

Coopers

Hill

BRACKNELL

A leafy enclave at the centre of town

Coopers Hill is a welcoming new community of 52 high-quality homes in the heart of flourishing Bracknell. Set amongst extensive, attractive landscaping, these homes are somewhere to retreat and relax. And yet they're just a 2 minute walk from the train station, a 3 minute walk from the bus station, and within a short walk of Bracknell's other town centre amenities.



Coopers Hill

BRACKNELL

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Lots of opportunities for work and play



Wokingham

Bracknell not only offers a wide variety of shops, restaurants and leisure facilities, it's a bustling centre for employment. Many national companies are headquartered there, including Waitrose, Honda and Fujitsu. It's close to the M4 corridor's hi-tech employment hotspot and within easy reach of other towns and cities.

By train from Bracknell, it's just 6 minutes to Wokingham, 7 minutes to Ascot, 23 minutes to Reading, 53 minutes to London's Clapham Junction and about an hour to London Waterloo Railway Station.

An affordable way to buy a perfectly placed home

We have five spacious, light-filled homes available to buy through shared ownership at Coopers Hill. Which makes buying in this perfectly placed community a more affordable option. And with one 2-bed house and four 2-bed apartments, there's a home for you here whether you're buying alone or as a couple or small family.



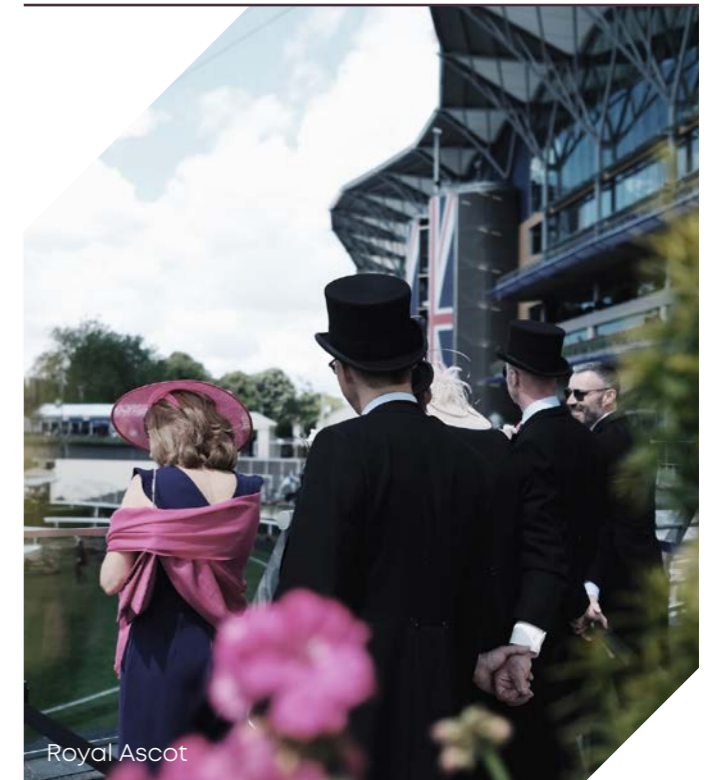
Fun for all ages

One of the advantages of town-centre living is having so much entertainment, right on your doorstep. From Coopers Hill, you can walk to cinemas, a bowling alley, an ice rink, escape rooms and more. You can discover new bands at live-music venue, **The Couch**, a 7 minute walk away. And meet friends at restaurants including **The Real Greek**, **Zizzi**, **Nando's** and **Wagamama** – all within a 9 minute walk.

South Hill Park Arts Centre is just an 8 minute drive from Coopers Hill and hosts hundreds of shows, events and workshops each year. And attractions including **Coral Reef Waterworld**, **Lapland UK**, **Ascot Racecourse** and **Legoland Windsor** are all within a 15 minute drive.



Windsor Castle



Royal Ascot

Reading offers an even wider choice of entertainment, including ballet, comedy and more at **The Hexagon Theatre**, high stakes at **Grosvenor casino** and dancefloor fillers at **Popworld**. You can also visit **royal Windsor** (approximately 20 minutes drive) or visit **Ascot Racecourse** a short drive away and enjoy a day at the races.

Explore nearby towns and cities



Town centre shopping a short walk away

Bracknell has a great mix of big-brand and independent stores. At **The Lexicon**, you'll find **Fenwick**, **Waitrose**, **M&S**, **H&M**, **Next** and other well-known names. **The Peel Centre**, a 10 minute walk away is home to several stores for practical buys, including **Halfords**, **Currys**, **Home Bargains**, **Pets at Home** and **Morrisons**. **Tesco Superstore**, **Sainsbury's**, and **Aldi** are all within a short drive.

For big-city shopping, Reading boasts **The Oracle**, which is home to more than 80 stores. And Wokingham offers lots of independent boutiques in attractive, historic surroundings.

Gyms and more

Staying fit and healthy is easy at Coopers Hill. You have **PureGym**, **Base Gym**, **Kong Martial Arts** and **Bracknell Trampoline Centre**. You can play bowls at **Bracknell Bowling and Social Club**. Take a dip at **Bracknell Leisure Centre** or hit the track at **Bracknell Athletic Club** – both a 6 minute cycle away.



Get back to nature

It's also a breeze to spend time enjoying outdoor living from Coopers Hill. Within a 6 minute cycle or 18 minute walk, you have **Mill Park** where you can kick back with a picnic or cut loose with a frisbee. You're also just a 16 minute cycle from the vast **Swinley Forest** where you can explore an Iron Age fort, adventure along 24km of cycling trails and climb high at **Go Ape**.

Just a little further away is **Dinton Pastures Country Park** (a 19 minute drive), which offers climbing, sailing, paddleboarding and more. And **California Country Park** (a 20 minute drive) boasts a lake, adventure play area, paddling pool, sensory garden and café.



Mill Park



Swinley Forest - Go Ape



Dinton Pastures Country Park



Great for families

With so much to do close to home, Coopers Hill is ideal for families and has good schools nearby. **Wildridings Primary School**, for example, is a 16 minute walk and has a good Ofsted rating. And **Ranelagh**, a secondary school with an outstanding Ofsted rating, is just a 6 minute walk away.



All set for fast travel

With Coopers Hill a 2 minute walk from Bracknell train station and a 3 minute walk from the bus station, getting around and out of town is really easy.



BY BUS

Bracknell bus station
0.3 miles / 3 min walk

Good public bus routes serve the town centre and local area.



BY PLANE

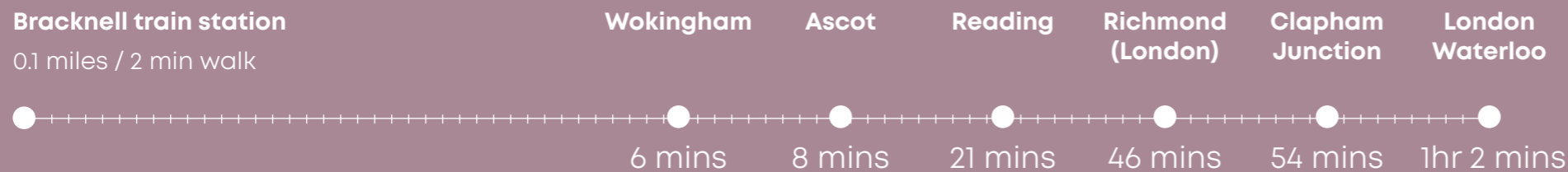
The nearest airport is Heathrow, 20 miles away (around a 30 minute drive*), while Gatwick is 44 miles away (just over an hour's drive*).



BY TRAIN

Bracknell train station
0.1 miles / 2 min walk

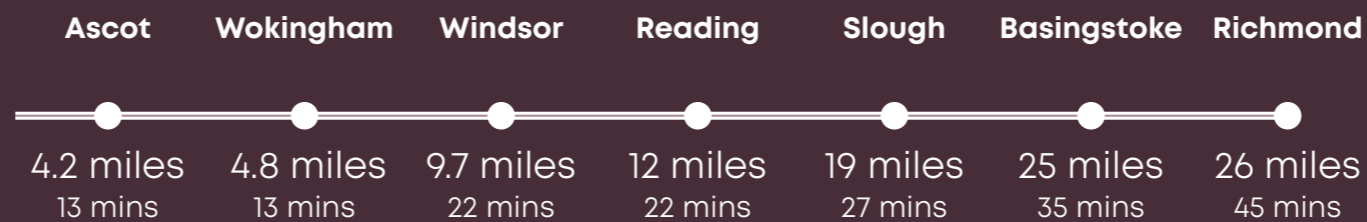
Journey times from there:**



BY CAR

Parking and electric charging are available at Coopers Hill. And it's just off the major roads leading to the M4 and M3 for fast routes to London, Reading and more.

Journey times from Coopers Hill by car:*



Places of interest

LEISURE

- 1 The Acoustic Couch
- 2 Odeon
- 3 Cineworld
- 4 Ozone Ice Rink
- 5 AMF Hollywood Bowl
- 6 South Hill Park Arts Centre
- 7 Puzzalogical Escape Rooms
- 8 Base Gym
- 9 Absolutely Fitness
- 10 The Gym Group
- 11 PureGym
- 12 Kong Martial Arts
- 13 Bracknell Bowling and Social Club
- 14 Bracknell Trampoline Centre
- 15 Bracknell Leisure Centre
- 16 Bracknell Athletic Club
- 17 Coral Reef Waterworld
- 18 Ascot Racecourse
- 19 Legoland Windsor
- 20 The Lookout Discovery Centre

SHOPPING

- 21 The Lexion
- 22 The Peel Centre
- 23 Tesco Superstore
- 24 Sainsbury's
- 25 Waitrose
- 26 Aldi

FOOD & DRINK

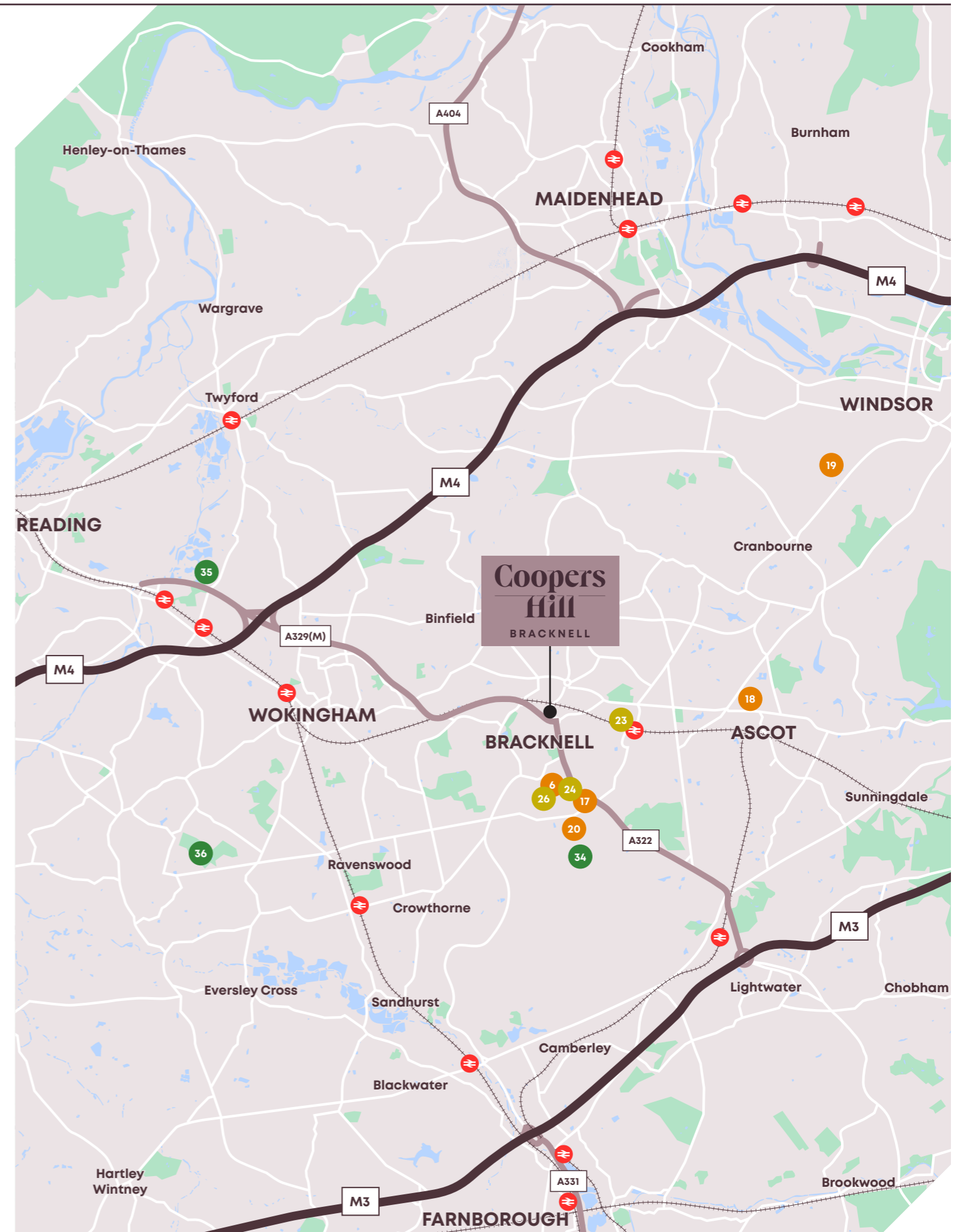
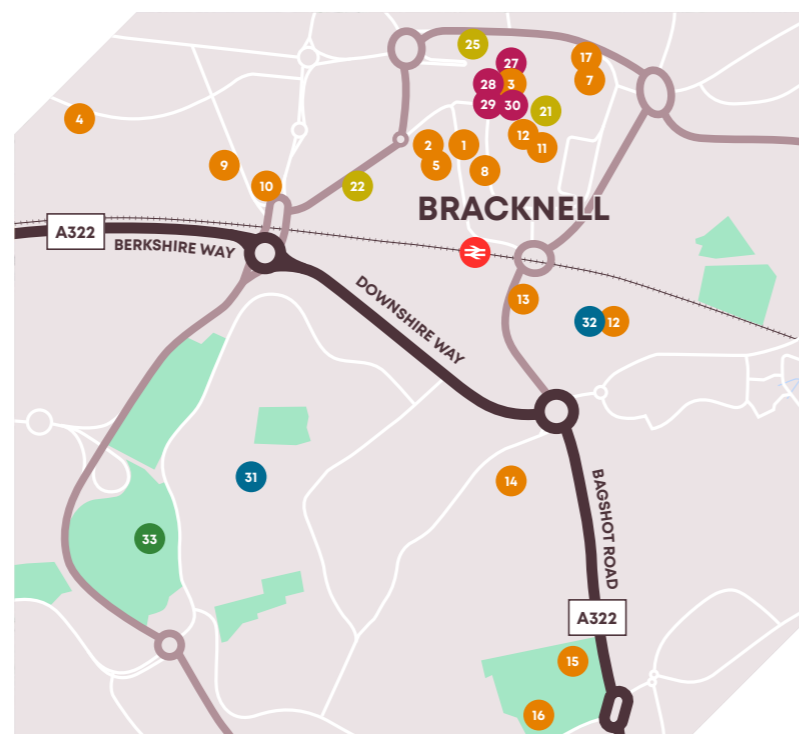
- 27 The Real Greek
- 28 Zizzi
- 29 Nando's
- 30 Wagamama

EDUCATION

- 31 Wildridings Primary School
- 32 Ranelagh School

GREEN SPACES

- 33 Mill Park
- 34 Swinley Forest
- 35 Dinton Pastures Country Park
- 36 California Country Park





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Specification



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KITCHEN

- ✔ Light grey, shaker-style units
- ✔ Dark grey, laminate worktop with matching upstand and splashback
- ✔ Chrome mixer tap
- ✔ Integrated stainless steel single oven, electric ceramic hob, extractor unit, dishwasher and fridge freezer
- ✔ Amtico Spacia flooring in Natural Colour

BATHROOM

- ✔ White, pressed-steel bath with white MDF panel
- ✔ Slide-rail shower kit and bath shower mixer tap
- ✔ Glass shower screen
- ✔ White, back-to-wall sink with full pedestal
- ✔ Chrome, mono-basin mixer tap
- ✔ White WC
- ✔ Neutral wall tiles
- ✔ Chrome toilet roll holder
- ✔ Chrome towel radiator
- ✔ Amtico Spacia flooring in Natural Colour

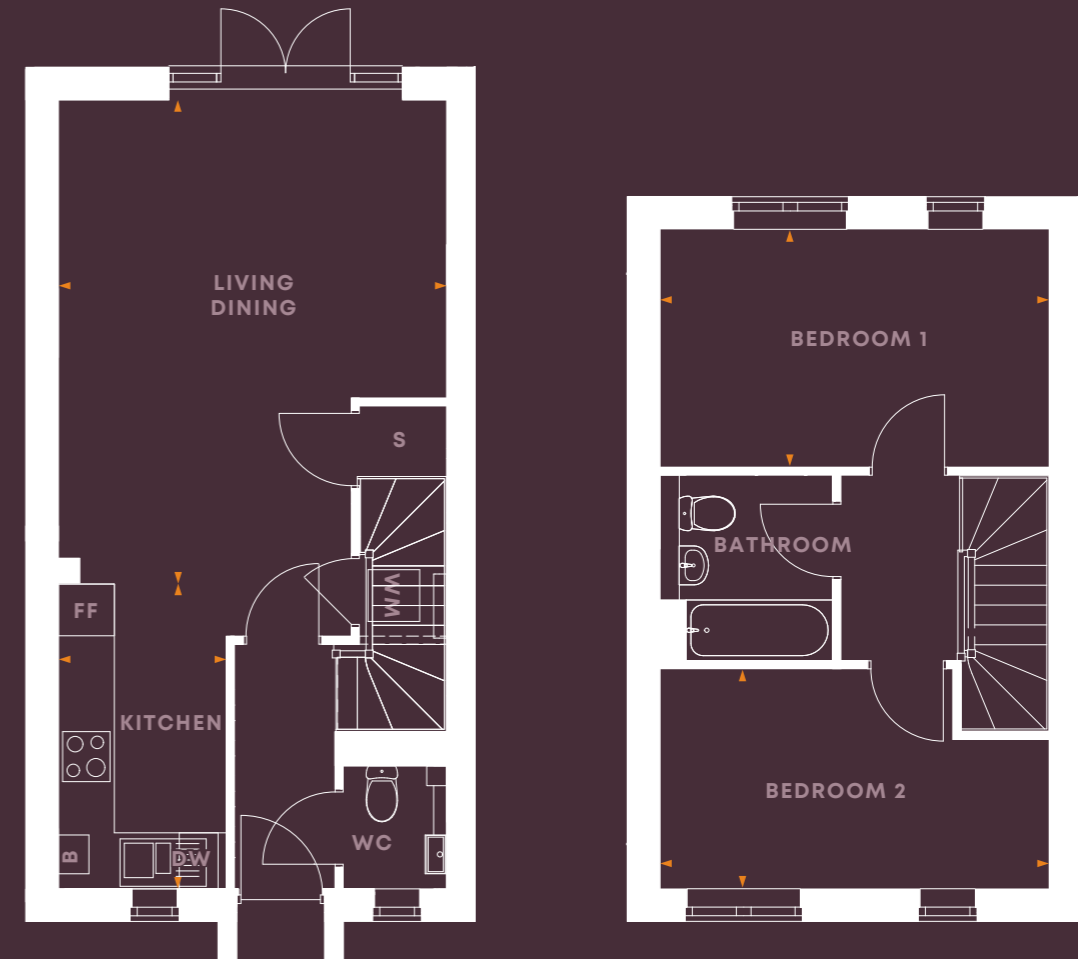
GENERAL

- ✔ Walls – white emulsion
- ✔ Woodwork – white gloss
- ✔ Washing machine
- ✔ Flush internal doors
- ✔ Chrome door handles
- ✔ Cormar Apollo carpet in Natural Colour (non-wet areas)
- ✔ Mains-wired carbon monoxide detector and smoke alarm with battery back-up
- ✔ Allocated parking

Development Plan



- Apartments
- House
- Other



2 Bedroom House

PLOT 25

Living/Dining	4.50m x 5.61m
Kitchen	1.85m x 3.53m
Bedroom 1	4.50m x 2.74m
Bedroom 2	4.50m x 2.54m

Total floor area 75.30m²

FF = Fridge Freezer
B = Boiler
S = Store
DW = Dish Washer
WM = Washing Machine

Please Note: This house has a courtyard area to the back. Please speak to our sale advisor for more details.

This information is for guidance and the finished product is subject to variation. The information in this brochure should not be relied on or assumed to constitute a contract or warranty. Please note: All measurements shown above, are taken at their maximum point and are for general guidance only.



2 Bedroom Apartment

PLOTS 43* / 44



BLOCK B: First Floor

Living/Dining	2.97m x 5.23m
Kitchen	3.49m x 2.10m
Bedroom 1	3.42m x 4.41m
Bedroom 2	2.95m x 3.83m
Terrace	9.53m x 2.48m

Total floor area 69.5m²

FF = Fridge Freezer
B = Boiler
S = Store
DW = Dish Washer
WM = Washing Machine

*Denotes plots with layouts that are mirrored to the plan shown above.

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2 Bedroom Apartment

PLOTS 45* / 46



BLOCK B: Second Floor

Living/Dining	2.97m x 5.23m
Kitchen	3.49m x 2.10m
Bedroom 1	3.42m x 4.41m
Bedroom 2	2.95m x 3.83m
Balcony	3.06m x 1.50m

Total floor area 69.5m²

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WM = Washing Machine

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