
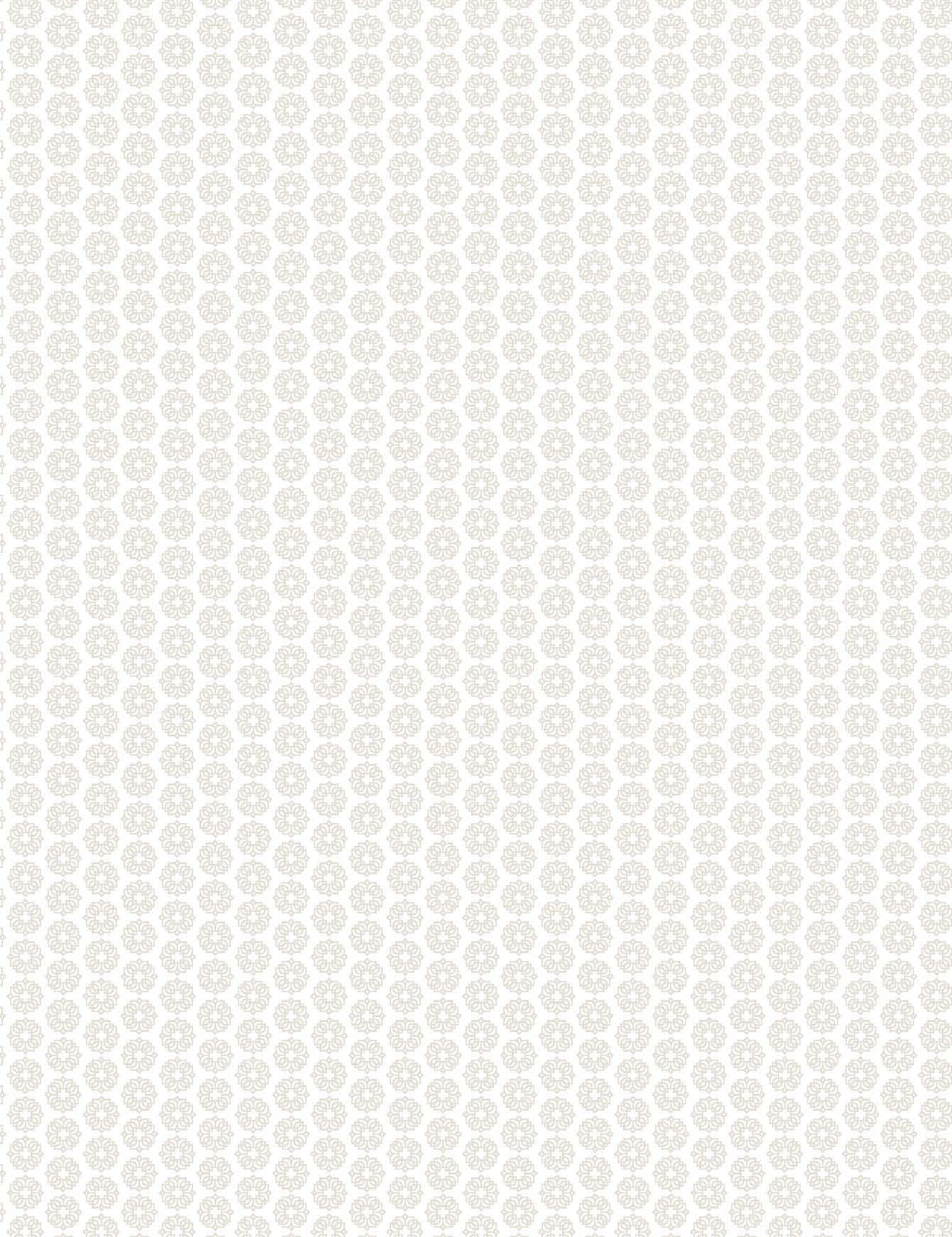


DEANFIELD
RISE

— BINFIELD —



*For a short walk to a thriving village
centre and a stunning countryside
location, choose Deanfield Rise.*



DEANFIELD RISE

— BINFIELD —

Connections to nature and beyond....

Deanfield Rise – an exciting collection of forty 2, 3 4 and 5-bedroom homes - is located in the scenic village of Binfield, Berkshire. A thriving centre is within walking distance, with excellent links to surrounding towns, Windsor Great Park and Ascot Racecourse.

The development itself is designed to complement the local environment and benefit the entire community. A substantial parkland area is incorporated just moments from the new homes. This open space is for use by the wider village too, allowing everyone to benefit from the heritage park or enjoy the play equipment.

Enjoy beautiful Binfield

From a small farming community with roots in the 12th century, to an attractive Berkshire village, Binfield has evolved to become a desirable place to live. It's chosen by families, commuters and those who seek village living in close proximity to notable towns and practical amenities. Binfield centre boasts a village store, GP surgery, dentist, library, church, village hall, hairdressers and Indian restaurant.

Binfield is a close knit community, with opportunities for people to socialise without leaving the village. New friendships are easily formed at Binfield Preschool, Binfield Primary School and King's Academy, with numerous play areas to explore when learning ends. Foxley Fields is one of those, with people gravitating to the community centre and café, tennis courts, playground, sports equipment and grassland areas. The beauty of Binfield can be explored further too, with marked footpaths and bridleways taking residents deeper into lush landscapes, including Wicks Green, Bluebell Woods and Pope's Meadow.

Binfield's social hubs come in a variety of forms. The village has its own cricket, football and archery clubs, and those who love to tee off on immaculate greens can book a round at Billingbear Park Golf Course. Within walking distance of Deanfield Rise is the Golfplex centre, where skills can be honed at a first-class driving range. Also on offer is adventure golf, footgolf, a sports simulator, café and brand new Padel courts.

It's easy to catch up with friends and family in one of Binfield's two village pubs. The Stag & Hounds is known for good food and extensive menus, while The Victoria Arms runs a popular quiz night. Both pubs are dog friendly, and with dining areas, cosy nooks, open fireplaces and beer gardens, they are venues for every season and everyone.



Talk of the Town

Binfield is brilliant for village living but bright lights, high street brands and big adventures aren't far away. Bracknell town centre brims with attractions and a mainline train station, set just over two miles from Deanfield Rise. The Lexicon is Berkshire's premium shopping destination, with M&S, Waitrose and Fenwick the flagship stores, while a cinema, many restaurants and seasonal events add to the centre's appeal. Those with energy to burn off can swim, slip and slide at Bracknell's Coral Reef - one of England's largest water worlds – or head to the treetop canopy at Go Ape and The Look Out Discovery Centre at Swinley Forest.

Residents should also add Wokingham to their 'must visit' list - another town located a short drive from the development. As well as a central square that's surrounded by places to eat, drink and shop, there's a bowling alley, an Everyman cinema and a theatre. Nearby Dinton Pastures, California Country Park and the state-of-the-art Nirvana Spa are perfect for peaceful downtime.

Still need something to do? Ascot Racecourse, Windsor Castle, Windsor Great Park, Legoland and Reading are all 10 miles or less from Binfield.



Travel with ease

There are regular bus services running daily from Binfield to Bracknell (for the closest mainline station and shopping centre), Reading and Wokingham. For those who drive, both junction 3 of the M3 and junction 10 of the M4 are a short distance from the village.



On foot

The Stag & Hounds	0.4 miles
Binfield Village Store	0.5 miles
GolfPlex	0.7 miles
King's Academy	0.7 miles
Wicks Green Park	0.7 miles
Binfield Primary School	0.8 miles



By car

The Lexicon Shopping Centre	2.5 miles
Bracknell Station	2.7 miles
Wokingham	3.6 miles
Go Ape (Bracknell)	5.3 miles
Ascot Racecourse	5.6 miles
Nirvana Spa	6.2 miles
Reading	12 miles
Henley-on-Thames	12 miles

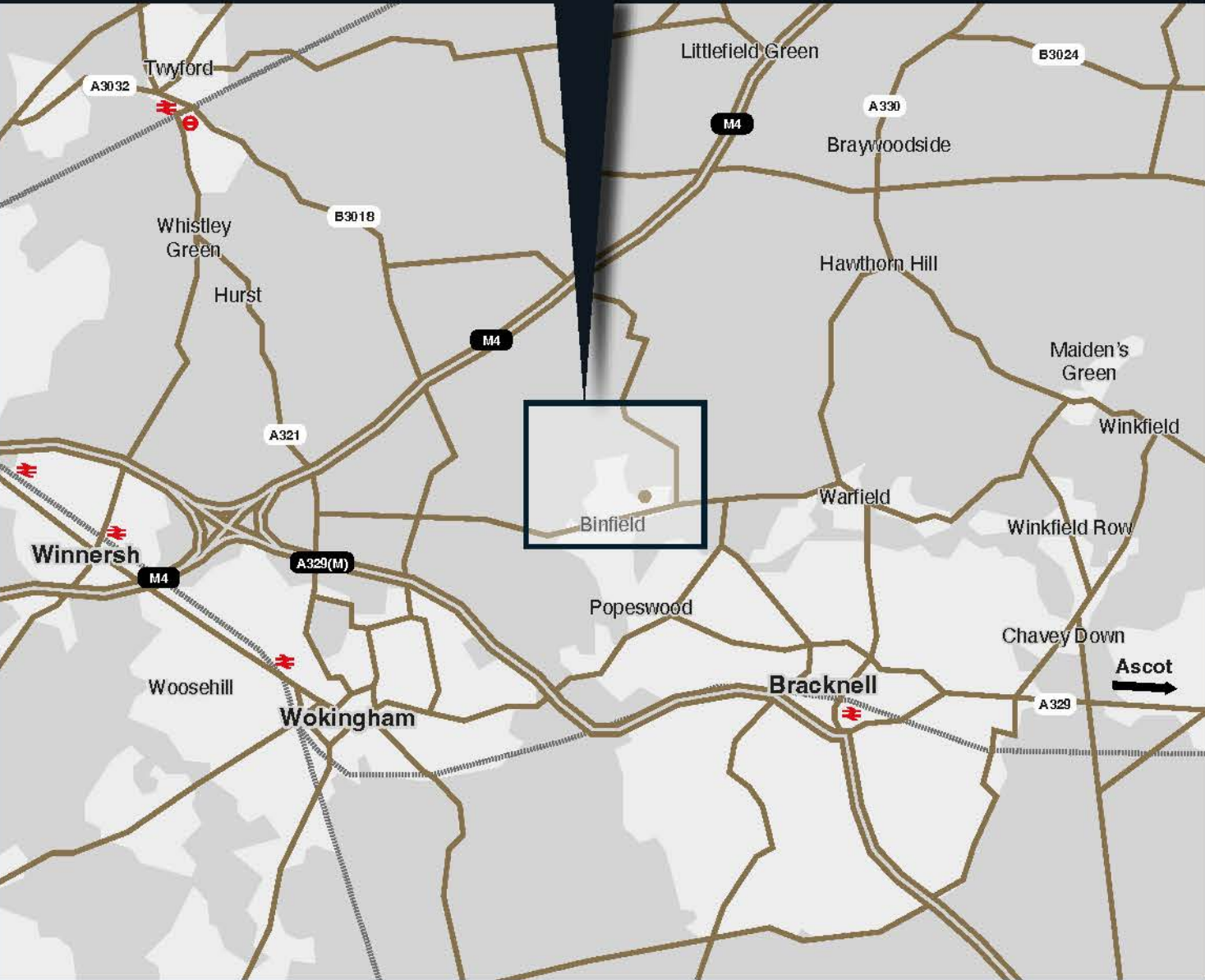


By rail (from Bracknell Station)

Ascot	8 minutes
Reading	23 minutes
Twickenham	40 minutes
Richmond	45 minutes
Clapham Junction	54 minutes
London Waterloo	63 minutes



Deanfield Rise,
Tilehurst Lane,
Binfield, Berkshire
RG42 5JN



Travel times are based on minimum journey times available.
Sources: Trainline.com and Google maps. Oct. 2024.
Distances from Deanfield Rise.

Deanfield Rise, Development Plan



Our Homes

- The Ashridge** – Plots 10 & 11
2 bedroom semi-detached home
- The Bisham I & II** – Plots 17, 23, 31, 32 & 33
2 bedroom terrace & semi-detached homes
- The Blenheim** – Plots 24 & 25
3 bedroom semi-detached home
- The Bray** – Plots 8 & 9
3 bedroom semi-detached home
- The Calcot I & II** – Plots 5, 7 & 18
3 bedroom detached & link-detached homes
- The Cliveden** – Plots 16 & 22
3 bedroom semi-detached home
- The Cranbourne** – Plots 12 & 13
3 bedroom detached home
- The Ditton I** – Plots 4 & 6
3 bedroom detached home
- The Ditton II** – Plots 14, 15 & 26
4 bedroom detached home
- The Eton** – Plot 2
4 bedroom detached home
- The Farleigh** – Plot 3
4 bedroom detached home
- The Ockwell** – Plot 27
5 bedroom detached home
- The Gillingham** – Plots 28, 29 & 30
5 bedroom detached home
- The Oakley** – Plot 1
5 bedroom detached home

Plots 19, 20, 21, 34-40 are shared ownership and affordable rent.

HERITAGE PARKLAND AREA



Computer Generated Image of Deanfield Rise, levels, landscaping and play area are indicative and may vary. Please consult sales advisor for details of the scheme and plans detailing paths, patios, gates and parking allocation and for details of materials and boundary treatments

● Denotes street lighting.



DEANFIELD
RISE



Computer generated image of Deanfield Rise. CGI is indicative only. Actual details may vary.

The Ashridge

2-bedroom semi-detached home
Plots 10 & 11



Computer generated image of The Ashridge. CGI is indicative only. Actual details may vary.

Ground Floor

Kitchen/Living/Dining Room	8.25m x 4.71m	27'0" x 15'5"
Carport - Plot 10	5.69m x 3.00m	18'8" x 9'10"
Garage - Plot 11	7.61m x 3.61m	24'11" x 11'10"

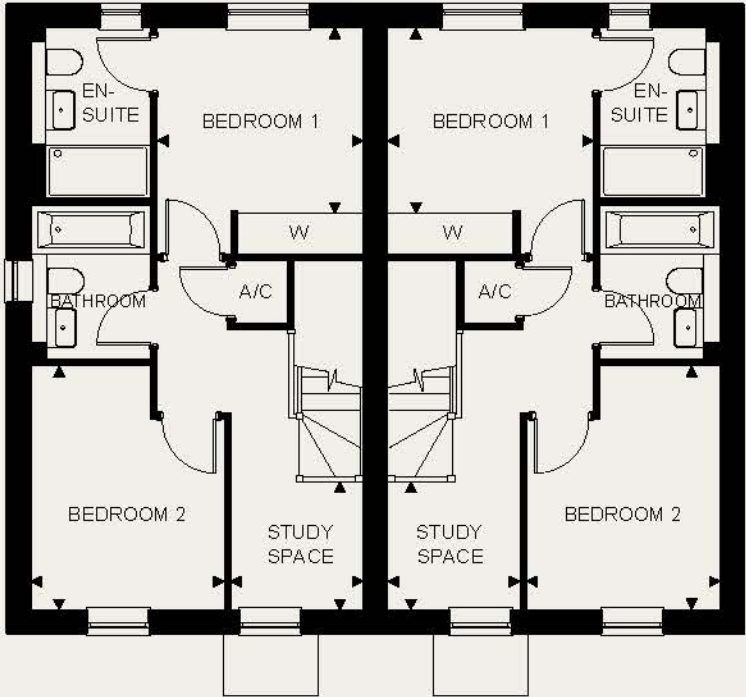
First Floor

Bedroom 1	2.91m x 2.62m	9'6" x 8'7"
Bedroom 2	3.45m x 2.74m	11'3" x 8'11"
Study Space	1.87m x 1.81m	6'1" x 5'11"

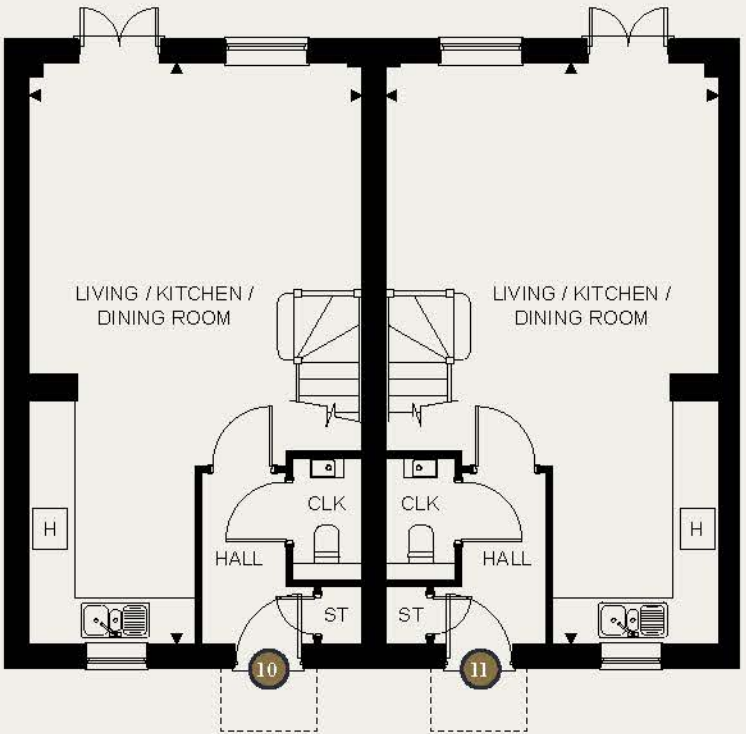
Key

- ST Storage
- A/C Airing Cupboard
- W Wardrobe
- CLK Cloakroom
- H Hob

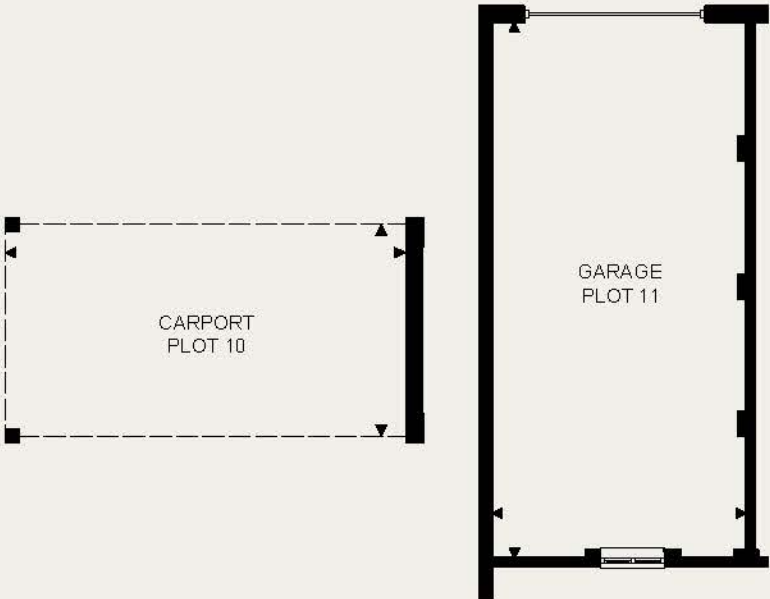
First Floor



Ground Floor



Garage/Carport



The Bisham I & II

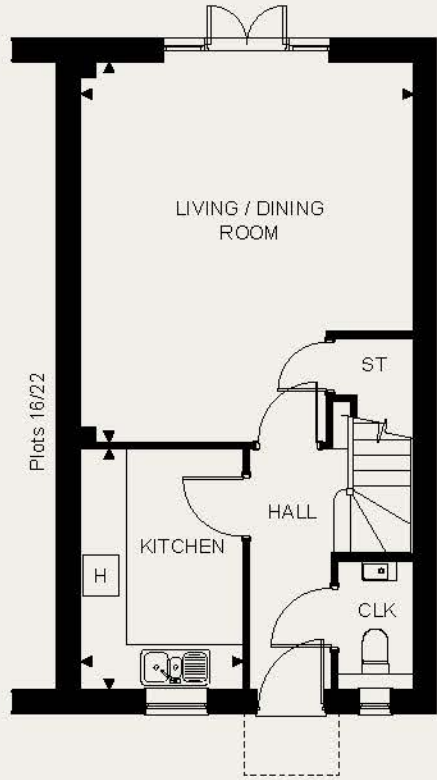
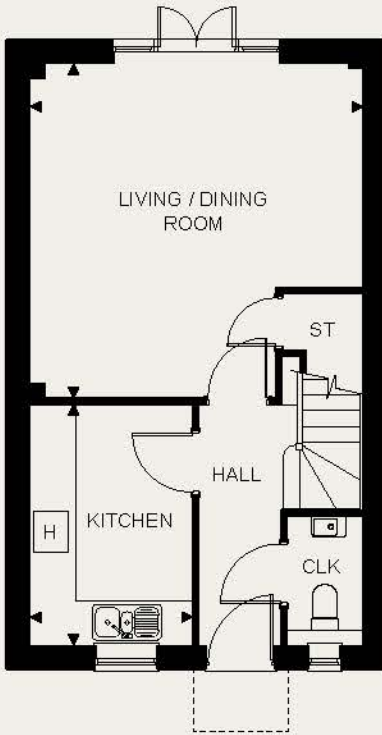
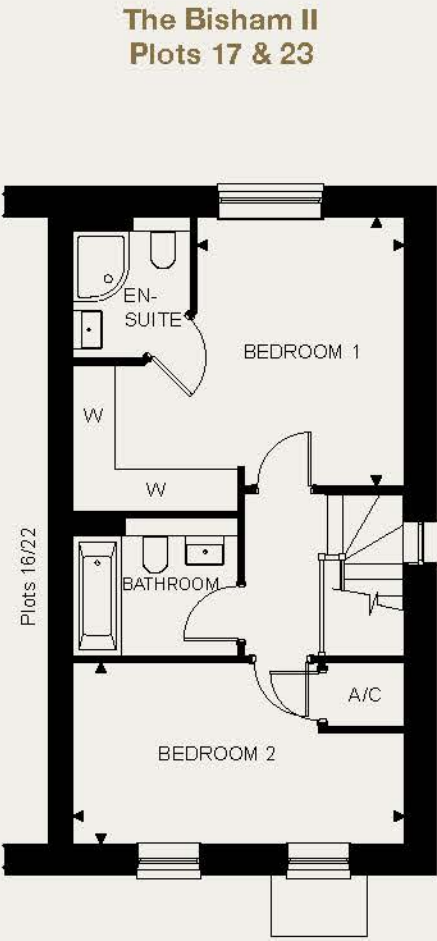
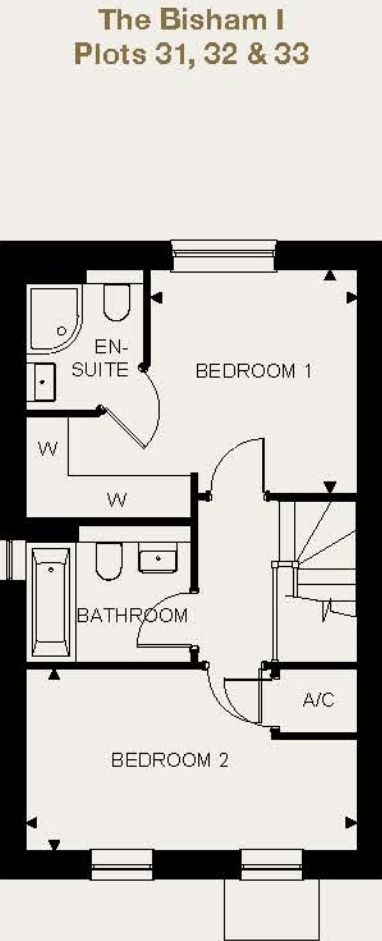
2-bedroom terrace and semi-detached homes
Plots 17, 23, 31, 32 and 33



Computer generated image of Bisham I. CGI is indicative only. Actual details may vary.

First Floor

Ground Floor



Ground Floor

Kitchen	3.41m x 2.29m	11'2" x 7'6"
Living/Dining Room (P 17 & 23)	5.38m x 4.71m	17'7" x 15'5"
Living/Dining Room (P 31, 32 & 33)	4.73m x 4.71m	15'6" x 15'5"

First Floor

Bedroom 1 (P 17 & 23)	3.81m x 2.94m	12'6" x 9'7"
Bedroom 1 (P 31, 32 & 33)	3.71m x 2.95m	10'4" x 9'8"
Bedroom 2	4.71m x 2.58m	15'4" x 8'5"

Key

- ST Storage
- A/C Airing Cupboard
- W Wardrobe
- CLK Cloakroom
- H Hob

Dimensions

Dotted line denotes reduced head height or structure above. Each Bisham home has two allocated parking spaces.

Plot 17, 23 & 31 as shown, plots 32 & 33 handed

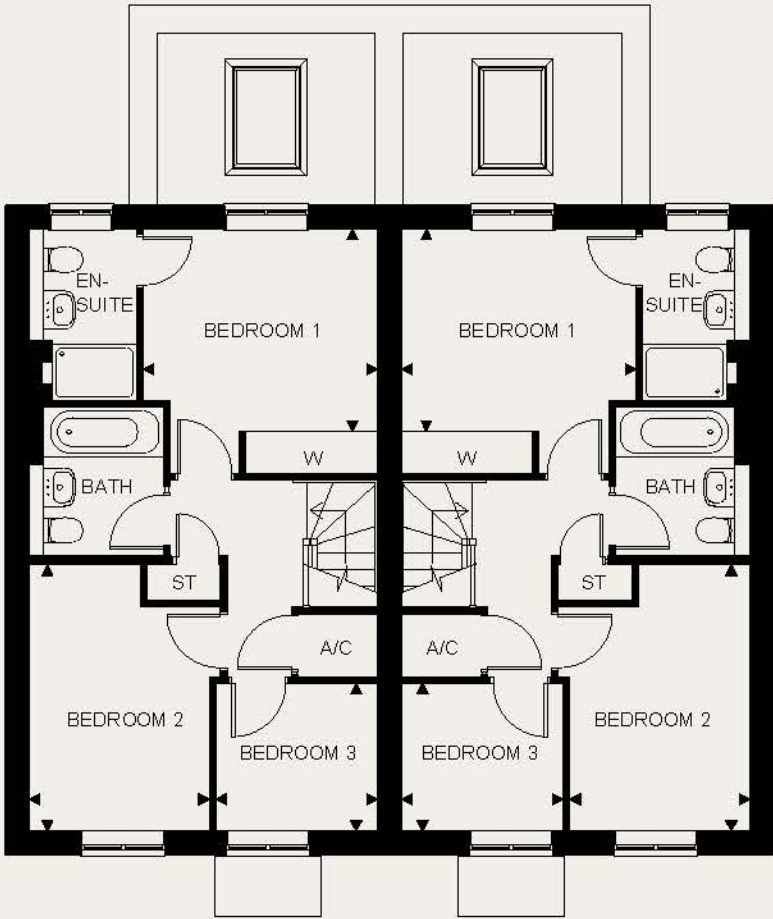
The Blenheim

3-bedroom semi-detached home
Plots 24 & 25

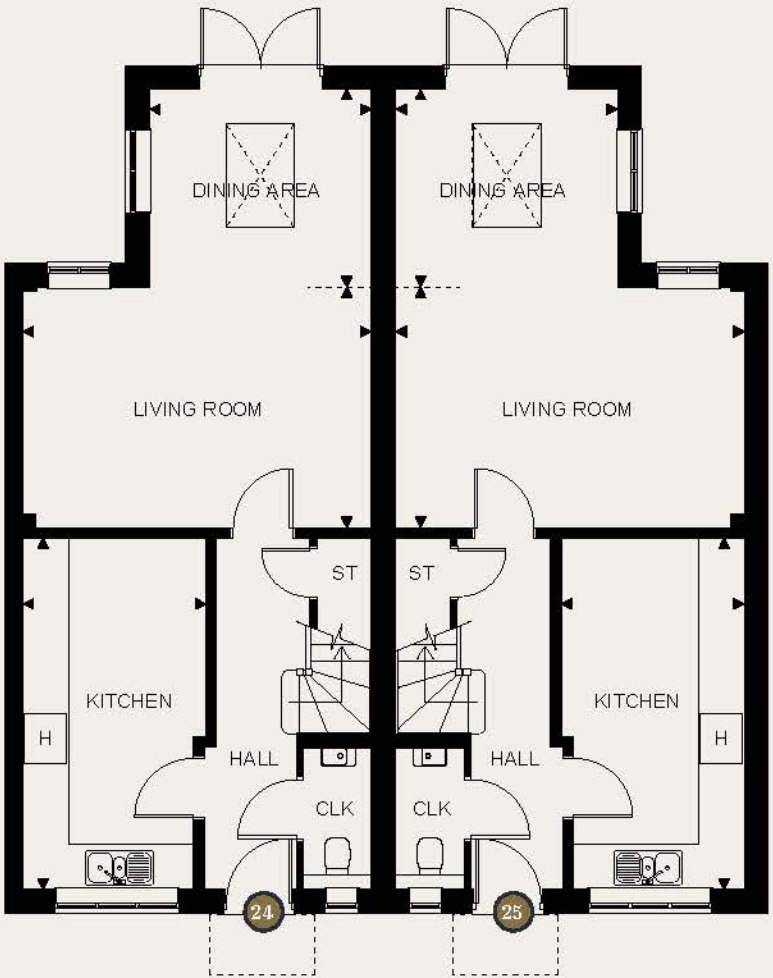


Computer generated image of The Blenheim. CGI is indicative only. Actual details may vary.

First Floor



Ground Floor



Ground Floor

Kitchen	4.99m x 2.60m	16'4" x 8'6"
Living Room	4.95m x 3.41m	16'2" x 11'2"
Dining Area	3.15m x 2.81m	10'4" x 9'2"

First Floor

Bedroom 1	3.32m x 2.87m	10'10" x 9'4"
Bedroom 2	3.78m x 2.56m	12'4" x 8'4"
Bedroom 3	2.29m x 2.10m	7'6" x 6'10"

Key

- ST Storage
- W Wardrobe
- CLK Cloakroom
- H Hob
- A/C Airing Cupboard
- Roof Light

The Bray

3-bedroom semi-detached home
Plots 8 & 9



Computer generated image of The Bray. CGI is indicative only. Actual details may vary.

Ground Floor

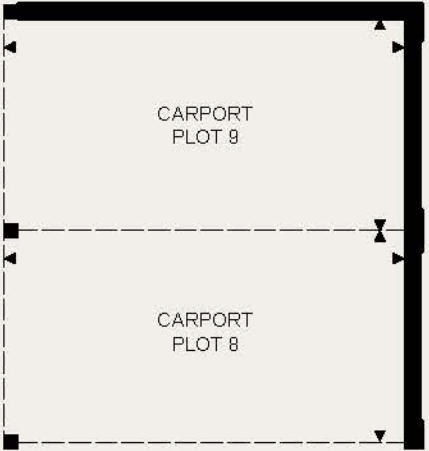
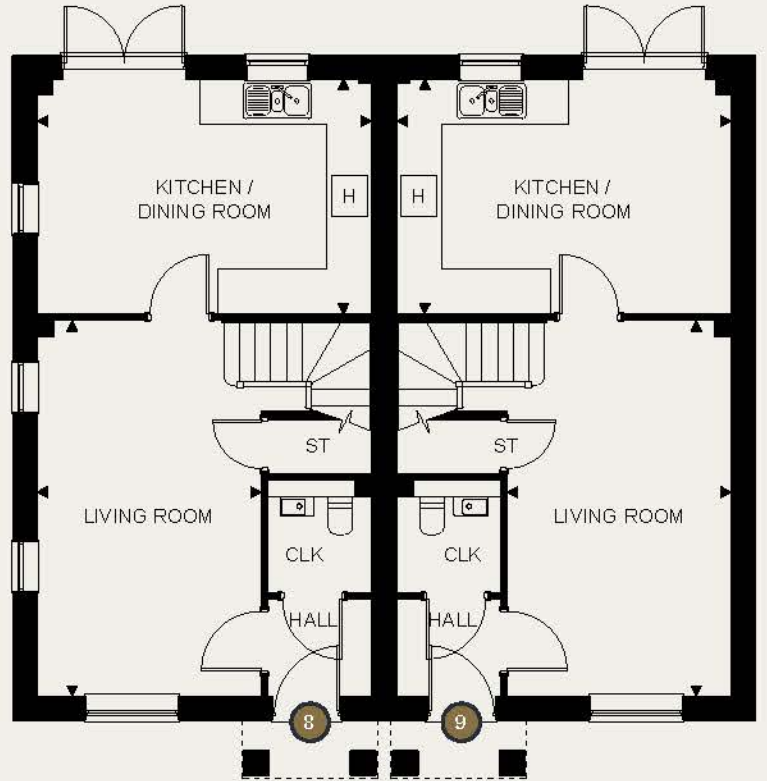
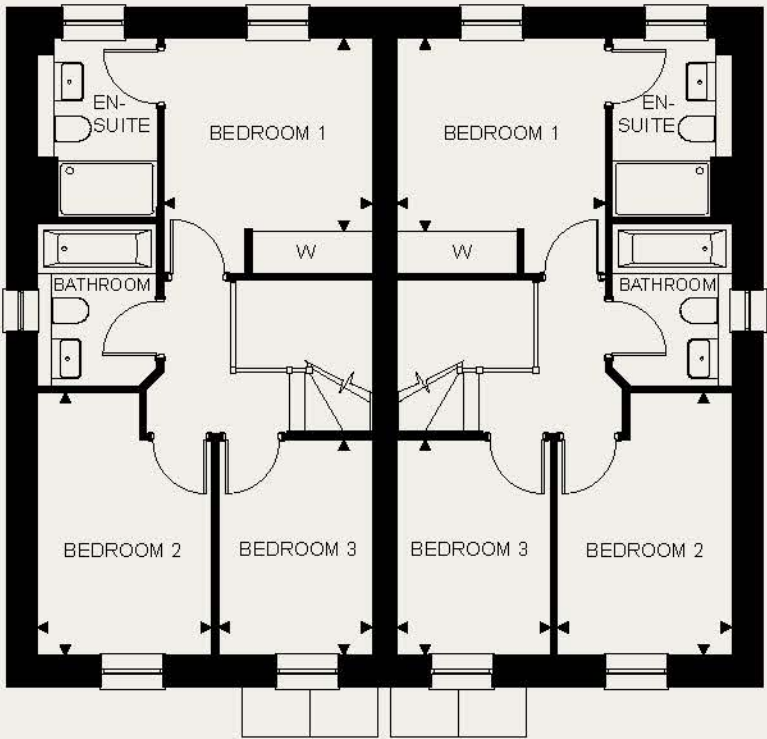
Kitchen/Dining Room	4.75m x 3.33m	15'7" x 10'11"
Living Room	5.32m x 3.18m	17'5" x 10'5"
Carport	5.69m x 3.00m	18'8" x 9'10"

First Floor

Bedroom 1	2.95m x 2.73m	9'8" x 8'11"
Bedroom 2	3.72m x 2.47m	12'2" x 8'1"
Bedroom 3	3.05m x 2.18m	10'0" x 7'1"

Key

- ST Storage
- W Wardrobe
- CLK Cloakroom
- H Hob



First Floor

Ground Floor

Carport

Dimensions

Dotted line denotes reduced head height or structure above. Carport not shown in actual location/orientation, please ask sales advisor for details.

The Calcot I & II

3-bedroom link-detached and detached home
Plots 5, 7 & 18

Key

- ST

Storage
- A/C

Airing Cupboard
- W

Wardrobe
- CLK

Cloakroom
- H

Hob
- ⊠

Roof Light



Computer generated image of Plot 5, The Calcot II. CGI is indicative only. Actual details may vary.

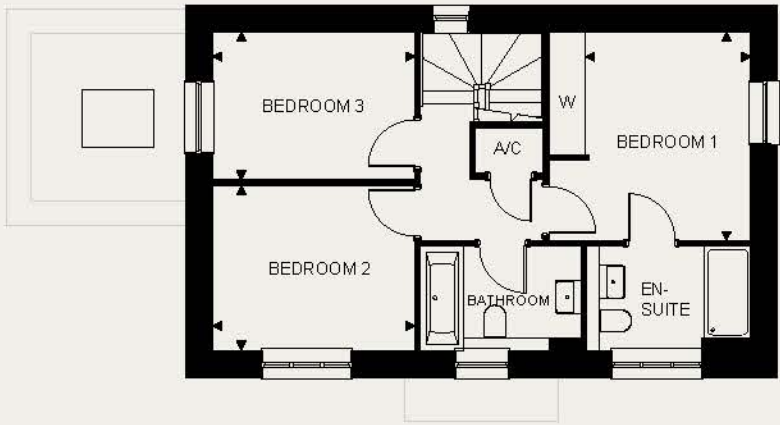
Ground Floor

Kitchen/Dining Room	5.20m x 3.31m	17'0" x 10'10"
Family Room	2.78m x 2.64m	9'1" x 8'7"
Living Room	5.20m x 3.25m	17'0" x 10'7"
Garage - Plot 5	6.20m x 3.27m	20'4" x 10'8"
Carport - Plot 7	5.69m x 3.0m	18'8" x 9'10"

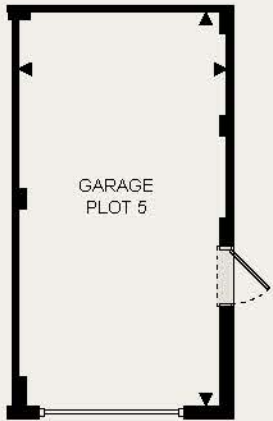
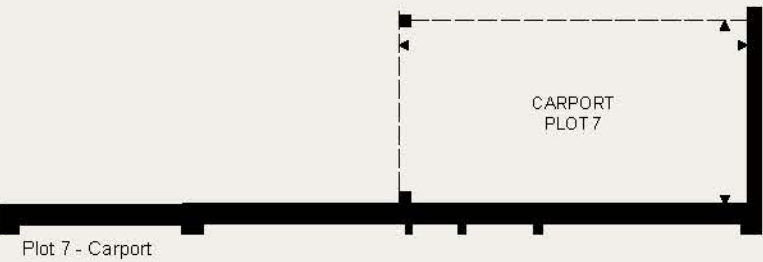
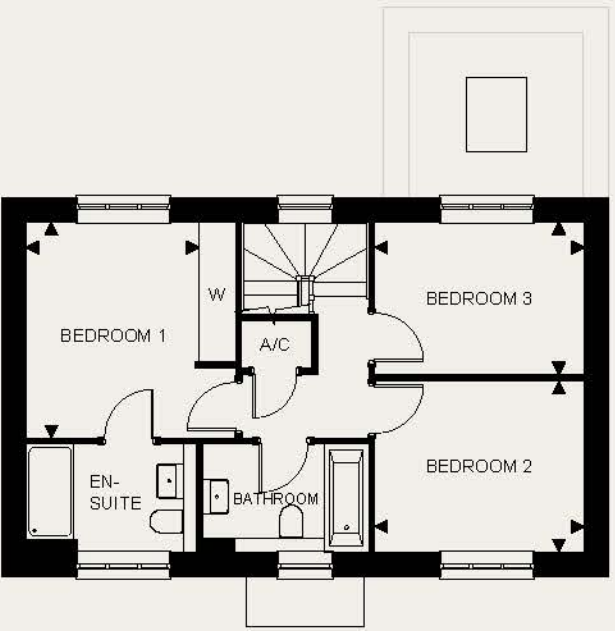
First Floor

Bedroom 1	3.40m x 2.73m	11'1" x 8'11"
Bedroom 2	3.30m x 2.69m	10'9" x 8'9"
Bedroom 3	3.30m x 2.41m	10'9" x 7'10"

The Calcot I - Plot 7 and 18



The Calcot II - Plot 5



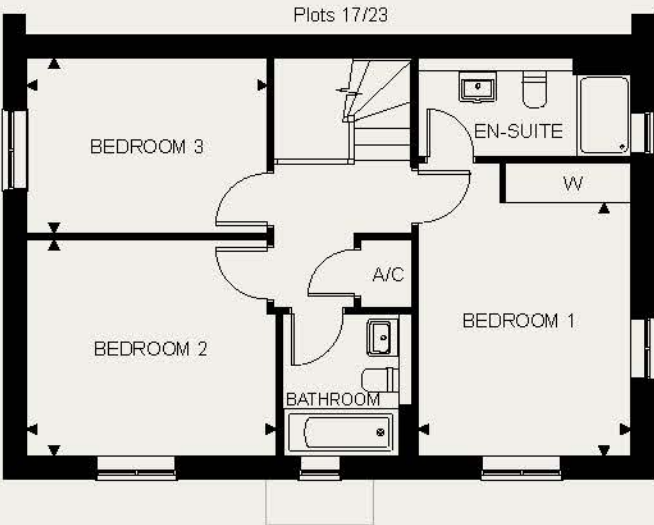
The Cliveden

3-bedroom semi-detached home
Plots 16 and 22

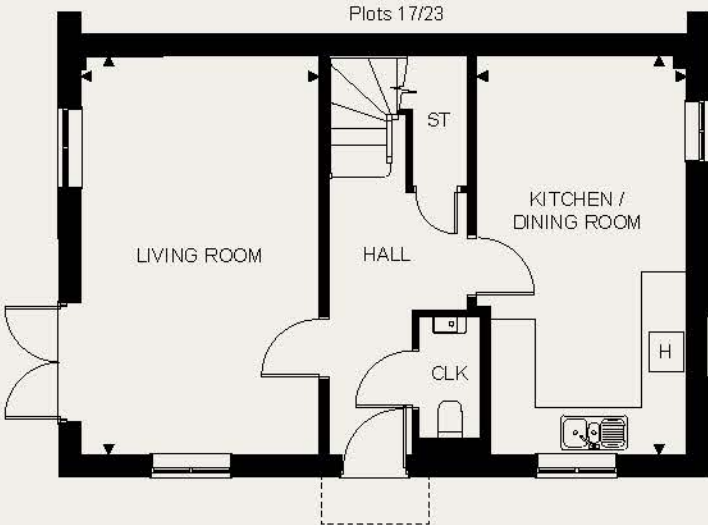


Computer generated image of The Cliveden. CGI is indicative only. Actual details may vary.

First Floor



Ground Floor



Ground Floor

Kitchen/Dining Room	5.86m x 3.07m	27'0" x 10'0"
Living Room	5.86m x 3.49m	18'8" x 11'5"

First Floor

Bedroom 1	3.72m x 3.13m	12'2" x 10'3"
Bedroom 2	3.67m x 3.18m	12'0" x 10'5"
Bedroom 3	3.54m x 2.58m	11'7" x 8'5"

Key

- ST Storage
- A/C Airing Cupboard
- W Wardrobe
- CLK Cloakroom
- H Hob

Dimensions

Dotted line denotes reduced head height or structure above. Each plot has two allocated parking bays.

The Cranbourne

3-bedroom detached home
Plots 12 & 13



Computer generated image of The Cranbourne. OGI is indicative only. Actual details may vary.

Ground Floor

Kitchen/Dining/Family Room	5.60m x 5.10m	18'4" x 16'8"
Living Room	4.26m x 3.58m	13'11" x 11'8"
Garage - Plot 12	7.61m x 3.61m	24'11" x 11'10"
Garage - Plot 13	7.61m x 3.72m	24'11" x 12'2"

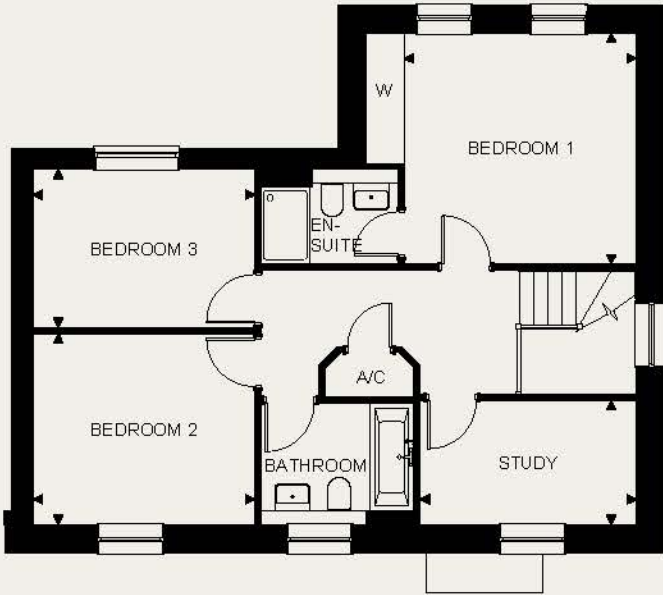
First Floor

Bedroom 1	3.66m x 3.64m	12'0" x 11'11"
Bedroom 2	3.50m x 3.01m	11'5" x 9'10"
Bedroom 3	3.50m x 2.49m	11'5" x 8'2"
Study	3.41m x 1.95m	11'2" x 6'4"

Key

- ST Storage
- A/C Airing Cupboard
- W Wardrobe
- CLK Cloakroom
- H Hob

First Floor

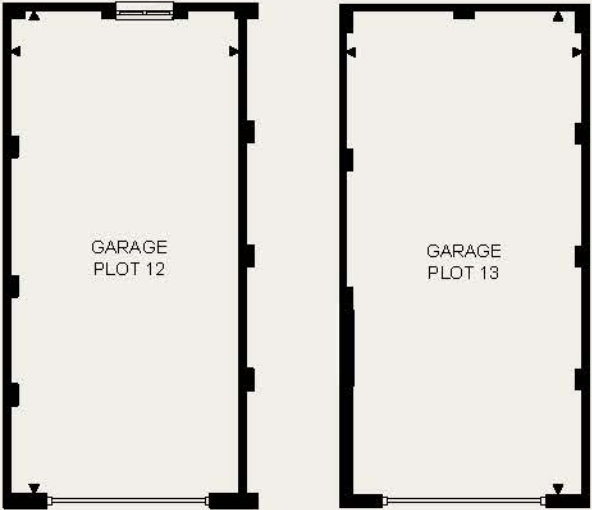


Ground Floor



Plot 13 -
Variance

Garage



Dimensions

Dotted line denotes reduced head height or structure above. Garages not shown in actual location/orientation, please ask sales advisor for details.

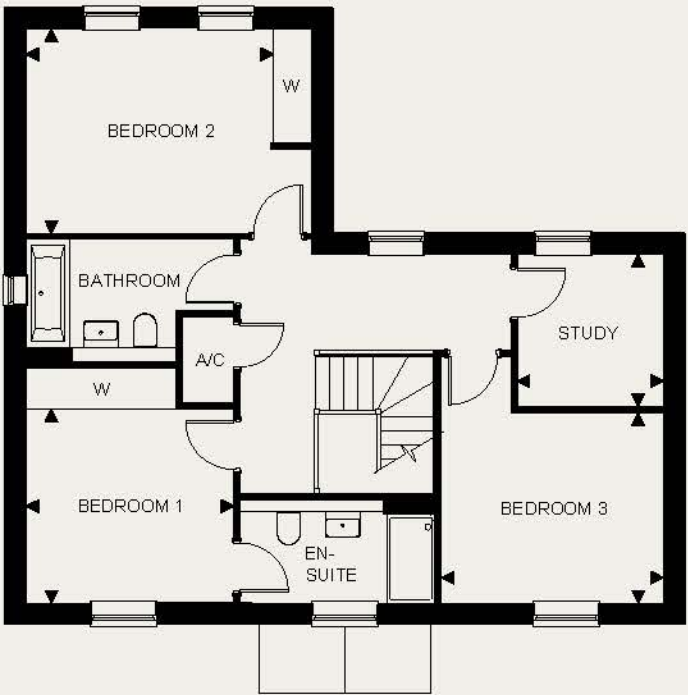
The Ditton I

3-bedroom detached home
Plots 4 & 6

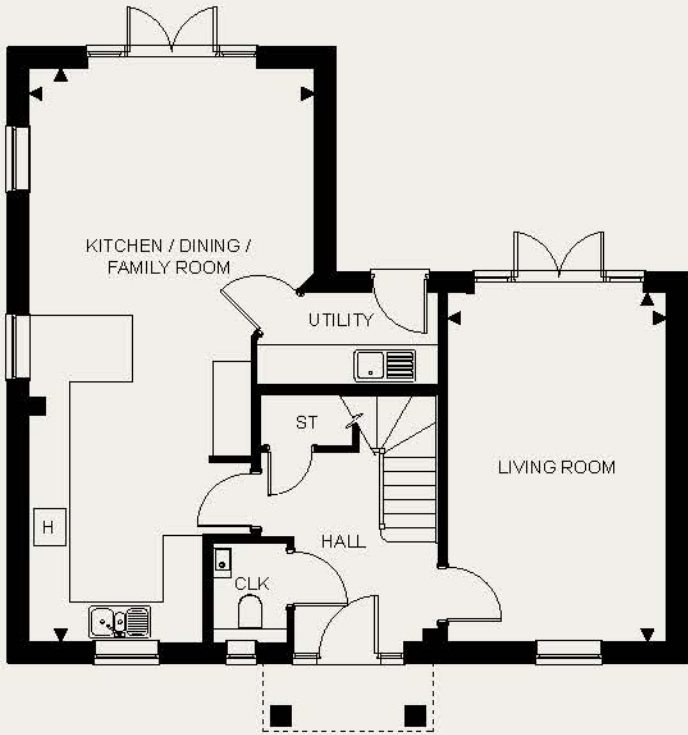


Computer generated image of The Ditton I. CGI is indicative only. Actual details may vary.

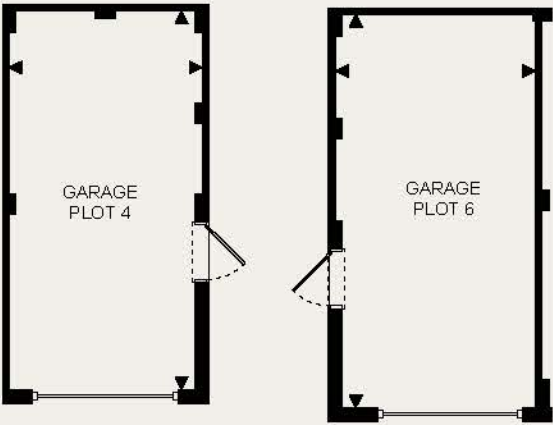
First Floor



Ground Floor



Garage



Ground Floor

Kitchen/Dining/Family Room	9.05m x 4.50m	29'8" x 14'9"
Living Room	5.50m x 3.45m	18'0" x 11'3"
Garage - Plot 4	5.97m x 3.04m	19'7" x 9'11"
Garage - Plot 6	6.20m x 3.16m	20'4" x 10'4"

First Floor

Bedroom 1	3.27m x 3.05m	10'8" x 10'0"
Bedroom 2	3.90m x 3.22m	12'9" x 10'6"
Bedroom 3	3.50m x 3.00m	11'5" x 9'10"
Study	2.40m x 2.30m	7'10" x 7'6"

Key

- ST Storage
- A/C Airing Cupboard
- W Wardrobe
- CLK Cloakroom
- H Hob

The Ditton II

4-bedroom detached home
Plots 14, 15 and 26



Computer generated image of The Ditton II. CGI is indicative only. Actual details may vary.

Ground Floor

Kitchen/Dining/Family Room	9.05m x 4.50m	29'8" x 14'9"
Living Room	5.50m x 3.45m	18'0" x 11'3"
Garage - Plots 14 & 15	7.61m x 3.50m	24'11" x 11'5"
Garage - Plot 26	7.61m x 3.50m	24'11" x 11'5"

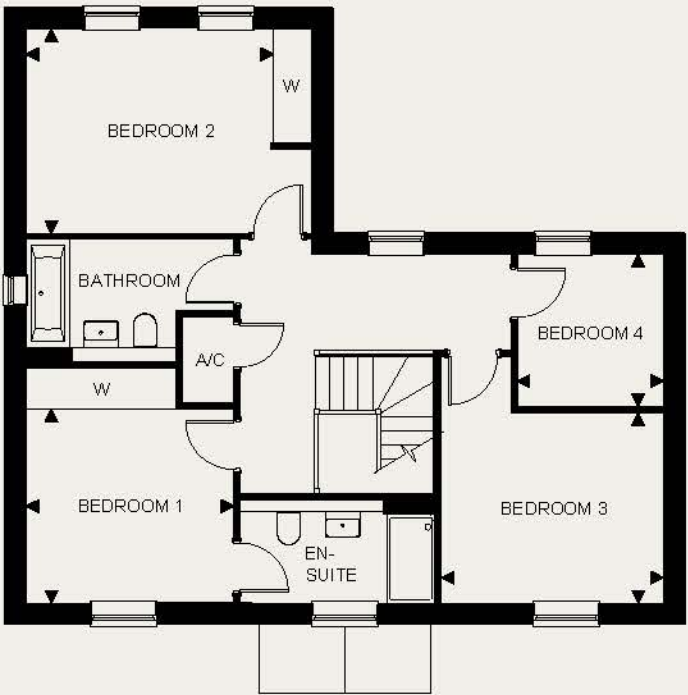
First Floor

Bedroom 1	3.27m x 3.05m	10'8" x 10'0"
Bedroom 2	3.90m x 3.22m	12'9" x 10'6"
Bedroom 3	3.50m x 3.00m	11'5" x 9'10"
Bedroom 4	2.40m x 2.30m	7'10" x 7'6"

Key

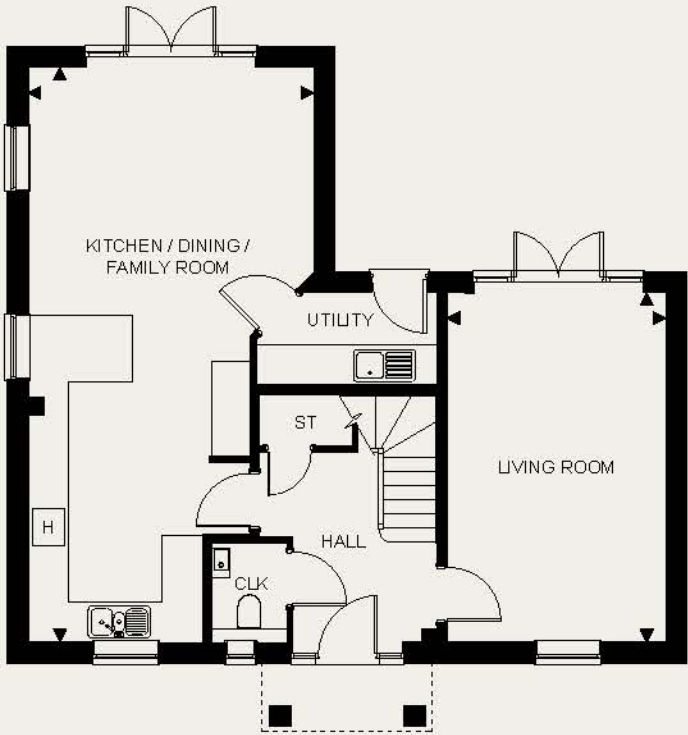
- ST Storage
- A/C Airing Cupboard
- W Wardrobe
- CLK Cloakroom
- H Hob

First Floor

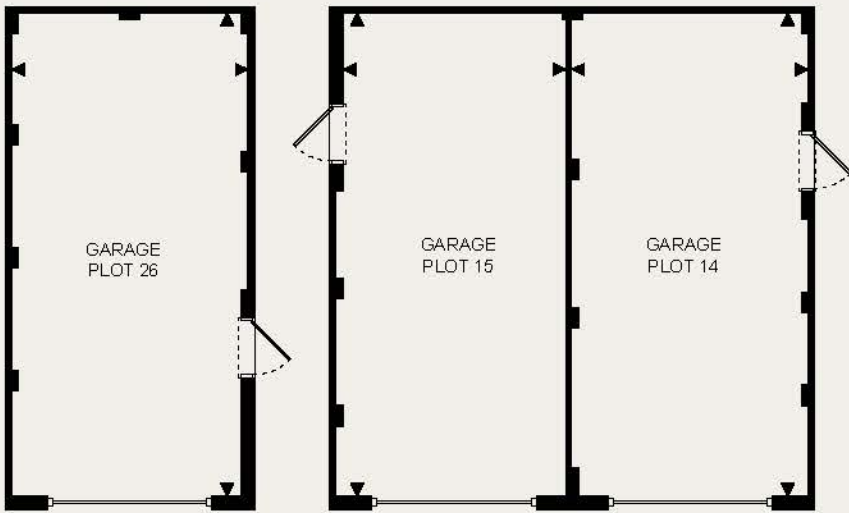


Ground Floor

Window to plot 26 only



Garage



Plots 14 & 26 as shown, plot 15 handed

Dotted line denotes reduced head height or structure above. Garage not shown in actual location/orientation, please ask sales advisor for details.

The Eton

4-bedroom detached home
Plot 2



Computer generated image of The Eton. CGI is indicative only. Actual details may vary.

Ground Floor

Kitchen/Dining Room	6.36m x 4.17m	20'10" x 13'8"
TV Room	3.71m x 2.84m	12'2" x 9'3"
Living Room	4.62m x 3.96m	15'1" x 12'11"
Study	2.82m x 2.72m	9'3" x 8'11"
Garage	6.53m x 6.19m	21'5" x 20'3"

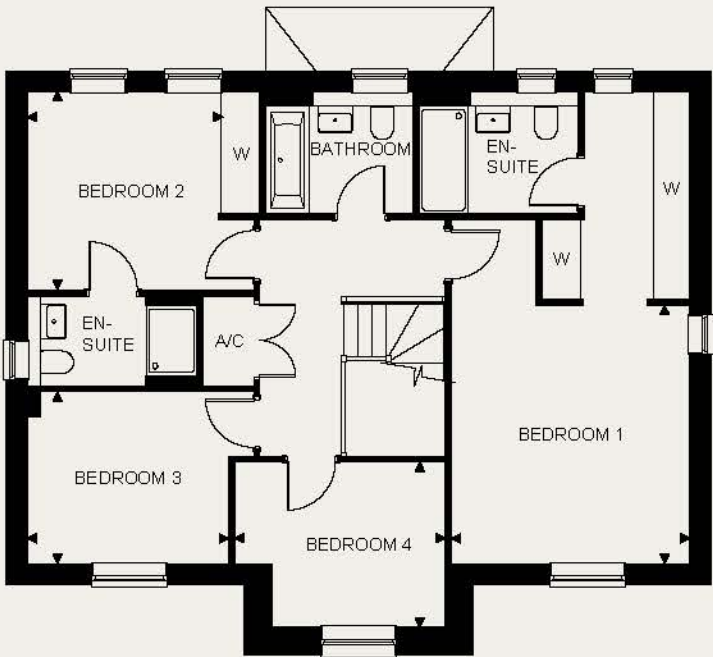
First Floor

Bedroom 1	4.07m x 3.76m	13'4" x 12'4"
Bedroom 2	3.12m x 3.08m	10'2" x 10'1"
Bedroom 3	3.18m x 2.71m	10'5" x 8'10"
Bedroom 4	3.31m x 2.60m	10'10" x 8'6"

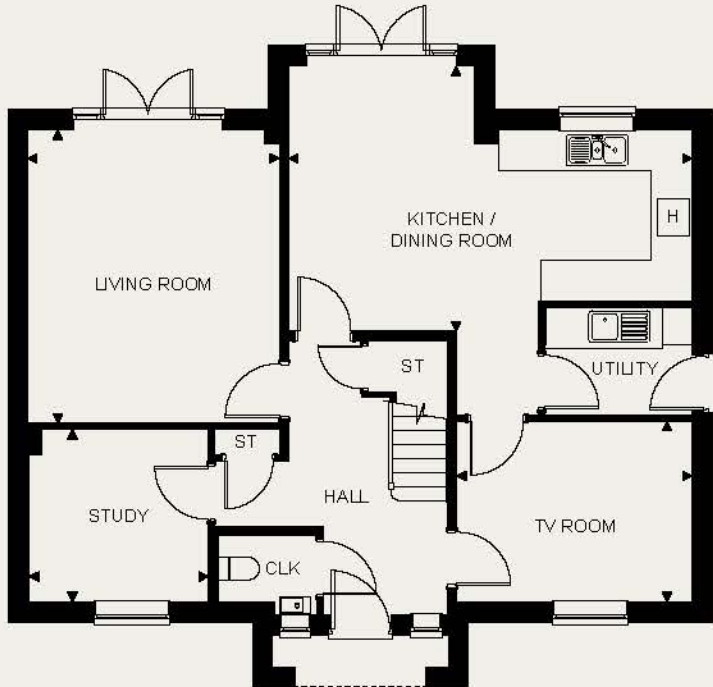
Key

- ST Storage
- A/C Airing Cupboard
- W Wardrobe
- CLK Cloakroom
- H Hob

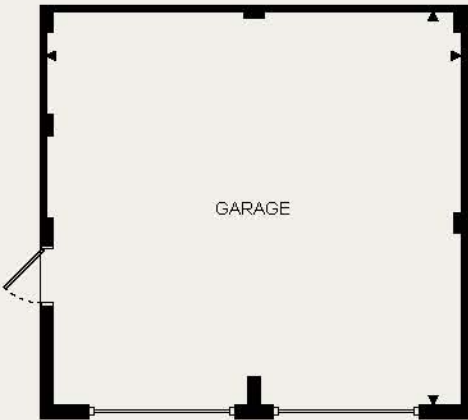
First Floor



Ground Floor



Garage



Dotted line denotes reduced head height or structure above. Garage not shown in actual location/orientation, please ask sales advisor for details.

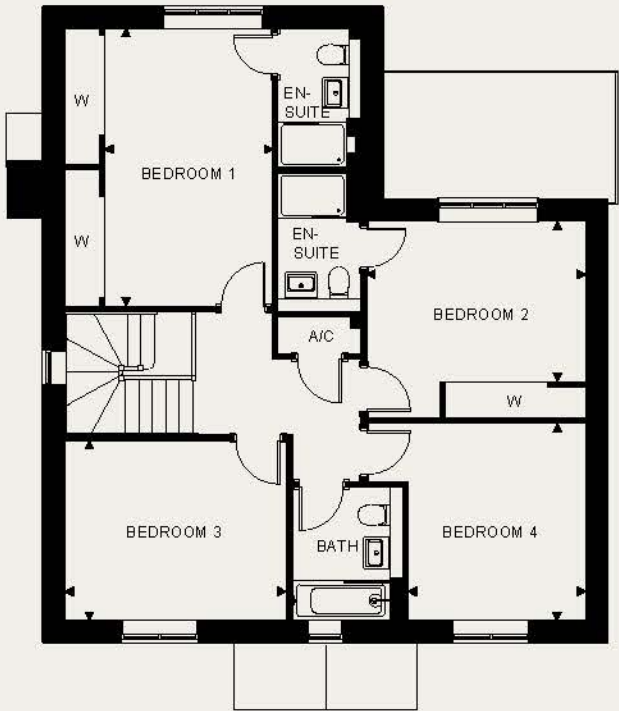
The Farleigh

4-bedroom detached home
Plot 3

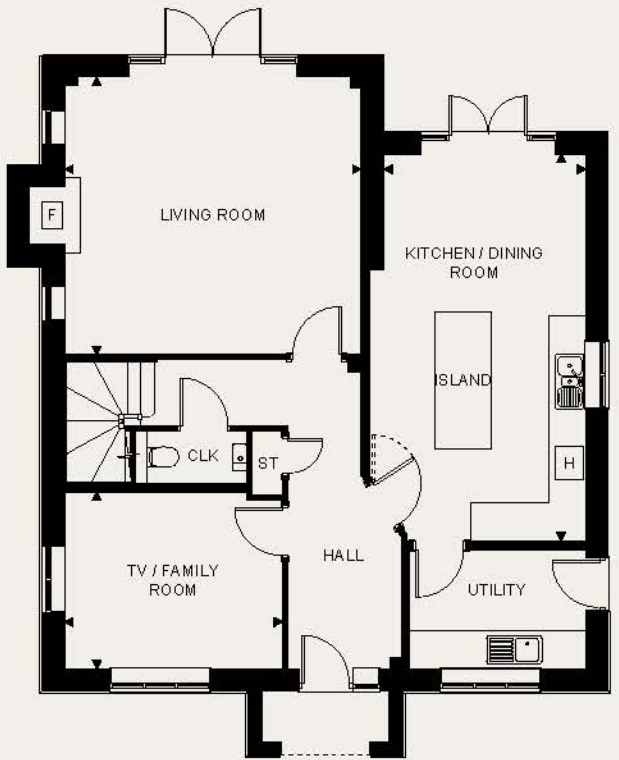


Computer generated image of The Farleigh. CGI is indicative only. Actual details may vary.

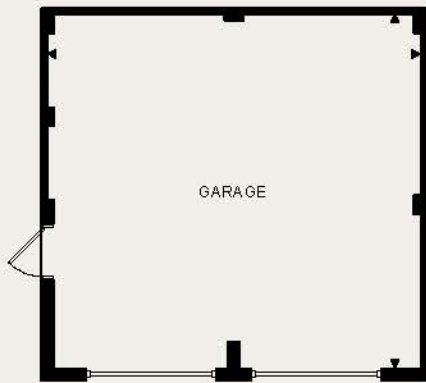
First Floor



Ground Floor



Garage



Ground Floor

Kitchen/Dining Room	6.77m x 3.54m	22'2" x 11'7"
Living Room	5.19m x 4.85m	17'0" x 15'10"
TV/Family Room	3.81m x 3.09m	12'6" x 10'1"
Garage	6.53m x 6.19m	21'5" x 20'3"

First Floor

Bedroom 1	4.85m x 2.93m	15'10" x 9'7"
Bedroom 2	3.83m x 2.79m	12'6" x 9'1"
Bedroom 3	3.87m x 3.14m	12'8" x 10'3"
Bedroom 4	3.44m x 3.11m	11'3" x 10'2"

Key

- ST Storage
- A/C Airing Cupboard
- W Wardrobe
- CLK Cloakroom
- H Hob
- F Fireplace

Dimensions

Dotted line denotes reduced head height or structure above. Garage not shown in actual location/orientation, please ask sales advisor for details.

The Ockwell

5-bedroom detached home
Plot 27



Computer generated image of The Ockwell. CGI is indicative only. Actual details may vary.

Ground Floor

Kitchen/Dining Room	6.56m x 5.15m	21'6" x 16'10"
Living Room	6.40m x 4.06m	20'11" x 13'3"
Snug	3.93m x 2.82m	12'10" x 9'3"
Garage	6.53m x 6.19m	21'5" x 20'3"

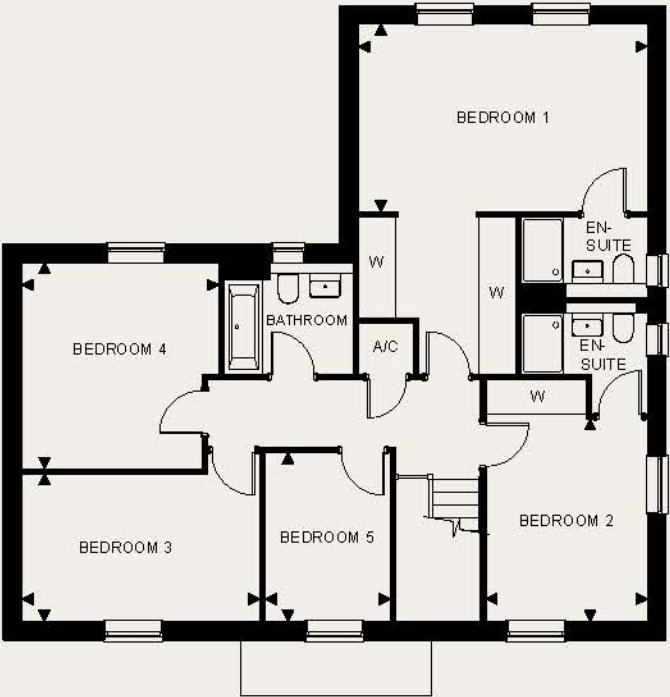
First Floor

Bedroom 1	5.15m x 3.34m	16'10" x 10'11"
Bedroom 2	3.61m x 2.88m	11'10" x 9'5"
Bedroom 3	4.24m x 2.63m	13'10" x 8'7"
Bedroom 4	3.67m x 3.50m	12'0" x 11'5"
Bedroom 5	3.01m x 2.22m	9'10" x 7'3"

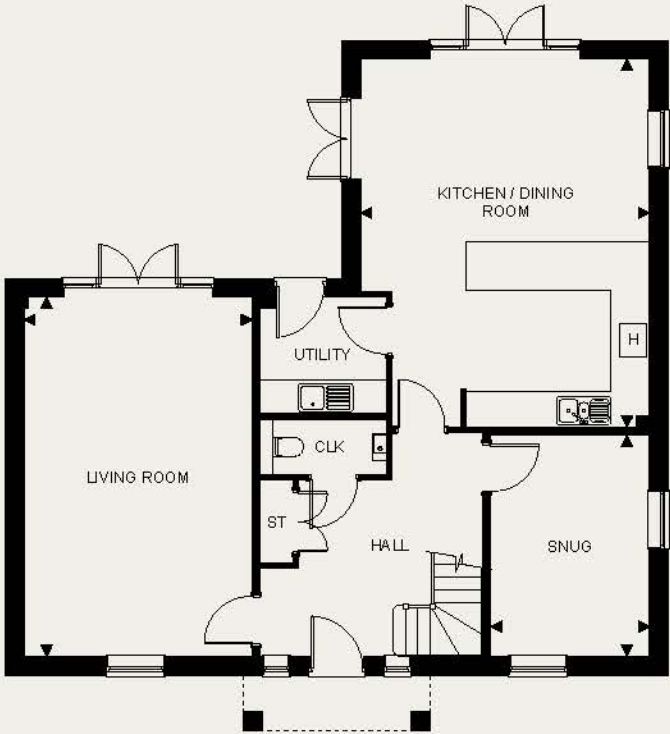
Key

- ST Storage
- A/C Airing Cupboard
- W Wardrobe
- CLK Cloakroom
- H Hob

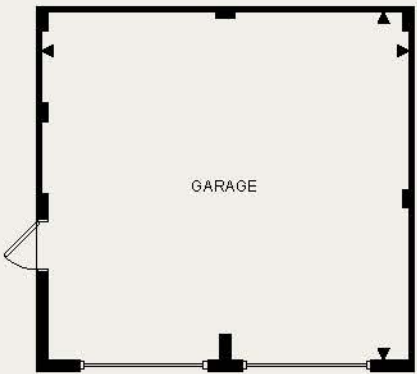
First Floor



Ground Floor



Garage/Carport



Dotted line denotes reduced head height or structure above. Garage not shown in actual location/orientation, please ask sales advisor for details.

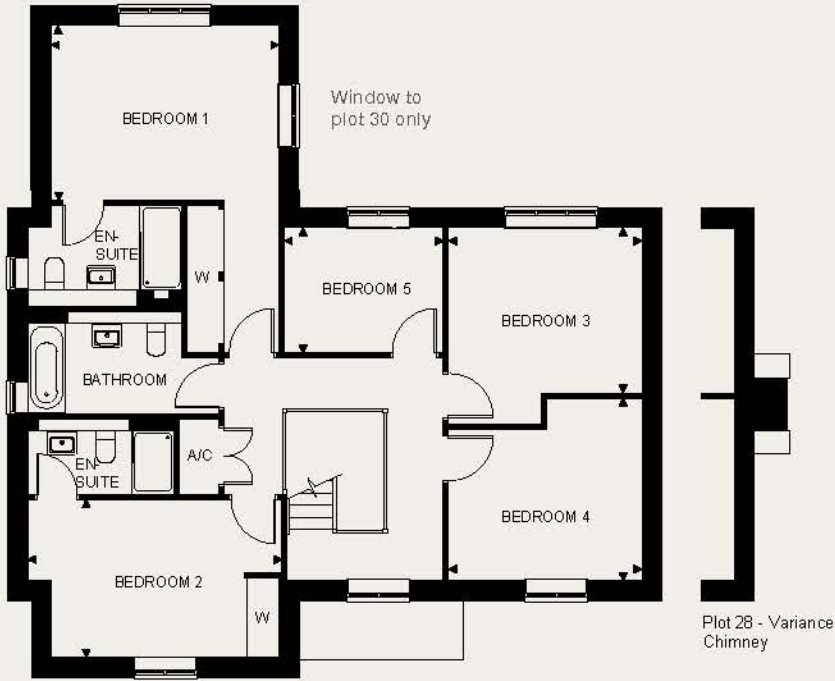
The Gillingham

5-bedroom detached home
Plots 28, 29 and 30

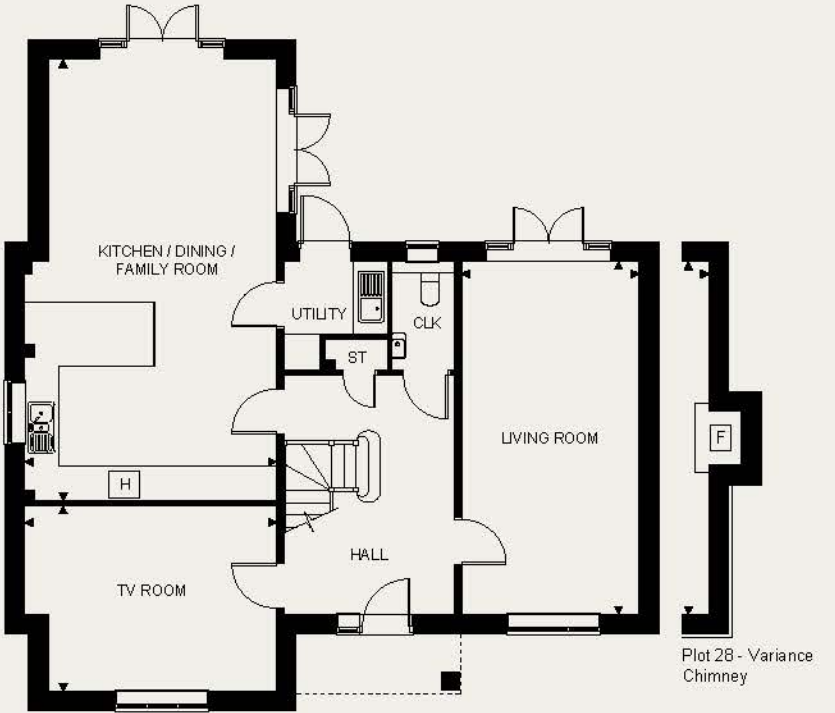


Computer-generated image of The Gillingham. CGI is indicative only. Actual details may vary.

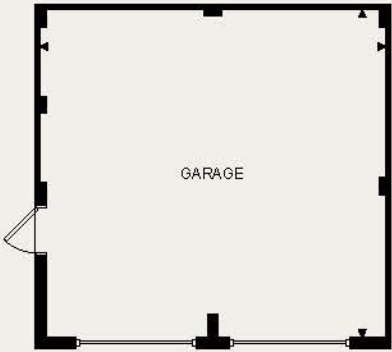
First Floor



Ground Floor



Garage



Ground Floor

Kitchen/Dining/Family Room	8.35m x 4.75m	27'4" x 15'7"
Living Room	6.66m x 3.35m	21'10" x 10'11"
TV Room	4.75m x 3.49m	15'7" x 11'5"
Garage	6.53m x 6.19m	21'5" x 20'3"

First Floor

Bedroom 1	4.30m x 3.29m	14'1" x 10'9"
Bedroom 2	4.81m x 2.98m	15'9" x 9'9"
Bedroom 3	3.65m x 3.12m	11'11" x 10'2"
Bedroom 4	3.65m x 3.45m	11'11" x 11'3"
Bedroom 5	3.00m x 2.36m	9'10" x 7'8"

Key

- ST Storage
- A/C Airing Cupboard
- W Wardrobe
- CLK Cloakroom
- H Hob
- F Fireplace

Dotted line denotes reduced head height or structure above. Garage not shown in actual location/orientation, please ask sales advisor for details.

Plots 29 & 30 as shown, plot 28 handed

The Oakley

5-bedroom detached home
Plot 1



Computer generated image of The Oakley. OGI is indicative only. Actual details may vary.

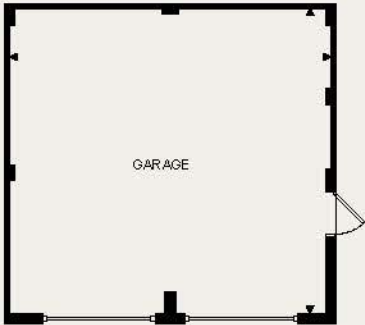
First Floor



Ground Floor



Garage



Ground Floor

Kitchen/Dining/Family Room	7.94m x 6.09m	26'0" x 19'11"
Living Room	6.21m x 3.85m	20'4" x 12'7"
Study	4.97m x 3.33m	16'3" x 10'11"
Garage	6.53m x 6.19m	21'5" x 20'3"

First Floor

Bedroom 1	4.97m x 3.73m	16'3" x 12'2"
Bedroom 2	4.97m x 3.33m	16'3" x 10'11"
Bedroom 3	3.91m x 2.98m	12'9" x 9'9"
Bedroom 4	3.91m x 3.13m	12'9" x 10'3"
Bedroom 5	2.85m x 2.57m	9'4" x 8'5"

Key

- ST Storage
- A/C Airing Cupboard
- W Wardrobe
- CLK Cloakroom
- H Hob
- F Fireplace

Dotted line denotes reduced head height or structure above. Garage not shown in actual location/orientation.



DEANFIELD
RISE



A previous show home photograph.

It's all in the detail

Every Deanfield home is finished with fixtures, fittings and appliances designed for modern living and maximising light and space throughout. Our focus on sustainability is demonstrated through provision of low carbon heating via air source heat pumps, thermally-efficient glazing, superior levels of insulation and water-saving appliances, all contributing to the cost-efficiency of our homes.



The Ashridge, Bisham, Blenheim, Bray, Calcot & Cliveden
The Cranbourne, Ditton & Eton
The Fareigh, Ockwell, Gillingham & Oakley

Kitchen			
			Professionally designed kitchen fully equipped with a range of contemporary shaker-style wall and floor cabinets. (Choice of door colour, work-surface and handles available depending on build stage.)
			Laminate work-surface and upstand, with stainless-steel splashback.
			Composite work-surface, upstand and splashback.
			1½ bowl inset stainless-steel sink with integrated drainer and stainless-steel mixer tap with swivel spout.
			1½ bowl undermounted stainless-steel sink with grooved drainer and stainless-steel mixer tap with swivel spout.
			Double-bowl undermounted stainless-steel sink with grooved drainer and stainless-steel mixer tap with swivel spout. Space and power for future fitting of instant boiling water tap.
			Built-in Bosch single oven, 60cm induction hob and extractor.
			Built-in Bosch double oven to The Cranbourne & Eton, two built-in Bosch single ovens to the Ditton. 80cm induction hob and extractor. Provision for future installation of wine fridge.
			Two built-in Bosch single ovens, 90cm induction hob and extractor. Provision for future installation of wine fridge.
			Integrated dishwasher and fridge/freezer.
			Integrated Bosch dishwasher, tall fridge and tall freezer.
			Integrated washer/dryer.
			Artico flooring.
			Porcelain floor tiling.

The Ashridge, Bisham, Blenheim, Bray, Calcot & Cliveden
The Cranbourne, Ditton & Eton
The Fareigh, Ockwell, Gillingham & Oakley

Utility Room*			
			Contemporary shaker-style floor cabinets to match the kitchen, with laminate work-surfaces.
			Contemporary shaker-style floor cabinets to match the kitchen, with composite work-surfaces.
			1½ bowl inset stainless-steel sink with integrated drainer and stainless-steel mixer tap with swivel spout.
			1½ bowl undermounted stainless-steel sink with grooved drainer and stainless-steel mixer tap with swivel spout.
			Space for two appliances (see Sales Advisor for details).
			Porcelain floor tiling.
Bathroom, En-suite(s) and Cloakroom			
			Contemporary white Laufen bathroom suite with chrome Hansgrohe brassware (note; Roca WC to Ashridge, Bray & Calcot).
			Vanity unit below basin in family bathroom and en-suite 1 and mirror above in cloakroom, family bathroom and en-suite 1.
			Vanity unit below basin in family bathroom and en-suite 1 and mirror above in cloakroom, family bathroom and en-suites 1 & 2.
			Heated towel rail in family bathroom and en-suites.
			Shaver socket to family bathroom and en-suites.

The Ashridge, Bisham, Blenheim, Bray, Calcot & Cliveden
The Cranbourne, Ditton & Eton
The Farleigh, Ockwell, Gillingham & Oakley

			Electrical & Multimedia
			Stainless-steel sockets and switches above kitchen work-surfaces.
			Matt-bronze switches to ground floor rooms and first floor landing.
			USB charging socket to kitchen, study* and bedroom 1 bedside sockets.
			TV/FM/DAB sockets to kitchen, living room, TV/dining room*, study* and bedroom 1 and 2.*
			Designated data distribution system consisting of CAT6 wiring allowing for a faster high-definition connection in living room, TV/dining room*, study* and bedroom 1.
			Satellite/Freeview television distribution system to all rooms with a TV socket following purchase and installation of suitable equipment.
			Central master phone/fibre socket to the hall cupboard, and additional data points to all media plates.
			Full fibre broadband available.
			Heating, Lighting & Internal Finishes
			Air source heat pump.
			Underfloor heating to ground floor, radiators to first floor.
			Recessed downlights to hall, landing, kitchen, utility*, cloakroom, family bathroom and en-suites, with pendant lighting to remaining rooms.
			Built-in wardrobes to bedroom 1 (please see floor plans for details and choice of colour available depending on build stage.)
			Built-in wardrobes to bedrooms 1 and 2. (Please see floor plans for details and choice of colour available depending on build stage.) Note: wardrobes to bedroom 1 only in The Cranbourne.
			Painted walls and woodwork throughout, and cottage style internal doors.
			Painted walls and woodwork throughout, and two-panel internal doors.
			Light and double socket to loft area.
			Fireplace suitable for a log burning stove, with a limestone mantelpiece and a black granite hearth, to plots 1, 27 and 28 only.
			Fitted carpets throughout, excluding kitchen and wet areas. Note, upgrades available subject to stage of construction.
			Artico flooring to kitchen, cloakroom, family bathroom and en-suites.
			Porcelain floor tiling to kitchen, utility and cloakroom. Artico flooring to family bathroom and en-suites.
			Porcelain floor tiling to kitchen, utility, hall and cloakroom, Artico flooring to family bathroom and en-suites.



The Ashridge, Bisham, Blenheim, Bray, Calcot & Cliveden
The Cranbourne, Ditton & Eton
The Farleigh, Ockwell, Gillingham & Oakley

			External features
			Landscaped and turf to front garden and turf laid to the rear.
			Outside water tap.
			Outside electrical point to rear patio.
			Water butt to all homes.
			Electrical socket in garage*.
			Electric garage door opener with two remote control handsets.
			Security
			Outside lights to front, rear and side doors*, with dusk to dawn sensor to front door and motion sensor to side door.
			Multi-point locking system to all external doors.

* Where applicable

Customer Testimonials

Read what some of our recent purchasers love about their new Deanfield home.



Nicola, Robert & spaniel Mabel
Deanfield Green, East Hagbourne

"We fell in love with the Caversham at Deanfield Green, a three-bedroom detached property which occupied a prime position on the edge of the development and had a lovely walled garden. There's plenty of living space, including a generous second bedroom for our son Ben, and a third bedroom which I've turned into a hobby room where I can indulge my passion for sewing."



Jenny & Alfie
Deanfield Park, Ickford

"We found Deanfield didn't just include the bare minimum, but instead put considerable thought into creating a desirable specification for its buyers. This was a really important factor that attracted us to purchasing our first home."



Flick
Deanfield Park, Ickford

"It's all the little fine touches and details that make it 'not like a development', it's a village. In the kitchen, the floor is dark wood Amtico, which is really beautiful and super-practical with the dog, but then that colour is repeated inside the kitchen cupboards, so every time I open the cupboards it makes me smile because it's a tiny detail that makes something feel high end and considered, an intelligent build. Deanfield have considered every single aspect, from location down to the minutest detail and I think that's what sets them apart"

With you every step of the way

Our Customer Charter

At Deanfield Homes we will do all we can to make buying your new home a simple, straightforward and enjoyable process. We are a Registered Developer of the New Homes Quality Board, committed to building to the very highest standards to deliver homes people love to live in. We adhere to the New Homes Quality Code, which follows ten guiding principles, ensuring that we act with transparency and fairness, with the interests of our customers at the fore. We want you to be delighted with your new home and the level of service you receive from our entire team.

Be Confident in your Choice

With Deanfield Homes you can be confident in your decision to purchase a brand new home. At each step of the purchasing process you will be kept fully informed and given the opportunity to ask questions.

Reserving your new home

Once you have found the right home for you, you will enter into a reservation agreement which details the reservation fee and an agreed date by which exchange of contracts must take place. We know circumstances change and you can reserve your new home with the reassurance of a 14-day cooling off period, within which you may cancel the agreement and receive a full refund of the reservation fee.

Before you exchange contracts

Prior to exchange of contracts, you will be invited to an Information Giving Meeting to enable the sales and construction teams to fully explain the benefits of the development and your chosen home. This will also be your opportunity to ask any questions you may have prior to committing to your purchase.



Before completion

After exchange of contracts and approximately two weeks prior to your completion date, you will be invited to visit and view your home in its virtually complete condition, or to appoint a qualified inspector to undertake the visit on your behalf, at your cost, if you prefer.

Prior to completion, a home demonstration will also be undertaken, where details of how to look after your new home, including how to maintain the heating and electrical equipment, will be explained.

After completion

Our dedicated Customer Service team are on hand to provide you with peace of mind for two years after you move in.

Your new home benefits from a 10-year NHBC warranty which is valid from completion. You will also be provided with access to an online portal containing all relevant contact details, including our dedicated Customer Service team and out-of-hours contact information. The portal will also contain details and instructions relating to all fitted appliances and specific information on how to care for your home.



Registered developer



About Deanfield Homes

*We are an award winning,
independent housebuilder,
specialising in small to medium-
sized residential developments
in exceptional locations across
Oxfordshire, Buckinghamshire,
Berkshire and Hertfordshire.*

The Deanfield team takes inspiration from the architectural style and character of the locations in which we build, and we pride ourselves on delivering the highest standards of design, craftsmanship and service to our customers, establishing new communities which blend seamlessly with the local area.



At Deanfield Homes, sustainability is high on our agenda. We are a member of the Future Homes Hub, a cross-industry body focused on the delivery of a sector-wide approach to addressing climate change. The fabric of our properties are already designed to outperform current building regulations. We now include air source heat pumps and EV charging points as standard, design homes to be 'zero carbon ready' and partner with social enterprises to recycle waste wood from our sites.

We look forward to welcoming you to Deanfield Rise and assisting you with your search for a new home.

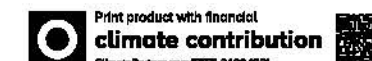


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This brochure is printed on recycled paper using carbon neutral printing

This brochure is designed to provide an overview of the development and does not form a contract. Computer generated images and landscaping are indicative and actual details may vary. Whilst the floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide. Dimensions are taken from the widest points and may vary from actual and are within a tolerance of +/- 5%. Dotted lines denote reduced head height or structure above. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture, or appliances. The specification detailed can be subject to change at any time, without prior notice. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Wardrobes in some properties may vary. Please confirm the most up-to-date details with our sales advisor on reservation.

