



READING, BERKSHIRE

FOUR & FIVE BEDROOM LAKESIDE HOUSES

LAKESIDE  
COLLECTION



St Edward  
Designed for life



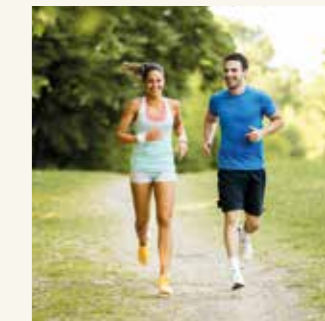
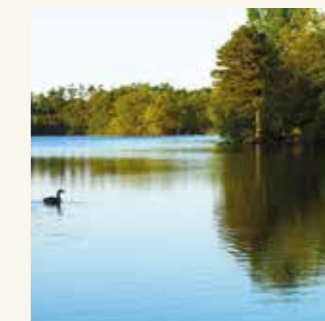
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## STYLISH LAKESIDE LIVING

Perfectly placed, just minutes from central Reading, the Lakeside Collection at Green Park Village is a premium range of fifteen New England inspired four and five bedroom detached homes.

Located at the heart of the village, on the east banks of the lake and just moments from the market square, the Lakeside Collection enjoys an idyllic setting. The garden of each home leads to a private jetty overlooking the lake and offering a wonderful space for relaxing and entertaining outdoors.

A unique lakeside retreat with excellent transport links to Reading and London, the Lakeside Collection at Green Park Village is a wonderful balance of accessibility and escapism.









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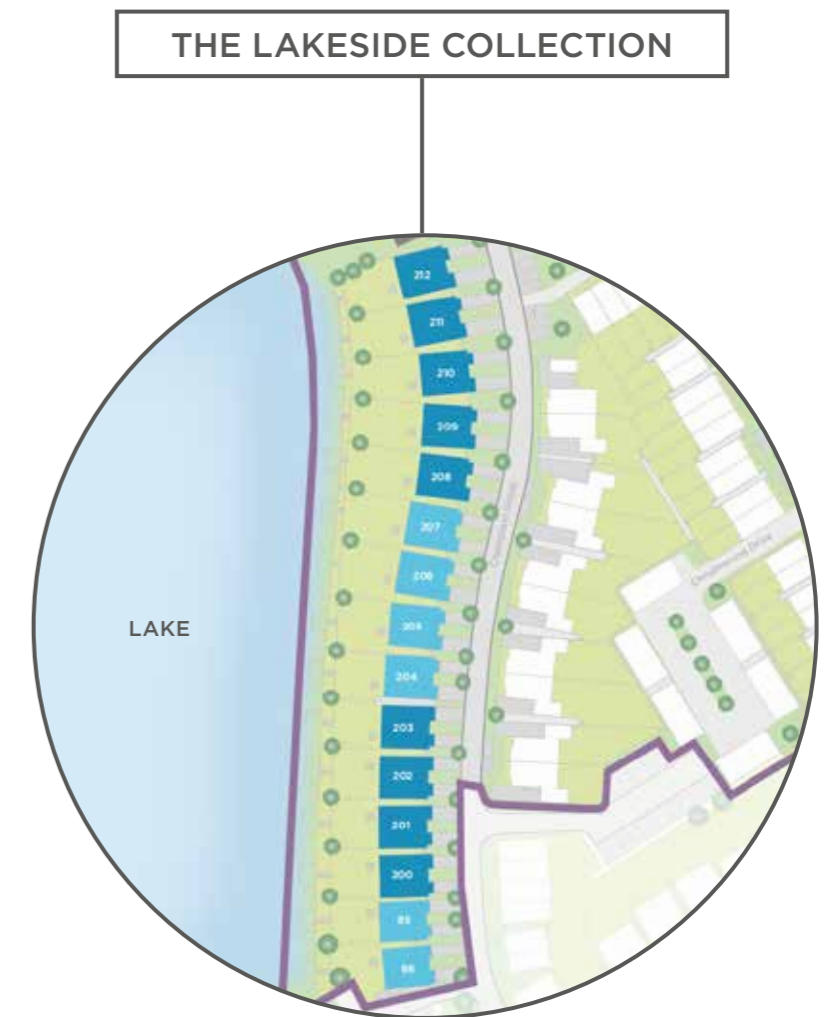
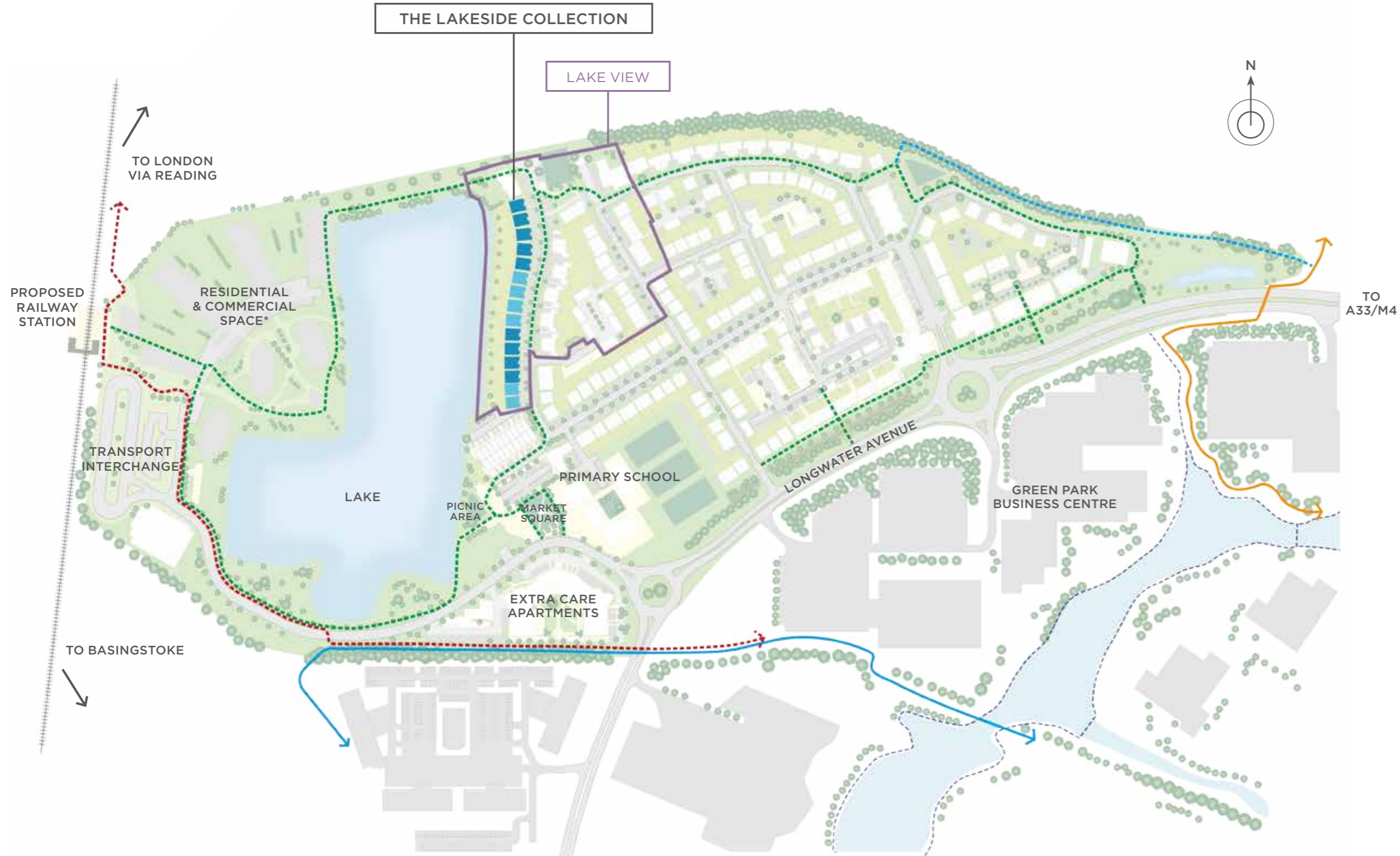
FOUR & FIVE BEDROOM HOUSES

SITE PLAN

Set in 60 acres of parkland, Green Park Village offers all the facilities that a local neighbourhood needs including a new primary school, market square, community hall, nature trails, woodland walks, trim trails, play areas, a proposed new train station and existing facilities at nearby Green Park including a day nursery, restaurants, retail and gym with pool.

Map not to scale

Key	
	Leisure route and footpaths inside Green Park Village
	Nature Trail
	Willow Walk (Public Footpath 11)
	National Cycle Route 23
	Footpath to Kennet & Avon Canal
	Green Park lake edge paths and public pedestrian routes



The site plan is indicative only and subject to change. In line with our policy of continuous improvements we reserve the right to alter layout, building style, landscaping and specifications at any time without notice. The facilities and amenities at Green Park Village are subject to the construction programme. \*Subject to planning.

FIVE BEDROOM HOUSES

## THE WASHINGTON

*St Edward is delighted to present The Washington, an outstanding New England inspired five bedroom lakeside detached home perfectly located in an idyllic waterside setting at Green Park Village.*

*Designed to take full advantage of the lakeside position, each home features a light and spacious open plan kitchen and dining area leading to the garden and a private jetty, a unique space to entertain, relax, take in the views and watch the wildlife inhabiting the lake.*

*Balconies to the main living room and master bedroom provide additional outdoor space to enjoy the superb setting.*

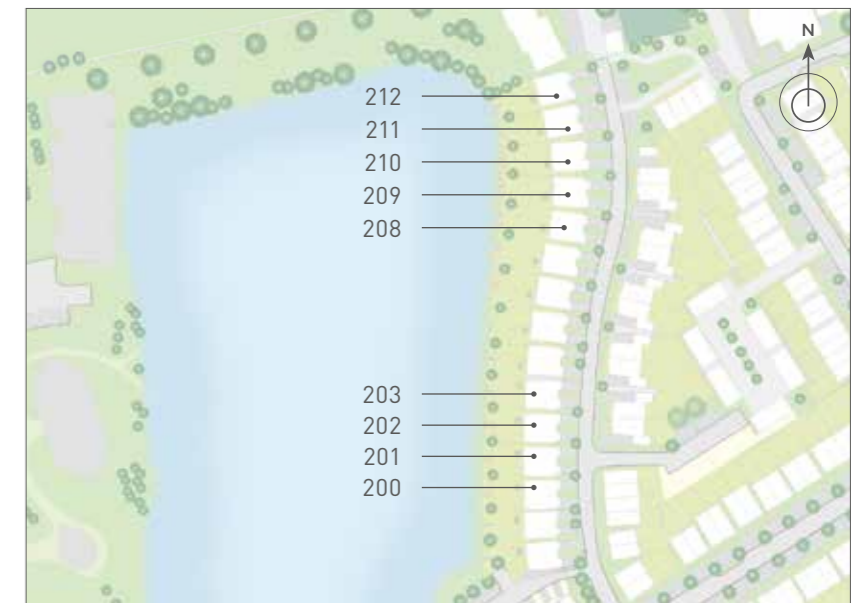


# THE WASHINGTON

Plots 200\*, 201\*, 202\*, 203\*, 208,  
209, 210, 211 & 212

TOTAL AREA 194 SQ M 2,097 SQ FT

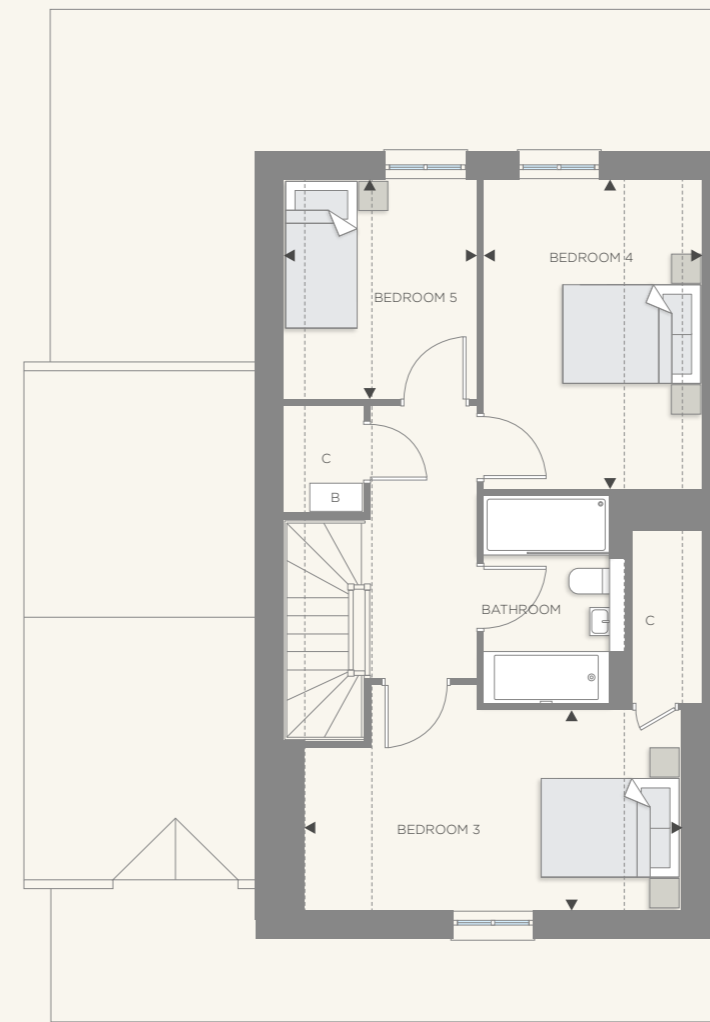
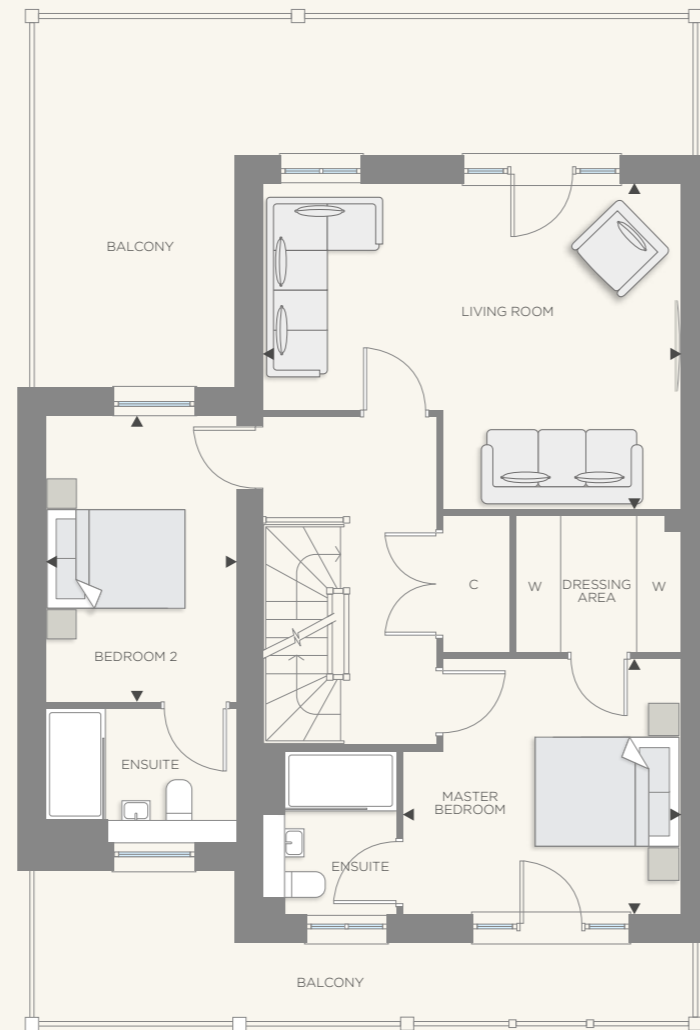
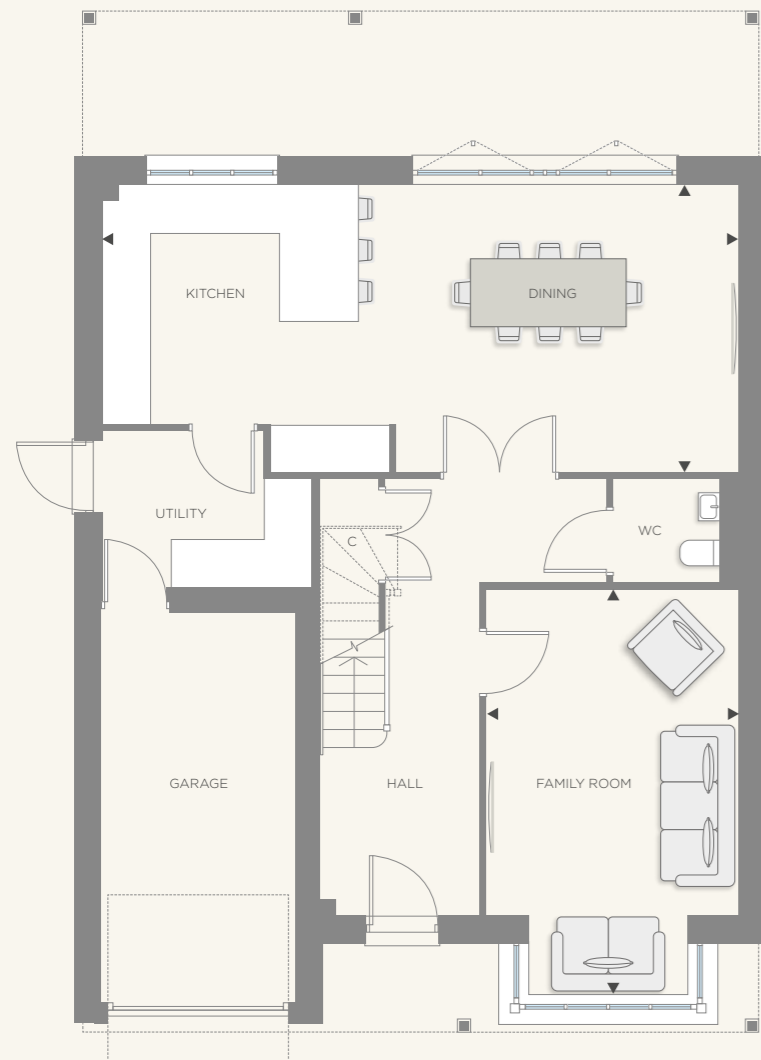
\*The floorplans to these plots are mirrored to the plans shown



LAKE VIEW

LAKE VIEW

LAKE VIEW



**KEY**

- ◄► Measurements
- W Wardrobe
- C Cupboard
- Denotes lowered ceiling height (1.50m/2.50m)
- WC Water closet
- B Boiler (position may vary)

**GROUND FLOOR**

Kitchen / Dining	8.58m x 3.87m	27'11" x 12'7"
Family Room	5.46m x 3.39m	17'9" x 11'0"

**FIRST FLOOR**

Living Room	5.64m x 4.39m	18'4" x 14'3"
Master Bedroom	3.75m x 3.43m	12'2" x 11'2"
Bedroom 2	3.85m x 2.58m	12'6" x 8'5"

**SECOND FLOOR**

Bedroom 3	5.37m x 2.69m	17'6" x 8'9"
Bedroom 4	4.17m x 2.95m	13'7" x 9'7"
Bedroom 5	2.96m x 2.59m	9'8" x 8'5"

Floorplans shown for Green Park Village are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans in other inserts. Floorplans show the master bed as a king size (1.52m) and standard double beds (1.37m) in all other double bedrooms. House styles may vary within a set colour palette, please ask the sales representative for more detail. Green Park Village and The Washington are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact St Edward to ascertain the availability of any particular property. All images used are computer generated images of Green Park Village and are indicative only. Issue date: August 2017. House style E2.

FOUR BEDROOM HOUSES

## THE HUNTINGTON

*The Huntington is an exceptional four bedroom lakeside home combining elegant New England inspired architecture with beautiful interiors, meticulously designed to maximise light, space and the splendid lake views.*

*A spacious open plan kitchen and dining area opening to the garden and a private jetty provides a fabulous space for relaxation and entertaining.*

*A highlight of The Huntington is the stunning first floor 'wrap-around' balcony leading from the main living room and the master bedroom suite, providing an impressive space to make the most of lakeside living.*



# THE HUNTINGTON

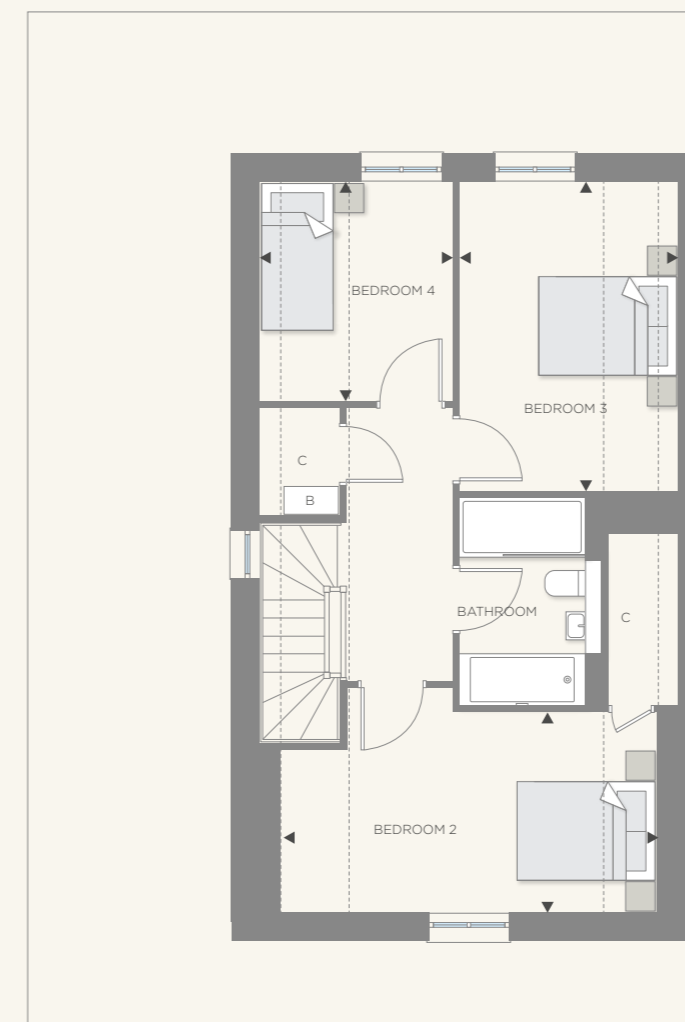
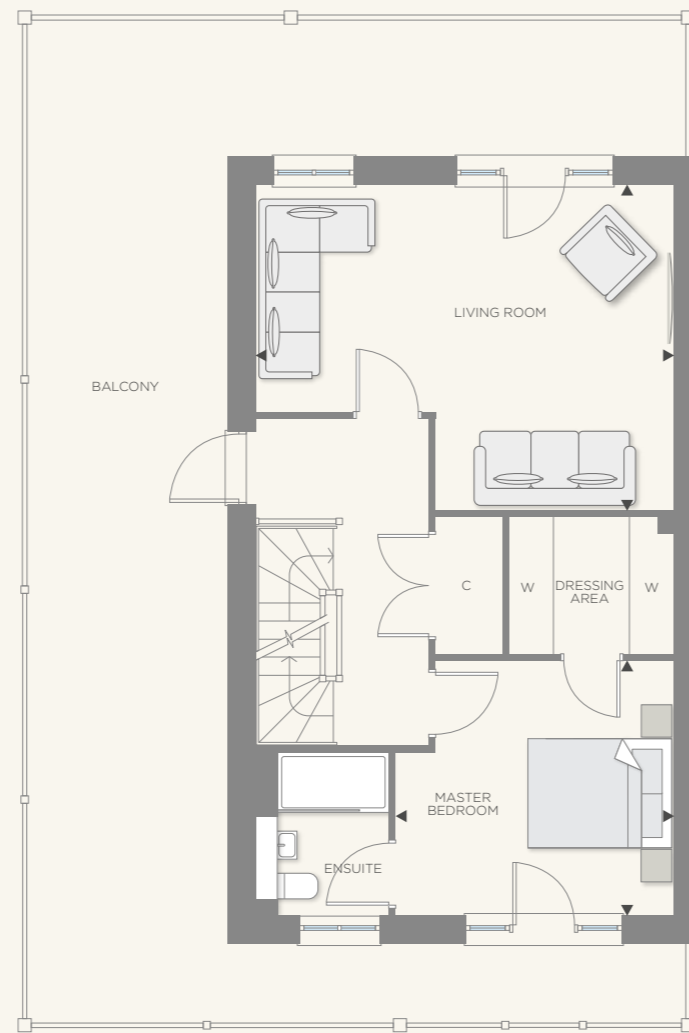
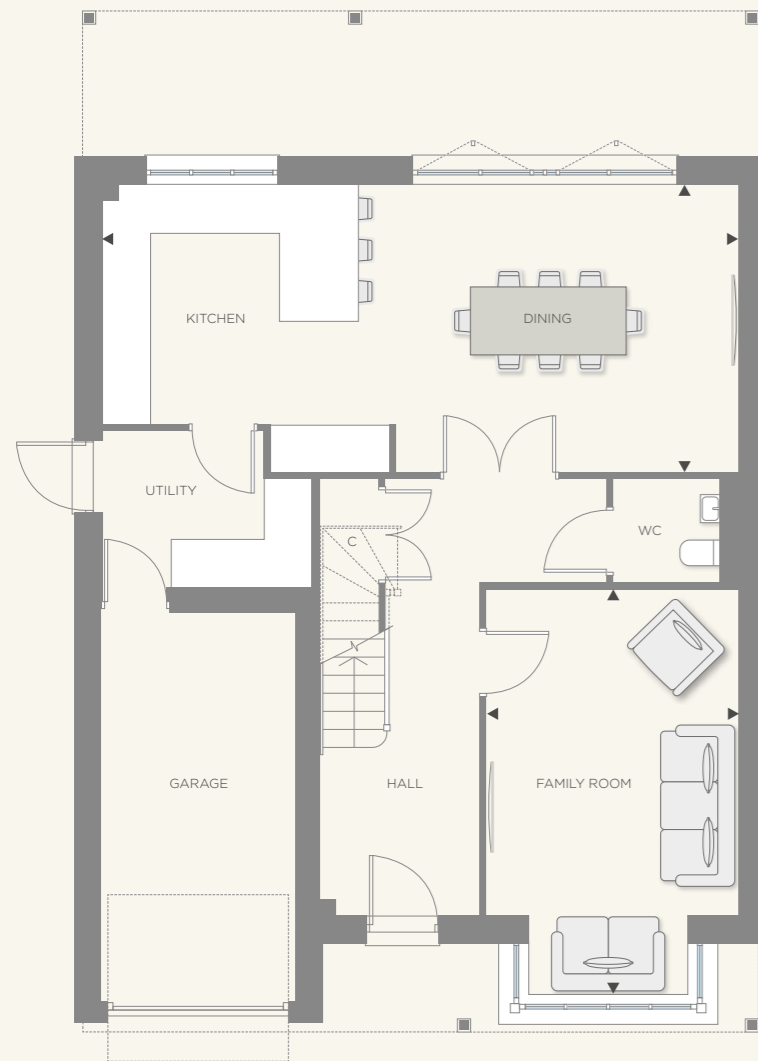
Plots 85\*, 86\*, 204, 205, 206 & 207

TOTAL AREA 178 SQ M 1,918 SQ FT

LAKE VIEW

LAKE VIEW

LAKE VIEW



**KEY**

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- W Wardrobe
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- B Boiler (position may vary)

**GROUND FLOOR**

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Family Room	5.46m x 3.39m	17'9" x 11'0"

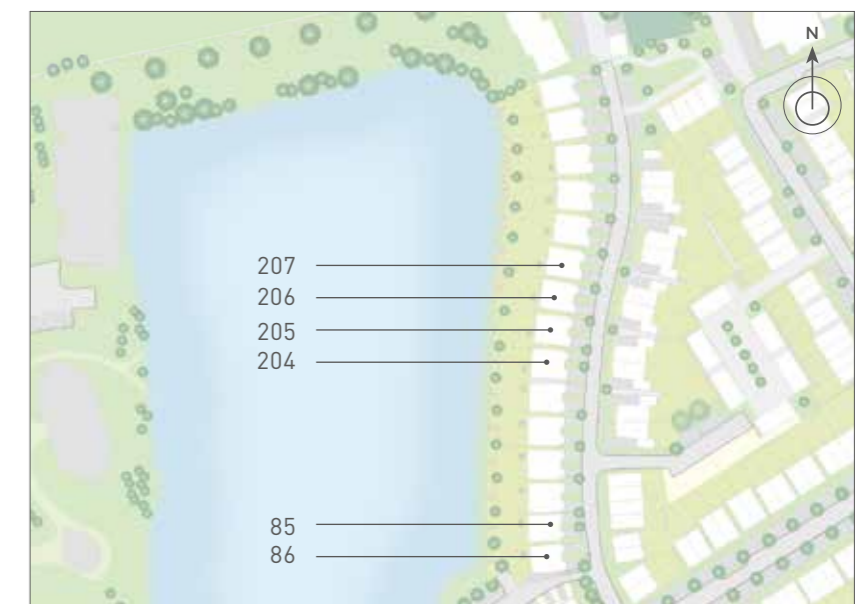
**FIRST FLOOR**

Living Room	5.64m x 4.39m	18'4" x 14'3"
Master Bedroom	3.75m x 3.43m	12'2" x 11'2"

**SECOND FLOOR**

Bedroom 2	5.37m x 2.69m	17'6" x 8'9"
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FOUR & FIVE BEDROOM HOUSES

## LUXURY SPECIFICATION

*Every detail is considered in these beautifully designed contemporary homes, including a choice of fittings and finishes to give each home its own distinctive style.*





## FOUR & FIVE BEDROOM HOUSES

### KITCHENS

*Individually designed kitchens by Leicht featuring stone worktops, breakfast bar, and integrated energy efficient appliances by Bosch.*

#### KITCHENS

- Individually designed shaker style kitchens
- Stone worktops with bevelled edge metro tiles or glass splashbacks to selected walls
- Stainless steel undermounted sink with chrome polished mixer tap
- Full range of Bosch cooking appliances including an A+ rated energy efficiency built-in single oven and frameless 5-zone induction hob
- Bosch integrated compact oven with microwave
- Bosch integrated A++ rated energy efficient full height fridge
- Bosch integrated A++ rated energy efficient full height freezer
- Bosch integrated A+ rated energy efficient dishwasher
- Bosch integrated extractor hood
- Feature LED task lighting to underside of wall cabinets
- Integrated compartmental recycling bins
- Chrome finished sockets above worktops with USB charge point

#### UTILITY

- Fully fitted shaker style kitchen units with laminated worktops and upstand
- Stainless steel undermounted sink with chrome polished mixer tap

#### HEATING

- Gas fired central heating with mains pressure hot water
- Underfloor heating to the ground floor
- Individual thermostatically controlled radiators to all other areas
- Mechanical extract ventilation to kitchen, ensuite and bathroom



## FOUR & FIVE BEDROOM HOUSES

### BATHROOMS

*Beautifully designed bathrooms and ensembles featuring elegant Villeroy & Boch sanitaryware, Crosswater fittings and mirrored cabinets.*

#### ENSUITE/S

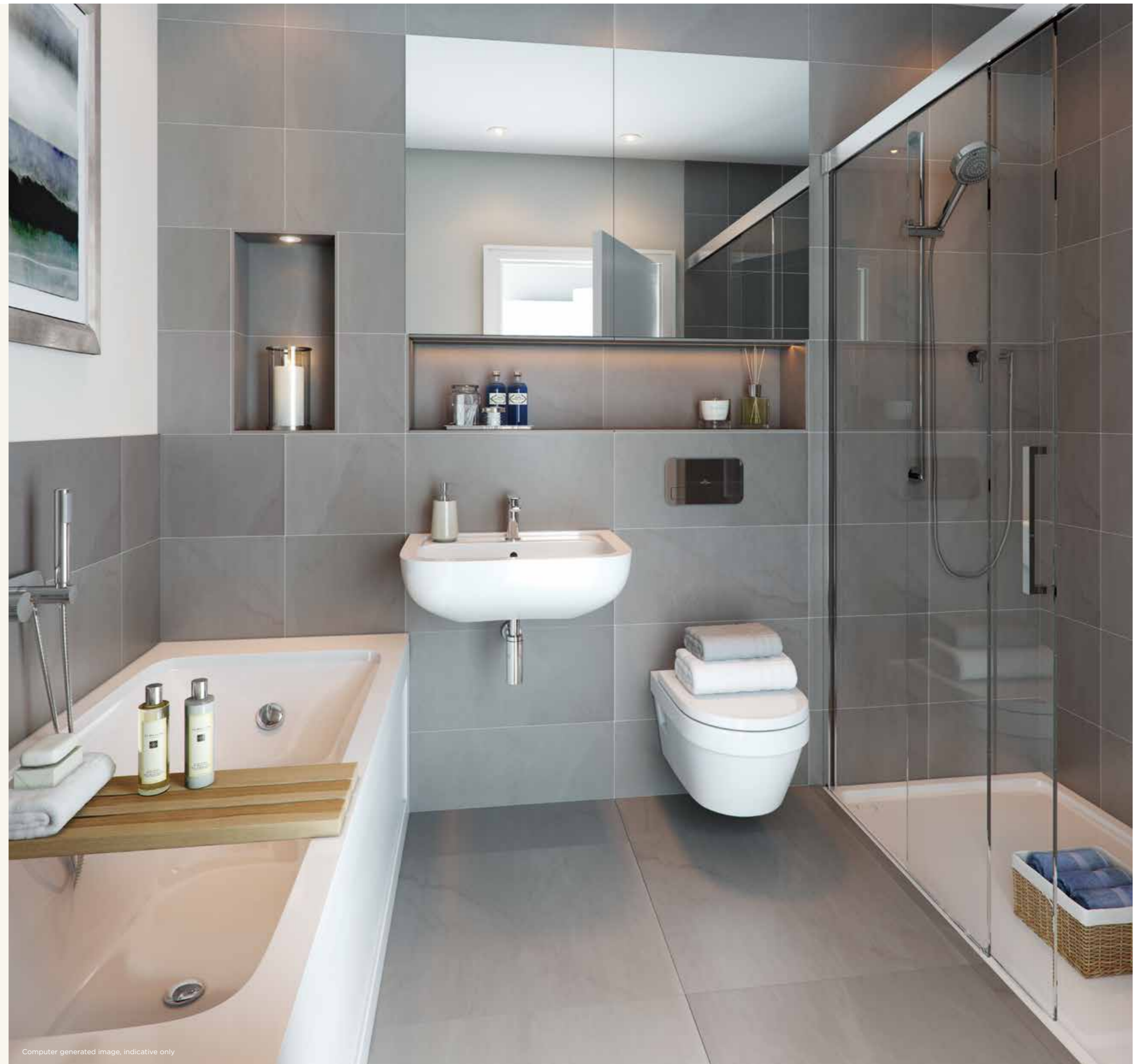
- Villeroy & Boch surface mounted porcelain basin on countertop with feature rail and wall mounted chrome Crosswater mixer tap
- Villeroy & Boch wall mounted WC with soft-close seat and cover, chrome dual flush plate and concealed WC frame
- Low profile stone resin shower tray with glass enclosure, chrome finished overhead rain shower with separate handheld shower set and thermostatic Crosswater shower mixer
- Bespoke recessed mirror cabinet with internal glass shelving, shaver socket and sensor LED lighting
- Feature niche to shower area
- Chrome heated towel radiator

#### BATHROOM

- Villeroy & Boch wall hung porcelain basin with surface mounted chrome Crosswater mixer tap
- Villeroy & Boch wall mounted WC with soft-close seat and cover, chrome dual flush plate and concealed WC frame
- Contemporary bath fitted with Crosswater chrome finished handheld set and thermostatic mixer
- Low profile stone resin shower tray with chrome finished Crosswater shower mixer with showerhead
- Bespoke recessed mirror cabinet with internal glass shelving, shaver socket and sensor LED lighting
- Chrome heated towel radiator

#### CLOAKROOM

- Villeroy & Boch surface mounted porcelain basin on stone worktop with hand painted vanity cabinet and wall mounted chrome finished Crosswater mixer tap
- Villeroy & Boch wall mounted WC with soft-close seat and cover, chrome dual flush plate and concealed WC frame
- Bespoke mirror provided above basin
- Chrome towel rail



Computer generated image, indicative only

## THE FINER DETAILS

*Enjoy finer details such as underfloor heating to the ground floor, bi-fold doors opening to the garden, carefully selected wood veneered flooring and fitted carpets throughout.*

### INTERNAL FINISHES / EXTERNAL FEATURES

- Glazed doors between hall and kitchen, with white painted internal doors with chrome polished door furniture elsewhere
- Bi-fold doors from dining room on to rear terrace/garden
- Fully fitted dressing area with interior shelf and chrome hanging rails to master bedroom
- Wood veneered flooring to hall, kitchen and dining room
- Fitted carpets to family room, living room, bedrooms, stairs and landings
- Large format floor and wall tiles to selected walls in the ensuite, bathroom, downstairs WC and utility.
- Painted staircase with white oak handrails
- Loft hatch, ladder and light
- Landscaped front gardens
- Integral garage with power and light
- Composite decking to balconies
- Turf and paved terrace to the rear gardens
- External tap to rear of property
- Rotary drying line to rear gardens
- Private jetty on to lake

### ELECTRICAL FITTINGS / SECURITY

- TV aerial and provision for Sky TV, with wiring as standard to the family room & living room and additional cabling to all bedrooms
- Telephone points provided to family room, living room and master bedroom
- Network data points provided to selected locations
- White finished LED downlights to kitchen, dining room, ensuite/s, bathroom, WC, hall and landings
- Energy efficient pendant lighting to living room, family room and bedrooms
- Property pre-wired for intruder alarm
- Feature entrance door with multipoint locking system
- Mains powered smoke detectors with battery backup
- Heat detectors to kitchen, dining room, family room and living room
- 10-year NHBC build warranty



## FOR FURTHER INFORMATION



### GREEN PARK VILLAGE MARKETING SUITE

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Green Park  
Reading, Berkshire  
RG2 6AB

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[www.greenparkvillage.co.uk](http://www.greenparkvillage.co.uk)



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