

Legal & General Homes
at



Finchwood Park

FINCHAMPSTEAD



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.



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.

The Darlington

1 Bedroom Apartment



- Spacious open-plan kitchen/living/dining room with Amtico flooring throughout
- Stylish bathroom suite with Roca sanitaryware and full height Minoli wall tiles
- Juliet balcony to selected plots
- Generous double bedroom with built-in wardrobe
- Large entrance hallway and excellent storage throughout

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Juliet balcony to plots 6 & 8 only.

The Darlington 1 Plots 4, 6 & 8

- Kitchen/Living/Dining Room
6.41m x 3.30m
21'1" x 10'10"
- Bedroom
4.07m x 3.09m
13'4" x 10'2"
- Bathroom
2.24m x 1.90m
7'4" x 6'3"



Juliet balcony to plots 7, 9, 13 & 15 only.

The Darlington 2 Plots 5, 7, 9, 11, 13 & 15

- Kitchen/Living/Dining Room
6.41m x 3.30m
21'1" x 10'10"
- Bedroom
4.07m x 3.09m
13'4" x 10'2"
- Bathroom
2.24m x 1.90m
7'4" x 6'3"



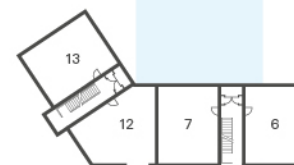
Juliet balcony to plots 12 & 14.

The Darlington 3 Plots 10, 12 & 14

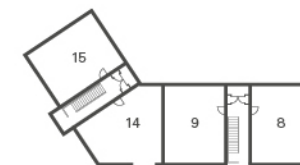
- Kitchen
3.39m x 2.58m
11'2" x 8'6"
- Living/Dining Area
4.33m x 3.83m
14'3" x 12'7"
- Bedroom
2.89m x 2.88m
9'6" x 9'6"
- Bathroom
2.19m x 1.90m
7'2" x 6'3"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

The Iver

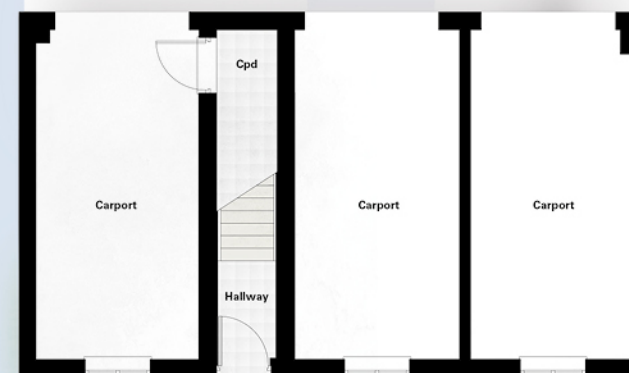
2 Bedroom Apartment

Plots 16*, 20*, 22 & 70



- Spacious open-plan kitchen/living/dining room with Bosch appliances and white goods
- Large first bedroom with built-in wardrobe and en suite
- Stylish bathroom suite with Roca sanitaryware and full height Minoli wall tiles
- Private carport

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First Floor

- Kitchen/Living/Dining Room
6.03m x 3.80m
19'9" x 12'5"
- Bedroom 1
3.32m x 2.58m
10'11" x 8'5"
- En Suite
2.01m x 1.41m
6'7" x 4'7"
- Bedroom 2
3.62m x 2.88m
11'10" x 9'5"
- Bathroom
2.31m x 2.01m
7'6" x 6'7"

The Langley

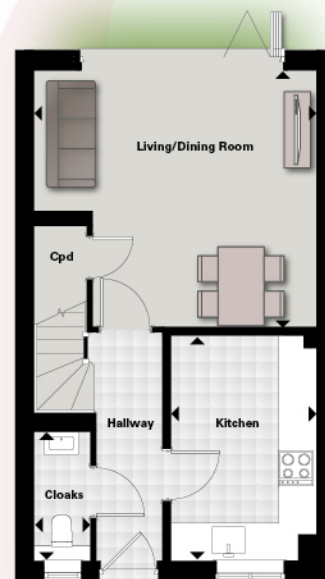
2 Bedroom Home

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



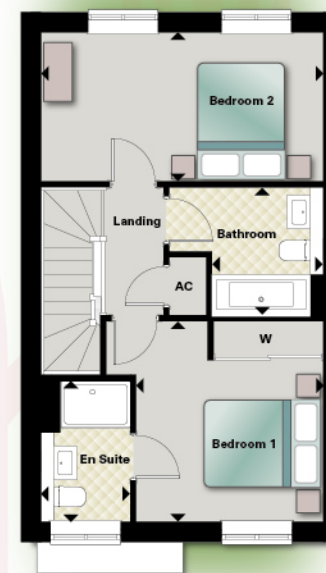
- Separate kitchen with Bosch appliances
- Spacious living/dining room with bi-fold doors opening on to the rear garden
- Large first bedroom with built-in wardrobe and en suite
- Second double bedroom
- Stylish bathroom suite with Roca sanitaryware and full height Minoli wall tiles

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Ground floor

- Kitchen
3.86m x 2.49m
12'7" x 8'2"
- Living/Dining Room
4.84m x 4.38m
15'10" x 14'4"
- Cloakroom
2.42m x 0.96m
7'11" x 3'1"



First floor

- Bedroom 1
3.44m x 3.21m
11'3" x 10'6"
- En Suite
2.42m x 1.53m
7'11" x 5'0"
- Bedroom 2
4.84m x 2.55m
15'10" x 8'4"
- Bathroom
2.2m x 1.91m
7'2" x 6'3"

The Farringdon

3 Bedroom Home

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



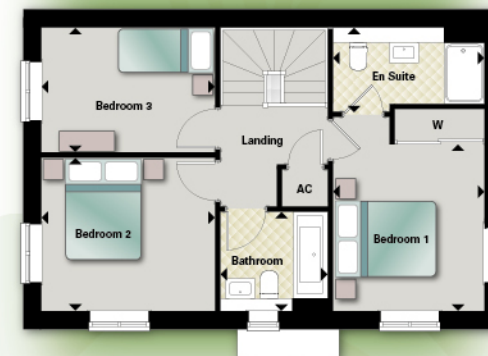
- A substantial three-bedroom home
- Large separate living room with bay window
- Open-plan kitchen/dining room with bi-fold doors leading to the garden
- Large entrance hallway with cloakroom
- Generous first bedroom with en suite and fitted wardrobe

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Ground floor

- Kitchen/Dining Room
5.58m x 2.94m
18'3" x 9'7"
- Living Room
5.58m x 3.37m
18'3" x 11'0"
- Cloakroom
2.06m x 0.90m
6'9" x 2'11"



First Floor

- Bedroom 1
3.28m x 2.99m
10'9" x 9'9"
- En Suite
2.99m x 1.66m
9'9" x 5'5"
- Bedroom 2
3.42m x 3.02m
11'2" x 9'10"
- Bedroom 3
3.42m x 2.46m
11'2" x 8'0"
- Bathroom
2.12m x 1.96m
6'11" x 6'5"

The Drayton

3 Bedroom Home

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



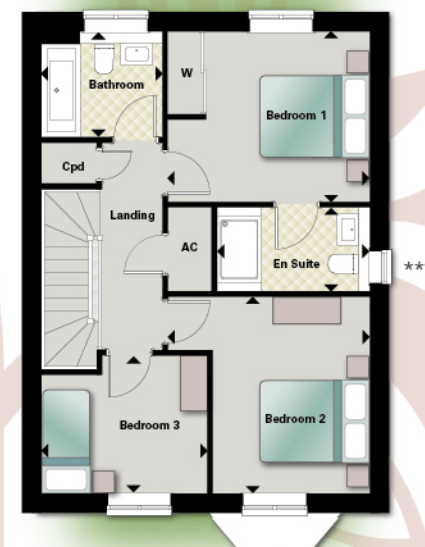
- A traditional three-bedroom home
- Open-plan kitchen/dining room with bi-fold doors opening out to the rear garden
- Spacious living room with bay window
- Large first bedroom with fitted wardrobes and en suite
- Downstairs cloakroom with Roca sanitaryware and storage

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Ground floor

- Kitchen/Dining Room
5.96m x 3.32m
19'6" x 10'10"
- Living Room
4.92m x 3.45m
16'1" x 11'3"
- Cloakroom
2.16m x 1.10m
7'1" x 3'7"



First Floor

- Bedroom 1
3.67m x 3.10m
12'0" x 10'2"
- En Suite
2.77m x 1.52m
9'1" x 4'11"
- Bedroom 2
3.67m x 3.57m
12'0" x 11'8"
- Bedroom 3
3.01m x 2.51m
9'10" x 8'2"
- Bathroom
2.19m x 1.92m
7'2" x 6'3"

The Chadwell

3 Bedroom Home

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



- Detached double fronted three-bedroom home
- Large entrance hallway
- Spacious kitchen/dining room with Amtico flooring
- Study/playroom on the ground floor
- En suite first bedroom with built-in wardrobe
- Two further double bedrooms
- Separate living room with bi-fold doors to the garden
- Downstairs cloakroom with Roca sanitaryware and storage

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Ground Floor

- Kitchen/Dining Room
5.58m x 2.93m
18'3" x 9'7"
- Living Room
4.46m x 3.44m
14'7" x 11'3"
- Study
2.83m x 2.14m
9'3" x 7'0"
- Cloakroom
2.10m x 1.07m
6'10" x 3'6"

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 3.40m
11'3" x 11'1"
- Bedroom 3
3.45m x 3.20m
11'3" x 10'5"
- Bathroom
2.51m x 2.10m
8'2" x 6'10"

The Ilford

3 Bedroom Home

Plots 94*, 152, 153 & 154*



- Detached three-bedroom home
- Open-plan kitchen/dining room with bi-fold doors to the rear garden
- First bedroom with en suite and fitted wardrobe
- Large separate living room
- Utility room with Bosch white goods
- Second bedroom with en suite
- Integrated garage

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Ground Floor

- Kitchen/Dining Room
6.55m x 3.04m
21'5" x 9'11"
- Living Room
5.03m x 3.92m
16'6" x 12'10"
- Utility
1.88m x 1.70m
6'2" x 5'6"
- Cloakroom
2.02m x 1.06m
6'7" x 3'5"



First Floor

- Bedroom 1
3.59m x 3.97m
11'10" x 13'1"
- En Suite 1
2.23m x 1.39m
7'3" x 4'6"
- Bedroom 2
6.84m x 2.95m
22'5" x 9'8"
- En Suite 2
2.95m x 1.42m
9'8" x 4'7"
- Bedroom 3
3.87m x 2.69m
12'8" x 8'9"
- Bathroom
2.5m x 1.92m
8'2" x 6'3"

The Ashford

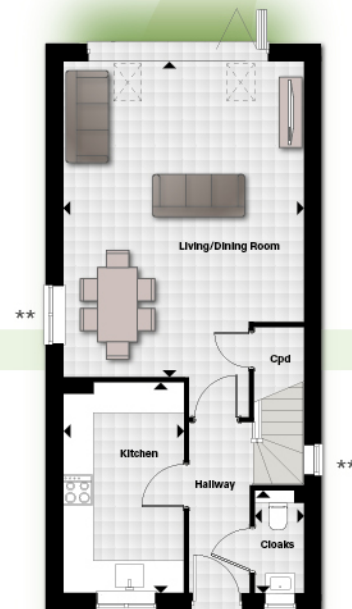
3 Bedroom Home

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



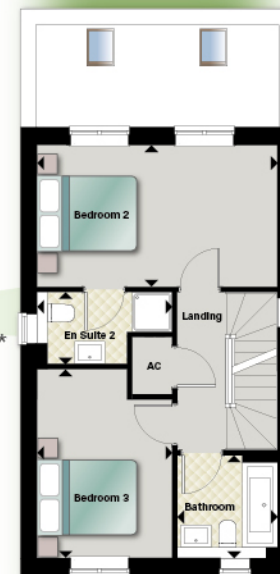
- A spacious three-bedroom home
- Open-plan living/dining room with bi-fold doors to the rear garden
- Separate kitchen with Amtico flooring
- Integrated Bosch white goods
- Second floor main suite with dressing area, fitted wardrobe and en suite
- Second bedroom with en suite

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Ground Floor

- Kitchen
4.20m x 2.42m
13'9" x 7'11"
- Living/Dining Room
6.29m x 4.79m
20'7" x 15'8"
- Cloakroom
2.01m x 0.98m
6'7" x 3'2"



First Floor

- Bedroom 2
4.79m x 2.82m
15'8" x 9'3"
- En Suite 2
2.70m x 1.43m
8'10" x 4'8"
- Bedroom 3
3.76m x 2.70m
12'4" x 8'10"
- Bathroom
2.04m x 1.99m
6'8" x 6'6"



Second Floor

- Bedroom 1
3.64m x 3.54m
11'11" x 11'7"
- En Suite 1
3.14m x 1.85m
10'3" x 6'0"
- Dressing Area
2.3m x 1.02m
7'6" x 3'4"

The York

4 Bedroom Home

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



- Detached four-bedroom home
- Large open-plan kitchen/dining room with bi-fold doors to the rear garden
- Utility room with Bosch white goods
- Separate living room
- First bedroom with fitted wardrobe and en suite
- Second bedroom with en suite and built-in wardrobe
- Integrated garage

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Ground Floor

- Kitchen/Dining Room
7.72m x 3.60m
25'3" x 11'9"
- Living Room
5.51m x 3.55m
18'0" x 11'7"
- Utility
3.60m x 1.70m
11'9" x 5'6"
- Cloakroom
2.31m x 1.05m
7'6" x 3'5"



First Floor

- Bedroom 1
5.00m x 3.9m
16'4" x 12'9"
- En suite 1
2.32m x 2.20m
7'7" x 7'3"
- Bedroom 2
3.60m x 3.45m
11'9" x 11'3"
- En Suite 2
2.82m x 1.40m
9'3" x 4'7"
- Bedroom 3
3.85m x 2.95m
12'7" x 9'8"
- Bedroom 4
3.60m x 3.21m
11'9" x 10'6"
- Bathroom
2.50m x 1.92m
8'2" x 6'3"

The Burnham

4 Bedroom Home

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



- Generous four-bedroom home
- Open-plan kitchen/dining room with bi-fold doors opening on to the rear garden
- Separate living room with access to rear garden
- Study/playroom on the ground floor
- Spacious first bedroom with en suite and fitted wardrobe
- Three further double bedrooms

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Ground Floor

- Kitchen/Dining Room
5.94m x 3.89m
19'5" x 12'9"
- Living Room
6.76m x 3.56m
22'2" x 11'8"
- Study
3.56m x 2.92m
11'8" x 9'6"
- Utility
2.28m x 1.98m
7'5" x 6'6"
- Cloakroom
1.99m x 1.30m
6'7" x 4'3"



First Floor

- Bedroom 1
3.89m x 3.67m
12'9" x 12'1"
- En Suite 1
2.30m x 1.50m
7'7" x 4'11"
- Bedroom 2
3.43m x 3.15m
11'3" x 10'4"
- En Suite 2
2.24m x 1.50m
7'4" x 4'11"
- Bedroom 3
3.93m x 3.17m
12'10" x 10'4"
- Bedroom 4
3.61m x 2.80m
11'10" x 9'2"
- Bathroom
2.30m x 2.15m
7'6" x 7'0"

The finer details

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 master bedroom
- 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

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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HOME BUILDERS**
www.consumercode.co.uk



Contact us



Finchwood-park.co.uk



0118 324 6838