



Finchwood Park

FINCHAMPSTEAD

QUALITY HOMES IN A NATURAL SETTING



WELCOME TO FINCHWOOD PARK

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.

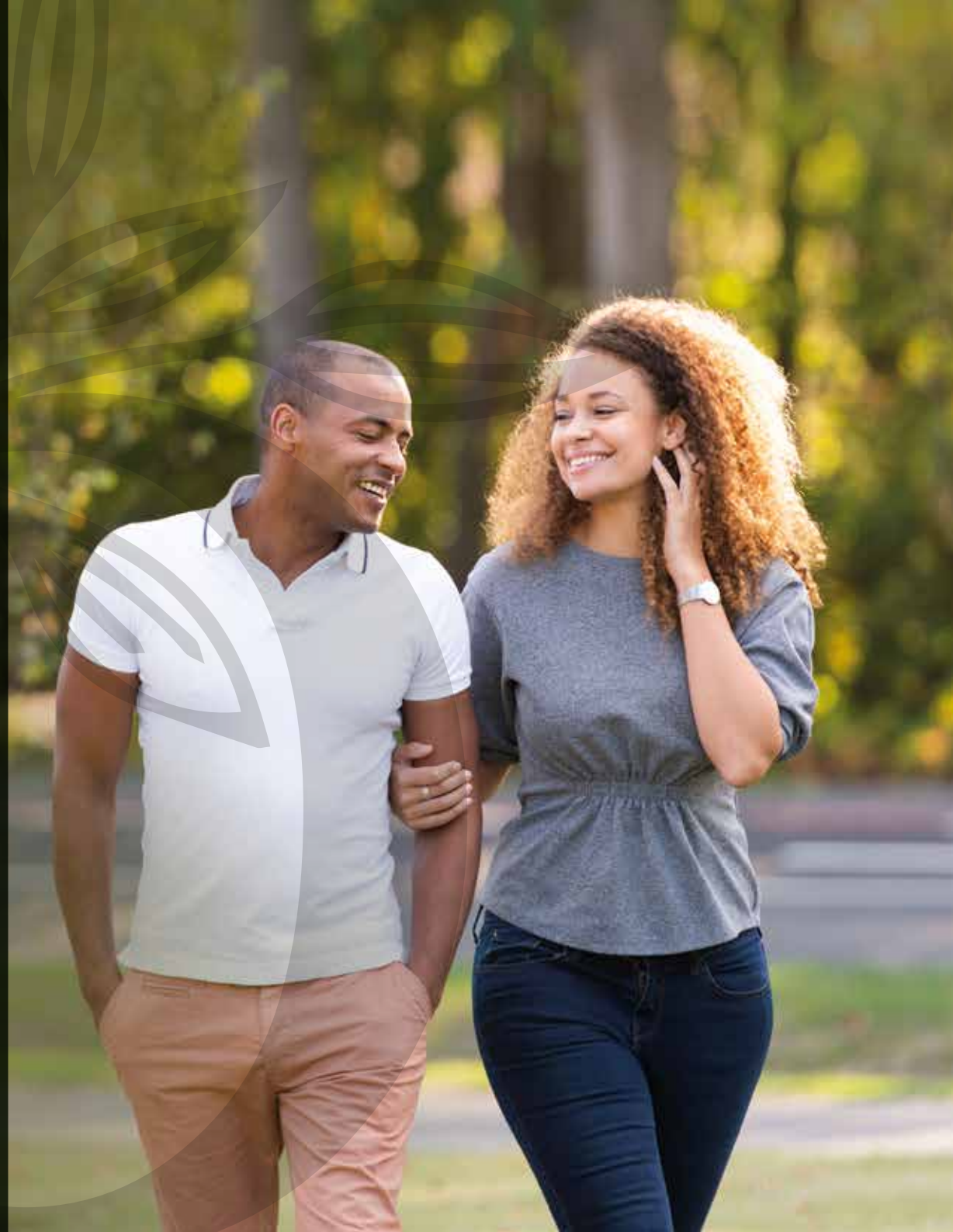
Set over 140 acres of green open space, Finchwood Park draws on the heritage and unique character of the local landscape, a woodland setting that has evolved over centuries.



WHY FINCHWOOD PARK ?

The high specification homes at Finchwood Park look out onto a spacious woodland near the parkland edge whilst lanes, streets and mews settings have been designed to create walkable neighbourhoods well-connected to village amenities.

Regardless of the type of property, from one bedroom apartments to two, three and four bedroom houses, all the homes at Finchwood Park benefit from a nuanced yet distinctive architectural design. External materials include brick, render and weatherboard, with careful feature details to brickwork, windows and porch designs adding a welcome diversity. Within the homes, carefully considered design creates well-proportioned, balanced space. Features like modern smart technology and well-planned living areas ensure these homes are as practical as they are aspirational.





THE VISION A NATURAL EVOLUTION



NEIGHBOURHOOD
CENTRE



THE VILLAGE EDGE



NEW PRIMARY
SCHOOL



FUTURE
COMMERCIAL ZONE



NINE MILE RIDE
EXTENSION

GREEN OPEN SPACES



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.

EXPLORING THE SITE



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.

SUSTAINABLE SYSTEM



One of the examples of Legal & General Homes' firm commitment to environmental sustainability is how the new ponds, wetland areas and water courses on site are designed to create a sustainable drainage system.

A BREATH OF FRESH AIR

The remarkable expanse of green space at Finchwood Park is one of its most distinctive features and the foundation of its true garden village character. And it isn't just the amount of space but the sheer diversity that makes it unique.

Trees and hedgerows, woodland clearings and water courses, each offering an abundance of ecological and wildlife habitats.

EXCEPTIONAL AMENITIES ON YOUR DOORSTEP

Finchwood Park is conveniently located a stones throw away from a wide range of amenities.

You won't have to go far to find a selection of shops and places to dine. Just along Nine Mile Ride is a Co-op store, as well as a post office and pharmacy. Wokingham, four miles away, has a Tesco Superstore, Waitrose, Lidl and Morrisons. Wokingham is a historic market town, the monthly Farmers' Market has an ethos of selling locally sourced, fresh and fairly priced produce from local honey to vegetables fresh from the field.

EDUCATION



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.

SHOPS



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.

DINING



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.



SIREN CRAFT BREWERY

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

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

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 spot.

ARBORFIELD LEISURE CENTRE

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.



A PLACE TO PUT DOWN ROOTS

Finchampstead village itself sits at the top of Fleet Hill in a richly wooded area once part of Windsor Forest and hunting place of royalty, and a local tale tells of Henry VII bringing his son out to the Finchampstead Ridges to meet his bride-to-be, Catherine of Aragon.

Named by the Sunday Times as one of the UK's best places to live, today Finchampstead has all the hallmarks of a long-established location with a strong sense of history – as well as being a location suited for 21st century living and a good quality of life.

EXPLORE DAYS AND EVENINGS OUT

Explore and be enticed by the other towns that are in easy reach of Finchwood Park for great days - and evenings - out.

With Reading and Guildford to historic Windsor close by, there's even more shopping, culture and heritage for you to enjoy.

READING THE HEART OF THE THAMES VALLEY



Berkshire's county town, home to The Oracle mall which combines retail and leisure in one place including a 10-screen Vue, and over 80 stores and a good selection of riverside eateries and bars on the banks of the River Kennet. There are also attractive walks along the river - the Thames Path goes through the heart of Reading - or you can immerse yourself in the annual Waterfest which celebrates the town's water heritage.

WINDSOR HISTORY, CULTURE AND HERITAGE



Peascod Street, High Street and Thames Street together with Windsor Royal & King Edward Court quarter located in a Victorian railway station offer a wealth of shopping choices. The Windsor Theatre stages plays and opera, tribute bands and film screenings at its Picturehouse cinema, while Windsor's Spring and Autumn Festival celebrates all things cultural, and the Royal Windsor Horse Show is essential for horse-lovers.

GUILDFORD A PREMIER SHOPPING DESTINATION



With its cobbled High Street it has been voted Best Luxury Shopping Destination outside London. Find fashionable names like LK Bennett and Russell & Bromley, Jigsaw and Jo Malone. Explore historic thoroughfares like Angel Gate and Jefferies Passage as well as newer shopping centres The Friary, White Lion Walk and Tunsgate Quarter. Check out what's on at the Yvonne Arnaud - a regional rep theatre with a renowned reputation.

WELL CONNECTED

Whether it is the working week or days at leisure, excellent transport links mean you can make the most of your time and enjoy an improved quality of life.

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. 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.



READING



HEATHROW



LONDON WEST END



OXFORD



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, alongside our sister company CALA Homes, have been awarded the maximum five-star rating in the Home Builders Federation's National New Home Customer Satisfaction survey*.

Born from Legal & General – one of the UK's oldest, most respected financial services companies – honesty, trust and transparency are synonymous with our approach. We aspire to help address the UK's housing shortage by providing

well-designed homes built to the highest standards, with every element of the home and buying process surpassing customer expectations. We are committed to delivering excellence across customer service, sustainability and quality.

*5 stars awarded for customers' willingness to 'Recommend to a Friend' across the CALA Group in findings of the survey, undertaken by the Home Builders Federation 2019/20



**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



CONTACT US

Finchwood Park, Finchampstead, Berkshire RG40 4QY



finchwood-park.co.uk



CALA.co.uk