

# Keephatch Gardens

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Wokingham

A collection of 2, 3, 4 and 5 bedroom homes



## A reputation built on solid foundations

**Bellway has been building exceptional quality new homes throughout the UK for over 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 straightforward 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.

**CONSUMER  
CODE FOR  
HOME BUILDERS**

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

Bellway abides by The Consumer Code, which is an independent industry code developed to make the home buying process fairer and more transparent for purchasers.



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Over **70**  
YEARS of QUALITY  
SINCE 1946



## Historic town has it made

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Keephatch Gardens is a brand-new development situated in the historic market town of Wokingham – a sought-after location for its good schools and open green spaces.

This contemporary development consists of 2 bedroom apartments and 2, 3, 4 and 5-bedroom homes, which have an attractive

outlook and offer either a private garden or communal space for you to enjoy.

Everything you need on a day-to-day basis can be found in the town of Wokingham, alternatively your new home is a short drive from Reading, which boasts fantastic shops, a variety of restaurants and fabulous venues for nights out.



# A higher quality of life awaits you in Wokingham

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Close to home you will find big name supermarkets for the week ahead. There are many local amenities on your doorstep including a doctor's surgery, local shop and a good selection of pubs and restaurants. Indulge in local produce sold at the weekly market and the monthly farmers' market.



If you're looking for a bustling town to enjoy, Reading is just an 18-minute car journey away, offering riverside dining at The Oracle shopping centre and a wonderful array of shops to browse at Broad Street Mall.

Embark on a gastronomic odyssey at L'Ortolan, Reading's only Michelin starred restaurant, serving modern French cuisine. For traditional food head to the Beehive, just 17 minutes' drive, where you can enjoy freshly made dishes, including some well-known British favourites.

Take an invigorating walk in the nearby Keephatch Woodland, or enjoy an oasis of meadows and lakes set over 355 acres at Dinton Pastures Country Park, just a short drive away by car. Alternatively let your hair down at the high ropes adventure course Go Ape, perfect for a fun day out.

You won't be short of things to do in Wokingham; immerse yourself in a play at the Wokingham Theatre or visit South Hill Park Arts Centre which offers a cinema, two theatres, dance studios and gallery space. For race days and fine dining, take a trip to Ascot Racecourse located nearby.

There are many schools in the local area including Westende Junior School and there is Evendons Primary School. For older children The Holt School, a comprehensive girl's school, and St Crispin's School.

Keephatch Gardens boasts excellent travel links onto the M4 which is 9 minutes by car. Heathrow airport is located 28 minutes away.



Enjoy the best of both worlds:  
Wokingham is an historic market town, a short drive from the vibrant university town of Reading, home to great shops and a busy nightlife.

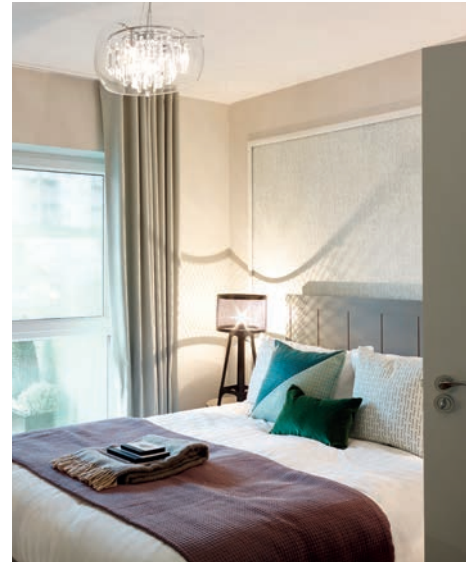


Explore a brand new collection of  
2 bedroom apartments and 2, 3, 4  
and 5 bedroom houses in the  
charming town of Wokingham.

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Make your new home  
as individual as you are  
*Additions*

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## 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:

- ~ Integrated or freestanding washer/dryer
- ~ Integrated fridge/freezer
- ~ Integrated or freestanding dishwasher
- ~ Integrated or freestanding washing machine
- ~ Silestone work surfaces
- ~ Double oven
- ~ Upgrade hob
- ~ Integrated microwave

### Flooring:

- ~ Choose from carpets, vinyl or laminate

### Tiling:

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

### Plumbing:

- ~ Heated towel rail

### Security:

- ~ Intruder alarms
- ~ Security lights

### Electrical:

- ~ Additional sockets
- ~ Additional switches
- ~ Chrome sockets
- ~ Chrome switches
- ~ Under-unit lighting
- ~ Recessed lighting
- ~ BT and TV points

### Miscellaneous:

- ~ Landscaped gardens
- ~ Wardrobes

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.

# Making your move easier

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## Buy with just 5% deposit with Help to Buy



Help to Buy is backed by the Government and aimed at helping you purchase your first home.

The scheme is open to first time buyers and there are regional price caps on the value of the property you are able to purchase with Help to Buy, please talk to one of our Sales Advisors for the regional details in your area.

To use the scheme, you will need at least a 5% deposit. You may 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.



Backed by  
HM Government

## Sell your home quicker with no estate agent fees



Express Mover is a great solution if you've found an ideal Bellway home but have not yet sold your current property.

Our Intermediate Management Agent will work with a local estate agent to market your home at an agreed price, and we will pay the estate agent fees for you.

You could soon be moving into your new dream home, start your journey with us today.



Help to Buy cannot be used in conjunction with other schemes. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%. Help to Buy is subject to eligibility and may not be available on this development. Express Mover is available on selected developments and plots only, subject to status and availability. Cannot be used in conjunction with other offers. Reservations can only be taken on homes released for sale once you achieve a sale on your own home, plots cannot be held whilst you are on the Express Mover scheme.

# Customer Care

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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.

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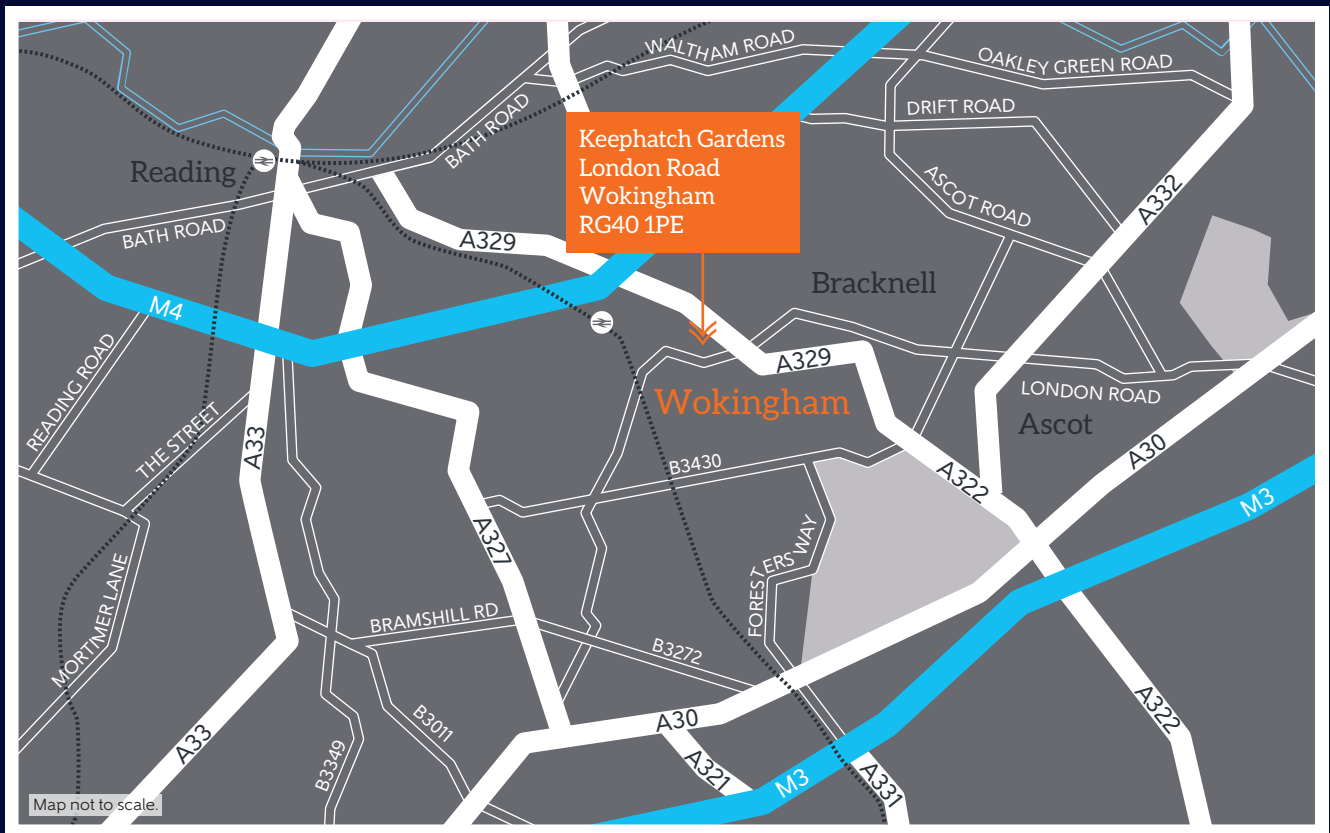
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YEARS of QUALITY  
SINCE 1946

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 demonstrate 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, where relevant, Transport for London.

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

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**Bellway**