

# Littlebrook

---

Shinfield

A collection of 3, 4 and 5 bedroom homes



## A reputation built on solid foundations

**Bellway has been building exceptional quality new homes throughout the UK for 70 years, creating outstanding properties in desirable locations.**

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with

the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straight forward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.



---

**70**  
YEARS *of* QUALITY  
SINCE 1946



## An idyllic lifestyle awaits

---

Welcome to Littlebrook, a wholly private development set in the Berkshire village of Shinfield. This picturesque location is surrounded by beautiful countryside and offers a great quality of life.

These exceptional homes range from three to five bedrooms and include terraces, semi-detached and detached houses.

You can be assured that every home has been designed and finished to a high standard, offering a blank canvas for you to make your mark.

All homes benefit from garages and off road parking and the well designed landscaping scattered throughout the development makes for a perfect homecoming.





# A thriving village with a wonderful community spirit

---

The desirable village of Shinfield is a fantastic location in which to live. Close to home, you will find a doctor's surgery, dental centre, Co-operative supermarket and a selection of public houses. There is even a Michelin star fine dining restaurant, L'Ortolan, which is set in a former vicarage on Church Lane. A range of community groups call Shinfield their home, from the Kennet Morris Men to cricket, tennis and golf teams, while children can join local Brownie and Scout troops.



Shinfield has its own village green where you can enjoy time in the fresh air, with lots of opportunities for leisurely walks nearby. For a more luxurious leisure choice, why not visit the renowned award-winning Nirvana Spa which has the biggest pure water spa in the UK and is just a 10 minute drive from home.

The vibrant town of Reading is just two miles away from Shinfield, offering a huge range of things to see and do. These include the Oracle Shopping Centre, which features retailers such as House of Fraser, Apple and Hollister, as well as a number of eateries and a multi-screen cinema. For live entertainment, there is the Hexagon Theatre, or you can enjoy the rich history of Reading Abbey.

For education Littlebrook is served by good schools, which include Shinfield Nursery and Infant School and St Mary's Church of England Junior School. For older pupils there is Oakbank, Emmbrook, St. Crispin's and Maiden Erlegh among the options, with higher education found at nearby Reading University. For the independent choice both Crosfields and Leighton Park are a short drive away.

The development is ideally placed when it comes to transport links, with junction 11 of the M4 motorway just a mile from Littlebrook. This provides easy access to London and Bristol as well as surrounding road networks.

The closest main railway station is Reading, 15 minutes away by car, from where you can reach London Paddington in less than half an hour. For international travel, Heathrow Airport is just over 30 minutes from home.





Littlebrook benefits from a fantastic location, in the vibrant village of Shinfield with all the attractions of bustling Reading just a stone's throw away.







Computer generated image.



Discover a brand new way of life at  
Littlebrook. A collection of 3, 4  
and 5 bedroom homes set within  
desirable Shinfield.

---







Make your new home  
as individual as you are

*Additions*

---







## Your home, your choice

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

## Choose from our range of Additions options covering:

### Kitchens:

- ~ Upgrade door choices
- ~ Under pelmet LED unit lights
- ~ Wine cooler
- ~ Zanussi induction hob
- ~ Cooker hood
- ~ AEG double oven built under
- ~ AEG double oven built In
- ~ AEG single multi-function oven
- ~ Zanussi integrated microwave (for tall units only)
- ~ Integrated fridge freezer
- ~ Integrated dishwasher
- ~ Tumble dryer
- ~ Integrated or stand alone washing machine
- ~ Integrated or stand alone washer/dryer
- ~ Kitchen glass splashbacks
- ~ Kitchen worktops - silestone

### Bathroom:

- ~ Vanity unit cabinets
- ~ Inset mirrors
- ~ Tap upgrades

### Tiling:

- ~ Full and half height tiling
- ~ Comprehensive upgrade options

### Electrical:

- ~ Additional BT Point
- ~ Additional TV point
- ~ Chrome socket
- ~ Chrome switches
- ~ Downlighters

### Security:

- ~ Burglar alarm

### Miscellaneous:

- ~ Wardrobes
- ~ Fireplace upgrades

### Plumbing:

- ~ Upgraded shower
- ~ Mira shower over bath with shower screen and additional tiling

Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.  
\*Applicable to houses only

# Making your move easier

---



## We'll buy yours so you can buy ours

Part Exchange allows you to sell your current property and buy a brand new Bellway home in one simple move. There are no estate agents' fees or advertising charges and a fair offer will be made on your existing home based upon an independent valuation.

Take the stress and uncertainty out of selling your home with Bellway Part Exchange and you can even remain in your current property until your brand new home is ready to move into.



## We'll help you sell and buy

Express Mover is a great solution if you want to buy a new Bellway home but have not yet sold your own house.

A respected local estate agent will be used to market your home at an agreed price. You can trade up, down or sideways and can still use the scheme even if you do not live within the area. Bellway will work with the estate agent to promote the sale of your home as well as paying your estate agents' fees.



## HELP TO BUY

### Buy with just 5% deposit

Help to Buy is a Government backed equity loan aimed at helping you purchase your new home.

The scheme is open to both first time buyers and existing homeowners on new build properties up to a maximum value of £600,000.

To use the scheme, you will need at least a 5% deposit. You will then be eligible to receive an interest free equity loan from the government of 20% of the value of your new home, which means that you only need to secure a 75% mortgage.



# Customer Care

---



From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which, we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens,

it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity.

In managing this process we have after sales support that is specifically tasked to respond to all customer enquiries.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

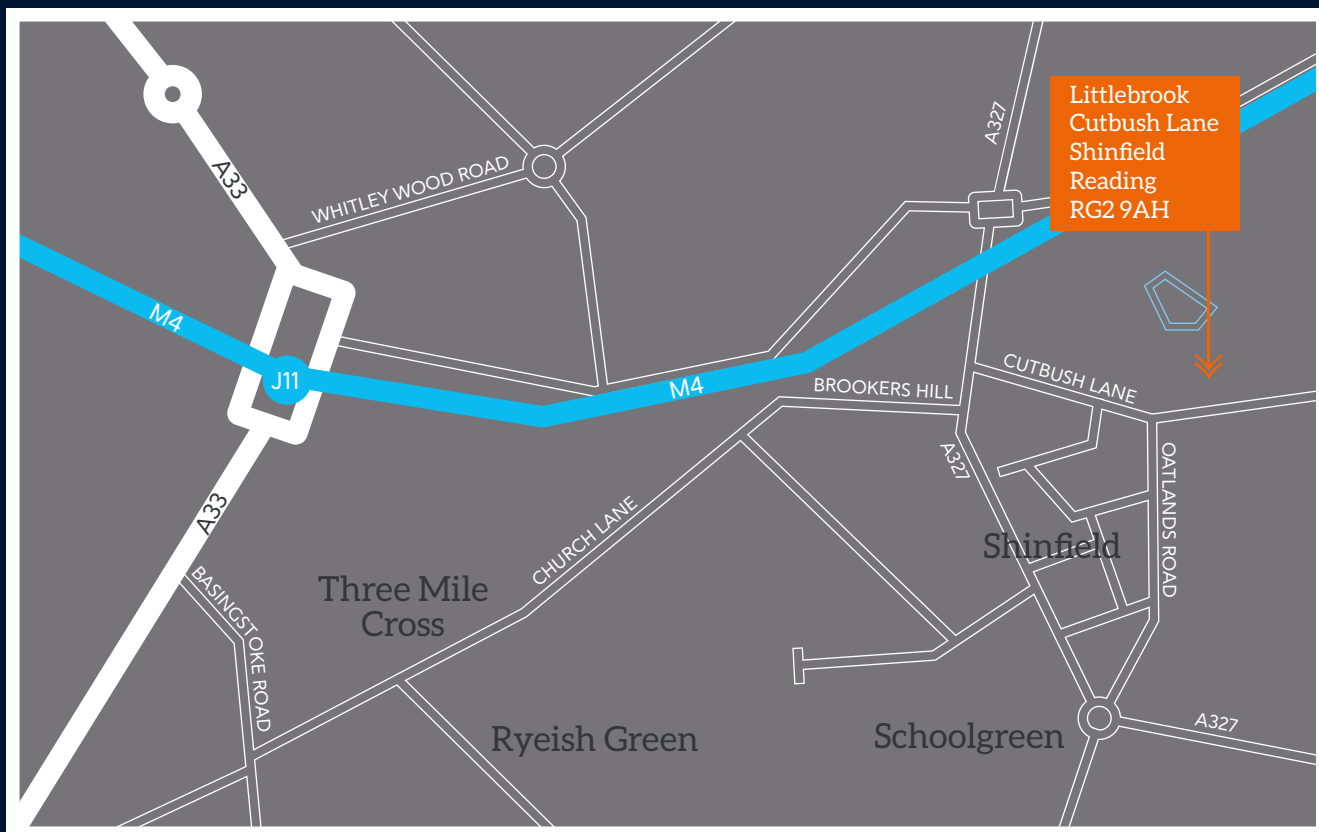
---

**70**  
YEARS of QUALITY  
SINCE 1946

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to illustrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and livelocal.com

The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

# How to find us



Bellway Homes  
(Thames Valley Division)  
Ground Floor  
Pacific House  
Imperial Way  
Reading  
Berkshire  
RG2 0TD

Telephone: 0118 933 8020  
Fax: 0118 931 3929  
[www.bellway.co.uk](http://www.bellway.co.uk)

**Bellway**