

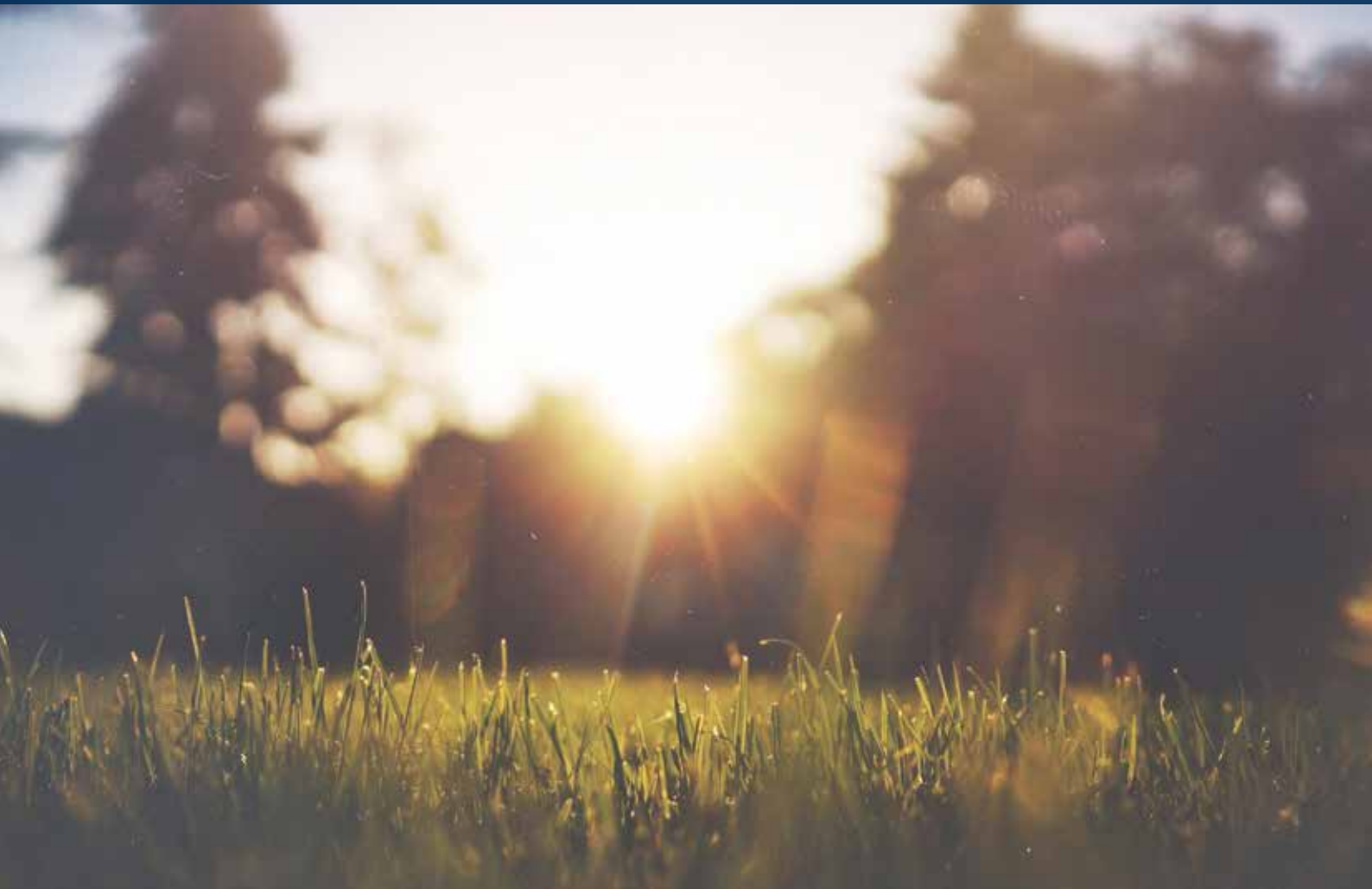


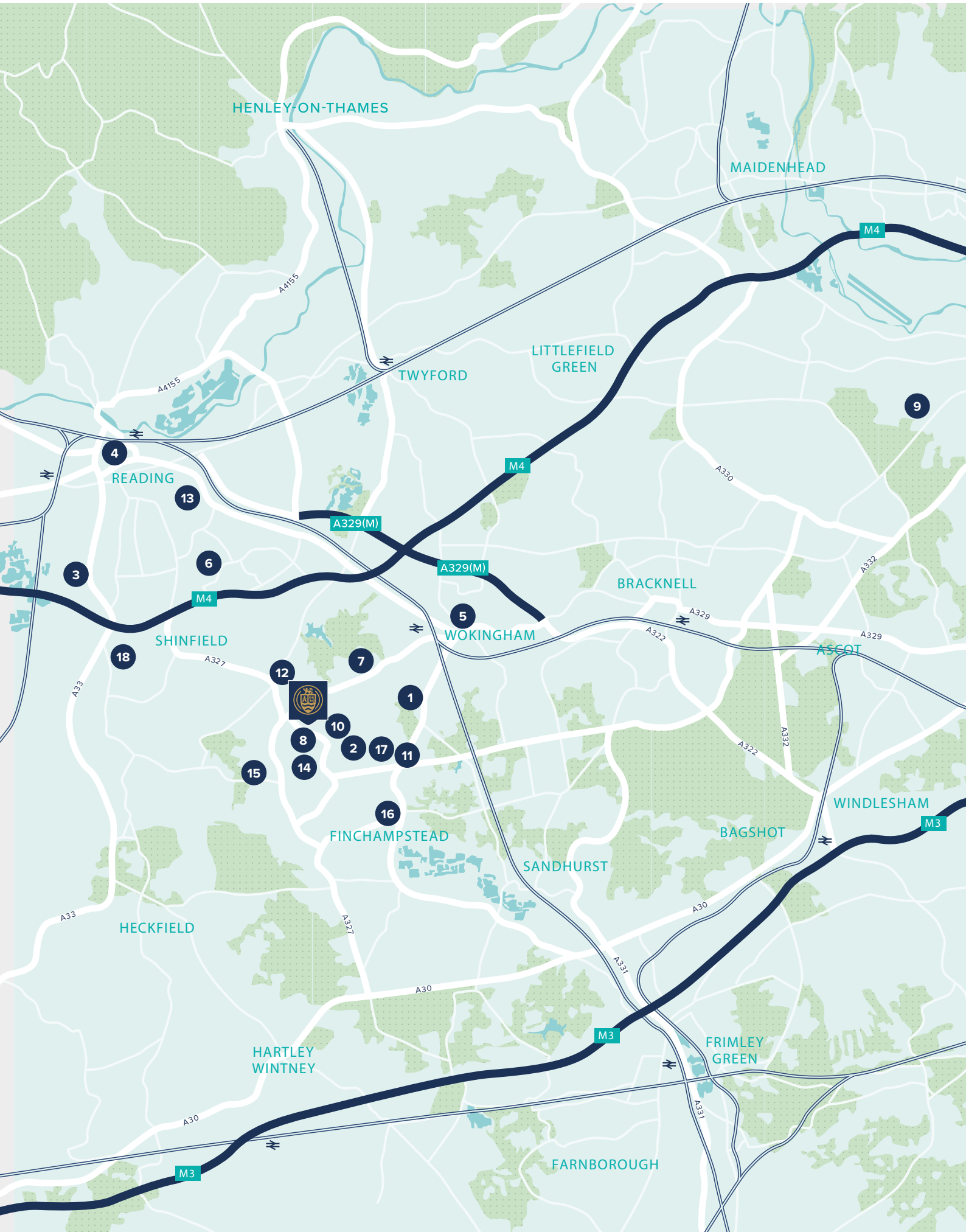
NEWLANDS PLACE

READING • BERKSHIRE

Experience countryside living as well as convenient city connections in your new home at Newlands Place, in the 21st century Garden Village of Arborfield Green – designed to suit a multitude of lifestyles.

2 BEDROOM APARTMENTS AND 3, 4, & 5 BEDROOM HOUSES





WELCOME TO LIFE IN NEWLANDS PLACE

Relax, shop, learn and play while being well-connected from your new home at Newlands place.

On your doorstep

Designed to be largely self-sufficient, from your new home in Newlands Place at Arborfield Green you will be able to walk around the lake, wander through the country parks, while also having easy access to a host of amenities, all on your doorstep.

- 1 Sand Martins Golf Club
- 2 California Country Park
- 3 Madejski Stadium
- 4 The Oracle Shopping Centre
- 5 Bush Walk
- 6 Asda Lower Earley Supercentre
- 7 Barkham Post Office
- 8 Arborfield Green Leisure Centre
- 9 Legoland Windsor Resort
- 10 Hazebrouck Meadow

Education

With an excellent choice of schools and a university close to home, you will be able to find the perfect education facility for all members of the family.

- 11 Nine Mile Ride Primary School
- 12 The Coombes Primary School
- 13 University of Reading
- 14 Bohunt School Wokingham
- 15 Farley Hill Primary
- 16 Finchampstead Primary
- 17 Gorse Ride Schools
- 18 Oakbank School

Travel

Enjoy good road connections to work, services and facilities in Wokingham and the wider area. The M3, M4 and A327 are within easy reach, as is the train station, which provides links to London.



- London Paddington – 47 minutes
- Farnborough – 27 minutes
- Guildford – 27 minutes
- Basingstoke – 20 minutes
- High Wycombe – 38 minutes
- Woking – 38 minutes
- Slough – 39 minutes



- Wokingham Train Station – 9 minutes by car
- Reading Train Station – 25 minutes by car



- Heathrow Airport – 39 minutes by car
- Gatwick Airport – 1 hour 3 minutes by car





NEWLANDS PLACE

Parcel O2, Arborfield Garrison, Arborfield Green.
PL-PG-10025680, New Estate Roads off Biggs Lane
Berkshire, Arborfield, RG2 9LL

For all enquiries please call

01182 173 190

crestnicholson.com/watermansgate

COUNTRYSIDE LIVING COMBINED WITH CONVENIENT CITY CONNECTIONS

Newlands place is the latest phase of the Arborfield Green development, offering a collection of 2 bedroom apartments and 2, 3, 4 & 5 bedroom homes in a modern Garden Village.

Experience a new way of life at Newlands Place at Arborfield Green. From the countryside to the city connections, this new Garden Village has been designed to suit a multitude of lifestyles. On your doorstep you'll find bridleways, ponds, footpaths, cycleways, play areas, sports pitches and a new cricket pavilion. With 95 acres of natural and semi-natural greenspace you'll be able to get close to nature. The community at Arborfield Green hold numerous events including an Easter Fun Day, Emergency Services Day, and Christmas Fair plus there are countless groups and activities to enjoy.

Arborfield Green is steeped in military heritage, which is still echoed throughout the site today. From the original, refurbished buildings to the acres of ancient woodland, you'll be reminded of the important part the area played in Britain's history. Originally established in

1904 as a Remount Depot during WW1, it was mainly used as a Horse Infirmary, treating injured horses throughout the war. Thirty years later, the site was transformed into the Army Technical School for boys and became known as Arborfield Garrison. Today, the Garrison's historic buildings are being regenerated to form part of this new community. The Horse Infirmary Stables, a listed scheduled monument, will be at the heart of the community. It is being converted into a public place for residents, overlooking a new village green. In tribute to the site's history as the home of the Remount Depot and Horse Infirmary, Crest Nicholson commissioned local sculptor and portrait artist Amy Goodman to design and create a set of three life sized horse statues. The artworks, titled 'Youngster', 'Sports Horse Mare' and 'Icarus', are designed to serve as a piece

of remembrance and enjoyment for the community. The Moat House, once the Garrison HQ, will be transformed into new offices for the community and the medieval moat will also form a key part of the new landscape. With so many plans for the future, including a food store, cafés, and healthcare facilities, it's hoped that this will be a place where families can flourish.

Arborfield Green will combine the best of town and country living all in one place. Teaming new woodland areas and wildlife habitats with the site's rich, established landscape and military heritage, this new neighbourhood will be a unique place to live. Designed to be largely self-sufficient, you will be able to walk around the lake, wander through the country parks, and you'll also have access to a host of amenities, all on your doorstep.





CREST
NICHOLSON

NEWLANDS PLACE

DEVELOPMENT PLAN

Experience countryside living as well as convenient city connections in your new home at Newlands place, in the 21st century Garden Village of Arborfield Green – designed to suit a multitude of lifestyles.

2 BEDROOM APARTMENTS AND 3, 4, & 5 BEDROOM HOUSES







THE CHELMSFORD

The Chelmsford is a generously sized three bedroom property. Inspired by tradition, it has a double fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious rooms: an open plan kitchen and dining area, along with a spacious living room. Upstairs, the main bedroom benefits from an en suite shower room and a built-in wardrobe. There is an additional two double bedrooms plus a family bathroom.

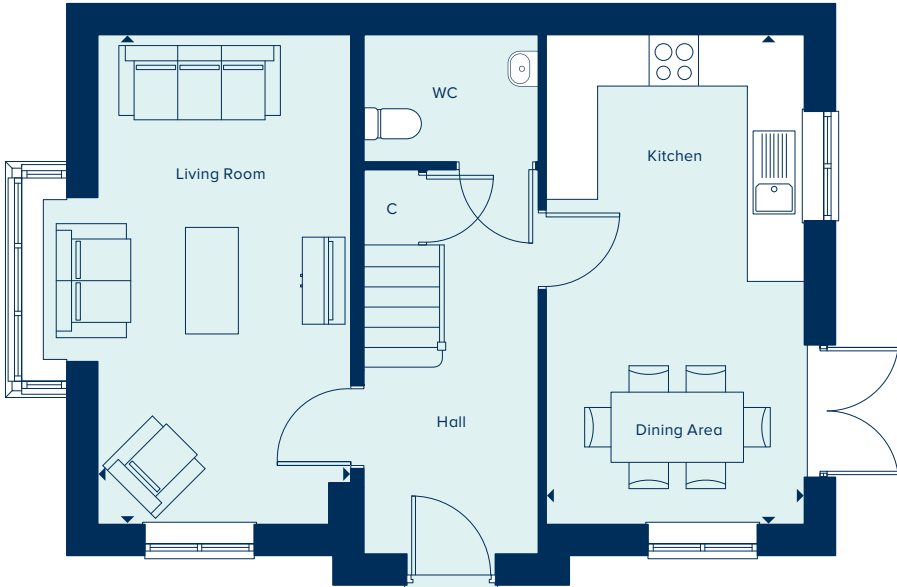
3 BEDROOM HOME



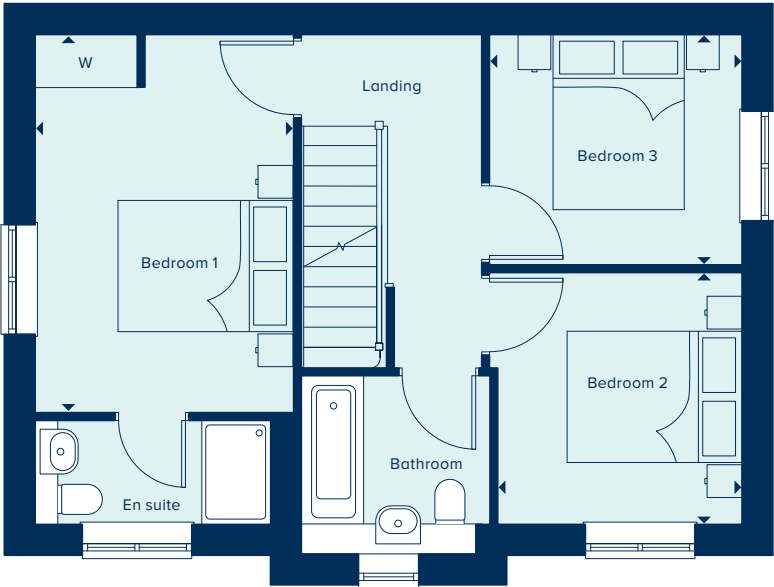
THE CHELMSFORD
3 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING AREA		
5.58m x 2.95m	18'4" x 9'8"	
LIVING ROOM		
5.58m x 2.89m	18'4" x 9'5"	



FIRST FLOOR		
BEDROOM 1		
4.31m x 2.95m	14'1" x 9'8"	
BEDROOM 2		
2.87m x 2.79m	9'5" x 9'1"	
BEDROOM 3		
2.88m x 2.63m	9'5" x 8'7"	



C Cupboard W Wardrobe

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THE EVESHAM

The Evesham is a three bedroom home which includes a versatile open plan kitchen and dining area which is ideal for entertaining, in addition to a separate light and airy living room. Bedroom one benefits from a built-in wardrobe and an en suite shower room. The house is perfectly suited to modern living, featuring a high quality kitchen, sanitaryware and fixtures and fittings throughout.

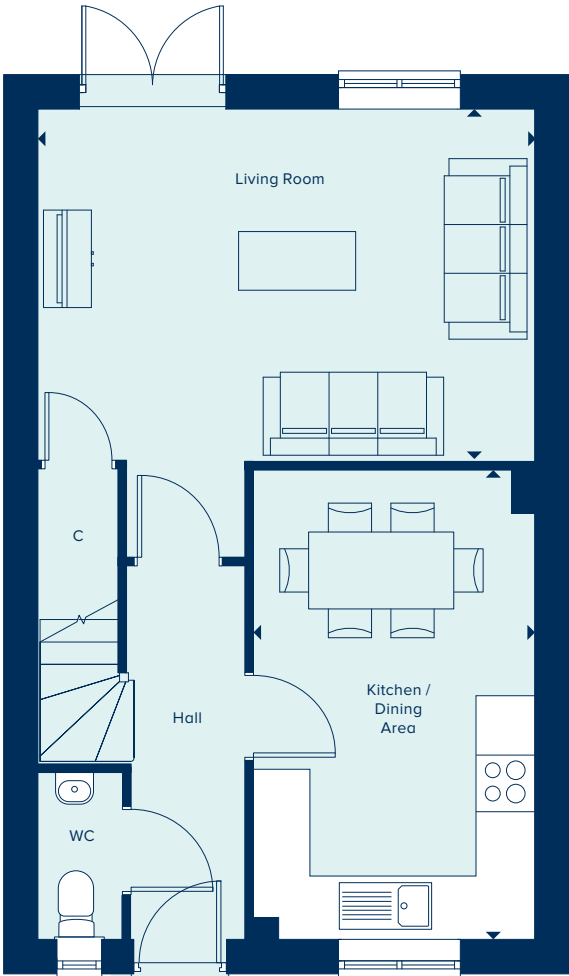
3 BEDROOM HOME



THE EVESHAM

3 Bedroom Home

crestnicholson.com



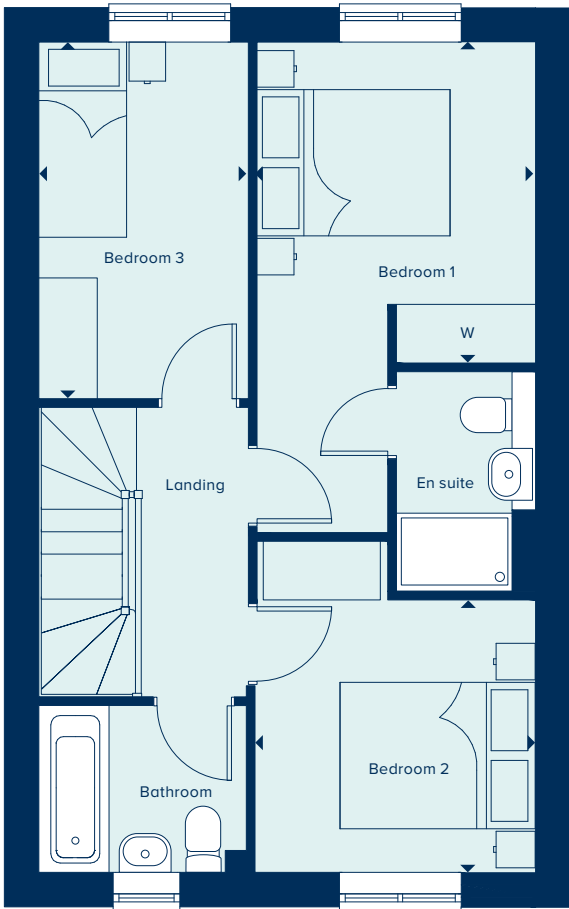
GROUND FLOOR

KITCHEN / DINING AREA

4.83m x 2.89m 15'10" x 9'6"

LIVING ROOM

5.09m x 3.59m 16'8" x 11'9"



FIRST FLOOR

BEDROOM 1

3.28m x 2.85m 10'9" x 9'4"

BEDROOM 2

3.40m x 2.85m 11'2" x 9'4"

BEDROOM 3

3.66m x 2.15m 12'0" x 7'1"

C Cupboard W Wardrobe

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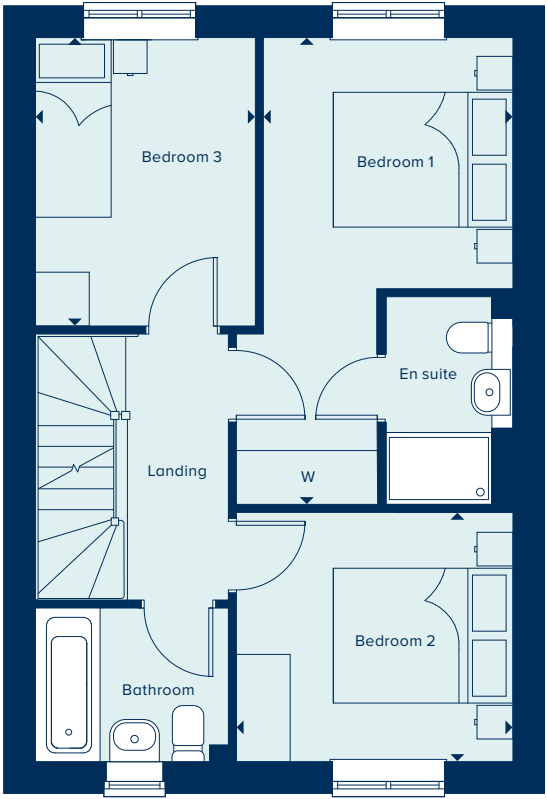
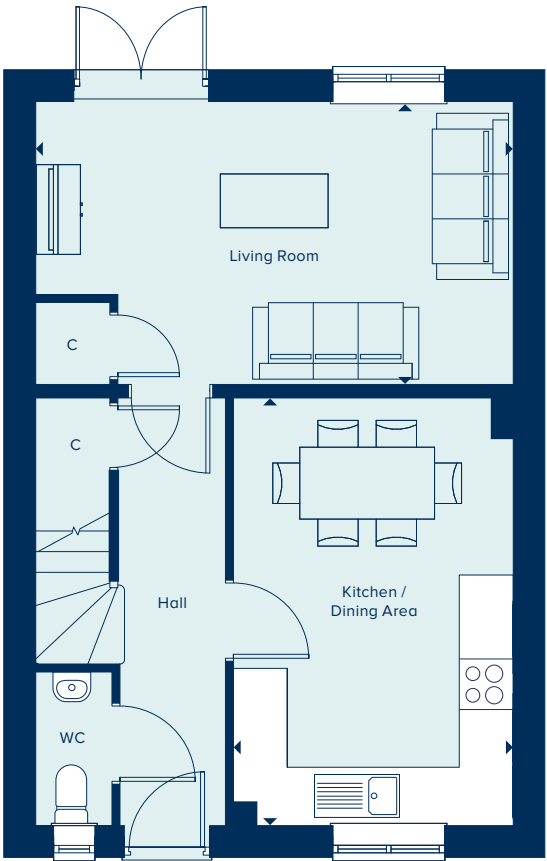
THE REDGRAVE
3 Bedroom Home

crestnicholson.com

THE REDGRAVE

The Redgrave is a thoughtfully designed two storey, three bedroom home which features a spacious open kitchen and dining area in addition to a separate living room which features French doors to the rear garden. Bedroom one benefits from a built-in wardrobe and en suite shower room. Carefully selected products and materials throughout give this home a distinct mark of quality.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.75m x 3.11m 15'7" x 10'3"

LIVING ROOM

5.31m x 3.15m 17'5" x 10'4"

FIRST FLOOR

BEDROOM 1

5.19m x 2.77m 17'0" x 9'1"

BEDROOM 2

3.07m x 2.77m 10'1" x 9'1"

BEDROOM 3

3.21m x 2.45m 10'6" x 8'1"

C Cupboard W Wardrobe

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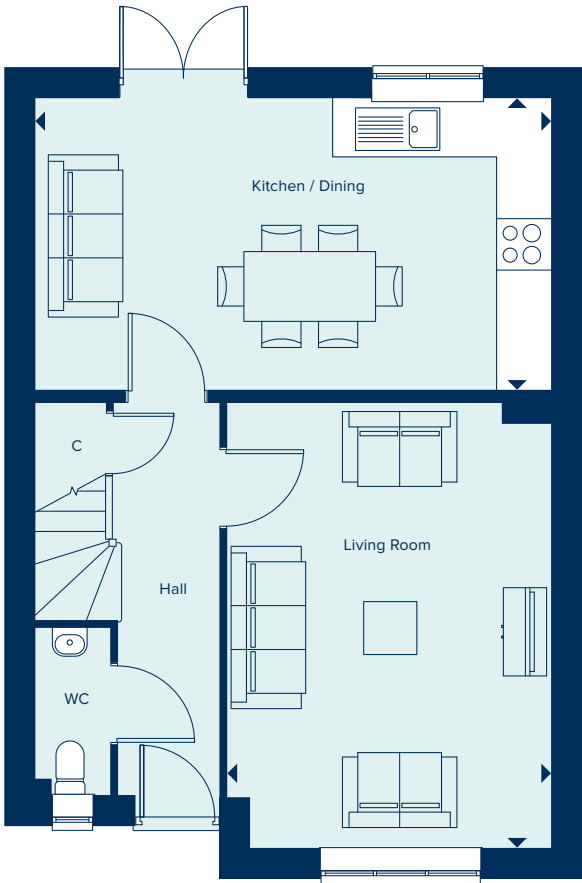
THE SEATON
3 Bedroom Home

crestnicholson.com

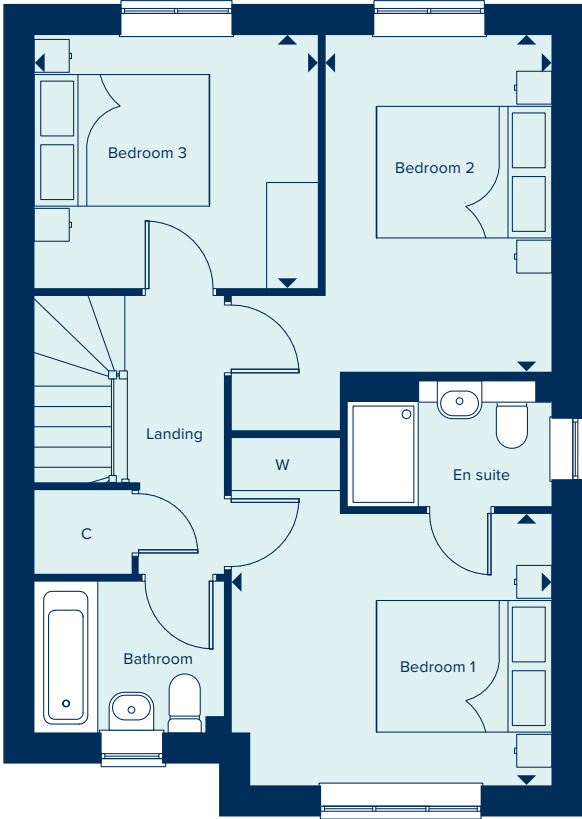
THE SEATON

One of the appealing factors of The Seaton is its open plan kitchen diner which provides direct access to the garden allowing for ample natural light. Another is the generous main bedroom suite, which, with its triple-panelled window, is a light and airy room. Each of the three bedrooms is generously proportioned and the house also includes convenient storage space.

3 BEDROOM HOME



GROUND FLOOR		
KITCHEN / DINING		
5.86m x 3.31m	19'3" x 10'10"	
LIVING ROOM		
5.05m x 3.68m	16'7" x 12'1"	



FIRST FLOOR		
BEDROOM 1		
3.63m x 3.07m	11'11" x 10'1"	
BEDROOM 2		
3.82m x 2.56m	12'6" x 8'5"	
BEDROOM 3		
3.22m x 2.87m	10'6" x 9'5"	

C Cupboard W Wardrobe * Ensuite window selected plots

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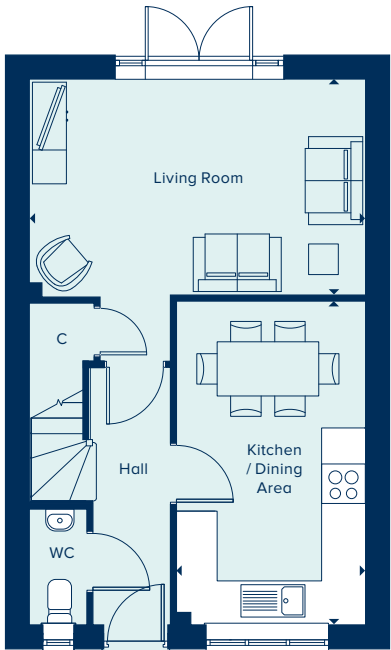
THE FILEY
4 Bedroom Home

crestnicholson.com

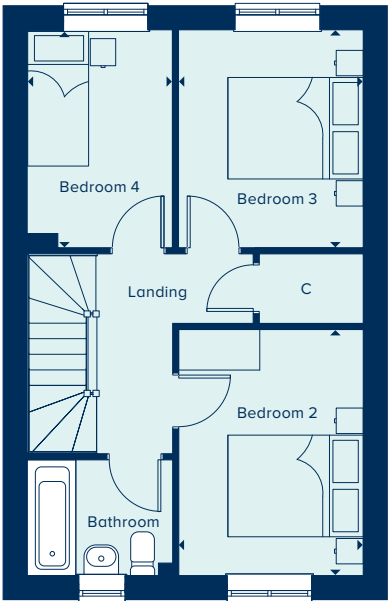
THE FILEY

A four bedroom family home spread over three storeys, The Filey provides flexibility and space in which to entertain. The first floor features two double bedrooms plus a single bedroom and a family bathroom. Bedroom one takes up the entire second floor and benefits from an en suite and built-in wardrobe. The ground floor comprises of an open plan kitchen and dining area plus a separate living room with French doors to the rear garden.

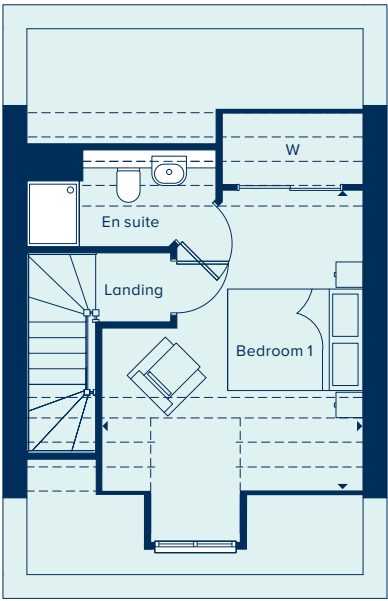
4 BEDROOM HOME



GROUND FLOOR		
LIVING ROOM		
4.97m x 3.19m	16'3" x 10'5"	
KITCHEN / DINING AREA		
4.78m x 2.79m	15'8" x 9'2"	



FIRST FLOOR		
BEDROOM 2		
3.64m x 2.72m	11'11" x 8'11"	
BEDROOM 3		
3.22m x 2.73m	10'6" x 8'11"	
BEDROOM 4		
3.22m x 2.14m	10'6" x 7'0"	



SECOND FLOOR		
BEDROOM 1		
4.42m x 3.85m	14'5" x 12'7"	

C Cupboard W Wardrobe ● Specification

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THE DORKING

The Dorking is a spacious and flexible four-bedroom family home of high quality throughout. Spread over two-storeys, it offers ample living and entertaining spaces including a generous kitchen-dining area and a separate living room, both of which benefit from an abundance of natural light. A study allows for the option of providing a home-working space, or alternatively can be used as a snug or playroom. Upstairs, both the large main bedroom and guest bedroom feature an en suite and two further bedrooms share a family bathroom.

4 BEDROOM HOME

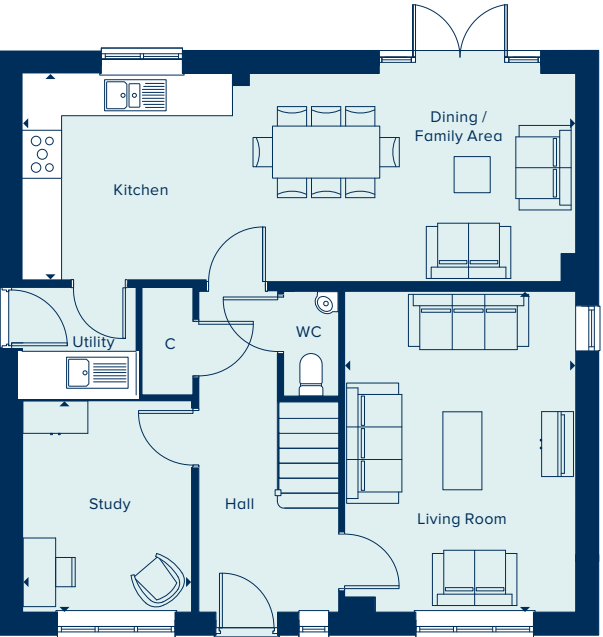


THE DORKING

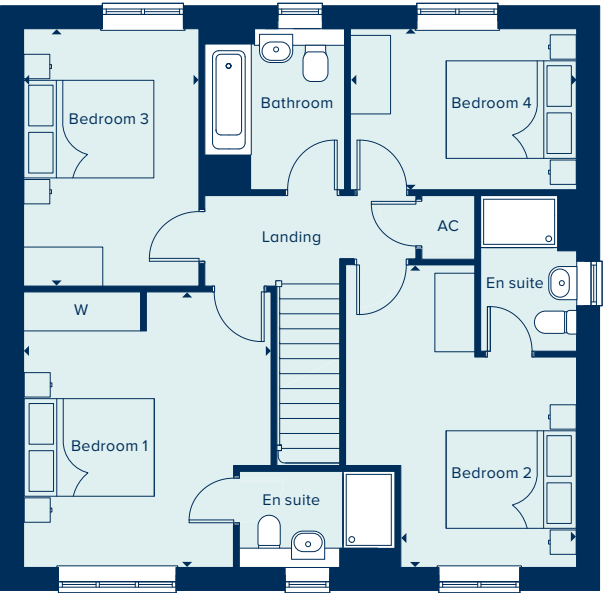
4 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING / FAMILY AREA		
8.50m x 3.20m	27'11" x 10'6"	
LIVING ROOM		
4.93m x 3.55m	16'2" x 11'8"	
STUDY		
3.25m x 2.60m	10'8" x 8'6"	



FIRST FLOOR		
BEDROOM 1		
4.23m x 3.75m	13'11" x 12'4"	
BEDROOM 2		
4.65m x 2.70m	15'3" x 8'10"	
BEDROOM 3		
3.95m x 2.69m	13'0" x 8'10"	
BEDROOM 4		
3.48m x 2.47m	11'5" x 8'1"	



AC Airing Cupboard C Cupboard W Wardrobe ● Specification

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THE MARLBOROUGH

The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open plan kitchen / family / dining area with utility room and a spacious, light-filled living room. Upstairs are four large bedrooms, with the main bedroom benefiting from an en suite.

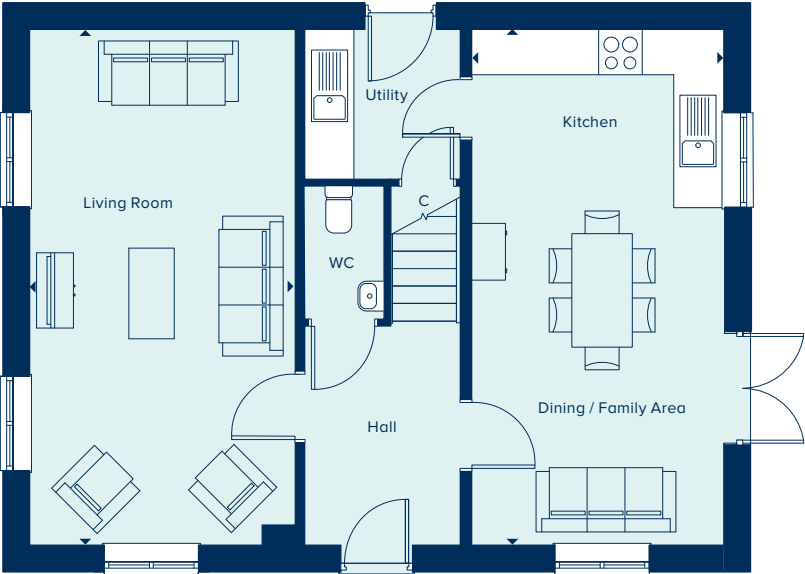
4 BEDROOM HOME



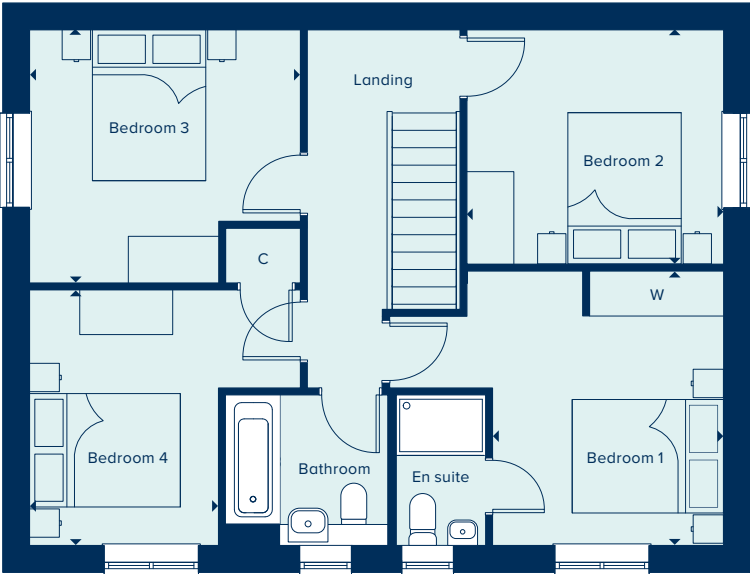
THE MARLBOROUGH
4 Bedroom Home

crestnicholson.com

GROUND FLOOR	
KITCHEN / DINING / FAMILY AREA	
6.82m x 3.33m	22'4" x 10'11"
LIVING ROOM	
6.82m x 3.49m	22'4" x 11'5"



FIRST FLOOR	
BEDROOM 1	
3.63m x 3.05m	11'1" x 10'0"
BEDROOM 2	
3.39m x 3.09m	11'2" x 10'2"
BEDROOM 3	
3.58m x 3.35m	11'9" x 11'0"
BEDROOM 4	
3.38m x 2.50m	11'1" x 8'2"



C Cupboard W Wardrobe ● Specification

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THE ROMSEY

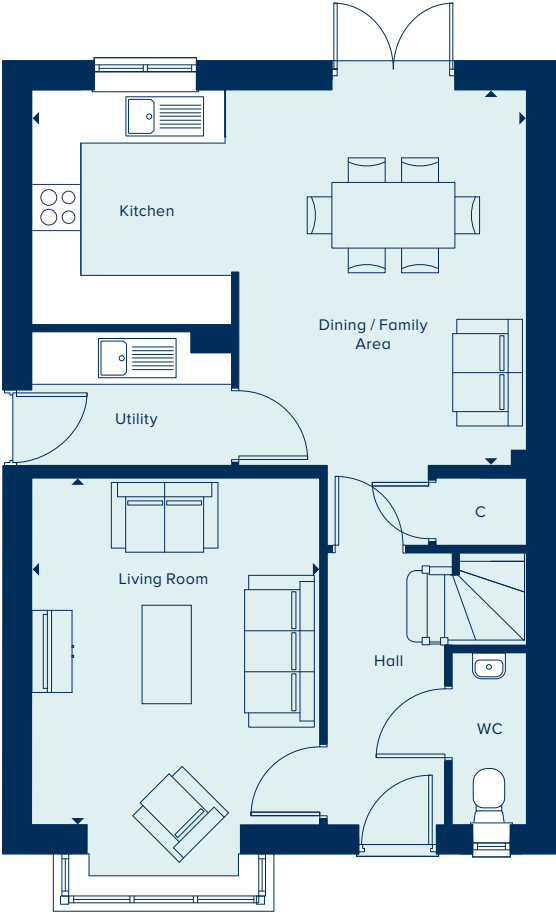
With flexible open-plan living space and generously sized bedrooms, The Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms with an ensuite to the main bedroom and an additional family bathroom. All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

4 BEDROOM HOME



THE ROMSEY
4 Bedroom Home

crestnicholson.com



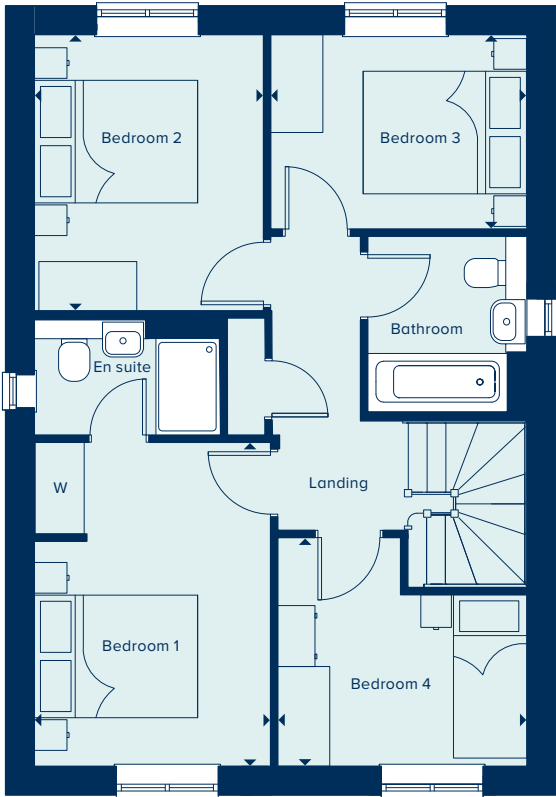
GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

6.03m x 4.58m 19'9" x 15'0"

LIVING ROOM

4.22m x 3.51m 13'10" x 11'6"



FIRST FLOOR

BEDROOM 1

3.96m x 2.89m 13'0" x 9'6"

BEDROOM 2

3.38m x 2.80m 11'1" x 9'2"

BEDROOM 3

3.13m x 2.38m 10'3" x 7'9"

BEDROOM 4

3.04m x 2.80m 10'0" x 9'2"

C Cupboard W Wardrobe ● Specification

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THE WINDSOR

The Windsor is a sizeable family home with five double bedrooms, two bathrooms, study, separate utility room and substantial living spaces. The open plan kitchen, dining and family room features French doors which open out into the rear garden. Bay windows provide elegance, interest and light. But perhaps the greatest attraction is bedroom one which features an en suite shower room and built-in wardrobes.

5 BEDROOM HOME

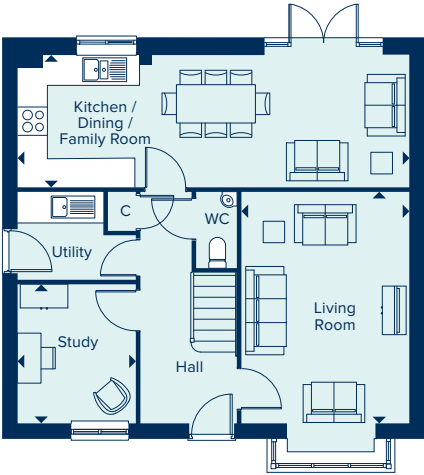


THE WINDSOR
5 Bedroom Home

crestnicholson.com

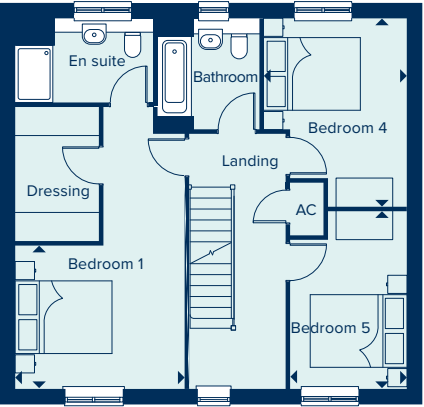
GROUND FLOOR

KITCHEN / DINING / FAMILY ROOM		
8.16m x 2.74m	26'9" x 9'0"	
LIVING ROOM		
4.83m x 3.50m	15'10" x 11'6"	
STUDY		
2.90m x 2.47m	9'6" x 8'1"	



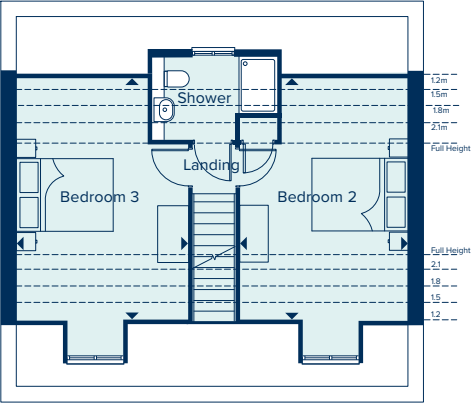
FIRST FLOOR

BEDROOM 1		
3.54m x 3.01m	11'7" x 9'10"	
BEDROOM 4		
3.93m x 2.96m	12'10" x 9'8"	
BEDROOM 5		
3.70m x 2.43m	12'1" x 7'11"	



SECOND FLOOR

BEDROOM 2		
5.18m x 3.5m	17'0" x 11'6"	
BEDROOM 3		
5.18m x 3.54m	17'0" x 11'7"	



C Cupboard AC Airing Cupboard W Wardrobe --- Ceiling Heights

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SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

KITCHEN

Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)

Electric single built-in oven in stainless steel

Electric built-under 1 ½ oven in stainless steel

Electric built-in double oven in stainless steel

4 ring gas hob in stainless steel

5 ring gas hob in stainless steel

Stainless steel splashback behind hob

Stainless steel chimney extractor hood

Energy efficient integrated fridge/freezer

Energy efficient integrated dishwasher

Energy efficient integrated washing machine

Single bowl granite sink and drainer in Arctic white

1.5 bowl granite sink and drainer in Arctic white

Aquafocus chrome mixer tap

BATHROOM, EN SUITE AND CLOAKROOM

Contemporary white sanitaryware

Chrome mixer taps with shower fittings

Full height tiling around bath with shower and folding bath screen

Full height tiling to enclosed shower cubicle

Half height tiling to walls where other sanitaryware is fitted

Heated chrome towel rail to bathrooms and en suites

Tiled splashback to basin in cloakroom



UTILITY ROOM

Sink to utility rooms ***

External door to utility rooms ****

ELECTRICAL

Low energy LED downlighters in white to kitchen

Low energy LED downlighters in white to bathroom, cloakroom and en suite

Low energy lighting in all other areas

TV and data point to living room & TV point to bedroom 1

Telecommunications to the home including fibre for broadband capabilities

USB double socket to kitchen, bedroom 1 and lounge

DECORATION

White emulsion to all rooms and ceilings

White gloss to window boards, internal doors, skirting and architraves

JOINERY AND DOORS

Front door with multipoint locking system and chrome ironmongery

White PVCu windows and patio doors with white ironmongery

White internal doors with chrome ironmongery

Fitted wardrobes to bedroom 1 with soft close sliding mirror fronted doors

HEATING

Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure

EXTERNAL FINISHES

Front gardens to be landscaped

Rear gardens topsoiled and rotovated

External low energy security light fitted by front door

External tap

SECURITY AND PEACE OF MIND

Smoke, heat and carbon monoxide detectors

Two years warranty and aftercare

Complete ten year warranty

Where a sink is shown on the floor plans *Where a utility room is fitted

Crest Nicholson follows warranty provider guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms. Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1012452/March 2025.

● Homes under 1350 sq ft ● Homes over 1350 sq ft

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.





NEWLANDS PLACE

Parcel O2, Arborfield Garrison, Arborfield Green.
PL-PG-10025680, New Estste Roads off Biggs Lane
Berkshire, Arborfield, RG2 9LL

For all enquiries please call

01182 173 190

crestnicholson.com/newlandsplace



House Type Illustration

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Development Map/Site Plan

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture. Whilst every effort has been made to ensure that the information in this site map is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the layout of the development. The location of affordable homes is indicative only. The remaining homes on the development are available for open market sale (including multi-unit sales) to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and, therefore, the mix of tenures on a development may change. This site map does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. 1012424/March 2025.

