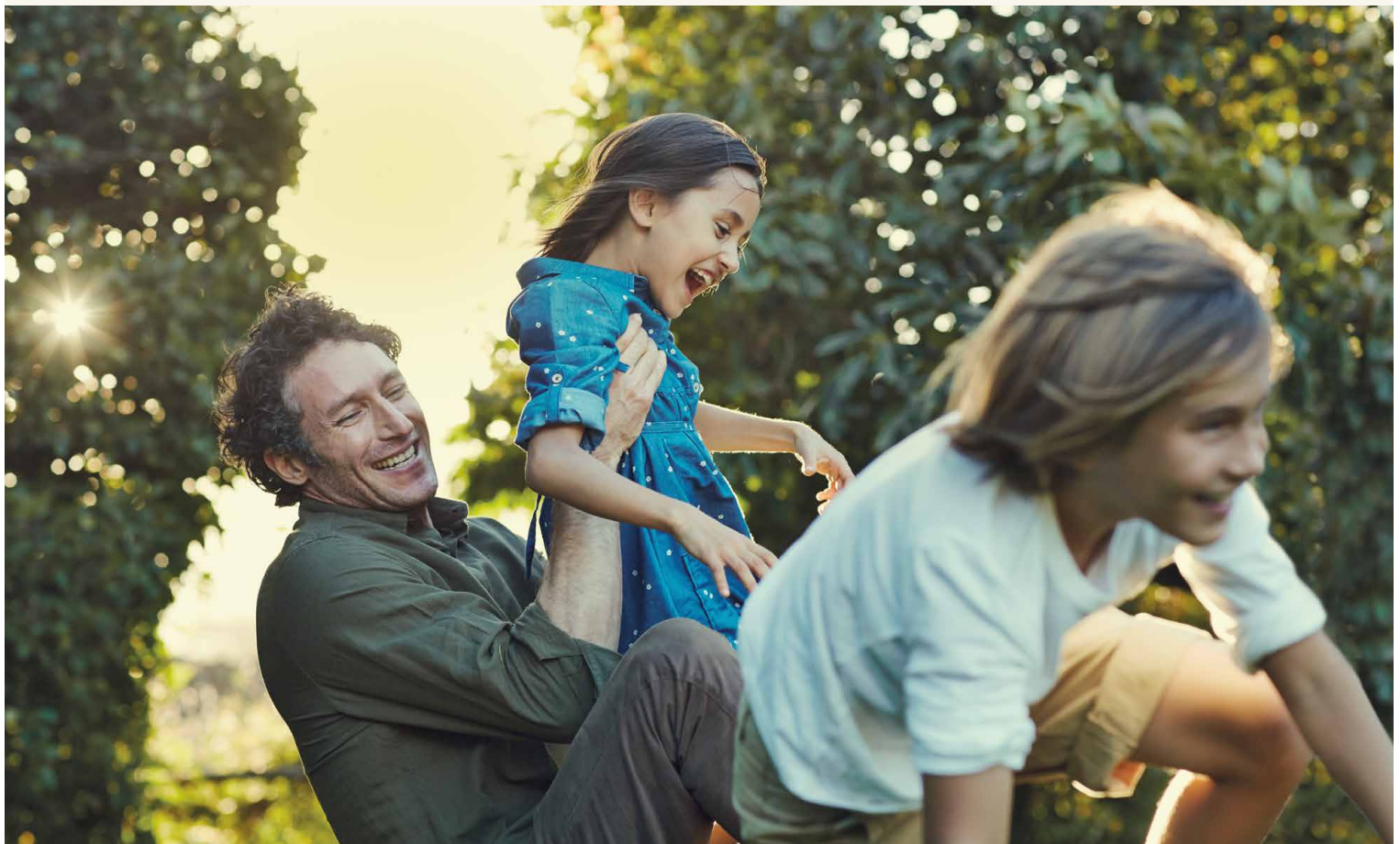




READING, BERKSHIRE

TWO BEDROOM COACH HOUSES
THREE & FOUR BEDROOM HOUSES

LAKESIDE GARDENS



St Edward
Designed for life

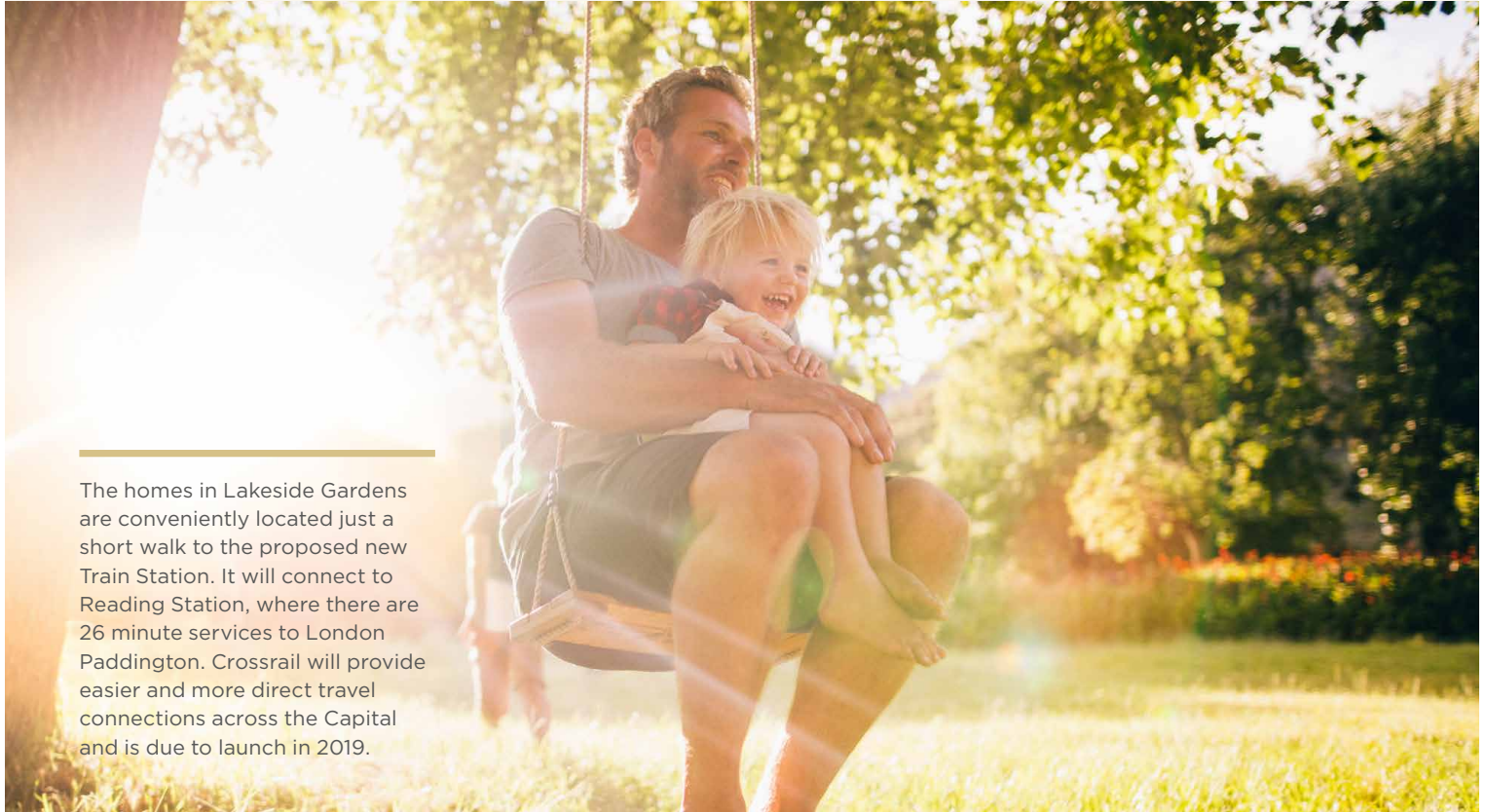
EFFORTLESS VILLAGE LIVING

Perfectly placed, just minutes from central Reading, Lakeside Gardens at Green Park Village is a beautiful collection of New England inspired three and four bedroom houses and two bedroom coach houses.

Located at the heart of the Village, and just a short walk to the planned Primary School and the Lake, these meticulously designed homes enjoy an idyllic setting surrounded by lake and woodland walks, trim trails and play areas.

Along with excellent transport links to Reading, London and further afield, Lakeside Gardens offers exceptional family living in a delightful lakeside village.

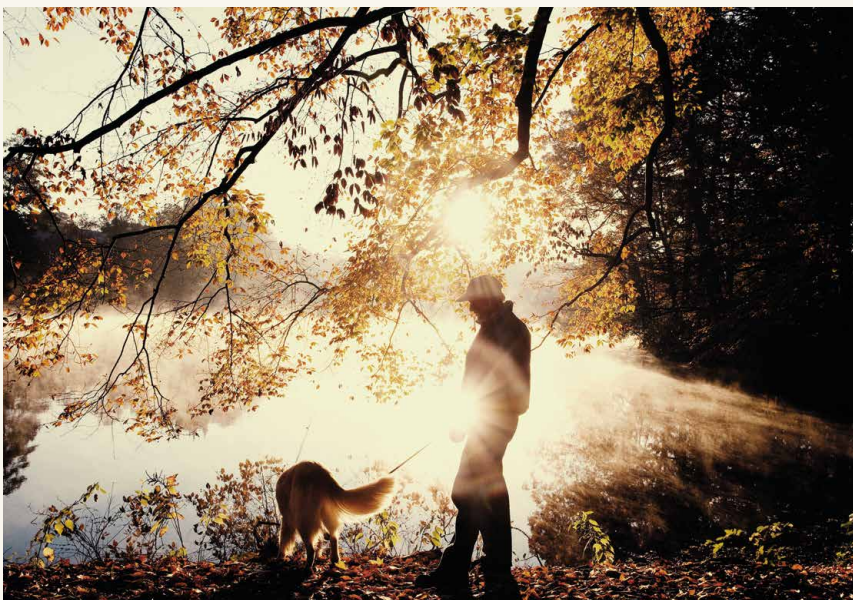




The homes in Lakeside Gardens are conveniently located just a short walk to the proposed new Train Station. It will connect to Reading Station, where there are 26 minute services to London Paddington. Crossrail will provide easier and more direct travel connections across the Capital and is due to launch in 2019.

FRESH AIR AND OPEN SPACES

Ideal for the young and the 'young-at-heart', Green Park Village is a great location with space to breathe and plenty to enjoy. With trim trails, lake walks, cycle paths and green open spaces, the beautiful lakeside setting offers activities for all. It is a haven for flora and wildlife, perfect for exploration and new adventures with nature. Lakeside Gardens is a delightful retreat and yet highly connected with excellent transport links – a wonderful balance of accessibility and escapism.



With trim trails, cycle paths and green open spaces, the natural beauty of this lakeside setting offers activities for all.

COMMUNITY LIFE

At the heart of Green Park Village lies a thriving community centred around its own Market Square, a superb setting to meet with friends and neighbours, or simply watch the world go by and enjoy the Ribbon of Light and water feature.

A striking architectural addition, intended to give a distinctive character and sense of place to the Market Square, the Ribbon of Light has been designed as a conceptual river, meandering through the Square, cascading down the steps into the East Park before reaching its destination: the Lake at Green Park Village.



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.



THREE BEDROOM HOUSES

THE HAMPSHIRE

One of the most popular house designs at Green Park Village, the Hampshire offers plenty of living space for the whole family to enjoy. The spacious open-plan kitchen and family room benefits from roof lights and French doors opening out to the garden. The first floor provides a generous living room with balcony, and the master bedroom features built-in wardrobe and an ensuite. The top floor is completed with two further double bedrooms, one offering a Juliet balcony, and a stylish family bathroom with walk-in shower and bath, all finished to the highest standards.



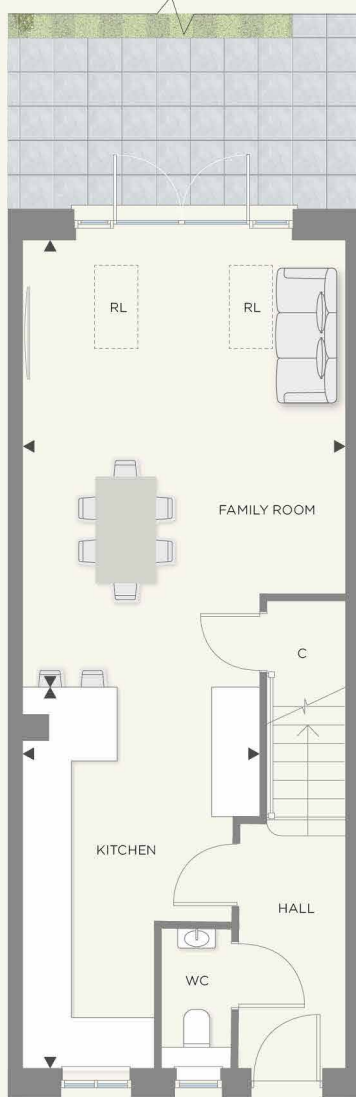
THE HAMPSHIRE

Plots 229*, 230*, 231, 232*, 233, 234*, 235, 240*, 241, 242*, 243, 244*, 245, 246*, 247, 252*, 253

TOTAL AREA 116 SQ M 1,248 SQ FT

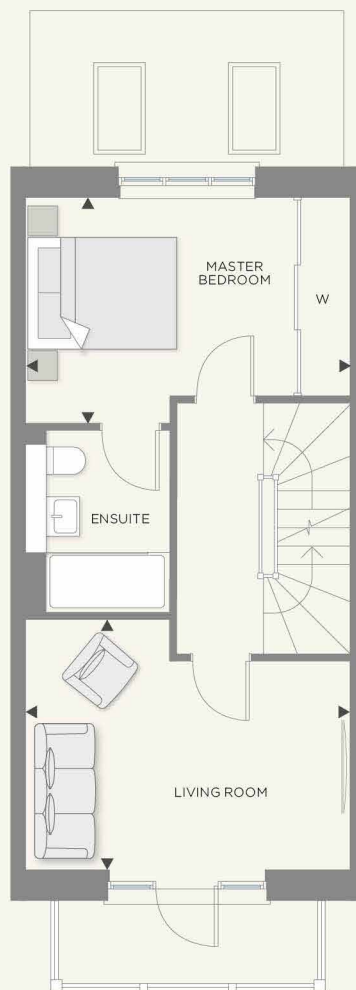
*THE FLOORPLANS TO THESE PLOTS ARE MIRRORED TO THE PLANS SHOWN

Garden continues



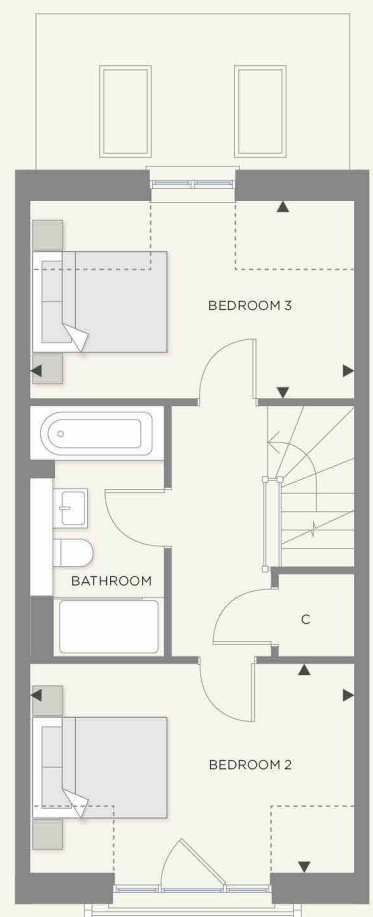
GROUND FLOOR

Family Room	4.15m x 5.76m	13'6" x 18'8"
Kitchen	3.05m x 4.90m	9'11" x 15'11"



FIRST FLOOR

Master Bedroom	4.15m x 2.99m	13'6" x 9'8"
Living Room	4.15m x 3.31m	13'6" x 10'9"



SECOND FLOOR

Bedroom 2	4.15m x 2.70m	13'6" x 8'9"
Bedroom 3	4.15m x 2.53m	13'6" x 8'3"

KEY

- ◀▶ Measurements
- W Wardrobe
- C Cupboard
- Denotes lowered ceiling height
- RL Rooflight

HOUSE STYLE B1

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. To discuss the location of the boiler please speak to your Customer Relations Manager. Green Park Village and The Hampshire 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: May 2018.

THREE BEDROOM HOUSES

THE HARTFORD

This superior home was perfectly designed for modern family living. At its heart is a beautiful open-plan kitchen and family area, benefiting from a breakfast bar and French doors opening out to the garden. The first floor accommodates a light and airy living room with a balcony, and a beautifully appointed master bedroom with a highly specified ensuite and built-in glass panelled sliding wardrobe. Two further double bedrooms occupy the second floor and are served by the family bathroom with walk-in shower and bath.



Computer generated image of The Hartford, external colour may vary depending on plot, indicative only.

THREE BEDROOM HOUSES

THE HARTFORD

Plots 227*, 228, 236*, 237, 238*, 239

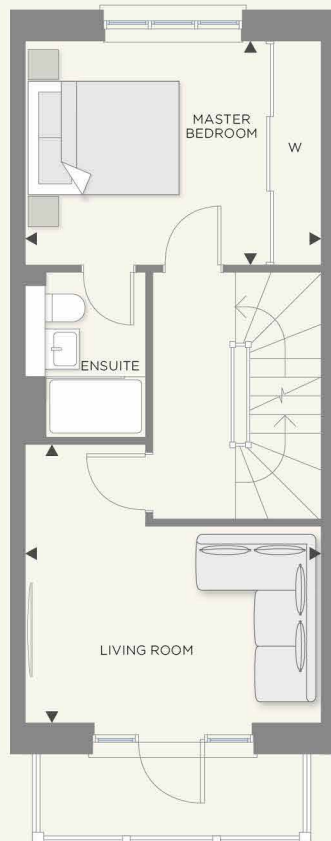
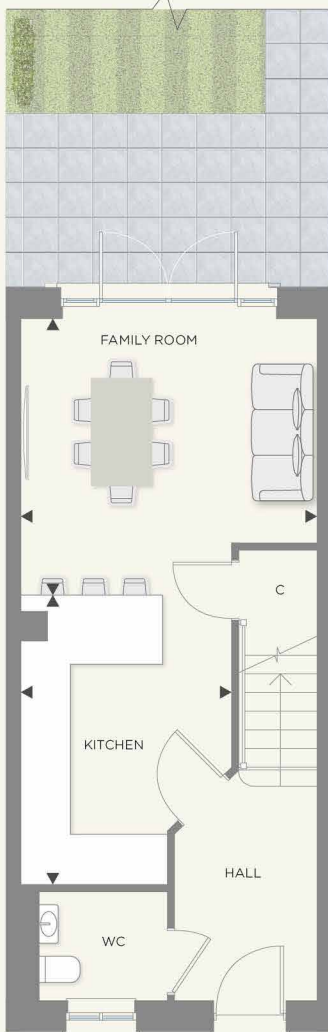
TOTAL AREA 103 SQ M 1,107 SQ FT

*THE FLOORPLANS TO THESE PLOTS ARE MIRRORED TO THE PLANS SHOWN

KEY

- ◀▶ Measurements
- W Wardrobe
- C Cupboard
- Denotes lowered ceiling height

Garden continues



GROUND FLOOR

Family Room	3.85m x 3.69m	12'6" x 12'1"
Kitchen	2.70m x 3.69m	8'9" x 12'1"

FIRST FLOOR

Master Bedroom	3.85m x 2.93m	12'6" x 9'6"
Living Room	3.85m x 3.63m	12'6" x 11'9"

SECOND FLOOR

Bedroom 2	3.85m x 2.93m	12'6" x 9'6"
Bedroom 3	3.85m x 2.56m	12'6" x 8'4"

HOUSE STYLE A1-5

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. To discuss the location of the boiler please speak to your Customer Relations Manager. Green Park Village and The Hartford 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: May 2018.

FOUR BEDROOM HOUSES

THE LINCOLN

The Lincoln is a beautiful four bedroom end of terrace home elegantly designed for modern family living. This home offers a spacious open-plan kitchen and family room, with French doors leading to the rear garden, and also enjoys a living room with balcony on the first floor. The master bedroom features a built-in wardrobe and an ensuite. On the top floor, a second double bedroom, two single bedrooms and the family bathroom complete the accommodation.



Computer generated image of The Lincoln, external colour may vary depending on plot, indicative only.

THE LINCOLN

Plots 223, 226, 248 & 251**

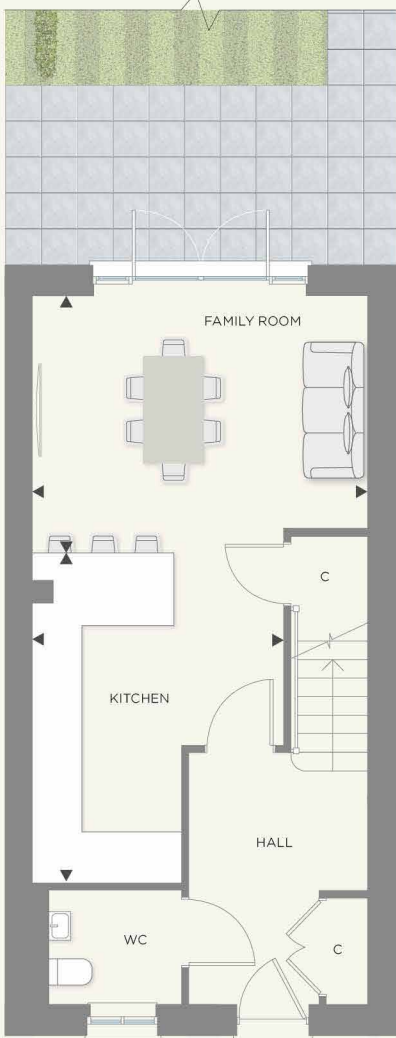
TOTAL AREA 122 SQ M 1,334 SQ FT

*THE FLOORPLANS TO THESE PLOTS ARE MIRRORED TO THE PLANS SHOWN

KEY

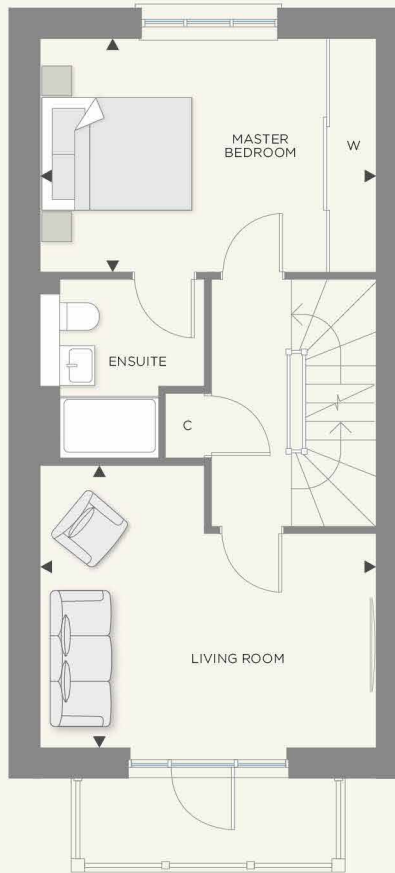
- ◄► Measurements
W Wardrobe
C Cupboard

Garden continues



GROUND FLOOR

Family Room	4.40m x 3.05m	14'4" x 9'11"
Kitchen	3.30m x 4.62m	10'9" x 15'0"



FIRST FLOOR

Master Bedroom	4.40m x 3.22m	14'4" x 10'5"
Living Room	4.40m x 3.52m	14'4" x 11'5"



SECOND FLOOR

Bedroom 2	4.40m x 2.64m	14'4" x 8'7"
Bedroom 3	2.15m x 4.30m	7'0" x 14'0"
Bedroom 4	2.16m x 3.22m	7'0" x 10'5"

HOUSE STYLE C3-1

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. To discuss the location of the boiler please speak to your Customer Relations Manager. Green Park Village and The Lincoln 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: May 2018.

FOUR BEDROOM HOUSES

THE JEFFERSON

This beautiful four bedroom home is elegantly designed for the very best in family living and offers a generous open-plan kitchen and family room with French doors opening out to the rear garden. Upstairs, there are four spacious bedrooms, one of which is the master bedroom with a stylish ensuite and built-in wardrobe. The spacious living room with Juliet balcony on the first floor also provides the perfect space for entertaining and relaxing.



THE JEFFERSON

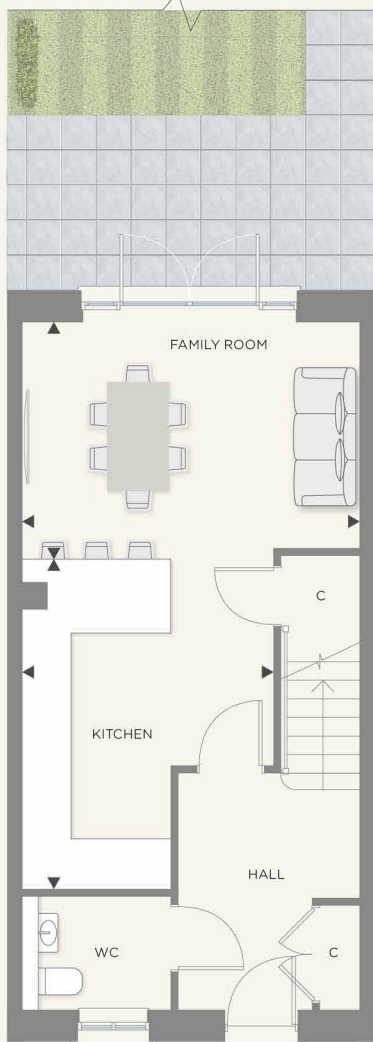
Computer generated image of The Jefferson; external colour may vary depending on plot, indicative only.

THE JEFFERSON

Plots 224, 225, 249 & 250

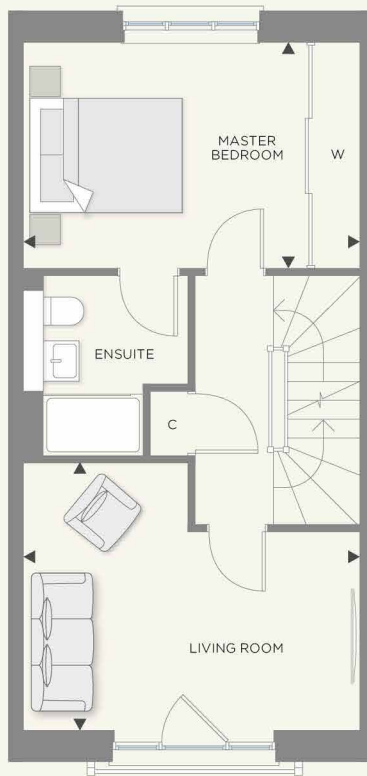
TOTAL AREA 119 SQ M 1,282 SQ FT

Garden continues



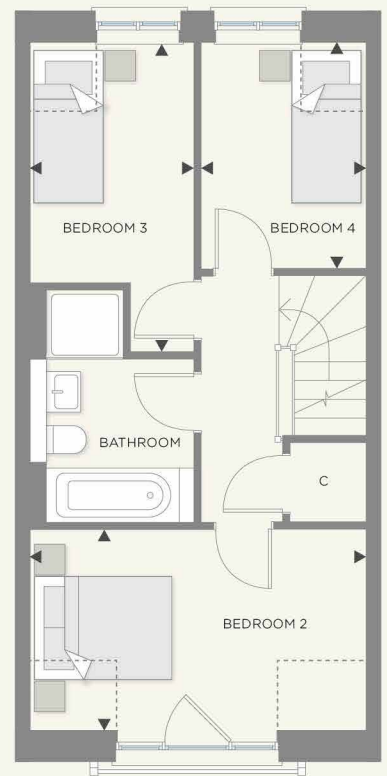
GROUND FLOOR

Family Room	4.40m x 2.81m	14'4" x 9'1"
Kitchen	3.30m x 4.62m	10'9" x 15'0"



FIRST FLOOR

Master Bedroom	4.40m x 2.97m	14'4" x 9'8"
Living Room	4.40m x 3.52m	14'4" x 11'5"



SECOND FLOOR

Bedroom 2	4.40m x 2.64m	14'4" x 8'7"
Bedroom 3	2.15m x 4.06m	7'0" x 13'2"
Bedroom 4	2.16m x 2.97m	7'0" x 9'8"

KEY

- ◄ ► Measurements
- W Wardrobe
- C Cupboard
- Denotes lowered ceiling height

HOUSE STYLE C1-1

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. To discuss the location of the boiler please speak to your Customer Relations Manager, Green Park Village and The Jefferson 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: May 2018.

THE MAINE

The Maine is a charming mews inspired coach house, designed to the highest standards to maximise space and light. The bright and airy open-plan kitchen/ living room provides plenty of space for relaxing and entertaining, and benefits from French doors opening to a Juliet balcony. The spacious master bedroom enjoys a stylish ensuite with designer sanitaryware and a desirable dressing room with high level shelving. The second double bedroom and a shower room complete this unique contemporary home.



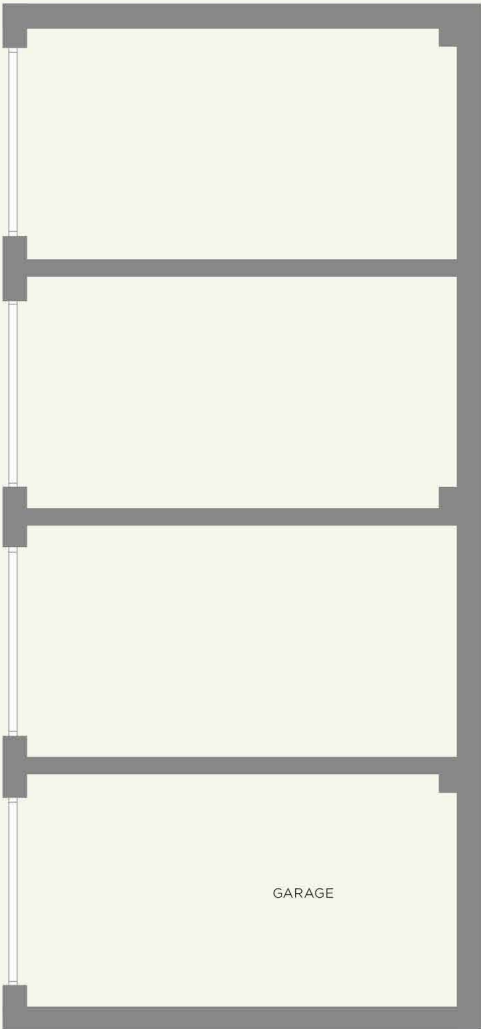
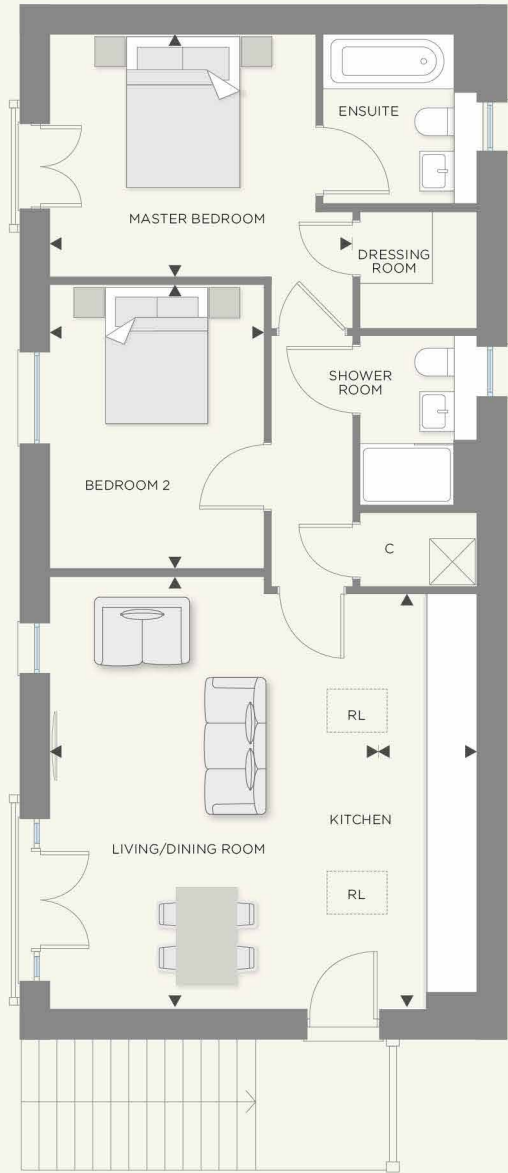
THE MAINE

Plots 254[†]*, 255[†], 256*, 257[†]*, 258[†] & 259*

TOTAL AREA 70 SQ M 755 SQ FT

*THE FLOORPLANS TO THESE PLOTS
ARE MIRRORED TO THE PLANS SHOWN
†THESE PLOTS HAVE A SHARED EXTERNAL STAIRCASE

- KEY
- ◀▶ Measurements
 - W Wardrobe
 - C Cupboard
 - RL Rooflight
 - ☒ Plumbing for washer dryer



FIRST FLOOR		
Living/Dining Room	5.62m x 4.26m	18'3" x 13'10"
Kitchen	5.39m x 1.27m	17'6" x 4'2"
Master Bedroom	3.15m x 3.85m	10'3" x 12'7"
Bedroom 2	3.69m x 2.70m	12'0" x 8'10"

HOUSE STYLE G4 & G5

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. To discuss the location of the boiler please speak to your Customer Relations Manager. Green Park Village and The Maine 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: May 2018.



Photograph of the showhome at Green Park Village. Indicative kitchen layout only.

SPECIFICATION

*Carefully considered spaces in these
beautifully designed homes*

Individually designed kitchens by Leicht
featuring stone worktops and integrated
energy efficient appliances.



Photograph of the showhome at Green Park Village. Indicative only.

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



Photograph of the showhome at Green Park Village. Indicative kitchen layout only.

SPECIFICATION

KITCHENS

- Individually designed shaker style kitchens
- Stone worktops with full height glass splashback to selected walls
- Stainless steel undermounted sink with chrome polished mixer tap
- Full range of Bosch cooking appliances including an A rated energy efficient built-in single oven and frameless 4 zone induction hob
- Bosch integrated A+ rated energy efficient fridge/freezer
- Bosch integrated A+ rated energy efficient dishwasher
- Smeg integrated extractor hood
- Bosch integrated A+ rated energy efficient microwave*
- Bosch integrated A+ rated energy efficient washing machine*
- Feature LED task lighting to underside of wall cabinets
- Integrated compartmental recycling bins
- Chrome finished sockets above worktops
- USB charge point

MASTER ENSUITE

- Villeroy & Boch surface mounted porcelain basin on countertop with feature rail and wall mounted chrome Crosswater mixer tap*
- Villeroy & Boch porcelain basin and vanity unit with chrome Crosswater mixer tap to Coach House
- 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 sliding door, 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 with LED lighting*
- Chrome heated towel radiator
- Contemporary bath fitted with Crosswater chrome finished handset and thermostatic mixer to the Coach House

FAMILY BATHROOM

- Villeroy & Boch wall hung porcelain basin with surface mounted chrome Crosswater mixer tap*
- Villeroy & Boch porcelain basin and vanity unit with chrome Crosswater mixer tap to Coach House
- 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 and showerhead to Coach House
- 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
- Toilet roll holder

SECURITY AND PEACE OF MIND

- Property pre-wired for intruder alarm
- Feature entrance door with multipoint locking system
- Mains powered smoke detectors with battery backup
- Heat detectors to kitchen
- 10-year NHBC build warranty

HEATING

- Gas fired central heating with mains pressure hot water
- Underfloor heating to the ground floor, with individual thermostatically controlled radiators to all other areas
- Underfloor heating throughout in the Coach Houses
- Chrome heated towel radiator to ensuite and bathroom
- Mechanical extract ventilation to kitchen, ensuite and bathroom

FINISHES

Internal Finishes

- Glazed doors between hall and kitchen, white painted internal doors with chrome polished door furniture elsewhere*
- White framed, glass panelled sliding wardrobe doors with interior shelf and chrome hanging rail to master bedroom*
- Dressing room with high level shelving to coach houses master bedroom
- Wood veneered flooring to kitchen and family room
- Wood veneered flooring to hall, kitchen and living room to Coach House
- Fitted carpets to remaining rooms
- Large format floor and wall tiles to selected walls in the ensuite, bathroom and cloakroom*
- Loft hatch, ladder and light

External Features

- Composite decking to balconies**
- Turf and paving to selected areas of rear garden*
- Storage to rear garden*
- External tap to rear of property*
- Two allocated parking spaces**
- Garage to Houses** and Coach Houses

ELECTRICAL FITTINGS

- TV aerial and provision for Sky TV, with wiring as standard to the living room & family room* and additional cabling to all bedrooms
- Telephone points provided to living room and master bedroom
- Network data points provided to selected locations
- White LED downlights to kitchen, family room, ensuite, bathroom, cloakroom, hall and landings**
- Energy efficient pendant lighting to living room* and bedrooms
- Automatic lighting to hall cupboards
- Chrome finished switches and sockets to kitchen, white finished switches and sockets to all other rooms
- USB charge point to kitchen
- Shaver sockets to ensuite and bathroom
- External wall lantern to front of property
- External rear light

FOR FURTHER INFORMATION



**PLEASE CONTACT
GREEN PARK VILLAGE
SALES & MARKETING SUITE**

T. 0118 402 3533
E. greenparkvillage@stedward.co.uk
www.greenparkvillage.co.uk

Green Park Village
301 Longwater Avenue
Green Park
Reading, Berkshire
RG2 6AB

**GREEN PARK VILLAGE
SALES & MARKETING SUITE**

Green Park Village
301 Longwater Avenue
Green Park
Reading, Berkshire
RG2 6AB

T. 0118 402 3533
www.greenparkvillage.co.uk



Proud to be a member of the
Berkeley Group of companies

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

St Edward
Designed for life

A joint venture company owned by
 PRUDENTIAL **Berkeley**
Group