

Legal & General Homes  
at



Finchwood Park

FINCHAMPSTEAD

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# Welcome to Finchwood Park

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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.



# Site Plan



## 1 Bedroom Apartments

### The Darlington 1, 2 & 3

- 1** - Plots 4, 6 & 8    **2** - Plots 5, 7, 9, 11, 13 & 15  
**3** - Plots 10, 12 & 14

## 2 Bedroom Homes

### The Iver

Plots 16, 20, 22, & 70

### The Langley

Plots 91, 92, 139, 140, 145, 146, 147 & 177

## 3 Bedroom Homes

### The Farrington

Plots 36, 40, 59, 65, 83, 84, 98, 100, 105, 112, 113, 116, 123, 167, 170, 174 & 178

### The Drayton

Plots 37, 38, 61, 62, 90, 93, 99, 106, 108, 114, 117, 137, 158, 175 & 176

### The Chadwell

Plots 21, 39, 63, 80, 81, 82, 101, 107, 148, 155 & 160

### The Ilford

Plots 94, 152, 153 & 154

### The Ashford

Plots 1, 2, 3, 17, 18, 19, 66, 67, 68, 69, 95, 96, 156, 157, 168, 169, 171, 172 & 173

## 4 Bedroom Homes

### The York

Plots 109, 110, 111, 118, 136, 149 & 150

### The Burnham

Plots 97, 102, 103, 104, 115, 119, 135, 138, 151 & 159

● AFFORDABLE HOUSING

Finchwood Park layout is indicative only and subject to change [and subject to detailed design]. Parking positions to be confirmed. S/S denotes substation. B/S denotes bin store. C/S denotes cycle store. 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.

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



# The finer details

**A finish and build quality you will be proud to call home .**

The homes at Finchwood Park reflect a high level of attention to design and detail; the result is exceptional comfort, energy-efficiency and style. In each home you'll notice brand names which represent a byword for quality, reliability and design innovation.



# Specification

## 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 tempered glass gas hob
- Bosch re-circulating hood extractor or where extractor is located over an island, ceiling mounted 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 tumble dryer

## Bathrooms & 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 full-height Minoli wall tiles

## Cloakroom (where applicable)

- Free standing Roca basin with storage



## 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

## 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 master bedroom 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 central heating with Worcester Bosch Greenstar wall-mounted boiler
- Hive Heating to wirelessly control two heating zones and hot water
- Worcester Bosch Greenstar Cylinder with immersion heater\*

## Security & Safety

- All ground floor 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

- Rear garden laid to lawn enclosed by closeboard wooden fencing\*
- 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 house/apartment type. Photography shows previous Legal & General Homes interiors.

# Others talk about...

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

Finchwood Park will have a natural feel and flow; existing landscaping features are not just protected but enhanced to create a selection of beautifully interconnected green open spaces.

With 50% of Finchwood Park as public open space, the infrastructure will include new parkland and public gardens, play areas and outdoor sports areas.



## ...we live it.



# Making your move

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We're committed to exceeding customers' expectations and we aim to provide homes we would be proud to live in.



"I was immediately blown away by Buckler's Park. The staff in the visitors centre were all so welcoming and nothing was too much trouble. I'd rate the level of customer service as 10 out of 10 without a doubt - and I'm not an easy person to please!"

CHRISTINA BENAGES  
**Buckler's Park buyer**



"Our friends have been really impressed by the quality and design of our new home; it doesn't fit with their perception of new-build developments at all. For us, part of the attraction was that the layout and the variety of homes together with the green spaces gives a real sense of community"

KEN AND TRACEY PERRETT  
**Buckler's Park buyers**





**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

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# Contact us

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