



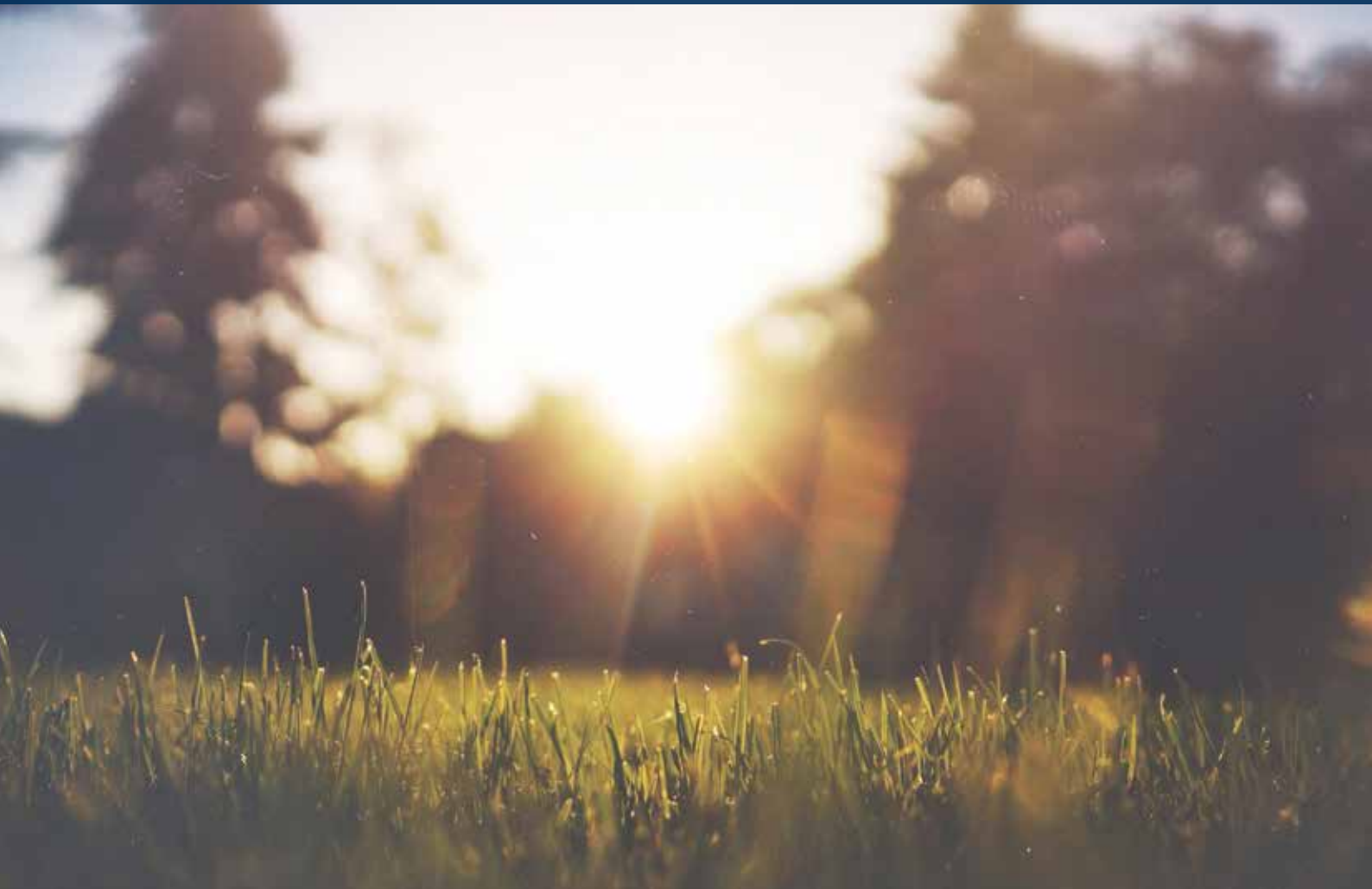
**CREST
NICHOLSON**

WATERMAN'S GATE AT ARBORFIELD GREEN

READING • BERKSHIRE

Experience countryside living as well as convenient city connections in your new home at Waterman's Gate, in the 21st century Garden Village of Arborfield Green – designed to suit a multitude of lifestyles.

2 BEDROOM APARTMENTS AND 2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN WATERMAN'S GATE AT ARBORFIELD GREEN

Relax, shop, learn and play while being well-connected from your new home at Waterman's Gate in Arborfield Green.

On your doorstep

Designed to be largely self-sufficient, from your new home in Waterman's Gate at Arborfield Green you will be able to walk around the lake, wander through the country parks, while also having easy access to a host of amenities, all on your doorstep.

Education




With an excellent choice of schools and a university close to home, you will be able to find the perfect education facility for all members of the family.

Travel

Enjoy good road connections to work, services and facilities in Wokingham and the wider area. The M3, M4 and A327 are within easy reach, as is the train station, which provides links to London.

- 1 Sand Martins Golf Club
- 2 California Country Park
- 3 Madejski Stadium
- 4 The Oracle Shopping Centre
- 5 Bush Walk
- 6 Asda Lower Earley Supercentre
- 7 Barkham Post Office
- 8 Arborfield Green Leisure Centre
- 9 Legoland Windsor Resort
- 10 Hazebrouck Meadow

- 11 Nine Mile Ride Primary School
- 12 The Coombes Primary School
- 13 University of Reading
- 14 Bohunt School Wokingham
- 15 Farley Hill Primary
- 16 Finchampstead Primary
- 17 Gorse Ride Schools
- 18 Oakbank School

-  London Paddington – 47 minutes
- Farnborough – 27 minutes
- Guildford – 27 minutes
- Basingstoke – 20 minutes
- High Wycombe – 38 minutes
- Woking – 38 minutes
- Slough – 39 minutes
-  Wokingham Train Station – 9 minutes by car
- Reading – 9 minutes by car
-  Heathrow Airport – 39 minutes by car
- Gatwick Airport – 1 hour 3 minutes by car





WATERMAN'S GATE AT ARBORFIELD GREEN

Sales Suite, The Stables, 1 Bridle Road,
Arborfield Green, Reading, Berkshire RG2 9LJ

For all enquiries please call

01182 173 190

crestnicholson.com/watermansgate

COUNTRYSIDE LIVING COMBINED WITH CONVENIENT CITY CONNECTIONS

Waterman's Gate is the latest phase of the Arborfield Green development, offering a collection of 2 bedroom apartments and 2, 3, 4 & 5 bedroom homes in a modern Garden Village.

Experience a new way of life at Waterman's Gate at Arborfield Green. From the countryside to the city connections, this new Garden Village has been designed to suit a multitude of lifestyles. On your doorstep you'll find bridleways, ponds, footpaths, cycleways, play areas, sports pitches and a new cricket pavilion. With 95 acres of natural and semi-natural greenspace you'll be able to get close to nature. The community at Arborfield Green hold numerous events including an Easter Fun Day, Emergency Services Day, and Christmas Fair plus there are countless groups and activities to enjoy.

Arborfield Green is steeped in military heritage, which is still echoed throughout the site today. From the original, refurbished buildings to the acres of ancient woodland, you'll be reminded of the important part the area played in

Britain's history. Originally established in 1904 as a Remount Depot during WW1, it was mainly used as a Horse Infirmary, treating injured horses throughout the war. Thirty years later, the site was transformed into the Army Technical School for boys and became known as Arborfield Garrison. Today, the Garrison's historic buildings are being regenerated to form part of this new community. The Horse Infirmary Stables, a listed scheduled monument, will be at the heart of the community. It is being converted into a public place for residents, overlooking a new village green. In tribute to the site's history as the home of the Remount Depot and Horse Infirmary, Crest Nicholson commissioned local sculptor and portrait artist Amy Goodman to design and create a set of three life sized horse statues. The artworks, titled 'Youngster', 'Sports Horse Mare' and

'Icarus', are designed to serve as a piece of remembrance and enjoyment for the community. The Moat House, once the Garrison HQ, will be transformed into new offices for the community and the medieval moat will also form a key part of the new landscape. With so many plans for the future, including a food store, cafés, and healthcare facilities, it's hoped that this will be a place where families can flourish.

Arborfield Green will combine the best of town and country living all in one place. Teaming new woodland areas and wildlife habitats with the site's rich, established landscape and military heritage, this new neighbourhood will be a unique place to live. Designed to be largely self-sufficient, you will be able to walk around the lake, wander through the country parks, and you'll also have access to a host of amenities, all on your doorstep.





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WATERMANS GATE • READING

DEVELOPMENT PLAN

A collection of beautifully designed homes and apartments
in the desirable area of Aborfield Green in Reading.

2, 3, 4, & 5 BEDROOM HOMES





2 BEDROOM HOMES

- The Cromer
- The Fulmer

3 BEDROOM HOMES

- The Evesham
- The Filey
- The Pintail
- The Sandpiper
- The Seaton

4 BEDROOM HOMES

- The Romsey
- The Marlborough

5 BEDROOM HOMES

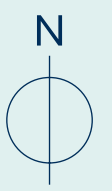
- The Roydon
- The Buckingham

APARTMENT BLOCKS

- Block 4 Farriers Court
- Block 5 The Stables

CS Cycle Store
BS Bin Store
V Visitors Parking

EXISTING HOMES





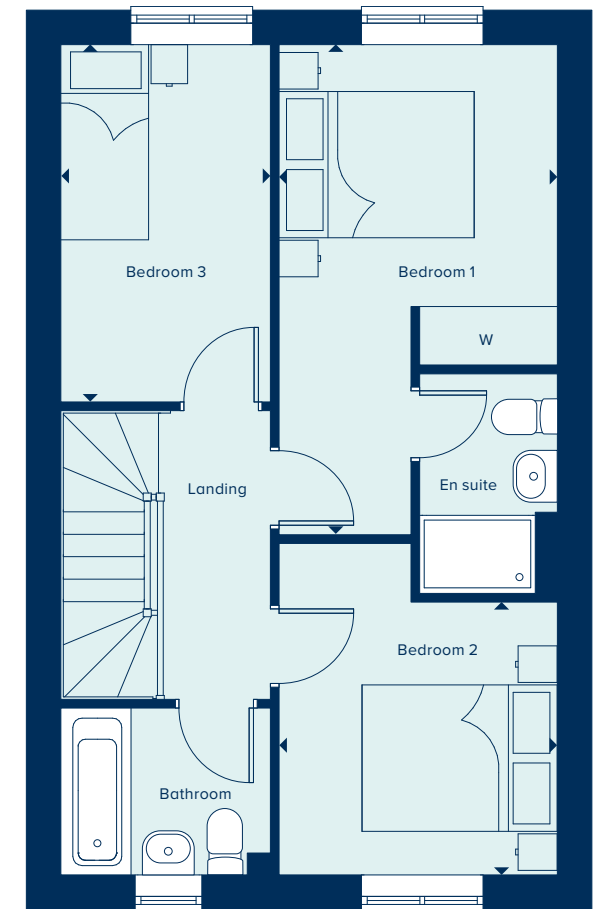
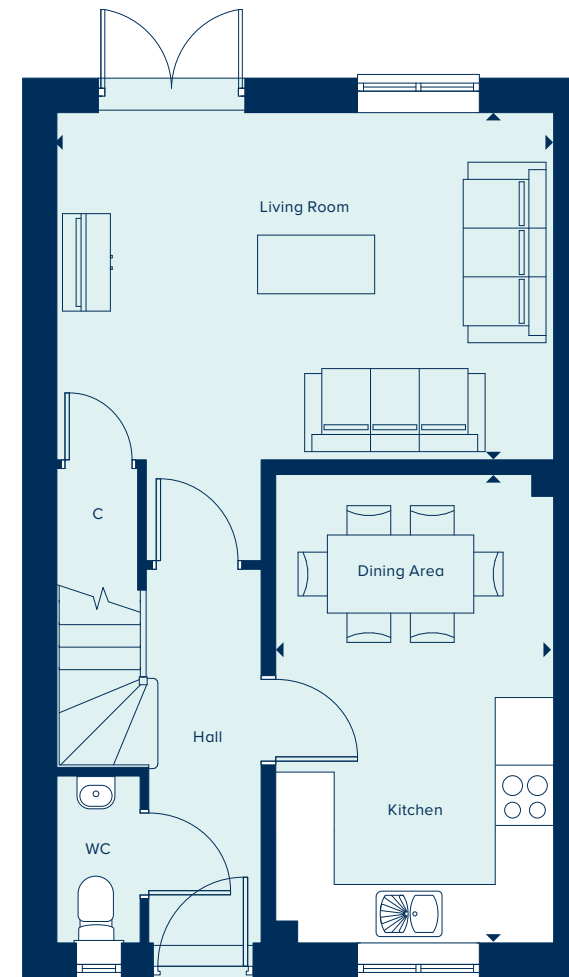
THE EVESHAM
3 Bedroom Home

crestnicholson.com

THE EVESHAM

The Evesham is a three-bedroom home which includes a versatile open-plan kitchen-dining area which is ideal for entertaining, in addition to a separate light and airy living room. The main bedroom benefits from an en suite bathroom. The house is perfectly suited to modern living, featuring a high quality kitchen, sanitaryware and fixtures and fittings throughout.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.86m x 2.93m 15'9" x 9'6"

LIVING ROOM

5.14m x 3.63m 16'9" x 11'9"

FIRST FLOOR

BEDROOM 1

4.99m x 2.89m 16'4" x 9'5"

BEDROOM 2

2.89m x 2.85m 9'5" x 9'4"

BEDROOM 3

3.70m x 2.19m 12'1" x 7'2"

C Cupboard W Wardrobe

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SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
KITCHEN				
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 ½ oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Stainless steel chimney extractor hood	•	•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•*	•	•
Energy efficient integrated washing machine	•	•**		
Single bowl sink and drainer in stainless steel	•	•		
1.5 bowl sink and drainer in stainless steel			•	•
Single lever chrome mixer tap	•	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•
Soft close toilet seats	•	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•			
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•
Energy efficient downlights in cloakroom	•	•	•	•

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.



	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
UTILITY ROOM				
Sink to utility rooms ***	•	•	•	•
External door to utility rooms ****	•	•	•	•
ELECTRICAL				
Low energy LED downlighters in white to kitchen	•	•	•	•
Low energy LED downlighters in white to bathroom, cloakroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to master bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
DECORATION				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
JOINERY AND DOORS				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to master bedroom with soft close sliding mirror fronted doors	•	•	•	•
HEATING				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
EXTERNAL FINISHES				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
SECURITY AND PEACE OF MIND				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete NHBC ten year warranty	•	•	•	•

Where a utility room is fitted *Where a sink is shown on the floor plans

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format.





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House Type Illustration

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Development Map/Site Plan

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