



Buckler's Park

CROWTHORNE

HATCH GREEN
PHASE 2





Welcome to

b

Buckler's Park

CROWTHORNE

A brand new community of one to five bedroom homes with a new primary school and planned communal amenities at its heart. Set adjacent to a new public country park, spread over 100 acres, Buckler's Park aims to bring positive benefits that ripple out beyond the development to its wider surroundings.



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A NEW VISION FOR MODERN *village living*

In a truly spacious setting, Buckler's Park is about a sense of openness, and with amenities that will grow alongside the new homes. From a new school to a range of community facilities, it is also about a sense of belonging. The neighbourhood has been integrated into an exceptional green space creating a pedestrian and cycle-friendly environment. Buckler's Park is about a sense of freedom and experiencing a new and more desirable way of contemporary living.



Masterplan not to scale, indicative only.

1. HATCH RIDE

Once an historic 'Ride' that provided routes through this heavily wooded area, the original Hatch Ride is being reinstated as a route through Buckler's Park.

2. HATCH GREEN NEIGHBOURHOOD CENTRE

The vibrant heart of the site that brings the community together in activities and events.

3. THE WOODLAND EDGE

The Woodland Edge forms a wonderful leafy backdrop onto Buckler's Forest, and forms a natural link to its wider surroundings.

4. BUCKLER RIDE

A core road through Buckler's Park, this will see local bus routes that connect Buckler's Park with the wider community.

5. THE PAN

The old circular skid pan of the former Transport and Road Research Laboratory will be a distinctive focal point for the development with central green space, trees, and play areas.

6. TEST TRACK

The eastern loop of the old test track will keep a feature of the Buckler's Park site heritage to become a gently curving route.

HATCH GREEN
PHASE 2



1 BEDROOM APARTMENTS



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THE ROMFORD
TYPE 1
Plots 269, 271, 273, 277, 279 & 281
TYPE 2
Plots 270, 272, 274, 278, 280 & 282

2 BEDROOM APARTMENTS



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THE CREWE
TYPE 1
Plots 258, 260, 262, 314, 316 & 318
TYPE 2
Plots 259, 261, 263, 315, 317 & 319

AFFORDABLE HOUSING

Hatch Green phase layout is indicative only and subject to change [and subject to detailed design]. Parking positions to be confirmed.

S/S denotes substation.

In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.

Phase plan not to scale, indicative only.

*Subject to planning approval.

2 BEDROOM HOMES



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THE IVER
Plots 264, 268, 275, 283, 296, 312, 313, 320, 355, 360, 372, 389 & 392

3 BEDROOM HOMES



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4 BEDROOM HOMES



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THE GIDEA*
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5 BEDROOM HOMES



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THE STRATFORD
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THE FULHAM
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THE TAPLOW
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THE CHADWELL
Plots 217, 222, 237, 293, 304, 306, 311, 335, 336 & 376-378

THE ROMFORD 1 BEDROOM APARTMENT

Plot 270*



CGI depicts Plots 277–282 at Hatch Green, Buckler's Park

- Spacious open-plan kitchen/dining/living room with Amtico flooring throughout
- Generous double bedroom with a built-in wardrobe
- Large sliding doors leading to a private balcony
- Stylish bathroom suite with Roca sanitaryware, full height Minoli wall tiles and Hansgrohe mixer taps
- Large entrance hallway with excellent storage

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*Denotes handed plot.



THE ROMFORD 1

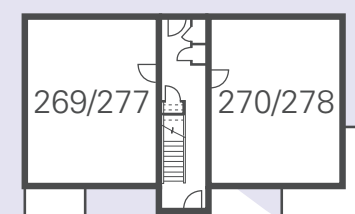
Plots 269, 271, 273, 277, 279 & 281

Kitchen/Dining/Living Room	6.40m x 4.90m	21'0" x 16'1"
Bedroom 1	4.05m x 3.17m	13'3" x 10'5"
Bathroom	2.62m x 1.95m	8'7" x 6'5"
Balcony	2.81m x 1.41m	9'3" x 4'8"

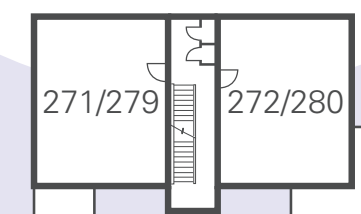
THE ROMFORD 2

Plots 270, 272, 274, 278, 280 & 282

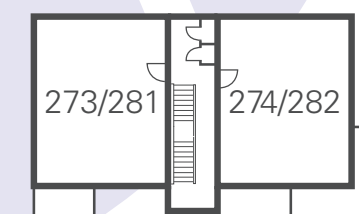
Kitchen/Dining/Living Room	6.40m x 4.90m	21'0" x 16'1"
Bedroom 1	4.05m x 3.17m	13'3" x 10'5"
Bathroom	2.25m x 1.95m	7'5" x 6'5"
Balcony	4.56m x 4.47m x 1.41m	15'0" x 14'8" x 4'8"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE CREWE 2 BEDROOM APARTMENT

Plots 314-319



CGI depicts Plots 314–319 at Hatch Green, Buckler’s Park

- Spacious open-plan kitchen/dining/living room with Amtico flooring
- Bedroom 1 comes with an en suite and built-in wardrobe
- Fully fitted Bosch kitchen appliances
- Stylish bathroom suite with Roca sanitaryware and full height Minoli wall tiles
- Large entrance hallway with excellent storage
- Large sliding doors leading to a private balcony

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THE CREWE 1

Plots 314, 316 & 318

Kitchen/Dining/Living Room	6.71m x 4.55m	22'0" x 14'11"
Bedroom 1	3.60m x 3.35m	11'10" x 11'0"
En Suite	2.20m x 1.90m	7'3" x 6'3"
Bedroom 2	4.55m x 2.85m	14'11" x 9'4"
Bathroom	2.25m x 2.20m	7'5" x 7'3"
Balcony	3.76m x 1.46m	12'4" x 4'9"

Window differ to plots 262 & 318



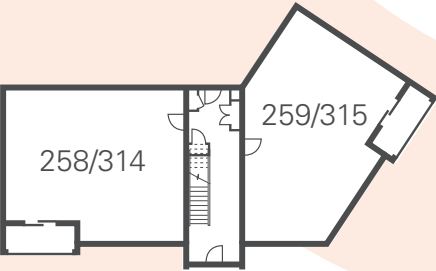
Window differ to plots 258 & 314



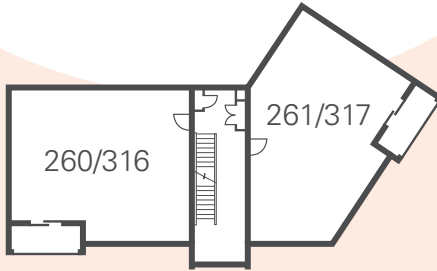
THE CREWE 2

Plots 315, 317 & 319

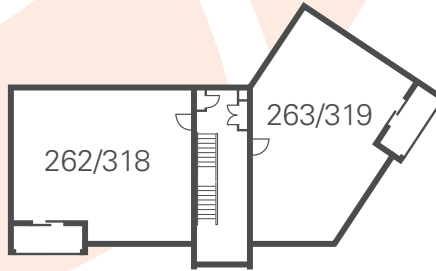
Kitchen/Dining/Living Room	7.54m x 4.65m	24'9" x 15'3"
Bedroom 1	3.90m x 2.76m	12'10" x 9'1"
En Suite	2.70m x 1.90m	8'10" x 6'5"
Bedroom 2	3.30m x 3.27m	10'10" x 10'9"
Bathroom	3.15m x 2.12m	10'4" x 7'0"
Balcony	3.76m x 1.46m	12'4" x 4'9"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE IVER 2 BEDROOM HOME

Plots 264, 275*, 283*, 296*, 312*, 313, 320, 355*, 360*, 372, 389 & 392*



- Spacious open-plan kitchen/dining/living room
- Bedroom 1 comes with a built-in wardrobe and en suite
- Fully fitted Bosch kitchen appliances
- Stylish bathroom with Roca sanitaryware and full height Minoli wall tiles
- Private carport

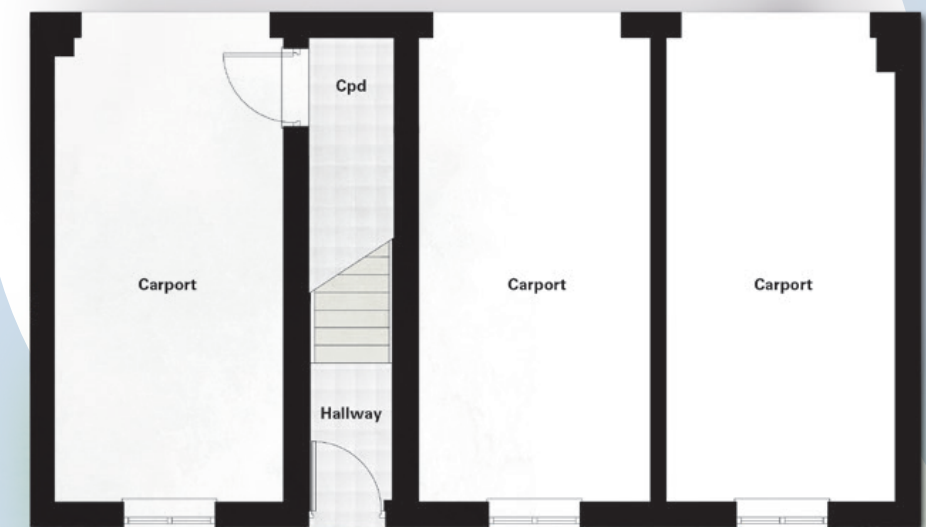
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*Denotes handed plot.



FIRST FLOOR

Kitchen/Dining/Living Room	
6.03m x 3.80m	19'10" x 12'6"
Bedroom 1	
4.02m x 2.58m	13'2" x 8'6"
En Suite	
2.01m x 1.57m	6'7" x 5'2"
Bathroom	
3.62m x 3.22m	7'7" x 6'7"
Bedroom 2	
2.31m x 2.01m	11'11" x 10'7"



GROUND FLOOR

THE FULHAM 2 BEDROOM HOME

Plots 231, 232*, 246, 247*, 248, 249*, 290 & 291*

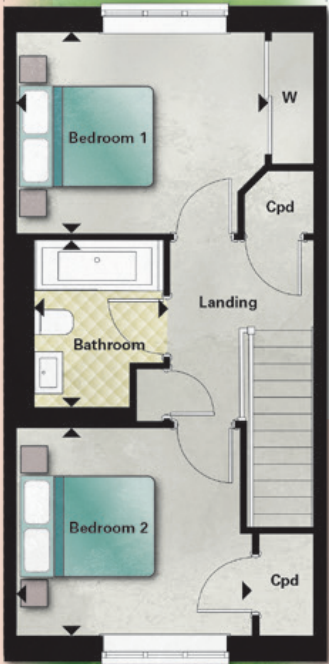


CGI depicts Plots 290 & 291 at Hatch Green, Buckler's Park

- Kitchen with fully fitted Bosch appliances
 - Spacious living/dining room with bi-fold doors opening onto the rear garden
 - Large entrance hallway with downstairs cloakroom
- Two generous double bedrooms, one with a built-in wardrobe
 - Stylish bathroom with full height Minoli wall tiles

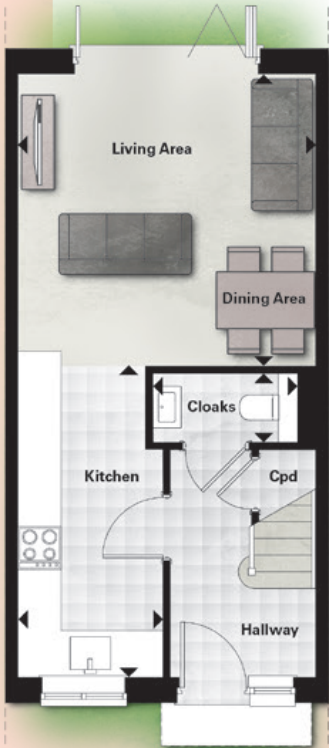
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*Denotes handed plot.



FIRST FLOOR

Bedroom 1	3.43m x 2.79m	11'3" x 9'2"
Bedroom 2	3.25m x 2.90m	10'8" x 9'6"
Bathroom	2.50m x 2.04m	8'3" x 6'9"



GROUND FLOOR

Living/Dining Room	4.13m x 3.96m	13'7" x 13'3"
Kitchen	4.33m x 2.01m	14'3" x 6'7"
Cloakroom	2.13m x 0.91m	7'4" x 3'3"

THE LANGLEY 2 BEDROOM HOME

Plots 219, 241*, 243, 244*, 245, 250*, 252*, 254, 255*, 265*, 266*, 267*, 276, 288*, 289, 295*, 297, 307*, 308*, 362, 363* & 382*



CGI depicts Plot 167 & 168 at Woodland Edge, Buckler's Park

- Separate kitchen with fully fitted Bosch appliances
- Spacious living/dining room with bi-fold doors opening on to the rear garden
- Bedroom 1 comes with a built-in wardrobe and en suite bathroom
- Spacious second double bedroom
- Stylish bathroom with full height Minoli wall tiles

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*Denotes handed plot.



FIRST FLOOR

Bedroom 1	3.44m x 3.21m	11'4" x 10'6"
En Suite	2.42m x 1.53m	7'11" x 5'0"
Bedroom 2	4.84m x 2.55m	15'11" x 8'5"
Bathroom	2.40m x 2.20m	8'8" x 7'3"



GROUND FLOOR

Kitchen	3.86m x 2.49m	12'8" x 8'2"
Living/Dining Room	4.85m x 4.38m	15'11" x 14'5"
Cloakroom	2.42m x 0.96m	7'11" x 3'2"

THE FARRINGTON 3 BEDROOM HOME

Plots 218, 220, 233*, 236*, 242*, 251, 253, 292*, 294, 298*, 300, 305, 309*, 323*, 327*, 334*, 361* & 381



CGI depicts Plot 56 at Woodland Edge, Buckler’s Park

- A substantial detached double fronted three-bedroom home
- Spacious separate living room
- Open-plan kitchen/dining room with bi-fold doors leading to the garden
- Large entrance hallway with cloakroom
- Bedroom 1 comes with an en suite and a built-in wardrobe

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*Denotes handed plot.



FIRST FLOOR

Bedroom 1	
3.28m x 2.99m	10’9” x 9’10”
En Suite	
2.99m x 1.50m	9’10” x 4’11”
Bedroom 2	
3.42m x 3.02m	11’3” x 9’11”
Bedroom 3	
3.42m x 2.46m	11’3” x 8’1”
Bathroom	
2.12m x 1.96m	6’11” x 6’5”



GROUND FLOOR

Kitchen/Dining Room	
5.58m x 2.94m	18’4” x 9’8”
Living Room	
5.58m x 3.37m	18’4” x 11’1”
Cloakroom	
2.42m x 0.96m	6’9” x 2’11”

THE DRAYTON ³ BEDROOM HOME

Plots 221*, 230, 234, 235*, 257, 284, 299, 373* & 384*

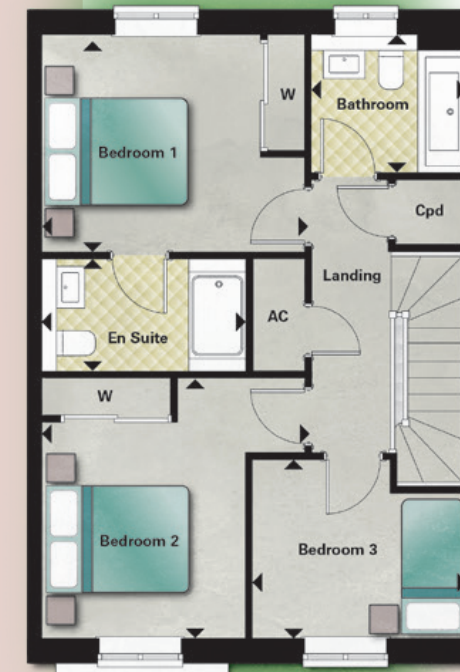


CGI depicts Plot 65 at Woodland Edge, Buckler's Park

- Open-plan kitchen/dining room with bi-fold doors opening out to the rear garden
- Fully fitted Bosch kitchen appliances
- Spacious separate living room
- Bedroom 1 comes with a built-in wardrobe and en suite
- Downstairs cloakroom with Roca sanitaryware and storage

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*Denotes handed plot.



FIRST FLOOR

Bedroom 1	3.67m x 3.02m	12'0" x 9'11"
En Suite	2.87m x 1.54m	9'5" x 5'1"
Bedroom 2	3.67m x 3.62m	12'0" x 11'11"
Bedroom 3	3.01m x 2.51m	9'11" x 8'3"
Bathroom	2.19m x 1.92m	7'3" x 6'4"



GROUND FLOOR

Kitchen/Dining Room	5.96m x 3.32m	19'7" x 10'11"
Living Room	4.92m x 3.45m	16'2" x 11'4"
Cloakroom	2.01m x 1.10m	6'7" x 3'8"

THE CHADWELL 3 BEDROOM HOME

Plots 217, 222*, 237*, 293, 304, 306, 311*, 335*, 336*, 376, 377 & 378*



CGI depicts Plot 55 at Woodland Edge, Buckler's Park

- Detached double fronted three-bedroom home
- Open-plan kitchen/dining room with fully fitted Bosch appliances and French doors leading to the garden
- Separate living room with bi-fold doors leading to the garden
- Study/playroom on the ground floor
- Bedroom 1 comes with an en suite and a built-in wardrobe
- A large entrance hallway with cloakroom

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*Denotes handed plot.



Window to Plots
217, 222, 237, 293,
304, 336, 376, 377,
& 378 only.

FIRST FLOOR

Bedroom 1	3.28m x 2.98m	10'9" x 9'9"
En Suite	2.98m x 1.50m	9'9" x 4'11"
Bedroom 2	3.45m x 2.87m	11'4" x 9'5"
Bedroom 3	3.45m x 3.09m	11'4" x 10'1"
Bathroom	2.46m x 2.10m	8'1" x 6'11"



Window to Plots
217, 222, 237, 293,
304, 336, 376, 377,
& 378 only.

Window to Plots
217, 222, 237, 293,
304, 336, 376, 377,
& 378 only.

GROUND FLOOR

Kitchen/Dining Room	5.58m x 2.93m	18'4" x 9'7"
Living Room	4.46m x 3.44m	14'8" x 11'4"
Study/Playroom	2.88m x 2.10m	9'5" x 6'11"
Cloakroom	2.10m x 1.07m	6'11" x 3'6"

THE EALING 3 BEDROOM HOME

Plots 224, 225*, 226, 227*, 228, 229*, 285, 303*, 337, 340, 345*, 352, 356, 359*, 374*, 375, 385, 386*, 387, 388*, 393 & 394*



CGI depicts Plot 37 at Woodland Edge, Buckler's Park

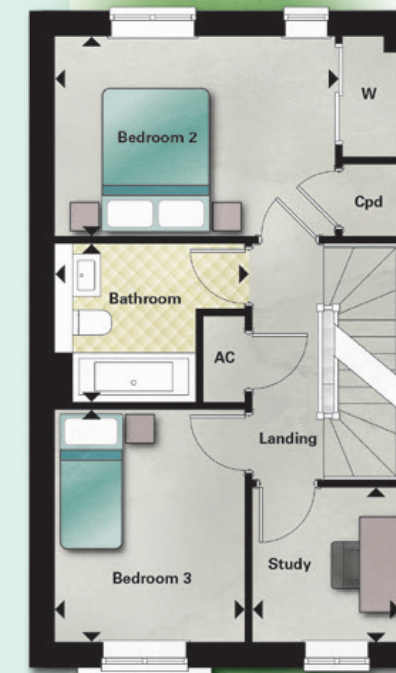
- Contemporary three-storey town house
- Separate kitchen with fully fitted Bosch appliances and breakfast bar
- Living/dining room with bi-fold doors opening out to the rear garden
- Study/playroom on the first floor
- Stylish bathroom with Roca sanitaryware and full height Minoli wall tiles
- Second floor is devoted to bedroom 1 and comes with a built-in wardrobe, en suite and large private terrace

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*Denotes handed plot.

SECOND FLOOR

Bedroom 1	6.15m x 3.54m	20'2" x 11'7"
En Suite	2.62m x 1.70m	8'7" x 5'7"
Terrace	4.84m x 1.98m	15'11" x 6'3"

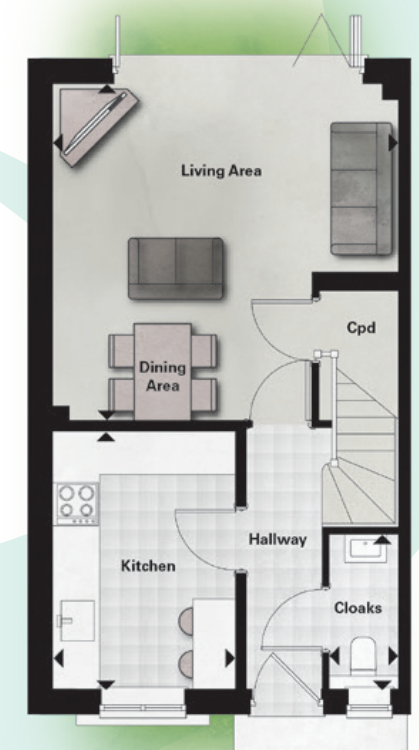


FIRST FLOOR

Bedroom 2	3.89m x 2.77m	12'9" x 9'1"
Bedroom 3	3.22m x 2.64m	10'7" x 8'8"
Study	2.14m x 2.05m	7'0" x 6'9"
Bathroom	2.20m x 1.96m	7'3" x 6'5"

GROUND FLOOR

Kitchen	3.57m x 2.53m	11'9" x 8'4"
Living/Dining Room	4.79m x 4.67m	15'9" x 15'4"
Cloakroom	2.14m x 0.96m	7'0" x 3'2"



THE ASHFORD 3 BEDROOM HOME

Plots 286*, 287, 301*, 302, 338*, 339, 341*, 342, 343*, 344, 353*, 354, 357* & 358



CGI depicts Plots 340, 341 & 342 at Hatch Green, Buckler's Park

- A spacious three-bedroom home
- Open plan living/dining room with bi-fold doors to the garden
- Separate kitchen with fully fitted Bosch appliances and Amtico flooring
- Second floor is devoted to bedroom 1 and comes with dressing area, a built-in wardrobe and en suite
- Large second bedroom with an en suite and a built-in wardrobe

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*Denotes handed plot.

SECOND FLOOR

Bedroom 1	4.11m x 3.64m	13'6" x 12'0"
En Suite	2.77m x 1.94m	9'1" x 6'5"
Dressing Area	2.63m x 0.90m	7'1" x 2'11"



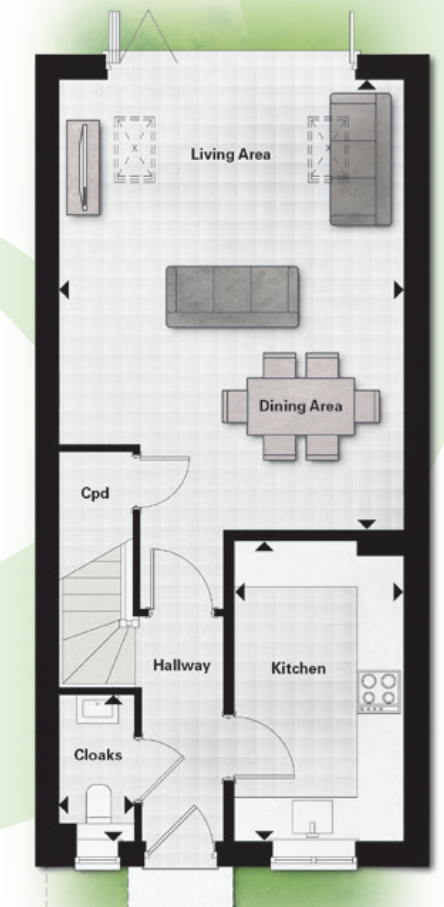
FIRST FLOOR

Bedroom 2	4.95m x 2.71m	15'9" x 8'11"
Bedroom 3	3.73m x 2.60m	12'3" x 8'7"
En Suite 2	2.60m x 1.58m	8'7" x 5'2"
Bathroom	2.09m x 2.03m	6'10" x 6'8"



GROUND FLOOR

Living/Dining Room	6.26m x 4.79m	20'7" x 15'9"
Kitchen	4.17m x 2.36m	13'8" x 7'9"
Cloakroom	2.03m x 1.05m	6'8" x 3'5"



THE GIDEA[†] 4 BEDROOM HOME

Plots 238, 256*, 310*, 324, 325*, 326, 350*, 351, 379*, 380 & 383



CGI depicts Plot 14 at Woodland Edge, Buckler's Park

- Substantial detached four-bedroom double fronted home
- Generous open-plan kitchen/dining room with bi-folding doors leading to the garden
- Ground floor study/playroom
- Utility room with Bosch appliances
- Bedroom 1 comes with a built-in wardrobe and en suite
- Large entrance hall with cloakroom

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*Denotes handed plot. †Subject to planning approval.



FIRST FLOOR

Bedroom 1	4.71m x 3.33m	15'6" x 10'11"
En Suite	2.45m x 1.50m	8'0" x 4'11"
Bedroom 2	3.68m x 2.75m	12'1" x 9'0"
En Suite 2	2.17m x 1.50m	7'2" x 5'3"
Bedroom 3	4.05m x 2.85m	13'3" x 9'4"
Bedroom 4	3.35m x 2.34m	11'0" x 7'8"
Bathroom	2.10m x 2.00m	6'11" x 6'7"

Window to plot 238 & 310 only
Extended cill to plot 310

Extended cill to plots 256, 310, 324, 325, 350, 351 & 383 only

Extended cill to plots 256, 310, 324, 325, 326, 350, 351 & 383 only

Extended cill to plots 256, 310, 324, 325, 326, 350, 351 & 383 only

GROUND FLOOR PLAN



GROUND FLOOR

Kitchen/Dining Room	8.51m x 3.10m	27'11" x 10'2"
Living Room	5.26m x 3.33m	17'3" x 10'11"
Study	2.96m x 2.42m	9'9" x 7'11"
Utility	2.06m x 1.93m	6'9" x 6'4"
Cloakroom	2.06m x 0.92m	6'9" x 3'0"

Window to plot 238 & 310 only

Window to plot 238 & 310 only

FIRST FLOOR PLAN

THE HARLINGTON 4 BEDROOM HOME

Plots 223*, 390 & 391*



CGI depicts Plot 117 at Woodland Edge, Buckler's Park

- Detached four-bedroom home set over three floors
- Separate living room and kitchen/dining room both with roof lights and bi-fold
- Ground floor study/playroom
- Second bedroom with a built-in wardrobe and en suite
- Family bathroom on the first floor with Roca sanitaryware and full height Minoli wall tiles
- Bedroom 1 comes with a built-in wardrobe, en suite and extensive private terrace

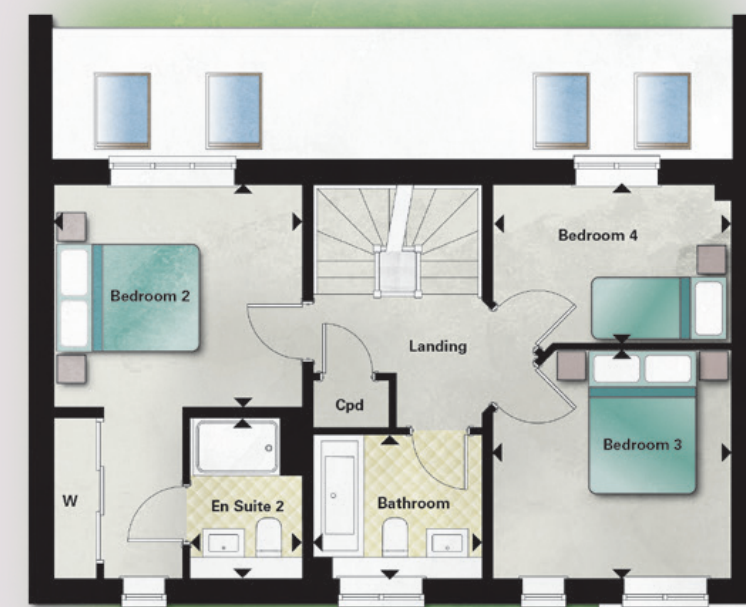
Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide. The floorplans shown for Buckler's Park are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image of The Harlington is for illustrative purposes only, plot specific elevations may vary.

*Denotes handed plot.



SECOND FLOOR

Bedroom 1	19'1" x 12'10"
5.81m x 3.89m	
En Suite	11'0" x 4'10"
3.35m x 1.47m	
Terrace	18'2" x 10'9"
5.2m x 3.27m	



FIRST FLOOR

Bedroom 2	11'4" x 10'2"
3.45m x 3.09m	
En Suite 2	7'4" x 5'1"
2.23m x 1.56m	
Bedroom 3	10'10" x 10'5"
3.30m x 3.17m	
Bedroom 4	10'10" x 7'3"
3.30m x 2.19m	
Bathroom	7'9" x 6'7"
2.35m x 2.00m	



GROUND FLOOR

Kitchen/Dining Room	23'6" x 10'6"
7.16m x 3.19m	
Living Room	15'8" x 11'4"
4.78m x 3.45m	
Study	11'4" x 7'4"
3.45m x 2.23m	
Utility	7'4" x 5'0"
2.23m x 1.53m	
Cloakroom	7'1" x 3'1"
2.15m x 0.93m	

THE STRATFORD 5 BEDROOM HOME

Plots 328, 330, 331, 333*, 346, 348 & 349*



CGI depicts Plot 330 at Hatch Green, Buckler's Park

- Substantial five-bedroom double fronted detached home
- Open-plan kitchen/dining room with fully fitted Bosch appliances
- Huge 24ft living room with bi-fold doors leading to the rear garden
- Ground floor study/playroom
- Family bathroom on the first floor with Roca sanitaryware and full height Minoli wall tiles
- Bedroom 1 comes with dressing area, a built-in wardrobe and en suite
- A further double bedroom with a built-in wardrobe and en suite

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*Denotes handed plot.

FIRST FLOOR

Bedroom 1	12'3" x 11'0"
3.72m x 3.35m	
Dressing Room	8'3" x 5'4"
2.51m x 1.63m	
En Suite	8'3" x 4'10"
2.51m x 1.47m	
Bedroom 2	12'3" x 9'8"
3.72m x 2.93m	
En Suite 2	8'0" x 4'10"
2.45m x 1.47m	
Bedroom 3	13'3" x 8'10"
4.03m x 2.70m	
Bedroom 4	11'6" x 9'6"
3.50m x 2.88m	
Bedroom 5	9'6" x 6'10"
2.88m x 2.08m	
Bathroom	9'6" x 7'1"
2.88m x 2.17m	

Window to plot 328, 333, 346, 348 & 349 only



GROUND FLOOR

Kitchen/Dining Room	22'11" x 13'0"
6.98m x 3.97m	
Living Room	24'7" x 12'1"
7.48 x 3.67m	
Study	8'5" x 6'8"
2.57m x 2.02m	
Utility	8'5" x 6'5"
2.57m x 1.95m	
Cloakroom	6'10" x 3'8"
2.08m x 1.11m	

Window to plot 328, 333, 346, 348 & 349 only

Window to plot 328, 333, 346, 348 & 349 only



THE TAPLOW 5 BEDROOM HOME

Plots 321, 322, 329, 332 & 347



CGI depicts Plot 321 at Hatch Green, Buckler's Park

- A contemporary five-bedroom detached home
- Spacious open-plan kitchen/dining room with an island and double bi-fold doors leading to the garden
- Large separate living room
- Utility room with Bosch appliances
- Large study/playroom on the ground floor
- Bedroom 1 comes with dressing area, walk in wardrobe and en suite
- Generous sized second bedroom with a built-in wardrobe and en suite

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*Denotes handed plot.

FIRST FLOOR

Bedroom 1	13'1" x 10'9"
3.97m x 3.27m	
En Suite	8'4" x 5'6"
2.53m x 1.67m	
Dressing	7'0" x 5'11"
2.12m x 1.79m	
Bedroom 2	12'1" x 10'11"
3.67m x 3.33m	
En Suite 2	7'10" x 6'10"
2.38m x 2.07m	
Bedroom 3	13'3" x 9'0"
4.02m x 2.73m	
Bedroom 4	10'11" x 9'7"
3.33m x 2.93m	
Bedroom 5	9'6" x 8'8"
2.88m x 2.65m	
Bathroom	7'1" x 6'6"
2.15m x 1.97m	



GROUND FLOOR

Kitchen	18'7" x 14'0"
5.66m x 4.26m	
Dining/Family Area	16'8" x 13'1"
5.06m x 3.97m	
Living Room	18'0" x 13'1"
5.48 x 3.97m	
Study	10'11" x 9'2"
3.33m x 2.79m	
Utility	10'11" x 5'7"
3.33m x 1.71m	
Cloakroom	7'1" x 4'7"
2.16m x 1.40m	



APARTMENTS SPECIFICATION

- KITCHENS
- ◆ Designer kitchens with flush handleless doors in a choice of finishes
 - ◆ 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 tempered glass gas hob
 - ◆ Bosch re-circulating hood extractor
 - ◆ Bosch integrated fridge/freezer
 - ◆ Bosch fully integrated dishwasher
 - ◆ Bosch fully integrated washer/dryer*
 - ◆ Stainless steel sink with Hansgrohe mixer tap

- BATHROOMS
- ◆ Roca white sanitaryware
 - ◆ Roca vanity unit
 - ◆ Roca LED illuminated fitted mirror with anti-fog
 - ◆ Hansgrohe mixer taps to basin
 - ◆ Hansgrohe concealed mixer to bath filler and shower
 - ◆ Chrome heated towel rail
 - ◆ Choice of full-height Minoli wall tiles

- FLOORING
- ◆ Entrance hall, kitchen/dining/living area: choice of Amtico flooring
 - ◆ Bathrooms: choice of Minoli floor tiles
 - ◆ Bedrooms: choice of Polypropylene carpet

- FINISHES & FITTINGS
- ◆ All walls smooth painted with Dulux Supermatt emulsion
 - ◆ Solid core internal doors painted with Dulux Satinwood
 - ◆ Skirting, architrave and door linings painted with Dulux Satinwood
 - ◆ Communal doors painted with Dulux Satinwood
 - ◆ Chrome door furniture
 - ◆ High thermal performance PVCu double glazed windows with toughened glass where required
 - ◆ Full-height fitted wardrobes to bedroom 1

- HEATING
- ◆ Gas central heating with Worcester Bosch Greenstar wall-mounted boiler
 - ◆ Hive Heating to wirelessly controlled heating and hot water
- ELECTRICS
- ◆ Stainless steel switchplates and sockets with white inserts to kitchen
 - ◆ White switchplates and sockets to all 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 and bedrooms*
 - ◆ Telephone socket to living room and bedroom 1
 - ◆ TV/satellite point to living room and bedroom 1
 - ◆ Audio door entry system

- SECURITY & SAFETY
- ◆ All doors and windows PAS 24 security certified
 - ◆ Mains operated smoke detectors with battery back-up
 - ◆ Mains operated carbon monoxide detectors with battery back-up in the kitchen

- EXTERNAL
- ◆ External light to front and rear of apartment block (front is Photocell controlled)
 - ◆ Balcony or terrace to all apartments

- COMMUNAL AREAS
- ◆ Minoli floor tiles to ground floors and carpet to upper floors
 - ◆ All walls smooth painted with Dulux Supermatt emulsion

- GUARANTEE
- ◆ 10 year NHBC Buildmark warranty

**According to plot*





HOUSES SPECIFICATION

- KITCHENS**
- Designer kitchens with flush handleless doors 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 tempered glass gas hob
 - Bosch re-circulating hood extractor or, where extractor is located over an island, Bosch cube ceiling suspended re-circulating extractor
 - 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 dryer
- BATHROOMS & EN SUITES**
- Roca white sanitaryware
 - Roca vanity unit
 - Roca LED illuminated fitted mirror with anti-fog
 - Hansgrohe mixer taps to basin
 - Hansgrohe concealed valve for bath filler and shower
 - Chrome heated towel rail
 - Choice of full-height Minoli wall tiles
- CLOAKROOM**
- Roca basin with vanity unit
 - Off the floor rimless WC with enclosed cistern



- FLOORING**
- Kitchen, dining/breakfast area, entrance hall, utility room/WC: Amtico flooring
 - Bathrooms, en suites: Minoli floor tiles
 - Living room, dining room, study, bedrooms, landing*: carpet
- FINISHES & FITTINGS**
- All walls smooth painted with Dulux Supermatt emulsion
 - Solid core internal doors painted with Dulux Satinwood
 - Skirting, architrave and door linings painted with Dulux Satinwood
 - Staircase spindles and newel posts painted with Dulux Satinwood
 - 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*
- HEATING**
- Gas central heating with Worcester Bosch Greenstar wall-mounted boiler
 - Hive Heating to wirelessly controlled two heating zones and hot water
 - Worcester Bosch Greenstar Cylinder with immersion heater*
- 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, bedroom 1 and study (where applicable)
 - TV/satellite point to living room, kitchen/dining area and bedroom 1
- SECURITY & SAFETY**
- All doors and windows PAS 24 security certified
 - Mains operated smoke detectors with battery back-up
 - Mains operated carbon monoxide detectors with battery back-up
- EXTERNAL**
- Turfed rear garden enclosed by wooden closeboard fencing
 - External light to front and rear of property (front is Photocell controlled)
 - Composite decking to terraces*
 - External tap
 - Waterproof switched socket
 - Garage or carport and/or allocated parking
- GUARANTEE**
- 10 year NHBC Buildmark warranty

**According to house type*

MAKING YOUR MOVE MEMORABLE

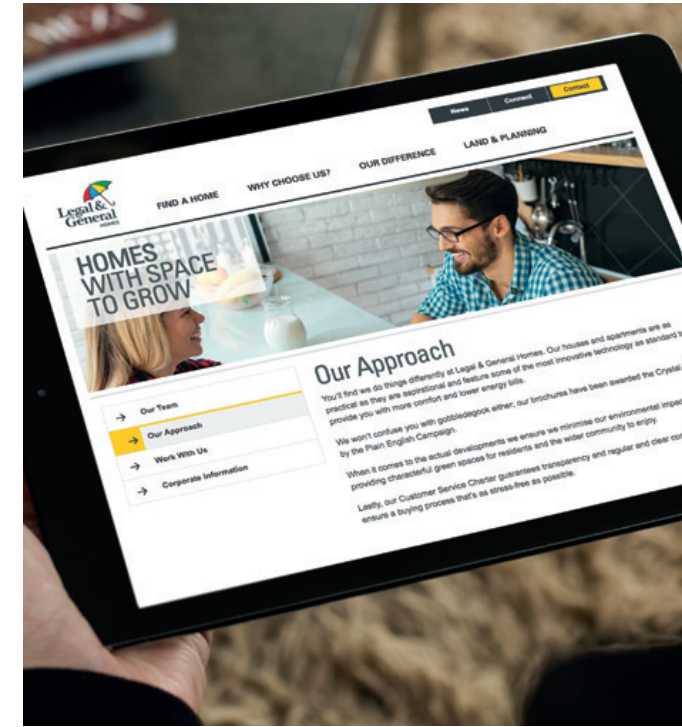
Our role doesn't end when you reserve your new home. That's when it really begins.

Legal & General Homes is rethinking the home buying process from start to finish so that we can deliver a service tailored in every detail for modern buyers and contemporary lifestyles. Our customer service starts from a perspective that focuses entirely on your needs, your priorities, and your individual customer journey.

It is one of the places where you make some of your most treasured memories, but buying a house can be a lengthy, confusing and sometimes even a boring experience regardless of whether you're a first-time buyer, downsizer or looking for more space to accommodate a growing family. It's a process that tends to be full of jargon and unfamiliar steps that can leave you feeling out of your depth or, worse still, tearing your hair out.

At Legal & General Homes, we've decided to do things differently. We want to help you to break through the complexity and minimise the stress so that you can focus on the more fun and exciting aspects of purchasing your new home.

Customer service is embedded in the way we operate, from the minute you step through the door of our visitors centre. And it doesn't stop when you get your keys. The Legal & General Homes Customer Service Charter stands proudly on display at the Buckler's Park visitors centre, a dynamic environment where you can get a feel via interactive displays of our vision for Buckler's Park. For those who are looking to buy, our friendly, professional team will answer any questions you have in a relaxed and unpressured setting.



Legal & General Homes also adheres to the Consumer Code Scheme, the mandatory requirements all home builders must meet in the marketing and selling of homes and after-sales service. Its purpose is to ensure buyers are treated fairly, know the service levels to expect, and are given reliable information on which to make decisions.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

TRANSPARENTLY DIFFERENT

From day one, our Sales Consultants will explain every aspect of the sales process clearly, and are upfront about what is included in your purchase, so you never need worry about hidden costs.

CENTRE OF OPERATIONS

The Visitors Centre is a hub where you will find child-friendly facilities as well as a concierge service that can take care of some small jobs on your behalf.

TOUCHING BASE

As a customer, we are committed to keeping you fully informed and regularly updated throughout the sales process.

MEET THE BUILDER

Prior to moving in, we will invite you to meet the builder of your chosen home where you can ask questions relating to all aspects of the build including any technical queries.

MOVE-IN DAY

We prepare fully for your arrival ensuring there is sufficient space for your removal van. We'll greet you as you arrive, with welcome tea and coffee to keep you refreshed as you unpack and settle in.

HOW DOES IT WORK AGAIN?

We know you are busy, so we arrange a visit that suits you to explain how everything in your new home works. Your home video tutorials are also pre-loaded on to an iPad for you to consult in your own time, and is a gift from us, to you, to keep.

THE LITTLE BIG THINGS

Whether it is a curtain rail or picture hooks, after move-in day we offer a free one day handyman service for your home.

IS EVERYTHING ALRIGHT?

We want you to be completely satisfied with your purchase. Our customer after-care is available for you to get in touch and raise any concerns.

GOING FORWARD

In addition to the guarantees from the trusted brands that equip your home, Legal & General Homes provides a 2-year customer satisfaction promise, while your home is also covered by the 10-year NHBC Buildmark warranty.



PEOPLE COME FIRST. IT'S BEEN THE LEGAL & GENERAL WAY FOR ALMOST 200 YEARS.

Our purpose is to build new homes that enhance the lives of our customers whilst contributing positively to the local community.

Legal & General began in a coffee house in London's Chancery Lane back in 1836. Almost 200 years later, and Legal & General Homes are creating the beginnings of a new community among the lanes of Berkshire. A natural evolution and fit for its multi-tenure housing investment strategy, Legal & General has been involved in housing activities for over 20 years.

Legal & General Homes is about far more than building homes, it is about creating new, sustainable communities, inspired by their surroundings, and representing a new era in house-building. We are committed to building places that we and those who live in them - as well as the house-building industry - can justifiably be proud of.

Committed to the future Legal & General have already invested billions of pounds in areas such as homes, urban regeneration, clean energy and small business finance, driving economic growth and making a positive difference to the UK's built environment.

As a company, we have never stopped moving forward, but our position of being a byword for reliability, integrity and trust, is one we will never move from.



The information in this document is indicative and is intended to act as a guide only, the finished product may vary from the information provided. These particulars should not be relied upon as statements of facts or representations and applicants must satisfy themselves by inspection or otherwise as their correctness. This information does not constitute a contract or warranty. You will be provided with more specific details upon reservation. The dimensions give on the plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Computer generated images are indicative only. All landscaping proposals are subject to planning and detailed design. LGH_BP2_0419





Buckler's Park

CROWTHORNE



SAT NAV: RG45 6LL

From Bracknell, head south-west on Skimped Hill Lane towards Honeywell Roundabout. Follow A3095 and Bracknell Rd/B3348 for 3.7 miles to Brookers Row in Crowthorne. Turn right onto Brookers Row. After 0.2 miles turn right onto Old Wokingham Road. Follow Old Wokingham Road for 0.3 miles and Buckler's Park will be on your right.

Buckler's Park
Crowthorne, Berkshire
Tel: 01344 772 772
bucklers-park.co.uk

