



READING, BERKSHIRE

**PERFECTLY  
PLACED**



**St Edward**  
Designed for life



Computer generated image of Green Park Village, Indicative only



READING, BERKSHIRE

## WELCOME TO GREEN PARK VILLAGE

*Perfectly placed, minutes from central Reading, Green Park Village offers a stunning collection of New England inspired three, four and five bedroom houses, one and two bedroom apartments and three bedroom urban houses, on the banks of a beautiful lake.*

*Every detail is considered in these carefully designed homes with landscaping that links the spaces between the buildings as well as trim trails and nature paths that surround the lake.*

*Set in 60 acres, this vibrant new community offers all the facilities that a local neighbourhood needs. A brand new primary school, community hall, market square and an Extra Care home are at the heart of this sustainable new lakeside village.*

*Across the road at the well established Green Park business centre discover an array of local amenities such as restaurants, a health and fitness centre, retail stores and year round events, for all to enjoy.*

*A proposed new railway station at Green Park Village linking to Reading and Crossrail, will further enhance excellent travel connections in to London and beyond.*

*Experience the perfect balance of accessibility and escapism, and enjoy a truly peaceful place to call home.*

***Effortless living for everyone.***

**St Edward**  
Designed for life











# A NEW DESTINATION

*St Edward has developed Green Park Village as a visionary new community for the local area.*

green park village

GreenPark

# SITE PLAN

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



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. Green Park railway station is a proposed railway station in Reading, Berkshire, England. The station is intended to serve the proposed Green Park Village residential development, the existing Green Park Business Centre and the Madejski Stadium. It is planned to be on the Reading to Basingstoke Line, south of Southcote Junction.

# GREEN PARK VILLAGE

*Enjoy a new perspective on modern living with beautifully designed homes in which attention to detail is everything.*



GREEN PARK VILLAGE

## INSPIRED DESIGN

*Where elegant New England inspired architecture meets exacting modern building standards to create exceptional, contemporary living in a lakeside location.*



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No detail has been overlooked. A host of design traits from coloured clapboard sidings to finely finished balconies, creating a welcoming sense of sophistication, tradition and warmth.



Step inside your home at Green Park Village and one of the defining features is the light-filled spaces that create relaxing rooms to live in.

GREEN PARK VILLAGE

## A SENSE OF SPACE

*Quality homes delivered to the highest specification.*



Every detail is considered in these beautifully designed contemporary homes, including a choice of fittings and finishes to give you and your loved ones the freedom to indulge.

GREEN PARK VILLAGE

## TOUCHES OF QUALITY

*Offering a choice of high-end signature design features giving each house its own statement.*







**A VIBRANT  
NEW VILLAGE**

*A thriving new community for all to enjoy.*

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



A VIBRANT NEW VILLAGE  
**A BEAUTIFUL  
LAKESIDE SETTING**

*Experience magical moments, through  
daytime in to evening.*

A VIBRANT NEW VILLAGE

## FRESH AIR AND OPEN SPACES

*Ideal for the young and the young-at-heart, this is  
a unique place in which to unwind.*



Enjoy a life outdoors and new adventures with nature in this 60-acre village near the banks of the lake. This perfect haven for wildlife will sustain local species for years to come.



A VIBRANT NEW VILLAGE

## A VISIONARY NEW COMMUNITY

*A great location for growing families, with space  
to breathe and plenty to enjoy.*



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At the heart of Green Park Village lies a thriving community centred around its own market square, community hall and café. It is a place where you can relax at home, cycle safely or enjoy a coffee with a friend.

Just a short walk from your home at Green Park Village will be the area's first new primary school with the very latest educational facilities. This, coupled with the well-established nursery next door at Green Park business park and excellent secondary and further education opportunities in Reading will complete your child's academic journey.



A VIBRANT NEW VILLAGE

## A FIRST CLASS EDUCATION

*A brand new primary school to inspire young minds.*



# GREEN PARK BUSINESS CENTRE

*Green Park business centre is an award-winning, established business community set in more than 195 acres of mature landscaping with its own lake.*



Now home to more than fifty companies including Cisco, JLT, PepsiCo, HSBC and Huawei, Green Park provides local amenities for use by everyone such as restaurants, retail outlets, cafés, leisure and conference facilities, a crèche and children's activity centre.



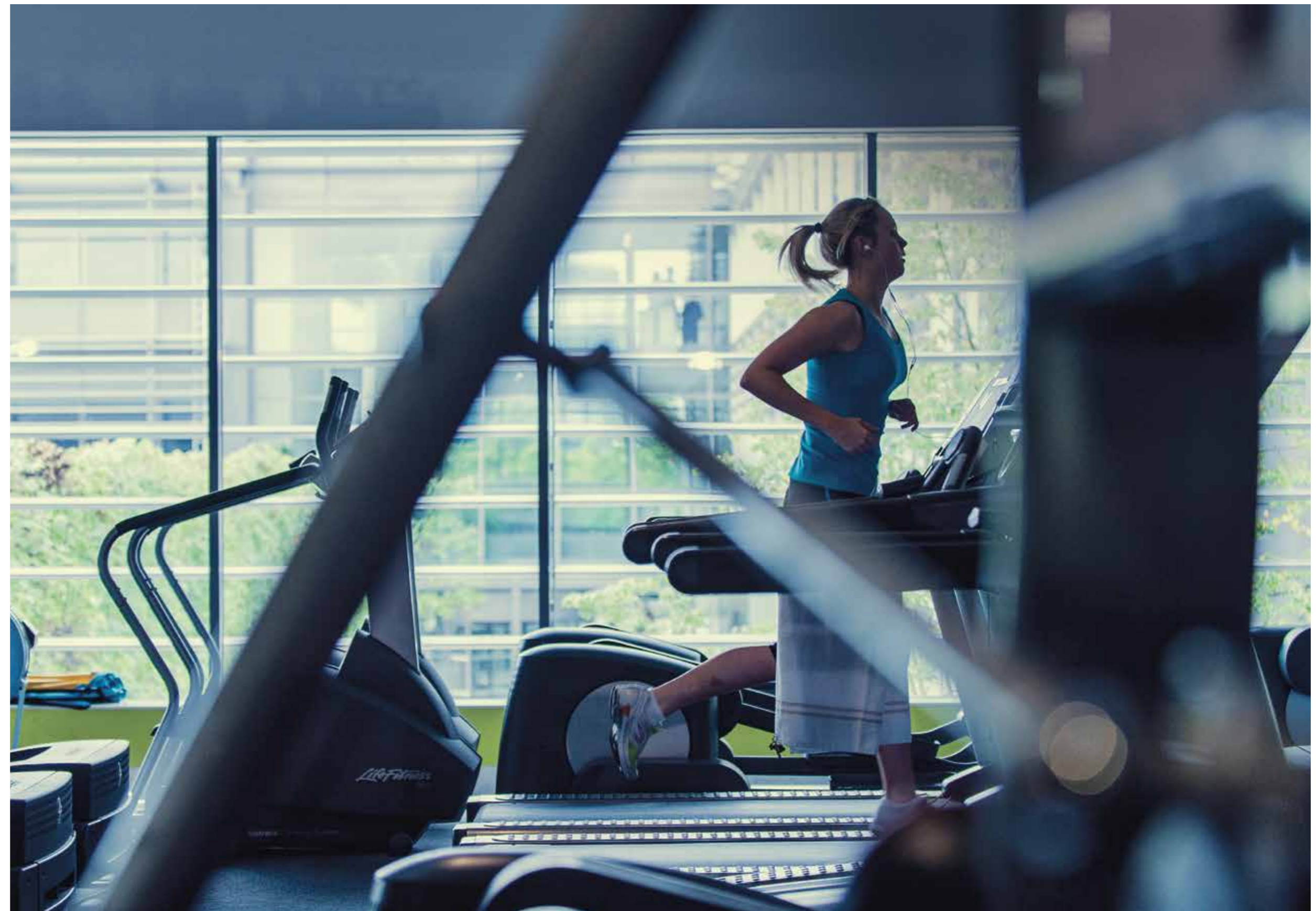
GREEN PARK BUSINESS CENTRE

## WORK, REST AND PLAY

*Green Park business centre is owned and managed with pride by Oxford Properties Group. Discover a genuine sense of neighbourhood and facilities that simplify life.*



Run the trim trail, power walk the paths, take a boat out on the lake and use the extensive pool and gym facilities. Alternatively, simply sit and relax in the peaceful surroundings to eat lunch, read or feed the ducks.



GREEN PARK BUSINESS CENTRE

## ENERGISE AND RELAX

*You will find plenty of ways to keep active  
in and around Green Park.*



GREEN PARK BUSINESS CENTRE  
**GETTING INVOLVED  
AT GREEN PARK**

*A refreshing place for all to enjoy.*



Green Park plays host to many local community events such as the annual Reading Half Marathon, regular food festivals and fetes, the Green Park triathlon and other community activities.



# WELL CONNECTED

*Whether it's by rail, car, bus or bike, Green Park Village offers easy links to Reading, London and further afield.*

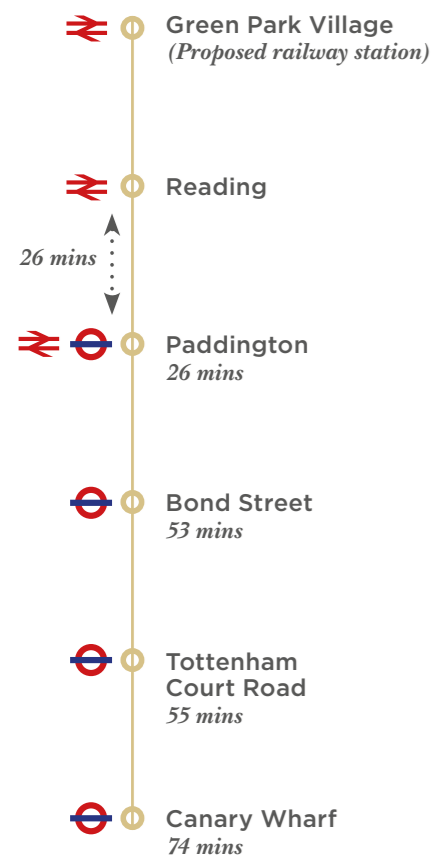
WELL CONNECTED

# MAKING THE CONNECTION

*A brand new station is proposed which will connect you to Reading and Crossrail in to central London.*



### BY TRAIN



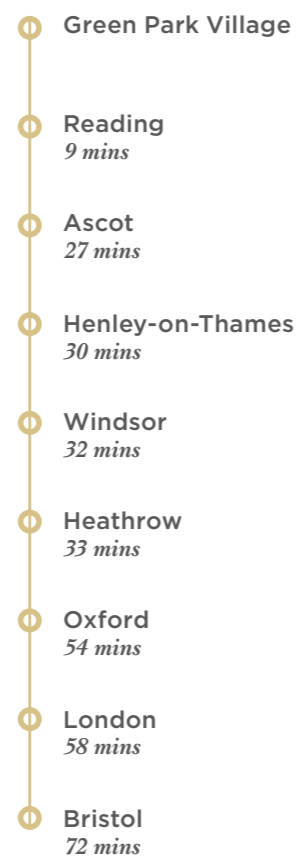
\* Shortest travel times as per nationalrail.co.uk

### BY CROSSRAIL



Shortest estimated travel times as per crossrail.co.uk

### BY CAR



† Shortest travel times as per google.co.uk/maps

A brand new station is proposed which will connect you to Reading and Crossrail (to be introduced in 2019). This will offer fast access in to London, the South West and Midlands.

With easy road access directly on to the A33 and with quick connections to the M3, M4, M25 and Heathrow, Green Park Village is perfectly placed.

Reading has an extensive bus network operated by a number of different operators and also benefits from its own 'Ready Bike' cycle hire scheme offering 200 bikes available for use throughout the town at 29 docking stations, including at Green Park.

7 MINUTES BY CAR TO M4 FOR LONDON AND THE WEST†

12 MINUTES BY BUS TO READING TOWN CENTRE†

26 MINUTES BY TRAIN FROM READING TO LONDON PADDINGTON\*





WELL CONNECTED

**CLOSE TO  
CENTRAL READING**

*Reading is a town for every taste with a well-established reputation as a retail and entertainment destination.*



The biggest high street brands and renowned culinary delights take centre stage at The Oracle Shopping Centre.

A growing number of independent restaurants, bars and night spots offer a wider choice. Discover jazz clubs, fine dining or microbreweries close to the traditional fare. For entertainment, Reading Festival, the Hexagon and other intimate venues attract world-famous artists to the town every year.

From the green spaces to the cultural highlights, including museums, abbey ruins and local art galleries, Reading is a dynamic, modern town for friends and family to explore.

The Madejski Stadium plays host to Reading football club, and London Irish RFC, just moments from Green Park Village. It also provides the finish for the Reading Half Marathon.

Other neighbouring towns provide world-famous sporting and royal events such as boat racing at Henley Royal Regatta, changing of the guard at Windsor Castle and Royal Ascot for a day at the races.



WELL CONNECTED  
IN THE  
HOME COUNTIES

*From green open spaces and cultural highlights within Reading to the Royal connections of neighbouring towns.*



WELL CONNECTED

## THE LONDON CIRCUIT

*London's bustling streets are easy to access in just 26 minutes by train from central Reading to Paddington railway station.*



The proximity of the Capital's cultural attractions means you can enjoy a fine-dining restaurant or a night at the theatre without staying over.

With the ease of the forthcoming Crossrail connection, you will find everything you need in London to enjoy life to the full - from Oxford Street to the hustle of Hoxton.

ST EDWARD DIFFERENCE

## AN EXCEPTIONAL CUSTOMER EXPERIENCE

*Putting customers at the heart of our decisions.*



FROM EXCHANGE OF CONTRACTS, WE WILL PROVIDE EVERY CUSTOMER WITH A CUSTOMER RELATIONS REPRESENTATIVE TO ENSURE THAT THE CUSTOMER ALWAYS HAS AN EXPERT TO TALK TO. WE WILL ALSO PROVIDE REGULAR UPDATES ON THE TIMING OF COMPLETION OF YOUR NEW HOME AND TO KEEP YOU INFORMED ABOUT THE PROGRESS OF CONSTRUCTION, AS WELL AS REGULAR UPDATES ON THE DEVELOPMENT'S SUSTAINABILITY.

We will invite you to choose the interior of your home from a selection of palettes designed by our expert Interior Designers, as well as inviting you to visit your home for a full Home Demonstration to personally demonstrate all the functions and facilities, prior to legal completion.

On the day of legal completion, we will arrange for you or your chosen representative to meet with your dedicated Customer Relations Representative for a key handover. We will provide you with a 'Folio'

which contains comprehensive information on all aspects of your new home in addition to a 2-year warranty period following legal completion of your new home.

A dedicated Customer Service telephone number is provided to our purchasers should you have any questions in regard to your new home. Following completion, we will contact you to ensure that you are happy with every aspect of your new home and assist you with any queries that you may have.

## DESIGNED FOR LIFE

*Buying a home is one of the most important decisions you will ever make. The qualities that make St Edward different mean that you can choose a new home from us with complete confidence. When you buy a home from St Edward you can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.*

### CUSTOMER SERVICE IS OUR PRIORITY

We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care Teams will contact you shortly after you complete to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a 10-year warranty, the first two years of which are covered by St Edward.

### GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

### QUALITY IS AT THE HEART OF EVERYTHING WE DO

At St Edward, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10-year warranty all new homes receive, St Edward operates a 2-year policy with dedicated Customer Service Teams on hand 24 hours a day to deal with enquiries quickly and effectively.



Proud to be a member of the Berkeley Group of companies

### UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast - we build in the locations you want to live.

### A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

St Edward's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.

## A COMMITMENT TO THE FUTURE



*Over the years, the Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments*

Our Vision is Berkeley's plan for the business, designed to raise standards higher still. Our goal is to be a world-class company creating successful, sustainable places where people aspire to live. We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously.

OUR PLAN FOR THE BUSINESS HAS FIVE AREAS OF FOCUS:

- Customers
- Homes
- Places
- Operations
- Our People

**OUR VISION**

To be a world-class business generating long-term value by creating successful, sustainable places where people aspire to live.

**FIVE FOCUS AREAS**

<p style="text-align: center;"><b>An Exceptional Customer Experience</b></p> <p style="font-size: small;">We aim to put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.</p>	<p style="text-align: center;"><b>High Quality Homes</b></p> <p style="font-size: small;">When you buy a new home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.</p>	<p style="text-align: center;"><b>Great Places</b></p> <p style="font-size: small;">We seek to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and amenities. These are places where people choose to live, work and spend their time and which directly encourage people's well-being and quality of life.</p>	<p style="text-align: center;"><b>Efficient and Considerate Operations</b></p> <p style="font-size: small;">We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.</p>
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**A commitment to People and Safety**

Safety is a high priority on all of our construction sites. We also aim to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.



Berkeley takes social responsibility very seriously. In 2011 we set up the Berkeley Foundation, with the aim of supporting Britain's young people and their communities

We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

We have set a goal for the Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.

[www.berkeleyfoundation.org.uk](http://www.berkeleyfoundation.org.uk)  
[www.berkeleygroup.co.uk](http://www.berkeleygroup.co.uk)

For further information please contact your sales negotiator or email: [sustainability@berkeleygroup.co.uk](mailto:sustainability@berkeleygroup.co.uk)



THE BERKELEY GROUP

## RECENT AWARD SUCCESS

*The Berkeley Group and all the companies within the group  
have continued to strive to be the best at what we do.*



IT IS NOT ONLY EXPERTS FROM OUR INDUSTRY WE HAVE RECEIVED RECOGNITION FROM, 98% OF OUR CUSTOMERS WOULD RECOMMEND US TO A FRIEND, AND WE HAVE RECEIVED THE QUEEN'S AWARD FOR ENTERPRISE.

### THE UK CUSTOMER SATISFACTION AWARDS 2016

Quality Monitoring Customer  
Focus Award, Large Enterprise  
The Berkeley Group - Winner

### THE WHAT HOUSE AWARDS 2015

Large Builder of the Year  
The Berkeley Group - Silver

### THE SUNDAY TIMES 'BRITISH HOMES AWARDS' 2015

Homebuilder of the Year  
Berkeley Homes

### RESI AWARDS 2015

Large Developer of the Year  
The Berkeley Group - Winner

### THE BUILDING AWARDS 2015

Housebuilder of the Year  
The Berkeley Group - Winner

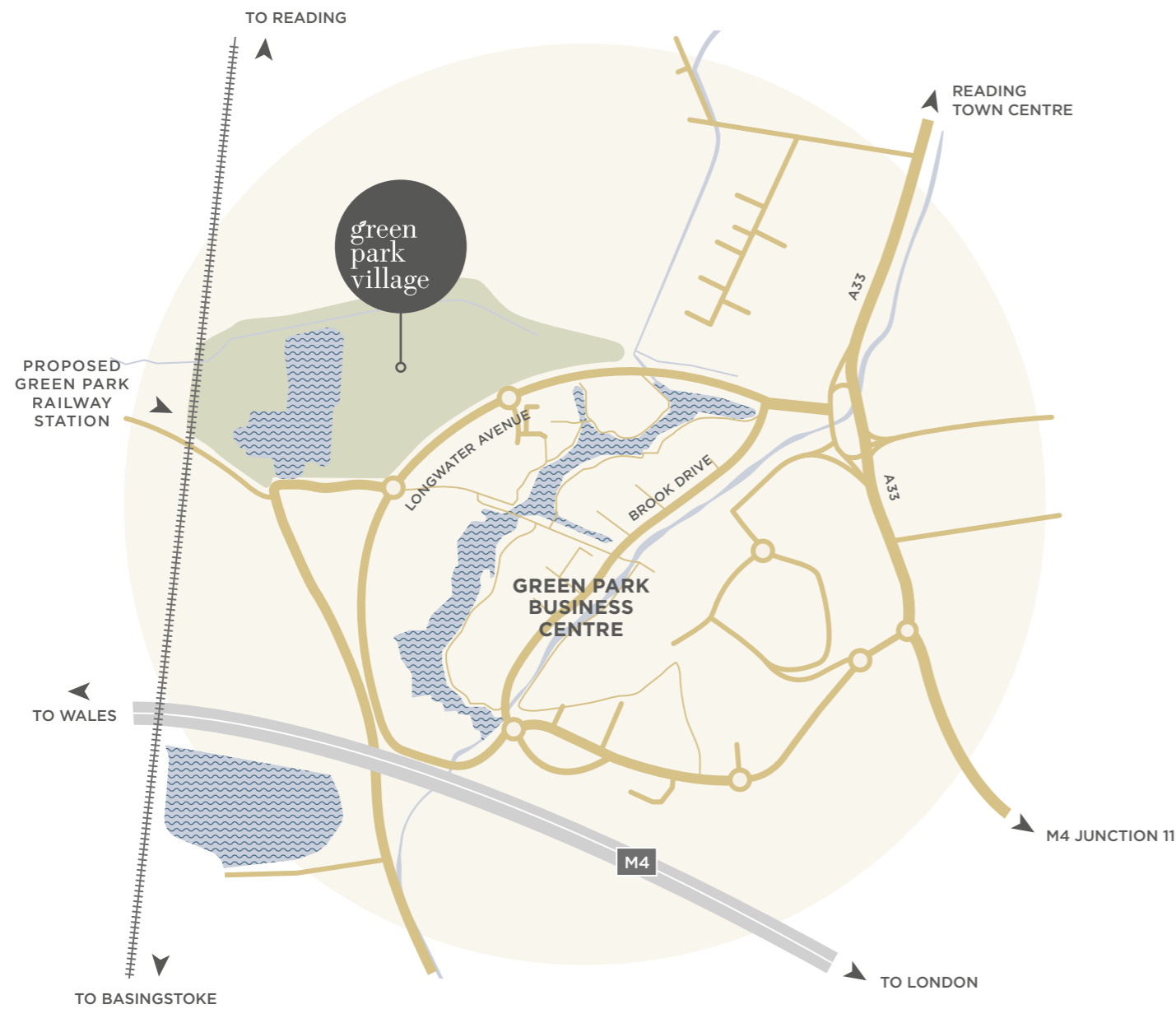
### PLC AWARDS 2014

Achievement in Sustainability  
The Berkeley Group - Winner

### QUEEN'S AWARD FOR ENTERPRISE 2014

Sustainable Development  
The Berkeley Group

## FOR FURTHER INFORMATION



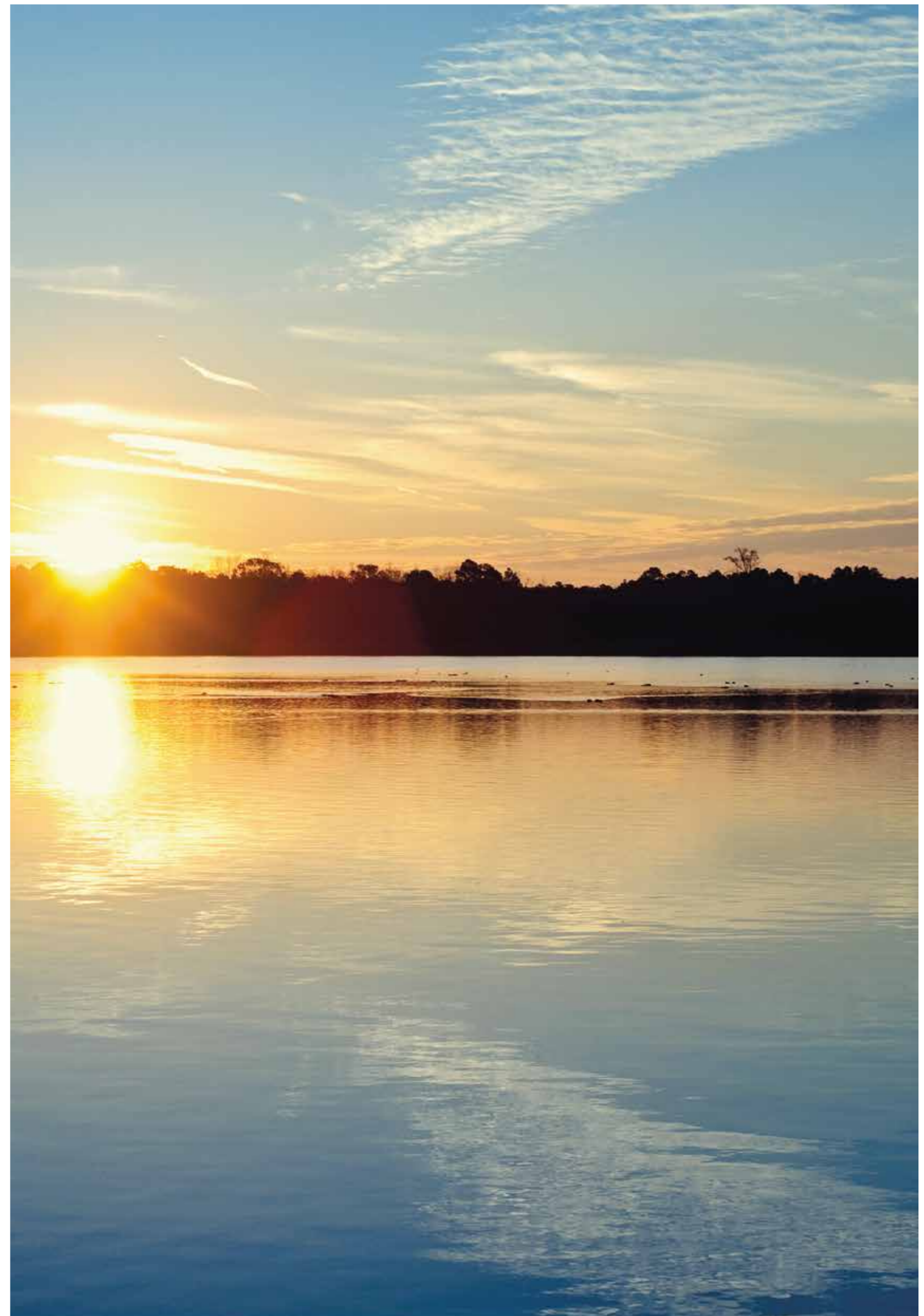
**PLEASE CONTACT  
GREEN PARK VILLAGE  
MARKETING SUITE**

T. 0118 402 3533  
[www.greenparkvillage.co.uk](http://www.greenparkvillage.co.uk)

Green Park Village  
Longwater Avenue  
Green Park  
Reading, Berkshire  
RG2 6GB

The information in this document is indicative and is intended to act as a guide only as to the finished product. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. The information does not constitute a contract or warranty. The dimensions given on the plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Green Park Village is a marketing name 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. The facilities and amenities at Green Park Village are subject to the construction programme. Accordingly, due to St Edward policy of continuous improvement, the finished product may vary from the information provided. Computer generated images and lifestyle photography are indicative only. Issue date: April 2016.

Site code: G252





**Berkeley**  
Group

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Berkeley Group of companies

**St Edward**  
Designed for life