



# the Brooks

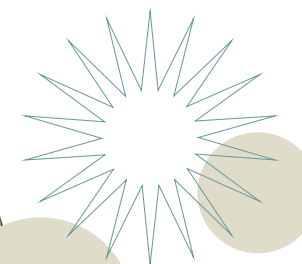


# Settle in a village, stay close to the city



**the Brooks** is part of a brand new community in the picturesque Berkshire village of Burghfield Common. These welcoming homes are nestled among open countryside, set between two copses, and yet they're just six miles southwest of Reading.

With plenty of convenient amenities a short stroll away, this is an opportunity to live a traditional village lifestyle in a close-knit community, while keeping the city and good transport links close at hand. You can be in Reading in 15 minutes, Wokingham in 24 minutes, and by the river in Marlow, Windsor or Henley on Thames in around half an hour.







# Affordable, high quality homes in a wonderful setting

We have the following homes available for sale at The Brooks through shared ownership, which makes buying in this dream location a more affordable option.

Each home comes with parking and there are community facilities too, including allotments, a green, several ponds and a play space.

**4 x 1 bed apartments**  
**5 x 2 bed apartments**  
**1 x 2 bed house**  
**2 x 3 bed houses**

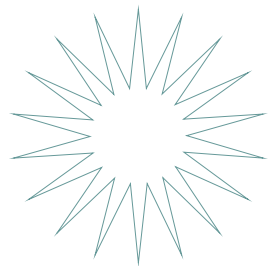




# Enjoy the great outdoors



At **the Brooks**, you're surrounded by beautiful rolling countryside, scenic views, woodlands and rural footpaths. Tranquil Wokefield Common Nature Reserve is just a 7 minute cycle away. Within a 6 minute drive, you can be at Ufton Park – a popular spot for dog walkers and mini adventurers. Hosehill Lake, an 11 minute cycle away, is also peaceful place to watch the world go by.



The manicured gardens at Englefield Estate (a 12 minute drive) are a wonderful place to wander. While Wellington Country Park (a 15 minute drive) offers everything from mini golf to a splash zone. In just over half an hour, you can be exploring the North Wessex Downs area of outstanding natural beauty. In less than 90 minutes, you can be on the beach in Bournemouth.

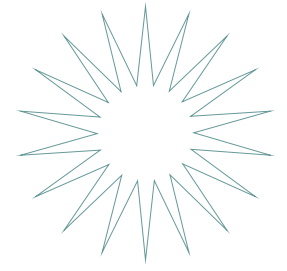
## Stay fit and well

There are plenty of other ways to boost your wellbeing near The Brooks too. Willink Leisure Centre is just a 5 minute cycle away and boasts a gym, swimming pool, sports hall, artificial football pitch and all kinds of classes.

There's a pilates studio at the village hall, a 15 minute walk away. Burghfield Community Sports Association (a 5 minute drive) provides facilities for football, bowls, squash, darts, skittles and snooker. Wokefield Park Golf Club is only an 11 min drive away, and Reading offers a wide choice of sports facilities, including the Thames Lido for al fresco, riverside swimming.







## Get together for fine food and drinks

There are plenty of places for fantastic food or a quiet drink in and around Burghfield Common. On the edge of the village, a 22 minute walk away, is the 14th century Hatch Gate Inn. Café B at the Church Hall is a 15 minute walk, The Spring Inn gastropub is a 9 minute drive, and it's just a 7 minute walk to collect your takeaway from Bella Pizza.

In Wokingham, you'll find independents such as Ruchetta, Chalk and The Leafy Elephant, as well as well known favourites such as Cote, Giggling Squid and Nando's. Reading offers a huge choice of bars, cafes and restaurants – many of which sit alongside the River Kennet.

## Fun for all ages



To keep kids entertained, Burghfield Common has a skate park, a recreation ground and a library. And there's plenty to do in the surrounding area too. Including Amnerfield Miniature Railway (a 6 minute drive), Lagoon water park (a 9 minute drive), Beale Wildlife Park (a 22 minute drive) and Royal Ascot Racecourse (a 35 minute drive).

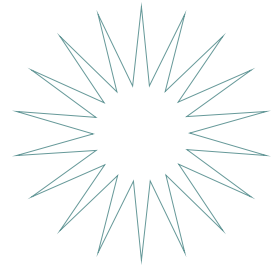
In Reading, the choice of entertainments is wide and varied. From Vue cinema to Genting casino, from Spinners Crazy Golf to Red Kangaroo Trampoline Park, and from Hexagon Theatre to Popworld.







In Burghfield Common, there are plenty of local stores within easy reach of The Brooks, including a bakery, fruit shop, post office, pharmacy and convenience store. There's also a Tesco Express and a Co-op in the village. Within a 15 minute drive there's Aldi, Asda, Sainsbury's and Cobbs at Englefield farm shop.



For big city shopping, Reading's showcase riverside shopping centre, The Oracle, boasts more than 80 stores. While Wokingham also offers a mix of independent and high street stores and a market several times a week.



# Good schools locally

For families with young children, Garland Junior School has a good Ofsted rating and is just a 6 minute walk from The Brooks. The Willink secondary school, also with a good Ofsted rating, is a 16 minute walk away.

## Village, town and city shopping







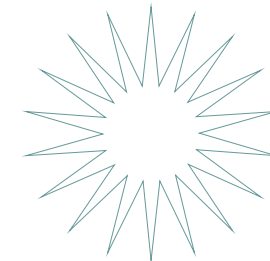
# Stay connected

At The Brooks, you have great travel links on hand. So you can quickly retreat to your relaxing country home and yet easily enjoy all the surrounding area has to offer.



## By bus

Good public bus routes serve the local area, you can be in the centre of Reading in around 30 minutes.

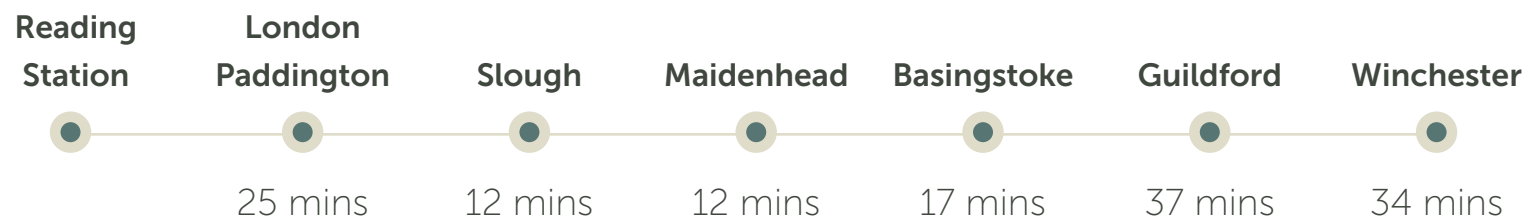


## By plane

The nearest airport is Heathrow, 31 miles away, and you can be there in just under 40 minutes by car.



7.7 miles  
20 min drive

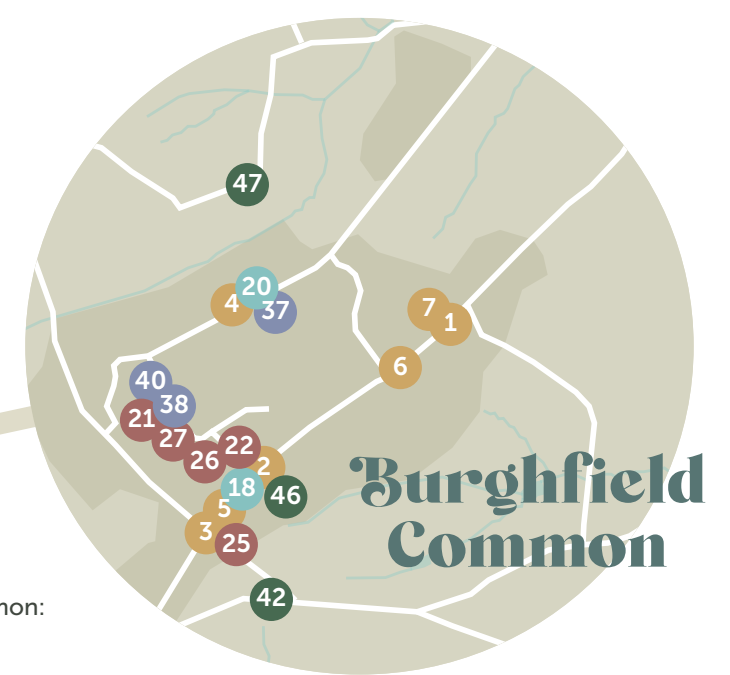
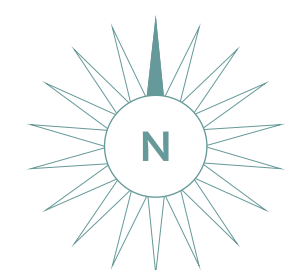
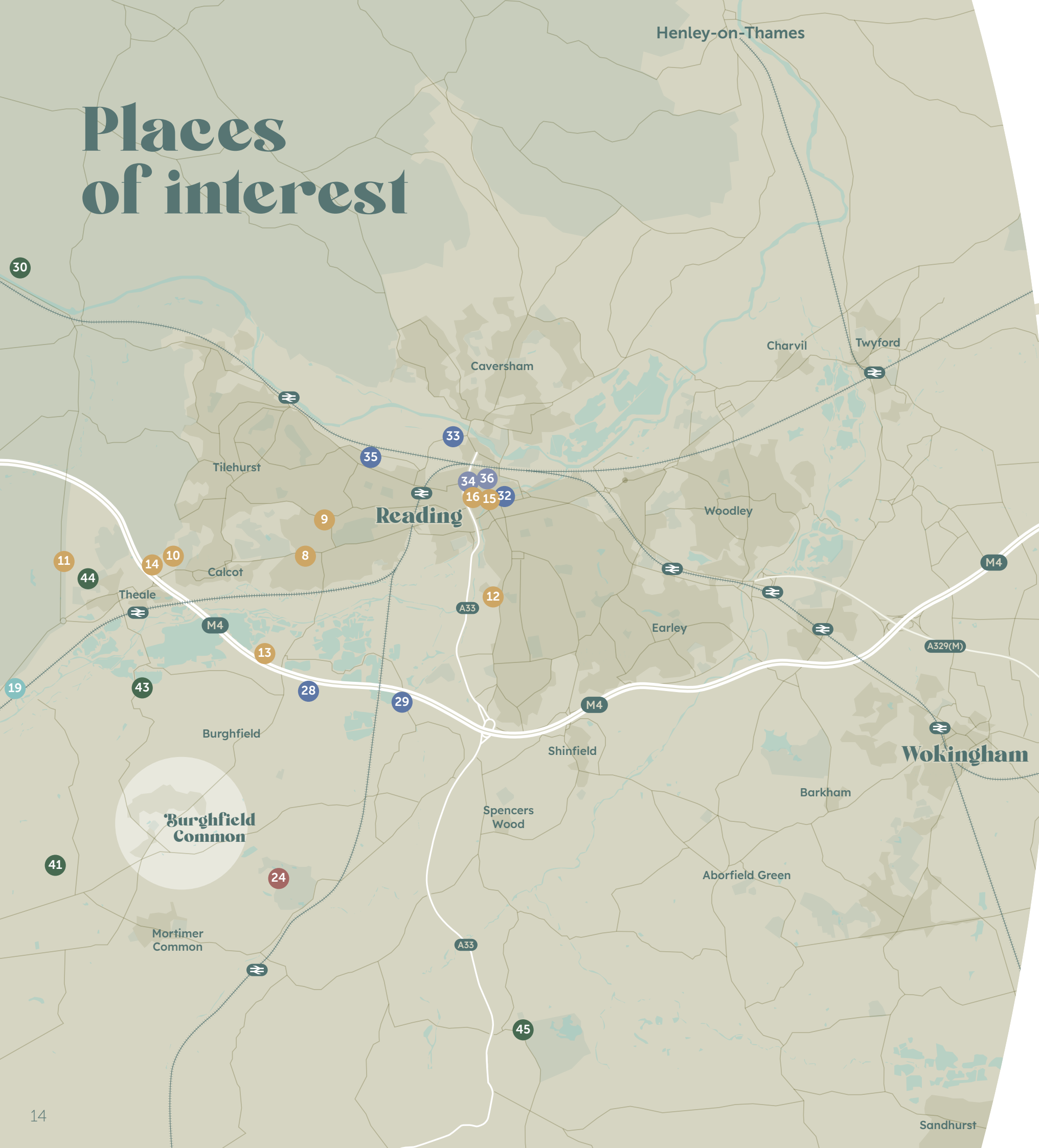


It's only around a 4 minute drive to the M4 from The Brooks. This takes you west to the North Wessex Downs and east into London and onto the M25, which connects to the M40 and M1 for going north. It's also just a 13 minute drive from the A3, which takes you north to Reading and south to Basingstoke and the M3 for the south coast.



[Sources: \*google.com/maps. Times shown are approximate and subject to traffic.  
\*\*thetrainline.com. Times shown are for one of the fastest travel times – average journeys may be longer.]

# Places of interest



## Shopping

### In Burghfield Common:

- 1 Warings Bakery
- 2 Post Office
- 3 Tesco Express
- 4 Co-op
- 5 Londis
- 6 Burghfield Pharmacy
- 7 The Fruit Shop

### Nearby:

- 8 Aldi
- 9 Asda
- 10 Sainsbury's
- 11 Cobbs at Englefield farm shop
- 12 Morrison's
- 13 M&S Simply Food
- 14 IKEA
- 15 The Oracle Shopping Centre
- 16 Broad Street Mall Shopping Centre

## Food & drink

- 17 Hatch Gate Inn
- 18 Café B
- 19 The Spring Inn
- 20 Bella Pizza

## Leisure

- 21 Willink Leisure Centre
- 22 Village Hall
- 23 Burghfield Community Sports Assoc.
- 24 Wokefield Park Golf Club
- 25 Burghfield Common skate park
- 26 Burghfield Common recreation ground
- 27 Burghfield Common library

## Entertainment

- 28 Amnerfield Miniature Railway
- 29 Lagoon Park
- 30 Beale Wildlife Park
- 31 Royal Ascot Racecourse

### In Reading:

- 32 Vue cinema
- 33 Genting casino
- 34 Hexagon Theatre
- 35 Red Kangaroo Trampoline Park
- 36 Popworld

## Education

- 37 Garland Junior School
- 38 The Willink
- 39 Burghfield St Mary's CofE Primary School
- 40 Mrs Bland's Infant School

## Green spaces

- 41 Ufton Park
- 42 Wokefield Common Nature Reserve
- 43 Hosehill Lake
- 44 Englefield Estate
- 45 Wellington Country Park
- 46 The Wells playground
- 47 Hounds & Bounds Paws Paddock

















# the Brooks site plan



3 Bed houses



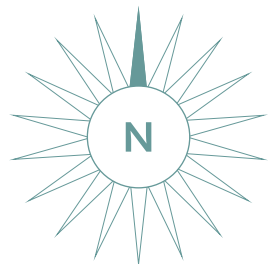
2 Bed house



1&2 Bed apartments



Private sale properties





# Specification

## Kitchen

- Paula Rosa Manhattan Dust Grey units
- Paula Rosa Carrara Marble effect worktop and upstand
- Paula Rosa glass splashback – Manhattan Slate
- Induction hob
- Stainless steel chimney hood
- Stainless steel electric oven
- Integrated dishwasher
- Fridge/freezer
- Integrated washing machine (houses) or washer/dryer (apartments)
- Karndean Coastline Oak LVT flooring

## Bathroom

- White toilet, sink, bath and bath panel
- Chrome mixer taps
- Glass screen over bath
- White gloss fitted furniture
- Natural grey wave matt wall tiles

## Electrical

- Pendant lights in lounge and bedrooms
- Downlighters in kitchen/dining area, bathroom, cloakroom, hall and landing
- Wired smoke, heat, and carbon monoxide alarms with battery backup

## General

- Carpet in bedrooms (apartments)
- Carpet on stairs and in bedrooms (houses)
- Karndean LVT flooring in living/dining area
- Karndean LVT flooring in cloak/utility room
- Turfed rear garden (houses)

Plot  
63

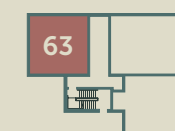
# 1 Bed apartment



KITCHEN/LIVING	7.16m x 3.90m
BEDROOM	3.87m x 3.19m
BATHROOM	2.08m x 2.18m
	51.20m <sup>2</sup>

FF=Fridge Freezer S=Store DW=Dishwasher WD=Washer Dryer

GROUND FLOOR

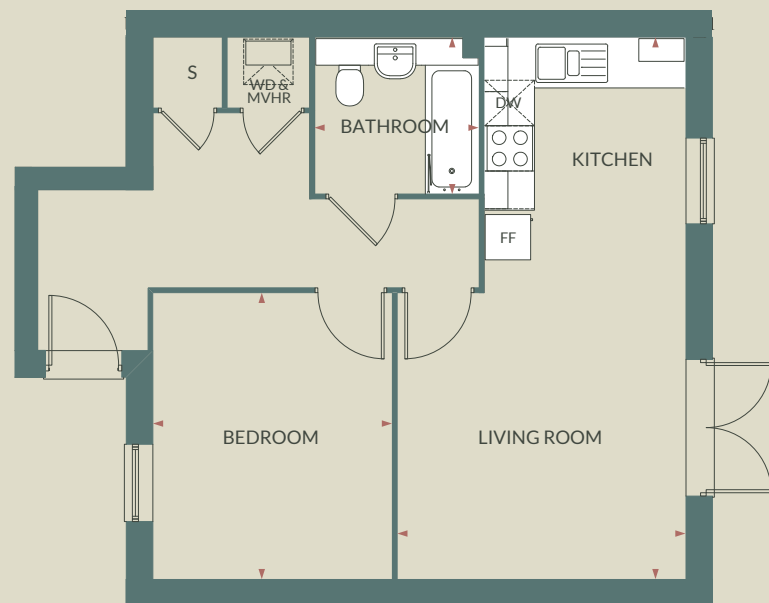


This information is for guidance and the finished product is subject to variation.  
The information in this brochure should not be relied on or assumed to constitute a contract or warranty.  
Please note: All measurements shown above, are taken at their maximum point and are for general guidance only.



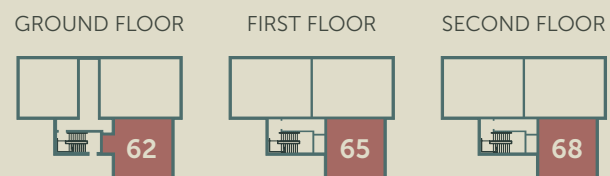
Plots  
62, 65, 68

# 1 Bed apartment



KITCHEN/LIVING	7.17m x 3.82m
BEDROOM	3.79m x 3.17m
BATHROOM	2.08m x 2.18m
53.50m <sup>2</sup>	

FF=Fridge Freezer S=Store DW=Dishwasher WD=Washer Dryer

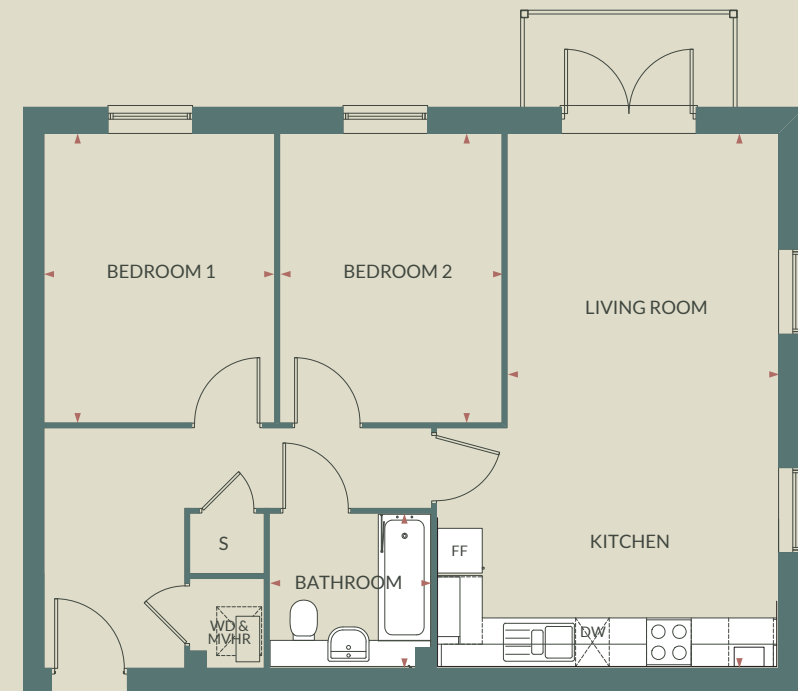


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Plots  
64, 66\*, 67  
69\*, 70

# 2 Bed apartment



KITCHEN/LIVING	7.16m x 4.58m
BEDROOM 1	3.87m x 3.09m
BEDROOM 2	3.87m x 2.98m
BATHROOM	2.08m x 2.18m
70m <sup>2</sup>	

FF=Fridge Freezer S=Store DW=Dishwasher WD=Washer Dryer



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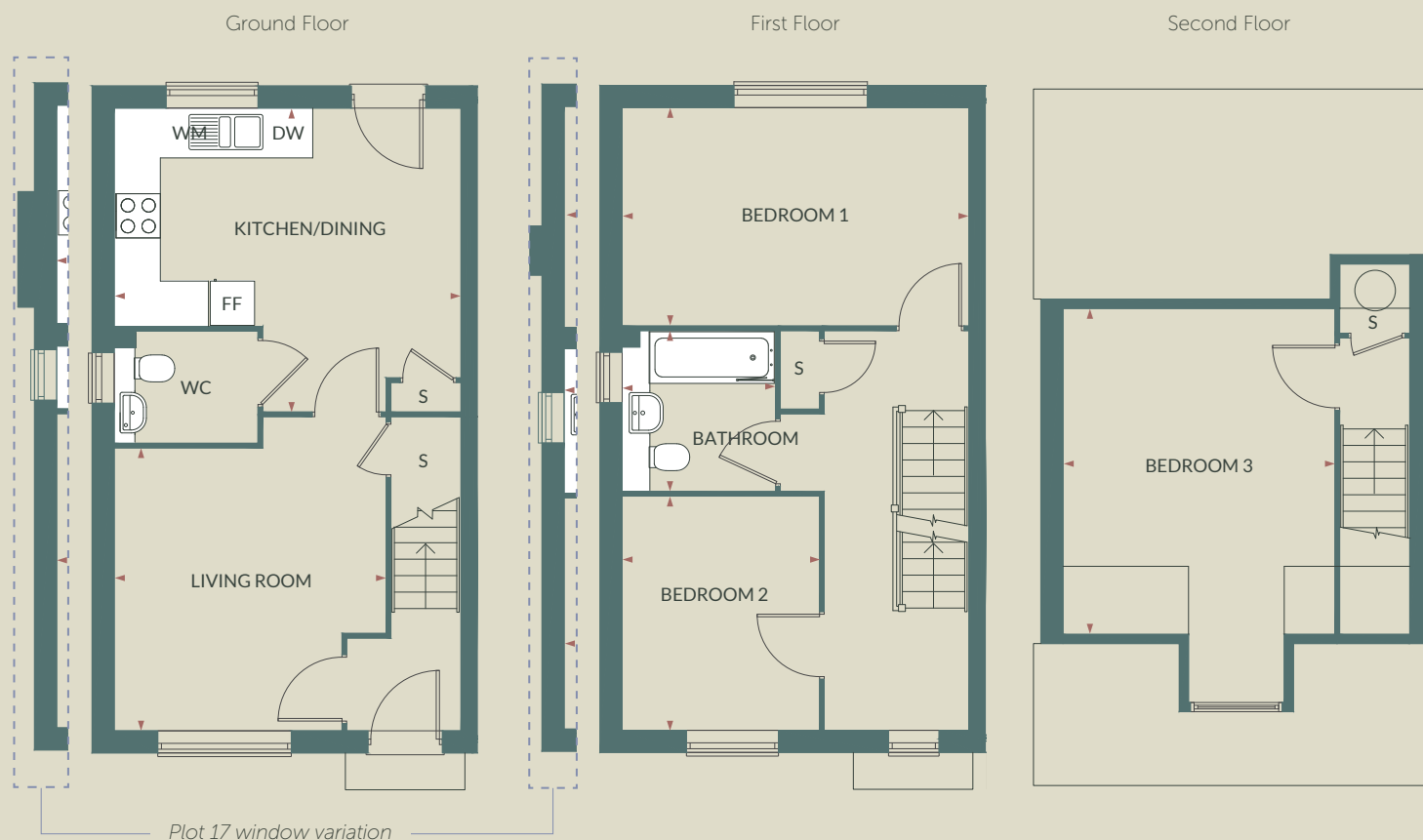
Plots  
17 & 18





Plots  
17 & 18

# 3 Bed house

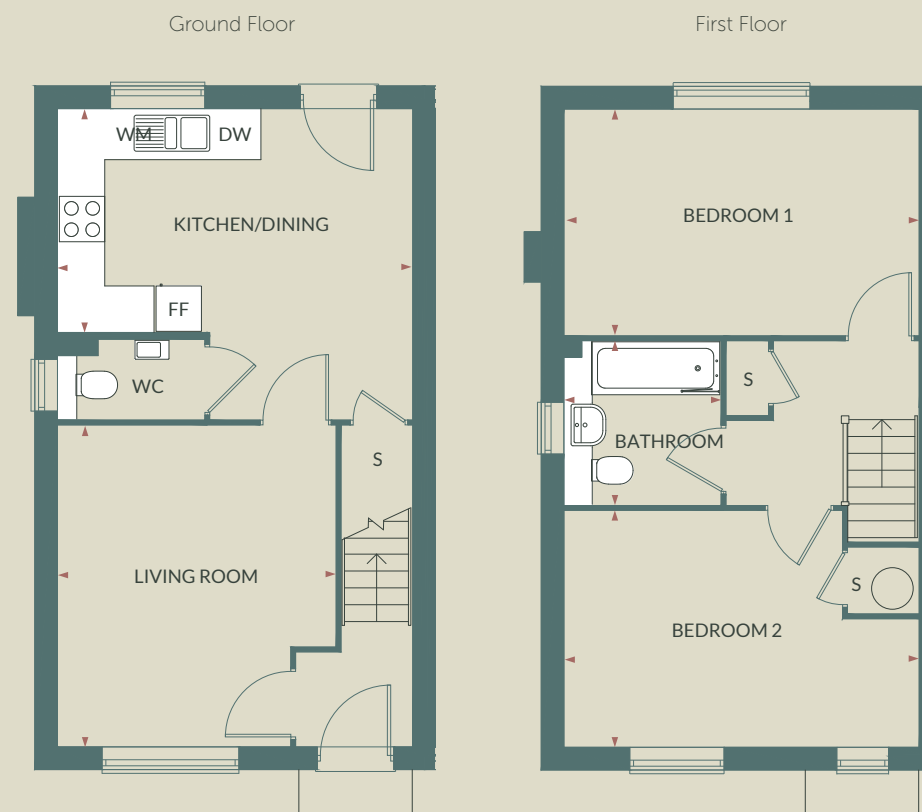


KITCHEN/DINING	4.12m x 4.70m
LIVING ROOM	3.83m x 3.68m
BEDROOM 1	2.96m x 4.70m
BEDROOM 2	3.17m x 2.67m
BEDROOM 3	4.16m x 3.68m
BATHROOM	2.18m x 2.00m
102m <sup>2</sup>	

FF=Fridge Freezer S=Store DW=Dishwasher WM=Washing Machine

Plot  
35

# 2 Bed house



KITCHEN/DINING	2.96m x 4.70m
LIVING ROOM	4.25m x 3.68m
BEDROOM 1	3m x 4.70m
BEDROOM 2	3.13m x 4.70m
BATHROOM	2.17m x 2.08m
79m <sup>2</sup>	

FF=Fridge Freezer S=Store DW=Dishwasher WM=Washing Machine

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Plot  
35





