



green
park
village

READING, BERKSHIRE

St Edward
Designed for life



READING, BERKSHIRE

TWO, THREE & FOUR BEDROOM HOUSES

WOODLAND GARDENS

Effortless living for everyone

St Edward
Designed for life

EFFORTLESS VILLAGE LIVING

Woodland Gardens is a beautiful collection of 3 and 4 bedroom homes and 2 bedroom coach houses at the heart of Green Park Village. There are 11 house types to choose from, all offering open-plan kitchen and family areas with separate living rooms. Each home also benefits from its own private garden with off-street parking as standard.

With 4 colour options, each home brings modern living in a tranquil and rural setting surrounded by trim trails, cycle paths and play areas.

Along with excellent transport links to Reading, London and beyond, Woodland Gardens offers exceptional family living in a delightful setting.

FRESH AIR AND OPEN SPACES

Ideal for all ages, Green Park Village is a great location with space to breathe and plenty to enjoy. With trim trails, lake walks, cycle paths and green open spaces, the beautiful setting offers activities for all. It is a haven for flora and wildlife, perfect for exploration and new adventures with nature. Woodland Gardens is a delightful retreat and yet highly connected with excellent transport links – a wonderful balance of accessibility and escapism.

The homes in Woodland Gardens are conveniently located just a short walk to the forthcoming Green Park Reading train station. Trains to Reading main line station will take just 6 minutes, where there are 23-minute services to London Paddington and the forthcoming Crossrail service.



With trim trails, cycle paths and green open spaces, the natural beauty of this superb setting offers activities for all.



Within walking distance from your new home is the new primary school, Green Park Academy, with the very latest educational facilities.



WOODLAND GARDENS

COMMUNITY LIFE

At the heart of Green Park Village lies a thriving community centred around its own Market Square, a superb setting to meet with friends and neighbours, or simply watch the world go by and enjoy The Ribbon of Light and water feature.

A striking architectural addition, intended to give a distinctive character and sense of place to the Market Square, The Ribbon of Light has been designed as a conceptual river, meandering through the square, cascading down the steps into the East Park before reaching its destination: the lake at Green Park Village.



SITE PLAN

Set in 60 acres of parkland, Green Park Village offers all the facilities that a local neighbourhood needs including a new train station, Market Square, community hall, nature trails, woodland walks, trim trails, play areas, a new primary school, and excellent facilities at nearby Green Park Business Park including restaurants, retail and gym with pool.



Property	Page	Beds
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The Fairfield	24	3
The Alcott	26	3
The Hampshire	28	3
The Hartford	30	3
The Rockport	32	3
The Connecticut	34	3
The Ives	36	4
The Hancock	38	4
The Plymouth	40	4
The Franklin	42-44	2



Key

(A) Market Square (B) Primary School (C) Transport Interchange (D) Extra Care Apartments (E) Play Area
 (F) Picnic Areas (G) Substation (H) Affordable Housing

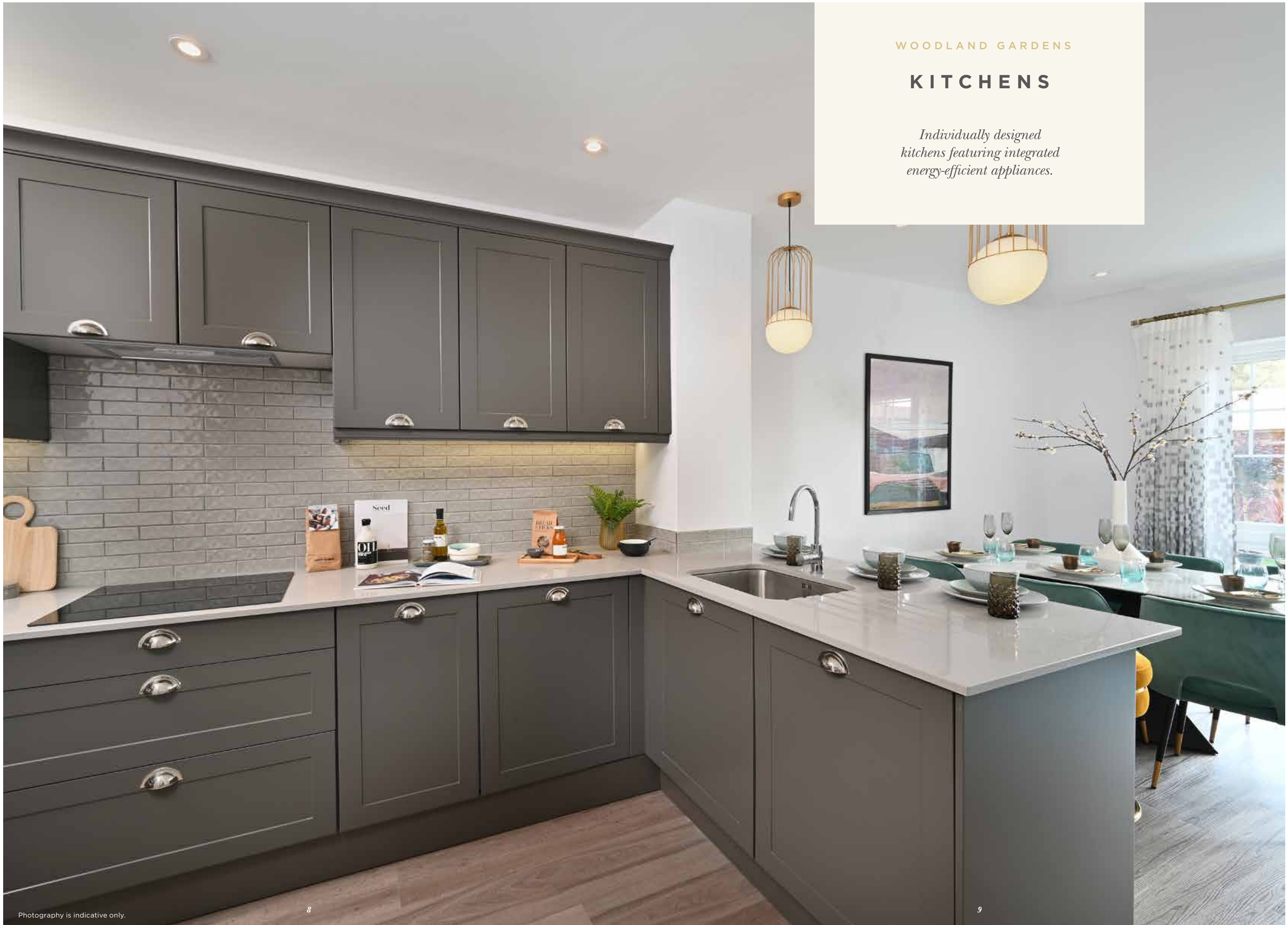
— Leisure route and footpaths inside Green Park Village — Green Park lake edge paths and public pedestrian routes
 — Nature Trail — National Cycle Route 23
 — Willow Walk (Public Footpath 11) — Footpath to Kennet & Avon Canal

The site plan is indicative only and subject to change. In line with our policy of continuous improvements we reserve the right to alter layout, building style, landscaping and specifications at any time without notice. The facilities and amenities at Green Park Village are subject to the construction programme.

WOODLAND GARDENS

KITCHENS

*Individually designed
kitchens featuring integrated
energy-efficient appliances.*



WOODLAND GARDENS

LIVING ROOMS

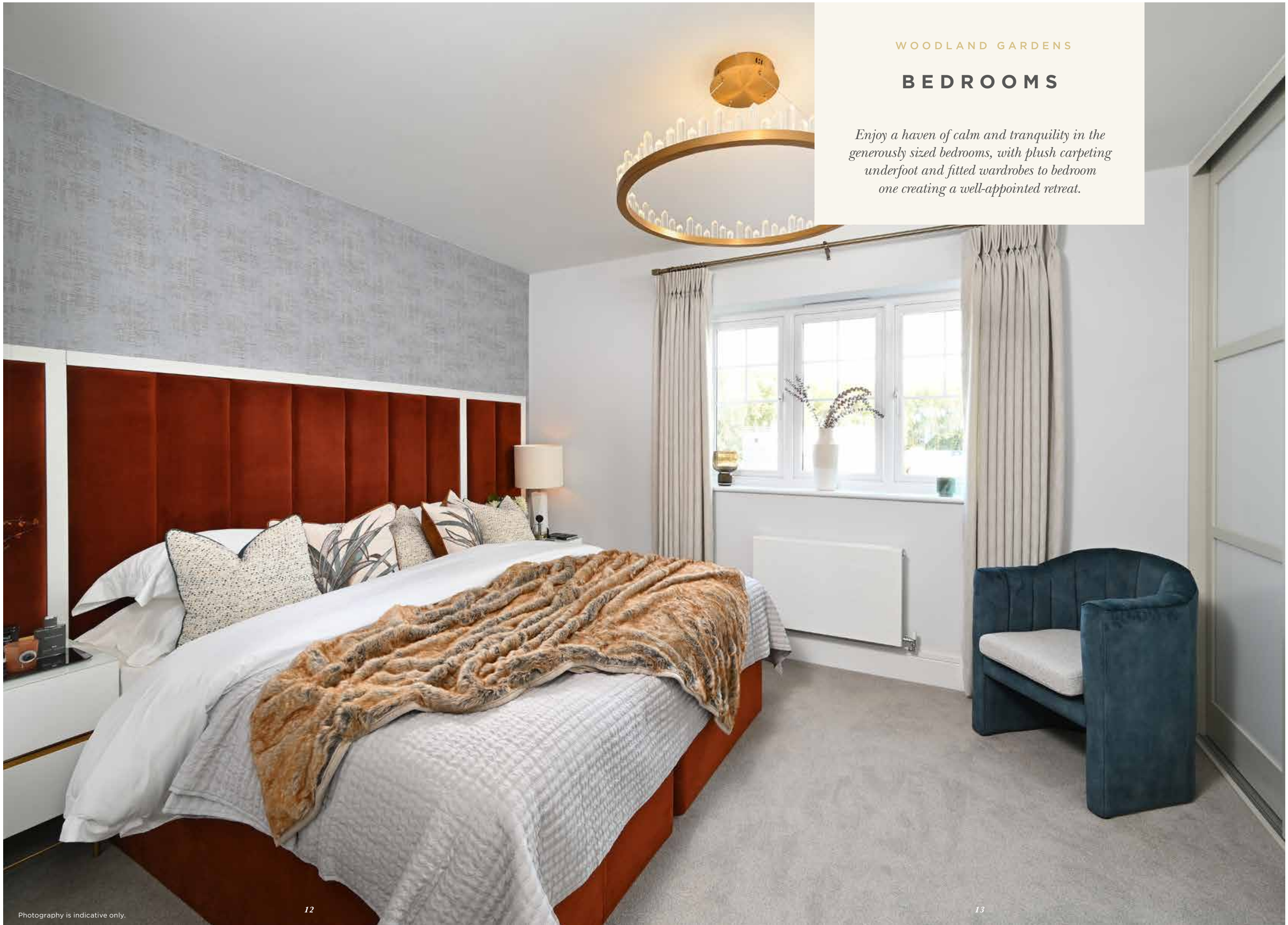
Thoughtfully designed, contemporary spaces to relax, unwind and entertain.



WOODLAND GARDENS

BEDROOMS

Enjoy a haven of calm and tranquility in the generously sized bedrooms, with plush carpeting underfoot and fitted wardrobes to bedroom one creating a well-appointed retreat.



WOODLAND GARDENS

BATHROOMS

Beautifully designed bathrooms and en suites featuring elegant Villeroy & Boch sanitaryware, Crosswater fittings and mirrored cabinets.



THE TOWNHOUSES SPECIFICATION

Carefully considered spaces in these beautifully designed homes.

KITCHENS

- Individually designed Shaker-style kitchen
- Laminate worktop with ceramic gloss metro tile splashback to selected walls¹
- Quartz worktop with ceramic gloss metro tile splashback to selected walls²
- Stainless steel undermounted sink with chrome polished mixer tap²
- Stainless steel sink with drainer and chrome polished mixer tap¹
- Bosch cooking A-rated energy efficient built-in single oven
- Bosch cooking A-rated energy efficient built-in 4-zone induction hob
- Beko integrated A+ rated energy efficient fridge/freezer
- Beko integrated A+ rated energy efficient dishwasher
- Integrated extractor hood
- Integrated A+ rated energy efficient washing machine
- Feature LED task lighting to underside of wall cabinets
- Integrated compartmental recycling bins
- Chrome sockets with USB charging points

BATHROOMS

- Villeroy & Boch wall hung porcelain basin with surface mounted chrome Crosswater mixer tap
- Villeroy & Boch back-to-wall WC with soft-close seat and cover, chrome dual flush plate and concealed cistern
- Low profile stone resin shower tray with glass sliding door, chrome overhead rain shower with separate handheld shower set and thermostatic Crosswater shower mixer
- Single ended bath with Crosswater chrome, handheld shower, bath filler and thermostatic mixer
- High level bespoke recessed mirror cabinet with internal glass shelving, shaver socket and sensor LED lighting
- Chrome heated towel radiator
- Toilet roll holder

CLOAKROOMS

- Villeroy & Boch wall hung porcelain basin with wall mounted chrome finished Crosswater mixer tap
- Villeroy & Boch back-to-wall WC with soft-close seat and cover, chrome dual flush plate and concealed cistern
- High level mirror above basin
- Chrome towel rail
- Toilet roll holder

EN SUITES

- Villeroy & Boch surface mounted basin on a feature wall hung vanity. Wall mounted chrome finished Crosswater mixer tap
- Villeroy & Boch back-to-wall WC with soft-close seat and cover, chrome dual flush plate and concealed cistern
- Low profile stone resin shower tray with glass sliding door, chrome overhead rain shower with separate handheld shower set and thermostatic Crosswater shower mixer
- High level bespoke recessed mirror cabinet with internal glass shelving, shaver socket and sensor LED lighting
- Feature niche to shower area
- Chrome heated towel radiator
- Toilet roll holder



INTERNAL FINISHES

- Painted internal doors with chrome polished door furniture
- White framed, glass panelled sliding wardrobe doors with interior shelf and chrome hanging rail to bedroom one
- Vinyl timber effect flooring flooring to all areas on the ground floor
- Fitted carpets to staircases, landings, bedrooms and living room
- Large format floor tiles and polished porcelain wall tiles to en suite and bathroom
- Ceramic gloss metro tile to cloakroom walls
- Loft hatch and light

EXTERNAL FINISHES

- Composite decking to balcony³
- External light to balcony³
- Turf and paving to selected areas of rear garden
- Storage to rear garden
- External tap to rear of property
- Weatherproof double switched socket to rear of property
- Two allocated parking spaces³



HEATING

- Gas fired central heating with mains pressure hot water
- Underfloor heating to the ground floor, with thermostatically controlled radiators to all other areas
- Chrome heated towel radiator to en suite and bathroom
- Mechanical extract ventilation to kitchen, en suite and bathroom
- uPVC, sealed unit, double glazed external windows/doors

SECURITY & PEACE OF MIND

- Power provided for future wireless intruder alarm to be fitted at a later date by purchaser
- Feature entrance door with multipoint locking system
- Mains powered smoke detectors with battery backup
- Heat detectors to kitchens
- CO detector
- 10-year NHBC build warranty
- 2-year St Edward warranty



ELECTRICAL FITTINGS

- TV aerial and satellite dish, with provision for Sky Q, as standard to the living room, family room and additional cabling to all bedrooms
- Telephone points to living room and bedroom one
- Network data points to selected locations
- White LED downlights to kitchen, family room, en suite, bathroom, cloakroom, hallways and landings³
- Energy efficient pendant lighting to living room, kitchen breakfast bars and bedrooms³
- Lighting to hall cupboards
- White switches and sockets
- USB socket point to kitchen, family room, living room and all bedrooms
- Shaver sockets to en suite and bathroom
- External wall lantern to front of property
- External rear light



¹Applicable to 3 Bedroom Houses. ²Applicable to 4 Bedroom Houses. ³Where applicable. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St Edward reserves the right to make these changes as required. A number of options are available to personalise your home. Options are subject to timeframes, availability and change. Please ask a Sales Consultant for details. Photography is indicative only.

THE COACH HOUSES SPECIFICATION

Carefully considered spaces in these beautifully designed homes.

KITCHENS

- Individually designed layouts
- Laminate worktop with ceramic gloss metro tile splashback to selected walls
- Stainless steel sink with drainer and chrome polished mixer tap
- Bosch cooking A-rated energy efficient built-in single oven
- Bosch cooking A-rated energy efficient built-in 4-zone induction hob
- Beko integrated A+ rated energy efficient fridge/freezer
- Beko integrated A+ rated energy efficient dishwasher
- Integrated extractor hood
- Feature LED task lighting to underside of wall cabinets
- Integrated compartmental recycling bins
- Chrome sockets with USB charging points

SHOWER ROOMS

- Villeroy & Boch wall hung porcelain basin with surface mounted chrome Crosswater mixer tap
- Villeroy & Boch back-to-wall WC with soft-close seat and cover, chrome dual flush plate and concealed cistern
- Low profile stone resin shower tray with glass sliding door, chrome overhead rain shower with separate handheld shower set and thermostatic Crosswater shower mixer
- Chrome heated towel radiator
- Toilet roll holder

EN SUITES

- Villeroy & Boch wall hung porcelain basin with surface mounted chrome Crosswater mixer tap
- Villeroy & Boch back-to-wall WC with soft-close seat and cover, chrome dual flush plate and concealed cistern
- Single ended bath with chrome overhead rain shower with separate handheld shower set, bath filler and thermostatic Crosswater shower mixer with glass bath screen
- Feature niche to bath area
- Chrome heated towel radiator
- Toilet roll holder

INTERNAL FINISHES

- Painted internal doors with chrome polished door furniture
- Walk-in dressing area with hanging rails and interior shelf to bedroom one
- Vinyl timber effect flooring to hallways, kitchen and living area
- Fitted carpets to bedrooms
- Large format floor tiles and polished porcelain wall tiles to en suite and shower room
- Loft hatch, ladder and light

EXTERNAL FINISHES

- Single garage

HEATING

- Gas fired central heating with mains pressure hot water
- Underfloor heating throughout
- Chrome heated towel radiator to en suite and shower room
- Mechanical extract ventilation to kitchen, en suite and shower room
- Plumbing for washer/dryer
- uPVC, sealed unit, double glazed external windows/doors

SECURITY & PEACE OF MIND

- Power provided for future wireless intruder alarm to be fitted at a later date by purchaser
- Feature entrance door with multipoint locking system
- Mains powered smoke detectors with battery backup
- Heat detectors to kitchen
- CO detector
- 10-year NHBC build warranty
- 2-year St Edward warranty

ELECTRICAL FITTINGS

- TV aerial and satellite dish, with provision for Sky Q, as standard to the living area and additional cabling to all bedrooms
- Telephone points to living area and bedroom one
- Network data points to selected locations
- White LED downlights to kitchen, living area, en suite, shower room, and hallways
- Energy efficient pendant lighting to bedrooms
- Lighting to hall cupboards
- White switches and sockets
- USB socket point to kitchen and all bedrooms
- Shaver sockets to en suite and shower room
- External wall lantern to front of property



Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St Edward reserves the right to make these changes as required. A number of options are available to personalise your home. Options are subject to timeframes, availability and change. Please ask a Sales Consultant for details. Photography is indicative only.

HOUSE FINDER

*Beautiful 2 bedroom coach houses and 3 and 4 bedroom homes
with easy access to local amenities.*

2 BEDROOM COACH HOUSES

HOUSE NO.	HOUSE TYPE	BEDROOMS	INTERNAL (SQ M)	INTERNAL (SQ FT)	PAGE NO.
665	The Franklin	2	70 sq m	755 sq ft	42-43
666	The Franklin	2	70 sq m	755 sq ft	44-45
667	The Franklin	2	70 sq m	755 sq ft	44-45

3 BEDROOM HOUSES

HOUSE NO.	HOUSE TYPE	BEDROOMS	INTERNAL (SQ M)	INTERNAL (SQ FT)	PAGE NO.
582	The Burlington	3	103 sq m	1,106 sq ft	22-23
584	The Fairfield	3	103 sq m	1,106 sq ft	24-25
585	The Alcott	3	103 sq m	1,106 sq ft	26-27
586	The Alcott	3	103 sq m	1,106 sq ft	26-27
587	The Fairfield	3	103 sq m	1,106 sq ft	24-25
626	The Burlington	3	103 sq m	1,106 sq ft	22-23
631	The Hampshire	3	116 sq m	1,248 sq ft	28-29
632	The Hampshire	3	116 sq m	1,248 sq ft	28-29
633	The Hampshire	3	116 sq m	1,248 sq ft	28-29
634	The Hampshire	3	116 sq m	1,248 sq ft	28-29
635	The Hampshire	3	116 sq m	1,248 sq ft	28-29
636	The Hampshire	3	116 sq m	1,248 sq ft	28-29
637	The Hartford	3	103 sq m	1,106 sq ft	30-31
638	The Burlington	3	103 sq m	1,106 sq ft	22-23
641	The Burlington	3	103 sq m	1,106 sq ft	22-23
642	The Hartford	3	103 sq m	1,106 sq ft	30-31
643	The Rockport	3	110 sq m	1,181 sq ft	32-33
644	The Rockport	3	110 sq m	1,181 sq ft	32-33
645	The Connecticut	3	103 sq m	1,106 sq ft	34-35
646	The Connecticut	3	103 sq m	1,106 sq ft	34-35
647	The Connecticut	3	103 sq m	1,106 sq ft	34-35
648	The Rockport	3	110 sq m	1,181 sq ft	32-33
649	The Rockport	3	110 sq m	1,181 sq ft	32-33
650	The Hampshire	3	116 sq m	1,248 sq ft	28-29
651	The Hampshire	3	116 sq m	1,248 sq ft	28-29
657	The Alcott	3	103 sq m	1,106 sq ft	26-27
658	The Alcott	3	103 sq m	1,106 sq ft	26-27
661	The Alcott	3	103 sq m	1,106 sq ft	26-27
662	The Alcott	3	103 sq m	1,106 sq ft	26-27
663	The Alcott	3	103 sq m	1,106 sq ft	26-27

4 BEDROOM HOUSES

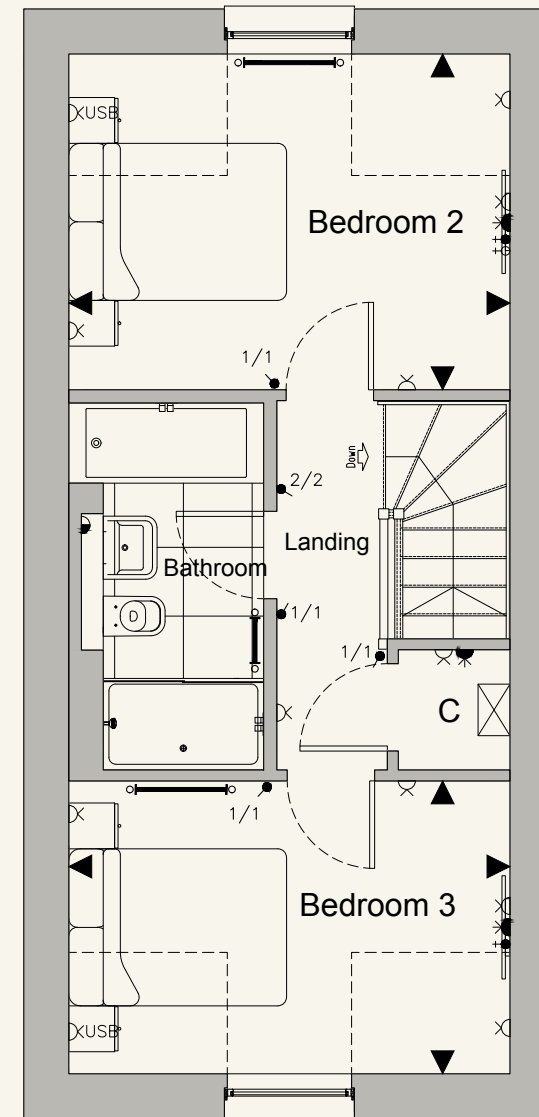
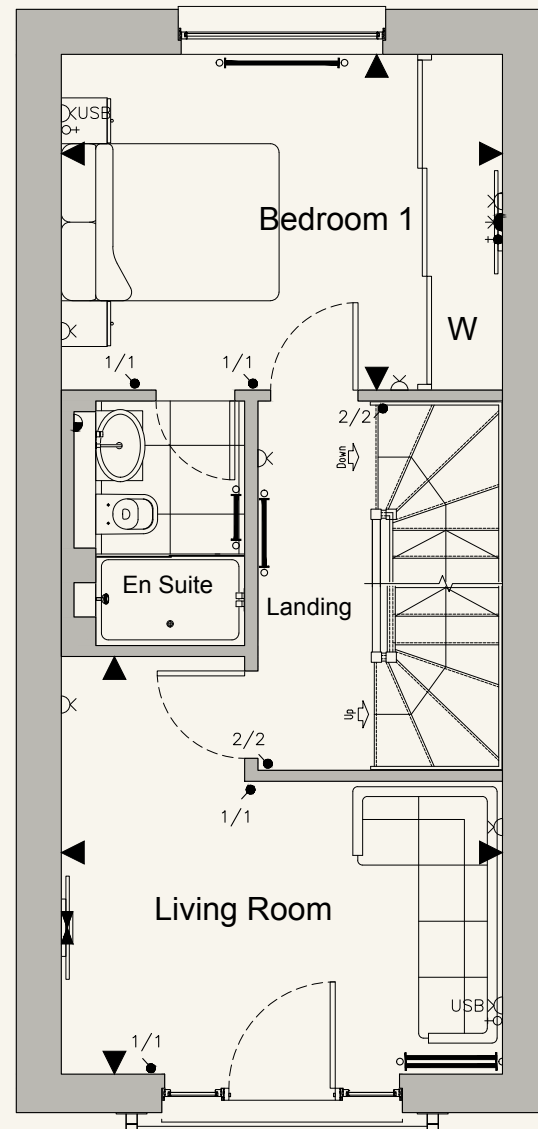
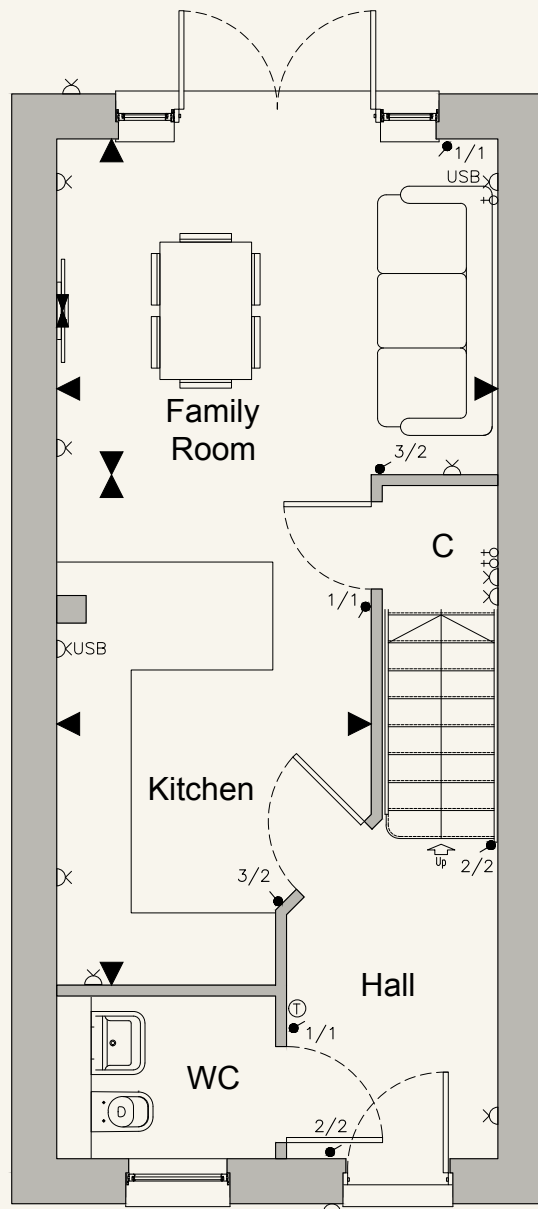
HOUSE NO.	HOUSE TYPE	BEDROOMS	INTERNAL (SQ M)	INTERNAL (SQ FT)	PAGE NO.
574	The Ives	4	138 sq m	1,487 sq ft	36-37
575	The Ives	4	138 sq m	1,487 sq ft	36-37
576	The Ives	4	138 sq m	1,487 sq ft	36-37
577	The Ives	4	138 sq m	1,487 sq ft	36-37
578	The Ives	4	138 sq m	1,487 sq ft	36-37
579	The Ives	4	138 sq m	1,487 sq ft	36-37
580	The Ives	4	138 sq m	1,487 sq ft	36-37
581	The Ives	4	138 sq m	1,487 sq ft	36-37
583	The Hancock	4	122 sq m	1,316 sq ft	38-39
625	The Hancock	4	122 sq m	1,316 sq ft	38-39
627	The Ives	4	138 sq m	1,487 sq ft	36-37
628	The Ives	4	138 sq m	1,487 sq ft	36-37
629	The Ives	4	138 sq m	1,487 sq ft	36-37
630	The Ives	4	138 sq m	1,487 sq ft	36-37
639	The Hancock	4	122 sq m	1,316 sq ft	38-39
640	The Hancock	4	122 sq m	1,316 sq ft	38-39
656	The Plymouth	4	122 sq m	1,316 sq ft	40-41
659	The Plymouth	4	122 sq m	1,316 sq ft	40-41
660	The Plymouth	4	122 sq m	1,316 sq ft	40-41
664	The Plymouth	4	122 sq m	1,316 sq ft	40-41

THE BURLINGTON

Plots 582*, 626, 638, 641

TOTAL AREA 103 SQ M 1,106 SQ FT

*THE FLOORPLANS TO THESE PLOTS ARE MIRRORED TO THE PLANS SHOWN



GROUND FLOOR

Family Room	3.85m x 2.93m	12'6" x 9'6"
Kitchen	4.46m x 2.75m	14'6" x 8'11"

FIRST FLOOR

Bedroom 1	3.85m x 2.93m	12'6" x 9'6"
Living Room	3.85m x 3.65m	12'6" x 11'10"

SECOND FLOOR

Bedroom 2	3.85m x 2.93m	12'6" x 9'6"
Bedroom 3	3.85m x 2.56m	12'6" x 8'4"



- KEY**
- ◄ Measurements
 - W Wardrobe
 - C Cupboard
 - Denotes lowered ceiling height
 - ⊗ Double switched socket outlet
 - ⊗^{USB} Double switched socket outlet with 2 USB outlets
 - ⊔ Single switched socket outlet
 - ⚡ Light switch
 - ⊕ BT RJ11 outlet wired in Cat5e cable
 - ⊕ RJ45 data point wired in Cat5e cable
 - ⊕ Shaver point
 - ⊕ Thermostat controller
 - ⊕ Low level multimedia plate to underside of socket outlets, comprising TV & TV return, FM, DAB, SATx2, BT outlet & 4 no. switched sockets
 - ⊕ Doorbell box in polished chrome
 - ⊕ Doorbell push located in centre of render surround or 75mm from door in brickwork
 - ⊕ TV Outlet
 - ⊕ Boiler



HOUSE STYLE: THE BURLINGTON

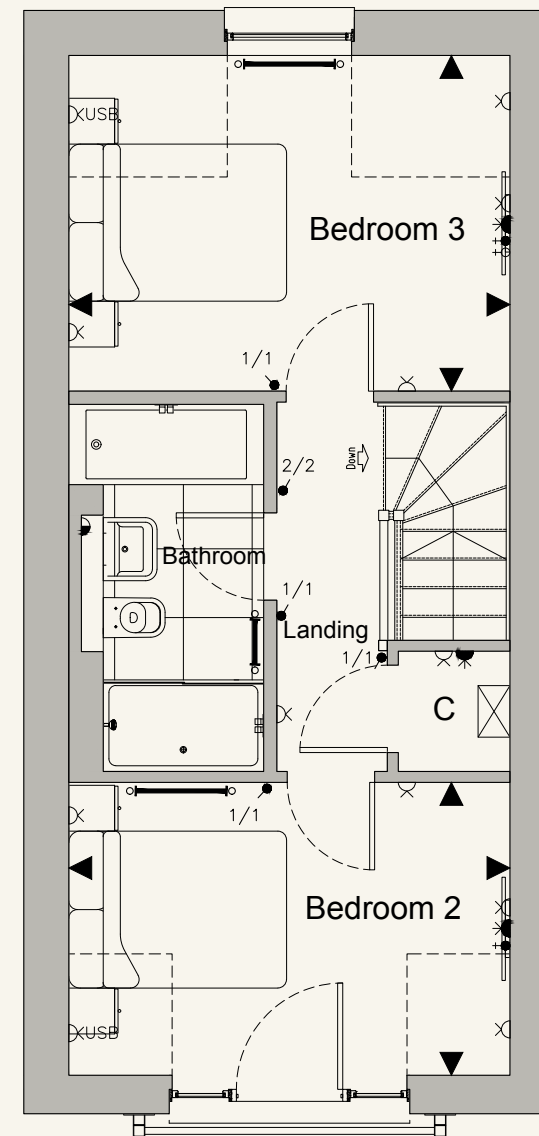
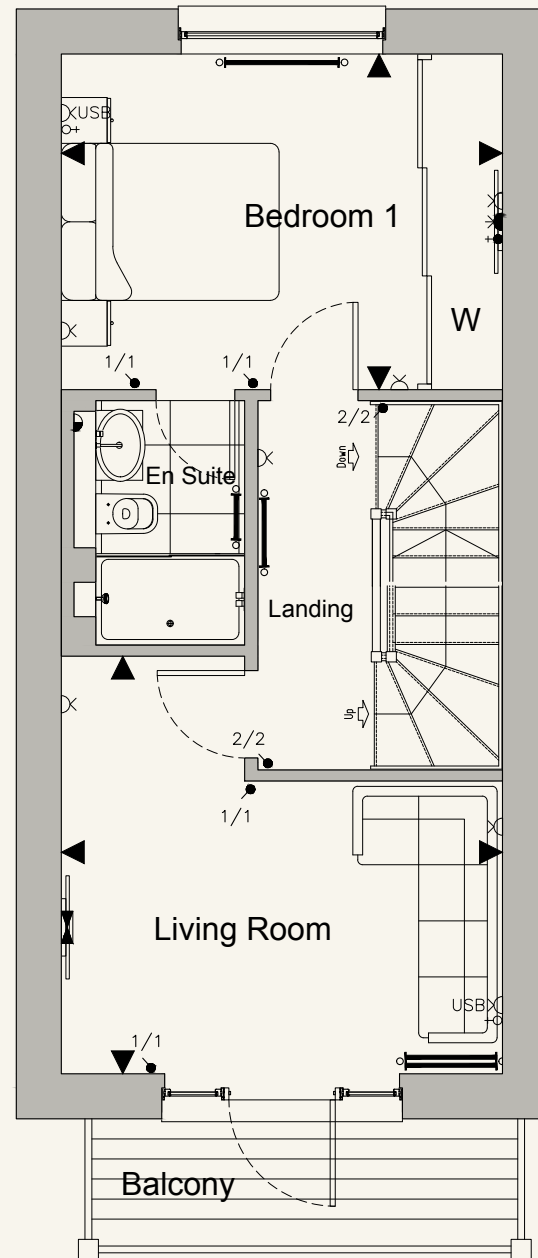
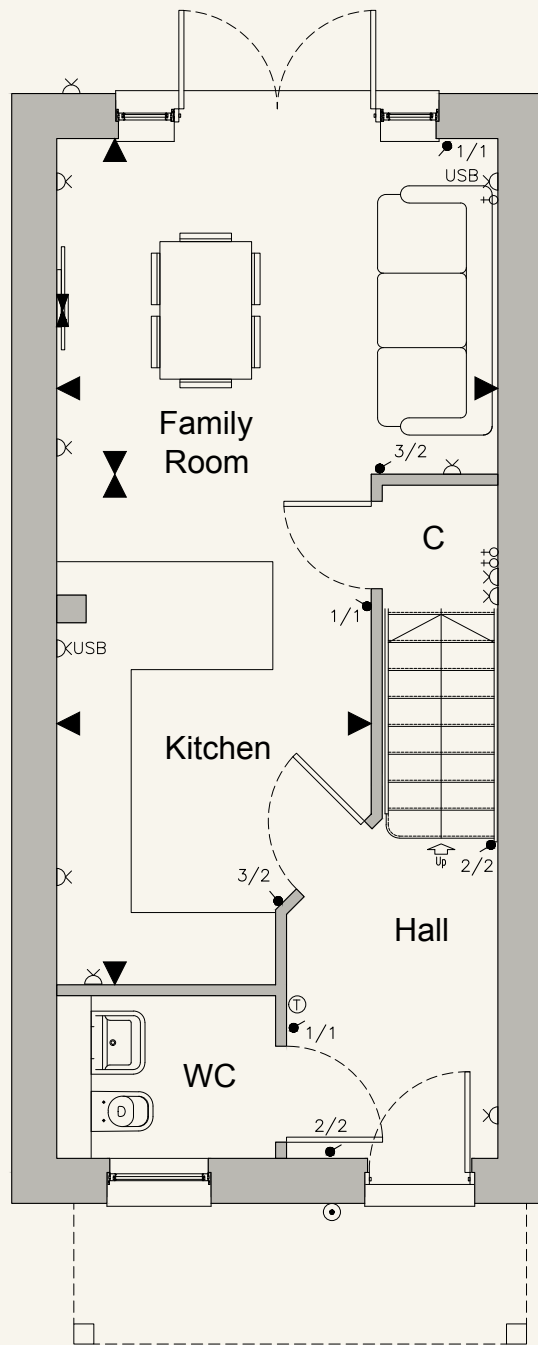
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THE FAIRFIELD

Plots 584*, 587

TOTAL AREA 103 SQ M 1,106 SQ FT

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GROUND FLOOR

Family Room	3.85m x 2.93m	12'6" x 9'6"
Kitchen	4.56m x 2.75m	14'6" x 8'11"

FIRST FLOOR

Bedroom 1	3.85m x 2.93m	12'6" x 9'6"
Living Room	3.85m x 3.65m	12'6" x 11'10"

SECOND FLOOR

Bedroom 2	3.85m x 2.93m	12'6" x 9'6"
Bedroom 3	3.85m x 2.56m	12'6" x 8'4"



- KEY**
- ◄ Measurements
 - W Wardrobe
 - C Cupboard
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 - ⊗ Double switched socket outlet
 - ⊗^{USB} Double switched socket outlet with 2 USB outlets
 - ⊔ Single switched socket outlet
 - ⚡ Light switch
 - ⊕ BT RJ11 outlet wired in Cat5e cable
 - ⊕ RJ45 data point wired in Cat5e cable
 - ⊕ Shaver point
 - ⊕ Thermostat controller
 - ⊕ Low level multimedia plate to underside of socket outlets, comprising TV & TV return, FM, DAB, SATx2, BT outlet & 4 no. switched sockets
 - ⊕ Doorbell box in polished chrome
 - ⊕ Doorbell push located in centre of render surround or 75mm from door in brickwork
 - ⊕ TV Outlet
 - ⊕ Boiler



HOUSE STYLE: THE FAIRFIELD

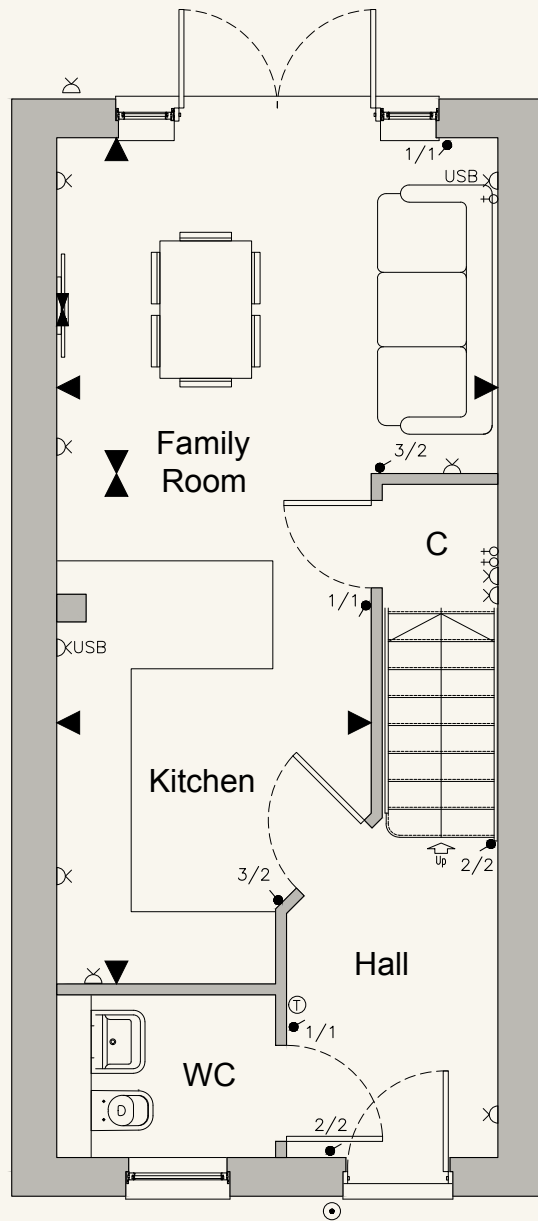
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THE ALCOTT

Plots 585*, 586, 657*, 658, 661, 662, 663

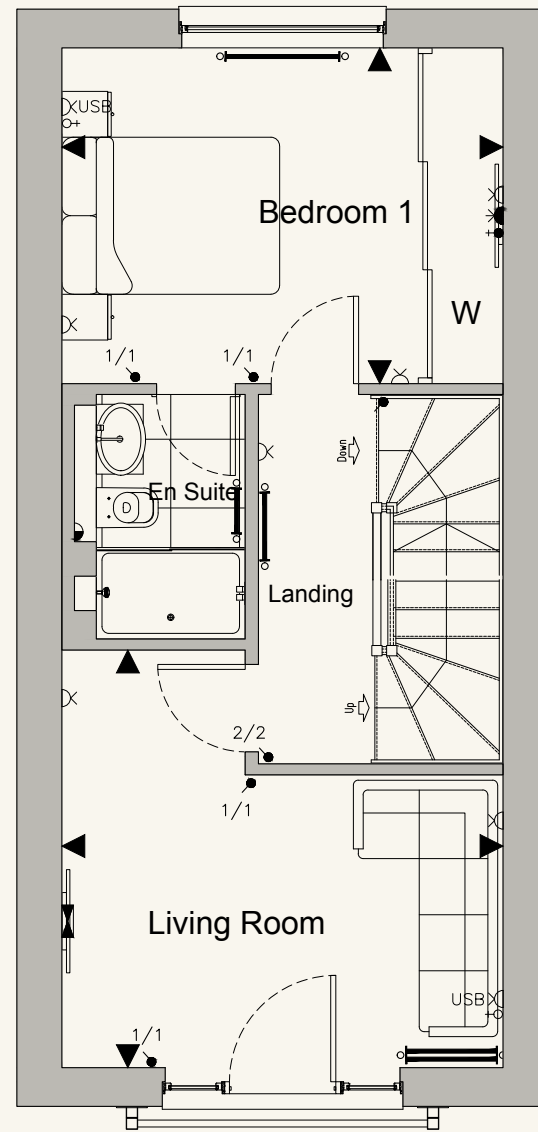
TOTAL AREA 103 SQ M 1,106 SQ FT

*THE FLOORPLANS TO THESE PLOTS ARE MIRRORED TO THE PLANS SHOWN



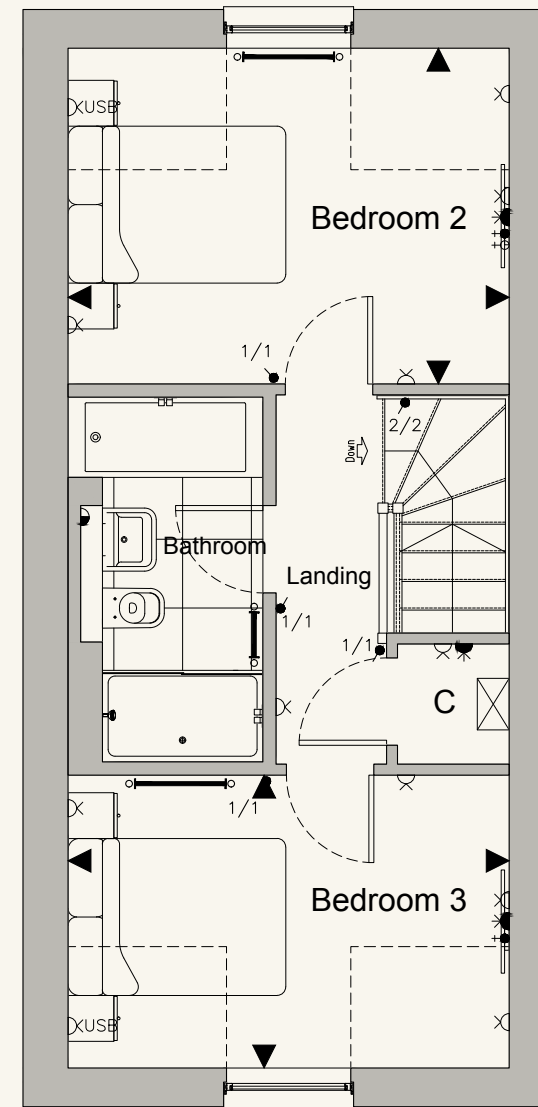
GROUND FLOOR

Family Room	3.85m x 2.93m	12'6" x 9'6"
Kitchen	4.46m x 2.75m	14'6" x 8'11"



FIRST FLOOR

Bedroom 1	3.85m x 2.93m	12'6" x 9'6"
Living Room	3.85m x 3.65m	12'6" x 11'10"



SECOND FLOOR

Bedroom 2	3.85m x 2.93m	12'6" x 9'6"
Bedroom 3	3.85m x 2.56m	12'6" x 8'4"



- KEY**
- ▶ Measurements
 - W Wardrobe
 - C Cupboard
 - Denotes lowered ceiling height
 - ⊗ Double switched socket outlet
 - ⊗^{USB} Double switched socket outlet with 2 USB outlets
 - ⊗ Single switched socket outlet
 - ⊗ Light switch
 - ⊗ BT RJ11 outlet wired in Cat5e cable
 - ⊗ RJ45 data point wired in Cat5e cable
 - ⊗ Shaver point
 - ⊗ Thermostat controller
 - ⊗ Low level multimedia plate to underside of socket outlets, comprising TV & TV return, FM, DAB, SATx2, BT outlet & 4 no. switched sockets
 - ⊗ Doorbell box in polished chrome
 - ⊗ Doorbell push located in centre of render surround or 75mm from door in brickwork
 - ⊗ TV Outlet
 - ⊗ Boiler



HOUSE STYLE: THE ALCOTT

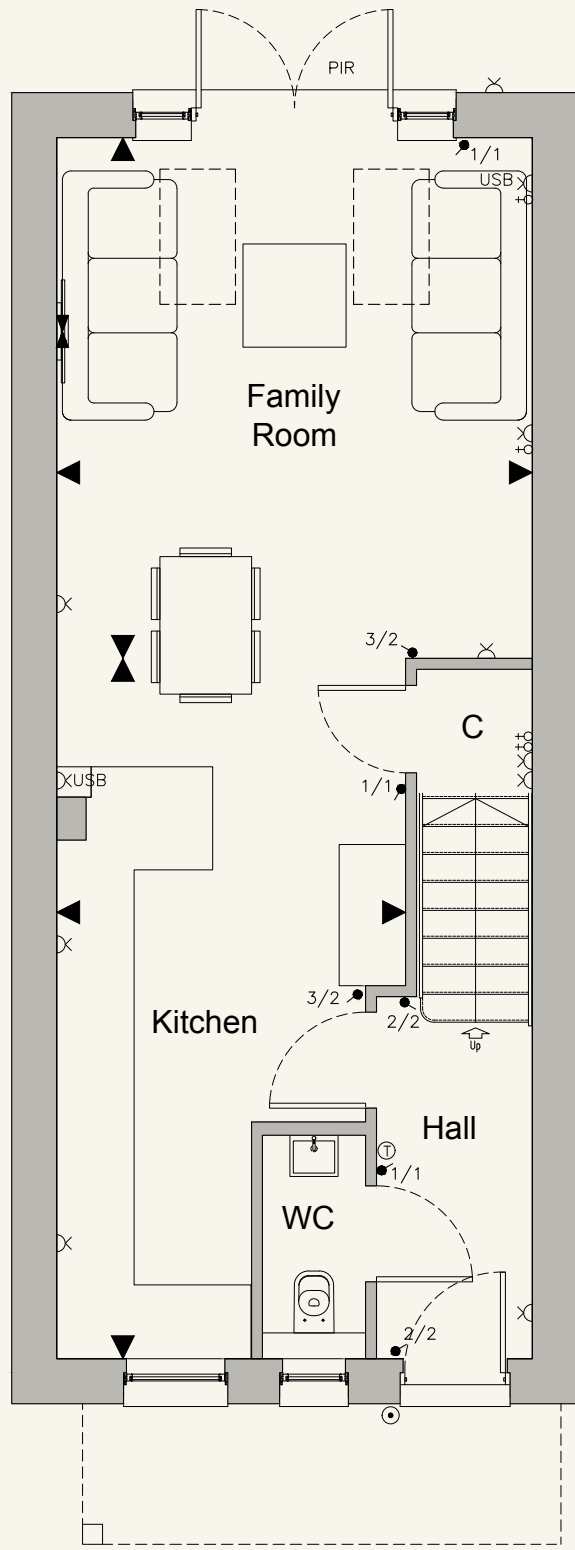
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THE HAMPSHIRE

Plots 631*, 632, 633*, 634,
635*, 636, 650*, 651

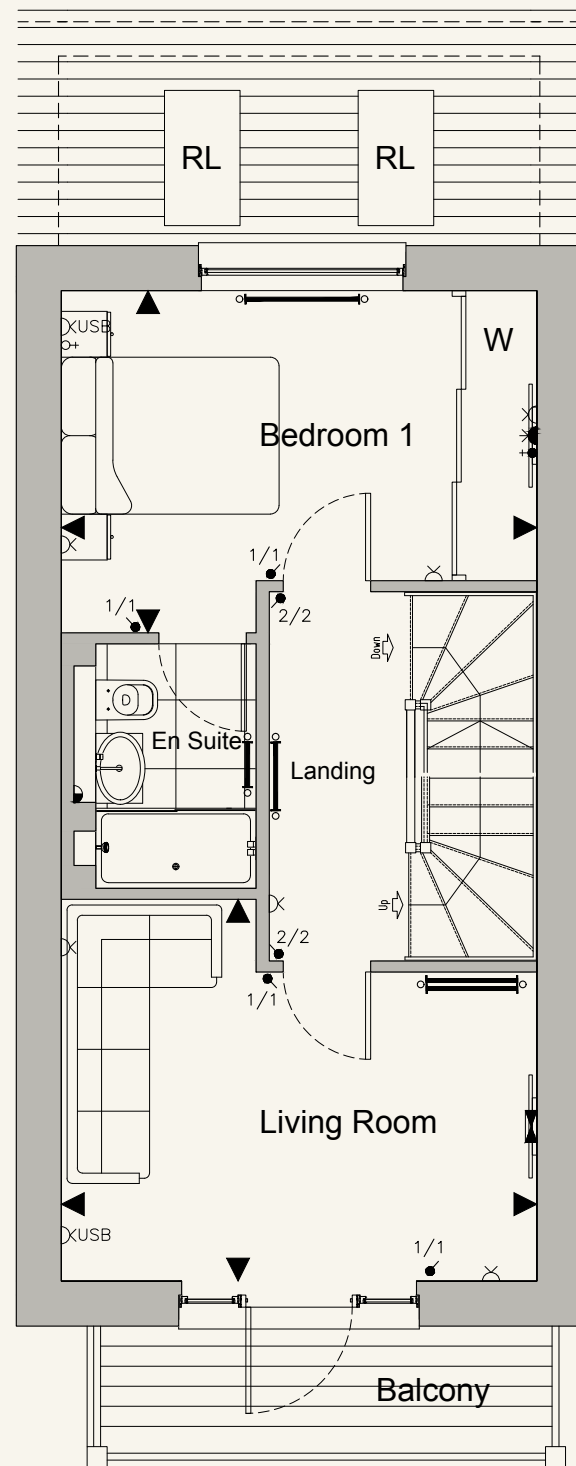
TOTAL AREA 116 SQ M 1,248 SQ FT

*THE FLOORPLANS TO THESE PLOTS ARE MIRRORED TO THE PLANS SHOWN



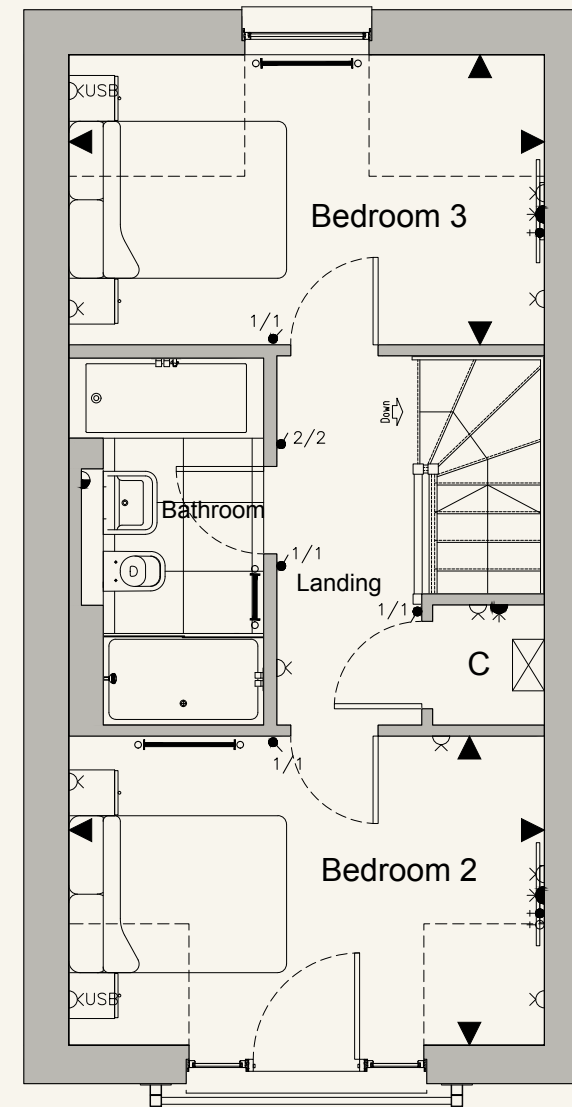
GROUND FLOOR

Family Room	4.54m x 4.15m	14'9" x 13'6"
Kitchen	6.11m x 3.05m	19'11" x 9'10"



FIRST FLOOR

Bedroom 1	4.15m x 2.99m	13'6" x 9'8"
Living Room	4.15m x 3.33m	13'6" x 10'10"



SECOND FLOOR

Bedroom 2	4.15m x 2.70m	13'6" x 8'9"
Bedroom 3	4.15m x 2.53m	13'6" x 8'3"



- KEY**
- ▶ Measurements
 - W Wardrobe
 - C Cupboard
 - Denotes lowered ceiling height
 - ⊗ Double switched socket outlet
 - ⊗^{USB} Double switched socket outlet with 2 USB outlets
 - ⊔ Single switched socket outlet
 - ⚡ Light switch
 - ⊕ BT RJ11 outlet wired in Cat5e cable
 - ⊕ RJ45 data point wired in Cat5e cable
 - ⚡ Shaver point
 - ⊕ Thermostat controller
 - ⊔ Low level multimedia plate to underside of socket outlets, comprising TV & TV return, FM, DAB, SATx2, BT outlet & 4 no. switched sockets
 - ⊔ Doorbell box in polished chrome
 - ⊕ Doorbell push located in centre of render surround or 75mm from door in brickwork
 - ⊔ TV Outlet
 - ⊔ Boiler
 - RL Roof Light



HOUSE STYLE: THE HAMPSHIRE

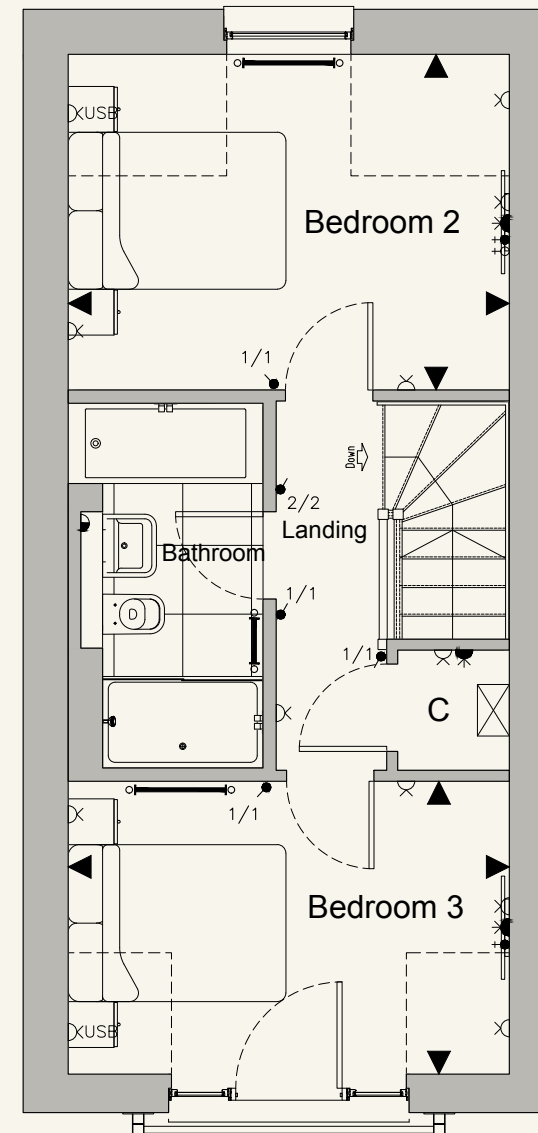
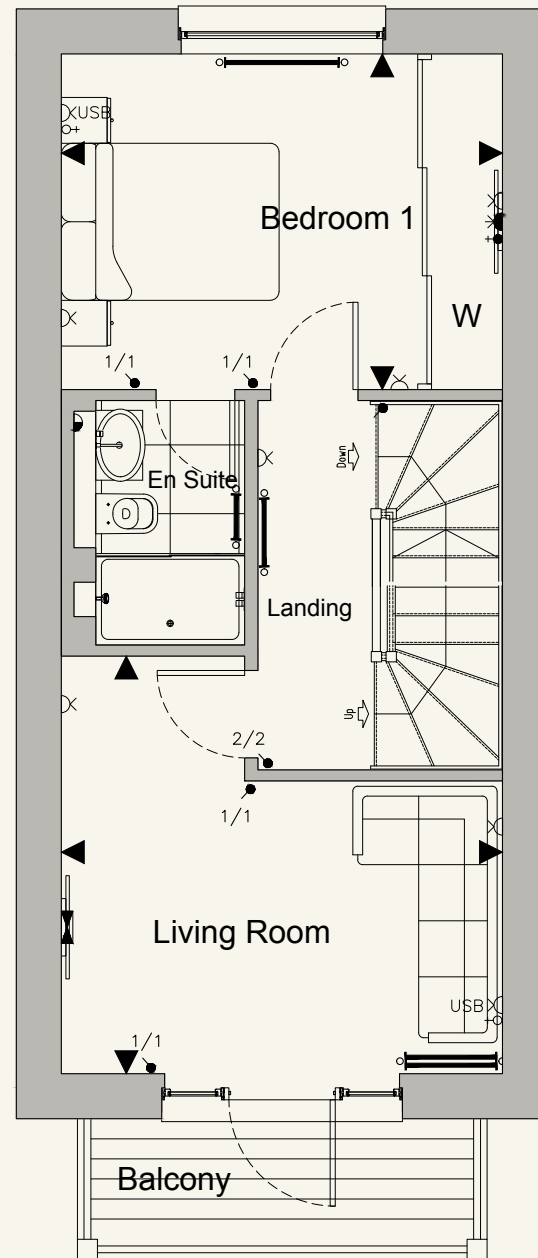
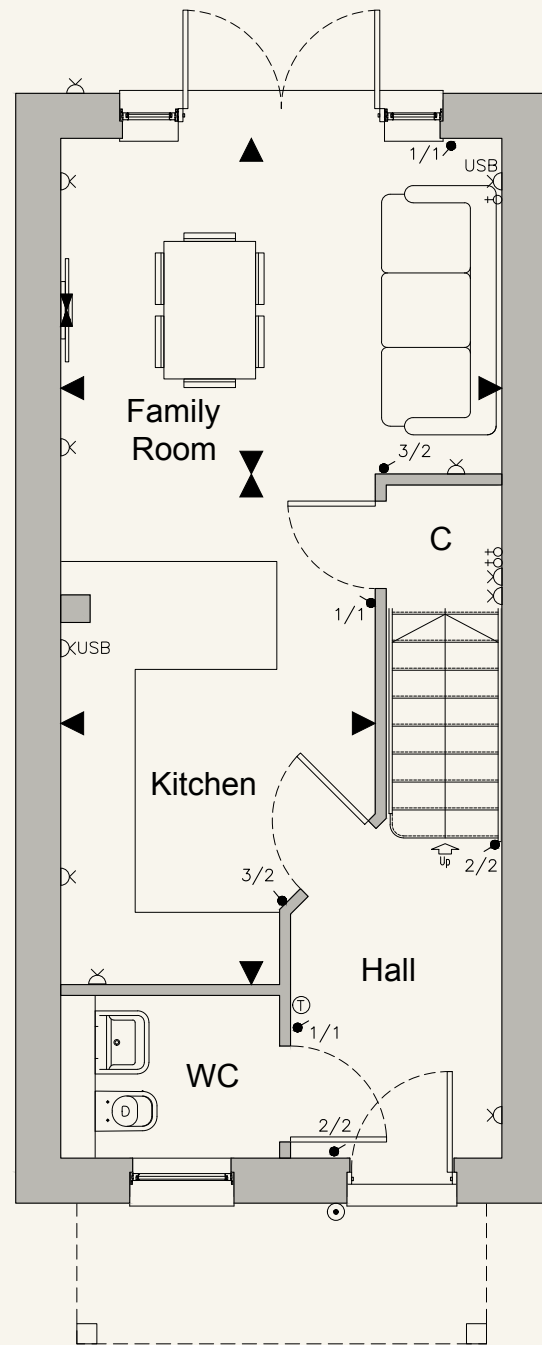
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THE HARTFORD

Plots 637*, 642

TOTAL AREA 103 SQ M 1,106 SQ FT

*THE FLOORPLANS TO THESE PLOTS ARE MIRRORED TO THE PLANS SHOWN



GROUND FLOOR

Family Room	3.85m x 2.93m	12'6" x 9'6"
Kitchen	4.46m x 2.75m	14'6" x 8'11"

FIRST FLOOR

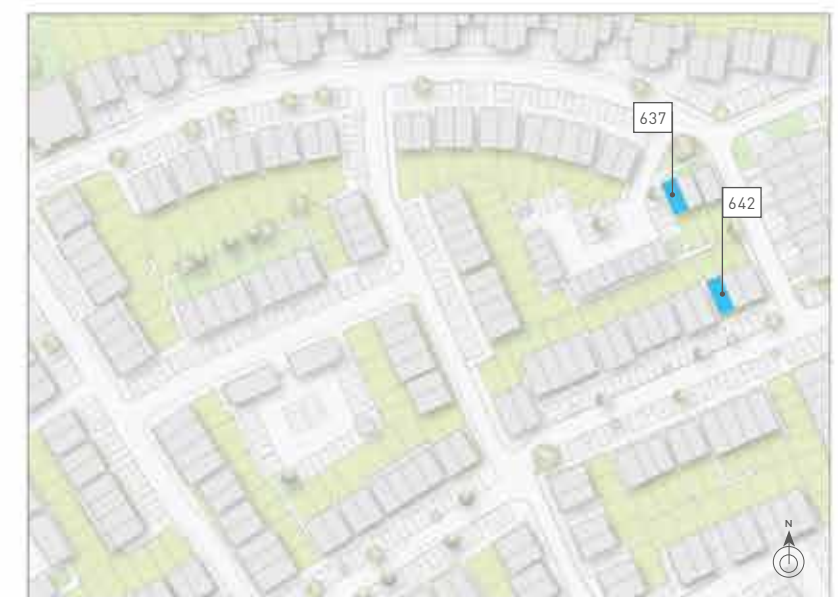
Bedroom 1	3.85m x 2.93m	12'6" x 9'6"
Living Room	3.85m x 3.65m	12'6" x 11'10"

SECOND FLOOR

Bedroom 2	3.85m x 2.93m	12'6" x 9'6"
Bedroom 3	3.85m x 2.56m	12'6" x 8'4"



- KEY**
- ◄► Measurements
 - W Wardrobe
 - C Cupboard
 - Denotes lowered ceiling height
 - ⊗ Double switched socket outlet
 - ⊗^{USB} Double switched socket outlet with 2 USB outlets
 - ⊔ Single switched socket outlet
 - ⚡ Light switch
 - ⊕ BT RJ11 outlet wired in Cat5e cable
 - ⊕ RJ45 data point wired in Cat5e cable
 - ⊕ Shaver point
 - ⊕ Thermostat controller
 - ⊕ Low level multimedia plate to underside of socket outlets, comprising TV & TV return, FM, DAB, SATx2, BT outlet & 4 no. switched sockets
 - ⊕ Doorbell box in polished chrome
 - ⊕ Doorbell push located in centre of render surround or 75mm from door in brickwork
 - ⊕ TV Outlet
 - ⊕ Boiler



HOUSE STYLE: THE HARTFORD

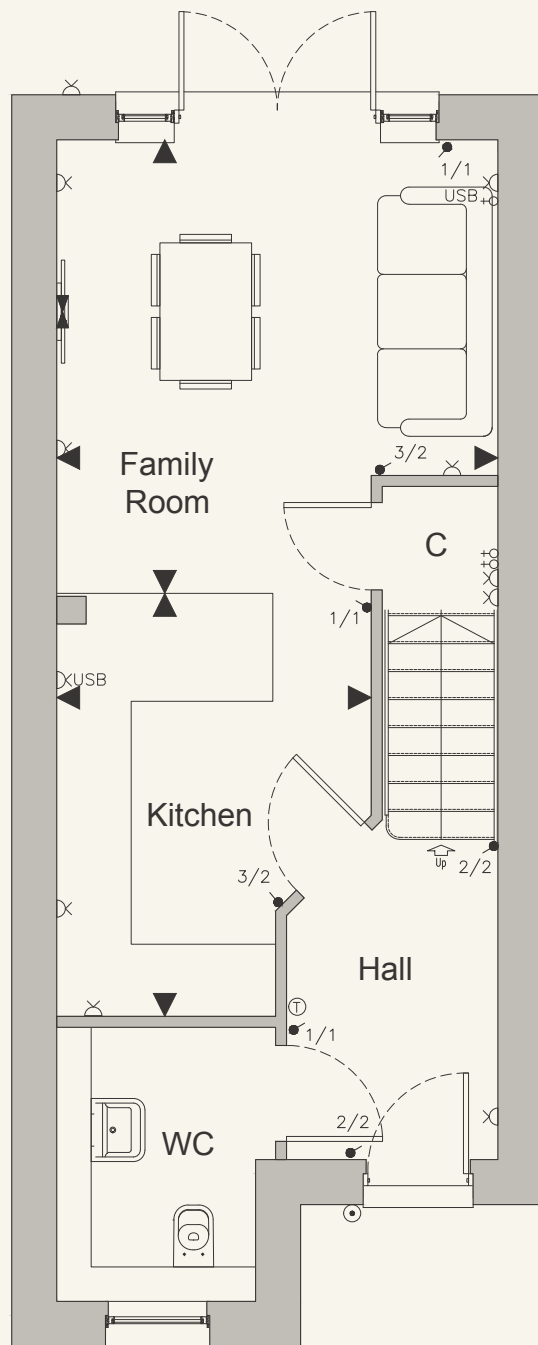
Layouts provide approximate measurements only and are subject to change. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Areas are provided as gross internal areas under the RICS measuring practice. All internal measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Please note, to increase legibility these plans have been scaled to fit the page. As a result this plan may not be at the same scale as those on other pages. The flooring is indicative only and does not necessarily represent the correct orientation and scale of the pattern as this will vary. Computer Generated Image is indicative only.

THE ROCKPORT

Plots 643*, 644, 648*, 649

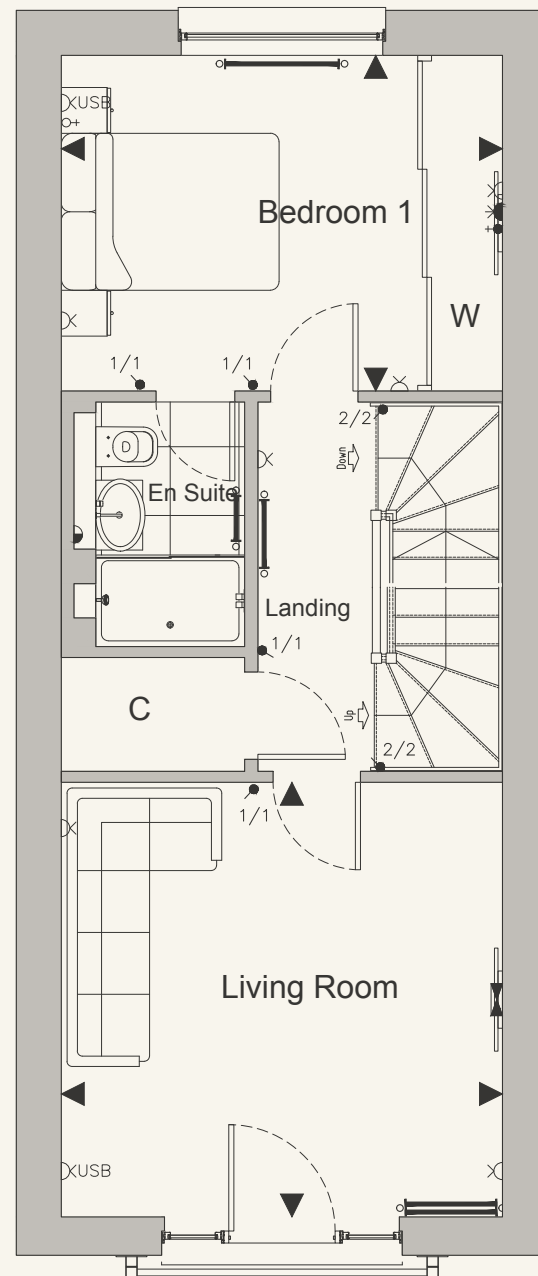
TOTAL AREA 110 SQ M 1,181 SQ FT

*THE FLOORPLANS TO THESE PLOTS ARE MIRRORED TO THE PLANS SHOWN



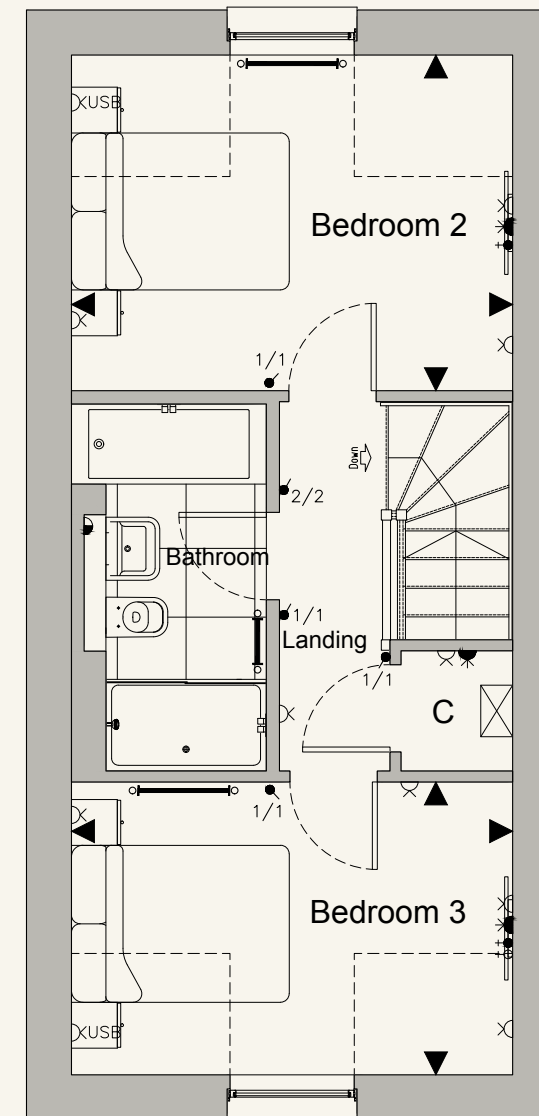
GROUND FLOOR

Family Room	3.96m x 3.85m	12'10" x 12'6"
Kitchen	3.69m x 2.75m	12'0" x 8'11"



FIRST FLOOR

Bedroom 1	3.85m x 2.93m	12'6" x 9'6"
Living Room	3.85m x 3.79m	12'6" x 12'4"



SECOND FLOOR

Bedroom 2	3.85m x 2.93m	12'6" x 9'6"
Bedroom 3	3.85m x 2.56m	12'6" x 8'4"



- KEY**
- ◄► Measurements
 - W Wardrobe
 - C Cupboard
 - Denotes lowered ceiling height
 - ⊗ Double switched socket outlet
 - ⊗^{USB} Double switched socket outlet with 2 USB outlets
 - ⊔ Single switched socket outlet
 - ⚡ Light switch
 - ⊕ BT RJ11 outlet wired in Cat5e cable
 - ⊕ RJ45 data point wired in Cat5e cable
 - ⊕ Shaver point
 - ⊕ Thermostat controller
 - ⊕ Low level multimedia plate to underside of socket outlets, comprising TV & TV return, FM, DAB, SATx2, BT outlet & 4 no. switched sockets
 - ⊕ Doorbell box in polished chrome
 - ⊕ Doorbell push located in centre of render surround or 75mm from door in brickwork
 - ⊕ TV Outlet
 - ⊕ Boiler



HOUSE STYLE: THE ROCKPORT

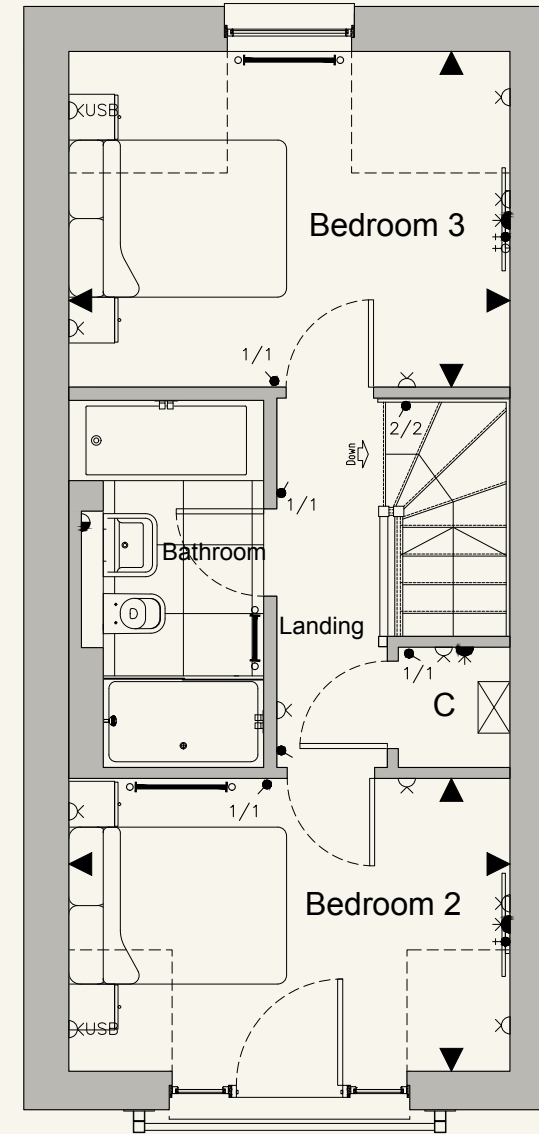
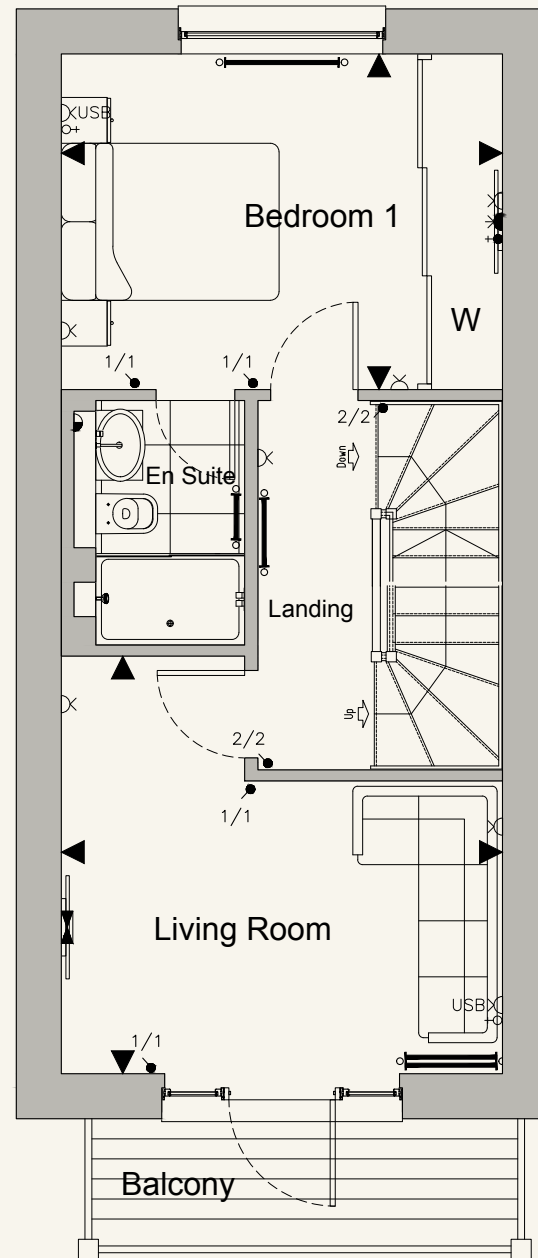
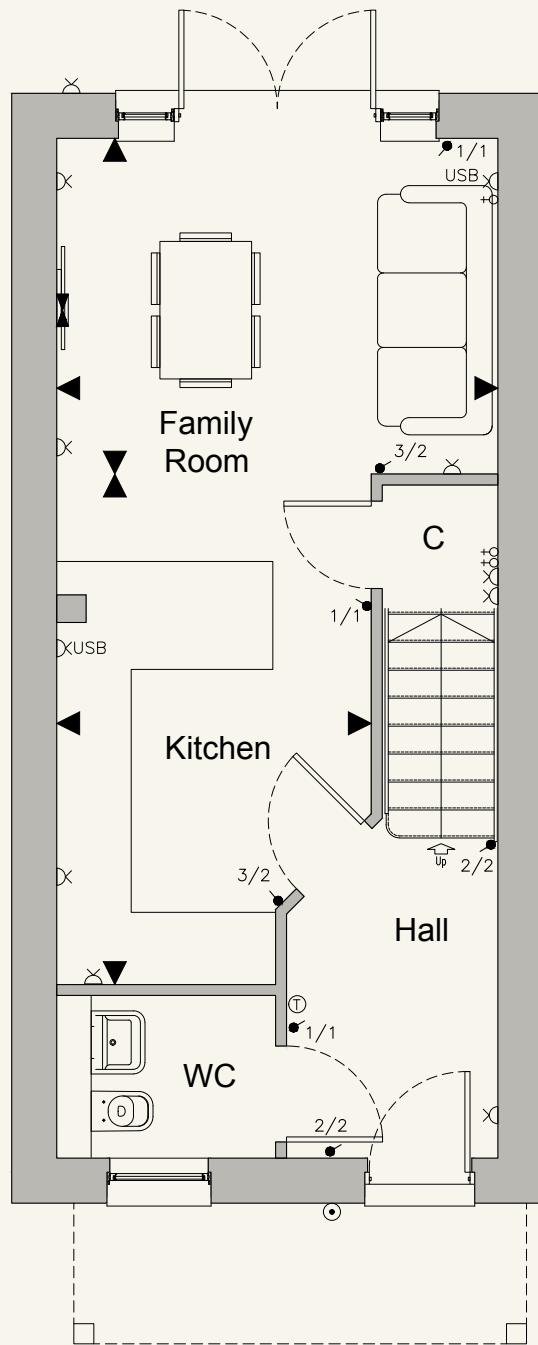
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THE CONNECTICUT

Plots 645*, 646*, 647

TOTAL AREA 103 SQ M 1,106 SQ FT

*THE FLOORPLANS TO THESE PLOTS ARE MIRRORED TO THE PLANS SHOWN



GROUND FLOOR

Family Room	3.85m x 2.93m	12'6" x 9'6"
Kitchen	4.46m x 2.75m	14'6" x 8'11"

FIRST FLOOR

Bedroom 1	3.85m x 2.93m	12'6" x 9'6"
Living Room	3.85m x 3.65m	12'6" x 11'10"

SECOND FLOOR

Bedroom 2	3.85m x 2.56m	12'6" x 8'4"
Bedroom 3	3.85m x 2.93m	12'6" x 9'6"



- KEY**
- ◄ Measurements
 - W Wardrobe
 - C Cupboard
 - Denotes lowered ceiling height
 - ⊗ Double switched socket outlet
 - ⊗^{USB} Double switched socket outlet with 2 USB outlets
 - ⊗ Single switched socket outlet
 - ⊗ Light switch
 - ⊗ BT RJ11 outlet wired in Cat5e cable
 - ⊗ RJ45 data point wired in Cat5e cable
 - ⊗ Shaver point
 - ⊗ Thermostat controller
 - ⊗ Low level multimedia plate to underside of socket outlets, comprising TV & TV return, FM, DAB, SATx2, BT outlet & 4 no. switched sockets
 - ⊗ Doorbell box in polished chrome
 - ⊗ Doorbell push located in centre of render surround or 75mm from door in brickwork
 - ⊗ TV Outlet
 - ⊗ Boiler



HOUSE STYLE: THE CONNECTICUT

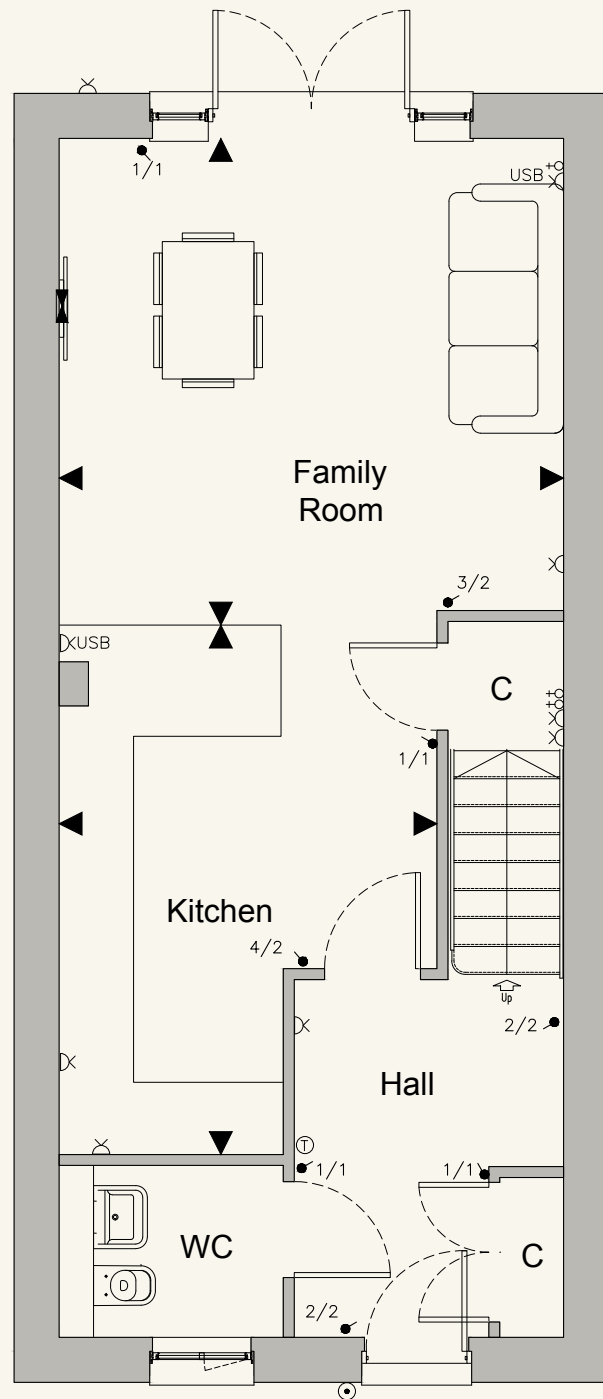
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THE IVES

Plots 574*, 575, 576*, 577, 578*, 579, 580*, 581, 627*, 628, 629*, 630

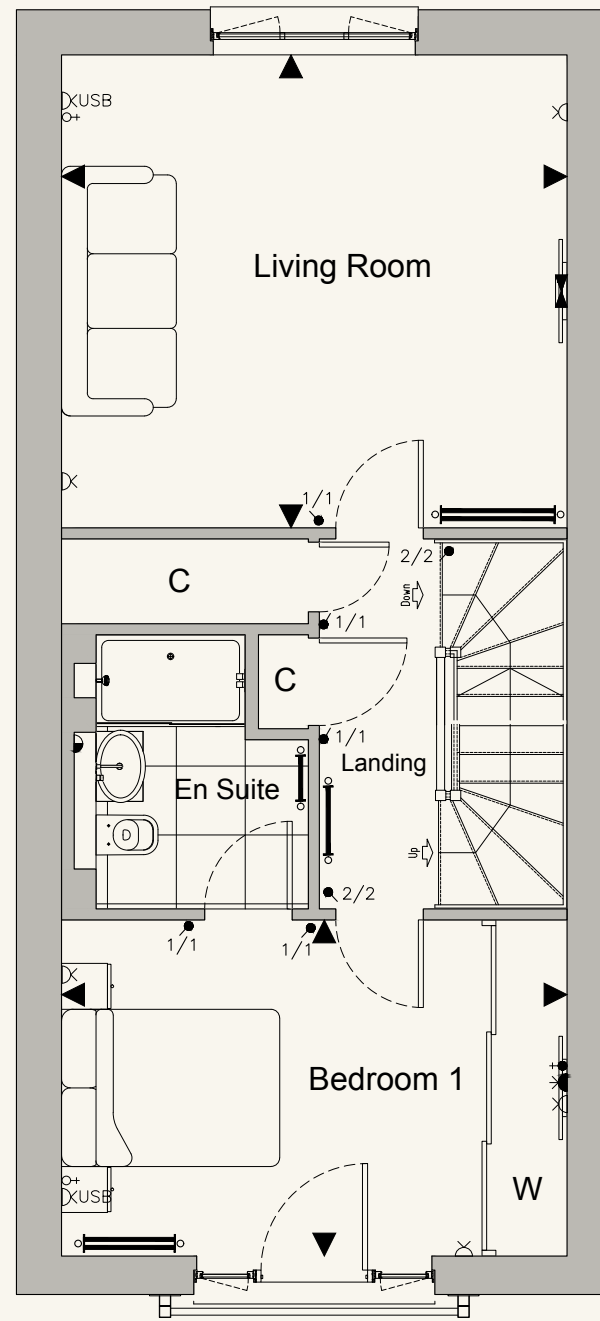
TOTAL AREA 138 SQ M 1,487 SQ FT

*THE FLOORPLANS TO THESE PLOTS ARE MIRRORED TO THE PLANS SHOWN



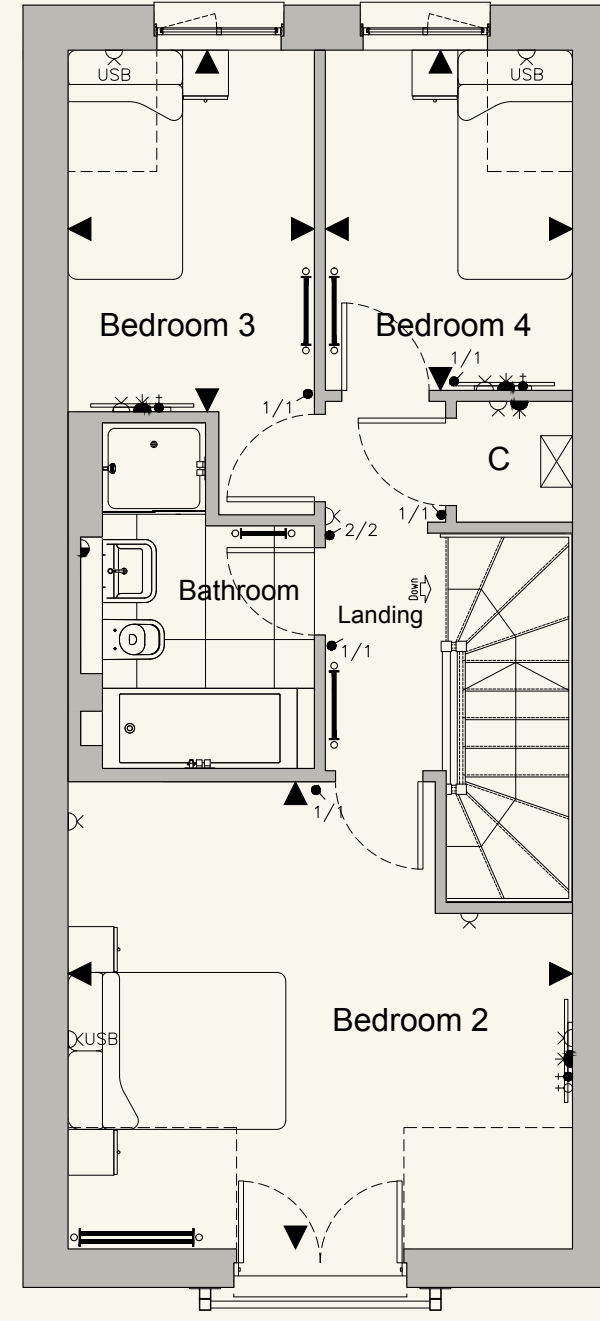
GROUND FLOOR

Family Room	4.40m x 4.25m	14'4" x 13'10"
Kitchen	4.62m x 3.30m	15'0" x 10'9"



FIRST FLOOR

Bedroom 1	4.40m x 2.93m	14'4" x 9'6"
Living Room	4.40m x 4.12m	14'4" x 13'5"



SECOND FLOOR

Bedroom 2	4.40m x 4.08m	14'4" x 13'3"
Bedroom 3	3.16m x 2.15m	10'4" x 7'0"
Bedroom 4	2.97m x 2.16m	9'8" x 7'0"



- KEY**
- ◀▶ Measurements
 - W Wardrobe
 - C Cupboard
 - Denotes lowered ceiling height
 - ⊗ Double switched socket outlet
 - ⊗^{USB} Double switched socket outlet with 2 USB outlets
 - ⊔ Single switched socket outlet
 - ⚡ Light switch
 - ⊕ BT RJ11 outlet wired in Cat5e cable
 - ⊕ RJ45 data point wired in Cat5e cable
 - ⚡ Shaver point
 - ⊖ Thermostat controller
 - ⊖ Low level multimedia plate to underside of socket outlets, comprising TV & TV return, FM, DAB, SATx2, BT outlet & 4 no. switched sockets
 - ⊖ Doorbell box in polished chrome
 - ⊖ Doorbell push located in centre of render surround or 75mm from door in brickwork
 - ⊖ TV Outlet
 - ⊖ Boiler



HOUSE STYLE: THE IVES

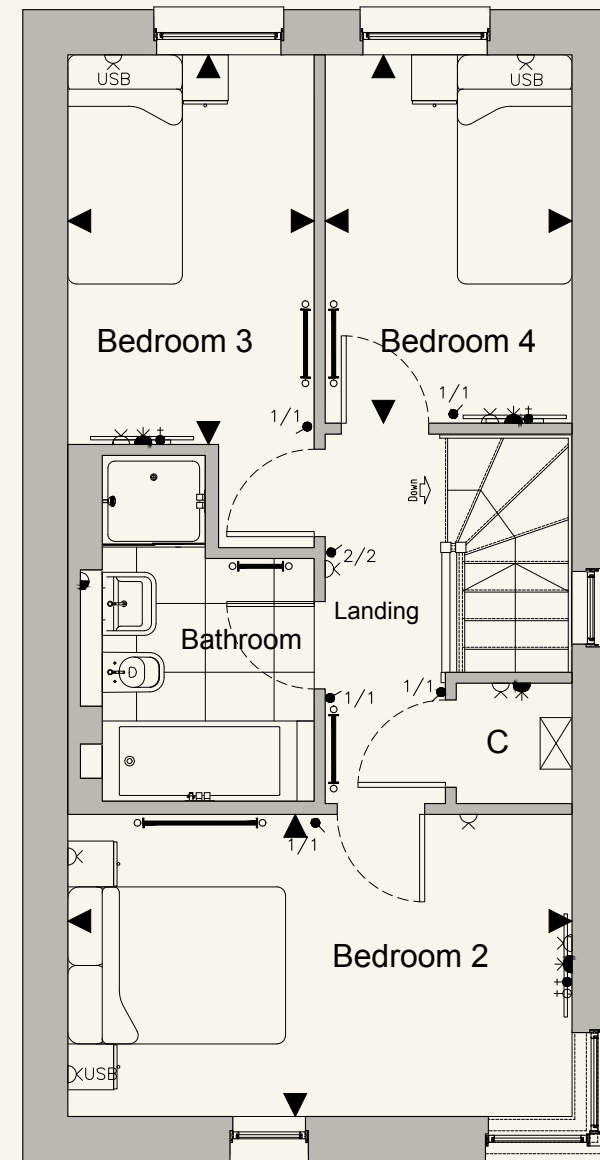
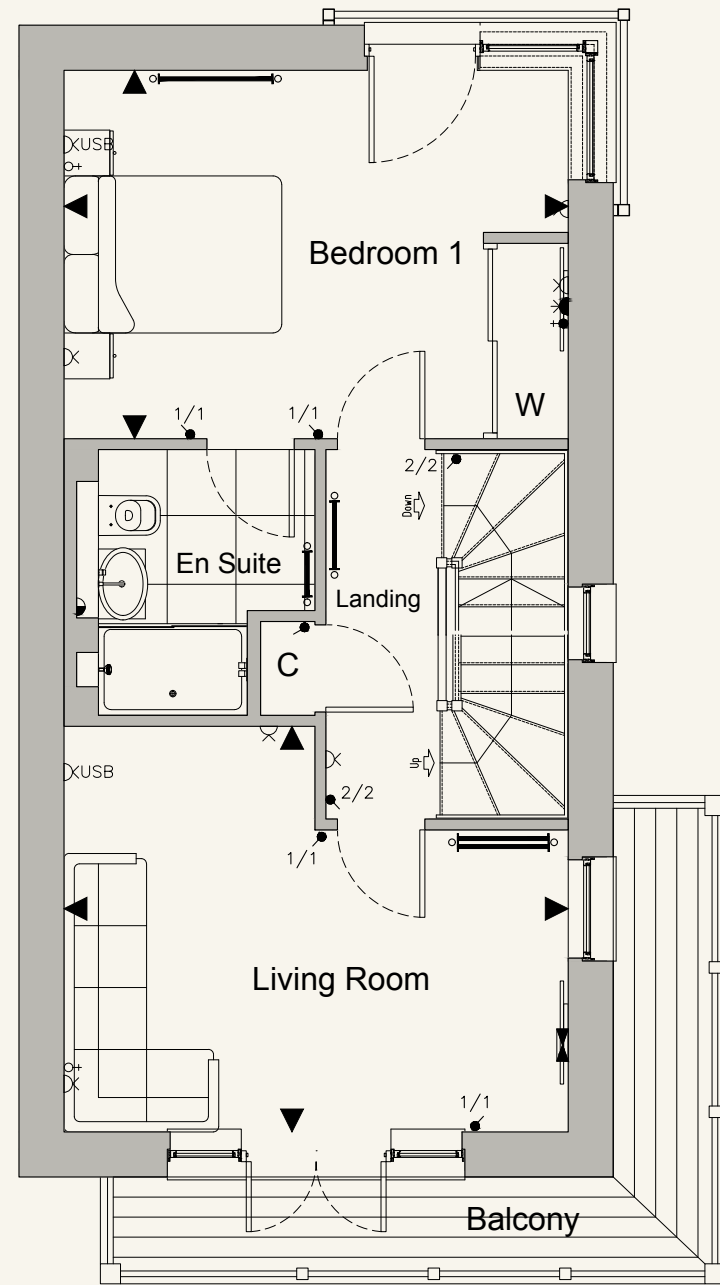
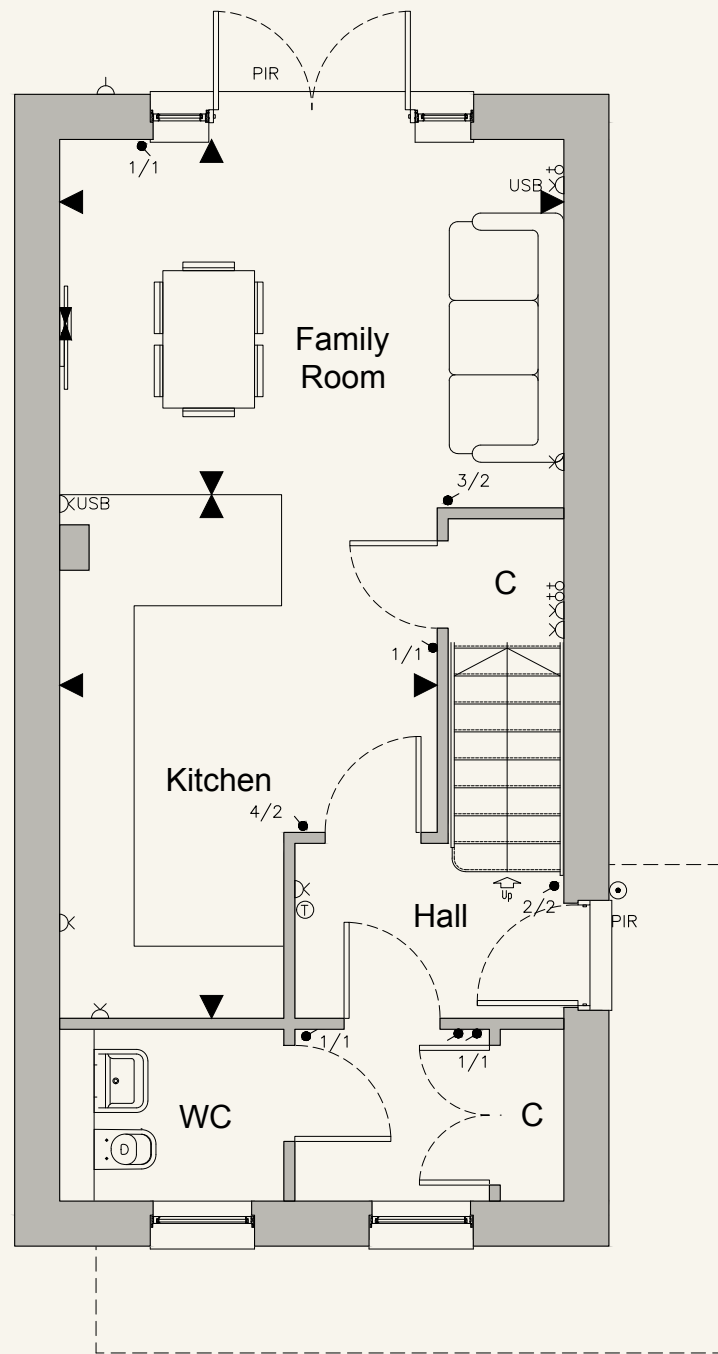
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THE HANCOCK

Plots 583*, 625, 639*, 640

TOTAL AREA 122 SQ M 1,316 SQ FT

*THE FLOORPLANS TO THESE PLOTS ARE MIRRORED TO THE PLANS SHOWN



GROUND FLOOR

Family Room	4.40m x 3.10m	14'4" x 10'1"
Kitchen	4.57m x 3.30m	14'10" x 10'9"

FIRST FLOOR

Bedroom 1	4.40m x 3.22m	14'4" x 10'5"
Living Room	4.40m x 3.54m	14'4" x 11'6"

SECOND FLOOR

Bedroom 2	4.40m x 2.64m	14'4" x 8'7"
Bedroom 3	3.40m x 2.15m	11'1" x 7'0"
Bedroom 4	3.22m x 2.16m	10'5" x 7'0"



- KEY**
- ◄ Measurements
 - W Wardrobe
 - C Cupboard
 - Denotes lowered ceiling height
 - ⊗ Double switched socket outlet
 - ⊗^{USB} Double switched socket outlet with 2 USB outlets
 - ⊗ Single switched socket outlet
 - ⊗ Light switch
 - ⊗ BT RJ11 outlet wired in Cat5e cable
 - ⊗ RJ45 data point wired in Cat5e cable
 - ⊗ Shaver point
 - ⊗ Thermostat controller
 - ⊗ Low level multimedia plate to underside of socket outlets, comprising TV & TV return, FM, DAB, SATx2, BT outlet & 4 no. switched sockets
 - ⊗ Doorbell box in polished chrome
 - ⊗ Doorbell push located in centre of render surround or 75mm from door in brickwork
 - ⊗ TV Outlet
 - ⊗ Boiler



HOUSE STYLE: THE HANCOCK

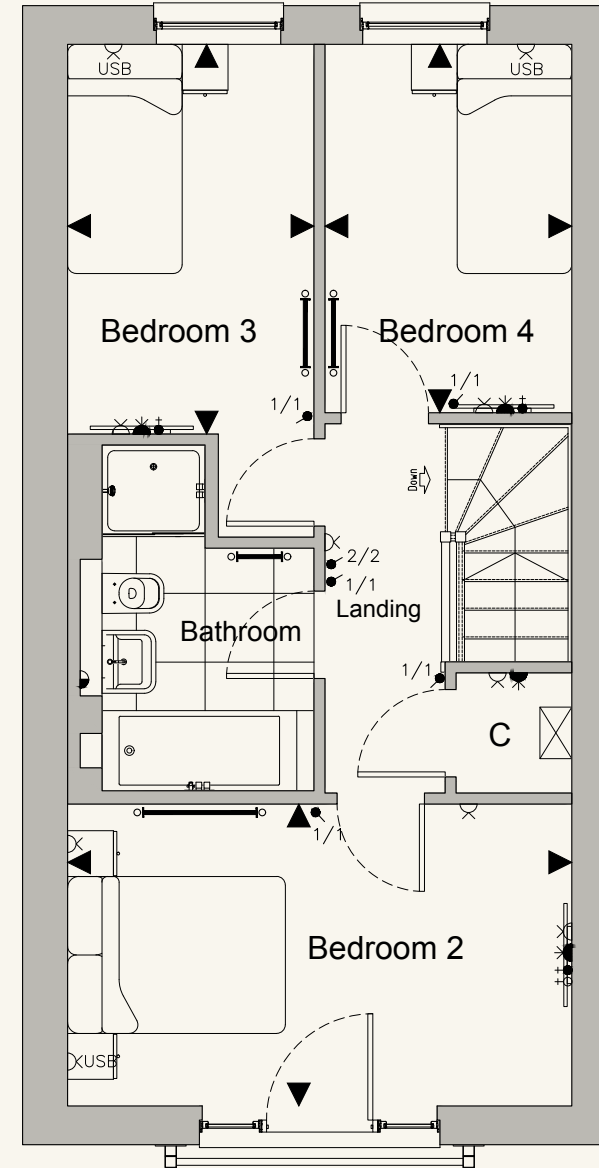
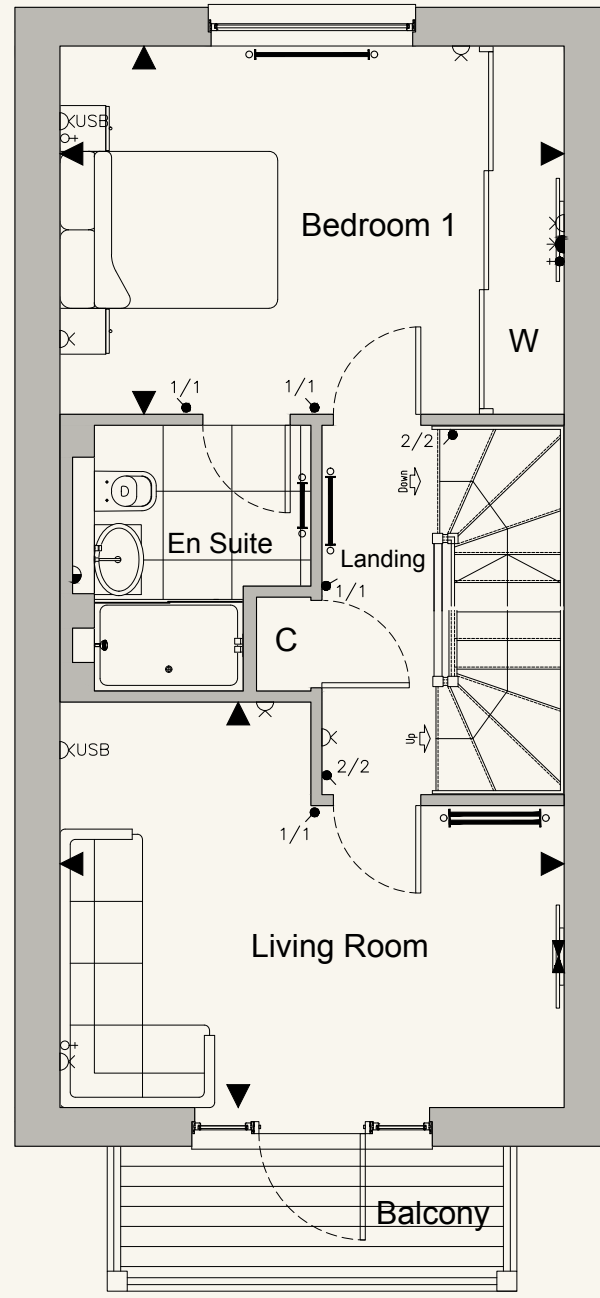
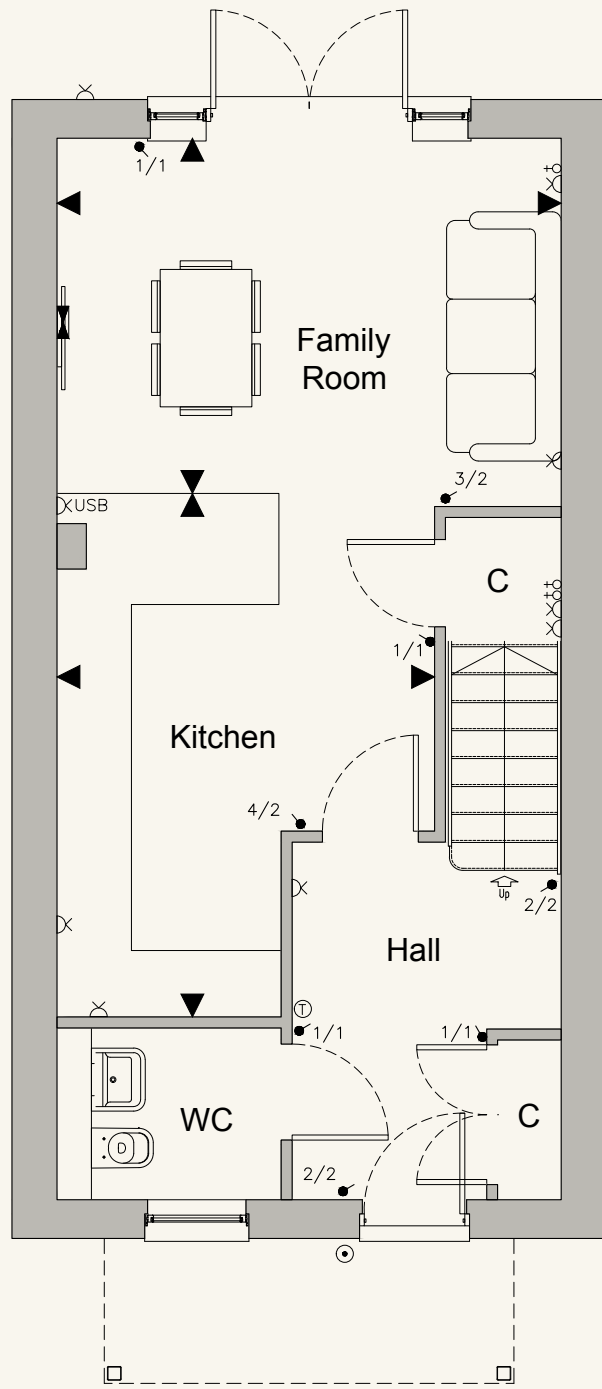
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THE PLYMOUTH

Plots 656*, 659, 660*, 664

TOTAL AREA 122 SQ M 1,316 SQ FT

*THE FLOORPLANS TO THESE PLOTS ARE MIRRORED TO THE PLANS SHOWN



GROUND FLOOR

Family Room	4.40m x 3.10m	14'4" x 10'1"
Kitchen	4.57m x 3.30m	14'10" x 10'9"

FIRST FLOOR

Bedroom 1	4.40m x 3.22m	14'4" x 10'5"
Living Room	4.40m x 3.54m	14'4" x 11'6"

SECOND FLOOR

Bedroom 2	4.40m x 2.64m	14'4" x 8'7"
Bedroom 3	3.40m x 2.15m	11'1" x 7'0"
Bedroom 4	3.22m x 2.16m	10'5" x 7'0"



- KEY**
- ◄► Measurements
 - W Wardrobe
 - C Cupboard
 - Denotes lowered ceiling height
 - ⊗ Double switched socket outlet
 - ⊗^{USB} Double switched socket outlet with 2 USB outlets
 - ⊗ Single switched socket outlet
 - ⊗ Light switch
 - ⊗ BT RJ11 outlet wired in Cat5e cable
 - ⊗ RJ45 data point wired in Cat5e cable
 - ⊗ Shaver point
 - ⊗ Thermostat controller
 - ⊗ Low level multimedia plate to underside of socket outlets, comprising TV & TV return, FM, DAB, SATx2, BT outlet & 4 no. switched sockets
 - ⊗ Doorbell box in polished chrome
 - ⊗ Doorbell push located in centre of render surround or 75mm from door in brickwork
 - ⊗ TV Outlet
 - ⊗ Boiler

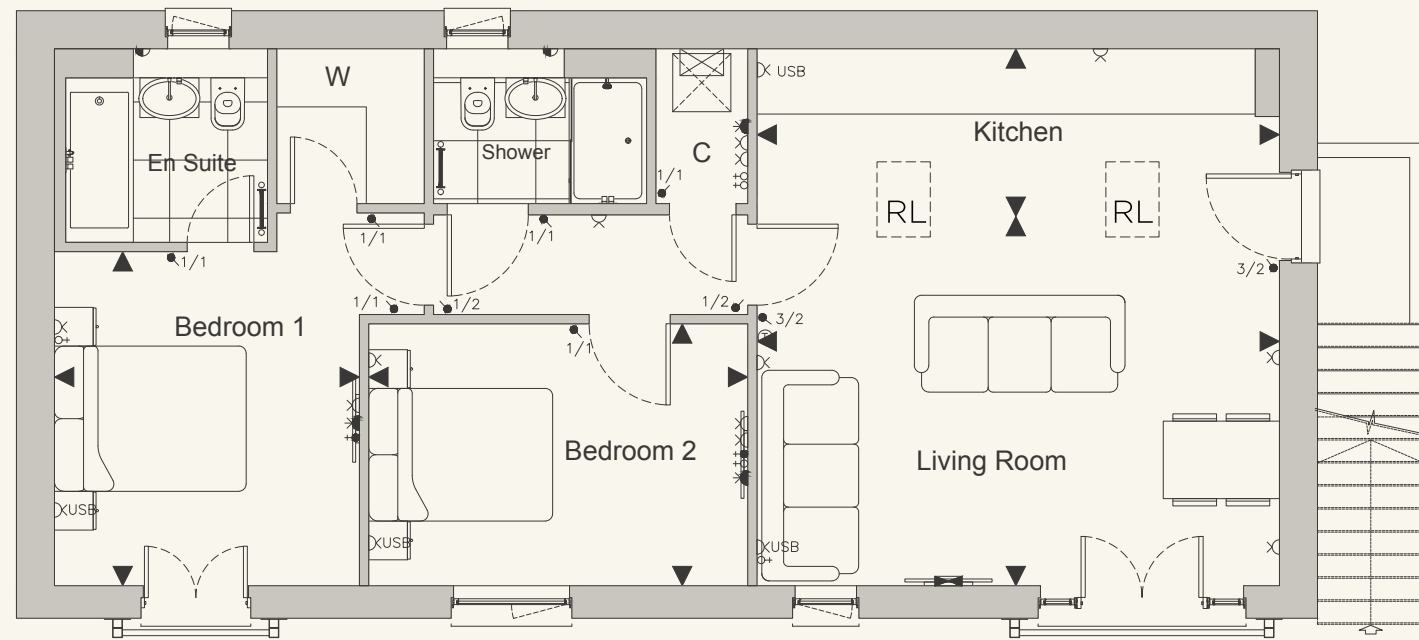


HOUSE STYLE: THE PLYMOUTH

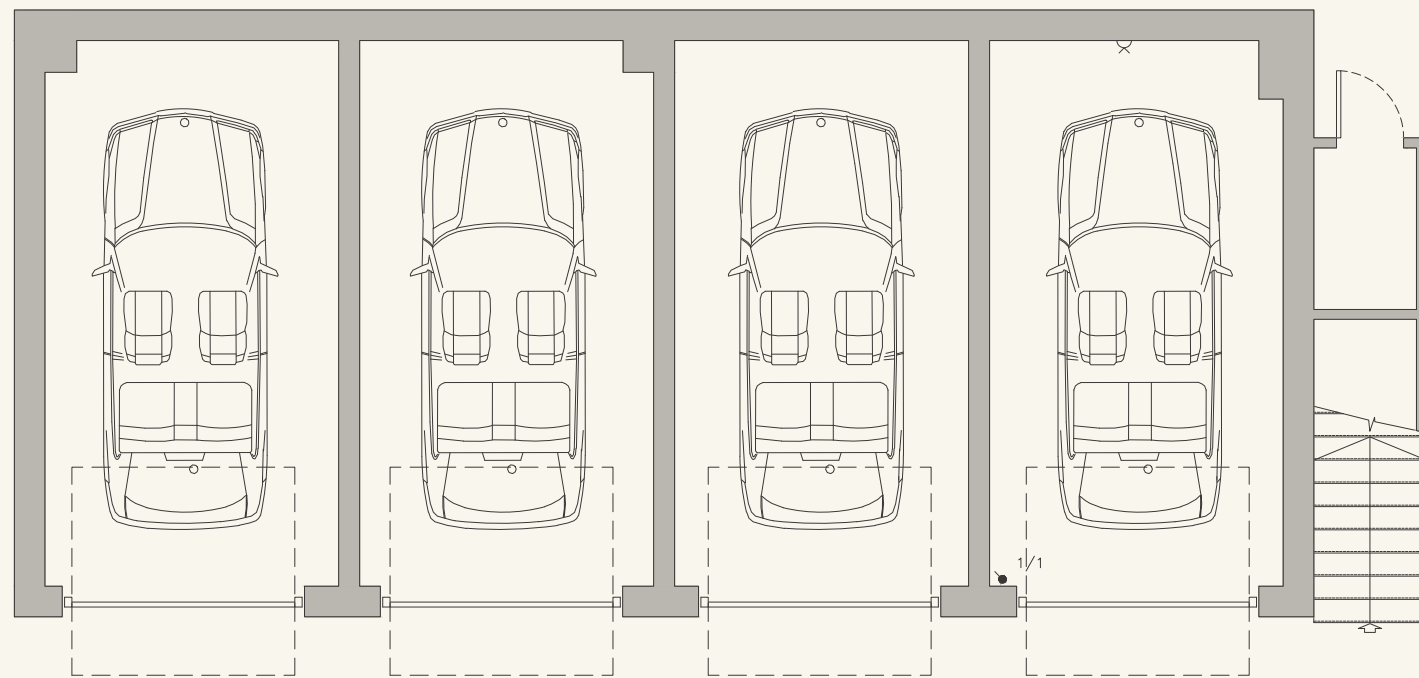
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WOODLAND GARDENS

FIRST FLOOR



GROUND FLOOR GARAGE



KEY

- ◄► Measurements
- C Cupboard
- RL Rooflight
- ⊠ Plumbing for washer dryer
- X Double switched socket outlet
- X^{USB} Double switched socket outlet with 2 USB outlets
- D Single switched socket outlet
- Light switch
The following annotation adjacent to a switch denotes the number of gangs and the number of ways.
1/1 One gang One Way
1/2 One gang Two Way
2/1 Two gang One Way
3/2 Three gang Two Way
4/2 Four gang Two Way
- BT RJ11 outlet wired in Cat5e cable
- RJ45 data point wired in Cat5e cable
- Shaver point
- ⊙ Controller
- Multimedia plate at 450 from ffl to underside of socket outlets, comprising TV & TV return, FM, DAB, SATx2, BT RJ11 outlet, RJ45 data outlet & 4 no. switched sockets
- ⊠ Doorbell box in polished chrome
- ⊙ Doorbell push located in centre of render surround or 75mm from door in brickwork
- TV Outlet
- Boiler

TWO BEDROOM COACH HOUSE

THE FRANKLIN

Plot 665

TOTAL AREA 70 SQ M 755 SQ FT

*THE FLOORPLANS TO THESE PLOTS ARE MIRRORED TO THE PLANS SHOWN

*MAXIMUM MEASUREMENT



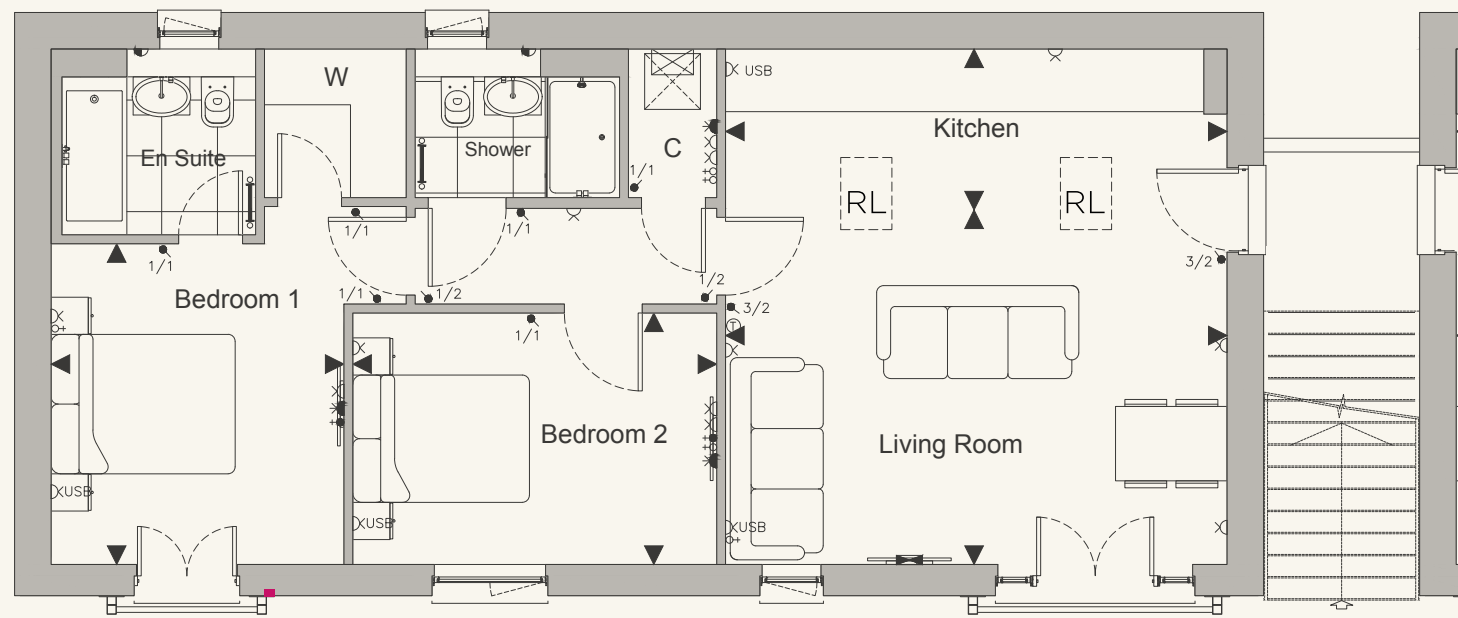
FIRST FLOOR

Kitchen	5.39m x 1.73m	17'6" x 5'8"
Living Room	5.62m [†] x 3.81m [†]	18'3"† x 12'5"†
Bedroom 1	3.15m x 3.45m	10'3" x 11'3"
Bedroom 2	3.69m x 2.70m	12'0" x 8'10"

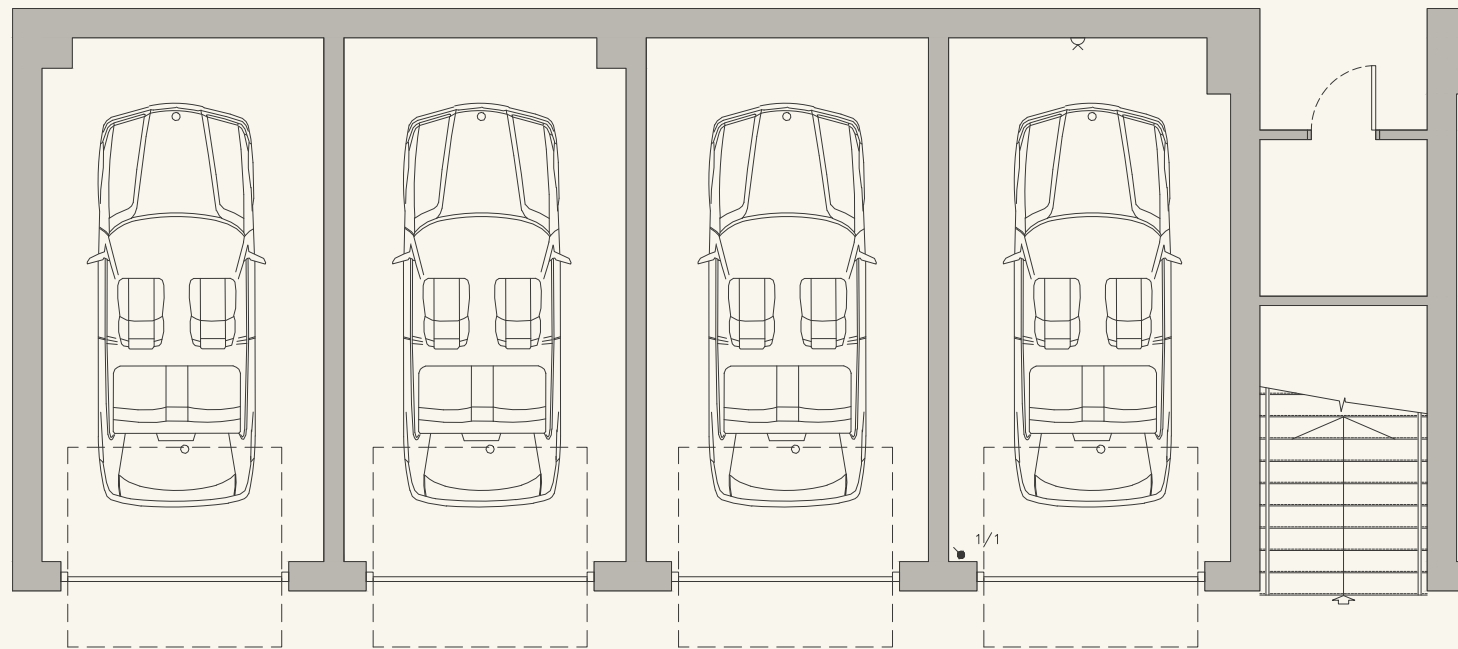
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WOODLAND GARDENS

FIRST FLOOR



GROUND FLOOR GARAGE



KEY

- ◄► Measurements
- C Cupboard
- RL Rooflight
- ⊠ Plumbing for washer dryer
- ⊠ Double switched socket outlet
- ⊠^{USB} Double switched socket outlet with 2 USB outlets
- ⊠ Single switched socket outlet
- ⊠ Light switch
The following annotation adjacent to a switch denotes the number of gangs and the number of ways.
1/1 One gang One Way
1/2 One gang Two Way
2/1 Two gang One Way
3/2 Three gang Two Way
4/2 Four gang Two Way
- ⊠ BT RJ11 outlet wired in Cat5e cable
- ⊠ RJ45 data point wired in Cat5e cable
- ⊠ Shaver point
- ⊠ Controller
- ⊠ Multimedia plate at 450 from ffl to underside of socket outlets, comprising TV & TV return, FM, DAB, SATx2, BT RJ11 outlet, RJ45 data outlet & 4 no. switched sockets
- ⊠ Doorbell box in polished chrome
- ⊠ Doorbell push located in centre of render surround or 75mm from door in brickwork
- ⊠ TV Outlet
- ⊠ Boiler

TWO BEDROOM COACH HOUSE

THE FRANKLIN

Plots 666, 667*

TOTAL AREA 70 SQ M 755 SQ FT

*THE FLOORPLANS TO THESE PLOTS ARE MIRRORED TO THE PLANS SHOWN

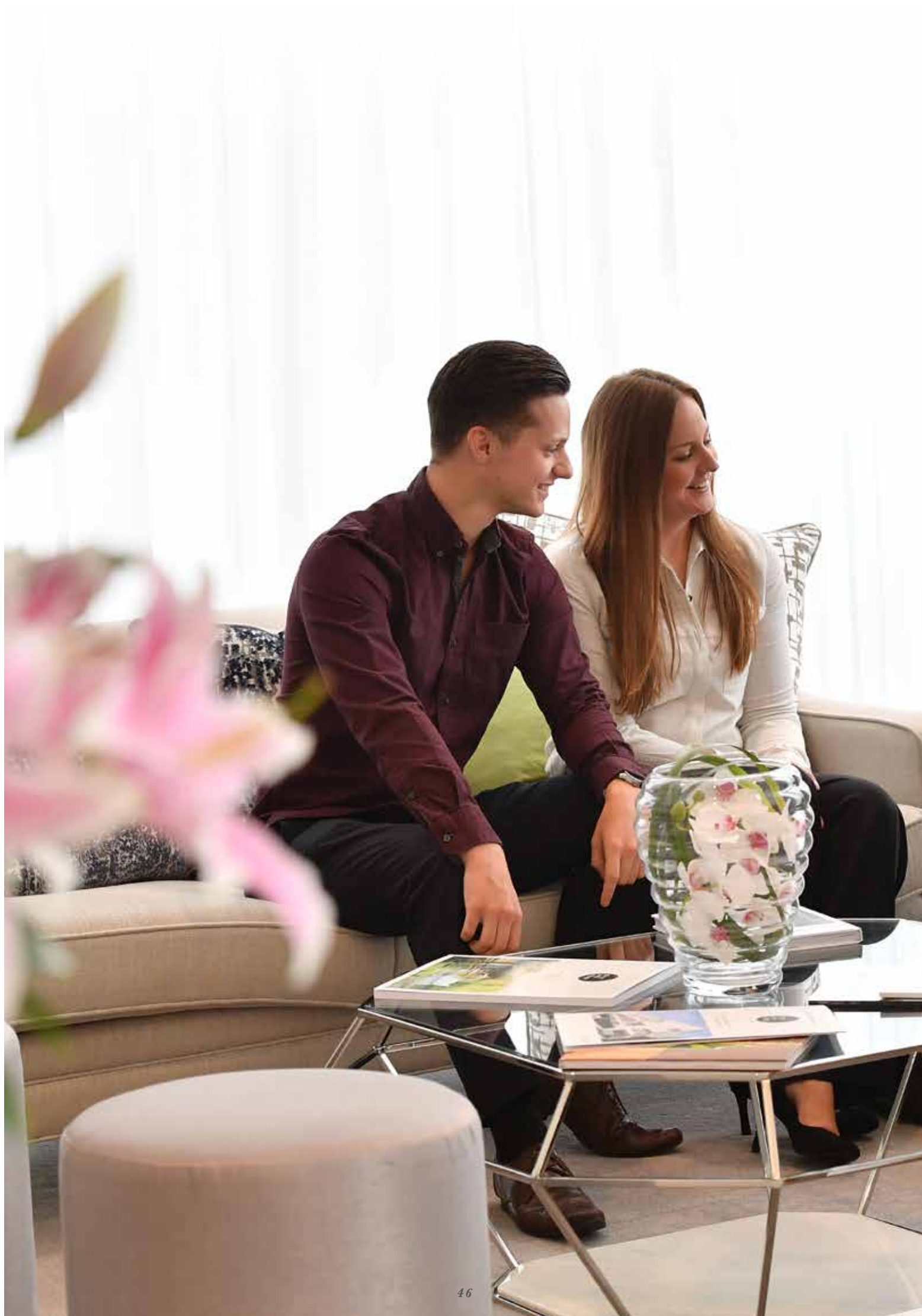
*MAXIMUM MEASUREMENT



FIRST FLOOR

Kitchen	5.39m x 1.73m	17'6" x 5'8"
Living Room	5.62m [†] x 3.81m [†]	18'3"† x 12'5"†
Bedroom 1	3.15m x 3.45m	10'3" x 11'3"
Bedroom 2	3.69m x 2.70m	12'0" x 8'10"

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CUSTOMER CHOICES

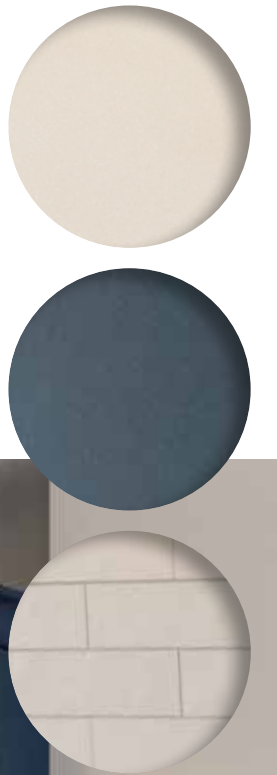
The choice of 4 colour options means there is a palette to suit all tastes, with options for kitchen, en suite, bathroom and floor finishes available.



QUINTESSENTIAL BLUE

Sophisticated and classic, Quintessential Blue offers modern living with a traditional feel.

Blanco Norte quartz work surfaces complement Grey Blue kitchen units. The Quintessential Blue benefits from Baltic Washed Oak vinyl timber effect flooring throughout the living spaces and plush Mascarpone carpets to bedrooms, hallways and stairs.





QUINTESSENTIAL BLUE



Dark grey wall and floor tiles contrast beautifully with the contemporary Villeroy and Boch fixtures used throughout and shower rooms boast a feature white tiled wall.



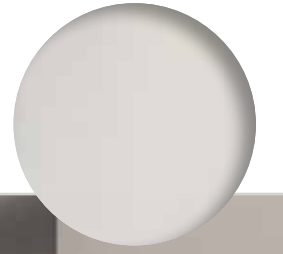
WOODLAND GARDENS

SILVERSTONE

The calm and soothing Silverstone creates a relaxing and tranquil ambience.



Buttermilk carpet and Canadian Urban Oak vinyl effect timber flooring grace the Silverstone Platinum kitchen units and Silver Nube quartz work surfaces bring the kitchen a rustic feel.





WOODLAND GARDENS
SILVERSTONE



Polished light grey wall and floor tiles contrast beautifully with the contemporary Villeroy and Boch fixtures used throughout and shower rooms boast a feature dark grey tiled wall.



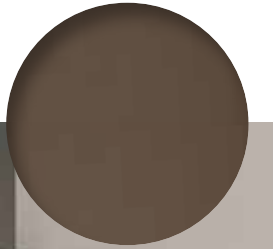
WOODLAND GARDENS

SOFT TRUFFLE

The Soft Truffle brings urban sophistication to Green Park Village.



Soft Truffle boasts Nieble quartz work surfaces with Lava kitchen units. Washed Grey Ash timber flooring and Irish Mist carpets exude elegance.





WOODLAND GARDENS
SOFT TRUFFLE



Light grey wall and floor tiles in the en suite and bathroom complement the Villeroy and Boch fixtures used throughout.

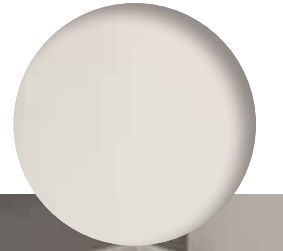
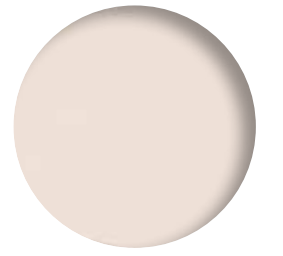


CLASSIC QUARTZ

Rural tradition meets urban chic with the Classic Quartz, bringing a calm yet cosmopolitan feel to your new home.



The Classic Quartz benefits from Indian White paintwork, Baltic Mistral Oak vinyl timber effect flooring throughout the living spaces and plush Cloud carpets to bedrooms, hallways and stairs. White Storm quartz work surfaces and Mohair kitchen units bring a light and airy feel.





CLASSIC QUARTZ



The light grey wall and floor tiles continue the airy feel and - like all choices - heated towel rails and mirrored vanity units abound throughout the en suite and bathroom.





SUSTAINABILITY AT ITS HEART

Creating a sustainable living environment and home is central to the ethos of Woodland Gardens.



SUSTAINABILITY SPECIFICATION

People, planet, prosperity

Sustainability is fundamental to St Edward's ethos. In simple terms, we want to ensure the long-term health, well-being and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Green Park Village.

Nature and biodiversity

Parkland, trees, flowers, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to net biodiversity gain on our developments. Within and around Green Park Village, we have created natural habitats that encourage wildlife to flourish.

Waste and recycling

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

Water efficiency

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.

Energy efficiency

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness. All lighting is low energy and kitchen appliances are A-/A+ rated.

Noise reduction

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

Clean air

It is hard to avoid polluted air, particularly in our cities. Throughout Green Park Village we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we provide mechanical ventilation to filter the internal air.

Sustainable transport

Forthcoming Green Park Station and new local bus routes provide onsite access to Reading. Cycle paths encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. This active method of transport also helps encourage healthier lifestyles.

Stewardship

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with residents to ensure the development remains in pristine condition.

Future-proof design

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.

DESIGNED FOR LIFE

At St Edward, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance well-being and quality of life for residents and visitors. Where people feel a sense of community.

Customers drive all our decisions

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

Choice and diversity

No two St Edward customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

Quality first to last

Quality is the defining characteristic of St Edward developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from St Edward you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

Green living

For St Edward, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

Commitment to the future

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.



Proud members of the Berkeley Group of companies



OUR VISION

Berkeley Group is a responsible organisation, wholly committed to being a world-class business, as defined by the quality of places we create, the value they generate for people, communities and the environment, and their positive long-term impact on society. We set ourselves the highest standards in the industry for design, construction, safety and efficiency.

Our Vision, a strategic plan for the business, is designed to raise our standards higher still. Our Vision is reviewed every two years, following objective analysis and discussion of the key industry, national and global issues that are most relevant to our customers and supply chain.

Our Vision focuses our attention on five key business areas.

- Customer experience
- Quality homes
- Great places
- Efficient and considerate operations
- Commitment to people and safety



THE BERKELEY FOUNDATION



We are committed to making a real and lasting difference to the communities we serve.

The Berkeley Foundation supports voluntary organisations in tackling long-term social issues in their local community. Working together, we help people choose a different life path, develop confidence and skills, and find hope for the future.

Since we established the Berkeley Foundation in 2011, we have committed many millions of pounds to hundreds of charities and organisations. A significant proportion of our donations are raised through the tireless efforts of our own staff.

BerkeleyFoundation.org.uk
BerkeleyGroup.co.uk



WHAT IS MYHOME PLUS?

MyHome Plus is a new online service that is designed to help you manage key aspects of your new home at any time from anywhere around the world.



BUYING PROCESS

This section provides you with a step-by-step guide to the buying process from reservation through to completion, moving in and warranty. At each milestone, the buying process section advises on the next steps so that you can be absolutely clear on your current position and what to expect next.

1. Filing cabinet

In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.

2. Meet the team

This section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can email any member of the team directly via this section.

3. Options & choices selection

We are able to offer some choices on certain internal finishes of your new home. Whether this option is available to you will depend on what stage of construction the property has reached at the time of you making your reservation. See the next steps section for further details on this.

4. Construction progress

Under this section, regular updates on the construction of your new property will be provided, keeping you up to date on the progress on site and the local area. Your Customer Relations Manager will issue regular updates and photographs to this section throughout your journey.



NEXT STEPS

- 1 Your Sales Consultant will send you a link that you will need to activate to access MyHome Plus. The link will require you to set a password for access. Please note that for data protection reasons, the link is only valid for 24 hours. You are required to validate your account and change your password within 24 hours of receiving our email, in order to access your personal property information and updates.
- 2 Customer Relations will then be in touch to invite you in to our Showhomes to view the interior selections available for the internal finishes that you have an option to select. If you cannot make it to the appointment, the options can be discussed over the telephone and selected via MyHome Plus. Customer Relations will need to receive your choices selection by the deadline date, which will be given in advance.

Sign in by visiting BerkeleyGroup.co.uk/my-home/sign-in

FOR FURTHER INFORMATION



**PLEASE CONTACT
GREEN PARK VILLAGE
SALES AND MARKETING SUITE**

T. 0118 402 3533
E. GreenParkVillage@StEdward.co.uk
W. GreenParkVillage.co.uk

Green Park Village
Sales & Marketing Suite
Sunapee Road, Green Park
Reading, Berkshire
RG2 6BN

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St Edward's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Area measurements in this document are given as Gross Internal Area (GIA). Measurements include areas occupied by upstands, plinths, protrusions, ceiling bulkheads, glazing mullions for full-height glazing, (measured to the internal face of the glazing, not mullion), skirtings, plaster and other in-situ wall finishes, cornices and the like. Where a wall is made up of both full-height glazing and other external walling structure, dimensions are taken to the surface of both structures. Green Park Village is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St Edward to ascertain the availability of any particular property. Computer Generated Images and photography are indicative only. G252/05CA/0221



St Edward
Designed for life

A joint venture company owned by

