

Cooper Square

Your new home awaits...

Bellway

A reputation built on solid foundations

BELLWAY HAS BUILT EXCEPTIONAL HOMES IN DESIRABLE LOCATIONS FOR MORE THAN 75 YEARS.

Over the last 75 years, 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 and the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments that foster strong communities and seamlessly integrate with the local area. Each year, Bellway commits to supporting education initiatives, providing improvements to local road networks, and preserving and creating open spaces for everyone to enjoy.

Over **75**
YEARS of QUALITY
SINCE 1946

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, every step of the way.

**CONSUMER
CODE FOR
HOME BUILDERS**
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.

"We would definitely recommend buying with Bellway, the staff have been amazingly helpful, and we really couldn't be happier with our new home."

ABIGAIL AND JAMIE,
INGLEBY MANOR





Expect comfort and versatility

Cooper Square is a desirable collection of 1, 2 and 3 bedroom apartments located at the heart of the bustling market town of Maidenhead. These versatile living spaces have been designed to provide efficiency, practicality and comfort for a variety of lifestyles, with some including private parking for total convenience.

When combined with a location that is just minutes from fantastic town centre amenities, tranquil open spaces and a Crosslink connection to London, you have the ideal home for everyone from first-time buyers and commuting professionals to downsizers looking for contemporary convenience.



Life on the Thames

CLOSE TO THE FREEDOM OF THE COUNTRYSIDE AND THE COMFORTS OF THE TOWN CENTRE

Cooper Square is situated in a convenient location within walking distance of both the picturesque River Thames and Maidenhead town centre. As such, you can find all the essentials nearby, with the bustling High Street just two minutes from your door and a variety of supermarkets within reach, including Sainsbury's and Waitrose.

Maidenhead plays home to a fantastic selection of over 300 shops throughout its historic streets and the popular Nicholsons Shopping centre. A great mix of characterful independent businesses and national high-street favourites can cater for most needs, especially when combined with the farmers' market, where you can pick up the freshest local produce.

There are plenty of ways to stay entertained on your doorstep, with Desborough Theatre offering a packed schedule of drama, music and comedy and the multi-screen cinema showing all the latest blockbusters. Socialising is also made easy, with countless pubs bars and restaurants to be found in the town, along with the newly regenerated Waterside area, which is just around the corner.

Alternatively, travel a little further afield to sample one of the many Michelin Starred restaurants in the surrounding area, such as Tom Kerridge's Hand & Flowers in Marlow or Heston Blumenthal's The Fat Duck in Bray.

If you're looking for history and culture, visit Maidenhead's Heritage Centre and Museum before exploring the town's many landmarks and beautiful open spaces. Kidwell Park is one such open space



and forms a real community hub. In addition to plenty of open grassy areas, you can find a playground, sports courts and a skatepark. The park is also home to a number of events throughout the year, including the much-loved Maidenhead Festival, where you can enjoy music, food and a funfair.

Alternatively, it's an 11-minute walk to the banks of the Thames which make the perfect place for a leisurely stroll by the water. Head north to explore Boulter's Lock and the beautiful Ray Mill Island, admiring narrowboats and looking out for birdlife along the way. From here, it's also possible to connect with Clivedon Woodlands, which you can follow all the way to the glorious National Trust Clivedon house and gardens.

For those who like to stay active, Maidenhead offers lots of options. Aside from the brand-new Braywick Leisure Centre, with a swimming pool and gym, there are many opportunities to pursue water sports locally. Head over to Taplow Lakeside or Bray Lake for open-water swimming, wakeboarding, canoeing, paddle boarding, windsurfing and more. Alternatively, Maidenhead Sailing Club at nearby Summerleaze Lake offers year-round sailing and paddle sports.



Stay connected

ENJOY OUTSTANDING TRANSPORT LINKS BY ROAD, RAIL AND AIR

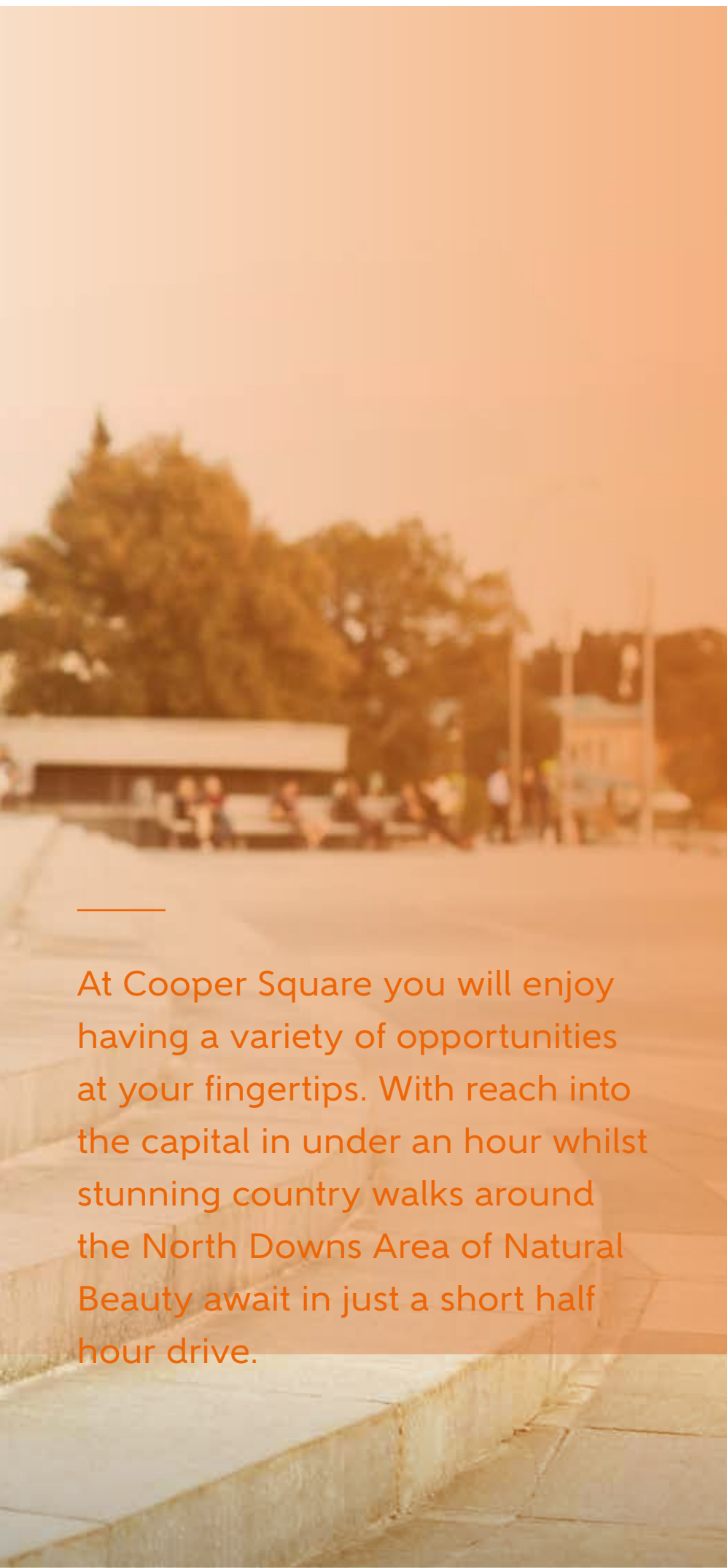
Cooper Square benefits from excellent travel connections by road and rail that offer convenient access to surrounding towns and cities. Marlow and Windsor are only 16 minutes away by road, and you can be in High Wycombe, Slough and Bracknell in just over 20 minutes. Alternatively, the A404 connects to the M4 which puts Heathrow Airport within 25 minutes and takes you to the world-class shopping,

entertainment and excitement of central London in as little as an hour. For rail travel, Maidenhead Station is an 11-minute walk away and operates fast services to Reading in less than 15 minutes, direct services to London Paddington in under 20 minutes and a brand-new Crossrail connection that takes you straight through the heart of the city. The result is a perfect location for both commuters and day-trippers alike.





Travel distances and times by car and bicycle are approximate only, taken from Google Maps as typical fastest journey time. Travel times by rail are taken from National Rail Enquiries, starting at Maidenhead train station.



At Cooper Square you will enjoy having a variety of opportunities at your fingertips. With reach into the capital in under an hour whilst stunning country walks around the North Downs Area of Natural Beauty await in just a short half hour drive.

From Cooper Square cycle to:

Taplow	14 mins
Cliveden	27 mins
White Waltham	30 mins



From Cooper Square by car to:

Windsor	16 mins
Sough	20 mins
Heathrow Airport	23 mins
Ascot	24 mins
Reading	30 mins
Chiltern Hills AONB	30 mins



From Cooper Square by car to:

M4, Junction 8	3 miles
M25, Junction 15	11 miles



By train from Maidenhead station

Slough	6 mins
Reading	14 mins
London Paddington	41 mins
Heathrow Airport	45 mins
Oxford	49 mins
Swindon	51 mins
London St Pancras International	58 mins
London Bridge	72 mins
Southampton	78 mins
Bristol	85 mins
Stratford International	99 mins



A full-page background image showing a man and a woman jogging hand-in-hand down a city street. The woman is on the left, wearing a white top, light blue trousers, and a pink jacket that is flying in the wind. The man is on the right, wearing a light blue button-down shirt and grey trousers. They are both smiling and looking towards the right. The street is lined with multi-story buildings, and the scene is lit with the warm, golden light of sunset. A black lamppost is visible on the left, and a white awning is on the right.

Something for everyone

Maidenhead's wide selection of amenities can cater for most lifestyles, from culture vultures and discerning foodies to hill walkers and fitness fanatics.



STATE-OF-THE-ART FITNESS

The brand-new, state-of-the-art Braywick Leisure Centre is located 10 minutes away by bike and offers a huge range of sports facilities to enjoy in beautifully designed surroundings. Features include a 25m swimming pool, leisure pool, gym, sports hall, squash courts, Astroturf and even a day nursery, meaning this fabulous facility is equipped to cater for most leisure and fitness needs.



THE GREATEST OUTDOORS

In addition to the spectacular Berkshire countryside immediately surrounding Maidenhead, a 20-minute drive will take you to the stunning scenery of the celebrated Chiltern Hills Area of Outstanding Natural Beauty. This expanse of lush green rolling landscape provides the perfect escape, with 324 square miles of unspoilt countryside, quaint villages and bustling market towns to explore.



INCLUSIVE COMMUNITY AND CULTURE

Maidenhead offers a great sense of community and there's no better way to get involved than at the Norden Farm Centre for the Arts. Situated on the site of an ancient farm just a seven-minute drive from Cooper Square, this thriving community hub comprises a theatre, studio, art gallery and café bar and boasts a long list of performances and workshops for all ages.

CULINARY HEAVEN

Foodies will love the surrounding area, which plays home to a surprising number of Michelin stars. Go on a journey of discovery at The Fat Duck, owned by Heston Blumenthal and boasting three stars or sample Alain Roux's French delights at the three-star Waterside Inn, both located in the nearby village Bray. Alternatively head to Marlow to experience the two-star Hand and Flowers from Tom Kerridge.



MARLOW

COOKHAM

CLIVERDON HOUSE

SUMMERLEAZE LAKE





BURNHAM BEACHES

RIVER THAMES

Cooper Square

Make your new home as individual as you are with Additions

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, subject to build stage, 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, ready for you to move in.



“This is a blank canvas
that we can create
our own memories in.”

LINDSEY AND MICHAEL,
SHERWOOD GATE

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure and inserts, 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.





Choose from our range of Additions options covering:

Kitchens

- Upgraded integrated or freestanding washer/dryer
- Upgraded integrated fridge/freezer
- Upgraded integrated or freestanding dishwasher
- Upgraded integrated or freestanding washing machine
- Upgrade to composite worktops
- Double oven
- Upgrade hob

Flooring

- Selection of carpets, Vinyl or laminate

Tiling

- Full and half height tiling
- Comprehensive upgrade options

Electrical

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

Miscellaneous

- Wardrobes





Homes to love, built with care

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.

A number of quality checks are carried out on each of our new homes through the construction process and on completion. Once your home has passed all of our quality checks, you will be invited to attend your Home Demonstration which will provide an opportunity for you to understand the various elements of your new home. On move in day, our site and sales teams will be there to ensure that everything goes as smoothly as possible.

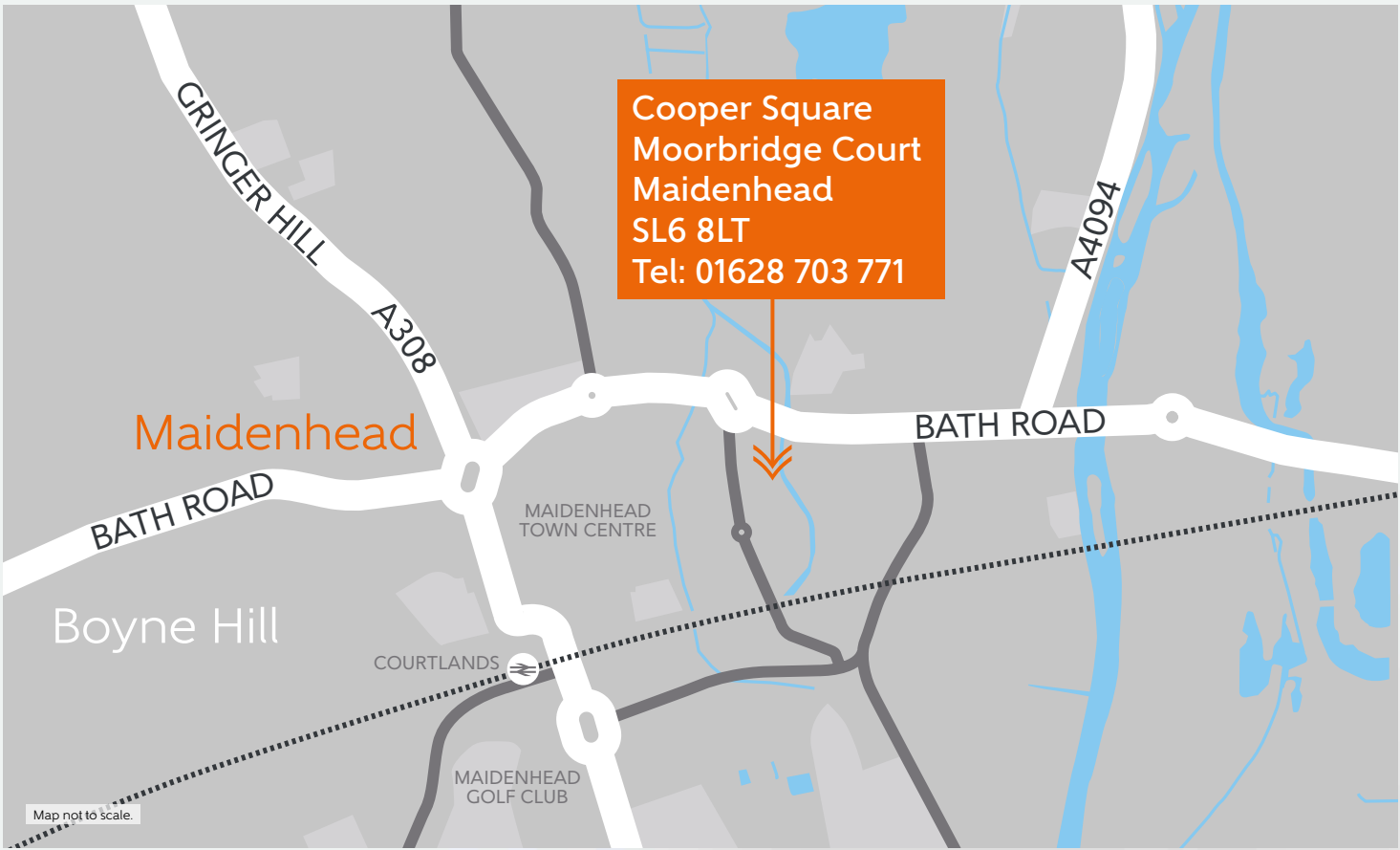
Once you've settled into your new home, Bellway has experienced after-sales teams to ensure that support and assistance is there whenever you need it. We are dedicated to minimising inconvenience and resolving outstanding issues at the earliest opportunity.

We have a 24-hour emergency helpline and provide a comprehensive information pack that details the working aspects of your new home. Our customers have peace of mind knowing they have a 2-year warranty from Bellway with further insurance protection from the National House Building Council for the first 10 years from initial completion.

We are confident that our approach to building and selling quality homes, coupled with our Customer Care processes, will provide you with many years of enjoyment in your new home.



How to find us



bellway.co.uk

