

LAKESIDE GARDENS
ARBORFIELD GREEN

LAKESIDE GARDENS SALES & MARKETING SUITE
NUFFIELD ROAD, ARBORFIELD, READING, RG2 9NH
TEL: 07921 246927

BLOOR HOMES



BUILDING QUALITY
NEW HOMES FOR
OVER FIFTY YEARS

1969

THE YEAR WE
STARTED MAKING
DREAM HOMES A REALITY





At Lakeside Gardens, we are not only able to offer you a stunning location, we are also dedicated to building quality new homes that stand the test of time.

Visit one of our developments built 10 years ago and see how the community has developed along with the landscaping and house type designs. As one of the leading privately-owned house builders in the country, our success is based on strong traditions of quality, value for money and a genuine desire to build homes that give our customers years of pleasure.

The company is still owned by John Bloor who is actively involved within the day to day running of the business to ensure the high quality we pride ourselves on is achieved on all our homes.

Our approach to the design of every new location we produce goes far beyond the provision of superior homes for today's varied lifestyle.

We make every effort to conserve the natural balance of each location including the conservation of wildlife and the preservation of natural features. Care and consideration is also taken to ensure that the environmental impact of every new home we build is kept to a minimum.

Whichever home you choose, you will find that our homes with their high specification, provide not only maximum comfort, but greater freedom of movement.

Plus, reserve a Bloor home in the early stages of construction and you will have the freedom of choice to select from our range of finishes for your kitchen, bathroom and en suite facilities.

Once reserved, you will be able to take advantage of "Your Choice" which allows you to choose additional fixtures and fittings to personalise your new Bloor home, or upgrade to a higher specification.

SAT NAV:	DEVELOPMENT: Lakeside Gardens
	FIND US HERE: Nuffield Road, Arborfield, Reading, RG2 9NH

**BEAUTIFUL
SURROUNDINGS
WAITING TO BE
DISCOVERED**

**A superior collection of 2, 3 & 4
bedroom homes in the new
Arborfield Green Garden Village.**

At Bloor Homes, we know that choosing where you want to live is as important as getting the timing of your move just right. And that's why we believe our new collection of homes at Lakeside Gardens will be the next place you want to call home.

Lakeside Gardens will offer the best of town and country living, teaming new woodland areas and wildlife habitats with the site's rich, established landscape and military heritage, being situated on the historic Arborfield Garrison. As well as being surrounded by the beautiful Berkshire countryside, you will be within close proximity of excellent transport links that will take you in to Reading and Wokingham. Within easy reach of the M4 and with fast trains running to London and beyond from Reading's superb rail network, you will never feel too far from the hustle and bustle of the city.





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The existing historic buildings at Arborfield Green will be protected and embraced to highlight the historical significance of The Garrison and add a sense of character to the development.

The horse infirmary stables have already been beautifully restored ready for community use and there are many exciting plans for the future, including a convenience store, cafes, sports facilities, cycleways and allotments, where you can have a go at growing your own fruit and vegetables. In addition to this, families moving to Lakeside Gardens will appreciate the choice of great schools for all ages in the local area including Farley Hill Primary School, newly opened in 2020, and Bohunt School Wokingham, a secondary school catering for children aged 11-16. Both schools are conveniently located within the garden village.

The nearby Hazebrouck Meadows is the perfect place for outdoor enthusiasts, with its links through to the beautiful California Country Park in Finchampstead. Perfect for a day out with the family, the park features a six-acre lake with resident geese and swans, a new adventure play area and an outdoor paddling pool, open for children during the summer holidays. Pack a picnic so you can make the most of the sunshine or have a spot of lunch in the café.

Situated just over 8 miles from Reading, Lakeside Gardens is perfectly placed for commuters. The 'A' road near to the village leads to the M4, making journeys to London, the West Country and further afield simple.

DISCOVER A
WEALTH OF
AMENITIES ON
YOUR DOORSTEP



◀ 8.4 MILES

READING TRAIN STATION

This major transport hub is a 25 minute drive away and offers a direct line to London Paddington in under 30 minutes, perfect for commuters.

Reading. RG1 1LY
nationalrail.co.uk



▼ 8.9 MILES

GO APE

Your next adventure is waiting at Go Ape in Bracknell. Be prepared for hours of tree-to-tree obstacles designed to get the adrenaline pumping. Test your limits with four different adventures to choose from.

Bracknell
www.goape.co.uk/locations



▲ 8.4 MILES

READING TOWN CENTRE

Considered one of the UK's top retail destinations, the Oracle Shopping Centre has a wide range of high street stores, restaurants and bars as well as a Vue cinema. The Hexagon Theatre is also definitely worth a visit.

Reading. RG1 2AG



▲ 1.2 MILES

THE BULL INN

A popular local village pub with a focus on fresh, quality cuisine. You will feel right at home in the warm and welcoming atmosphere and menus are carefully designed to cater for all dietary requirements.

Arborfield Cross. RG2 9QD



All details correct at
time of production.

Distances and journey
times calculated using
maps.google.com

► 4.6 MILES

WOKINGHAM TOWN CENTRE

This Berkshire market town has a selection of boutique shops and eateries, perfect for a day out. If you're looking for relaxation then look no further than the nearby Nirvana Spa.

Wokingham. RG40 1AP



▼ 1.4 MILE

ARBORFIELD GREEN LEISURE CENTRE

There's no excuse not to keep fit when there's a leisure centre on your doorstep. Opened in 2018, this centre includes a gym, fitness classes, a climbing wall and much more.

Arborfield. RG2 9GB

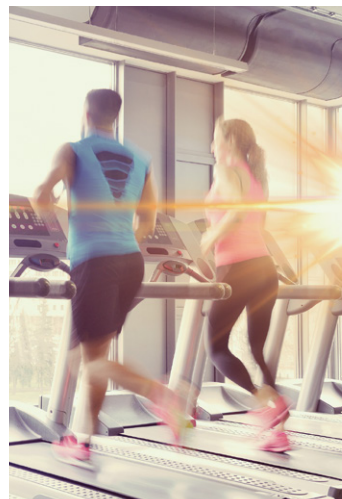


◀ 29.1 MILES

HEATHROW AIRPORT

Approximately a 40 minute drive away by car, enjoy easy access to one of the UK's busiest airports for travel to nearly 200 destinations worldwide.

Longford. TW6
heathrow.com



◀ 21.7 MILES

WINDSOR CASTLE

Currently the home of the Queen, Windsor Castle is the largest inhabited castle in the world. Surrounded by extensive parkland, including Windsor Great Park, it remains a popular tourist attraction to this day.

Windsor. SL4 1NJ
rct.uk/visit/windsor-castle



◀ 2.5 MILES

CALIFORNIA COUNTRY PARK

Set in 100 acres of stunning landscape, this park offers plenty of walks and wildlife watching as well as a brand new play area and sensory garden for the children.

Wokingham. RG40 4HU

BUSTLING TOWNS ON YOUR DOORSTEP

We always go that extra mile to ensure we build in the best locations and Lakeside Gardens is certainly no exception.

Lakeside Gardens is approximately one mile South-East of Arborfield Cross, a historic village with 15th century cottages, a village shop ideal for day to day requirements and a popular village pub and restaurant, The Bull Inn.

For a wider range of shops, culture and entertainment options, visit the popular town of Wokingham, just 4 miles away. Shopping in Wokingham is fantastic, with many independent and high street stores dotted around the town centre, as well as a selection of popular eateries and a local market several times a week. Make sure you find time to relax and unwind by visiting Nirvana Spa where you can treat yourself to a selection of luxurious treatments.

There are plenty of options in the area for a fun-filled day with the children.

Coral Reef Waterworld, Bracknell is a huge water park with thrilling waterslides, rapids, an erupting volcano and a pirate ship, as well as a spa for adults. Next door to Coral Reef you will find Go Ape, perfect for thrill-seekers, this outdoor park includes treetop adventures, zip-lining and you can even explore the beauty of the forest on a Segway, a unique experience for all. Legoland Windsor and Lapland UK, based in Ascot, are also popular choices.

Royal Ascot is the most stylish racing event on the social calendar, situated just a 30 minute drive from the development. The event was founded in 1711 and is attended every year by Queen Elizabeth and members of the Royal Family. Famous for ladies day, this is the perfect excuse to buy a new dress and hedge your bets over a glass of champagne.



Windsor Castle 01
Rose Street, Wokingham 02
Market Place, Wokingham 03

Distances and journey times calculated using maps.google.com



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02



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Reading is situated just over 8 miles away and is one of the UK's top retail destinations, with The Oracle Shopping Centre, located on the banks of The Kennet River and Broad Street Mall. As well as a fantastic range of shopping outlets you will also find a selection of international restaurants such as Wagamama, Comptoir Libanais, Nando's and Franco Manca, which are dotted along the riverside. Reading is also home to an IKEA superstore located just off the M4, perfect for stocking up on your home essentials.

Beyond the shops, bars and restaurants, Reading has plenty more to offer. Entertainment options include cinemas, The Hexagon Theatre and the ancient Abbey Ruins, burial place of Henry I. There are events and festivals here throughout the year – the biggest and most famous being Reading Festival, running since 1971, the second largest UK music festival after Glastonbury.

Further afield, but still just half an hour away, you will find the beautiful market town of Windsor, rich in history and royal tradition. This riverside town offers an eclectic range of shops and restaurants and its narrow cobbled streets are perfect for exploring. It is the home of Windsor Castle, the oldest and largest occupied castle in the world, a must-see attraction and a favoured residence of the Queen.

Whether you're staying local or venturing out to one of the lovely surrounding towns, you certainly won't be stuck for choice on things to do in a new Bloor home at Lakeside Gardens.

Choosing to buy a new Bloor home eliminates many of your worries. With no repairs or renovations to do, you will be able to enjoy spending more quality time with your friends and family.

We hope that you will never need it, but that doesn't mean we don't understand the peace of mind that comes with having an insurance backed 10 year warranty from the NHBC.

As well as our own rigorous checks carried out during the build process, the warranty provider will also carry out their own inspections on your new home, ensuring that it's built to the high quality we pride ourselves on. Most of us don't regularly buy a new home, so it's no wonder it can seem a little confusing at times.

But it's not as scary as you might think, we'll hold your hand through the entire buying process. After all, we've doing this for over fifty years so rest assured, you're in good hands.

We'll work hard to make sure you know exactly what to do and when to do it. That way, you'll have all the information you need to hand. Simply follow our step by step guide and know that we'll be here to answer all your questions. The first step to making your move, is deciding if new is right for you. And what's more we'll keep on looking after you and your home long after you've moved in.

Bloor Homes are proud to be a National 5-Star Housebuilder, but above all that, 93% of Southern customers would recommend Bloor Homes to friends and family*.

3,760

THE NUMBER OF
DREAMS WE MADE
REALITY LAST YEAR*





Bloor Homes Southern
River Reach
London Road
Newbury
Berkshire
RG14 2PS

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www.bloorhomes.com