Crest NICHOLSON

HIGHLANDS PARK

Henley-on-Thames

AT THE HEART OF IT ALL

Highlands Park will offer a truly unique place to call home.

Built on the former Highlands Farm, this magnificent collection of two bedroom apartments and three, four and five bedroom houses is nestled on the outskirts of the highly desirable market town of Henley-on-Thames and offers an unrivalled way of life.

Everything you could possibly want is here, with the breathtaking Chiltern Hills on your doorstep combined with access to Thames-side walks and a town centre full of independent shops, restaurants and cafés. You can also take advantage of the close proximity of the M40 as well as train links into the capital.

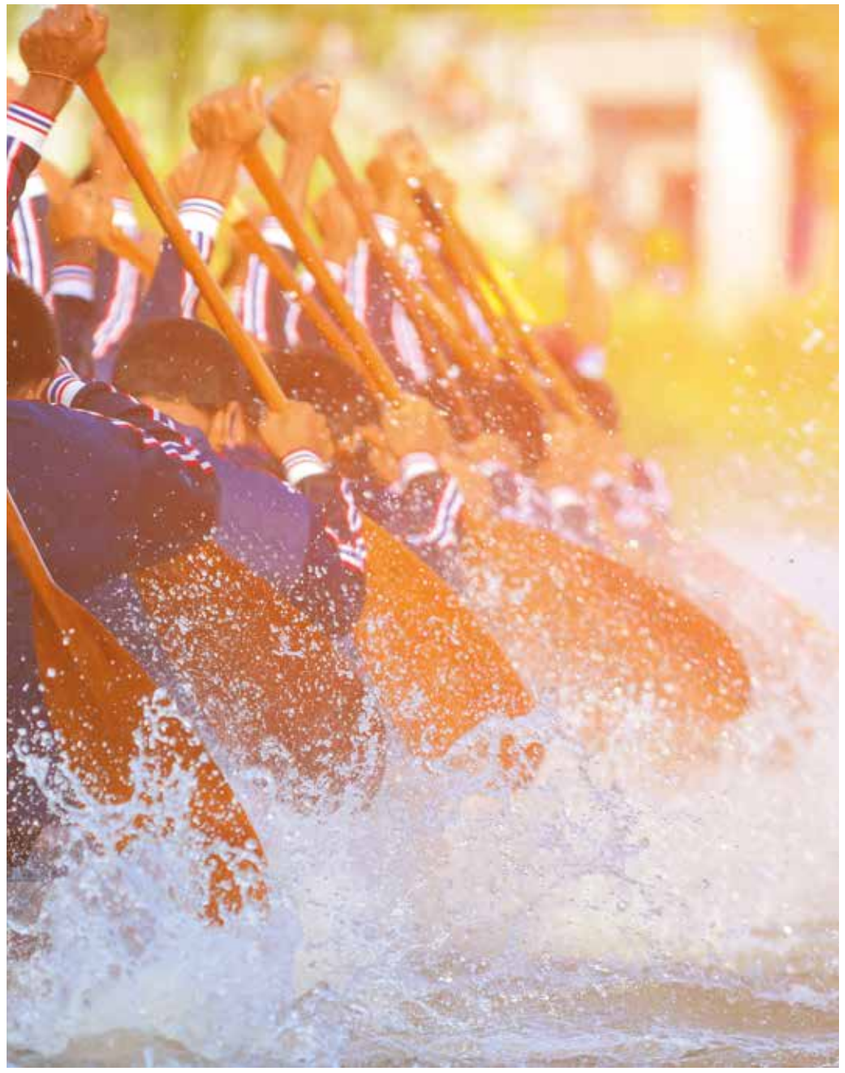
The wide range of homes available will help build a cohesive and sustainable new community, spanning a variety of ages and interests. So whether you are downsizing from a larger family home, looking to start a family of your own or aspiring to get your first foot on the property ladder; we have a home for you at Highlands Park.

Digital illustration is indicative only

A SOUGHT-AFTER ADDRESS

Positioned on the banks of the River Thames and surrounded by an Area of Outstanding Natural Beauty, this historic market town is extremely popular with both tourists and residents alike.

People come from far and wide to appreciate the iconic events here, which include the world-famous Henley Regatta, the summer arts festival and the musical extravaganza at Rewind festival. As well as being a world-class sporting and entertainment destination, Henley boasts an array of boutiques, designer retailers and high-end restaurants. This, combined with the stunning riverside setting and traditional Georgian-style architecture, consistently makes Henley one of the most attractive places to live in the country.



WINE & DINE

Henley-on-Thames and the surrounding area is home to a wide selection of restaurants. From exquisite eateries to riverside gastro pubs; a plethora of culinary delights await you. Begin your day with an indulgent breakfast at The Chocolate Theatre Café followed by an afternoon stroll along the river to The Boathouse to enjoy your favourite tipple. When evening falls, why not retire to The Ivy for a decadent meal with the ones you love?

Shaun Dickens at The Boathouse

Station Road, Henley-on-Thames, RG9 1AZ
01491 577937

Boasting a marvellous riverside setting, this AA 3 Rosette Award restaurant serves a variety of fresh, local British produce. As well as offering a delicious menu and extensive wine list, the restaurant regularly hosts events throughout the year for all to enjoy.

The Chocolate Theatre Café

13 Thameside, Henley-on-Thames, RG9 1BH
01491 411412

This quaint café was established by a Master Patissier and Chocolatier. The café serves a selection of all-day breakfasts, lunches, cakes, ice cream and homemade pastries.

Villa Marina

18 Thameside, Henley-on-Thames, RG9 1BH
01491 575262

An authentic Italian restaurant where you can dine on traditional food and fine wine. Choose a delicacy from the a la carte menu, taste exotic wine and sit back and enjoy the ambience.

The Angel on The Bridge

Thameside, Henley-on-Thames, RG9 1BH
01491 410678

This cosy pub is ideal for informal dining all year round. The riverside terrace is perfect during the warmer months as you can taste traditional pub food whilst admiring the wildlife throughout the river.

The Ivy

66-68 High Street, Marlow, SL7 1AH
01628 902777

Opened in 2017, The Ivy Marlow Garden offers an exclusive fine dining experience seven days a week. Spend your weekends perusing the contemporary British menu and the eclectic cocktail list or enjoy a traditional afternoon tea and soak up the atmosphere.

The Greyhound Freehouse & Grill

Gallowstree Road, RG9 5HT
01189 722227

This local restaurant and freehouse is owned by Antony and Jay Worrall Thompson and specialises in serving seasonal produce from local producers. The restaurant features dishes from across the globe but it is most known for its delicious steak and burger menu.

You will find an array of boutiques in the town centre

BOUTIQUES & BRANDS

You can easily while away an afternoon in Henley-on-Thames, with its enchanting streets and row upon row of independent retailers to explore. Quirky boutiques line the High Street, stocking everything from fashionable home décor and jewellery to antiques and clothing. If you would prefer to peruse a selection of well-known brands, why not take a trip to Reading or Oxford? Both towns are easily accessible and have a host of high street favourites.

AH Interiors

42 Bell Street, Henley-on-Thames, RG9 2BG
01491 411424

This boutique is the perfect place to get some interior design inspiration for your new home. The store displays everything you might need to fill your living space including luxurious furniture, mirrors, bedding, scents and accessories. You can also take advantage of the personal shopping or interior design service.

Fluidity F2

43-45 Bell Street, Henley-on-Thames, RG9 2BA
01491 412323

Founded in 1997, this designer store offers a selection of fashionable, creative and inspiring clothing and accessories.

Boatique

5 Friday Street, Henley-on-Thames, RG9 2AU
01491 410840

Taking inspiration from the riverside setting, Boatique specialises in all things nautical. Embrace waterside living and search out boating clothing and accessories, gifts and up-cycled homeware.

White Garden

35 Hart Street, Henley-on-Thames, RG9 2AR
01491 577370

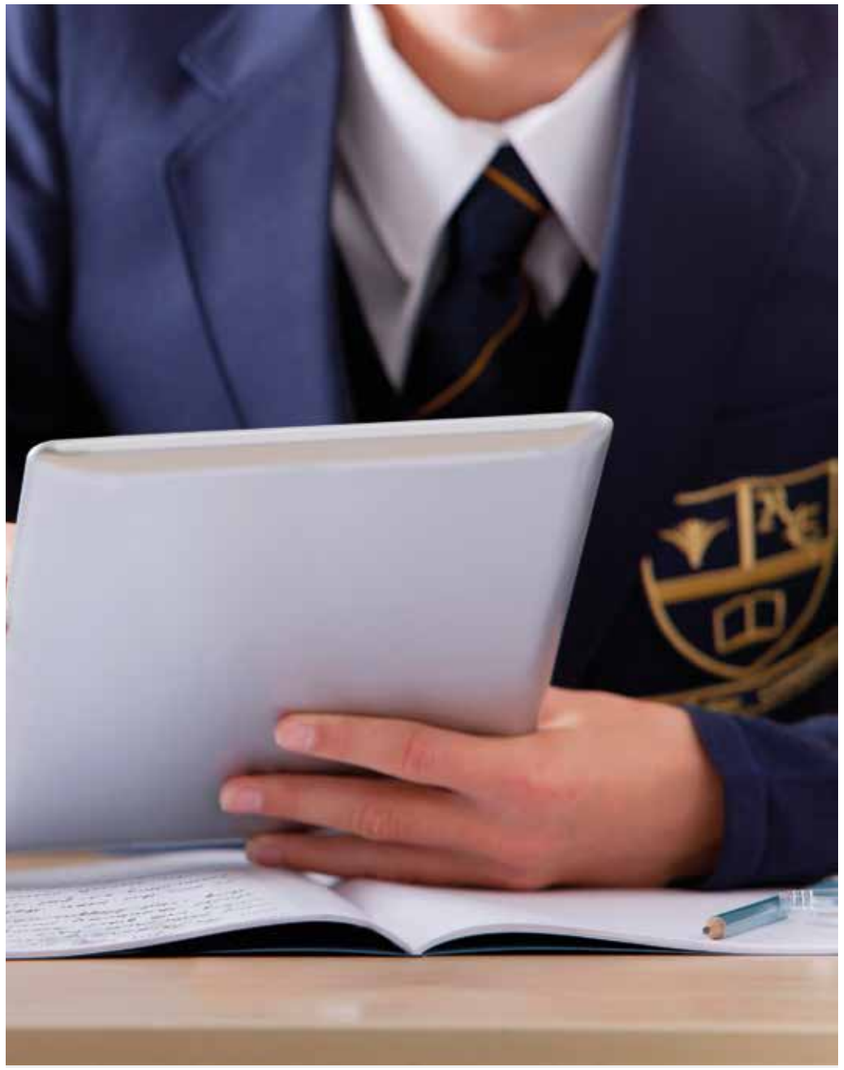
This independent florist creates bouquets and arrangements for a variety of occasions. The shop is also filled with quirky furniture and gift ideas including candles and bath oils.

The Oracle Shopping Centre

Reading, RG1 2AG
0118 965 9000

Boasting over 80 stores, a number of cafés and a 10-screen cinema, The Oracle is the perfect place to indulge in a spot of retail therapy. You will find a variety of high street and designer brands including Crew Clothing Company, Zara and Reiss. Famous department stores are also located here including House of Fraser, which has been operating for more than 150 years and offers a selection of fashion items and accessories from leading brands including Ted Baker, Jigsaw, Karen Millen and Tom Ford.

The Waterman
FARROW&BALL
ROSETTA



LISTEN & LEARN

Henley is known for providing excellent education and the town has produced some of the country's finest talent. Well-respected actors, actresses, composers, authors and athletes have been educated here. Many of the educational establishments can be found within easy reach of Highlands Park – from nurseries to independent boarding schools and colleges; families of all ages are well catered for.

Peapods Nursery School

Manor Farm, Peppard Common, RG9 5LA

The nursery has a 'Good' Ofsted rating and offers childcare for children aged 2-5. There are a variety of facilities for children to interact and learn including a fruit and vegetable garden, a courtyard and a private field with a play area and wooden climbing frame.

Trinity Church of England Primary School

Vicarage Road, Henley-on-Thames, RG9 1HJ

A co-educational state school educating boys and girls aged 4-11. The school has an 'Outstanding' Ofsted rating and offers its students a varied after school club timetable which includes cookery classes, football, hockey and gymnastics.

Rupert House School

90 Bell Street, Henley-on-Thames, RG9 2BN

Rupert House is a leading independent school for girls aged 3-11 and boys aged 3-7. The school boasts a strong sense of community and regularly hosts family events for the students including a Grandparents' Day, which takes place during alternate summer terms.

St Mary's School

13 St Andrew's Road, Henley-on-Thames, RG9 1HS

An independent school for boys and girls aged 3-11. Pupils can partake in a number of after school clubs as the school offers an eclectic extra-curricular programme which includes Judo, football and cookery and Minecraft.

Gillotts School

Gillotts Lane, Henley-on-Thames, RG9 1PS

This co-educational state secondary school spans 33-acres of land and currently has a 'Good' Ofsted rating. The school educates students aged 11-16 and has a diverse sports calendar and a number of sports teams including athletics, cricket and rugby.

Shiplake College

Henley-on-Thames, RG9 4BW

An independent boarding and day school which educates boys aged 11-18 and girls aged 16-18. The college has a range of top-class sporting facilities including a fully-equipped cardiovascular room, a weights room, sports fields and cricket pavilion. It also occupies a prime location on the banks of the River Thames, providing students with their own stretch of water and excellent rowing facilities.

GET TO KNOW THE AREA

Schools

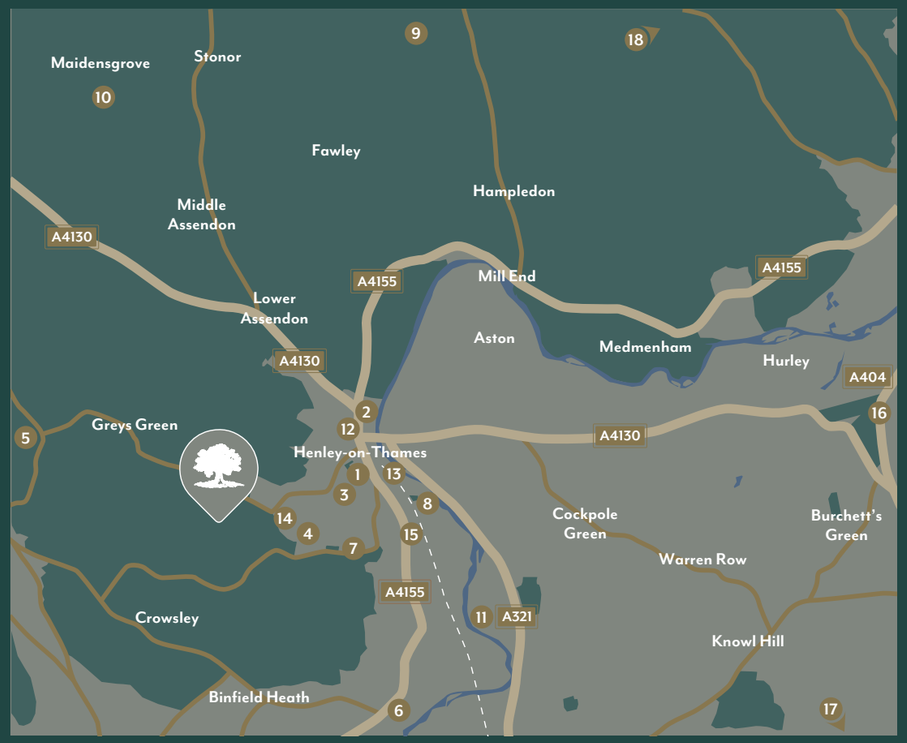
1. Trinity Church of England Primary School
2. Rupert House School
3. St Mary's School & Nursery
4. Gillotts School
5. Peapods Nursery
6. Shiplake College

Recreation

7. Henley Golf Club
8. Mill Meadows
9. Chiltern Valley Winery & Brewery
10. Warburg Nature Reserve
11. Henley Sailing Club
12. Regal Picturehouse
13. The River & Rowing Museum
14. Henley Leisure Centre
15. Jubilee Park

Road Links

16. A404
17. M4
18. M40



Fitness

1. The Fitness Space
2. Bodysense
3. Tonic Mind Body
4. Expert Fitness Studio
5. Henley Practice

Restaurants and Pubs

6. Loch Fyne Seafood and Grill Restaurant
7. Café Rouge
8. Shaun Dickens at The Boathouse
9. The Little Angel
10. Pachangas Mexican Restaurant
11. Hotel Du Vin & Bistro
12. Giggling Squid
13. The Angel on The Bridge
14. CAU

Shopping

15. Waitrose
16. Boatique
17. Jaegar
18. White Stuff
19. Joules
20. AH Interiors
21. Cara
22. Fluidity
23. Bohun Gallery
24. White Garden
25. Facy
26. Bluebells of Henley
27. The Vintage Look
28. Mint Velvet
29. Moda in Pelle

Health

30. Blandy House Dental Practice
31. Courtrai House Private Dentist
32. The Bell Surgery
33. Henley Pharmacy
34. Boots

Train Station

35. Henley-on-Thames

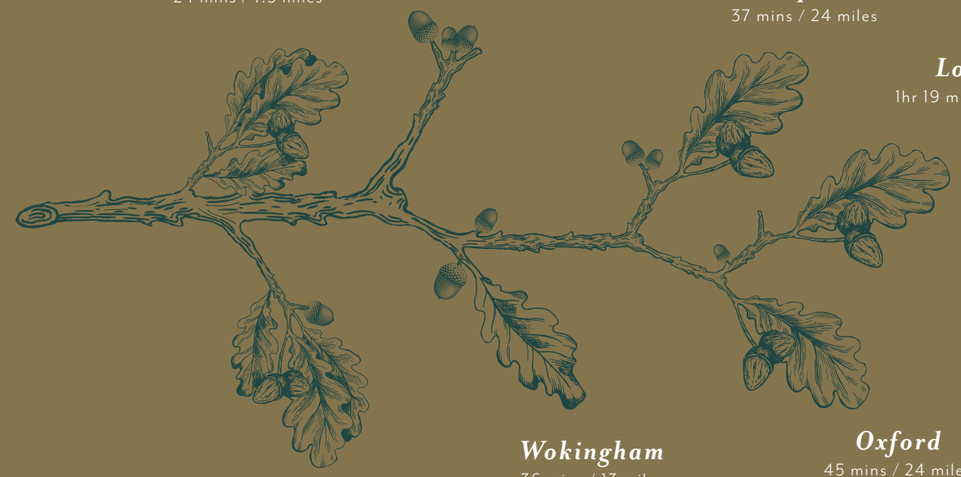
CITY & COUNTRY

Highlands Park is in a highly desirable location. Set amongst the impressive Chiltern Hills it is easy to forget you are within easy reach of central London.

The development is approximately six miles from the A404, where you can connect to the M4 and M40 and reach larger towns and cities including Reading and Oxford. There are excellent public transport links in the town, with a regular bus service running to nearby villages.

Henley-on-Thames also has its own train station, which is only a ten-minute drive away. The station provides regular trains to London Paddington, with an approximate journey time of 1hr 6 minutes. A journey to central London will be even easier when Crossrail comes to nearby Twyford station, making Paddington a mere 44 minutes away. For those that want to travel further afield, Heathrow Airport is just over half an hour away by car.

BY ROAD



Reading
24 mins / 7.5 miles

Maidenhead
28 mins / 12 miles

Heathrow Airport
37 mins / 24 miles

London
1hr 19 mins / 39 miles

Oxford
45 mins / 24 miles

Wokingham
36 mins / 13 miles

Marlow
24 mins / 9 miles

BY RAIL

London Paddington
1hr 06 mins

Maidenhead
24 mins

Oxford
1hr 10 mins

Marlow
1hr 08 mins

Wokingham
49 mins

Reading
26 mins

*Distances are approximate and taken from Google Maps and National Rail. Train times are taken from Henley-on-Thames train station.

WHY BUY NEW AT HIGHLANDS PARK?

Buying a new home is one of the most important decisions you will ever make, which is why we have carefully considered every aspect of our new homes at Highlands Park. From the stylish interiors to the fantastic location, the homes have been designed to offer the perfect lifestyle balance.

This vibrant community offers everything you need for modern living, with breathtaking countryside all around you and a plethora of amenities within easy reach. The new homes here have also been expertly finished and are low maintenance. They have been beautifully decorated and feature brand new fixtures and fittings so there are no DIY tasks to tackle. What's more, the sustainable design helps to reduce your environmental impact and lower your energy bills.

Close to road links

The M4 and M40 are nearby, connecting you to larger towns and cities.

Close to amenities

You will find an array of shops, restaurants and pubs in the nearby market town of Henley-on-Thames.

Close to rail links

The train station is a 10-minute drive from Highlands Park and provides regular links to London.

Desirable neighbourhood

An enviable location, with the Chiltern Hills and the River Thames on your doorstep.

Modern heating and insulation

Helping to reduce your carbon footprint and saving you money on household bills.

Excellent schools

You will find a variety of state and independent schools just a short drive away.

High specification

The homes boast stunning interiors and exteriors and have been built to the highest quality.

Green open spaces

There is an abundance of outdoor space to explore including Mill Meadows, which has a riverside recreational area and a wildlife walk for all the family to enjoy.

*According to a NHBC 2016 report

STEPS TO RESERVING YOUR NEW HOME

Photography of a typical Crest Nicholson show home interior

Step 1

Discuss your requirements with one of our friendly Sales Advisors and they will take you through the homes we have available, finding your perfect match!

Step 2

We'll then ask you to speak with our recommended Independent Financial Advisors who will qualify you for a mortgage.

Step 3

Once your finances are confirmed and your plot is chosen, our knowledgeable team will complete the reservation paperwork with you.

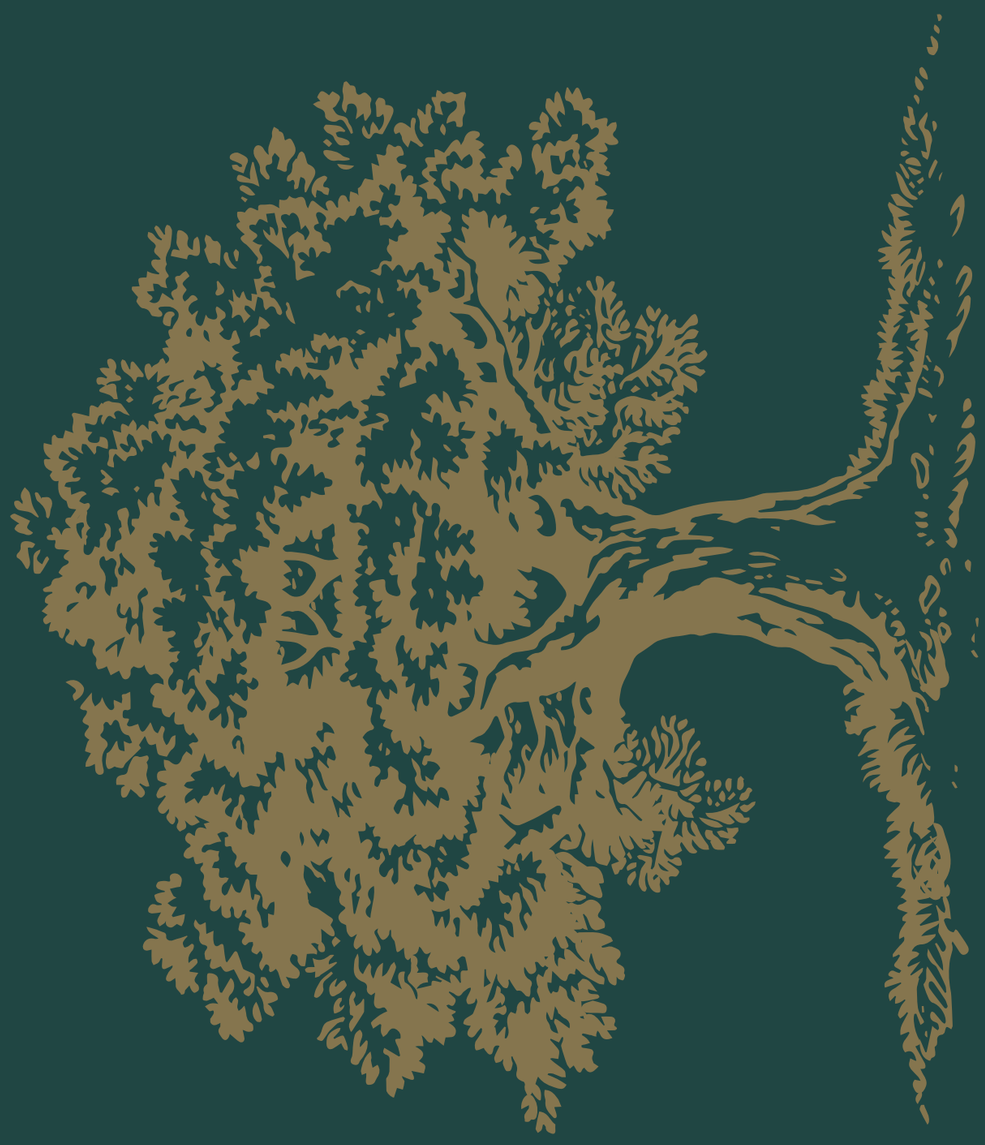
Remember to bring with you two forms of ID, including photographic (such as a passport or driving licence) as well as recent proof of address.

Step 4

To secure your dream home you'll need to pay a reservation fee of £1,000 (£500 if using Help to Buy). This is payable by credit / debit card or a bank transfer.

Our sales team will be with you each step of the way to guide you through the purchase process.

OF IT ALL



AT THE HEART

Photography of a typical Crest Nicholson show home interior

STYLE & LUXURY

When you step inside your new home you will be met with immaculate interiors and expansive living areas, which have been designed to complement a variety of lifestyle needs.

Whether you are most at home in the kitchen hosting vibrant soirées or you prefer to curl up and relax with a good book, you will love coming home to Highlands Park.

The impressive kitchen is the hub of the home and is a sight to behold, with its sleek solid worktops, elegant tiled flooring and high specification integrated appliances. The bathroom is just as magnificent, boasting Villeroy & Boch sanitaryware and stylish feature mirrors. All rooms have been finished with neutral colours throughout, providing you with wonderfully bright spaces that make the most of light and space.

Photography of a typical Crest Nicholson show home interior

Photography of a typical Crest Nicholson show home interior

BEAUTIFUL & UNIQUE

The entrance to Highlands Park is truly impressive, with luscious parkland and tree-lined avenues stretching for as far as the eye can see. As soon as you make your way through the picture-perfect streets you will notice some spectacular features, including the retained Oak tree that sits at the heart of the development.

A number of amenities are being planned which all residents will be able to enjoy, including a barn-style community centre and an informal village square where you can socialise with your new neighbours. There will also be a village green with sports pitches, play areas and new walking and cycling routes so you can stretch your legs.

Every aspect of Highlands Park has been carefully considered including its six character areas, which ensure each building has a distinctive identity. The exteriors of the homes reflect the architecture found throughout Henley and the surrounding villages and have all been designed using a variation of materials and finishes. This combined with landscaped gardens and hedgerows ensures this is a place you will be proud to call home.

A SUPERIOR SPECIFICATION

Kitchens

Fully-fitted high quality kitchen with Granite/Quartz solid worktops (laminate to utility rooms)

Soft close doors and drawers

Low energy LED lighting under wall units

One and a half bowl undermount sink and Hansgrohe mixer taps

Siemens induction hob and single oven (x2 single ovens to Premier Plus specification)

Telescopic extractor hood (feature chimney hood to Premier Plus specification)

Bosch fully integrated dishwasher and fridge freezer

Wine cooler (Premier Plus specification)

Hot water tap (Premier Plus specification)

Amtico Spacia flooring

Bathroom, En Suite & Cloakroom

Villeroy & Boch white sanitaryware

Hansgrohe taps

Vanity unit where applicable

Feature mirrors

Amtico Spacia flooring

Heating

Myson Premier HE radiators TRVs to all upstairs rooms excluding hallway

"A" rated gas central heating

Underfloor heating to ground floor (houses only)

Joinery

Oak veneer internal doors

Satin chrome ironmongery

Full height sliding wardrobes to bedroom one and two (wardrobe in third bedroom to Premier Plus specification)

French doors with matching white ironmongery and multipoint locking

House Exteriors

Gardens top soiled, rotovated and turfed

Decoration

Feature fire place and hearth (to The Constable I & II and The Blake only)

Internal door frames, architraves and skirting painted in white gloss

Walls, ceiling and coving painted Dulux Pure Brilliant white

Environmental Features

Double glazed windows

Pull out recycling bins in kitchen

Low energy lighting system

"A" rated kitchen appliances

Electrical

Low energy LED downlighters to kitchen, bathroom, en suite and cloakrooms

Pendant lighting to all other areas

TV/FM/Sky+ points to living room and master bedroom*

White recessed extractor fans

Shaver sockets to all bathrooms and en suites

Security & Peace of Mind

External doors supplied with chrome multipoint locking system

PVCu glazed windows and French doors provided with matching chrome ironmongery and multipoint locking

Mains operated smoke, heat and carbon monoxide detectors

*Subject to Sky subscription

Premier Plus specification is applicable to The Caldwick II, The Tindall I & II, The Constable I & II and The Blake.

Photography of typical Crest Nicholson show home interiors

AT THE HEART OF IT ALL

2 BEDROOM APARTMENTS

Barnsletts House
Apartments 28 - 39

3 BEDROOM HOMES

The Hartley
Houses 2, 23, 56, 103 & 150

The Halstead
Houses 12, 13, 53, 54, 107, 108, 120, 121, 122, 139, 140, 141, 142, 146, 147, 148, 155 & 156

4 BEDROOM HOMES

The Walberswick
Houses 104, 105, 111 & 143

The Ashton
Houses 51, 52, 67, 68, 109 & 110

The Somerton
Houses 55, 102 & 149

The Calder I
Houses 24, 25, 40, 41, 57, 112, 117, 118, 119, 124, 126, 127, 129, 131, 136 & 138

The Calder II
Houses 27, 48, 50 & 114

The Caldwick I
Houses 11, 14, 47, 106, 113, 123, 137 & 145

The Caldwick II
Houses 1 & 49

5 BEDROOM HOMES

The Tindall I
Houses 26, 42, 44, 62 & 64

The Tindall II
Houses 59, 60 & 61

The Constable I
Houses 43, 45, 46, 58 & 65

The Constable II
Houses 115, 116, 128, 130 & 144

The Blake
Houses 63 & 66

Affordable Housing

BS Bin Store

CS Cycle Storage

SS Sub Station

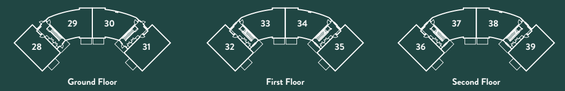
PS Pumping Station

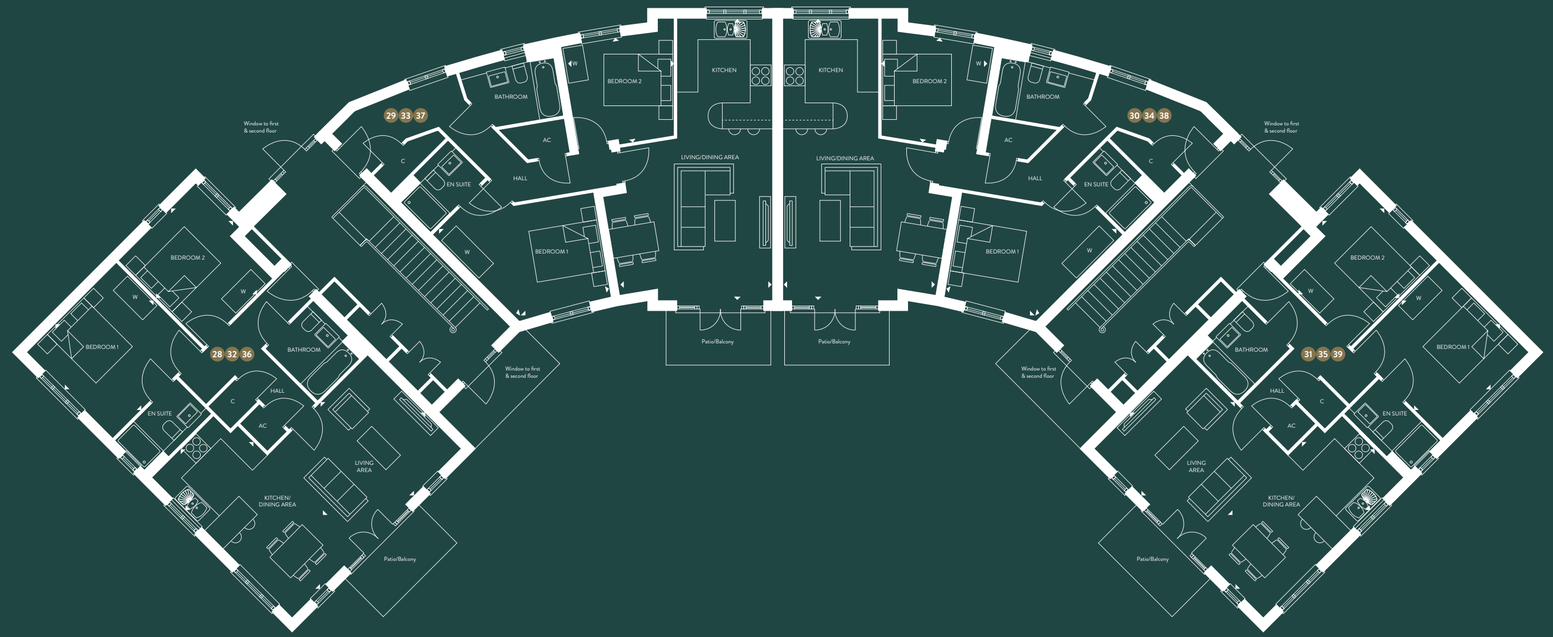
BARNSLETTS HOUSE

TWO BEDROOM APARTMENTS

APARTMENTS 28 - 39

Made for modern living, these stylish apartments are the perfect starter home for couples and friends alike. The apartments boast many modern essentials including an open plan layout, an en suite to the master bedroom and a private balcony/terrace; which is ideal for enjoying a breath of fresh air and admiring your surroundings.





APARTMENTS 28, 32 & 36

Kitchen/Dining Room	5676mm x 2782mm•	18'7" x 9'2"•
Living Room	4068mm x 3789mm	13'4" x 12'5"
Bedroom 1	3625mm x 3477mm	11'11" x 11'5"
Bedroom 2	3477mm x 3130mm•	11'5" x 10'3"•

APARTMENTS 29, 30, 33, 34, 37 & 38

Living/Dining/Kitchen	8085mm• x 4343mm•	26'6"• x 14'3"•
Bedroom 1	3518mm• x 2701mm	11'6"• x 8'10"
Bedroom 2	3048mm x 2774mm	10'0" x 9'1"

APARTMENTS 31, 35 & 39

Kitchen/Dining Room	5676mm x 2782mm•	18'7" x 9'2"•
Living Room	4068mm x 3789mm	13'4" x 12'5"
Bedroom 1	3625mm x 3477mm	11'11" x 11'5"
Bedroom 2	3477mm x 3130mm•	11'5" x 10'3"•

W Wardrobe C Cupboard AC Airing cupboard

• Max dimension

THE HARTLEY

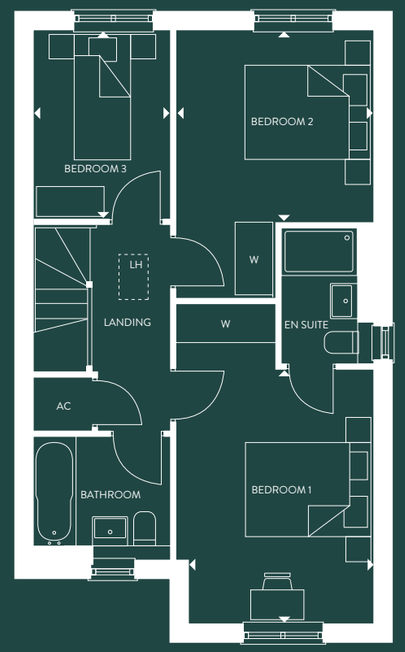
THREE BEDROOM HOME

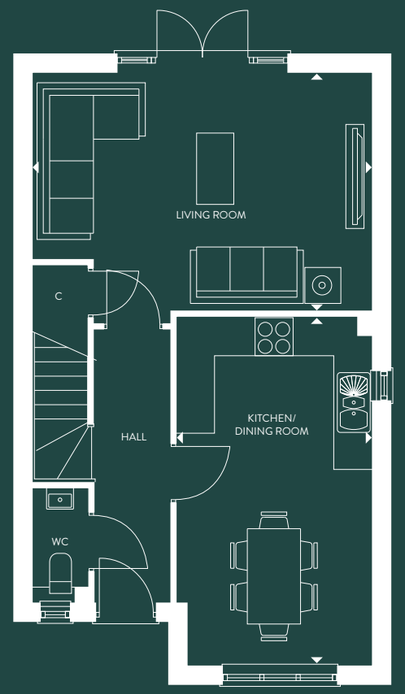
HOMES 2*, 23, 56, 103 & 150*

This is the perfect starter home, with three good-sized bedrooms including a master bedroom with en suite. The generous kitchen/dining room would be ideal for dinner parties, while the spacious living room is the perfect place to relax, with French doors opening to the garden.

FIRST FLOOR

Bedroom 1	4031mm◊ x 2934mm◊	13'2"◊ x 9'7"◊
Bedroom 2	3131mm x 3050mm◊	10'3" x 10'0"◊
Bedroom 3	3004mm x 2164mm	9'10" x 7'1"





GROUND FLOOR

Kitchen/Dining Room	5544mm x 2934mm	18'2" x 9'7"
Living Room	5409mm• x 3765mm•	17'8"• x 12'4"•
Total area	98 sqm	1064 sqft

W Wardrobe C Cupboard AC Airing cupboard Loft hatch • Max dimension
◊ Min dimension *Handed to floorplans shown

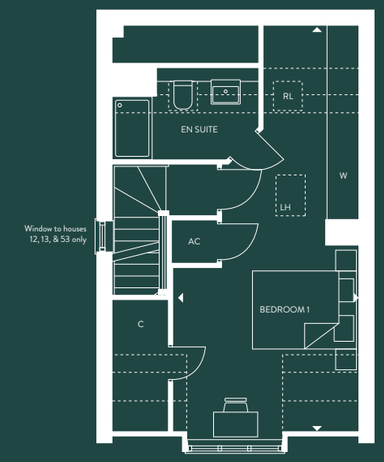
THE HALSTEAD

Digital illustration is indicative only

THREE BEDROOM HOME

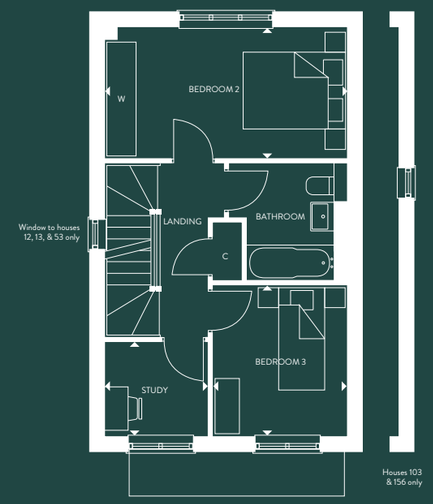
HOMES 12*, 13, 53*, 54, 107*, 108, 120, 121, 122, 139*, 140, 141*, 142, 146*, 147*, 148*, 155 & 156

This flexible three bedroom, three-storey home has well-proportioned rooms and the added bonus of a study, which could double as a playroom. The top floor is home to the master suite which includes a luxurious dressing area.



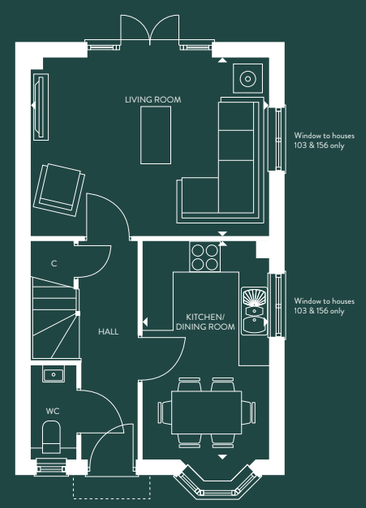
SECOND FLOOR

Bedroom 1	7993mm• x 3576mm•	26'3"• x 11'9"•



FIRST FLOOR

Study	2002mm x 1830mm	6'7" x 6'0"
Bedroom 2	4730mm x 2561mm	15'6" x 8'4"
Bedroom 3	2934mm x 2613mm	9'8" x 8'7"



GROUND FLOOR

Kitchen/Dining Room	4300mm x 2505mm	14'1" x 8'3"
Living Room	4730mm x 3543mm	15'6" x 11'7"
Total area	109 sqm	1173 sqft

W Wardrobe C Cupboard AC Airing cupboard --- Reduced head height Velux window Loft hatch

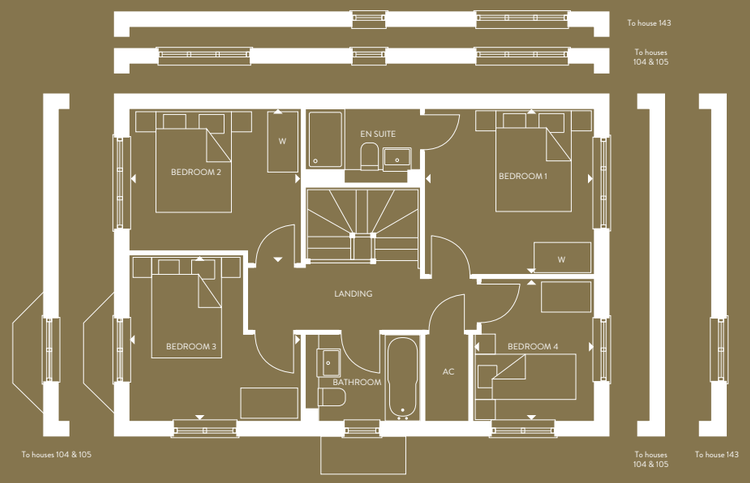
• Max dimension *Handed to floorplans shown

THE WALBERSWICK

FOUR BEDROOM HOME

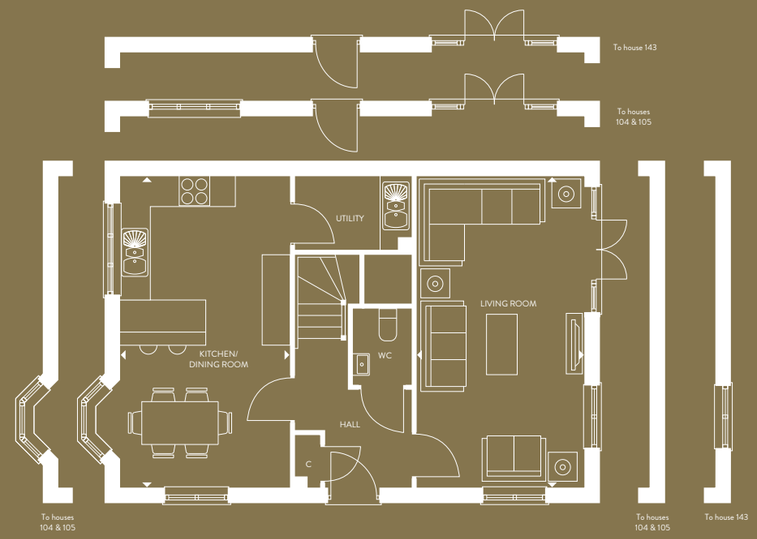
HOMES 104, 111, 105* & 143

Family dining will be a joy in this traditional four bedroom home, with the stylish breakfast bar offering ample space to interact and dine together. The dining area also has a striking bay window, which brings natural light in. You won't have to worry about storage space in this home either – there is a separate utility room so you can keep everyday items out of view.



FIRST FLOOR

Bedroom 1	*3351mm x 3276mm*	*11'0" x 10'9"*
Bedroom 2	*3396mm x 3052mm•*	*11'2" x 10'0"•*
Bedroom 3	*3396mm• x 3280mm•*	*11'2"• x 10'9"•*
Bedroom 4	*2806mm x 2391mm•*	*9'2" x 7'10"•*



GROUND FLOOR

Kitchen/Dining Room	*6197mm x 3358mm*	*20'4" x 11'0"*
Living Room	*6197mm x 3313mm*	*20'4" x10'10"*
Total area	*116 sqm*	*1253 sqft*

W Wardrobe C Cupboard AC Airing cupboard

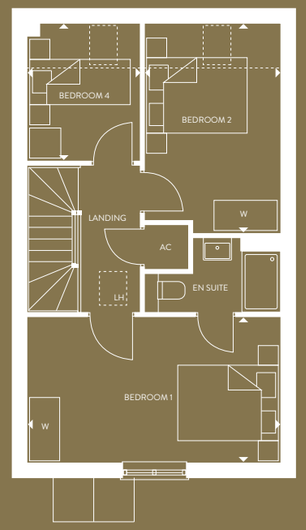
• Max dimension *Handed to floorplans shown

THE ASHTON

FOUR BEDROOM HOME

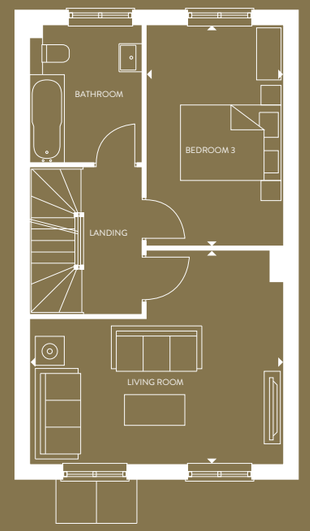
HOMES 51, 52*, 67*, 68, 109 & 110*

This is the perfect place to call home, especially for growing families looking for more space. The house has an open plan kitchen and dining room and a separate living room so there's ample room to entertain. There is also a private study and family room, which you can use to suit your lifestyle; whether it's a home gym or a home office – the choice is yours.



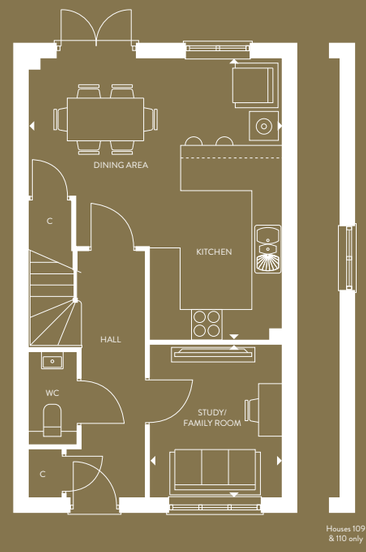
SECOND FLOOR

Bedroom 1	5032mm x 2877mm	16'6" x 9'5"
Bedroom 2	4170mm• x 2689mm	13'8"• x 8'9"
Bedroom 4	2715mm x 2224mm	8'10" x 7'3"



FIRST FLOOR

Living Room	5032mm• x 4239mm•	16'6"• x 13'10"•
Bedroom 3	4372mm x 2703mm	14'4" x 8'10"



GROUND FLOOR

Kitchen/Dining Room	5590mm• x 5032mm•	18'4"• x 16'6"•
Study/Family Room	3021mm x 2626mm	9'10" x 8'7"
Total area	134 sqm	1443 sqft

W Wardrobe C Cupboard AC Airing cupboard --- Reduced head height Velux window Loft hatch

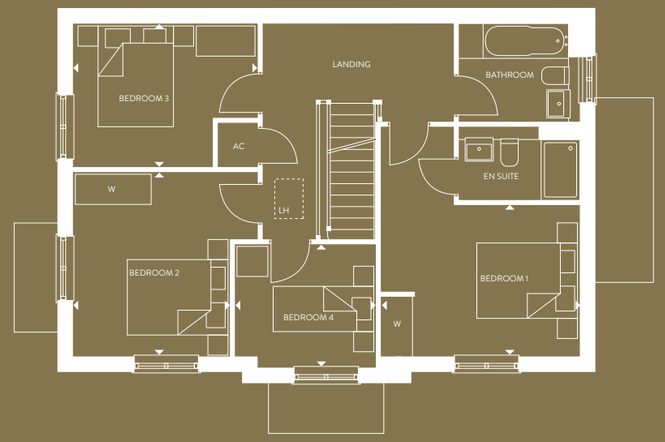
• Max dimension *Handed to floorplans shown

THE SOMERTON

FOUR BEDROOM HOME

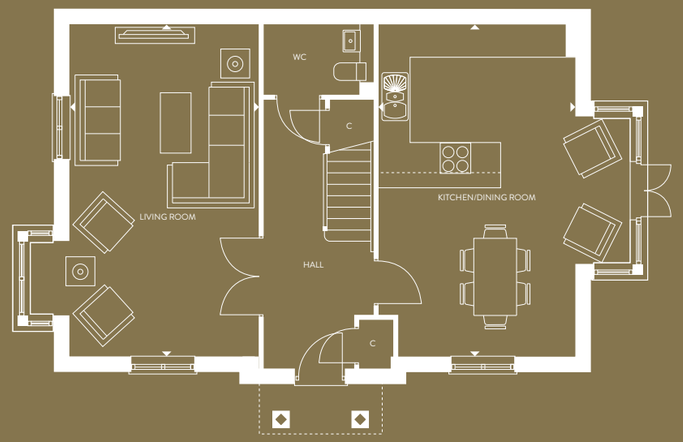
HOMES 55, 102 & 149*

This classic, double-fronted four bedroom home offers spacious living and an expansive kitchen/dining room with feature bay window including French doors to the garden. Generous bedrooms including an en suite to the master ensure the whole family has plenty of space.



FIRST FLOOR

Bedroom 1	*3949mm x 2999mm◊*	*12'11" x 9'10"◊*
Bedroom 2	*3652mm x 3123mm◊*	*11'11" x 10'2"◊*
Bedroom 3	*3674mm• x 2849mm•*	*12'0"• x 9'4"•*
Bedroom 4	*2784mm• x 2448mm•*	*9'1"• x 8'0"•*



GROUND FLOOR

Kitchen/Dining Room	*6615mm x 3913mm*	*21'8" x12'10"*
Living Room	*6615mm x 3726mm*	*21'8" x12'3"*
Total area	*138 sqm*	*1492 sqft*

W Wardrobe C Cupboard AC Airing cupboard Loft hatch

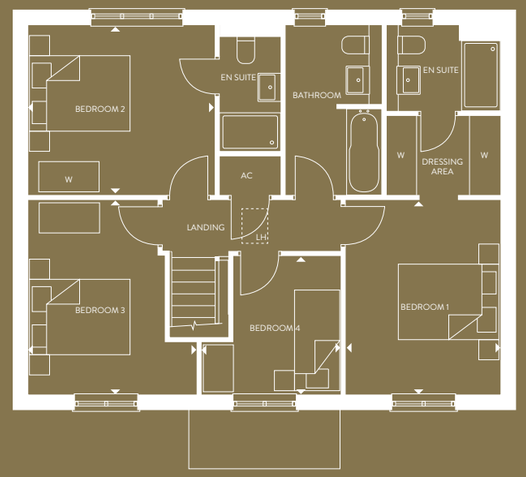
◊ Min dimension • Max dimension *Handed to floorplans shown

THE CALDER I

FOUR BEDROOM HOME

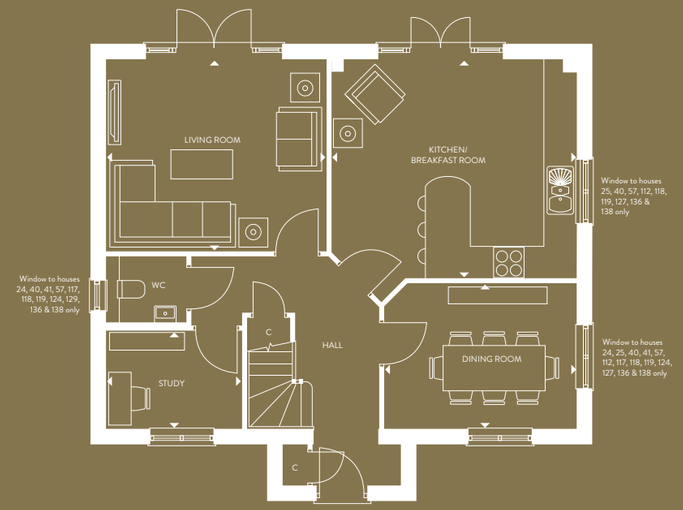
HOMES 24, 25, 40, 41*, 57, 112*,
117, 118, 119*, 124*, 126, 127, 129, 131,
136 & 138*

This spacious four bedroom home has an abundance of living space with two sets of French doors bringing the outside in. The generous bedrooms upstairs include an en suite and dressing area to the master plus a further en suite to the second bedroom.



FIRST FLOOR

Bedroom 1	3835mm x 3050mm	12'7" x 10'0"
Bedroom 2	3675mm x 3369mm	12'1" x 11'1"
Bedroom 3	3835mm• x 3323mm•	12'7"• x 10'11"•
Bedroom 4	2742mm• x 2721mm•	9'0"• x 8'11"•



GROUND FLOOR

Kitchen/Breakfast Room	4867mm• x 4305mm•	16'0"• x 14'1"•
Living Room	4362mm x 3780mm	14'4" x 12'5"
Dining Room	3823mm• x 2863mm•	12'7"• x 9'5"•
Study	2685mm x 1929mm	8'10" x 6'4"
Total area	139 sqm	1496 sqft

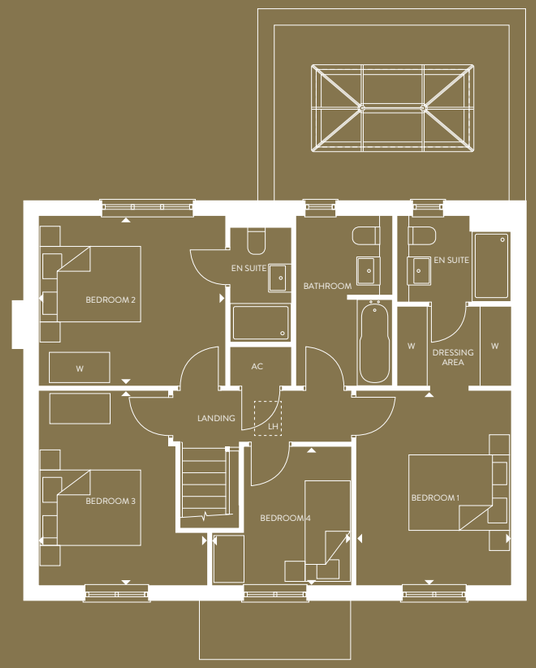
W Wardrobe C Cupboard AC Airing cupboard Loft hatch
• Max dimension *Handed to floorplans shown

THE CALDER II

FOUR BEDROOM HOME

HOMES 27*, 48*, 50* & 114

When it comes to reception rooms, you are spoiled for choice in this impressive four bedroom home. The real family hub will be the kitchen/breakfast room which leasts to a garden room, but you also have a living room, dining room and study to make use of. Four spacious bedrooms including two en suites complete this home.

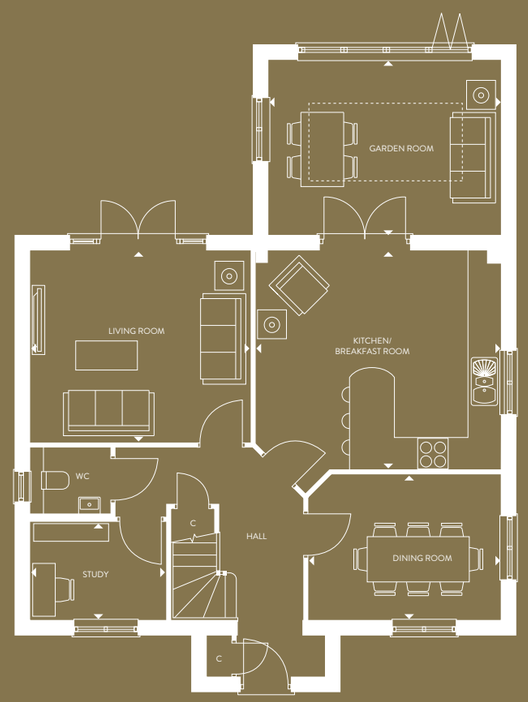


FIRST FLOOR

Bedroom 1	*3835mm x 3050mm*	*12'7" x 10'0"*
Bedroom 2	*3675mm x 3369mm*	*12'1" x 11'1"*
Bedroom 3	*3835mm• x 3323mm•*	*12'7"• x 10'11"•*
Bedroom 4	*2742mm• x 2721mm•*	*9'0"• x 8'11"•*

GROUND FLOOR

Kitchen/Breakfast Room	*4867mm• x 4305mm•*	*16'0"•x 14'1"•*
Living Room	*4362mm x 3780mm*	*14'4" x 12'5"*
Dining Room	*3823mm• x 2863mm•*	*12'7"• x 9'5"•*
Study	*2685mm x 1929mm*	*8'10" x 6'4"*
Garden Room	*4614mm x 3446mm*	*15'2" x 11'4"*
Total area	*158 sqm*	*1709 sqft*



W Wardrobe C Cupboard AC Airing cupboard Loft hatch

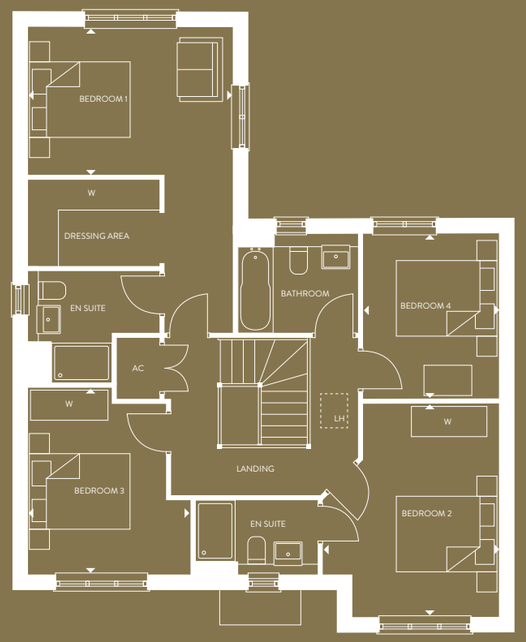
• Max dimension *Handed to floorplans shown

THE CALDWICK I

FOUR BEDROOM HOME

HOMES 11*, 14, 47, 106*, 113*, 123, 137* & 145

This well-proportioned four bedroom home is ideal for entertaining with a mixture of open plan and separate reception space, plus a practical utility. Upstairs, all bedrooms are generous doubles and two include an en suite, with a dressing area completing the master bedroom.

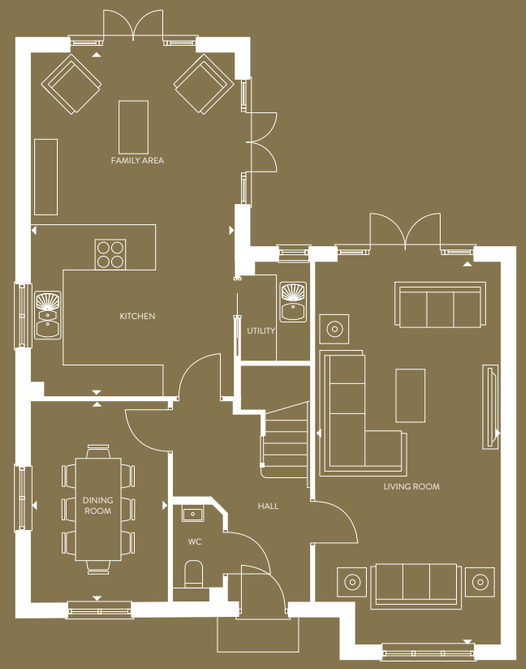


FIRST FLOOR

Bedroom 1	4055mm• x 2976mm◊	13'4"• x 9'9"◊
Bedroom 2	4225mm• x 3479mm•	13'10"• x 11'5"•
Bedroom 3	3700mm• x 3218mm•	12'2"• x 10'7"•
Bedroom 4	3266mm x 2680mm	10'9" x 8'10"

GROUND FLOOR

Kitchen/Family Room	6808mm x 4055mm	22'4" x 13'4"
Living Room	7605mm x 3661mm•	24'11" x 12'0"•
Dining Room	3961mm x 2729mm	13'0" x 8'11"
Total area	160 sqm	1722 sqft



W Wardrobe C Cupboard AC Airing cupboard Loft hatch

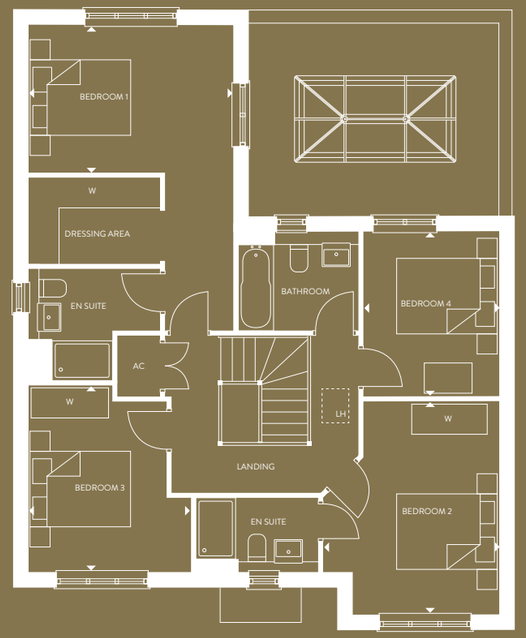
◊ Min dimension • Max dimension *Handed to floorplans shown

THE CALDWICK II

FOUR BEDROOM HOME

HOMES 1 & 49

This spectacular four bedroom home has a spacious layout which incorporates a wealth of flexible reception space, including a garden room with bi-fold doors and lantern roof. Upstairs, all bedrooms are generous doubles with two bedrooms benefiting from an en suite.

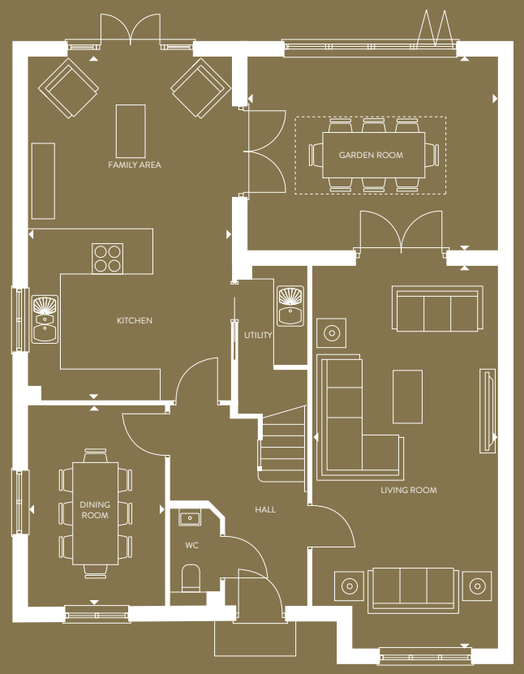


FIRST FLOOR

Bedroom 1	4055mm• x 2976mm◊	13'4"• x 9'9"◊
Bedroom 2	4225mm• x 3479mm•	13'10"• x 11'5"•
Bedroom 3	3700mm• x 3218mm•	12'2"• x 10'7"•
Bedroom 4	3266mm x 2680mm	10'9" x 8'10"

GROUND FLOOR

Kitchen/Family Room	6808mm x 4055mm	22'4" x 13'4"
Living Room	7605mm• x 3661mm•	24'11"• x 12'0"•
Dining Room	3961mm x 2729mm	13'0" x 8'11"
Garden Room	4906mm x 3781mm	16'1" x 12'5"
Total area	186 sqm	1995 sqft



W Wardrobe C Cupboard AC Airing cupboard Loft hatch

◊ Min dimension • Max dimension

THE TINDALL I

FIVE BEDROOM HOME

HOMES 26, 42, 44, 62 & 64*

This traditional five bedroom home has all the reception space you need, with double doors between the living and dining room allowing you to create a semi-open plan space, in addition to the kitchen/breakfast room and study. Upstairs, all five bedrooms are a generous size, two include an en suite and the master benefits from a luxurious dressing area.

FIRST FLOOR

Bedroom 1	4172mm x 3341mm	13'8" x 11'0"
Bedroom 2	4170mm x 3460mm◊	13'8" x 11'4"◊
Bedroom 3	3574mm x 2961mm	11'9" x 9'9"
Bedroom 4	3574mm x 2888mm	11'9" x 9'6"
Bedroom 5	2938mm x 2769mm	9'8" x 9'1"

GROUND FLOOR

Kitchen/Breakfast Room	5925mm x 3551mm	19'5" x 11'8"
Living Room	6138mm x 4172mm	20'2" x 13'8"
Dining Room	4445mm x 4172mm	14'7" x 13'8"
Study	2900mm x 2550mm	9'6" x 8'4"
Total area	196 sqm	2118 sqft

W Wardrobe C Cupboard AC Airing cupboard Loft hatch

◊ Min dimension *Handed to floorplans shown

THE TINDALL II

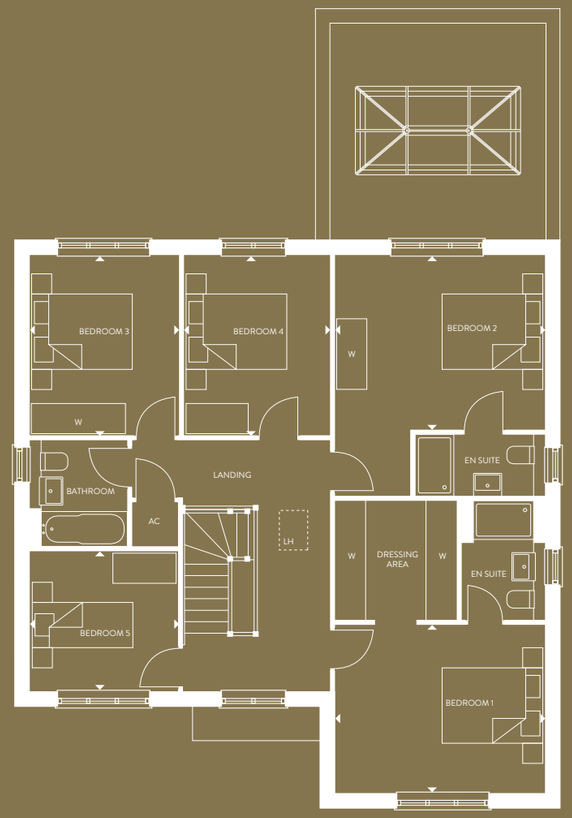
FIVE BEDROOM HOME

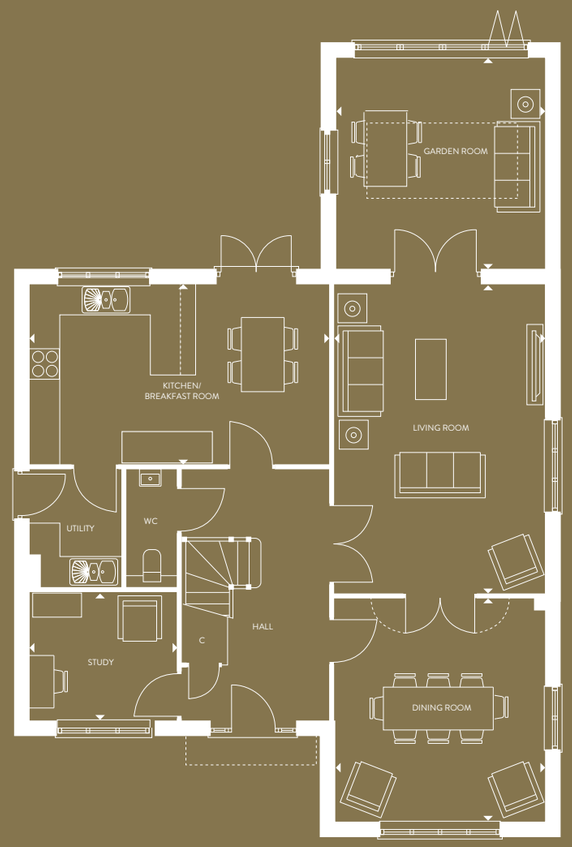
HOMES 59, 60 & 61

This exceptional five bedroom home has an abundance of reception rooms to choose from, including a stunning garden room with bi-fold doors opening up the space to the garden. Spacious bedrooms and a stylish master suite with dressing area complete this family home.

FIRST FLOOR

Bedroom 1	*4172mm x 3341mm*	*13'8" x 11'0"*
Bedroom 2	*4170mm x 3460mm*	*13'8" x 11'4"*
Bedroom 3	*3574mm x 2961mm*	*11'9" x 9'9"*
Bedroom 4	*3574mm x 2888mm*	*11'9" x 9'6"*
Bedroom 5	*2938mm x 2769mm*	*9'8" x 9'1"*





GROUND FLOOR

Kitchen/Breakfast Room	*5925mm x 3551mm*	*19'5" x 11'8"*
Living Room	*6138mm x 4172mm*	*20'2" x 13'8"*
Dining Room	*4445mm x 4172mm*	*14'7" x 13'8"*
Study	*2900mm x 2550mm*	*9'6" x 8'4"*
Garden Room	*4172mm x 4144mm*	*13'8" x 13'7"*
Total area	*215 sqm*	*2323 sqft*

W Wardrobe C Cupboard AC Airing cupboard

Loft hatch *Handed to floorplans shown

THE CONSTABLE I

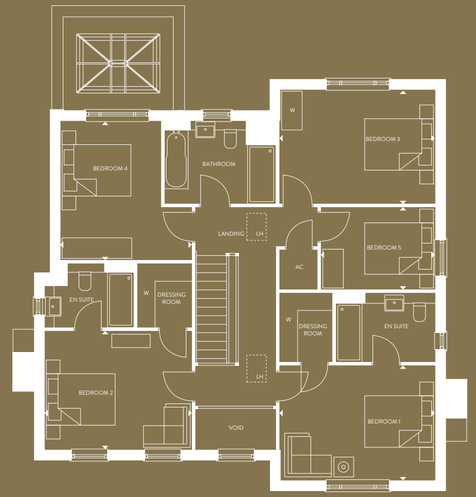
FIVE BEDROOM HOME

HOMES 43*, 45, 46*, 58* & 65*

This incredible five bedroom home has real wow-factor with an ideal combination of formal living and dining rooms plus an exceptional open plan kitchen/breakfast room, family area and garden room to the rear with multiple doors to the garden. Upstairs there are spacious bedrooms, two of which include an en suite and a dressing room to provide the ultimate luxury.

GROUND FLOOR

Kitchen	4522mm x 4509mm	14'10" x 14'9"
Living Room	4846mm x 4253mm	15'11" x 13'11"
Dining Room	4509mm x 4100mm	14'9" x 13'5"
Family Area	4575mm x 3803mm	15'0" x 12'6"
Breakfast Area	3622mm x 2610mm	11'10" x 8'7
Garden Room	3159mm x 3037mm	10'4" x 9'11"
Total area	241 sqm	2604 sqft



FIRST FLOOR

Bedroom 1	4509mm x 3337mm	14'9" x 10'11"
Bedroom 2	4250mm x 3444mm	13'11" x 11'4"
Bedroom 3	4509mm x 3313mm	14'10" x 10'10"
Bedroom 4	4056mm x 3839mm•	13'4" x 12'7"•
Bedroom 5	3325mm x 2386mm	10'11" x 7'10"

W Wardrobe C Cupboard AC Airing cupboard Loft hatch

• Max dimension *Handed to floorplans shown

THE CONSTABLE II

FIVE BEDROOM HOME

HOMES 115*, 116, 128*, 130 & 144

You will never struggle for space in this outstanding five bedroom family home, with its wealth of reception rooms providing a great space for entertaining. Storage space has been carefully considered with a utility and multiple cupboards keeping clutter away. All five bedrooms are generous doubles, three of which include an en suite and two enjoy the luxury of a dressing room.

GROUND FLOOR

Kitchen	4522mm x 4509mm	14'10" x 14'9"
Living Room	4846mm x 4253mm	15'11" x 13'11"
Dining Room	4509mm x 4100mm	14'9" x 13'5"
Family Area	4575mm x 3803mm	15'0" x 12'6"
Breakfast Area	3622mm x 2610mm	11'10" x 8'7"
Garden Room	3159mm x 3037mm	10'4" x 9'11"
Total area	266 sqm	2869 sqft

FIRST FLOOR

Bedroom 1	4509mm x 3337mm	14'10" x 10'11"
Bedroom 2	4250mm x 3444mm	13'11" x 11'4"
Bedroom 3	4509mm x 3313mm	14'10" x 10'10"
Bedroom 4	4056mm x 3839mm•	13'4" x 12'7"•
Bedroom 5	6262mm• x 4055mm	20'7"• x 13'4"

W Wardrobe C Cupboard AC Airing cupboard --- Reduced head height Velux window Loft hatch

• Max dimension *Handed to floorplans shown

THE BLAKE

FIVE BEDROOM HOME

HOMES 63 & 66*

A well-considered layout provides this remarkable five bedroom home with flexibility to adapt to family life, with its combination of separate and open plan living areas. Spacious bedrooms including a luxurious master suite create a home that will grow with your family for years to come.

GROUND FLOOR

Kitchen/Family Room	8094mm x 5403mm	26'7" x 17'9"
Living Room	5691mm x 4691mm	18'8" x 15'5"
Garden Room	5578mm x 3216mm	18'4" x 10'7"
Dining Room	4682mm x 3222mm	15'4" x 10'7"
Study	3222mm x 2396mm	10'7" x 7'10"
Total area	274 sqm	2949 sqft

FIRST FLOOR

Bedroom 1	5403mm x 3440mm	17'9" x 11'3"
Bedroom 2	4691mm• x 3754mm•	15'5"• x 12'4"•
Bedroom 3	3917mm x 3246mm	12'10" x 10'8"
Bedroom 4	4215mm x 2418mm	13'10" x 7'11"
Bedroom 5	3246mm x 2799mm	10'8" x 9'2"

W Wardrobe C Cupboard AC Airing cupboard --- Reduced head height

• Max dimension *Handed to floorplans shown

SEAL OF EXCELLENCE

Based on over 50 years' experience of creating award-winning homes and vibrant mixed-use developments, Crest Nicholson has long realised that bricks and mortar are just part of creating an area's most sought after address.

New homes are about the people who live in them and that is why we aim to ensure that every individual home, its surroundings and location not only meet but also exceed our customers' expectations.

We combine classic and contemporary design and construction techniques with sustainable materials and state-of-the-art technology. Every Crest Nicholson home has been architecturally designed to maximise space and create light filled interiors with a variety of complementary and highly individual external finishes. You can also be assured that your new home will provide exemplary levels of comfort and energy efficiency.

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Please ask the Sales Advisor for information about SAP ratings. All stated dimensions are subject to tolerances of +/- 50mm. You are advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are indicative only and are subject to change. Please ask the Sales Advisor for details. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Crest Nicholson reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale. All travel times, distances, companies, businesses and trading names are believed to be correct at the time of going to print, but any prospective buyer should make their own enquiries. April 2018.