft

superior SPECIFICATION

Crest Nicholson's unrivalled sense of style makes every home at The Brambles the perfect choice for the discerning buyer. The attention to detail in the beautifully designed kitchens and sleek, stylish bathrooms offer luxury living at its finest, allowing you to enjoy the home that you have always dreamed of.

KITCHEN & UTILITY ROOM

- Silestone 30mm composite worktops and undermount stainless steel sink to The Orchard, The Greenacre, The Abinger, The Claremont, The Chapel, The Thistle, The Fernhurst and The Penfold
- 40mm postformed worktop with Leisure Rangemaster Glendale one and half bowl with drainer stainless steel sink to The Thatch, The Coach House, The Folly, The Darwin, The Leith and The Mickleham
- Hansgrohe Monoblock mixer tap
- Commodore kitchen units with soft close doors and drawers
- Low energy lighting (LED) to underside of wall units
- Bosch: Brushed steel finish
 - Single hot-air electric oven
 - Four or five-ring gas hob
 - Integrated extractor with three speeds
 - Fully integrated dishwasher
 - Fully integrated fridge/freezer
- Integrated washer/dryer in kitchen or space only in utility room

BATHROOM, EN-SUITE & CLOAKS

- Full and half height tiling to selected walls
- Hansgrohe chrome finish taps
- Hinged bath screen with fixed panel where appropriate
- Concealed Hansgrohe thermostatic bath/shower mixer
- Roca double ended acrylic bath where appropriate
- Roca sanitary ware
- Shaver socket to all bathrooms/en-suites

DECORATION

- Walls: Dulux 'Gardenia' emulsion throughout
- Ceilings and coving: Dulux 'Pure Brilliant White' emulsion throughout
- Windows – white PVCu
- Window boards – white satin painted finish
- Internal doors – white satin painted finish
- Amtico flooring to kitchen, dining room, family room, cloakroom, bathrooms and en-suites where applicable

JOINERY & DOORS

- Internal doors – Six panel door, in white, with textured self-finish
- Satin chrome ironmongery
- French doors white PVCu to match windows
- Staircase – Newel posts and balusters painted white, oak handrail and newel caps finished in clear satin varnish
- Wardrobes – (bedroom 1 only) full height glass in oak frame

CENTRAL HEATING & WATER

- Gas-fired condensing boiler, A rated
- Premier HE radiators. Thermostatic radiator controls to all rooms excluding hall
- Straight towel rail (chrome) with thermostats to bathrooms and en-suites only

ELECTRICAL

- Chrome flatplate satin finish to kitchen/family room, white finish all other rooms
- Low energy white downlighters to kitchen and utility room, bathrooms, en-suites, ground floor hall and cloakrooms. Pendants to all other areas
- Power and lighting to garages (when attached to the property)

SECURITY & PEACE OF MIND

- Mains operated alarms, with battery back up, interconnected smoke/heat/CO₂ detectors: optical, heat & carbon monoxide
- Low energy external security light with auto shut off, dawn-to-dusk sensor & PIR

TV AND TELECOM

- TV, SKY and FM radio points provided with provision for SKY+ and BT to be connected by operatives after occupation
- Virgin media outlet
- Master telecom socket to hall and sockets to living room, family room, and all bedrooms
- Family room and all bedrooms – single TV/data socket

EXTERNAL

- Turf to rear garden
- Water butt to collect rain water
- Wireless door bell
- External tap

WARRANTY & AFTERCARE

- Crest Nicholson 2 year warranty
- Complete NHBC 10 year warranty
- Thorough demonstration of your new home before it is handed over to you



A pretty village green is the central hub of The Brambles



FROM LEFT CLOCKWISE
Park Avenue, Sunbury
Bolnere Village,
Haywards Heath (both)

green

OBJECTIVES

The Brambles has been designed with the environment in mind. Mature trees are being retained, and existing hedgerows surrounding the site will be conserved and enhanced with new planting, providing attractive habitats for a wide range of species.

'Green corridors' throughout the development and open spaces, including the central village green will allow for the wildlife to colonise the site. Hedgehog gates in key fences will encourage small mammals, reptiles and amphibians to make the area their home.

With its new and varied green spaces The Brambles will actually help increase biodiversity and green infrastructure.



Rocky Lane, West Sussex

SEAL OF excellence

Based on over 50 years' experience of creating award-winning homes and vibrant mixed-use developments, Crest Nicholson has long realised that bricks and mortar are just part of creating an area's most sought after address. New homes are about the people who live in them and that is why we aim to ensure that every individual home, its surroundings and location not only meet, but also exceed our customers' expectations.

We combine classic and contemporary design and construction techniques with sustainable materials and state-of-the-art technology. Every Crest Nicholson home has been architecturally designed to maximise space and create light filled interiors with a variety of complementary and highly individual external finishes. You can also be assured that your new home will provide exemplary levels of comfort and energy efficiency.

We're proud that 9 out of 10 of Crest Nicholson home owners* are happy to recommend its build quality and lifestyle benefits to their friends and we remain committed to ensuring that we deliver the very highest levels of service and satisfaction.

Our commitment to building exemplary new homes and creating sustainable communities is recognised in our impressive array of industry design awards, including more CABA Gold Building for Life Awards than any other developer. This continues to reinforce both our success in the design and delivery of attractive, sustainable new homes and our position as one of the UK's leading developers.

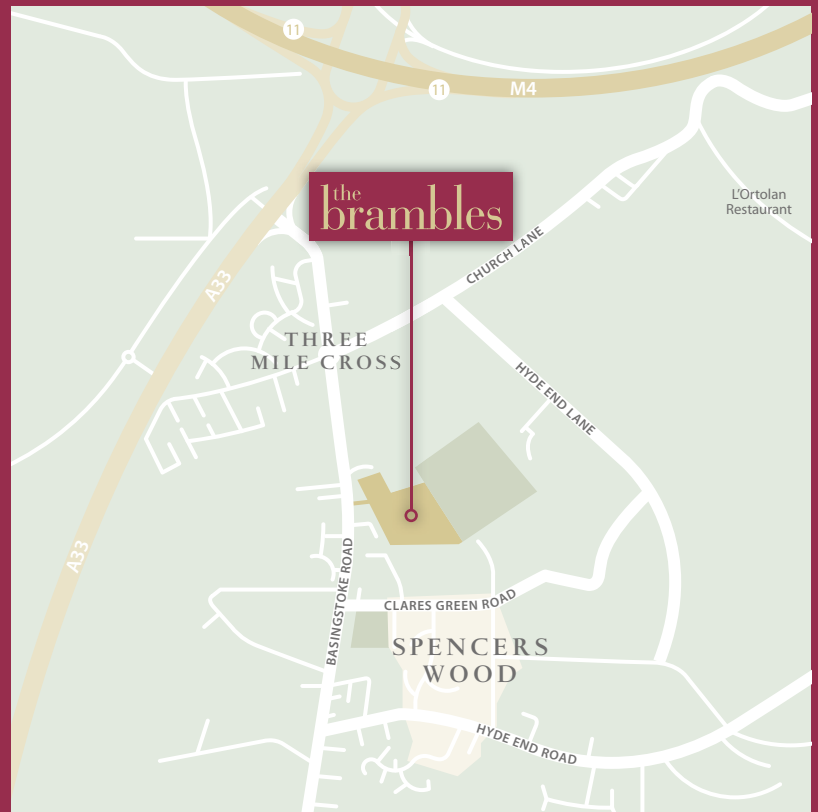
Small wonder that the discerning homebuyer appreciates the difference to be enjoyed in a Crest Nicholson home.



Epsom, Surrey

the brambles

SPENCERS WOOD



Maps are not to scale.

The Brambles, Basingstoke Road, Spencers Wood, Berkshire RG7 1AP

For further information please call 01184 510 930

Alternatively, please email: thebrambles@crestnicholson.com

www.crestnicholson.com/thebrambles

Crest Nicholson South, a division of Crest Nicholson Operations Limited, Crest House, Pyrcroft Road, Chertsey, Surrey KT16 9GN T: 01932 580 444 F: 0870 336 3991

All travel times, distances, companies, businesses and trading names are believed to be correct at the time of going to print, but any prospective buyer should make their own enquiries. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Crest Nicholson reserves the right to amend the specification as necessary and without notice. This does not form any part of a contract of sale. April 2016.
Design and production: S1 design, advertising, marketing. www.gotoS1.com