



CHARLES CHURCH



Woodlark Place

Newbury | Berkshire



CHARLES CHURCH

Homes with a reputation for design and quality.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Charles Church warranty
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings



Our star rating.

We’ve been awarded a five star rating by the Home Builders Federation in their 2023 survey.

Here to help.

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



Part Exchange

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



Home Change

Sell your current home with our support. We’ll take care of estate agent fees and offer expert advice to help get you moving.



Deposit Boost

With Deposit Boost we could help you borrow less and secure a more competitive mortgage rate on your first home.



Bank of Mum and Dad

If a family member is able to help out with the purchase of your first home, we’ll thank them with a gift of £2,000.*



Armed Forces/Key Worker Discount

If you’re a key worker or member of the armed forces you could get a £500 discount for every £25,000 you spend on a new Charles Church home.



Deposit Unlock

First-time buyers and existing homeowners can buy a house with just a 5% deposit.



Our commitment to you.

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Charles Church Commitment. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of our commitment, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.

Becoming part of the scenery.

While we may have over 60 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and ponds, and work with ecologists to protect the landscape and biodiversity.

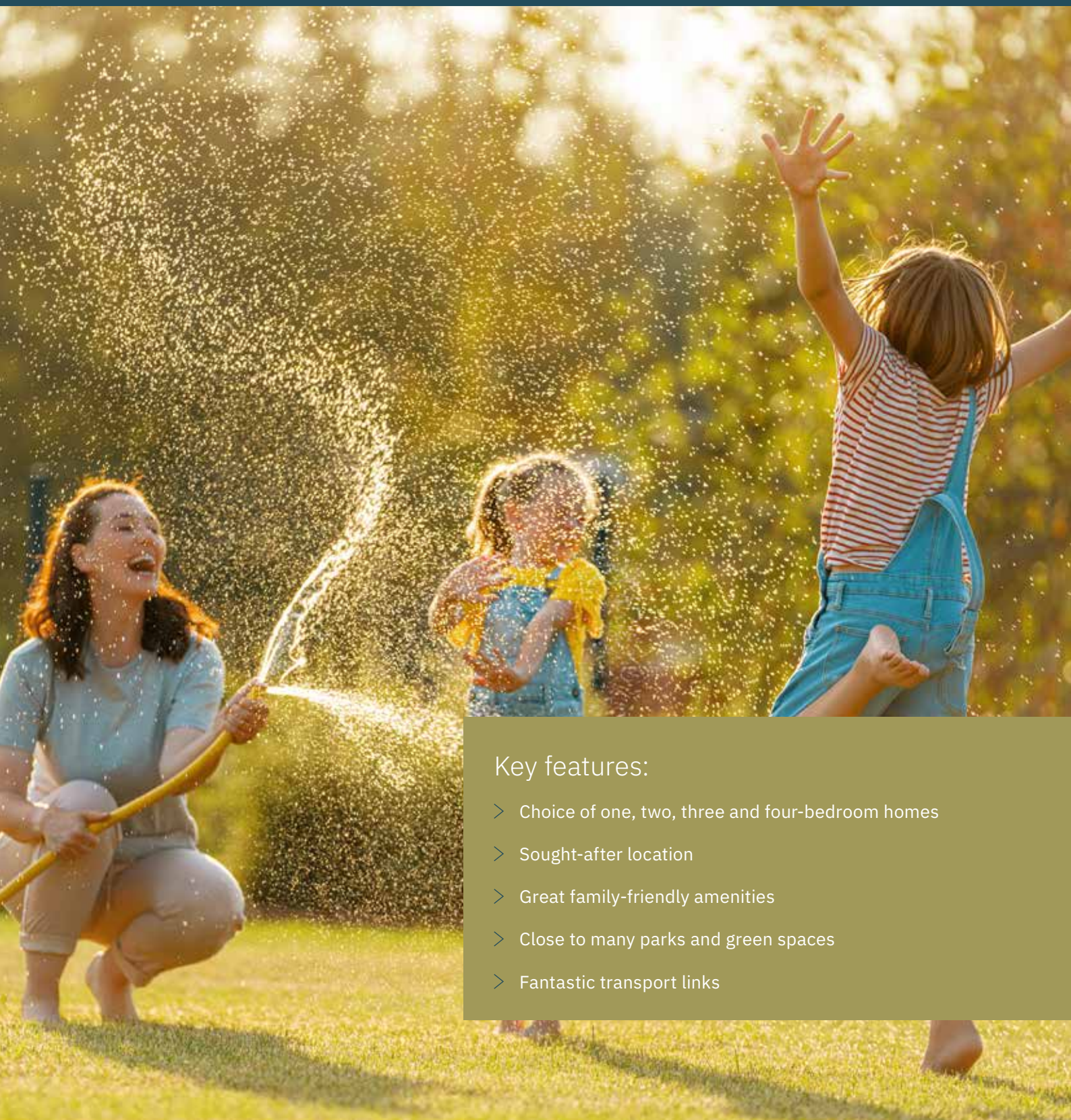
Always by your side.

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our two-year Charles Church warranty, which runs alongside a ten-year insurance-backed new homes warranty.



Woodlark Place

Newbury | Berkshire



Key features:

- > Choice of one, two, three and four-bedroom homes
- > Sought-after location
- > Great family-friendly amenities
- > Close to many parks and green spaces
- > Fantastic transport links

Lovely new homes in a great location on the edge of Newbury

Our range of brand new one, two, three, and four-bedroom homes at Woodlark Place will be ideal for first-time buyers, young professionals, families, and downsizers.

Woodlark Place is perfectly positioned with its close proximity to the historic market town of Newbury and easy access to outstanding countryside.

Set in the very heart of rural Berkshire, Newbury offers a relaxing yet vibrant atmosphere in which to enjoy its array of independent and high street stores, the very best eateries and exciting night life. It is home to the famous Newbury Racecourse which has hosted racing for over 100 years, Greenham Common and Highclere Castle (of Downton Abbey fame!), all worthy of a visit.

Take a stroll along the tow path of the Kennett & Avon Canal which passes directly through the town centre or explore the North Wessex Downs and Chiltern Hills where you will find the most stunning walking and cycling trails in the South of England.

Newbury Retail Park is within walking distance of the development, home to high street retailers, cafés and restaurants, and supermarkets.

A good education for all.



If you have secondary-age children, the town has three main secondary schools: St Bartholomew's, Park House, and Trinity School. There is a small co-educational secondary school in Burghclere, a short distance south of Newbury. The excellent range of primary schools in the area includes village schools in the communities close to Newbury.

There are also several schools in the independent sector to choose from. Newbury College is the further and higher education provider.



Always in reach.

Newbury is in an enviable location, halfway between Oxford and Winchester. It's an excellent base to set off from if you need to commute. The A34 and the M4 are the two key road routes that are on hand. They intersect at Junction 13 of the M4 at Chieveley, just 3 miles away. Another excellent connection from the A34 is with the A303, it crosses the A34 between Basingstoke and Andover. These roads enable access to the South Coast, the Midlands, London, Bristol, and South Wales. The town has the benefit of two stations, Newbury, and Newbury Racecourse.



Approximate travel distance by car to:

- > Newbury Retail Park: **0.5 miles**
- > Newbury Town Centre: **2.0 miles**
- > Newbury Racecourse: **4.0 miles**
- > M4 Junction 13: **5.4 miles**
- > Winchester: **24.9 miles**
- > Oxford: **29.0 miles**

Woodlark Place

Site plan





Public
Open Space

LEAP

Greenham Road

KEY

- The Winchcombe (1)
- The Avon (2)
- The Ively (3)
- The Kennett (3)
- The Westcott (3)
- The Highclere (4)
- The Darlton (4)
- The Willow (4)
- Affordable Housing
- Shared Ownership

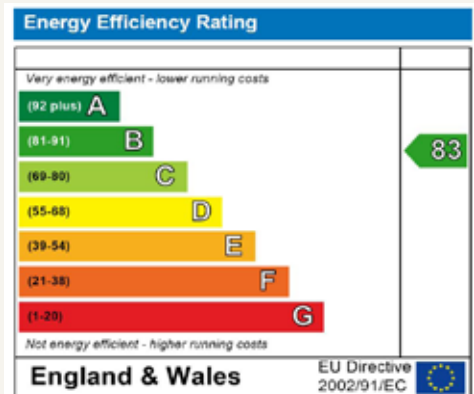
(3) indicates number of bedrooms

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales executive on site for specific elevations, room dimensions and external finishes.

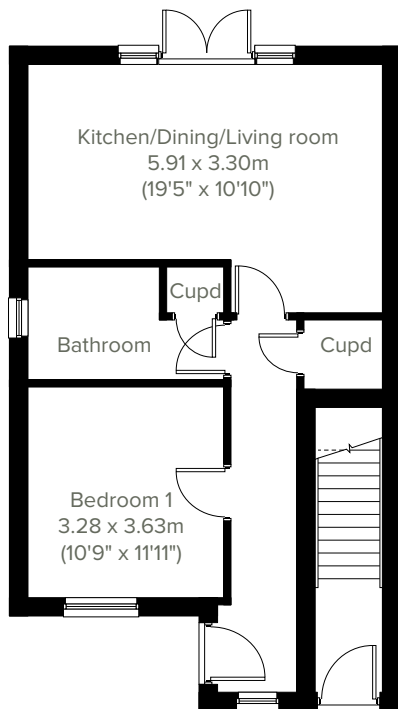
The Winchcombe



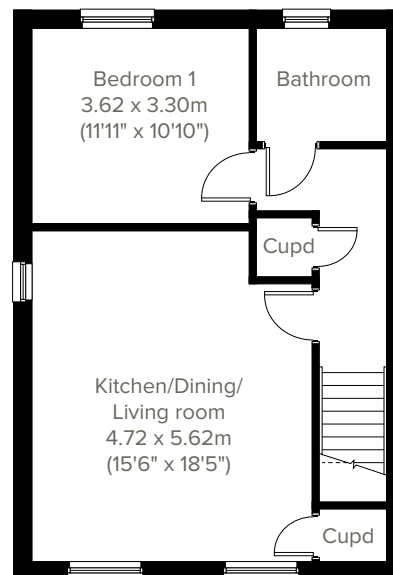
WINCHCOMBE
One bedroom home



The Winchcombe is a great first home if you're stepping onto the property ladder. Make your mark on the open-plan kitchen/dining/living room and create a welcoming new home to come back to after a busy day. There is one bedroom, a modern bathroom and all the storage space you'll need.



Ground floor plot



First floor plot

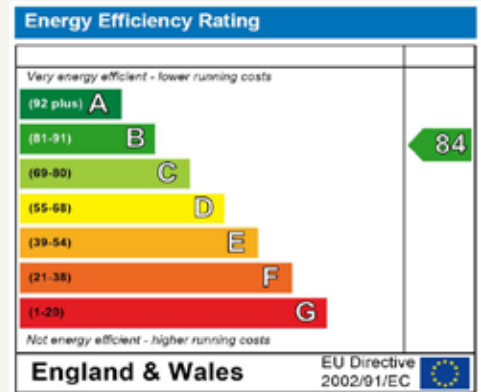
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

The Avon Terraced

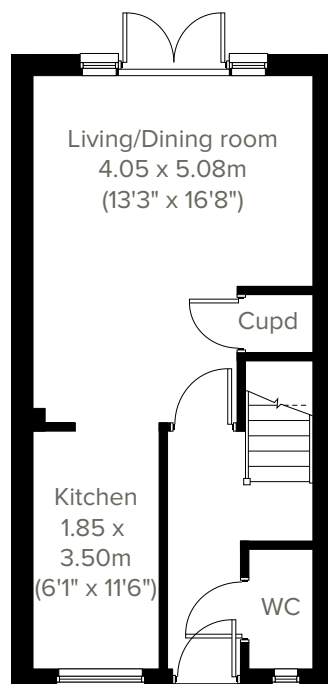


AVON TERRACED

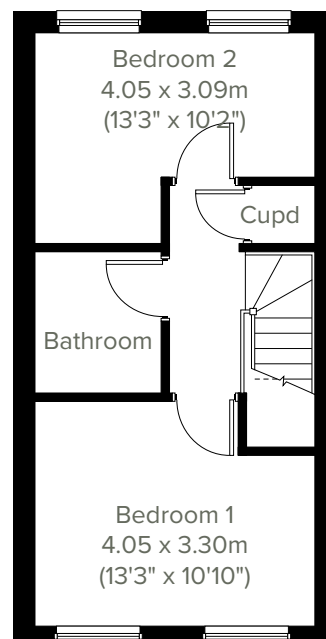
Two bedroom home



The Avon gives you easy living with an open-plan ground floor and two bedrooms upstairs. It is an ideal lock-up-and-go house for first-time buyers and young professionals, with French doors for al-fresco entertaining with friends and family.



Ground floor



First floor

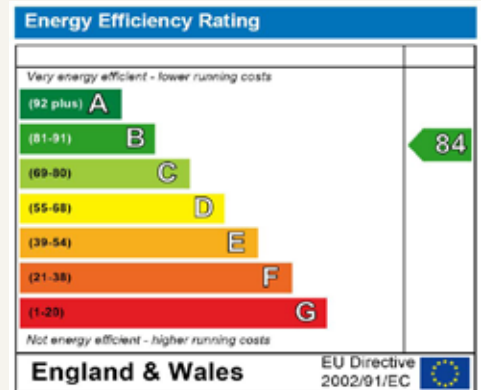
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

The Avon Semi-detached

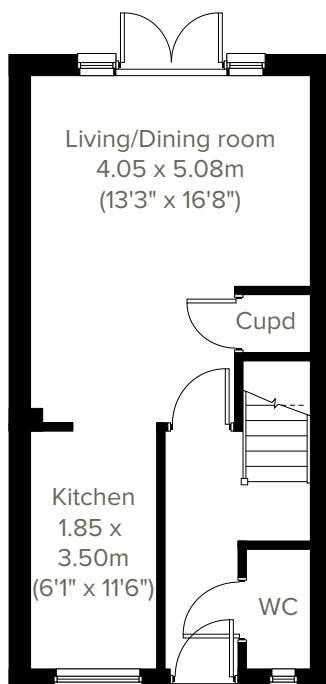


AVON SEMI-DETACHED

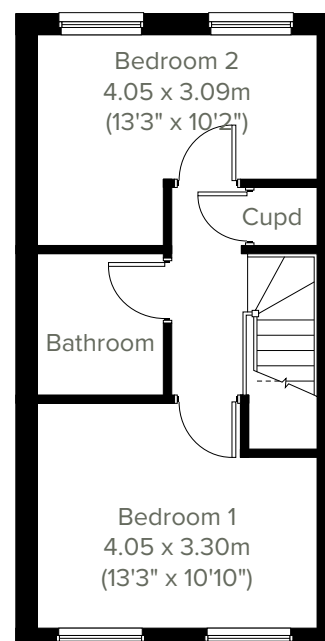
Two bedroom home



The Avon gives you easy living with an open-plan ground floor and two bedrooms upstairs. It is an ideal lock-up-and-go house for first-time buyers and young professionals, with French doors for al-fresco entertaining with friends and family.



Ground floor



First floor

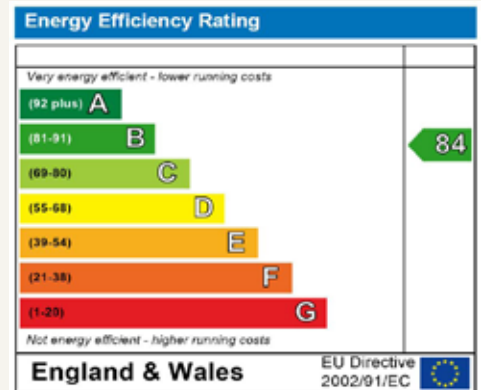
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

The Ively Semi-detached

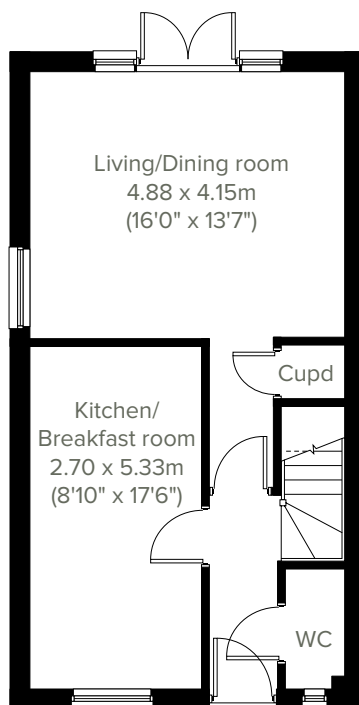


IVELY SEMI-DETACHED

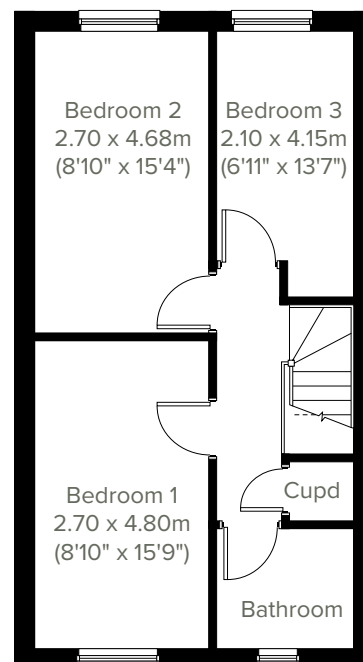
Three bedroom home



This semi-detached home gives you two open-plan living spaces - a kitchen/breakfast room and a separate living/dining room which opens out onto the garden. With three bedrooms and a bathroom and storage, the Ively suits all aspects of family life down to the ground; it's a great place to call home for new and growing families.



Ground floor



First floor

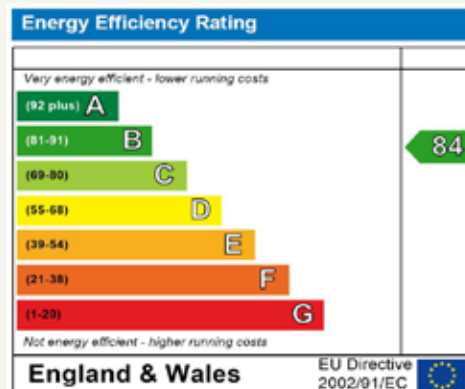
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

The Ively Detached

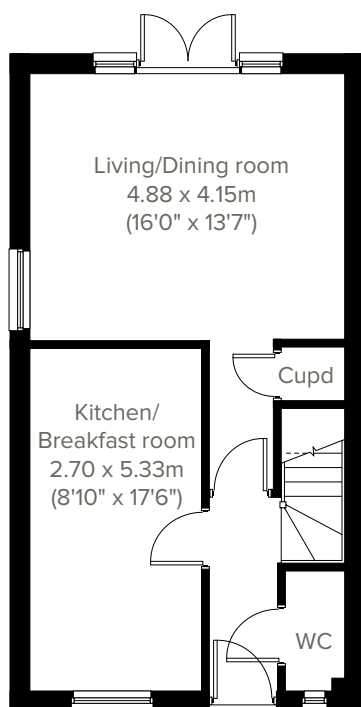


IVELY DETACHED

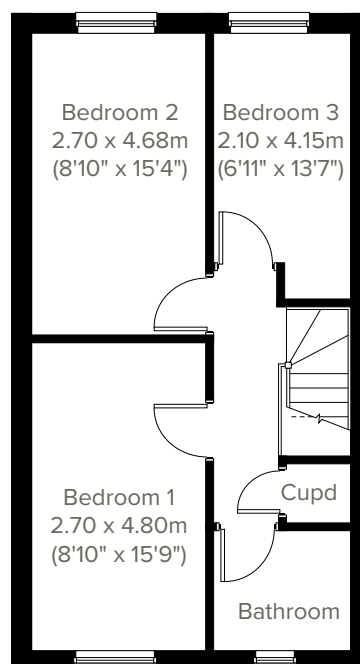
Three bedroom home



This detached home gives you two open-plan living spaces - a kitchen/breakfast room and a separate living/dining room which opens out onto the garden. With three bedrooms and a bathroom and storage, the Ively suits all aspects of family life down to the ground; it's a great place to call home for new and growing families.



Ground floor



First floor

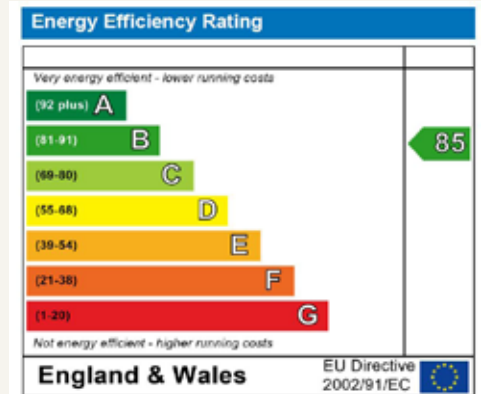
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

The Kennett

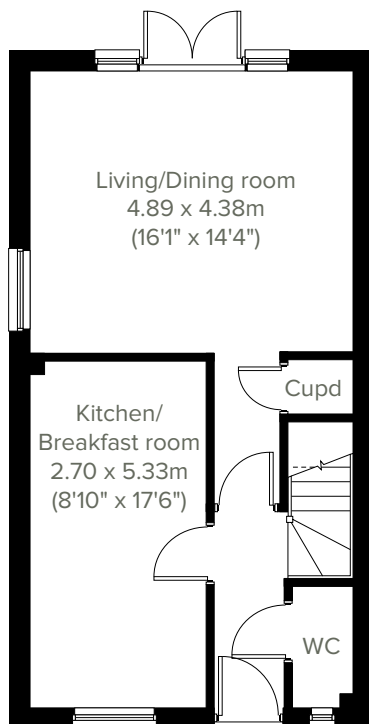


KENNETT

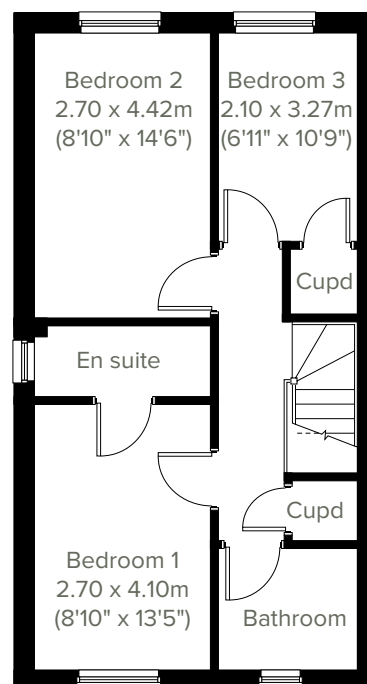
Three bedroom home



Perfect for the way we live today, the three-bedroom Kennett has a modern open-plan kitchen/breakfast room and a spacious living/dining room with French doors to the garden - ideal for entertaining. Upstairs there are three bedrooms - bedroom one has an en suite - and a family-sized bathroom. The Kennett also offers plenty of storage space.



Ground floor



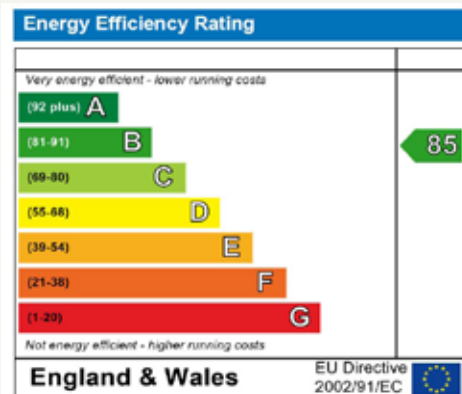
First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

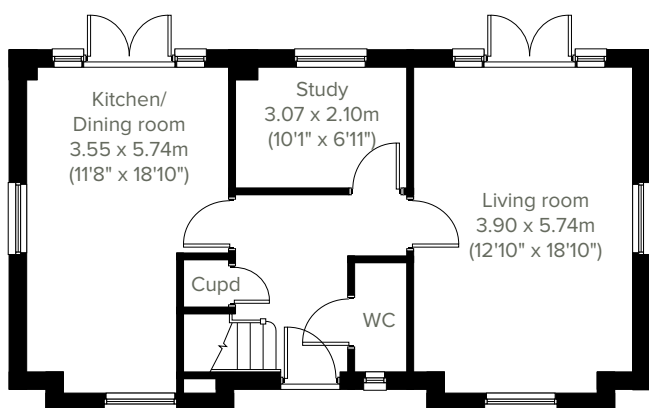
The Westcott



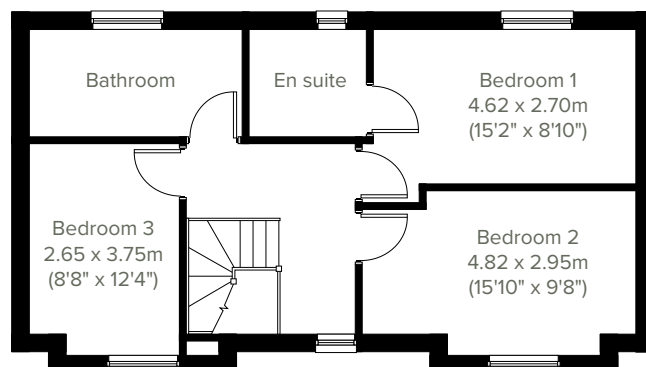
WESTCOTT
Three bedroom home



The Westcott is a family home for all ages. It's a home to grow into and a home to grow up in and it will suit you down to the ground. It has two spacious lifestyle rooms; a kitchen/dining room and separate living room, both with French doors to the garden. The downstairs study is a great extra that meets the way we live today, plus there's the convenience of an en suite to bedroom one.



Ground floor



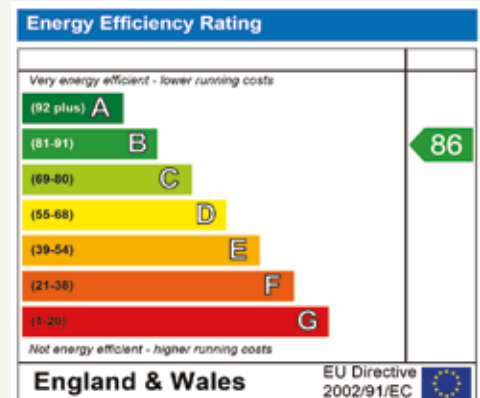
First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

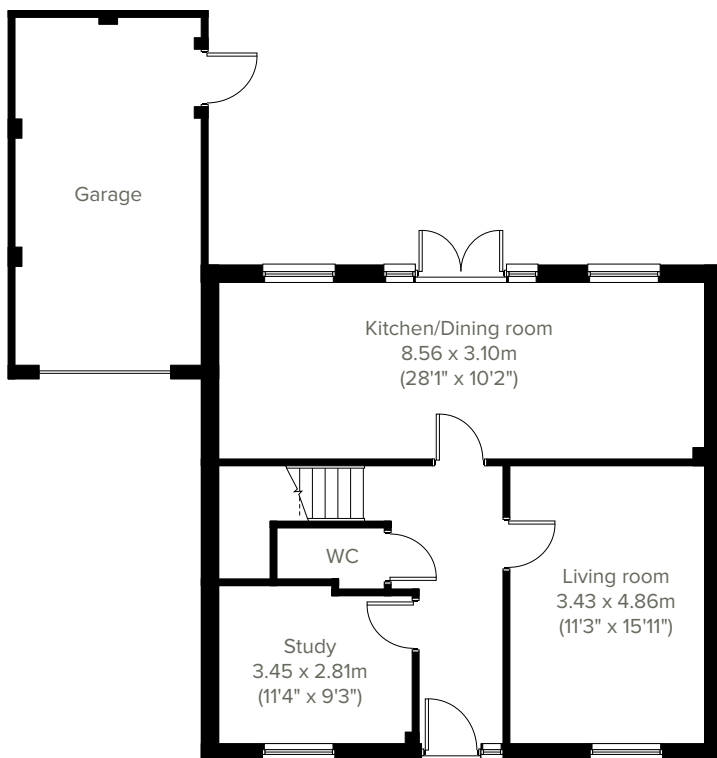
The Highclere



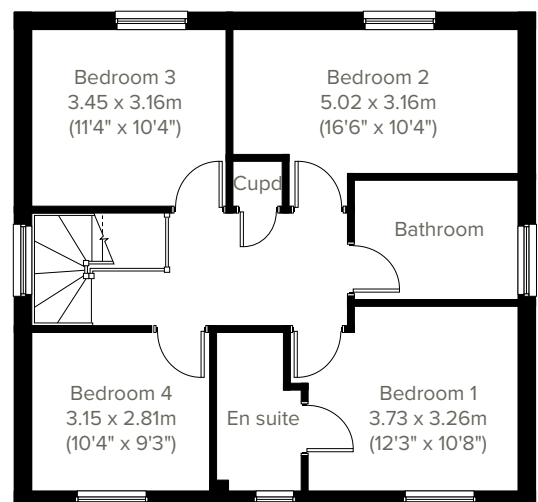
HIGHCLERE
Four bedroom home



The Highclere is a good-looking double-fronted detached home that will catch your eye if you are looking for more space for your growing family. Or maybe you want to downsize, but still have room for friends and family to stay. Either way, this could be the ideal place to call home. Two sociable living spaces, a study, four bedrooms and two bathrooms will certainly help you to do that.



Ground floor



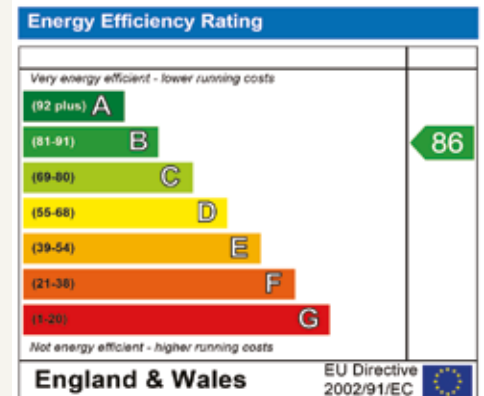
First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

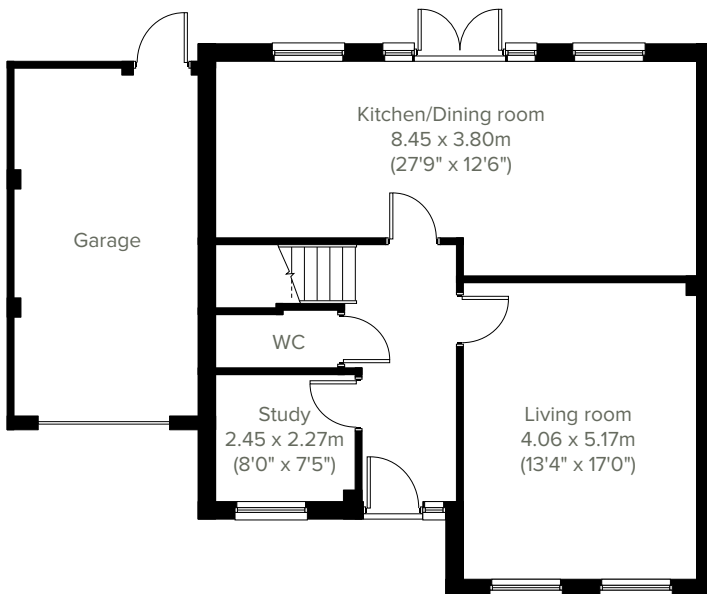
The Darlton



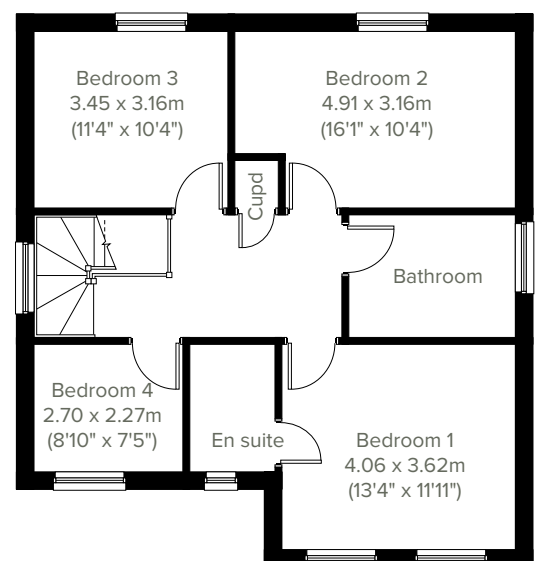
DARLTON
Four bedroom home



If flexibility and room to grow are on your wish list for a family home, then The Darlton could well be the answer. This new home offers multi-tasking living space that can easily adapt to your lifestyle, the stylish open-plan kitchen/dining room is ideal for spending time together and entertaining guests. There's also a well-proportioned living room, separate study and downstairs WC. Upstairs there are four bedrooms, bedroom one with en-suite and a family bathroom.



Ground floor



First floor

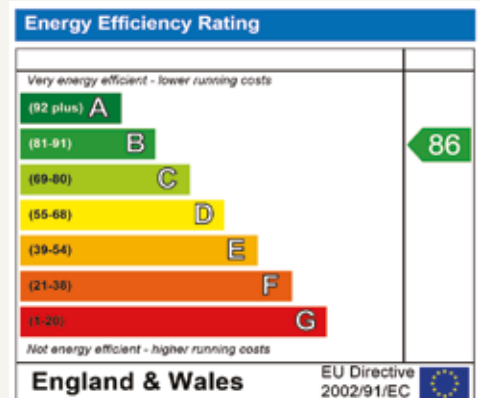
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

The Willow

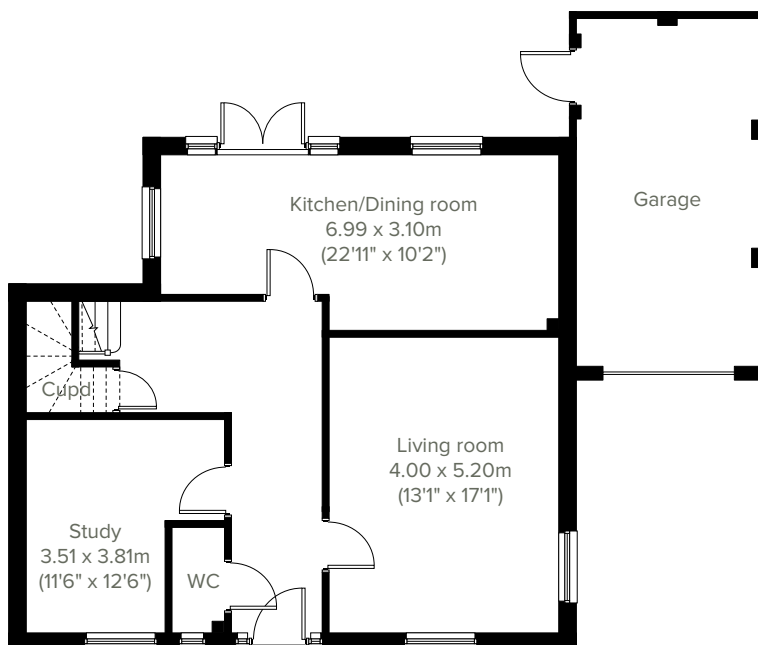


WILLOW

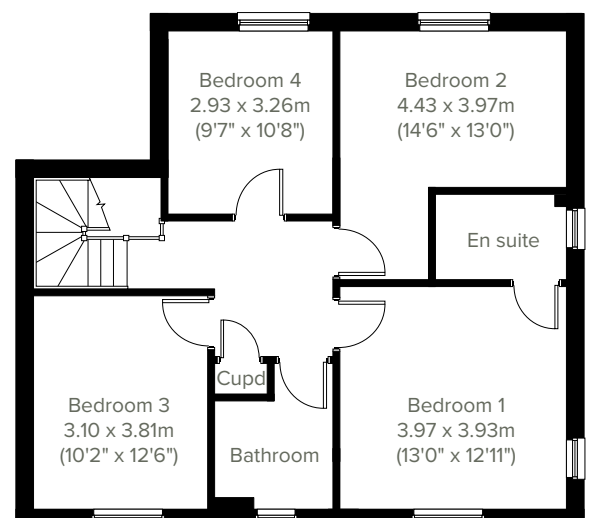
Four bedroom home



The Willow embraces family life with a practical layout on the ground floor. Upstairs there are four bedrooms – bedroom one with en-suite – and a family bathroom. The bonus of a garage and study adds to the convenience of the home. Storage and a cloakroom downstairs are essential features, and French doors to the garden mean you can spill out into the garden on a sunny day.



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



Specifications

- ⊗ Double glazed PVCu windows
- ⊗ Gas central heating
- ⊗ Walls painted white
- ⊗ Smooth finish ceilings painted white
- ⊗ White sockets and light switches throughout
- ⊗ White downlighters to kitchen, bathroom, cloakroom and en-suites
- ⊗ White 5 panel pre-finished doors
- ⊗ Satellite TV point in living room and bedroom 1
- ⊗ Symphony kitchen range, choice of units / worktop (subject to build stage)
- ⊗ Soft close kitchen cupboards and drawers
- ⊗ Kitchen sink – 1.5 bowl & monoblock mixer tap
- ⊗ Stainless steel single oven
- ⊗ Stainless steel 4-burner gas hob
- ⊗ Glass splashback
- ⊗ Space and spur for fridge freezer
- ⊗ Removable cupboard, spur and plumbing for dishwasher
- ⊗ Space, spur and plumbing for washing machine
- ⊗ Contemporary style sanitaryware
- ⊗ Half height tiling to sanitaryware walls
- ⊗ Full height tiling to shower enclosure in en-suite (if applicable)
- ⊗ Mira Minimal Eco thermostatic shower to en-suite (if applicable)
- ⊗ 1.8m high fence
- ⊗ Front & Rear lantern with PIR sensor
- ⊗ EV Charger
- ⊗ Smoke detectors wired to mains
- ⊗ 10 year new home warranty



#CharlesChurchLife

Charles Church



We're constantly amazed at the creativity and inventiveness of our homebuyers. From beautiful feature walls to stylish succulent displays, we love seeing how our customers transform their interior and exterior spaces.

You'll find lots of inspiring examples over on our Instagram page at [@charleschurchhomes](#)



Snap. Share. Win.

Upload your own photos with the hashtag **#CharlesChurchLife** and you could be the lucky winner that is chosen each month to receive a **£100** John Lewis voucher. We've included a few past winners on this page so you can check out the competition.

Visit our Instagram page for terms and conditions.

Good Luck

Enhance your new home.



Whatever your aspirations, individual tastes or creative ideas our Select Options will help you enhance your beautiful new Charles Church home. It's your chance to create the dream home you've always wanted.

You want your new home to reflect your taste and personality. After all, that's how to feel truly comfortable in the most important place to you – your own home. We all dream of owning a home that reflects our individual tastes and personality. And at Charles Church we believe in giving every house buyer that special privilege. That's why we build an impressive range of house types beautifully designed for modern living.

But choosing a home to suit you down to the ground is only the start. Our Select Options range offers you the finest interior and exterior options so you can enhance it by adding or upgrading selected items from an extensive range. And you can be confident that each item has been carefully chosen to complement the style and immaculate finish of your new home.

> The choice is all yours.

Your choices from the Select Options range collection include carpet and lighting packages; wardrobes, kitchen and bathroom upgrades; fixtures and appliances as well as a multitude of other popular fixtures and fittings. There are also Select Options for your garden so you can create a space which is practical, secure and stylish - somewhere to relax in from day one. So you can begin to see just how much you can personalise your home.

Choose from our extensive range of carefully-selected products and services from leading suppliers and manufacturers. We are one of the UK's major house builders, and with our buying power we can offer you our range of Select Options at highly competitive prices. What's more, it can all be done from the comfort and convenience of the marketing suite with experienced sales advisors on hand to help you.

> Reserve early for more options.

Providing your property is at a suitable stage of construction, we'll be delighted to add the Select Options items that will make your home a place you can truly call your own. It's worth remembering, the earlier you reserve your home, the more Select Options choices you'll have available to you.

Adding items from our Select Options range means you get all of the benefits with none of the inconvenience. It makes home buying easier than ever because when you move in, all of those special details will have been taken care of for you. Then all you have to do is sit back and enjoy all the comforts of your new home right from day one. Your new, enhanced Charles Church home, styled by you, ready to move into.



Top 10 reasons to buy a new home.



1 Save money on bills.

New homes are more efficient - cost-effective heating systems, insulation and double glazed windows and doors mean more pounds in your pocket from day one.

3 More time, money and freedom.

With less time-consuming maintenance or repairs to do at weekends you'll have the freedom and extra cash to enjoy your spare time doing the things you love best.

5 Everything's new.

From your efficient modern central heating system, through to secure windows and doors, you're making use of all the newest technology and the manufacturers' warranties that come with it.

7 Warranty.

All our new homes come with a two-year Charles Church defects warranty, plus a 10-year insurance backed new homes warranty.

9 Modern Living.

New homes are designed to use every inch of the space as effectively as is possible. Research shows that 17 per cent of living space in older properties often goes unused.

2 Great incentives.

There's a range of offers and promotions that can make it easier for you to buy your dream property including Part Exchange and Home Change.

4 A fresh start.

A new home offers you a completely blank canvas. Our homes come with fitted kitchens and bathrooms and depending on the stage of build, you have a choice of fittings and finishes.

6 No chain.

Buying a new home limits the chance of being caught in a time consuming and often disappointment ridden chain.

8 Security.

New homes are far safer and more secure than older buildings as many include security locks, security lighting, smoke alarms, fire doors (where applicable) and fire retardant materials.

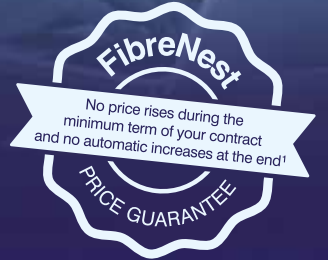
10 High spec living.

When you buy a new Charles Church home you can expect a brand new fitted kitchen, bathroom suite, and in some cases an additional en-suite and dressing room.





Your home, better connected
for a brighter future



Ultrafast 500Mb broadband is available on this development.

FibreNest provides you with high-speed, totally unlimited full-fibre broadband to your home, at great prices.



Choose the best package for you

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to binge-watching the latest box set, streaming music with friends to ruling the galaxy in the latest must-have game - we've got the service for you.



Scan me!
For packages & pricing.



0333 234 2220



support@fibrenew.com

Get connected today!

To sign up you will need your Unique Customer Reference.
Please ask your sales advisor for this:

C:

D:

P:

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



Woodlark Place

Woodlark Place

Pinchington Lane
Newbury
Berkshire
RG14 7HB

t: 01635 019 275

e: woodlarkplace.tval@charleschurch.com

w: www.charleschurch.com/woodlark-place

Head office

Charles Church Thames Valley

Persimmon House
Knoll Road
Camberley
Surrey
GU15 3TQ

t: 01276 808 080

e: tvalsales@persimmonhomes.com

Issue: June 2023 Ref: 340/323

Charles Church Developments Limited, Registered office: Charles Church House, Fulford, York YO19 4FE

Registered in England no: 1182689

Woodlark Place is a marketing name only. The copyright in this document and design is confidential to and the property of Charles Church Developments 2023. These details are intended to give a general idea of the type of home but they do not form part of any specification or contract. The dimensions are approximate and may vary depending on internal finish. By the time you read this some of the details may have changed because of the Charles Church policy of continually updating and improving design features. Therefore, please be sure to check the plan and specification in the sales office to keep you up-to-date with the latest improvements. The vendors of this property give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Charles Church or their authorised agents has any authority to make or give any representation or warranty whatever in relation to this property.



charleschurch.com