



Buckler's Park

CROWTHORNE

WOODLAND EDGE
PHASE 1





Welcome to

b

Buckler's Park

CROWTHORNE

A brand new community of one to four bedroom homes with a new primary school and planned communal amenities at its heart. Set in over 100 acres of public open space that can be accessed by the community as well as residents, Buckler's Park aims to bring positive benefits that ripple out beyond the development and to its wider surroundings.



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b

Buckler's Park

CROWTHORNE

MASTERPLAN

LIFT PAGE TO REVEAL

A NEW VISION FOR MODERN village living



Masterplan not to scale, indicative only.



In a truly spacious setting, with over half of its 205 acres creatively landscaped space, 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. Inclusive neighbourhoods, integrated into exceptional green space, and 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.

1. THE WOODLAND EDGE

The woodland edge forms a wonderful leafy backdrop to Buckler's Park, and forms a natural link to its wider surroundings.

2. HATCH GREEN NEIGHBOURHOOD CENTRE

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

3. HATCH RIDE

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

4. 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.

5. TEST-TRACK

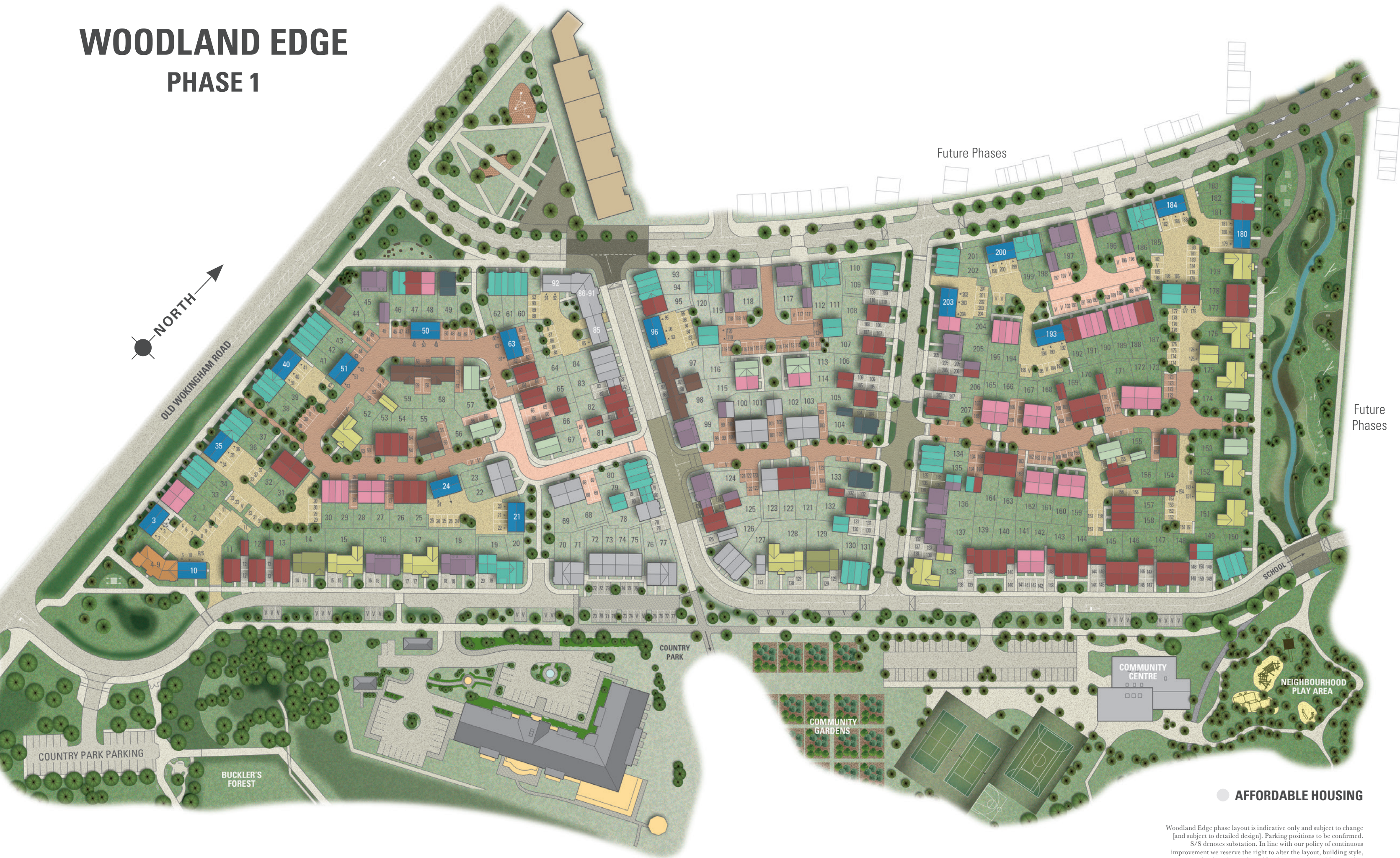
The eastern loop of the old test-track will keep a feature of the Buckler's Park site heritage to become a gently curving route.

6. MAIN STREET

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



WOODLAND EDGE
PHASE 1



Woodland Edge 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.

2 BEDROOM HOMES



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3 BEDROOM HOMES



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Plot 49

4 BEDROOM HOMES



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THE IVER 2 BEDROOM HOME

Plots 180, 184*, 193, 200 & 203*



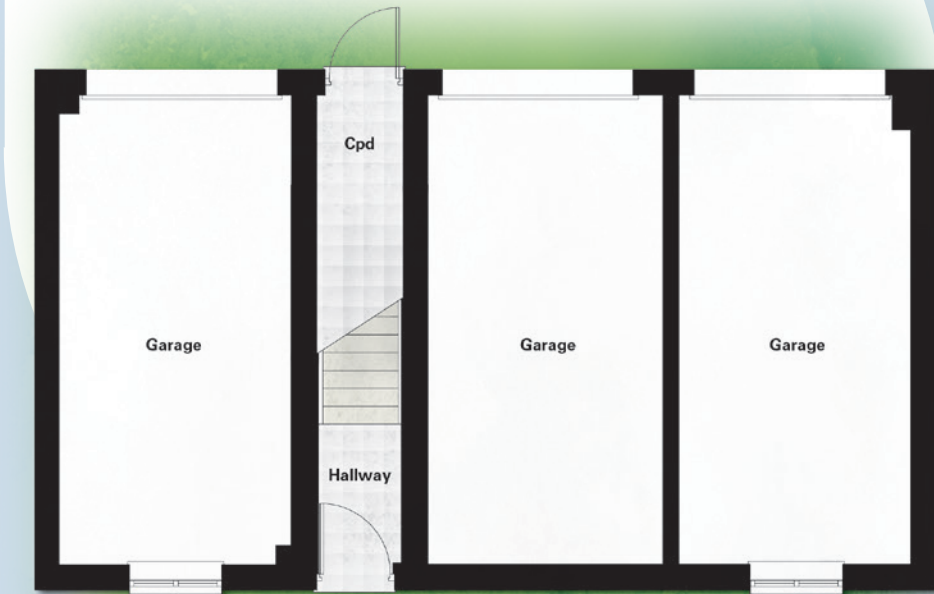
- Spacious open-plan kitchen/living/dining room
 - Bedroom 1 with en suite and built-in wardrobe
- Family bathroom
 - Private carport

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FIRST FLOOR

Kitchen/Living/ Dining Room	6.03m x 3.80m	19'9" 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"
Bedroom 2	3.62m x 2.75m	11'11" x 9'0"
Bathroom	2.31m x 2.01m	7'6" x 6'7"



GROUND FLOOR

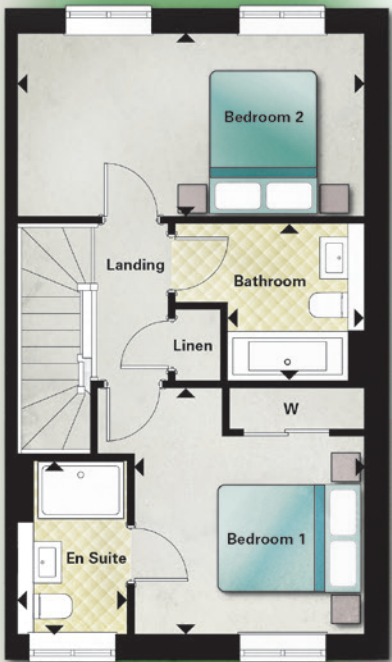
THE LANGLEY 2 BEDROOM HOME

Plots 114, 115, 159*, 160, 161*, 162, 166, 167*, 168, 171, 172, 173, 188*, 189*, 190, 191, 194*, 195 & 204



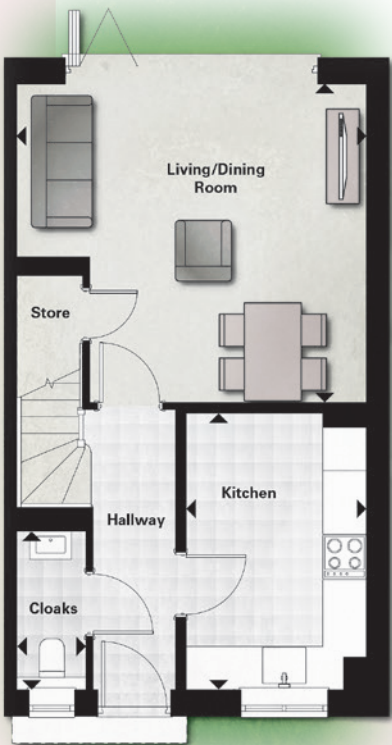
- Separate kitchen
 - Spacious living/dining room with bi-fold doors opening on to the rear garden
- Bedroom 1 with built-in wardrobe and en suite bathroom
 - Second double bedroom
 - Family bathroom

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FIRST FLOOR

Bedroom 1	3.72m x 3.44m	12'3" x 11'4"
En Suite	2.46m x 1.57m	8'0" x 5'2"
Bedroom 2	4.84m x 2.55m	15'11" x 8'5"
Bathroom	2.23m x 1.95m	7'3" x 6'4"



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	2.46m x 1.00m	8'0" x 3'2"

THE FARRINGTON ³ BEDROOM HOME

Plots 113*, 116*, 153, 155* & 174*



CGI depicts Plot 56 at Buckler's Park

- A substantial detached three-bedroom home
- Large separate living room
- Open-plan kitchen/dining room with bi-fold† doors leading to the garden
- Large entrance hallway
- Generous bedroom 1 with en suite bathroom and fitted wardrobe
- Family bathroom

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FIRST FLOOR

Bedroom 1	3.32m x 2.99m	10'10" x 9'10"
En Suite	2.99m x 1.66m	9'10" x 5'5"
Bedroom 2	3.42 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 6'6"



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	2.06m x 0.90m	6'9" x 2'11"

THE DRAYTON3 BEDROOM HOME

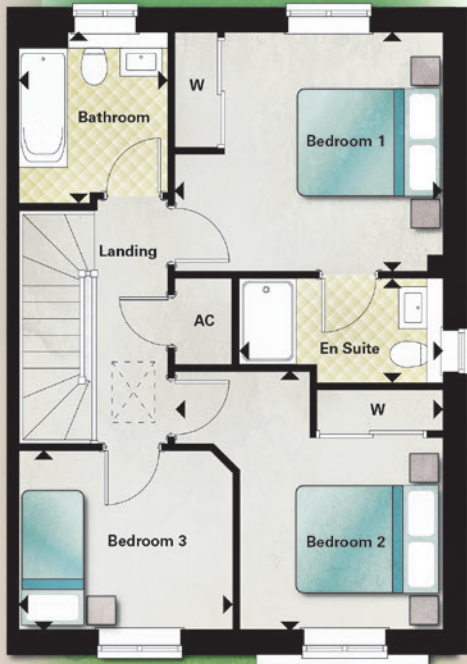
Plots 25*, 107*, 108, 122, 143*, 144, 145*, 146, 147*, 148, 154*, 156*, 157*, 158, 163*, 164, 169*, 170, 177*, 178, 181*, 187*, 192, 206 & 207



CGI depicts Plot 54 at Buckler's Park

- A contemporary three-bedroom home
- Open-plan kitchen/dining room with bi-fold doors opening out to the rear garden
- Spacious separate living room
- Bedroom 1 with built-in wardrobe and en suite
- Family bathroom

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FIRST FLOOR

Bedroom 1	3.77m x 3.36m	12'4" x 11'0"
En Suite	2.07m x 1.47m	6'9" x 4'10"
Bedroom 2	2.89m x 3.62m	9'6" x 11'10"
Bedroom 3	3.01m x 2.51m	9'10" x 8'3"
Bathroom	2.40m x 2.09m	7'10" x 6'10"



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	2.51m x 1.10m	8'3" x 3'7"

THE EALING³ BEDROOM HOME

Plots 39*, 41, 42, 43, 60, 61, 62, 109*, 110, 111*, 112, 119, 120, 130*, 131, 134*, 135, 150, 182*, 183, 185*, 186, 198*, 199, 201* & 202



CGI depicts Plot 37 at Buckler's Park

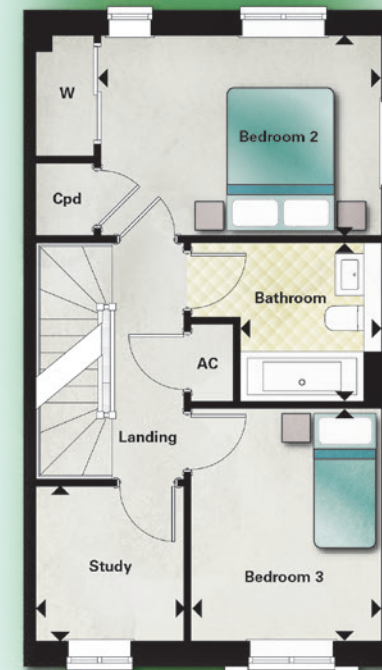
- Contemporary three-storey town house
- Separate kitchen
- Living/dining room with bi-fold doors opening out to the rear garden
- Study on the first floor
- Family bathroom on the first floor
- Second floor devoted to bedroom 1 with fitted wardrobe and large private terrace

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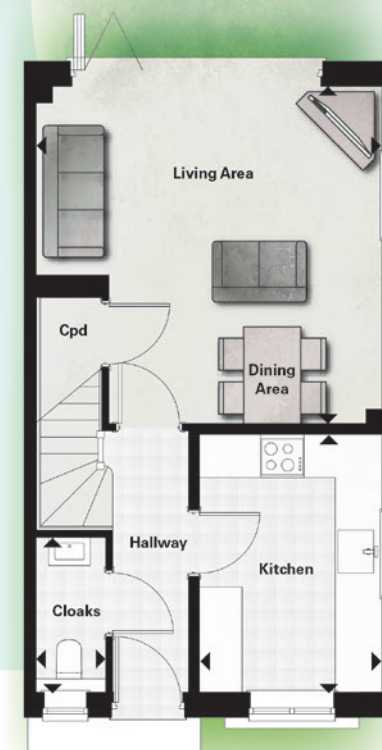
SECOND FLOOR

Bedroom 1	20'2" x 11'7"
6.15m x 3.54m	
En Suite	8'7" x 5'7"
2.62m x 1.70m	
Terrace	15'10" x 6'3"
4.84m x 1.91m	



FIRST FLOOR

Bedroom 2	12'10" x 9'2"
3.93m x 2.81m	
Bedroom 3	10'7" x 8'8"
3.22m x 2.64m	
Study	7'0" x 6'9"
2.14m x 2.05m	
Bathroom	7'3" x 6'5"
2.20m x 1.96m	



GROUND FLOOR

Kitchen	11'10" x 8'5"
3.62m x 2.58m	
Living/Dining Room	15'8" x 15'4"
4.79m x 4.67m	
Cloakroom	7'0" x 3'2"
2.14m x 0.96m	

THE TWYFORD ³ BEDROOM HOME

Plot 49



CGI depicts Plot 104 at Buckler's Park

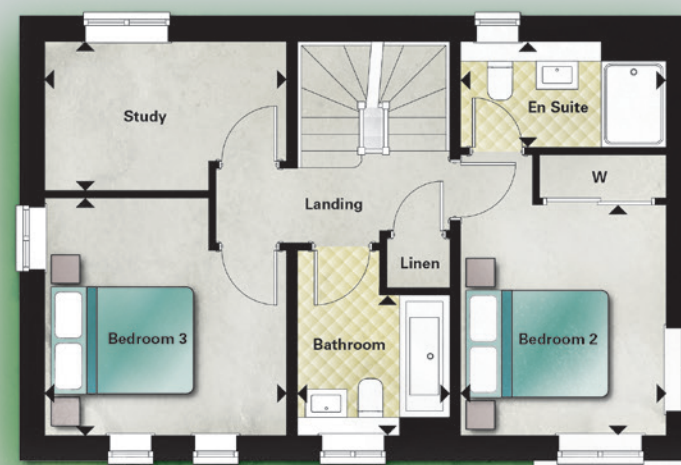
- A three-bedroom, detached three-storey home
- Separate living room with bi-fold doors to the garden
- Open-plan kitchen/dining room
- Third floor devoted to bedroom 1 with fitted wardrobe and extensive private terrace
- Study on the first floor

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SECOND FLOOR

Bedroom 1	5.12m x 3.89m	16'9" x 12'9"
En Suite	2.90m x 1.47m	9'6" x 4'10"
Terrace	5.52m x 3.18m	18'1" x 10'5"



FIRST FLOOR

Bedroom 2	3.20m x 2.85m	10'5" x 9'4"
En Suite	2.85m x 1.47m	9'4" x 4'10"
Bedroom 3	3.36m x 3.30m	11'0" x 10'10"
Study	3.36m x 2.07m	11'0" x 6'9"
Bathroom	2.12m x 1.95m	6'11" x 6'5"



GROUND FLOOR

Kitchen/Dining Room	5.47m x 2.85m	17'11" x 9'4"
Living Room	5.47m x 3.36m	17'11" x 11'0"
Cloakroom	1.92m x 0.90m	6'3" x 2'11"

THE HARLINGTON 4 BEDROOM HOME

Plots 117, 118*, 136*, 196, 197* & 205



CGI depicts Plot 117 at Buckler's Park

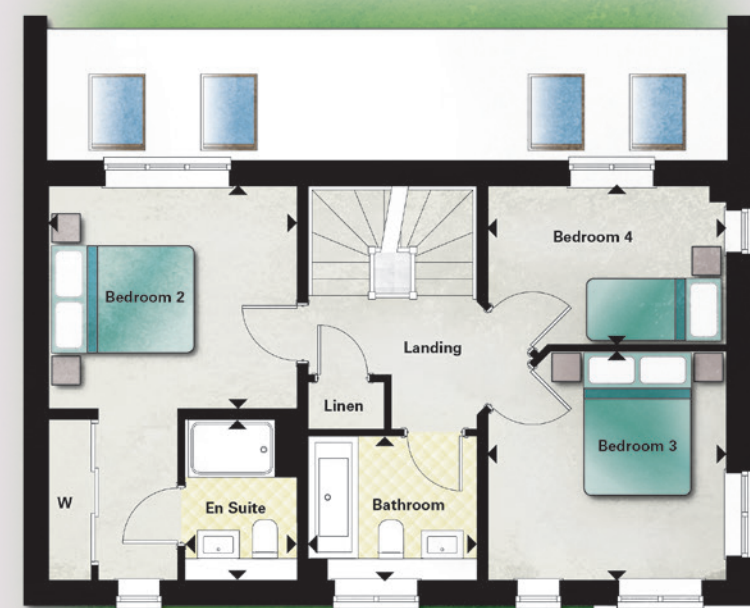
- Detached four-bedroom home
- Spacious accommodation set over three floors
- Open-plan kitchen/dining room (and utility room) with roof lights and bi-fold doors opening on to the rear garden
- Separate living room with roof lights and bi-fold doors opening on to the rear garden
- Study on the ground floor
- Family bathroom on the first floor
- Spacious en suite to first bedroom with fitted wardrobe and extensive private terrace

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SECOND FLOOR

Bedroom 1	5.81m x 3.89m	19'1" x 12'9"
En Suite	3.35m x 1.47m	11'0" x 4'10"
Terrace	5.52m x 3.27m	18'1" x 10'9"



FIRST FLOOR

Bedroom 2	3.45m x 3.09m	11'4" x 10'1"
En Suite	2.23m x 1.56m	7'4" x 5'1"
Bedroom 3	3.30m x 3.17m	10'10" x 10'5"
Bedroom 4	3.30m x 2.19m	10'10" x 7'2"
Bathroom	2.35m x 2.00m	7'8" x 6'7"



GROUND FLOOR

Kitchen	3.51m x 2.78m	11'6" x 9'1"
Dining Area	3.65 x 3.19m	11'11" x 10'5"
Living Room	4.78m x 3.45m	15'8" x 11'4"
Study	3.45m x 2.23m	11'4" x 7'4"
Utility Room	2.23m x 1.53m	7'4" x 5'0"
Cloakroom	2.00 x 0.93m	6'7" x 3'1"

THE BURNHAM 4 BEDROOM HOME

Plots 138, 151, 152*, 175, 176* & 179



CGI depicts Plot 138 at Buckler's Park

- Spacious four-bedroom detached home
- Open-plan kitchen/dining room (and utility room) with bi-fold doors opening on to the rear garden
- Separate living room with bi-fold doors opening out to the rear garden
- Study on the ground floor
- Family bathroom
- Spacious en suite to first bedroom with fitted wardrobe
- Three further double bedrooms, one with en suite

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FIRST FLOOR

Bedroom 1	3.89m x 3.67m	12'9" x 12'0"
En Suite	2.30m x 1.50m	7'7" x 4'11"
Bedroom 2	3.45m x 3.43m	11'4" x 11'3"
En Suite 2	2.24m x 1.50m	7'4" x 4'11"
Bedroom 3	3.93m x 3.17m	12'11" x 10'5"
Bedroom 4	3.61m x 2.80m	11'10" x 9'2"
Bathroom	2.30m x 2.15m	7'7" x 7'1"



GROUND FLOOR

Kitchen/Dining Room	5.94m x 3.89m	19'6" x 12'9"
Living Room	6.76m x 3.56m	22'2" x 11'8"
Study	3.56m x 2.87m	11'8" x 9'5"
Utility	2.23m x 1.98m	7'4" x 6'6"
Cloakroom	1.98m x 1.30m	6'6" x 4'3"



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, 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 dryer
- BATHROOMS & EN SUITES**
- Roca white sanitaryware
 - Roca vanity unit
 - Roca 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**
- Roca Debba unit



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 bedroom 1 and bedroom 2*

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*

ELECTRICS

- Satin chrome 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 dimmable 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, kitchen/family room and bedroom 1
- 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

- Rear garden laid to lawn enclosed by wooden closeboard fencing
- External light to front and rear of property (front is PIR controlled)
- Composite decking to terraces*
- External tap
- Waterproof switched socket

GUARANTEE

- 10 year NHBC Buildmark warranty

**According to house type*

MAKING YOUR MOVE MEMORABLE

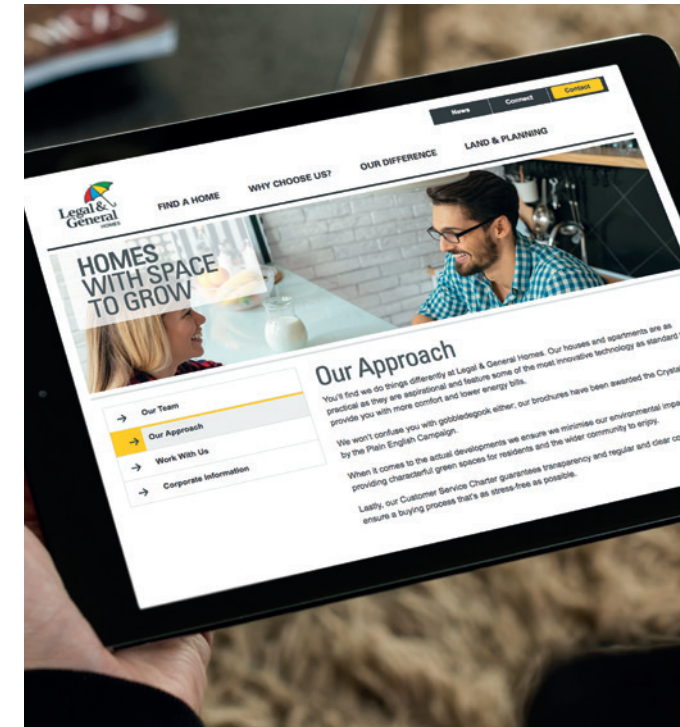
Our role doesn't end when you reserve your new home. That's when it really begins.

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 began creating homes in Berkshire. A natural evolution and fit for its multi-tenure housing investment strategy, Legal & General has been involved in supply side housing activities for nearly 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 will invest around £15 billion in direct investments, with £12 billion already invested 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. Computer generated images are indicative only. All landscaping proposals are subject to planning and detailed design.



Buckler's Park

CROWTHORNE

HOMES FULL OF DIFFERENCE



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 on to 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

01344 568167 | bucklers-park.co.uk

