



# Welcome to Finchwood Park, Finchampstead

Stock photography



Finchwood Park



# Contemporary homes in a natural setting

An exceptional collection of beautifully designed homes in an inspirational setting where all the elements found in the finest of traditional villages combine with a host of contemporary features to help create a superb quality of life.

Set over 140 acres of green open space, Finchwood Park draws on the heritage and unique character of the local landscape, a woodland setting that has evolved over centuries.



Exterior photography of Finchwood Park



# Homes full of character

Wherever you are on life's journey, Finchwood Park could be the perfect place to call home.

Distinctive and diverse detailing of characterful exterior features blend with carefully considered interior layouts. With smart technology and superb specifications throughout, these are homes full of individual charm and character. The ideal choice to fulfil your aspirations, and to complement your lifestyle.

Stock photography

# What you see is what you get

In a Legal & General home we give you so much more as standard. Contemporary design coupled with well-known, trusted brand names help to create your energy efficient, quality living space.

- ✔ Fully integrated Bosch kitchen appliances
- ✔ Bathroom and cloakroom sanitaryware by Roca and Hansgrohe mixer taps
- ✔ Ceramic and porcelain Minoli tiles in the bathrooms and en suites
- ✔ Luxurious and durable Amtico flooring and carpets as standard
- ✔ Smart Hive heating technology system










Discover more in the  
Finchwood Park specification >



# Finchwood Park - the vision



- 
**NEIGHBOURHOOD CENTRE**  
 To include retail and residential units.
- 
**GREEN CORRIDOR**  
 Providing a link through the development connecting into the SANG via the bridleway with a series of trim trails.
- 
**NEW PRIMARY SCHOOL**  
 The local authority will decide if a new primary school is required and will be responsible for its delivery.
- 
**EMPLOYMENT APPLICATION FROM ANOTHER DEVELOPER**
- 
**NINE MILE RIDE EXTENSION**
- 
**LEAP** - Local Equipped Area for Play  
**LAP** - Local Area for Play  
**NEAP** - Neighbourhood Equipped Area for Play
- 
**SPORTS FACILITIES & ALLOTMENTS**  
 Responsibility of and to be delivered by Wokingham Borough Council

The above master plan is not drawn to scale and is for general guidance only and is subject to change.



# Fun for all the family

Finchwood Park has a natural feel and flow; existing landscaping features are not just protected but enhanced to create a selection of beautifully interconnected green open spaces. It includes new parkland and public gardens, play areas and outdoor sports areas.



Stock photography



Stock photography



Stock photography

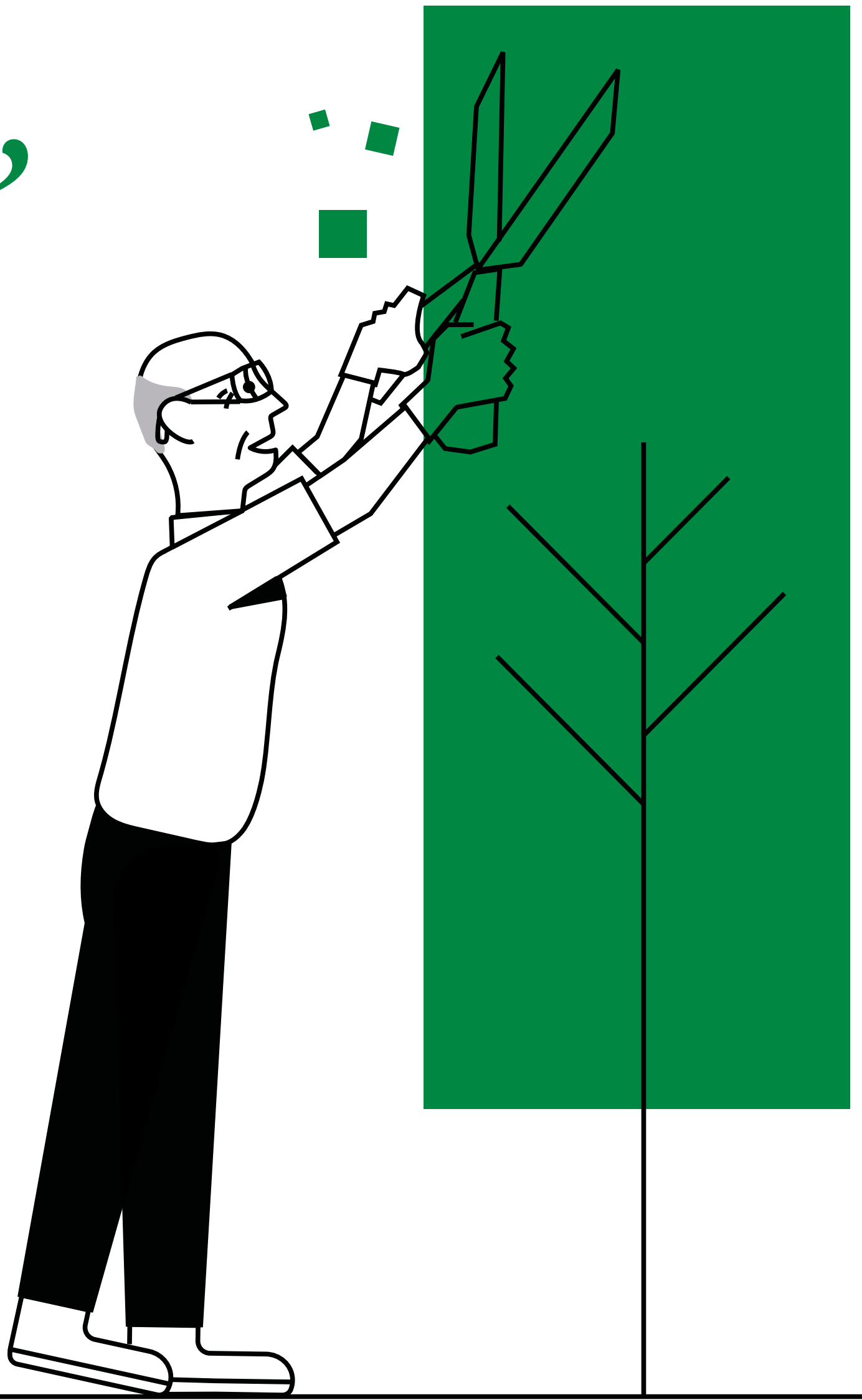
# A breath of fresh air

With 50% of Finchwood Park as public open space, there are so many ways to explore it. An early morning jog, an evening match on the sports pitch, a family Sunday stroll through the trees.

The result is a living, engaging landscape that promotes a feeling of wellbeing however you choose to enjoy it.

# Green spaces, sustainable places

Finchwood Park has been planned to enhance the existing natural landscape. Extensive new planting of native trees and plants will ensure that Finchwood Park has a natural feel which will mature over the years. New hedgerows will mirror the ancient hedgerows which form the boundaries. This combination of old and new will encourage biodiversity and provide habitats for a wide range of birdlife, mammals and insects.





# Giving your children a good start

There are plenty of good educational options nearby for children and young people of all ages. From early learning to schools with a philosophy to promote lifelong learning, you will find quality schooling close to home, including a brand-new primary school – with nursery – planned for the village heart of Finchwood Park.



# You're well connected

## By foot

Finchampstead village is an easy walk, for school and local shopping.

## By car

Strategically located within the M4 and M3 corridor, Finchwood Park is around eight miles from these major road routes, with access to the M25 and wider motorway network.

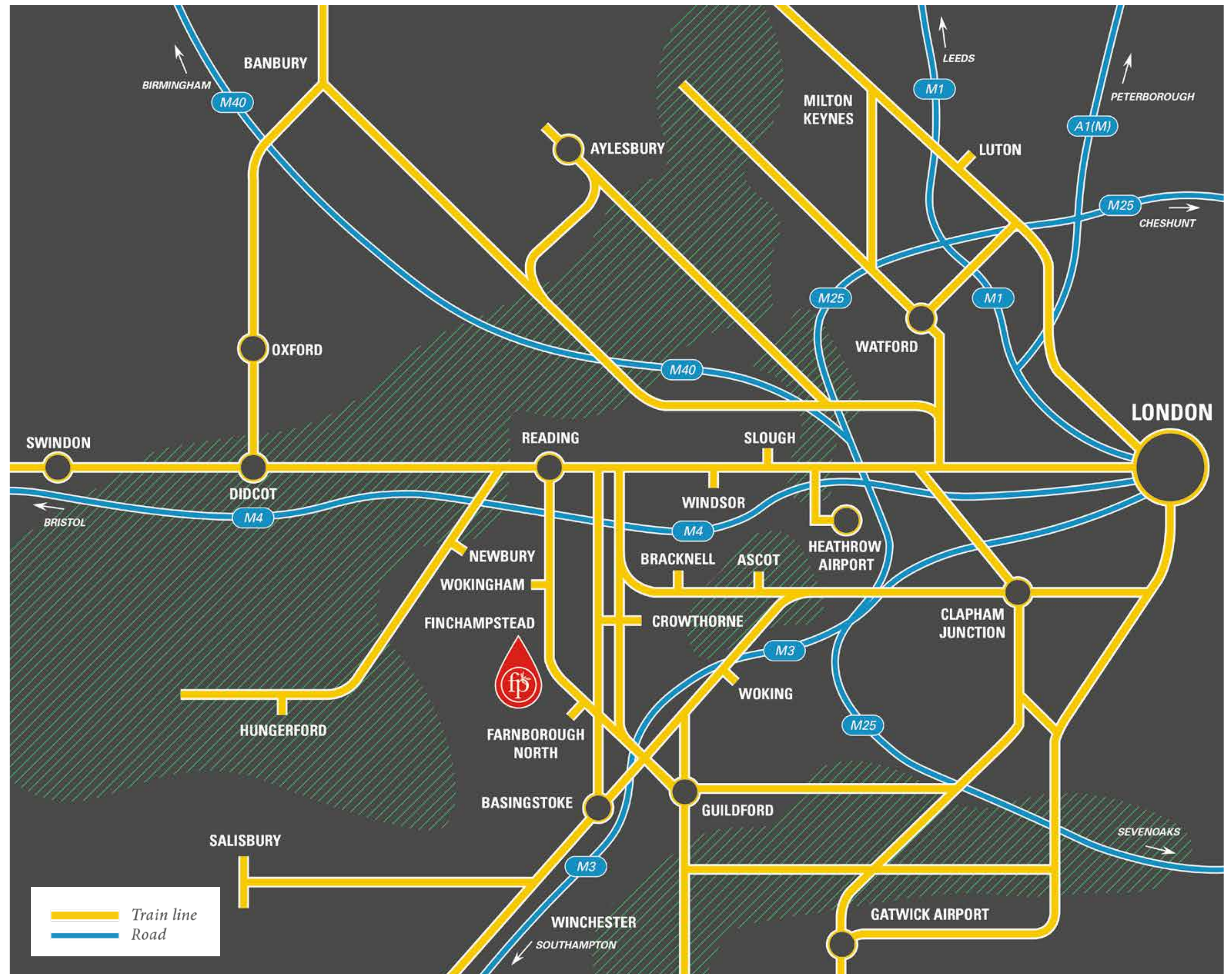
## By train

With two train stations within four miles, commuting is made easy; reach London Waterloo from Wokingham in just under 70 minutes and London Paddington via Reading in less than 50 minutes.

## By air

Heathrow Airport is 24 miles to the east.

See a detailed view of the area and get directions



# Places to go



Find shopping and entertainment in abundance. The Lexicon in Bracknell, a striking, contemporary one million square foot retail and leisure destination that has created a new social centre for the town and wider surroundings, includes premium names like Fenwick and Joules, flagship store M&S, and fashion-forward brands like Kiko Milan.



Wokingham town centre has an attractive new pedestrian square, so take a stroll to buy fresh bread from Gail's, the artisan bakers on Peach Street. There are more than 30 types of bread to choose from, so take time deciding over coffee, breakfast or lunch.

Producing six flagship beers with over 100 releases planned for 2019, Siren has already gained a 'Best Brewer in England' award and a 'Supreme Champion Beer of Britain' award by CAMRA. The Tap Yard is the brewery's bar, showcasing its core beers and is a family and dog friendly place to sample various brews before taking home bottles from the shop.

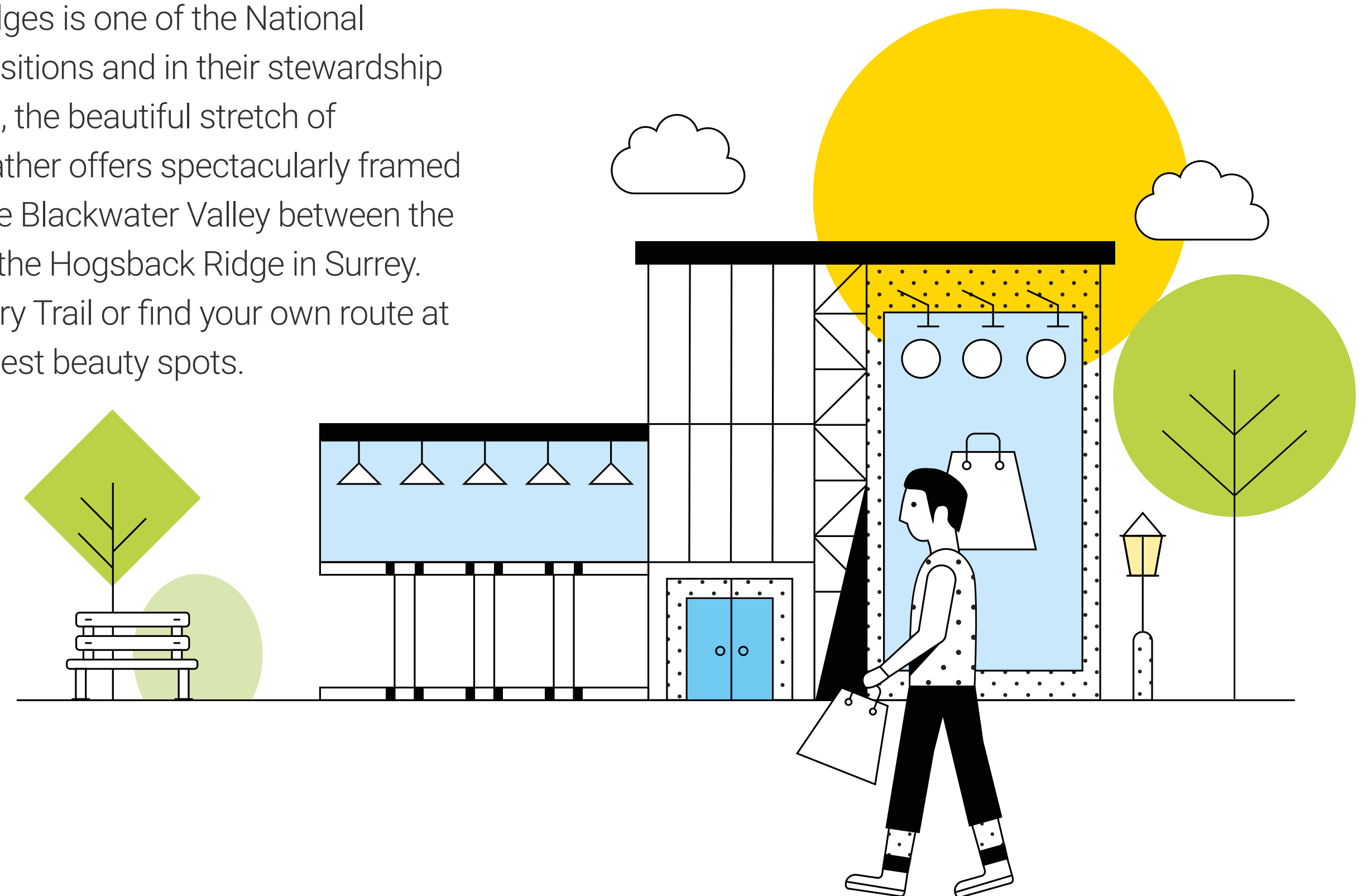


Simon's Wood is a natural beauty spot in Finchampstead with broadleaf woodland, pine forest and open heathland, the varied habitats mean this is the ideal place to enjoy diverse flora and fauna. The woods and adjoining Heath Pond are perfect for a stroll and to be awed at the scale of the impressive swathe of redwood Sequoia trees.

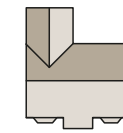
Finchampstead Ridges is one of the National Trust's oldest acquisitions and in their stewardship for a hundred years, the beautiful stretch of woodlands and heather offers spectacularly framed glimpses across the Blackwater Valley between the trees and as far as the Hogsback Ridge in Surrey. Follow the Centenary Trail or find your own route at one of Berkshire's best beauty spots.



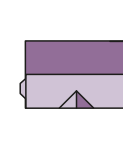
With two gyms, fitness studios, a sports hall, 3G pitches, and courts for tennis and netball, Arborfield Leisure Centre offers a breadth of facilities whether you want to get fit, have a friendly match with friends, or be part of a competitive team.



# The development

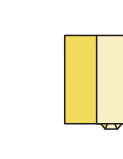
 **The Lancaster**  
5 bedroom detached home  
Plots 347, 350, 352, 353, 354 & 359

 **The Gidea**  
4 bedroom detached home  
Plots 289, 290, 343, 349, 351, 362 & 365

 **The Warrington**  
4 bedroom detached home  
Plots 291, 293, 342, 344, 346, 348, 356, 363, 364, 381 & 385

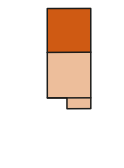
 **The Durham**  
4 bedroom detached home  
Plots 292, 355, 358, 378, 379, 380, 406 & 407

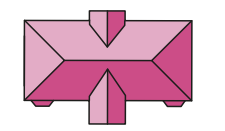
 **The Chadwell**  
3 bedroom detached home  
Plots 288, 300, 329 & 345

 **The Drayton**  
3 bedroom detached/semi-detached home  
Plots 330, 357, 360, 361, 366, 367, 377, 386-390, 405 & 408

 **The Farringdon**  
3 bedroom detached home  
Plots 306, 309, 331 & 332

 **The Langley**  
2 Bedroom semi-detached/  
terraced home  
Plots 285, 287, 307, 308, 368, 370-372, 382-384, 409 & 413

 **The Waverley**  
2 Bedroom semi-detached/  
terraced home  
Plots 286, 301-305, 333, 334, 369 & 410-412

 **Clover House Apartments**  
1 Bedroom apartment  
Plots 279-284

 **Housing Association**



[Click here for current availability and prices](#) >

[View our interactive siteplan for latest availability](#) >



Finchwood Park

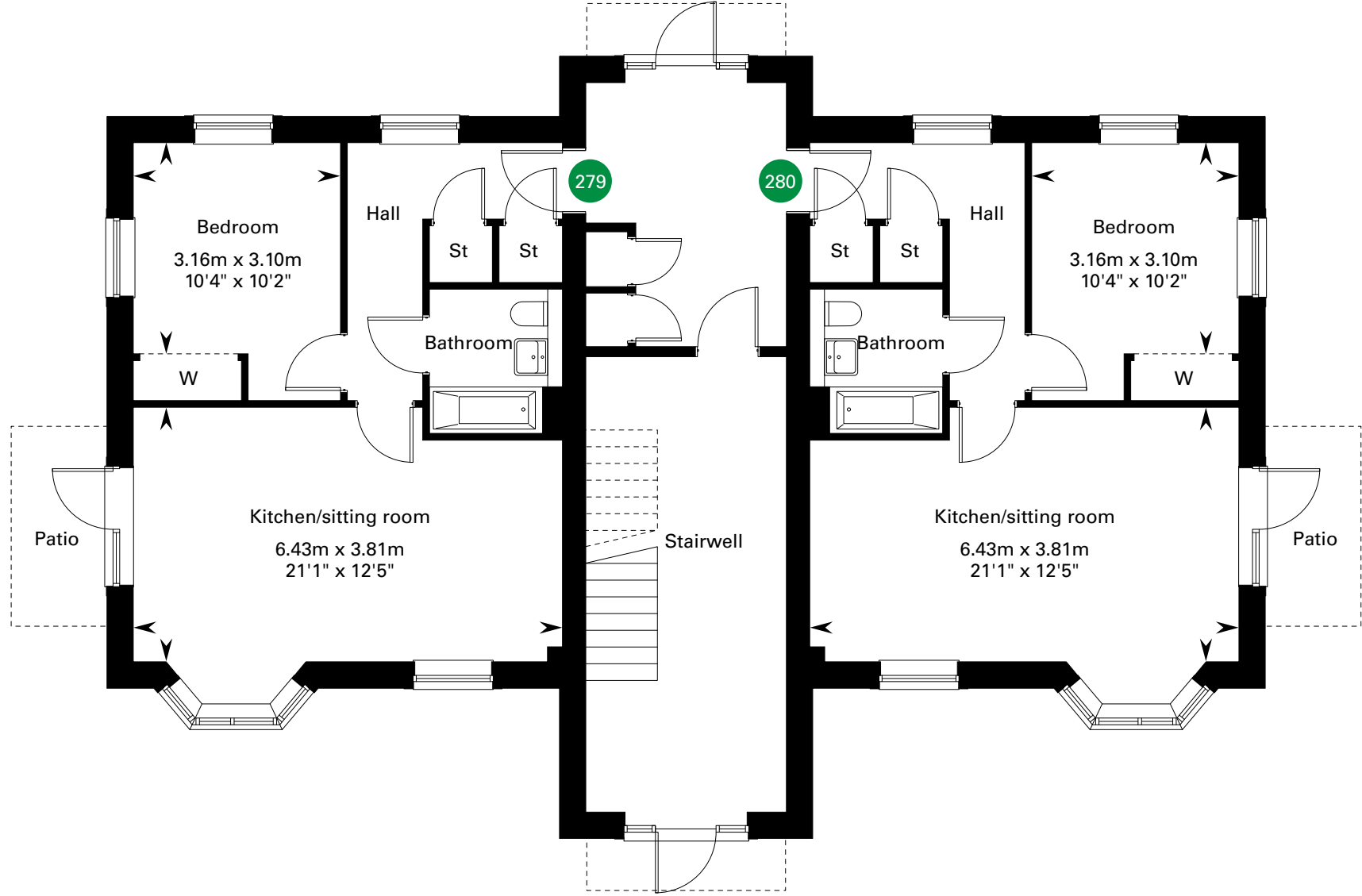
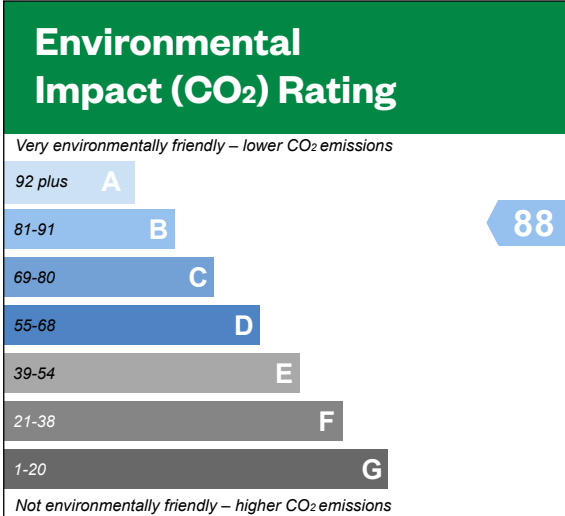
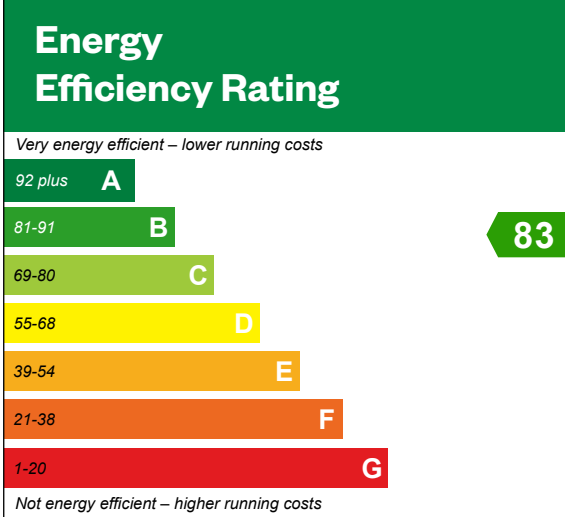
# Clover House

1 bedroom apartments

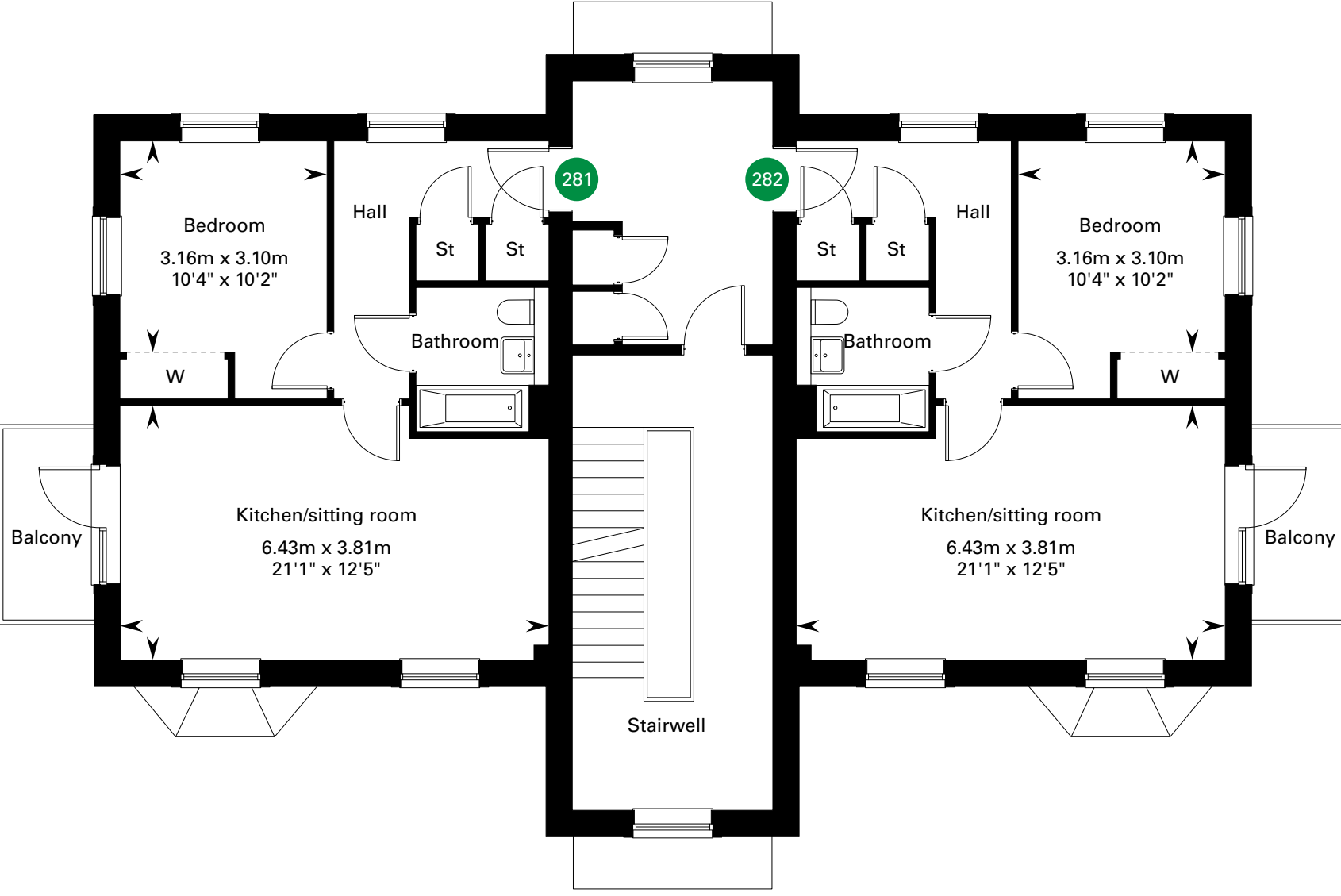


# Clover House

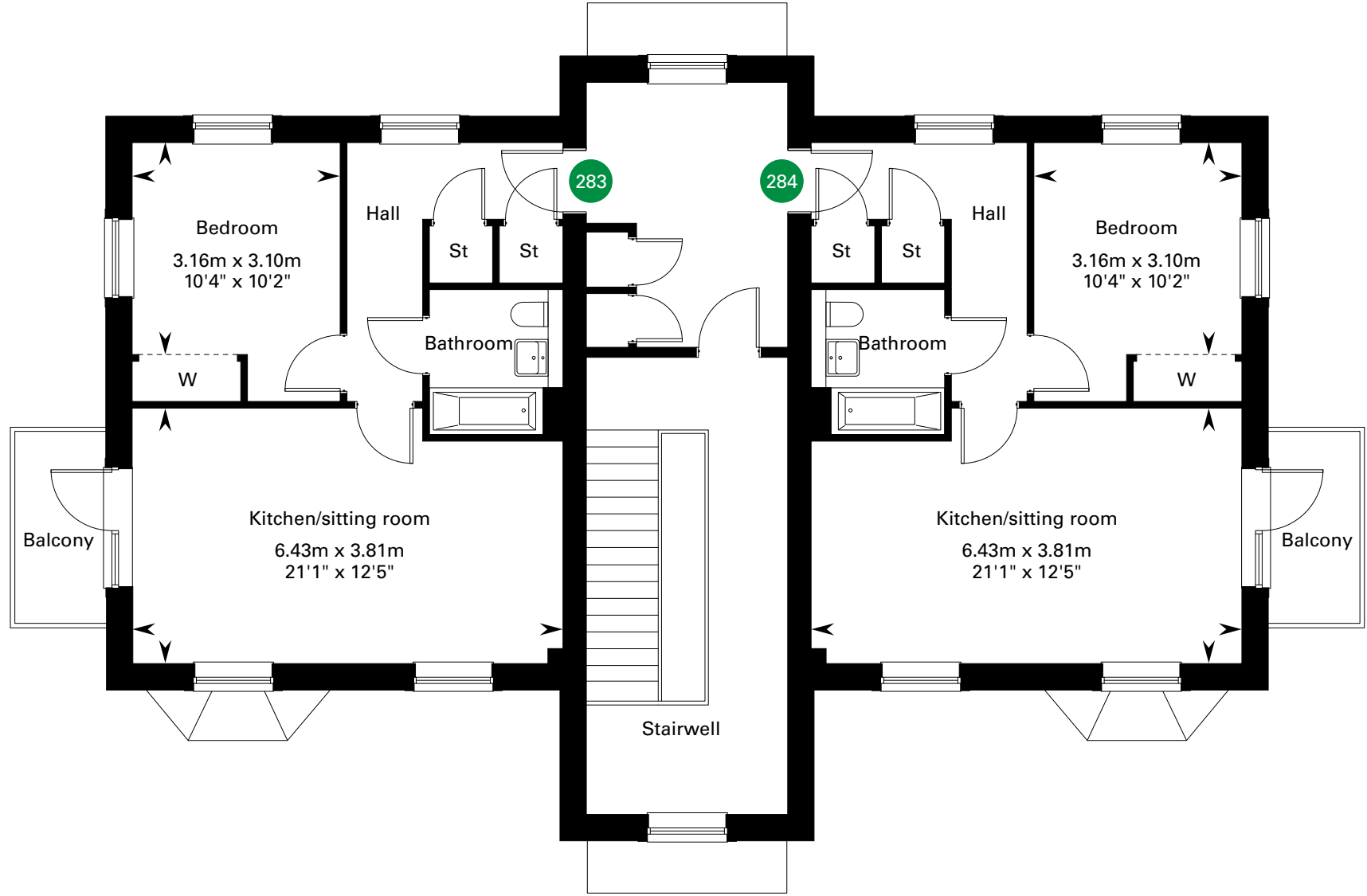
Plots 279-284



Ground floor



First floor



Second floor

# The Waverley

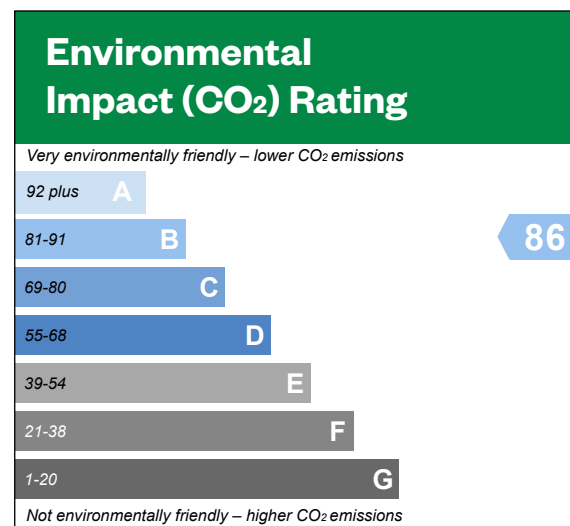
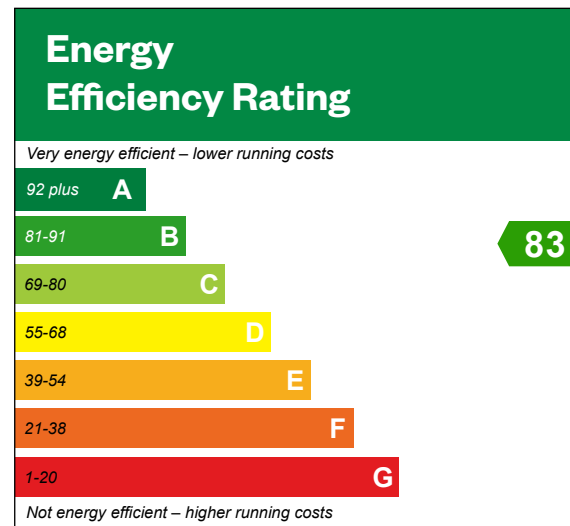
2 bedroom home



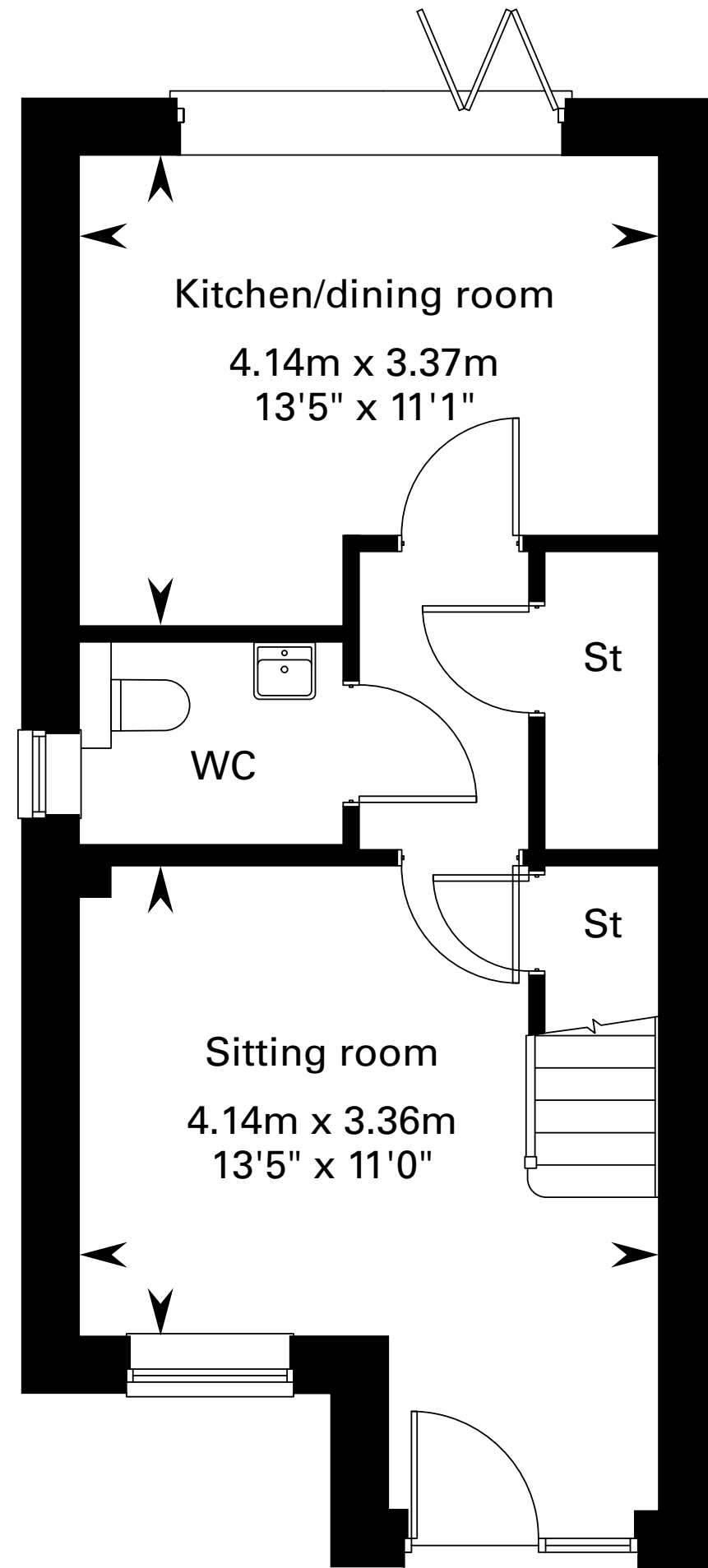
The Waverley

# The Waverley

Plots 286, 301, 333, 410 & 412 – as shown  
 Plots 302, 303, 304, 305, 334, 369 & 411 – handed

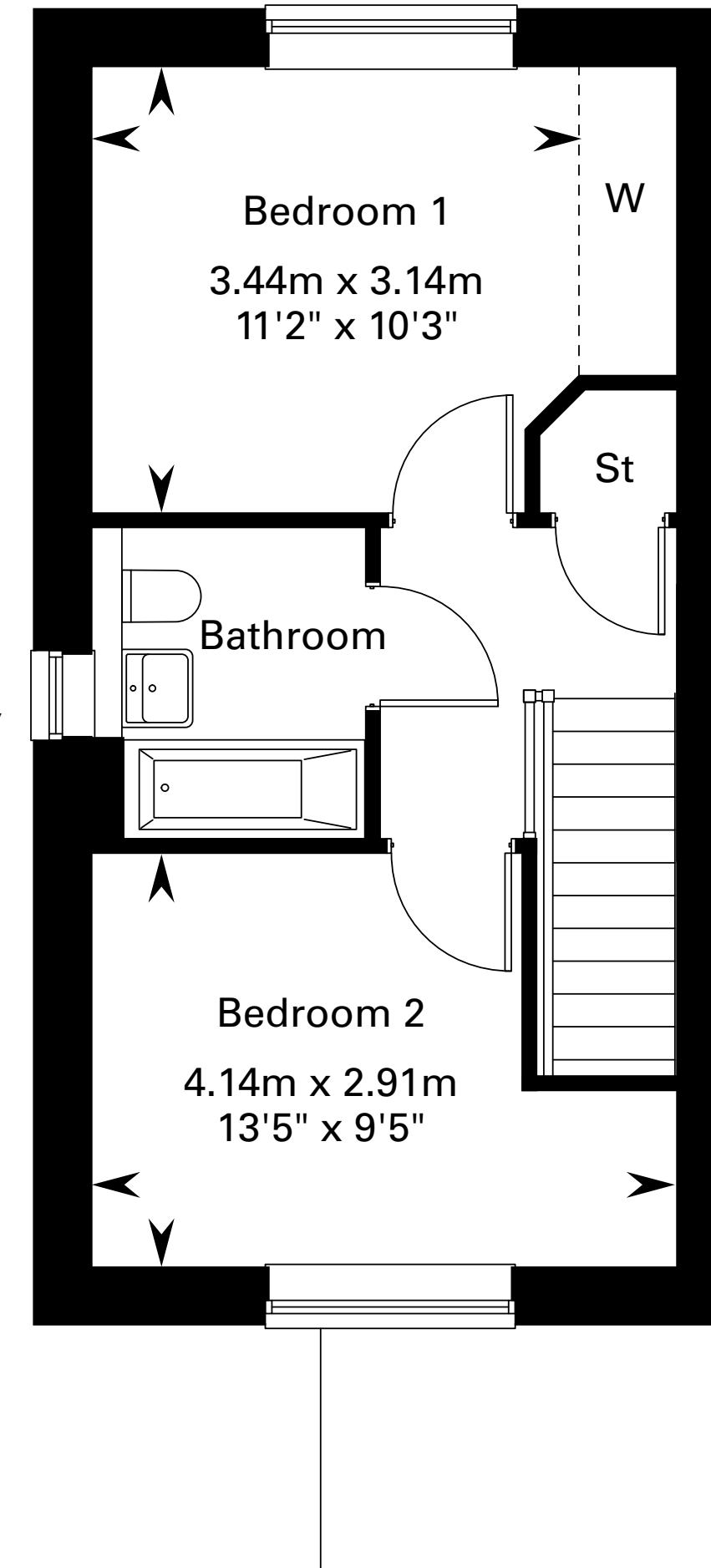


Windows to 301, 333, 334 only



Ground floor

Windows to 301, 302, 333, 334 only



First floor



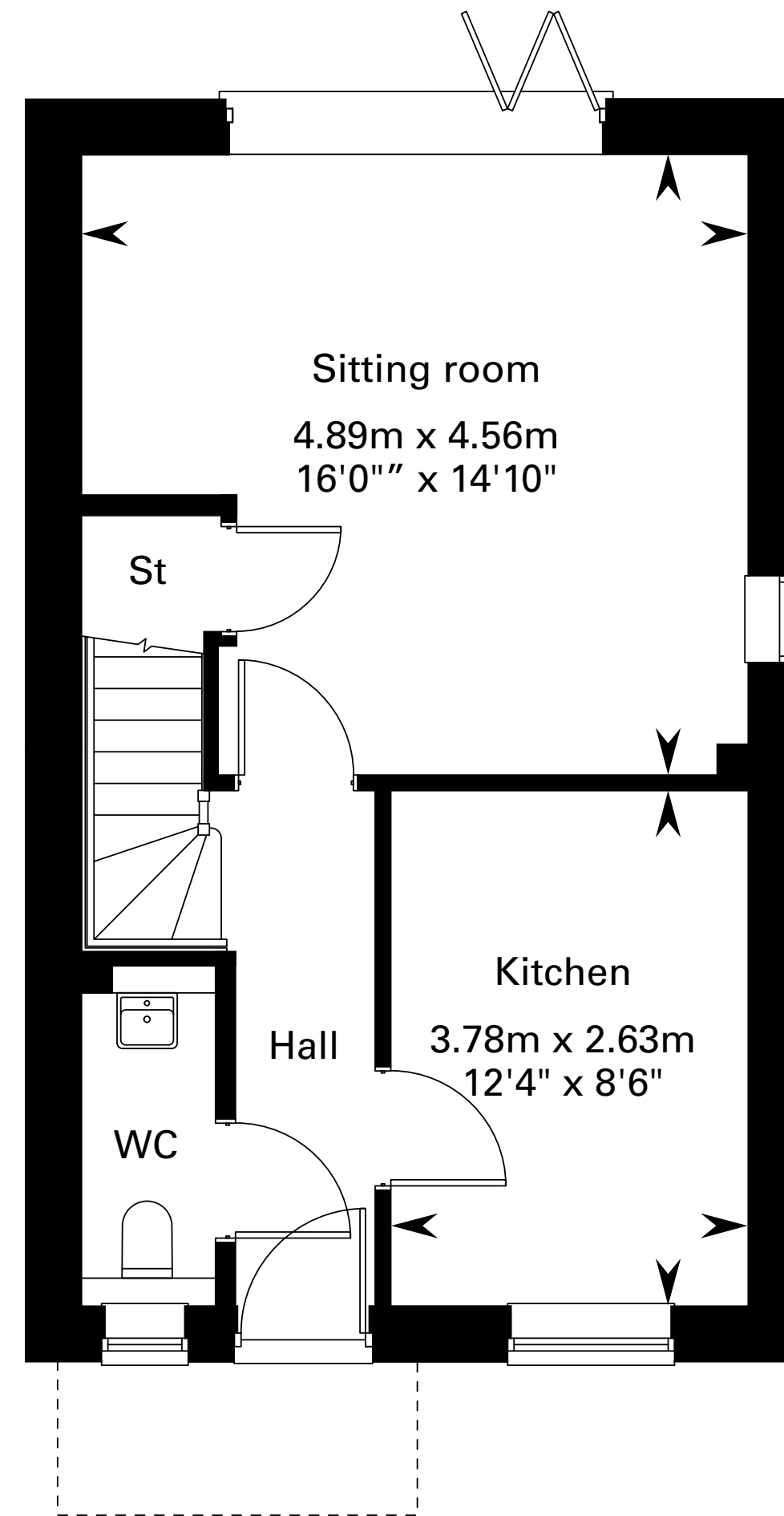
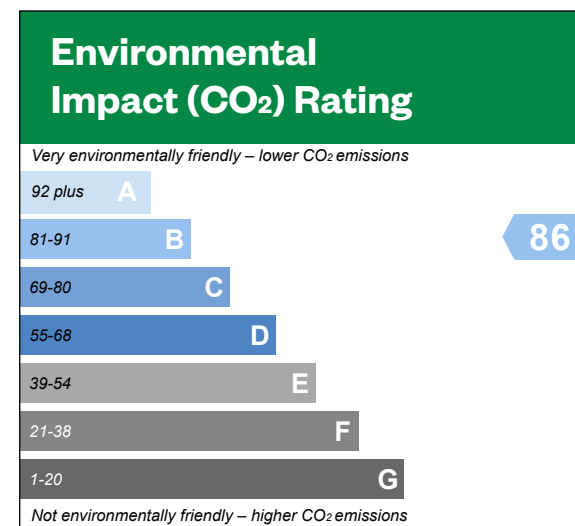
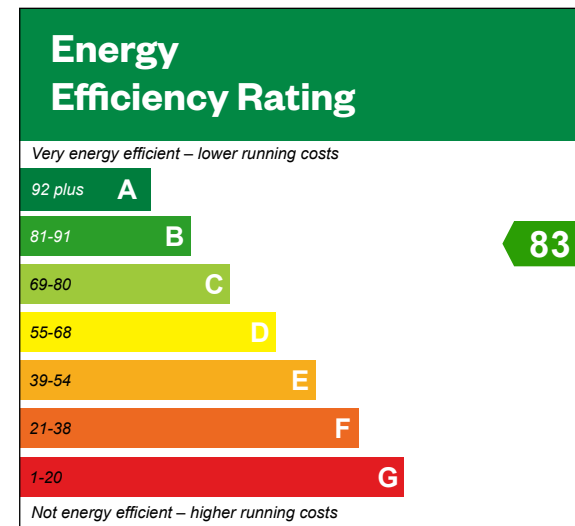
# The Langley

2 bedroom home



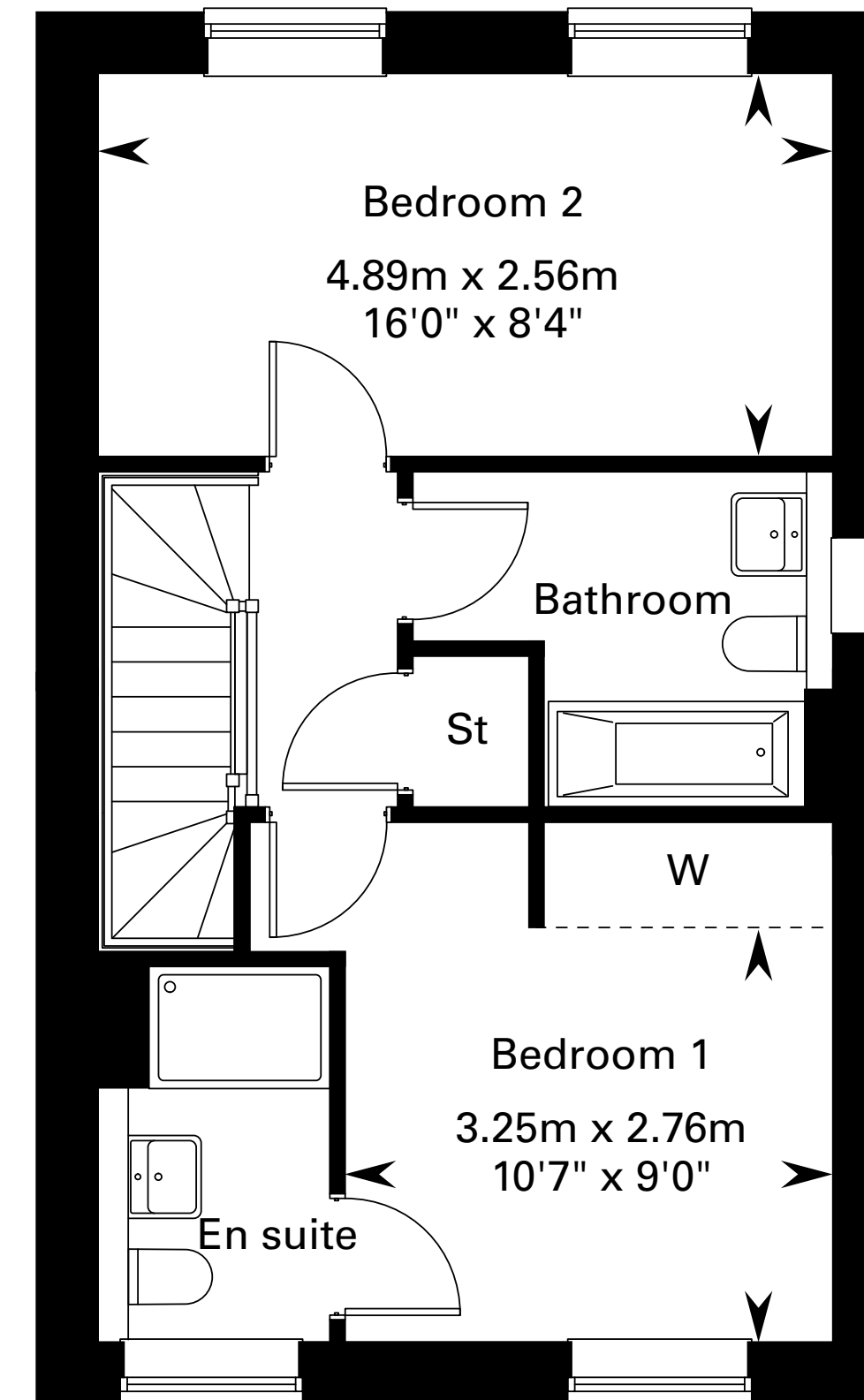
# The Langley

Plots 287, 308, 370, 372, 383, 384 & 413 – as shown  
 Plots 285, 307, 368, 371, 382 & 409 – handed



Window to plots  
285, 307, 308, 368,  
371, 372 & 382 only

Ground floor



Window to plots  
285, 307, 308, 368,  
371, 372 & 382 only

First floor

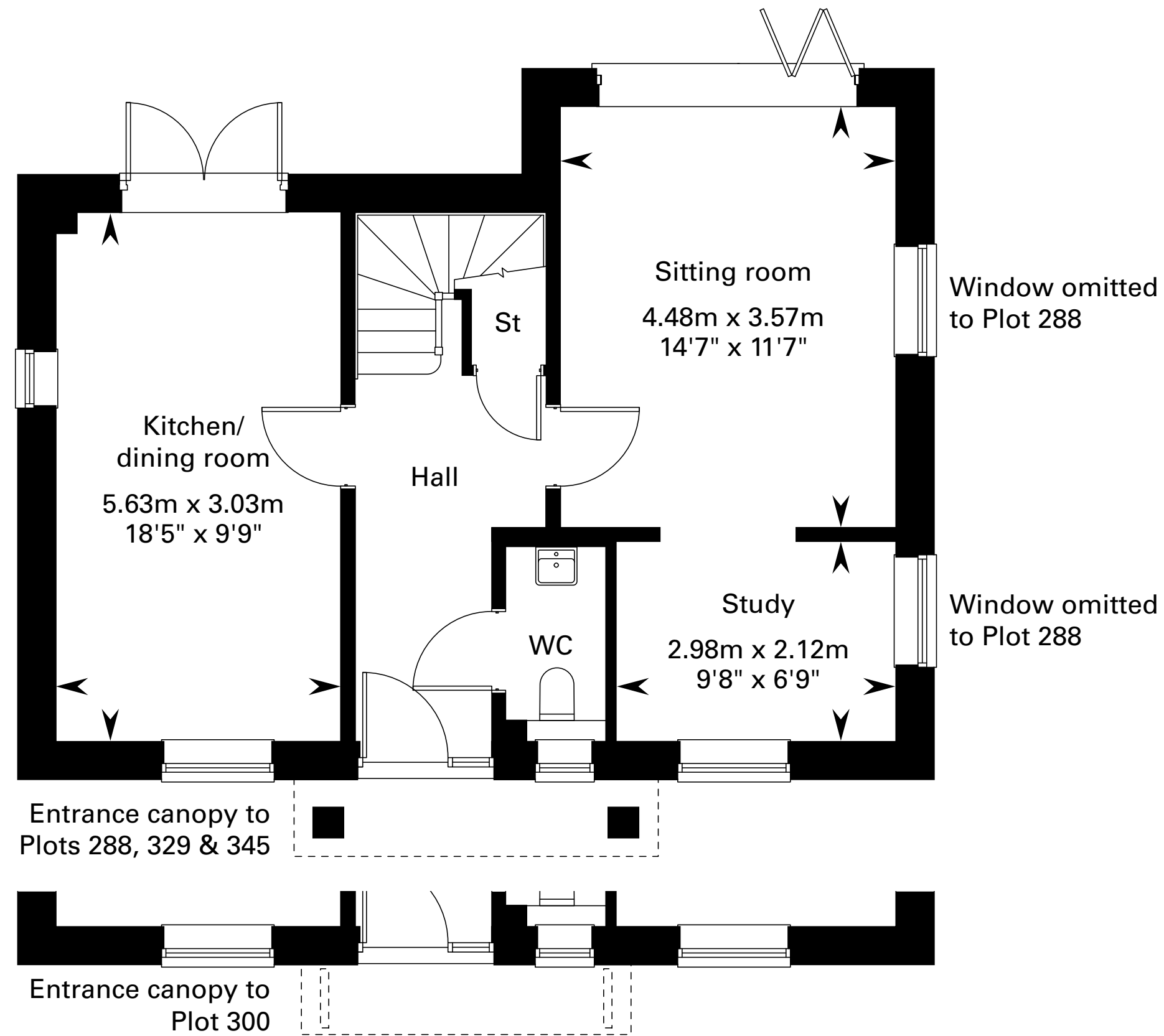
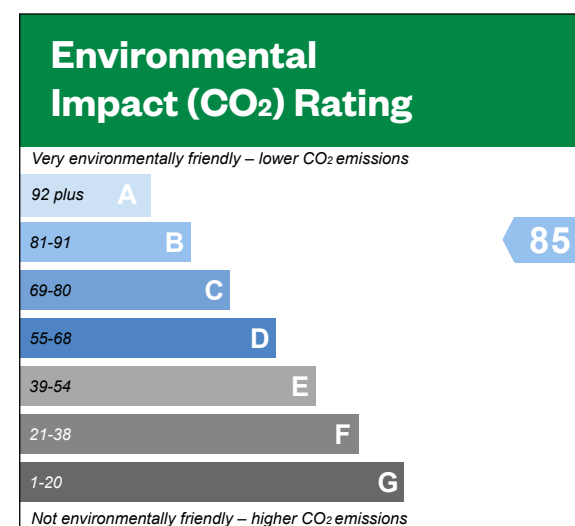
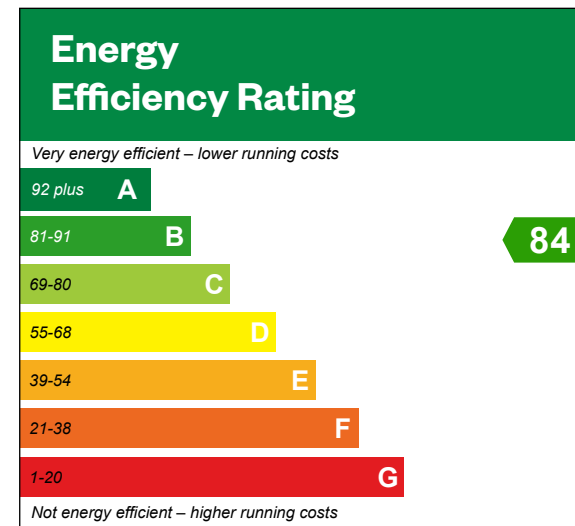
# The Chadwell

3 bedroom home

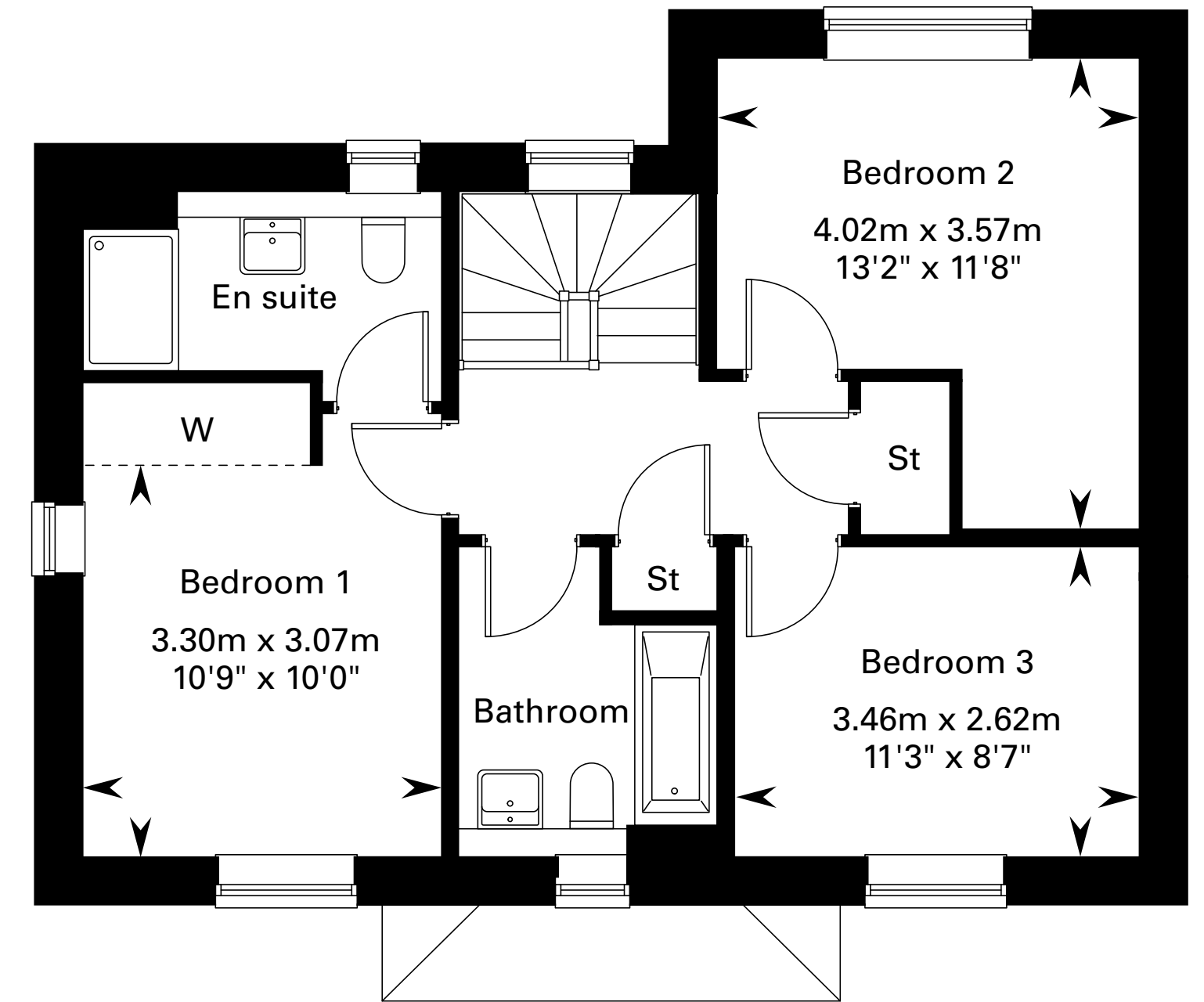


# The Chadwell

Plot 345 – as shown  
Plots 288, 300 & 329 – handed



Ground floor



First floor

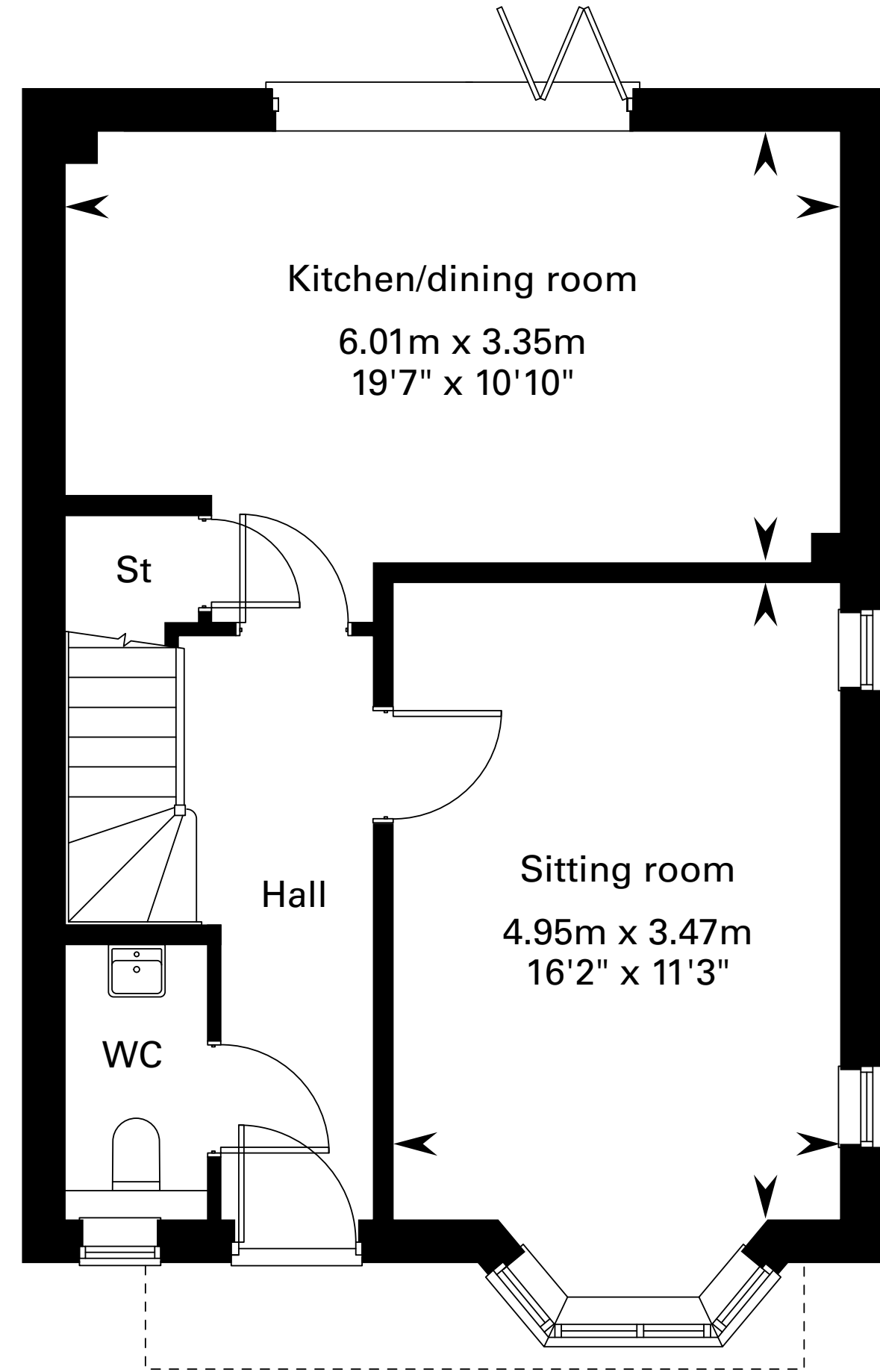
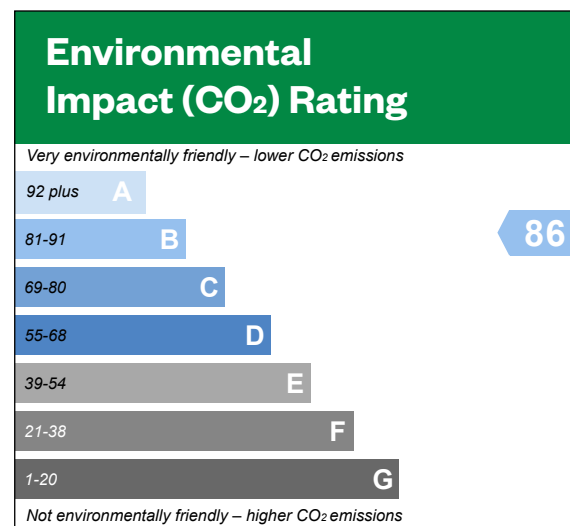
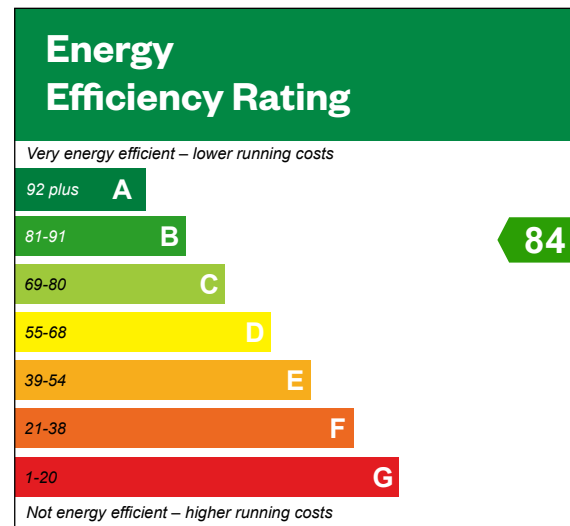
# The Drayton

3 bedroom home



# The Drayton

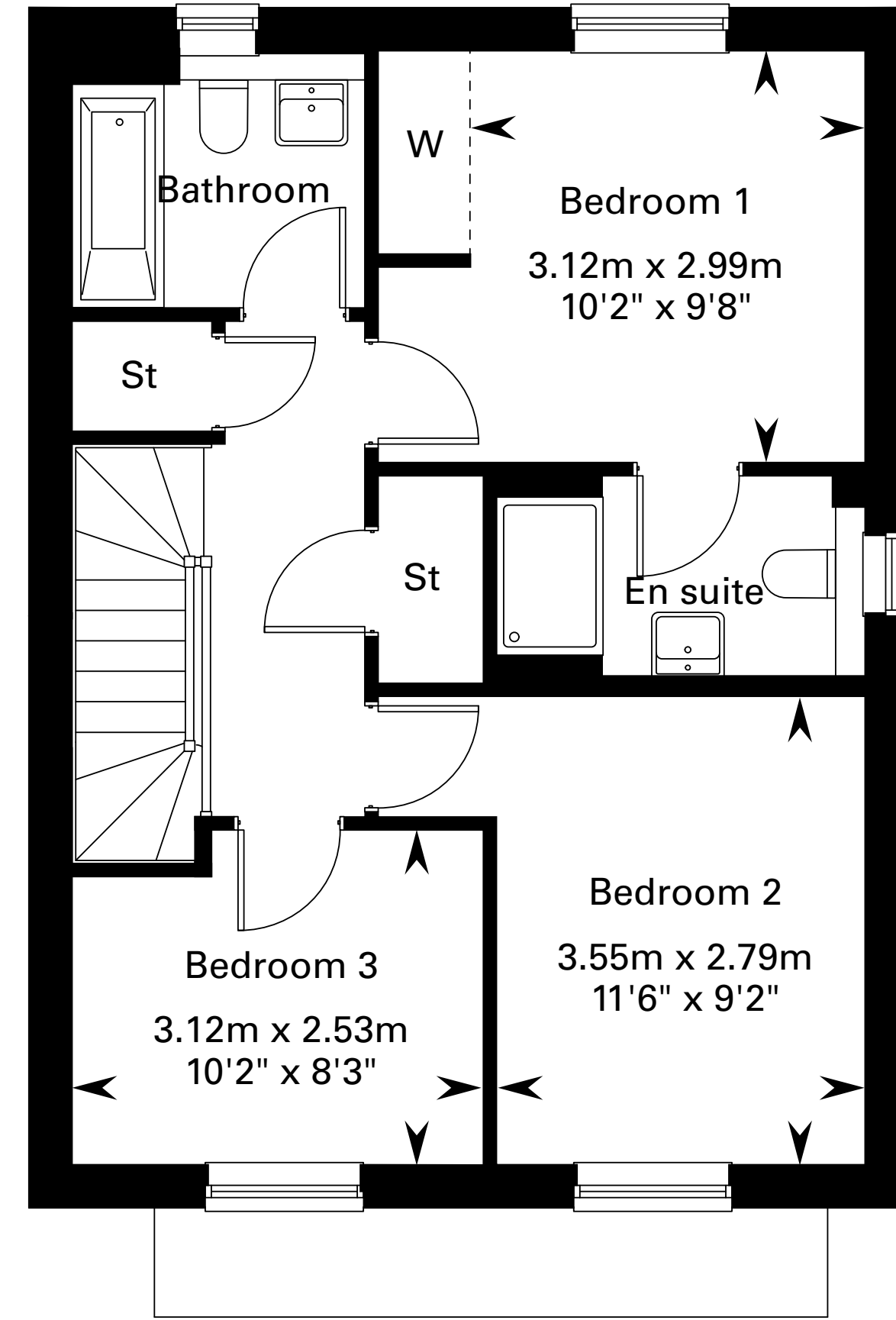
Plots 330, 367, 387, 389 & 408 – as shown  
 Plots 357, 360, 361, 366, 377, 386, 388,  
 390 & 405 – handed



Window omitted to Plot 367 only

Window omitted to Plot 367 only

Ground floor



Window omitted to Plot 367 only

First floor

# The Farringdon

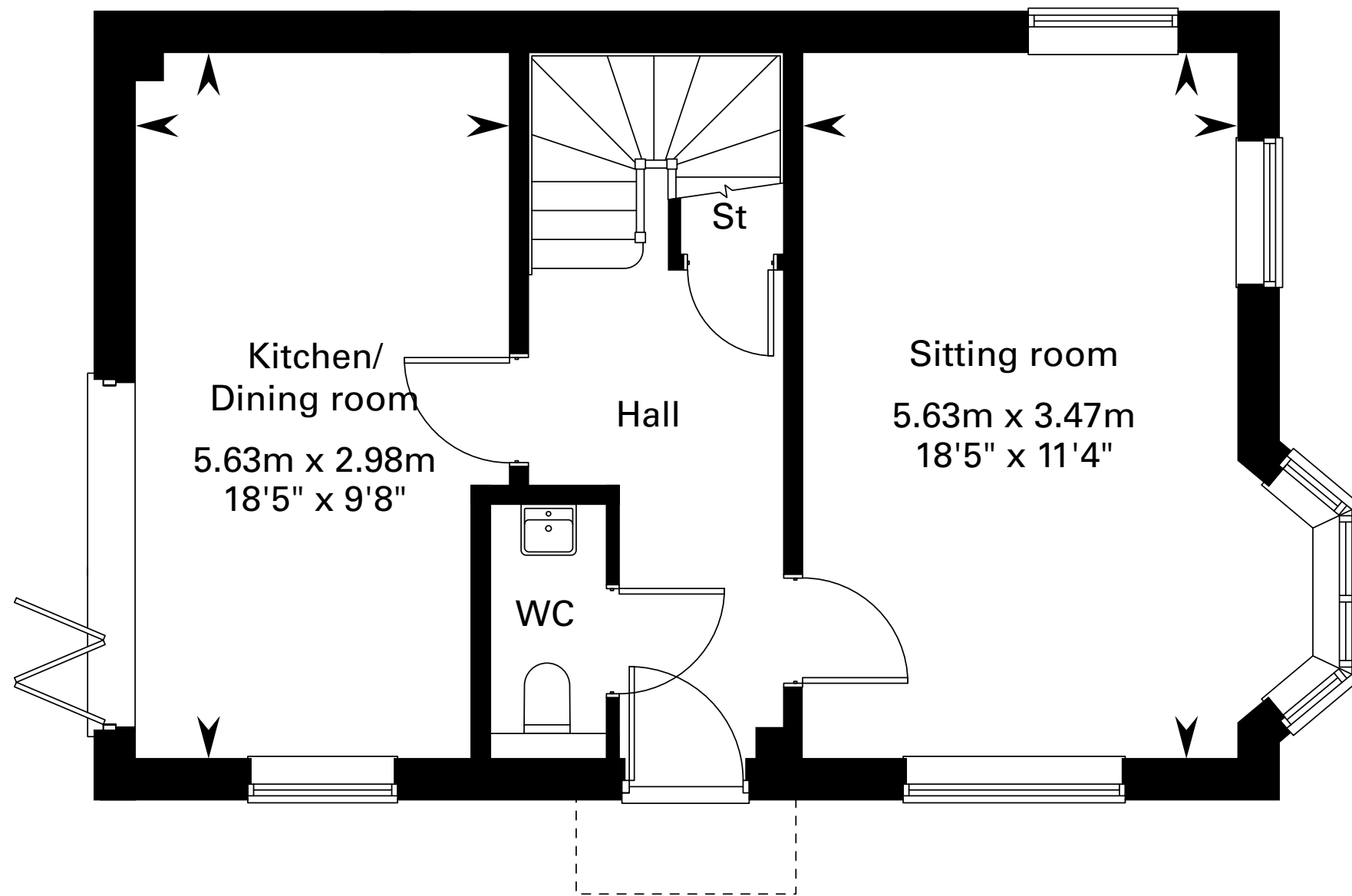
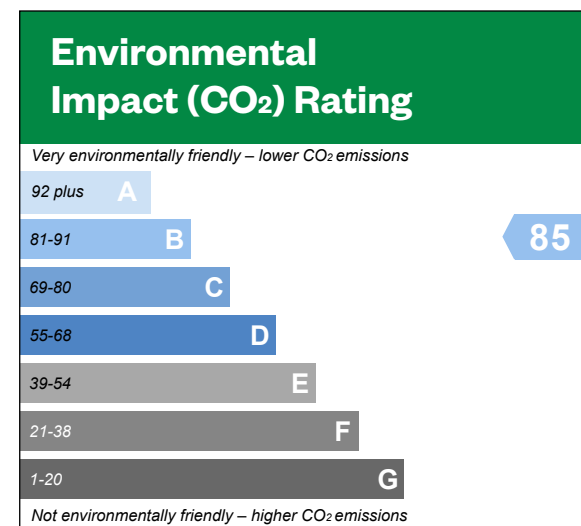
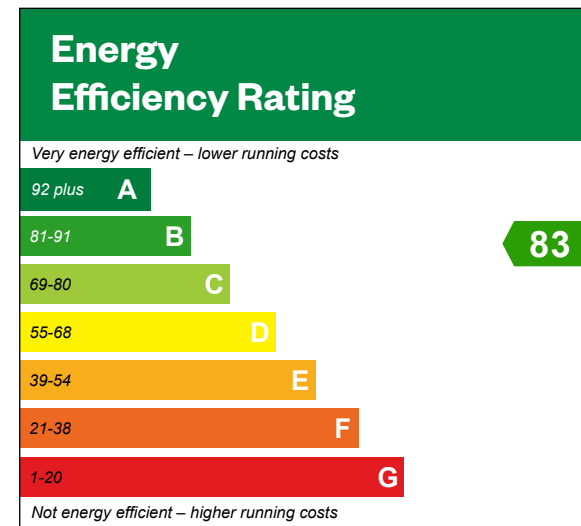
3 bedroom home



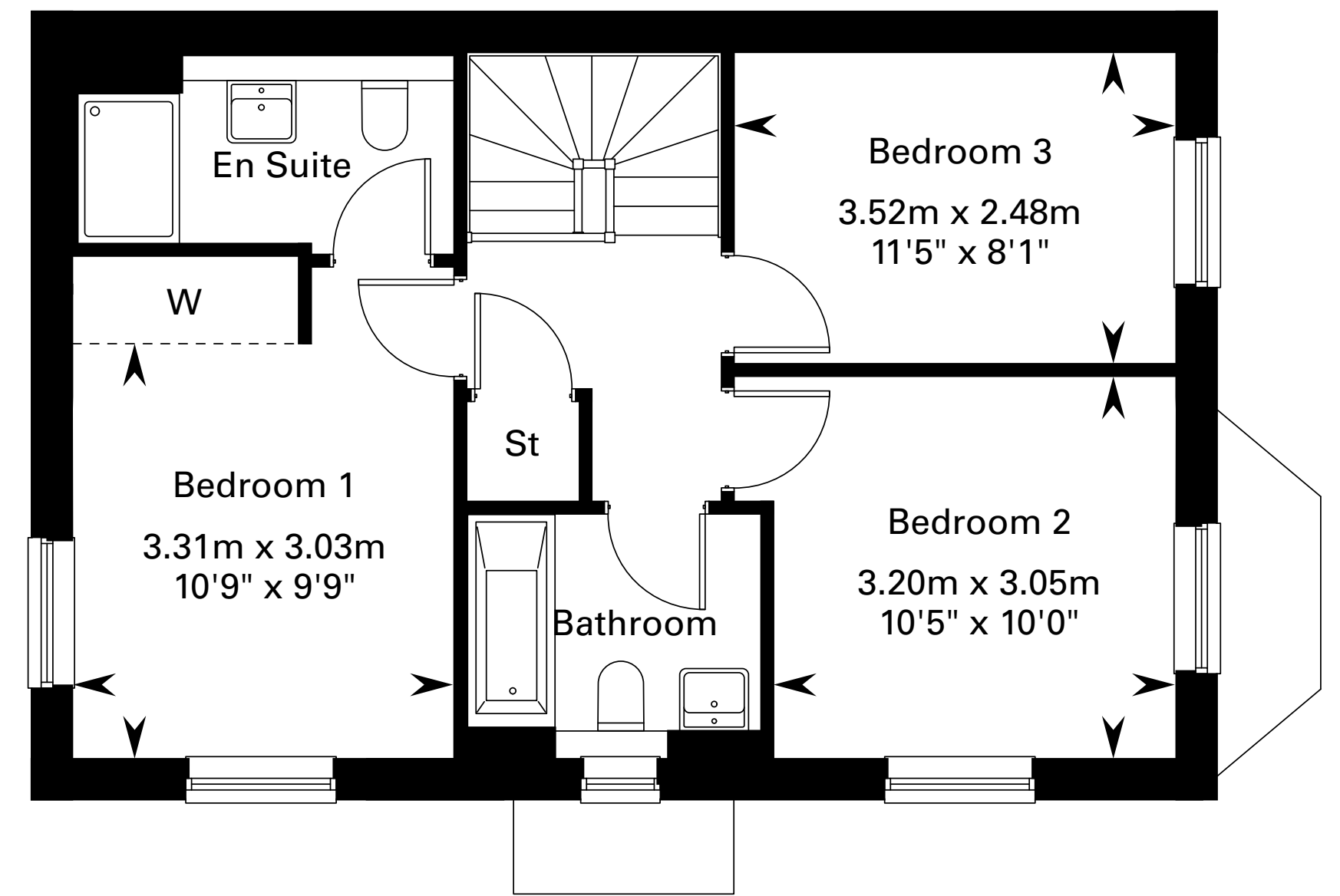
# The Farringdon

Plots 309 & 332 – as shown  
 Plots 306 & 331 – handed

Window to  
 Plot 331 only



Ground floor



First floor



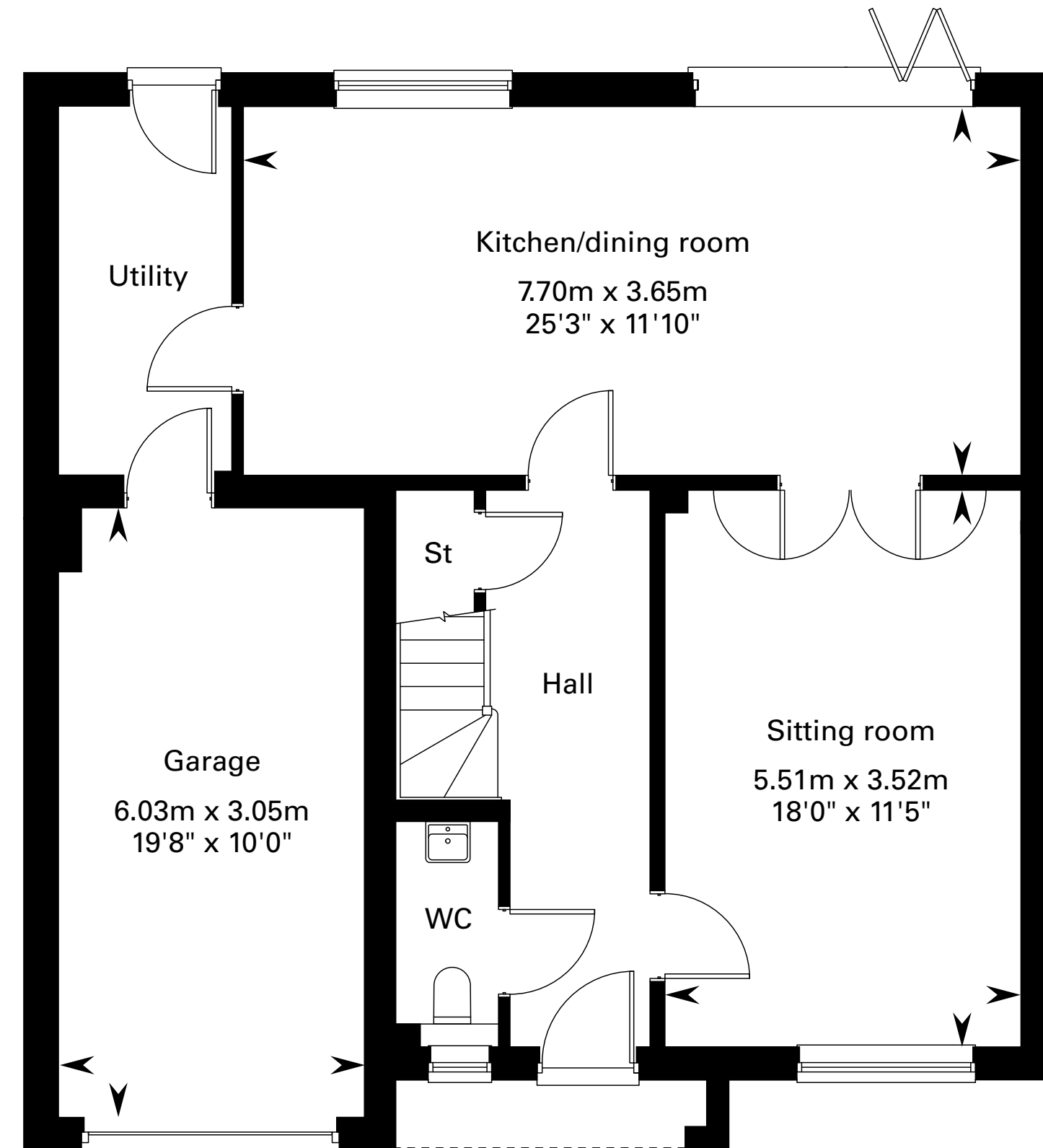
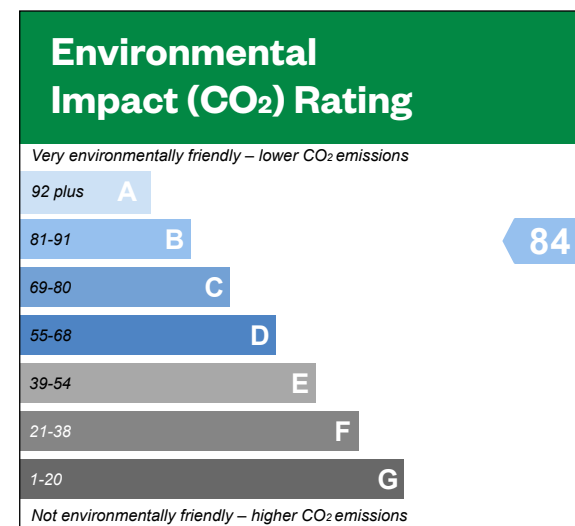
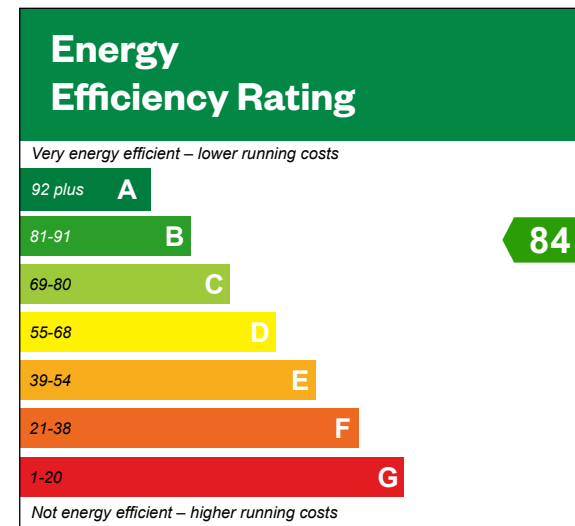
# The Durham

4 bedroom home

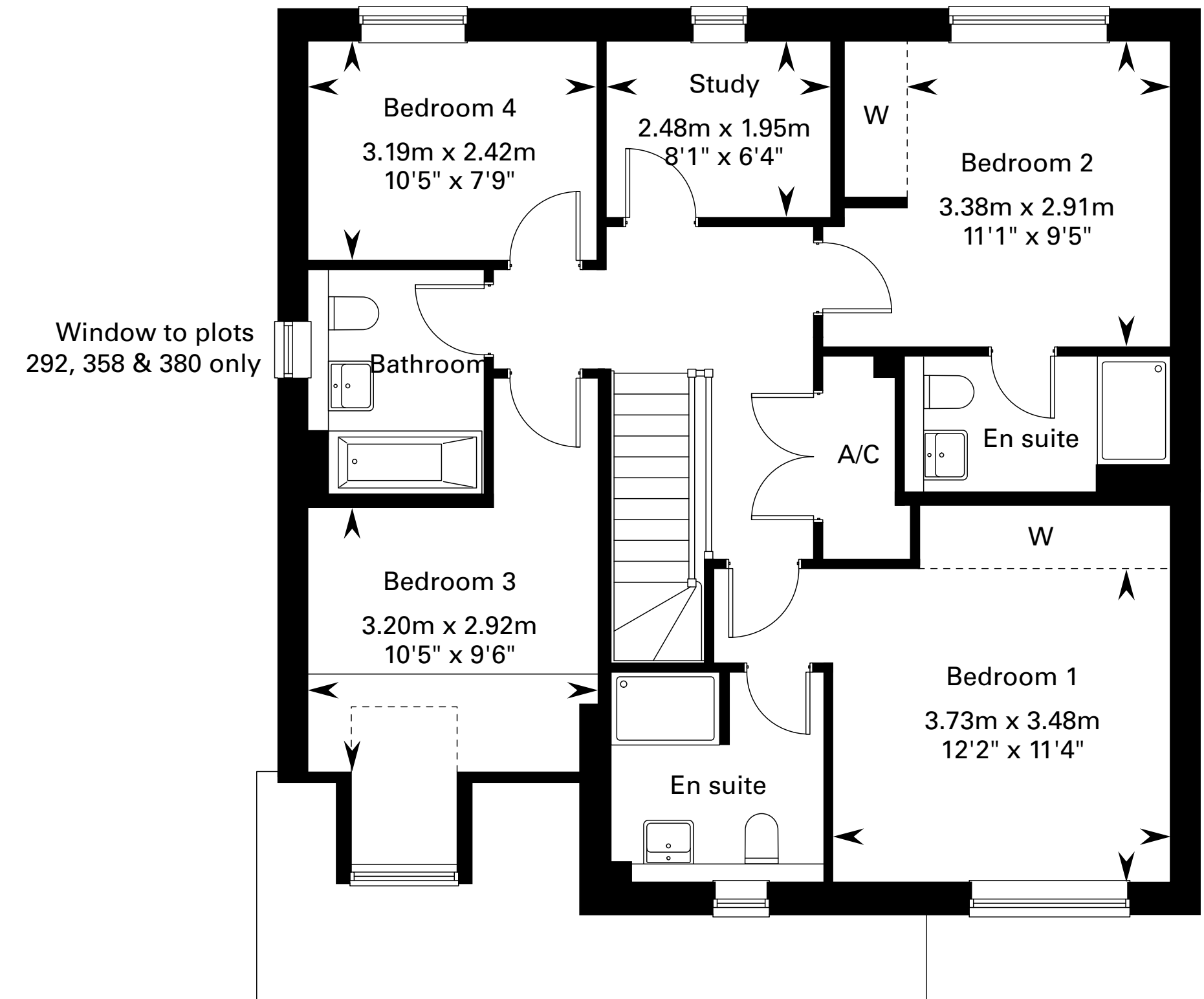


# The Durham

Plots 292, 406 & 407 – as shown  
 Plots 355, 358, 378, 379 & 380 – handed



Ground floor



First floor

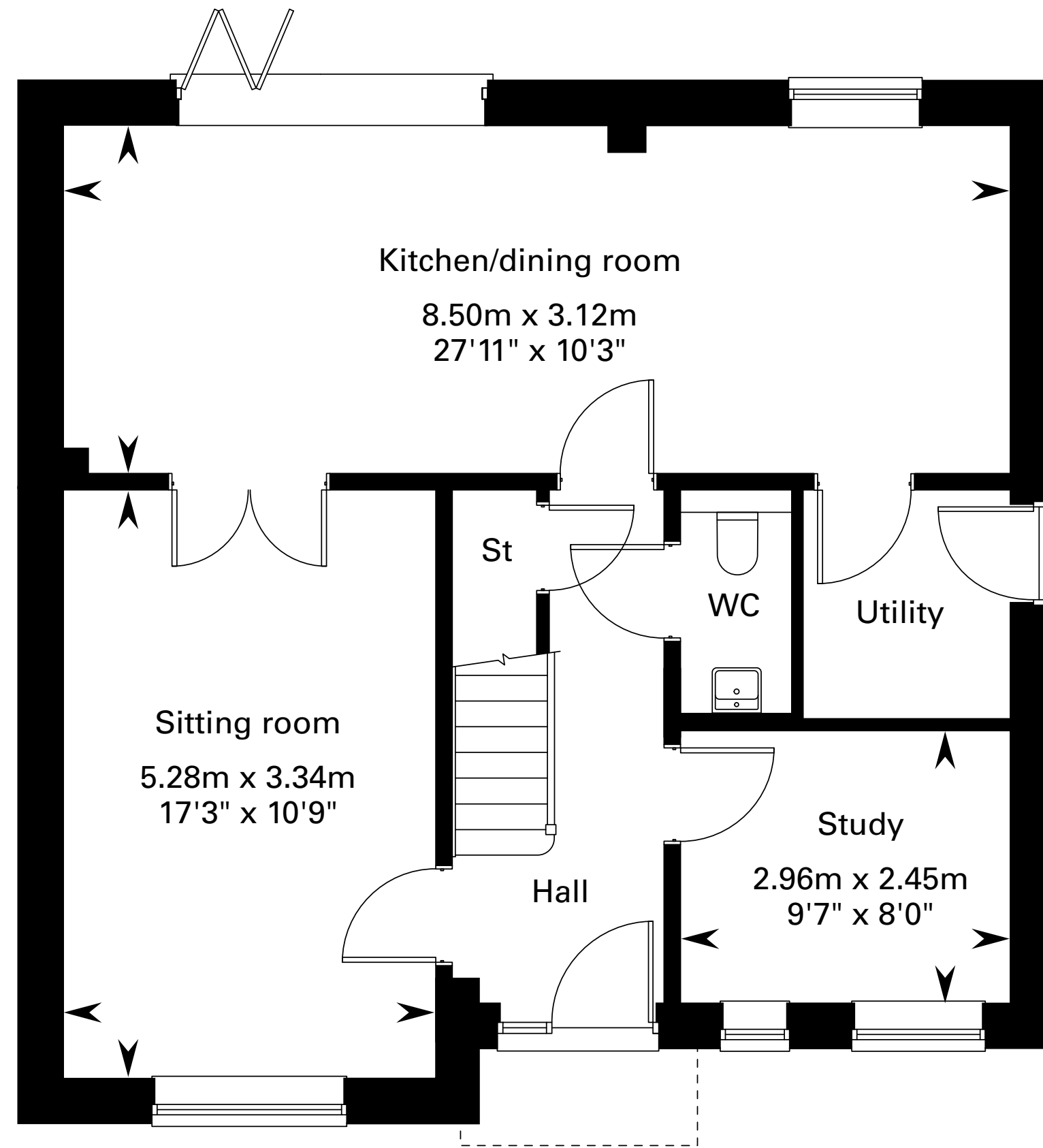
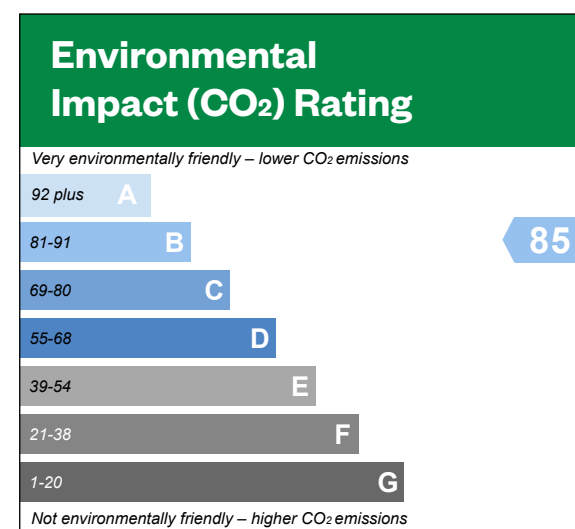
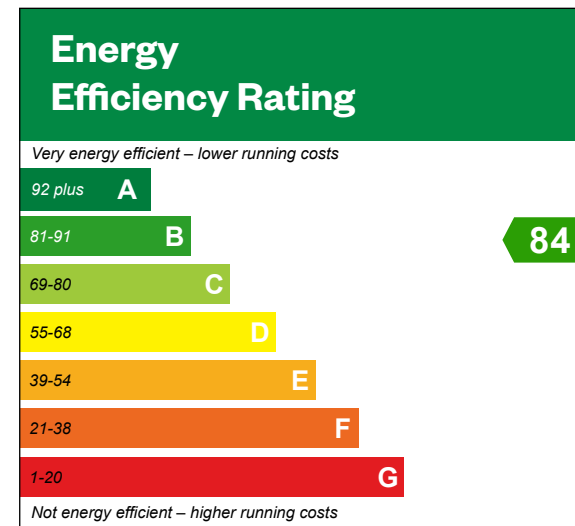
# The Gidea

4 bedroom home

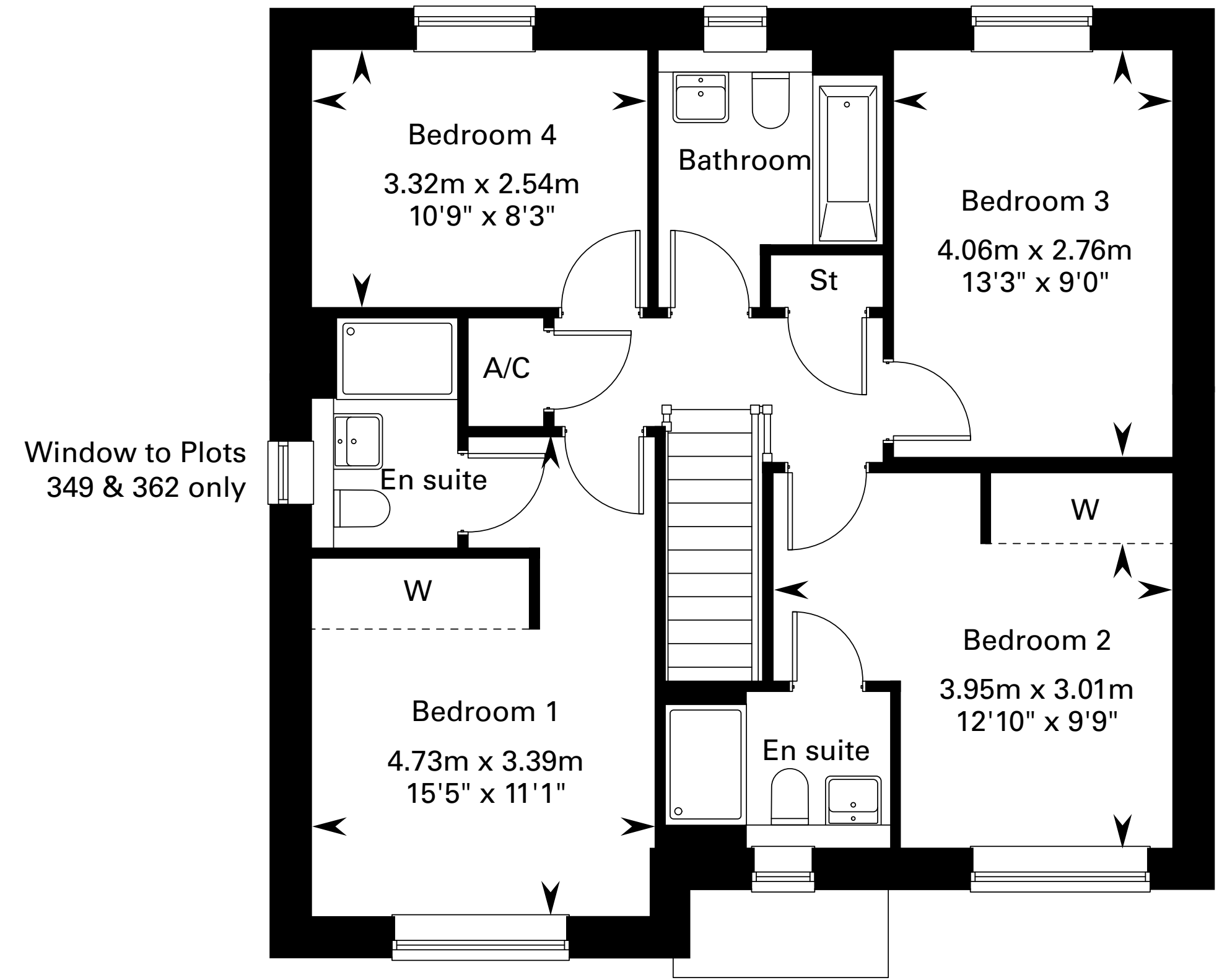


# The Gidea

Plots 290, 343, 351 & 365 – as shown  
 Plots 289, 349 & 362 – handed



Ground floor



First floor

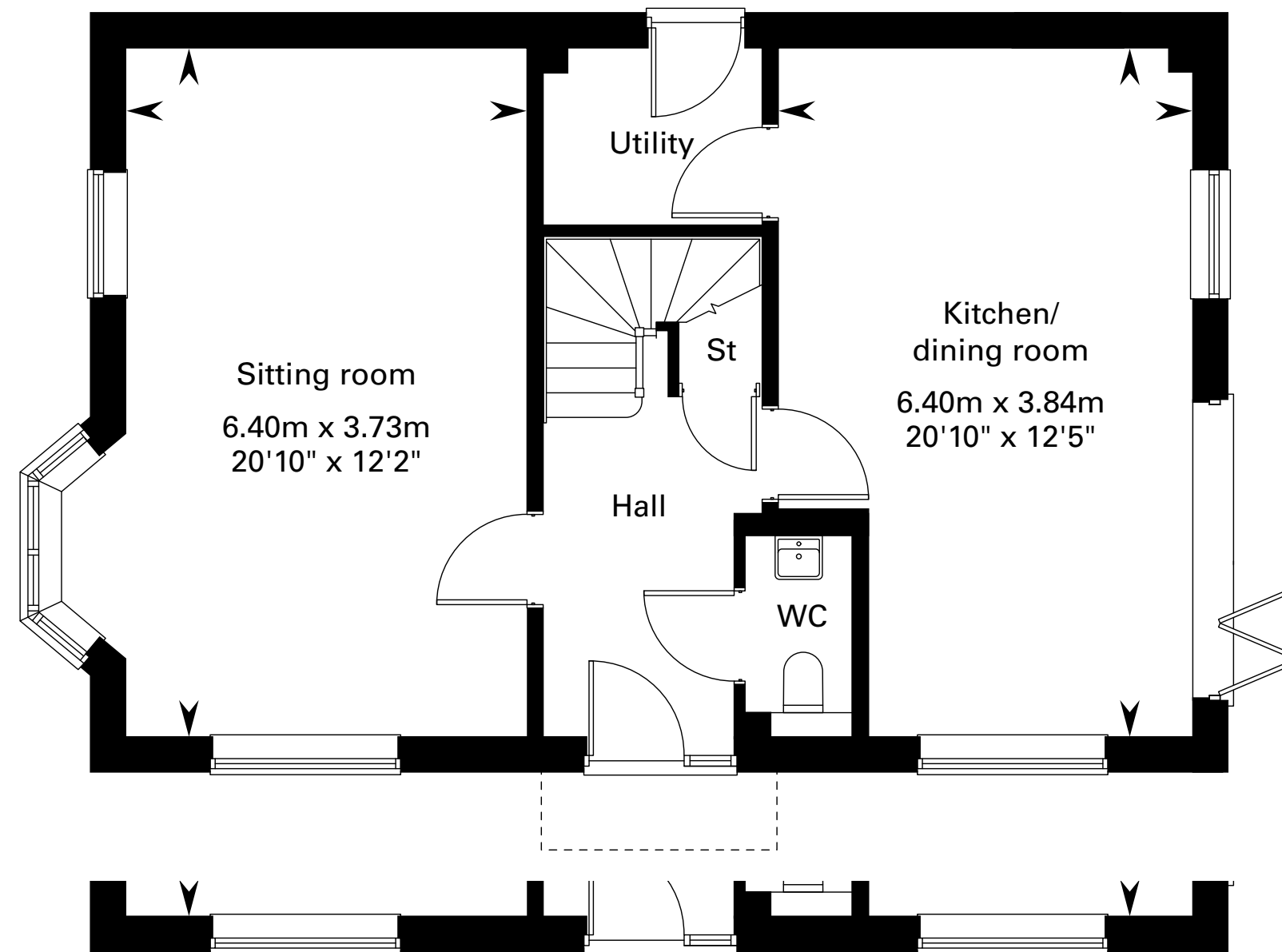
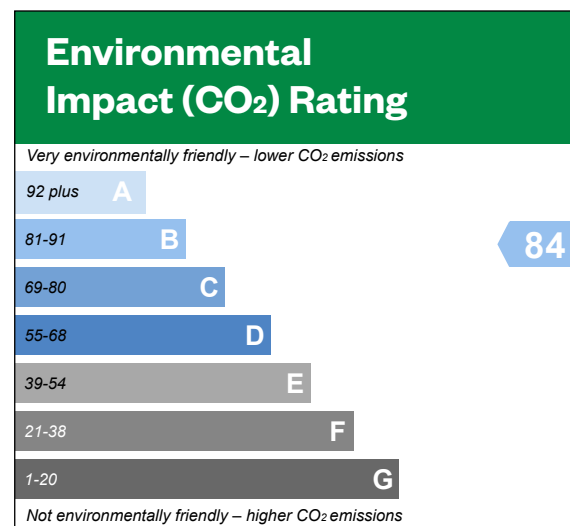
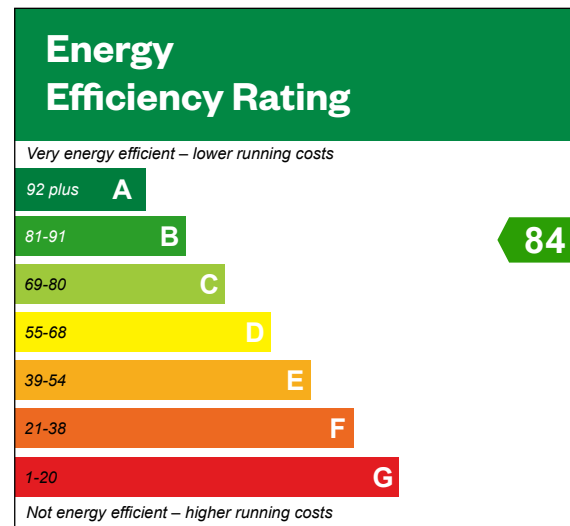
# The Warrington

4 bedroom home



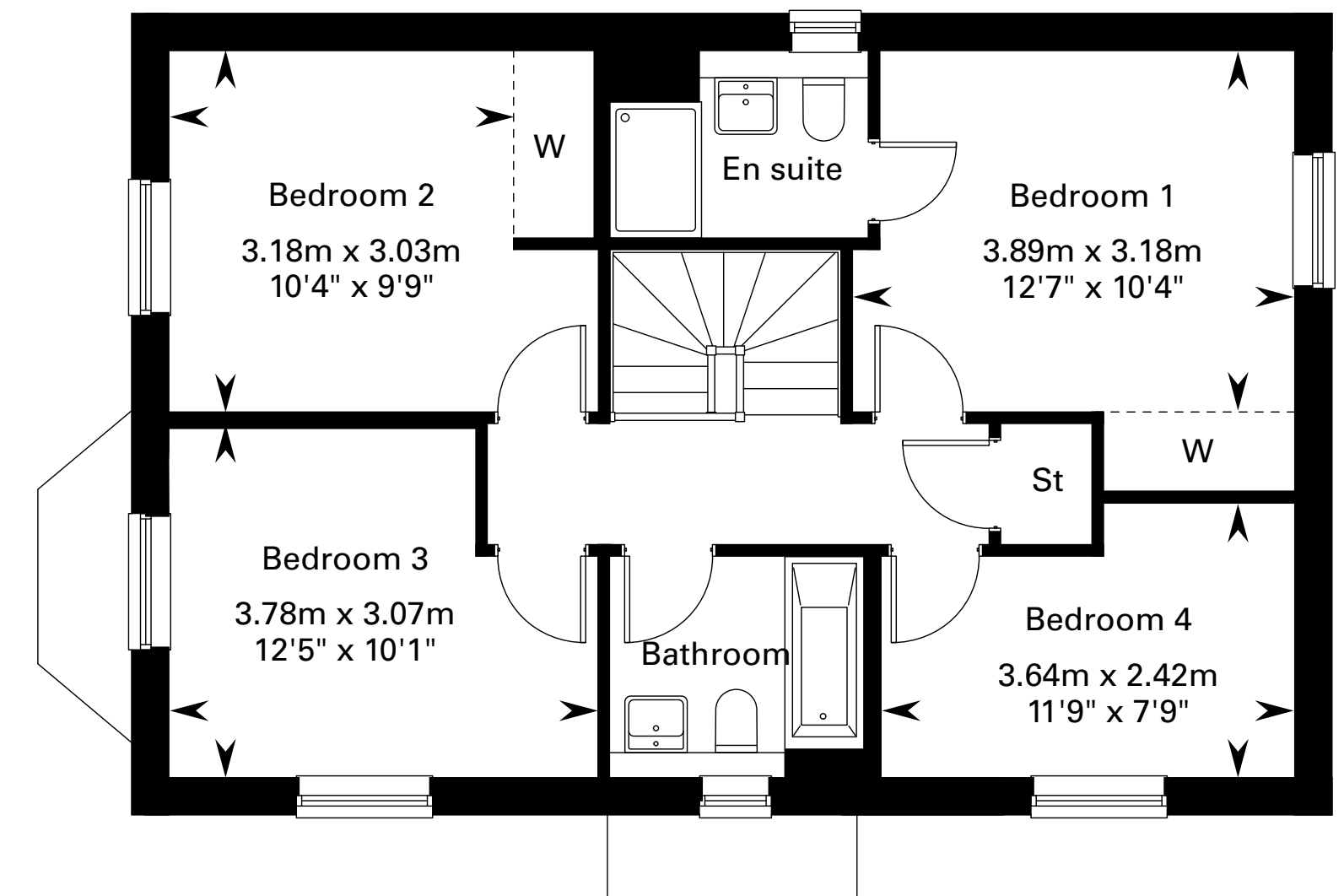
# The Warrington

Plots 291, 293 & 363 – as shown  
 Plots 342, 344, 346, 348, 356, 364,  
 381 & 385 – handed



Entrance canopy to  
 Plots 342, 344, 348, 365 & 385

Ground floor



First floor

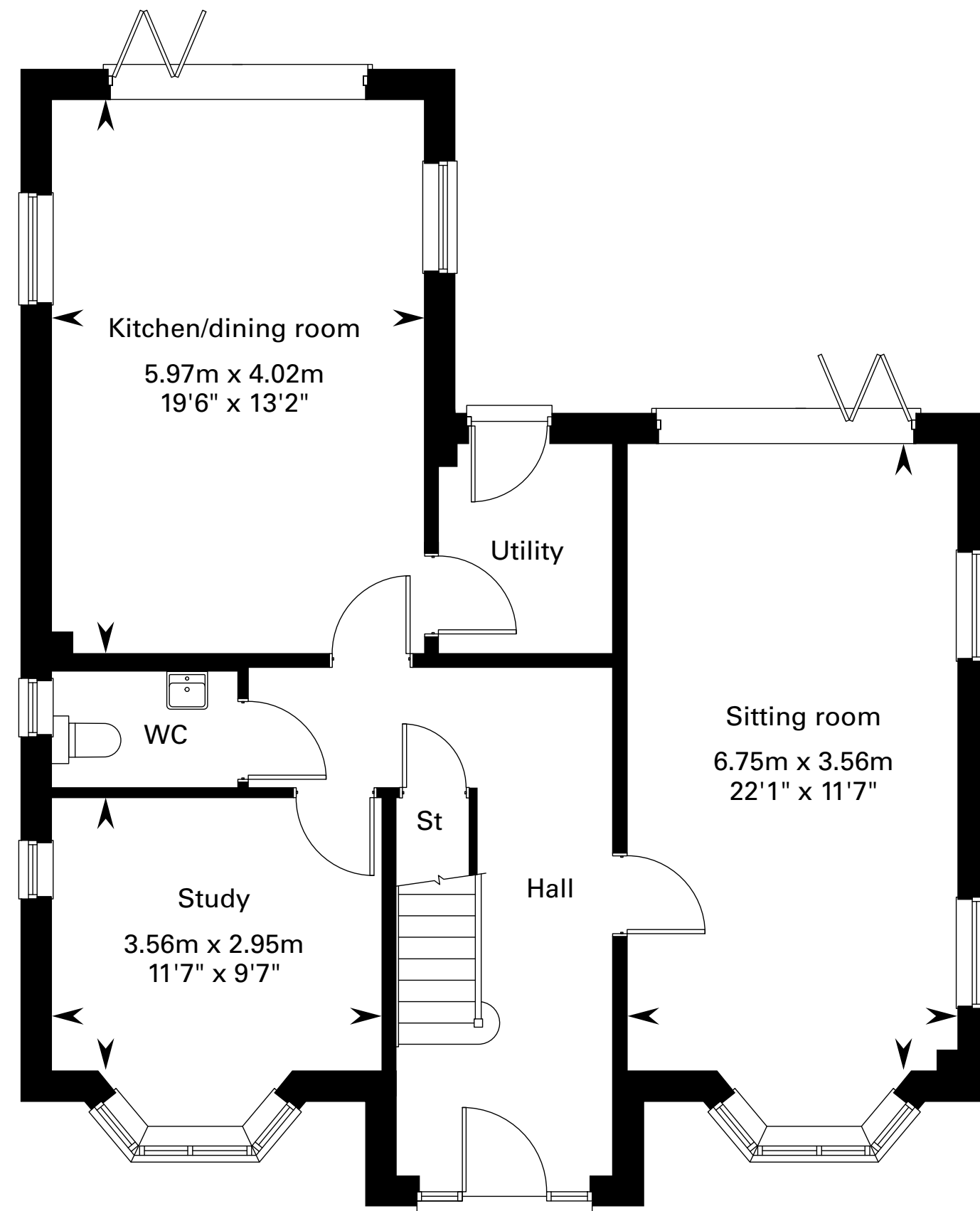
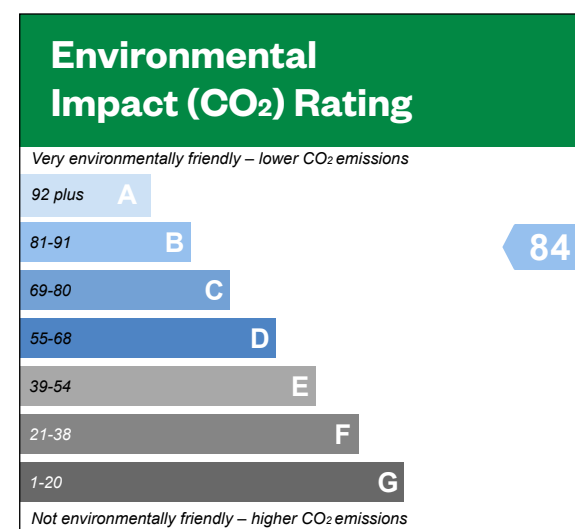
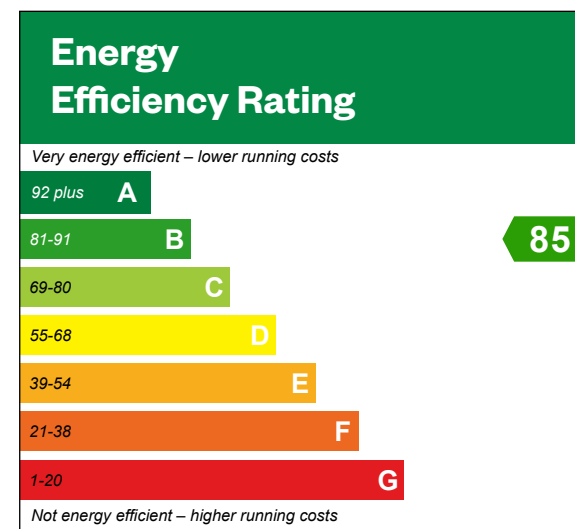
# The Lancaster

5 bedroom home



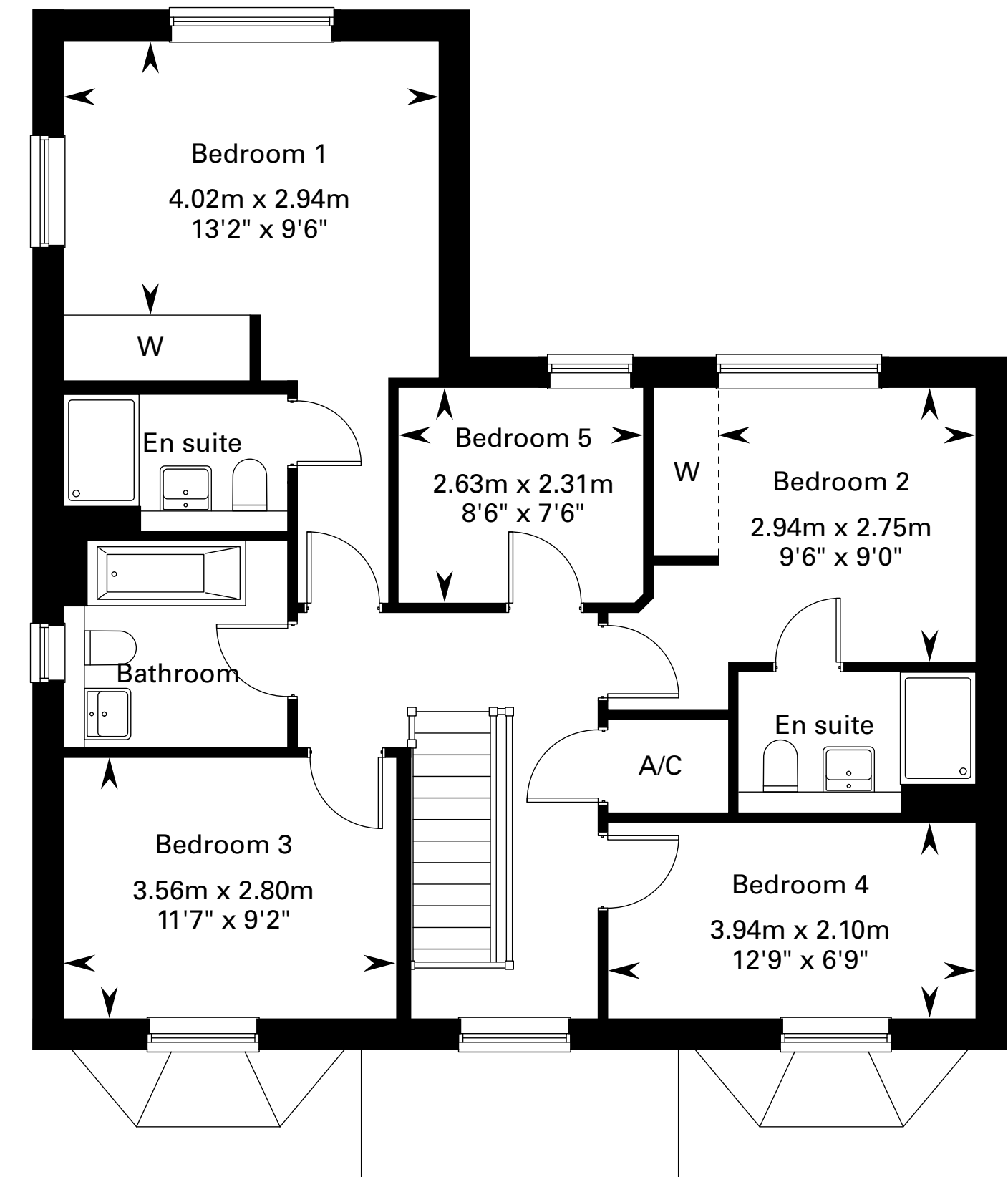
# The Lancaster

Plots 347, 350 & 359 – as shown  
 Plots 352, 353 & 354 – handed



Window to plots 347 & 359

Window omitted from plots 352, 354





# Apartments - The finer details

## Kitchens

- Designer kitchens in a choice of finishes
- Silestone or laminate worktops with matching upstands\*
- Heat resistant toughened glass splashback
- LED warm white strip lights to rear of wall cabinets
- Bosch integrated single electric oven
- Bosch microwave
- Bosch induction hob
- Bosch re-circulating extractor hood
- Bosch built-in fridge freezer
- Bosch fully integrated dishwasher
- Stainless steel sink with Hansgrohe mixer tap

## Hall cupboard

- Bosch freestanding washer/dryer

## Flooring

- Entrance hall, kitchen, living/dining room: choice of Amtico flooring
- Bathroom: choice of Minoli floor tiles
- Bedroom: choice of carpet

## Bathroom

- Roca white sanitaryware
- Roca vanity unit
- LED illuminated fitted mirror
- Hansgrohe mixer taps to basin
- Hansgrohe concealed valve for bath filler and shower
- Chrome heated towel rail
- Choice of Minoli wall tiles†

## Finishes & fittings

- All walls smooth painted with Crown Matt Emulsion Paint
- Internal doors painted with Crown Satin Finish
- Skirting, architrave and door linings painted with Crown Satin Finish
- Chrome door furniture
- High thermal performance PVCu double glazed windows with toughened glass where required
- Full-height fitted wardrobes to bedroom 1

†Speak to Sales Consultant for tiling specification.



## Electrics

- Stainless steel switchplates and sockets with white inserts to kitchen
- White switchplates and sockets to other rooms
- USB ports to selected sockets in kitchen and bedroom 1
- Warm white LED downlights to kitchen and bathroom
- Pendant lights to entrance hall, living room, dining area and bedroom 1\*
- Telephone socket to living room and bedroom 1
- TV/satellite point to living room and bedroom 1

## Heating

- Gas fired central heating with radiators
- Hive Heating to wirelessly control heating and hot water

## Security & safety

- Mains operated smoke detectors with battery back-up
- Mains operated carbon monoxide detectors with battery back-up

## Guarantee

- 10 year NHBC Buildmark warranty



\*According to apartment type.

Photography shows previous Legal & General Homes interiors.

# Houses - The finer details

## Kitchens

- Designer kitchens in a choice of finishes
- Silestone or laminate worktops with matching upstands\*
- Heat resistant toughened glass splashback
- LED warm white strip lights to rear of wall cabinets
- Bosch integrated single electric oven
- Bosch microwave or combination oven/microwave\*
- Bosch induction hob
- Bosch re-circulating extractor hood
- Bosch built-in fridge freezer
- Bosch fully integrated dishwasher
- Bosch fully integrated washer/dryer\*
- Stainless steel sink with Hansgrohe mixer tap

## Utility Rooms (where applicable)

- Bosch freestanding washing machine
- Bosch freestanding tumble dryer

## Bathroom & En Suites

- Roca white sanitaryware
- Roca vanity unit
- LED illuminated fitted mirror
- Hansgrohe mixer taps to basin
- Hansgrohe concealed valve for bath filler and shower
- Chrome heated towel rail
- Choice of Minoli wall tiles†

## Cloakroom (where applicable)

- Roca white sanitaryware with vanity unit

## Flooring

- Kitchen, dining/breakfast area, entrance hall, utility room/WC\*: choice of Amtico flooring
- Bathrooms, en suites: choice of Minoli floor tiles
- Living room, dining room, study, bedrooms, landing\*: choice of carpet

†Speak to Sales Consultant for tiling specification.



## Finishes & fittings

- All walls smooth painted with Crown Matt Emulsion Paint
- Internal doors painted with Crown Satin Finish
- Skirting, architrave and door linings painted with Crown Satin Finish
- Staircase spindles and newel posts painted with Crown Satin Finish
- Chrome door furniture
- High thermal performance PVCu double glazed windows with toughened glass where required
- Full-height fitted wardrobes to bedroom 1 and bedroom 2\*

## Electrics

- Stainless steel switchplates and sockets with white inserts to kitchen
- White switchplates and sockets to other rooms
- USB ports to selected sockets in kitchen and bedroom 1
- Warm white LED downlights to kitchen, utility room, WC, bathroom and en suites\*
- Pendant lights to entrance hall, living room, dining area, study, landing and bedrooms\*
- Telephone socket to living room and bedroom 1
- TV/satellite point to living room and bedroom 1

## Heating

- Gas fired central heating with radiators
- Hive Heating to wirelessly control two heating zones and hot water

## Security & safety

- Mains operated smoke detectors with battery back-up
- Mains operated carbon monoxide detectors with battery back-up

## External

- Turfed rear garden\*
- External light to front and rear of property (front is PIR controlled)
- External tap\*
- Waterproof switched socket\*

## Guarantee

- 10 year NHBC Buildmark warranty

\*According to housetype.

Photography shows previous Legal & General Homes interiors.



# Why choose us?

Legal & General Homes and Cala Homes are brands currently used by Cala+ and share the same exceptional customer service and management teams, who aim to provide you with the very best standards throughout your journey.

## Peace of mind

We provide a 10-year NHBC Buildmark Warranty, 24-hour response service for emergency calls – and a dedicated customer service team for two years following purchase.

## Move chain-free

Our 100% Part Exchange\* service frees you from being in a chain. Click below to use our part exchange calculator to see what you could save.

[Click here to find out more about the top reasons to buy new](#)

\*CALA Management Limited currently uses the brands known as Cala Homes and Legal & General Homes. CALA Management Limited (Company Number SC013655) is a company registered in Scotland whose registered office is at Adam House, 5 Mid New Cultins, Edinburgh, EH11 4DU.

## A vibrant new community

Many residents of new developments find that they quickly become part of an inclusive community of like-minded people.

## Less maintenance

A new build home requires lower maintenance compared to an old house, saving you time and money.



Sales office at Finchwood Park



Stock photography



Stock photography

## More choice

With a selection of kitchens and bathrooms, you can choose kitchen worktops and cupboards as well as bathroom tiles and flooring to suit you. Choices are subject to build stage.

## Energy efficient

Enjoy reduced gas and electricity bills with Hive smart heating and a better insulated, more energy efficient home, compared to a Victorian home with some modern updates.\*\*

## Safe as houses

Built with safety in mind, our homes comply with the latest Health and Safety standards, including modern consumer units and ample, well positioned sockets, multi-point locks and mains powered smoke alarms.



\*We will obtain 2 independent valuations based on achieving a sale in a 4-6 week period, part exchange considered subject to our purchasing criteria, terms and conditions. Visit [www.landghomes.com/why-choose-us](http://www.landghomes.com/why-choose-us) for full terms and conditions and purchasing criteria. Up to 100% part exchange and other incentives available on selected plots, subject to terms and conditions and not in conjunction with each other or any other offer.

\*\*Source: The NHBC Foundation 2016

Photography of a previous development

## All the mod cons

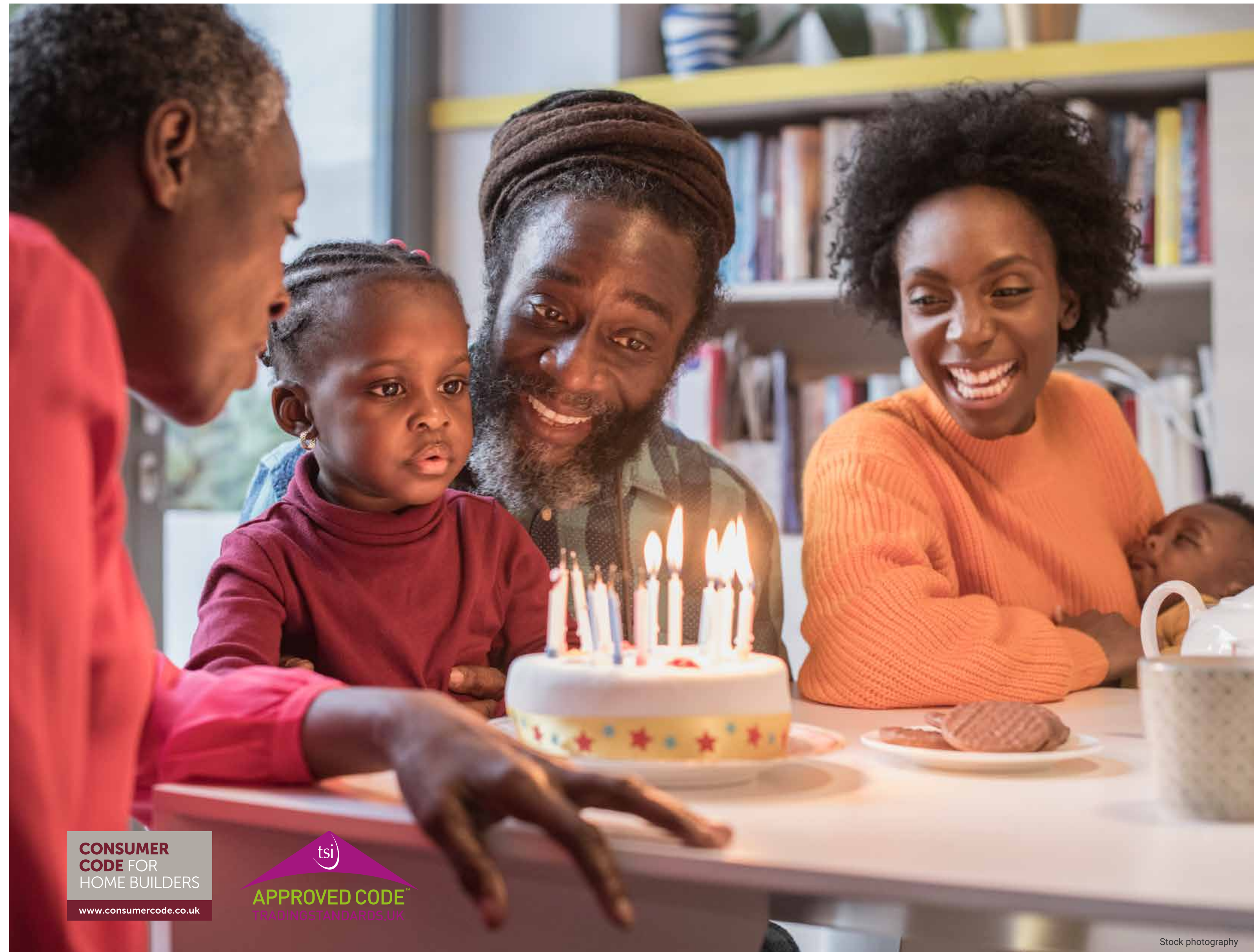
New built-in kitchen appliances covered by manufacturers' warranties and the latest water efficient bathroom fittings. Also a boiler and heating system complete with at least a two year warranty.

## Freedom to personalise

A new home is the golden opportunity to make it your own. Its blank canvas can bring out the interior designer in you and give you the freedom to stamp your personality on everything.

## Consumer Code for Homebuilders

We comply with the Consumer Code for Homebuilders, giving you peace of mind during the purchase process.



CONSUMER  
CODE FOR  
HOME BUILDERS

[www.consumercode.co.uk](http://www.consumercode.co.uk)



Stock photography

# People come first.

**It's been the Legal & General way for almost 200 years**

At Legal & General Homes, we are driven by our mission to create beautiful, vibrant, sustainable communities where people can thrive. We are passionately committed to providing first-class customer service and we have been awarded the maximum five-star rating in the Home Builders Federation's National New Home Customer Satisfaction survey\*.

Legal & General is tackling the housing crisis head-on and believes it is more important than ever to deliver the houses that our society needs

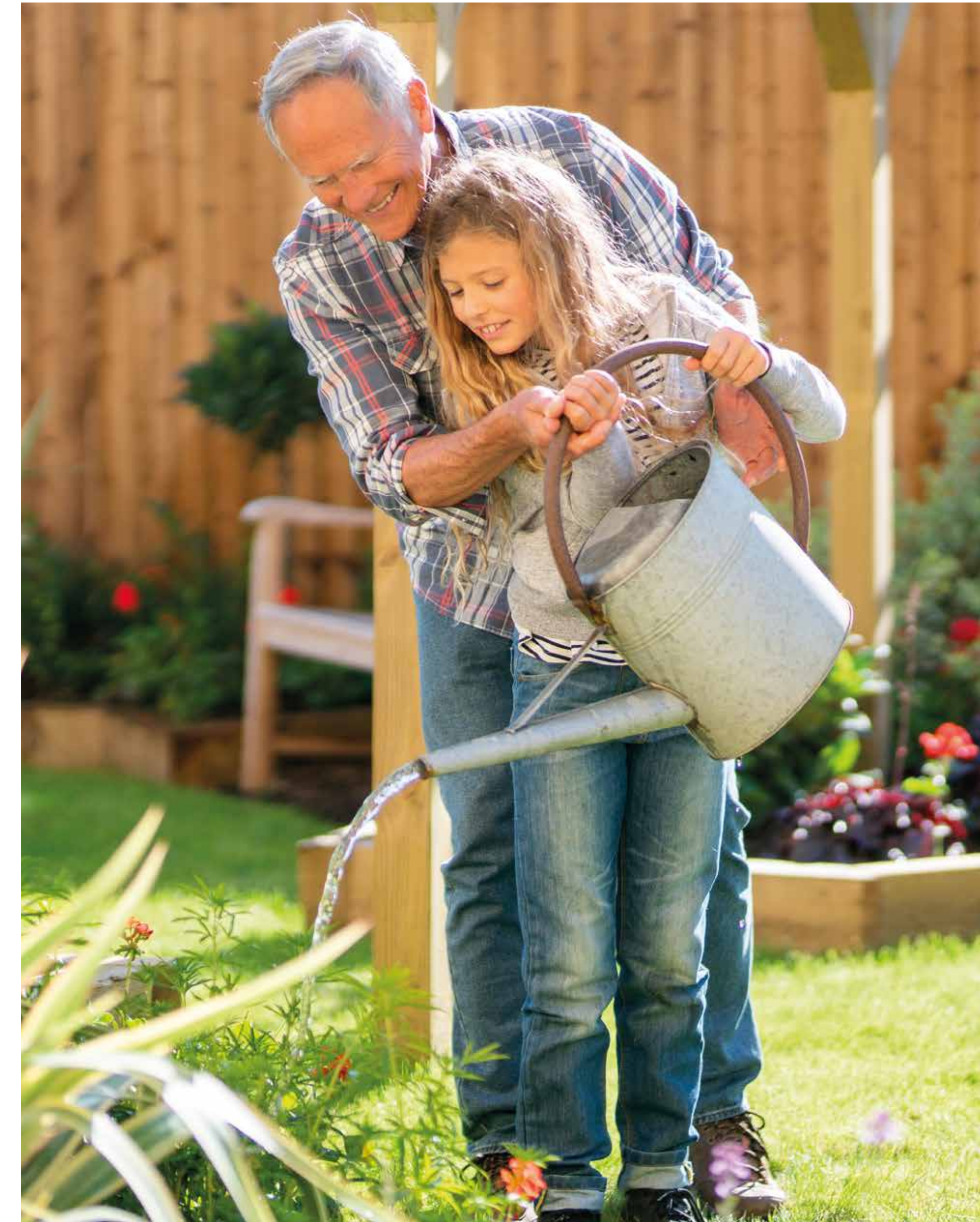
[Click here to find out how we make a difference](#)



to address structural shortages across every dimension of the market. It provides homes for all demographics, ages and tenures, whilst looking to make a positive socioeconomic impact on all communities where it builds homes.

Legal & General Homes is a brand used by Cala, a subsidiary of Legal & General. One of the UK's oldest, most respected financial services companies, Legal & General is also a major house builder and has a multi-tenure housing strategy, which Cala is now part of.

Legal & General Homes has committed to building homes that are operationally net zero carbon enabled before 2030.



\*5 stars awarded for customers' willingness to 'Recommend to a Friend' across Cala (which currently uses the brands Legal & General Homes and Cala Homes) in findings of the survey, undertaken by the Home Builders Federation 2020/21.

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# Welcome to your new home

To find out more call us on

**0118 324 6838**

Finchwood Park, Finchampstead,  
Berkshire, RG40 4QY



Finchwood Park



Stock photography

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