



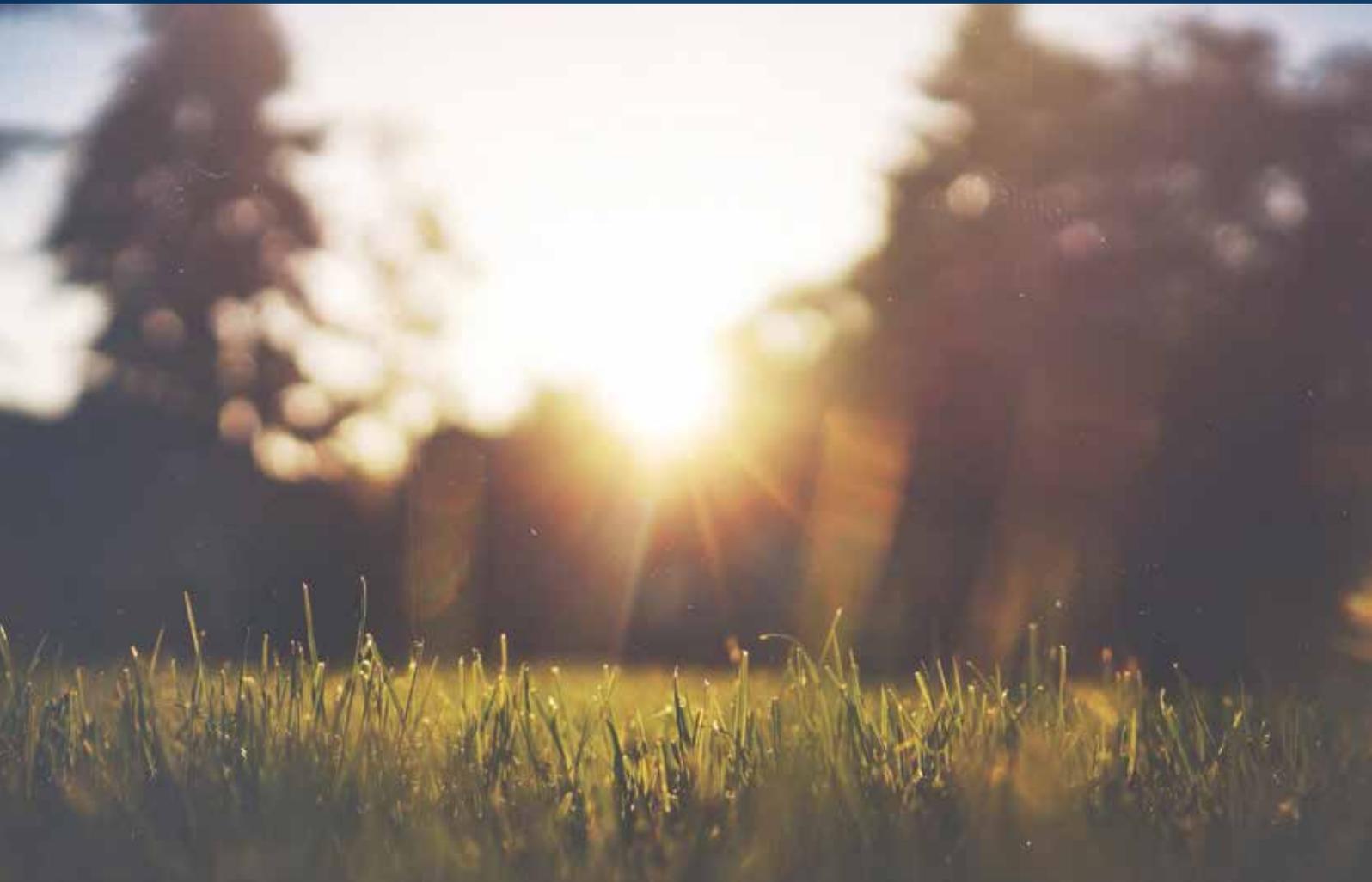
**CREST
NICHOLSON**

NIGHTINGALE FIELDS AT ARBORFIELD GREEN

READING • BERKSHIRE

Experience countryside living as well as convenient city connections in your new home at Nightingale Fields, in the 21st century Garden Village of Arborfield Green – designed to suit a multitude of lifestyles.

2 BEDROOM APARTMENTS AND 2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN NIGHTINGALE FIELDS AT ARBORFIELD GREEN

Relax, shop, learn and play while being well-connected from your new home at Nightingale Fields in Arborfield Green.

On your doorstep

Designed to be largely self-sufficient, from your new home in Nightingale Fields at Arborfield Green you will be able to walk around the lake, wander through the country parks, while also having easy access to a host of amenities, all on your doorstep.

Education

With an excellent choice of schools and a university close to home, you will be able to find the perfect education facility for all members of the family.

Travel

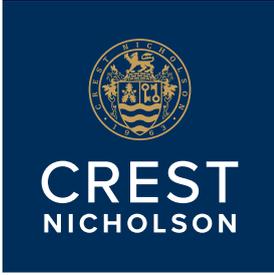
Enjoy good road connections to work, services and facilities in Wokingham and the wider area. The M3, M4 and A327 are within easy reach, as is the train station, which provides links to London.

- 1 Sand Martins Golf Club
- 2 California Country Park
- 3 Madejski Stadium
- 4 The Oracle Shopping Centre
- 5 Bush Walk
- 6 Asda Lower Earley Supercentre
- 7 Barkham Post Office
- 8 Arborfield Green Leisure Centre
- 9 Legoland Windsor Resort
- 10 Hazebrock Meadow

- 11 Nine Mile Ride Primary School
- 12 The Coombes Primary School
- 13 University of Reading
- 14 Bohunt School Wokingham
- 15 Farley Hill Primary
- 16 Finchampstead Primary
- 17 Gorse Ride Schools
- 18 Oakbank School

-  London Paddington – 47 minutes
- Farnborough – 27 minutes
- Guildford – 27 minutes
- Basingstoke – 20 minutes
- High Wycombe – 38 minutes
- Woking – 38 minutes
- Slough – 39 minutes
-  Wokingham Train Station – 9 minutes by car
- Reading – 9 minutes by car
-  Heathrow Airport – 39 minutes by car
- Gatwick Airport – 1 hour 3 minutes by car





NIGHTINGALE FIELDS AT ARBORFIELD GREEN

Shelduck Drive, off Biggs Lane,
Manderin Grove, Reading RG2 9LL

For all enquiries please call

01182 179 202

crestnicholson.com/nightingalefields

COUNTRYSIDE LIVING COMBINED WITH CONVENIENT CITY CONNECTIONS

Nightingale Fields is the latest phase of the Arborfield Green development, offering a collection of 2 bedroom apartments and 2, 3, 4 & 5 bedroom homes in a modern Garden Village.

Experience a new way of life at Nightingale Fields at Arborfield Green. From the countryside to the city connections, this new Garden Village has been designed to suit a multitude of lifestyles. On your doorstep you'll find bridleways, ponds, footpaths, cycleways, play areas, sports pitches and a new cricket pavilion. With 95 acres of natural and semi-natural greenspace you'll be able to get close to nature. The community at Arborfield Green hold numerous events including an Easter Fun Day, Emergency Services Day, and Christmas Fair plus there are countless groups and activities to enjoy.

Arborfield Green is steeped in military heritage, which is still echoed throughout the site today. From the original,

refurbished buildings to the acres of ancient woodland, you'll be reminded of the important part the area played in Britain's history. Originally established in 1904 as a Remount Depot during WW1, it was mainly used as a Horse Infirmary, treating injured horses throughout the war. Thirty years later, the site was transformed into the Army Technical School for boys and became known as Arborfield Garrison. Today, the Garrison's historic buildings are being regenerated to form part of this new community. The Horse Infirmary Stables, a listed scheduled monument, will be at the heart of the community. It is being converted into a public place for residents, overlooking a new village green. The Moat House, once the Garrison HQ, will

be transformed into new offices for the community and the medieval moat will also form a key part of the new landscape. With so many plans for the future, including a food store, cafés, and healthcare facilities, it's hoped that this will be a place where families can flourish.

Arborfield Green will combine the best of town and country living all in one place. Teaming new woodland areas and wildlife habitats with the site's rich, established landscape and military heritage, this new neighbourhood will be a unique place to live. Designed to be largely self-sufficient, you will be able to walk around the lake, wander through the country parks, and you'll also have access to a host of amenities, all on your doorstep.





**CREST
NICHOLSON**

NIGHTINGALE FIELDS

DEVELOPMENT PLAN

A collection of 2 bedroom apartments and 2, 3, 4 & 5 bedroom homes
in a modern Garden Village with convenient city connection.

2, 3, 4 & 5 BEDROOM HOMES



2 BEDROOM HOMES
 The Cromer

3 BEDROOM HOMES
 The Evesham
 The Hatfield
 The Seaton

4 BEDROOM HOMES
 The Arden
 The Bingham
 The Dartford
 The Darwin
 The Dorking
 The Romsey

5 BEDROOM HOMES
 The Buckingham
 The Stamford
 The Stratford
 The Windsor

2 BEDROOM APARTMENTS
 Boyne House
 Joslyn House

■ Affordable Housing



V Visitor Parking
 BS Bin Store
 CS Cycle Store



**CREST
NICHOLSON**

NIGHTINGALE FIELDS

JOSLIN HOUSE

PLOTS 187 - 192

These generously proportioned two double bedroom apartments are designed to maximise light and space. A dual aspect, open plan kitchen and living room offers a sociable and flexible space. Many of the properties also benefit from balconies or access to external space via double doors from the main living area. Built-in cupboards and wardrobes are standard, and carefully selected products and materials throughout give these homes a distinct mark of quality.

2 BEDROOM APARTMENTS





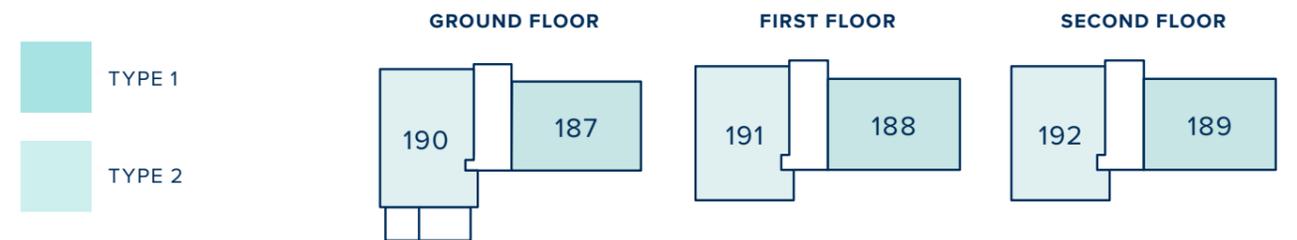
TYPE 1

KITCHEN	4.33m x 1.89m	14'2" x 6'3"
LIVING AREA	4.82m x 3.68m	15'10" x 12'1"
BEDROOM 1	4.80m x 3.58m	15'9" x 11'8"
BEDROOM 2	3.58m x 3.40m	11'8" x 11'2"

TYPE 2

KITCHEN	4.37m x 1.95m	14'4" x 6'5"
LIVING AREA	5.12m x 3.71m	16'10" x 12'2"
BEDROOM 1	5.02m x 3.02m	16'5" x 9'11"
BEDROOM 2	3.83m x 3.22m	12'7" x 10'7"

C Cupboard W Wardrobe





**CREST
NICHOLSON**

NIGHTINGALE FIELDS

BOYNE HOUSE

PLOTS 215 - 220

These generously proportioned two double bedroom apartments are designed to maximise light and space. A dual aspect, open plan kitchen and living room offers a sociable and flexible space. Many of the properties also benefit from balconies or access to external space via double doors from the main living area. Built-in cupboards and wardrobes are standard, and carefully selected products and materials throughout give these homes a distinct mark of quality.

2 BEDROOM APARTMENTS





GROUND FLOOR



FIRST & SECOND FLOOR

TYPE 1

KITCHEN

4.33m x 1.89m 14'2" x 6'3"

LIVING AREA

4.82m x 3.68m 15'10" x 12'1"

BEDROOM 1

4.80m x 3.58m 15'9" x 11'8"

BEDROOM 2

3.58m x 3.40m 11'8" x 11'2"

TYPE 2

KITCHEN

4.37m x 1.95m 14'4" x 6'5"

LIVING AREA

5.12m x 3.71m 16'10" x 12'2"

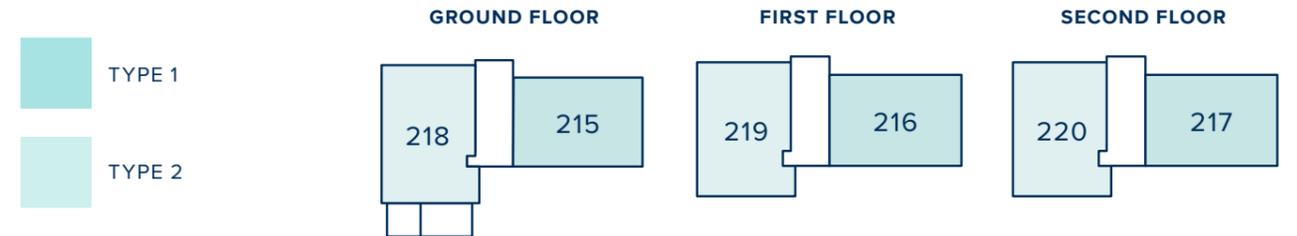
BEDROOM 1

5.02m x 3.02m 16'5" x 9'11"

BEDROOM 2

3.83m x 3.22m 12'7" x 10'7"

C Cupboard W Wardrobe





SPECIFICATION

From attractive styling to modern integrated appliances, you will find your brand new Crest Nicholson home is highly specified throughout.

	2 Bedroom Apartment
KITCHEN	
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	•
Electric single built-in oven in stainless steel	•
4 ring ceramic hob	•
Stainless steel splashback behind hob	•
Integrated extractor hood	•
Energy efficient integrated fridge/freezer	•
Single bowl sink and drainer in stainless steel	•
Single lever chrome mixer tap	•
Integrated washing machine	•
BATHROOM & EN SUITE	
Contemporary white sanitaryware	•
Chrome mixer taps and shower fittings	•
Half height tiling around bath where a separate shower facility is provided in the home	•
Full height tiling to enclosed shower area where applicable	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•
Heated white towel rail to bathroom and en suite	•
DECORATION	
White emulsion to all rooms and ceilings	•
White gloss to window boards, internal doors, skirting and architraves	•



ELECTRICAL

Low energy LED 4-light spotlight bar to kitchen	•
Low energy LED downlighters in white to bathroom and en suite	•
Low energy lighting in all other areas	•
TV and data point to living room & TV point to master bedroom	•
Telecommunications to the home including fibre for broadband capabilities	•

JOINERY AND DOORS

Front door with multipoint locking system and chrome ironmongery	•
PVCu windows and French doors with white ironmongery	•
White internal doors with chrome ironmongery	•
Fitted wardrobe to master bedroom with soft close sliding mirror fronted doors	•

HEATING

Electric immersion heater and electric radiators	•
--------------------------------------------------	---

SECURITY AND PEACE OF MIND

Smoke and heat detectors	•
Two years warranty and aftercare	•
Complete NHBC ten year warranty	•

Where a utility room is fitted *Where a sink is shown on the floor plans

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format.





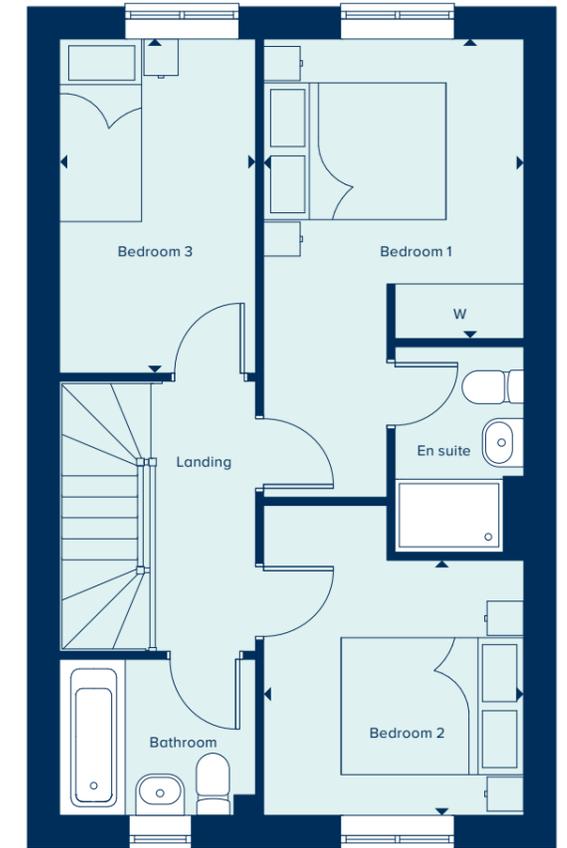
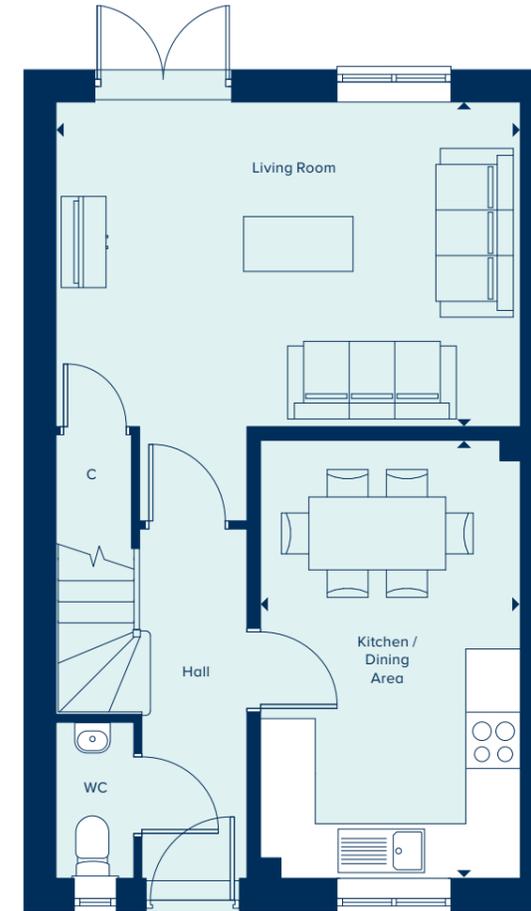
THE EVESHAM
3 Bedroom Home

crestnicholson.com

THE EVESHAM

The Evesham is a three-bedroom home which includes a versatile open-plan kitchen-dining area which is ideal for entertaining, in addition to a separate light and airy living room. The main bedroom benefits from an en suite bathroom. The house is perfectly suited to modern living, featuring a high quality kitchen, sanitaryware and fixtures and fittings throughout.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.82m x 2.89m 15'10" x 9'6"

LIVING ROOM

5.09m x 3.59m 16'8" x 11'9"

FIRST FLOOR

BEDROOM 1

3.28m x 2.85m 10'9" x 9'4"

BEDROOM 2

2.85m x 2.79m 9'4" x 9'1"

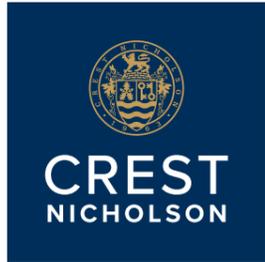
BEDROOM 3

3.66m x 2.15m 12'0" x 7'0"

C Cupboard W Wardrobe

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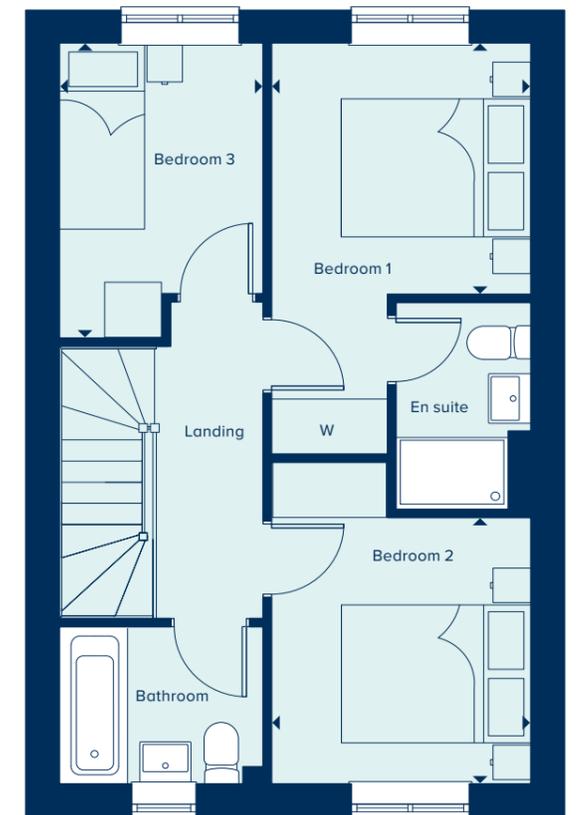
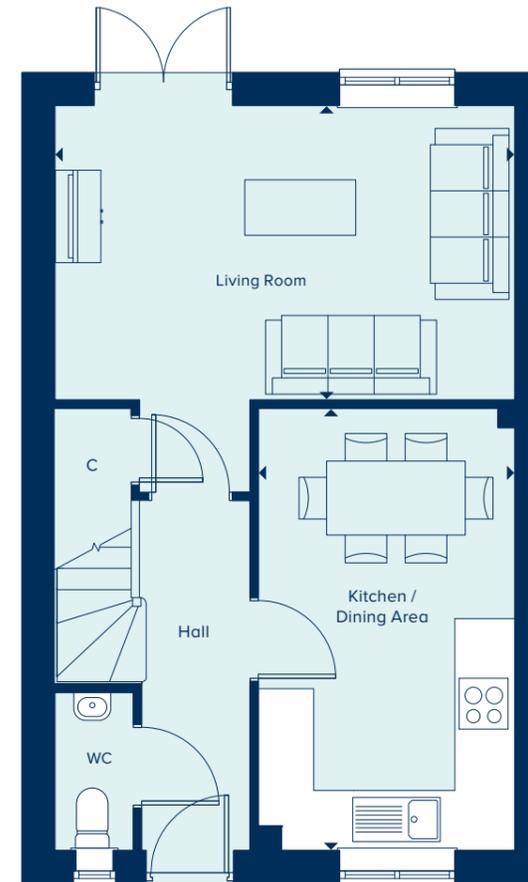
THE HATFIELD
3 Bedroom Home

crestnicholson.com

THE HATFIELD

The Hatfield is an attractive two-storey home perfect for family life, including an open-plan kitchen-dining area ideal for entertaining, in addition to a separate living room with French doors providing ample natural light and views over the private garden. Upstairs, the main bedroom has the benefit of an en suite bathroom and two further bedrooms share a family bathroom.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.78m x 2.77m 15'8" x 9'1"

LIVING ROOM

4.97m x 3.18m 16'4" x 10'5"

FIRST FLOOR

BEDROOM 1

2.73m x 2.73m 9'0" x 8'11"

BEDROOM 2

2.89m x 2.74m 9'6" x 9'0"

BEDROOM 3

3.21m x 2.15m 10'6" x 7'0"

C Cupboard W Wardrobe

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THE ARDEN
4 Bedroom Home

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THE ARDEN

The Arden is a three storey family home. With a spacious open plan dining/living room area with enough room for sofas, and table with chairs. This has the added attraction of French doors leading out to the back garden.

On the first floor are three bedrooms and family bathroom, with a further stairway to the second floor where you will find the main bedroom. This bedroom encompasses the whole floor and features a dressing room, en-suite, convenient wardrobes and cupboards.

4 BEDROOM HOME



GROUND FLOOR

DINING / LIVING ROOM

4.91m x 4.75m 16'1" x 15'7"

KITCHEN

3.28m x 2.53m 10'9" x 8'4"

FIRST FLOOR

BEDROOM 2

4.60m x 2.66m 15'1" x 8'9"

BEDROOM 3

3.60m x 2.57m 11'10" x 8'5"

BEDROOM 4

2.79m x 1.99m 9'2" x 6'7"

SECOND FLOOR

BEDROOM 1

6.26m x 4.75m 20'7" x 15'7"

DRESSING ROOM

2.76m x 1.94m 9'1" x 6'4"

C Cupboard W Wardrobe ● Specification

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THE BINGHAM
4 Bedroom Home

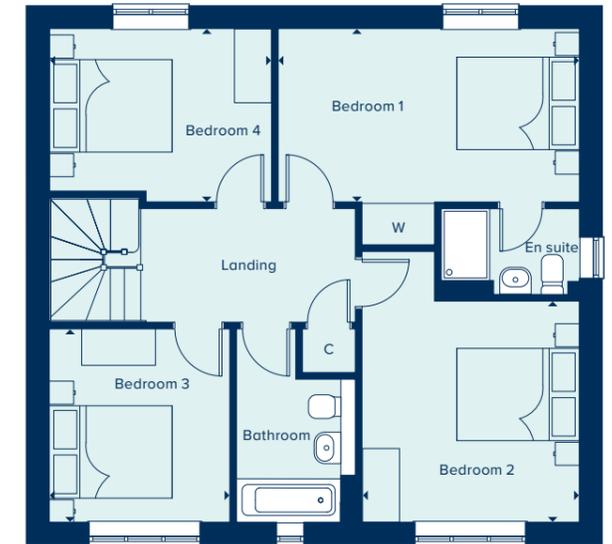
crestnicholson.com

THE BINGHAM

The Bingham is a detached family home. Downstairs there is a separate living room complete with a bay window. Through the hallway towards the rear of the property you come to the kitchen/dining room – this is a generous space which, along with the attached utility, stretches the full width of the home.

Moving upstairs there are four bedrooms all situated around a central landing. There is also a family bathroom and convenient en-suite to bedroom one.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING ROOM

6.72m x 3.20m 22'0" x 10'6"

LIVING ROOM

4.69m x 4.03m 15'4" x 13'3"

FIRST FLOOR

BEDROOM 1

4.91m x 2.84m 16'1" x 9'3"

BEDROOM 2

3.61m x 3.55m 11'10" x 11'7"

BEDROOM 3

3.16m x 2.95m 10'4" x 9'8"

BEDROOM 4

3.62m x 2.83m 11'0" x 9'3"

C Cupboard W Wardrobe ● Specification

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THE DARWIN
4 Bedroom Home

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THE DARWIN

The Darwin is a well-presented four bedroom home set across three floors. Downstairs there's a large living room to the rear, which features French doors leading out onto the back garden. At the front of the property is the kitchen with a lovely bay window which fills the room with natural light. Passing the downstairs toilet and moving upstairs there are three bedrooms and a family bathroom. Storage is excellent in this home with handy storage cupboards on each floor. Up a second flight of stairs is the main bedroom suite, featuring built-in wardrobes, storage cupboard and an en-suite.

4 BEDROOM HOME



GROUND FLOOR

DINING / LIVING ROOM	4.91m x 4.81m	16'1" x 15'9"
KITCHEN	3.28m x 2.59m	10'9" x 8'6"

FIRST FLOOR

BEDROOM 2	4.60m x 2.72m	15'1" x 8'11"
BEDROOM 3	3.60m x 2.60m	11'10" x 8'7"
BEDROOM 4	2.79m x 2.00m	9'2" x 6'7"

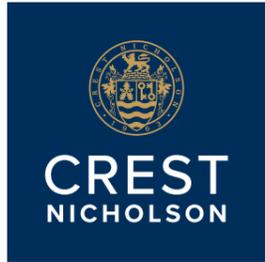
SECOND FLOOR

BEDROOM 1	4.81m x 4.27m	15'9" x 14'0"
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C Cupboard W Wardrobe ● Specification

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THE BUCKINGHAM

The Buckingham is a spacious five bedroom family home ideally suited to a large family or those who enjoy entertaining. An extensive kitchen, dining and family area extends across the rear of the property, with French doors opening into the garden, the first floor also benefits from a separate living room, dining room and utility room. Upstairs, the main bedroom suite enjoys full height windows and an en suite and the four further bedrooms share the modern family bathroom. Attention to detail and quality products feature throughout.

5 BEDROOM HOME



THE BUCKINGHAM

5 Bedroom Home

crestnicholson.com

GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

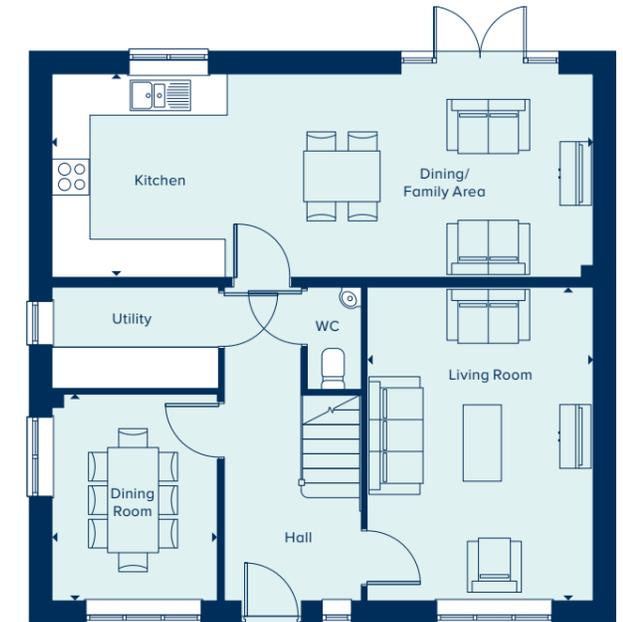
8.56m x 3.25m 28'1" x 10'7"

LIVING ROOM

4.99m x 3.59m 16'4" x 11'8"

DINING ROOM

3.29m x 2.65m 10'9" x 8'7"



FIRST FLOOR

BEDROOM 1

4.46m x 4.28m 14'7" x 14'0"

BEDROOM 2

4.00m x 2.64m 13'1" x 8'7"

BEDROOM 3

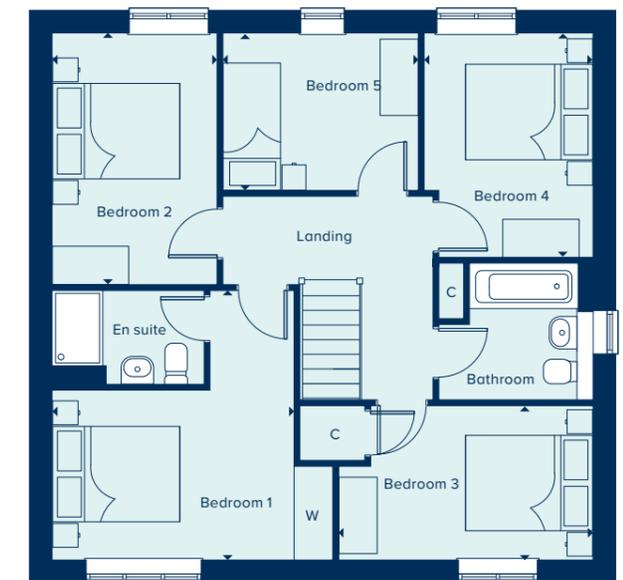
4.04m x 2.47m 13'3" x 8'1"

BEDROOM 4

3.57m x 2.69m 11'7" x 8'8"

BEDROOM 5

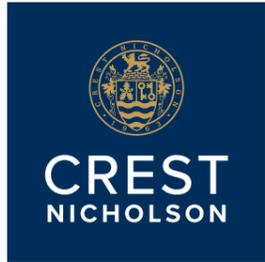
3.10m x 2.51m 10'2" x 8'2"



C Cupboard W Wardrobe

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THE STAMFORD

The Stamford is a beautiful, modern five bedroom home ideal for a growing family. The ground floor features the stunning open space of the kitchen/dining area and utility room, which flows the full length of the house. There's enough room for a large dining table and chairs, making it ideal for entertaining friends and family. A generous living room has the benefit of delightful French doors leading out to the rear garden. The central hallway features a door to the downstairs toilet and stairway to the first floor. Upstairs are four good sized bedrooms, which are served by a family bathroom and en suite to bedroom two. Going up a further flight of stairs you are greeted by the spacious main bedroom suite which features an en-suite and fitted wardrobes.

5 BEDROOM HOME



THE STAMFORD

5 Bedroom Home

crestnicholson.com

GROUND FLOOR

KITCHEN / DINING ROOM

6.71m x 3.09m 12'7" x 22'0"

LIVING ROOM

4.82m x 3.37m 15'9" x 11'0"

STUDY

2.84m x 2.48m 9'4" x 8'1"



FIRST FLOOR

BEDROOM 2

3.85m x 2.56m 12'7" x 8'5"

BEDROOM 3

3.33m x 2.77m 10'11" x 9'1"

BEDROOM 4

3.03m x 2.89m 9'11" x 9'6"

BEDROOM 5

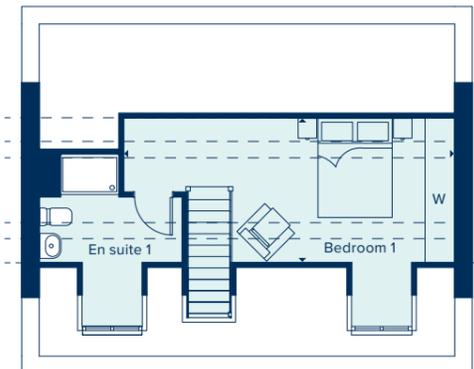
3.59m x 1.97m 11'9" x 6'5"



SECOND FLOOR

BEDROOM 1

6.69m x 2.93m 21'11" x 9'7"



1700 Head Height
2100 Head Height
Full Height

Full Height
2100 Head Height
1700 Head Height

C Cupboard W Wardrobe

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SPECIFICATION

From attractive styling to modern integrated appliances, you will find your brand new Crest Nicholson home is highly specified throughout.

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
KITCHEN				
Choice of soft close fitted kitchen complete with laminate work surface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 ½ oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Integrated extractor hood	•			
Stainless steel chimney extractor hood		•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•*	•	•
Energy efficient integrated washing machine	•	•**		
Single bowl sink and drainer in stainless steel	•	•		
1.5 bowl sink and drainer in stainless steel			•	•
Single lever chrome mixer tap	•	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•			
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.



	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
ELECTRICAL				
Low energy LED 4-light spotlight bar to kitchen	•			
Low energy LED downlighters in white to kitchen		•	•	•
Low energy LED downlighters in white to bathroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to master bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
DECORATION				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
JOINERY AND DOORS				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to master bedroom with soft close sliding mirror fronted doors	•	•	•	•
HEATING				
Please note, no gas to apartments, electric radiators instead	•	•	•	•
EXTERNAL FINISHES				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
SECURITY AND PEACE OF MIND				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete NHBC ten year warranty	•	•	•	•

Where a utility room is fitted *Where a sink is shown on the floor plans

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format.





**CREST
NICHOLSON**

NIGHTINGALE FIELDS

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Berkshire, RG2 9LJ

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crestnicholson.com/nightingalefields



House Type Illustration

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Development Map/Site Plan

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