



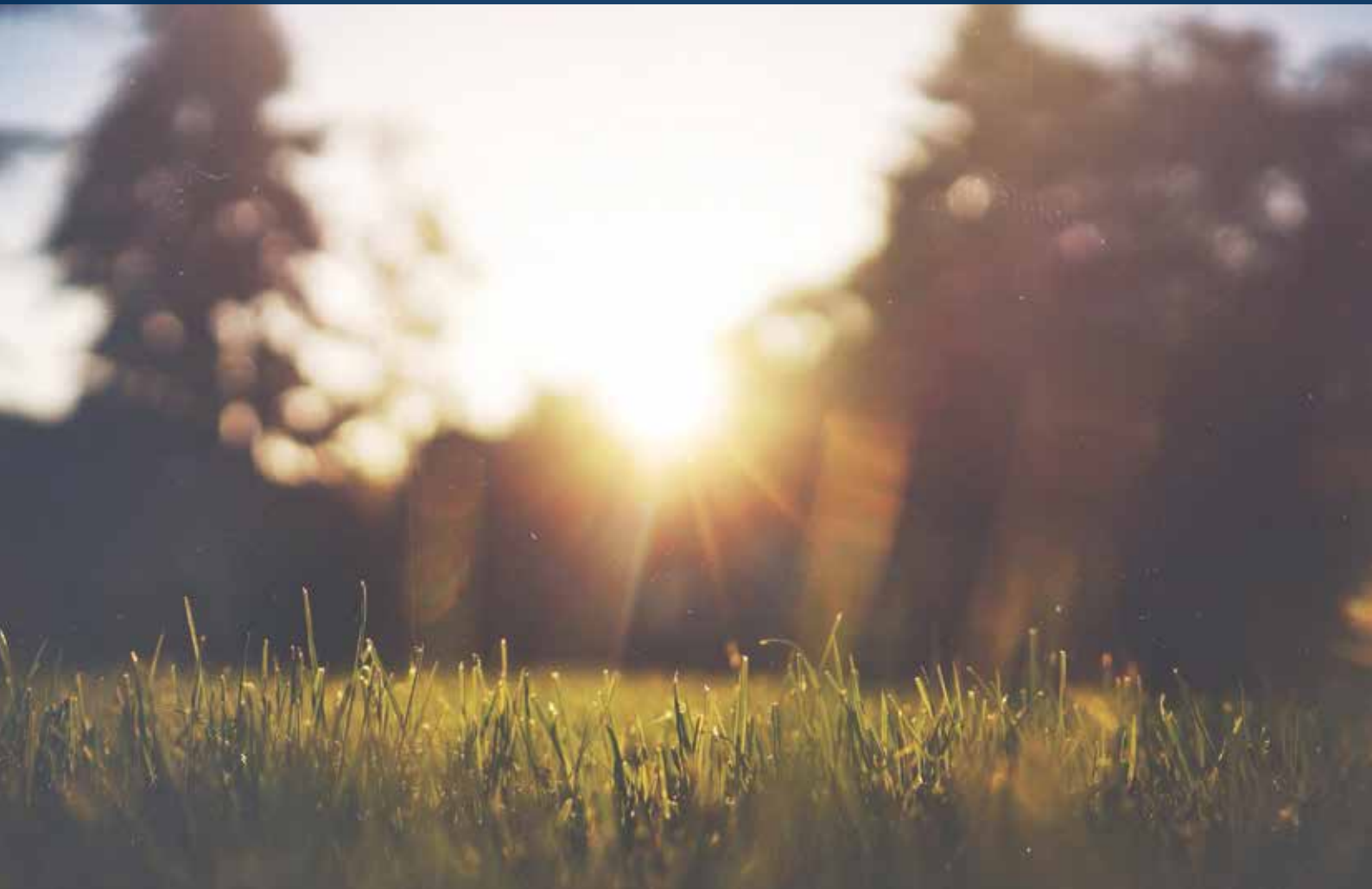
**CREST
NICHOLSON**

WATERMAN'S GATE AT ARBORFIELD GREEN

READING • BERKSHIRE

Experience countryside living as well as convenient city connections in your new home at Waterman's Gate, 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 WATERMAN'S GATE AT ARBORFIELD GREEN

Relax, shop, learn and play while being well-connected from your new home at Waterman's Gate in Arborfield Green.

On your doorstep

Designed to be largely self-sufficient, from your new home in Waterman's Gate 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.

- 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 Hazebrouck Meadow




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.

- 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

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.

-  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





WATERMAN'S GATE AT ARBORFIELD GREEN

Sales Suite, The Stables, 1 Bridle Road,
Arborfield Green, Reading, Berkshire RG2 9LJ

For all enquiries please call

01182 173 190

crestnicholson.com/watermansgate

COUNTRYSIDE LIVING COMBINED WITH CONVENIENT CITY CONNECTIONS

Waterman's Gate 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 Waterman's Gate 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. In tribute to the site's history as the home of the Remount Depot and Horse Infirmary, Crest Nicholson commissioned local sculptor and portrait artist Amy Goodman to design and create a set of three life sized horse statues. The artworks, titled 'Youngster', 'Sports Horse Mare' and

'Icarus', are designed to serve as a piece of remembrance and enjoyment for the community. 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**

WATERMANS GATE • READING

DEVELOPMENT PLAN

A collection of beautifully designed homes and apartments
in the desirable area of Aborfield Green in Reading.

2, 3, 4, & 5 BEDROOM HOMES



2 BEDROOM HOMES

- The Cromer
- Affordable Rent

3 BEDROOM HOMES

- The Seaton
- The Chesham
- The Evesham
- The Redgrave
- Affordable Rent

4 BEDROOM HOMES

- The Winkfield
- The Bingham
- The Marlborough
- The Keswick
- The Richmond
- The Filey

5 BEDROOM HOMES

- The Windsor

- Mix of 1 & 2 Bed Affordable Rent
- Mix of 1 & 2 Bed Shared Ownership

CS Cycle Store
 BS Bin Store
 v Visitors Parking



NOTE: HOUSES WILL HAVE CYCLE STORES





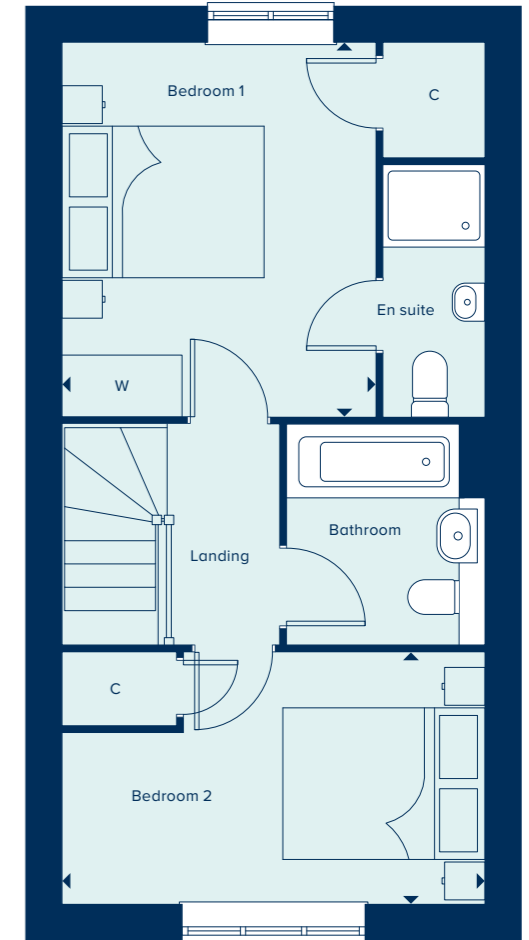
THE CROMER
2 Bedroom Home

crestnicholson.com

THE CROMER

An exceptionally spacious two-bedroom property, The Cromer is designed for comfort and convenience. The ground floor includes a spacious living area, with full height French doors providing direct access to the garden, a downstairs WC and storage cupboard. The Cromer also has the benefit of a bathroom for each of the two bedrooms.

2 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.90m x 2.15m 16'1" x 7'1"

LIVING / DINING ROOM

4.23m x 3.60m 13'9" x 11'8"

FIRST FLOOR

BEDROOM 1

3.73m x 3.13m 12'2" x 10'3"

BEDROOM 2

4.23m x 2.53m 13'9" x 8'3"

C Cupboard W Wardrobe

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THE CHESHAM
3 Bedroom Home

crestnicholson.com

THE CHESHAM

The Chesham is a generously sized three-bedroom property. Inspired by tradition, it has a double-fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious reception rooms: a kitchen-dining area and living room. The three bedrooms include a large main bedroom with an en suite bathroom. There is ample storage and quality fixtures and fittings throughout.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

5.58m x 2.94m 18'4" x 9'7"

LIVING ROOM

5.58m x 2.89m 18'4" x 9'5"



FIRST FLOOR

BEDROOM 1

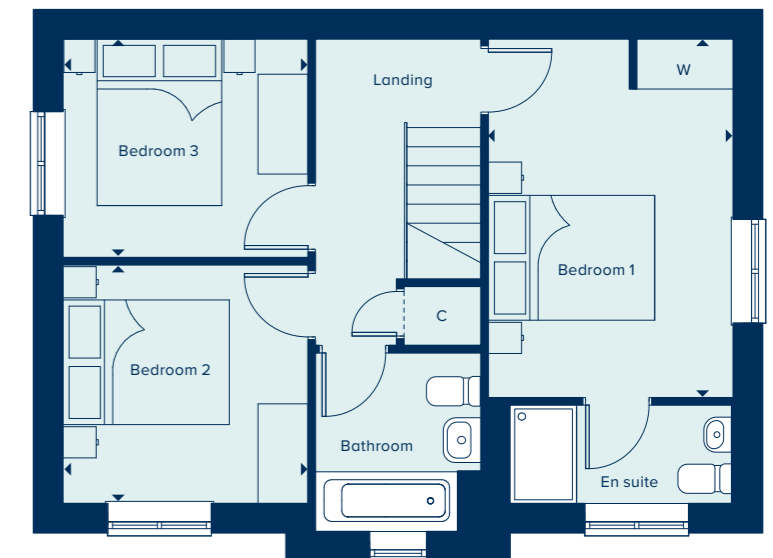
4.31m x 2.94m 14'1" x 9'7"

BEDROOM 2

2.94m x 2.87m 9'8" x 9'5"

BEDROOM 3

2.94m x 2.62m 9'8" x 8'7"



C Cupboard W Wardrobe

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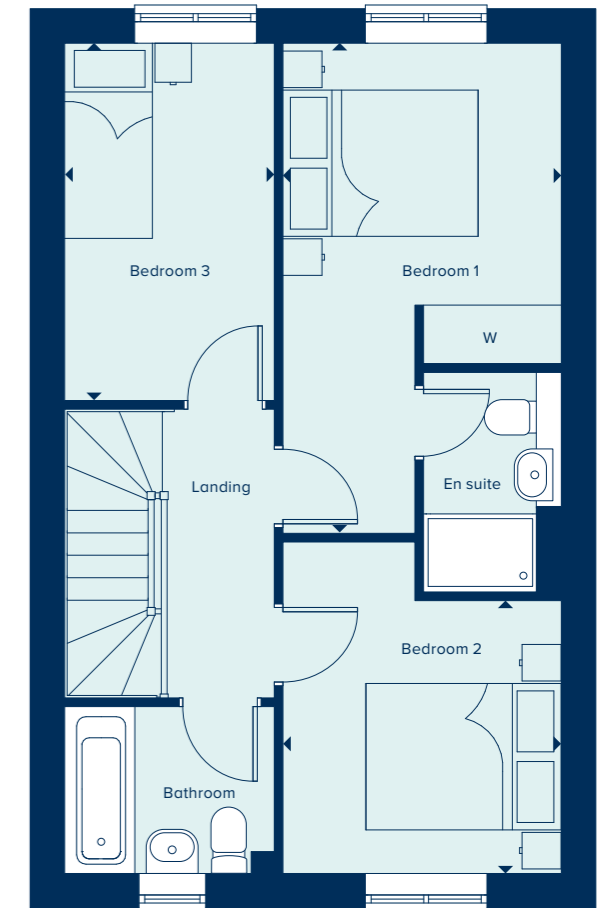
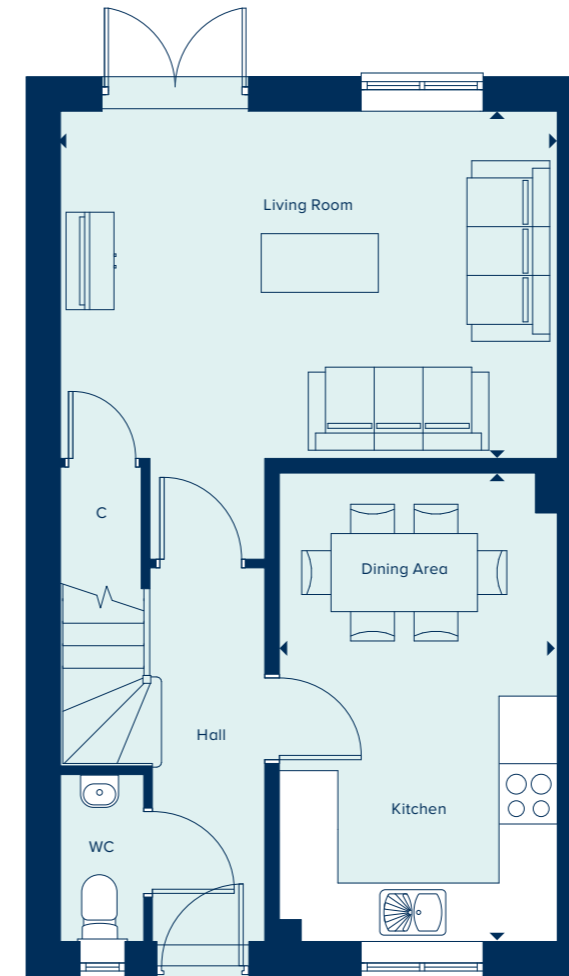
THE EVESHAM
3 Bedroom Home

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

4.86m x 2.93m 15'9" x 9'6"

LIVING ROOM

5.14m x 3.63m 16'9" x 11'9"

FIRST FLOOR

BEDROOM 1

4.99m x 2.89m 16'4" x 9'5"

BEDROOM 2

2.89m x 2.85m 9'5" x 9'4"

BEDROOM 3

3.70m x 2.19m 12'1" x 7'2"

C Cupboard W Wardrobe

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THE REDGRAVE

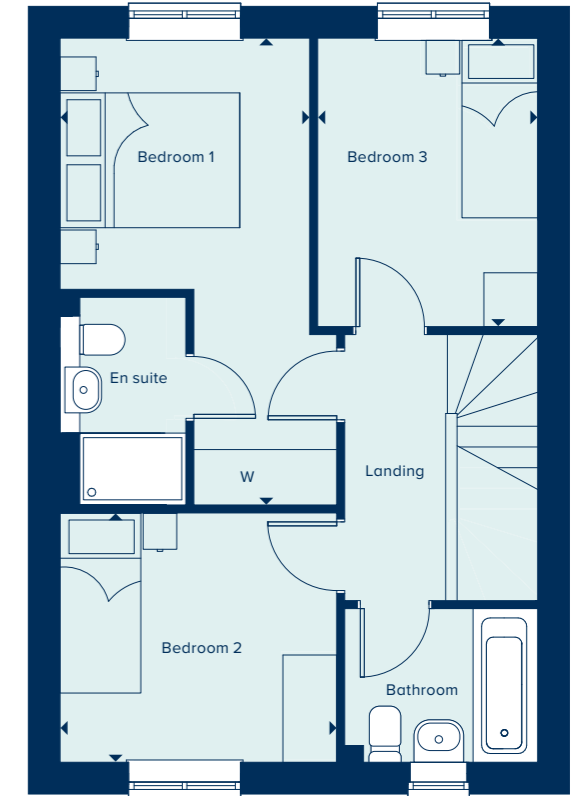
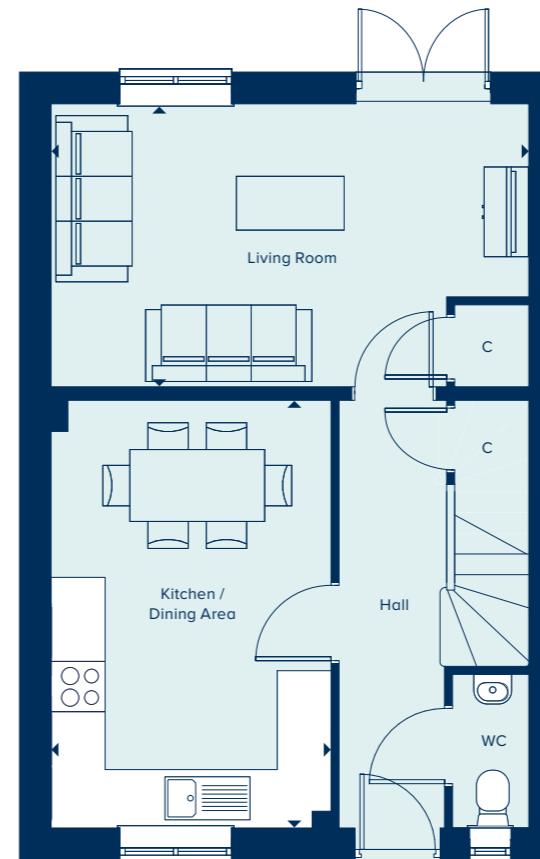
3 Bedroom Home

crestnicholson.com

THE REDGRAVE

The Redgrave is a thoughtfully designed two-storey, three-bedroom home which features a spacious kitchen-dining area in addition to a living room, ample built-in storage and both an en suite and family bathroom. Carefully selected products and materials throughout give this home a distinct mark of quality.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.75m x 3.11m 15'7" x 10'2"

LIVING ROOM

5.31m x 3.15m 17'5" x 10'4"

FIRST FLOOR

BEDROOM 1

5.19m x 2.77m 17'0" x 9'1"

BEDROOM 2

3.07m x 2.77m 10'1" x 9'1"

BEDROOM 3

3.21m x 2.45m 10'6" x 8'0"

C Cupboard W Wardrobe

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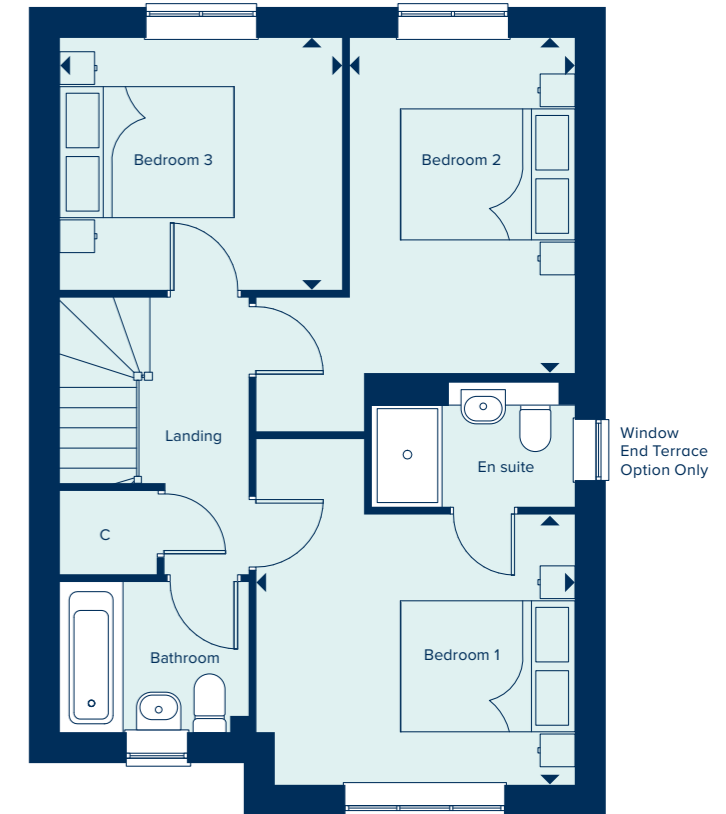
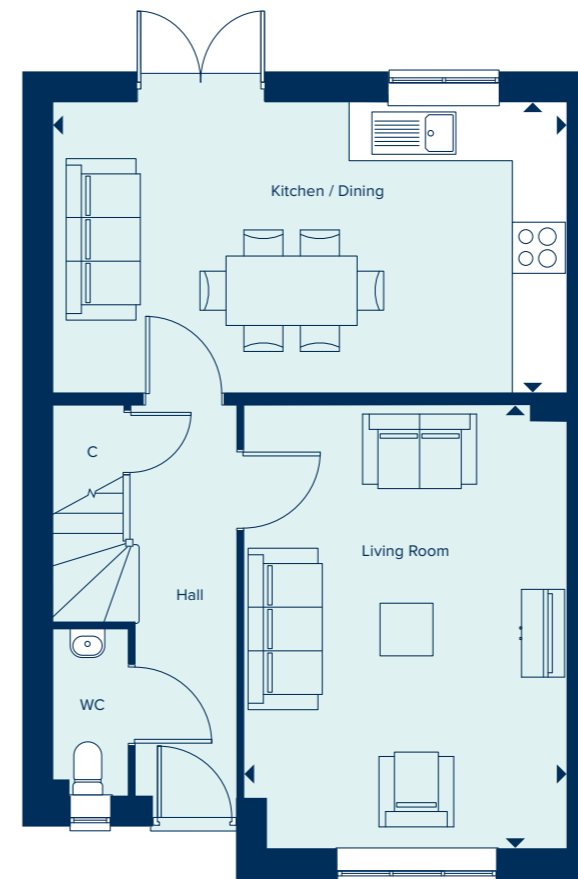
THE SEATON
3 Bedroom Home

crestnicholson.com

THE SEATON

One of the appealing factors of The Seaton is its open plan kitchen diner which provides direct access to the garden – and consequently views and natural light. Another is the generous main bedroom suite, which, with its triple-panelled window, is a light and airy room. Each of the three bedrooms is generously proportioned and the house also includes convenient storage space.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING

5.92m x 3.36m 19'4" x 11'0"

LIVING ROOM

5.10m x 3.72m 16'7" x 12'2"

FIRST FLOOR

BEDROOM 1

3.47m x 3.11m 11'4" x 10'2"

BEDROOM 2

3.86m x 2.60m 12'7" x 8'5"

BEDROOM 3

3.25m x 2.91m 10'7" x 9'5"

C Cupboard W Wardrobe

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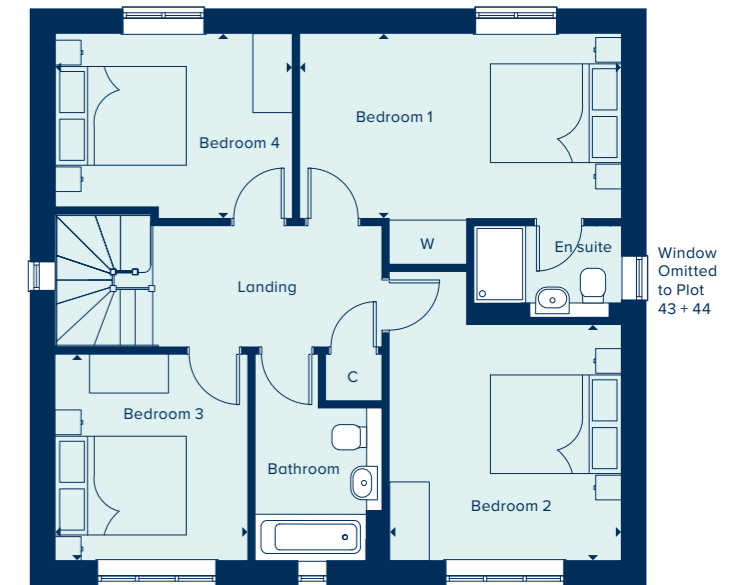
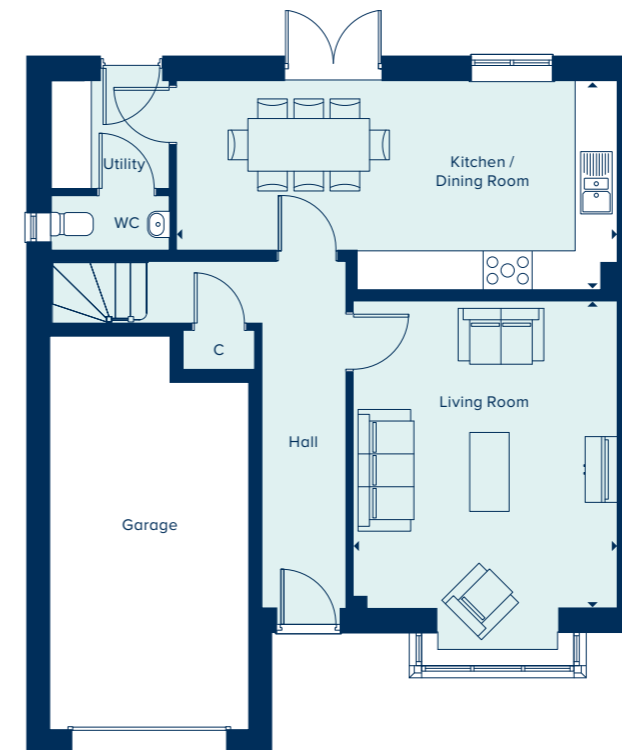
THE BINGHAM
4 Bedroom Home

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 2.83m 16'1" x 9'3"

BEDROOM 2

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

BEDROOM 3

3.16m x 2.94m 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 FILEY
4 Bedroom Home

crestnicholson.com

THE FILEY

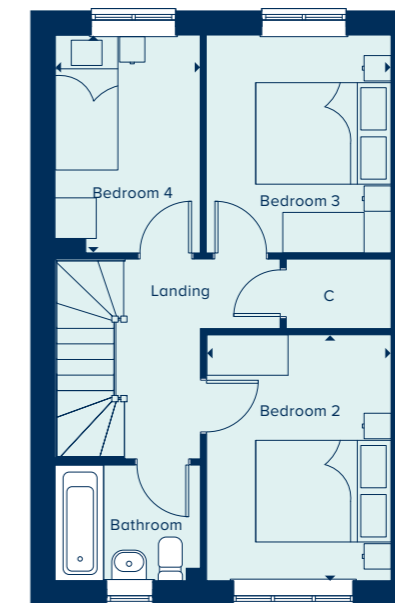
A four-bedroom family home spread over three storeys, the Filey provides flexibility and space in which to entertain. It features three double bedrooms, a single bedroom, a family bathroom and an en suite to the second-floor main bedroom. The ground floor appeals to those who love a large kitchen and dining area, with a spacious living room, very popular with the family. Thanks to windows front and back, and full height patio doors which provide access to the garden the downstairs is flooded with natural light.

4 BEDROOM HOME



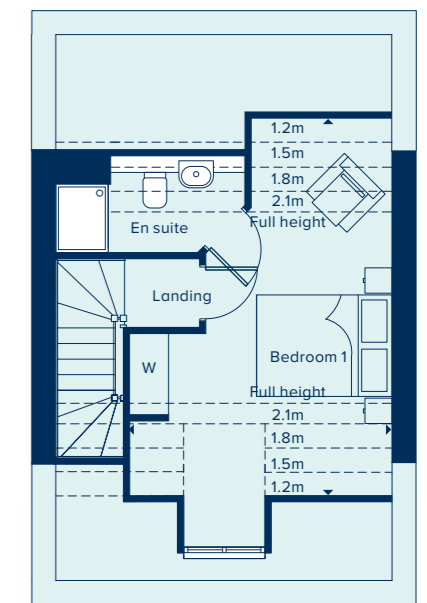
GROUND FLOOR

LIVING ROOM	4.97m x 3.19m	16'3" x 10'6"
KITCHEN / DINING AREA	4.84m x 2.79m	15'10" x 9'2"



FIRST FLOOR

BEDROOM 2	3.64m x 2.73m	11'11" x 8'12"
BEDROOM 3	3.22m x 2.73m	10'7" x 9'0"
BEDROOM 4	3.22m x 2.15m	10'7" x 7'1"



SECOND FLOOR

BEDROOM 1	4.89m x 3.90m	15'11" x 12'9"
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C Cupboard W Wardrobe

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THE KESWICK

Set over two-storeys, The Keswick is a spacious and intelligently laid-out family home. Its open-plan kitchen-dining area forms the heart of the house and a generous living room looks out over the private garden. The ground floor study with its bay window benefits from considerable natural light, providing a private space for homeworking. Upstairs, the large main bedroom has the benefit of an en suite bathroom and three further bedrooms share a family bathroom.

4 BEDROOM HOME



THE KESWICK
4 Bedroom Home

crestnicholson.com

GROUND FLOOR

KITCHEN / DINING AREA

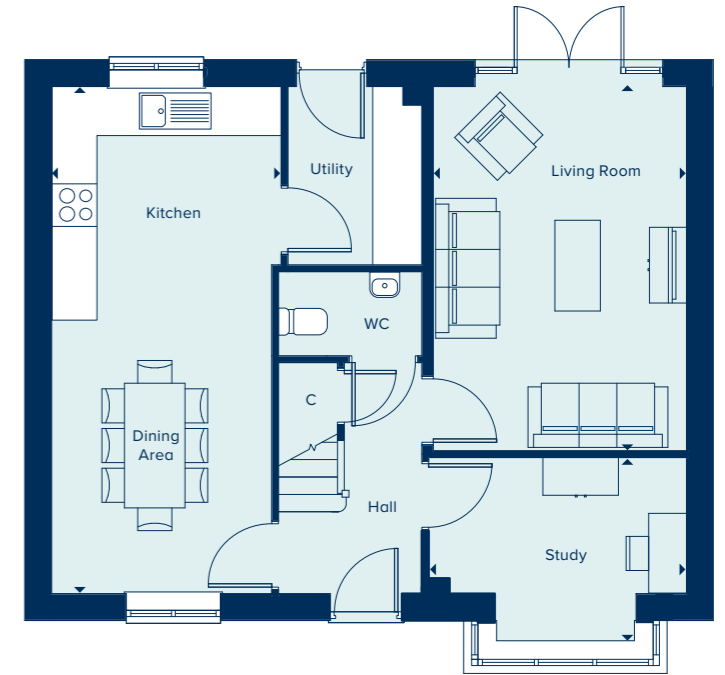
6.70m x 2.91m 21'11" x 9'6"

LIVING ROOM

4.81m x 3.35m 15'9" x 11'0"

STUDY

3.41m x 2.47m 11'2" x 8'1"



FIRST FLOOR

BEDROOM 1

4.35m x 3.48m 14'3" x 11'5"

BEDROOM 2

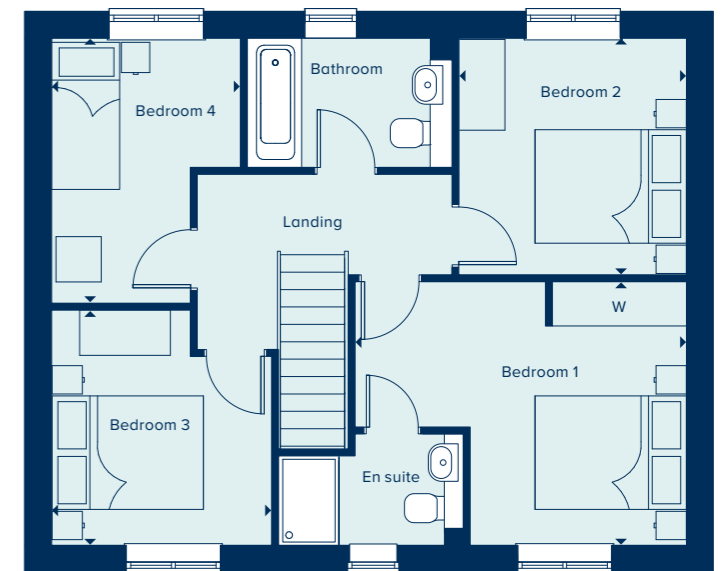
3.45m x 3.01m 11'3" x 9'9"

BEDROOM 3

3.16m x 2.95m 10'4" x 9'7"

BEDROOM 4

3.23m x 2.49m 10'7" x 8'2"



C Cupboard W Wardrobe ● Specification

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THE MARLBOROUGH

4 Bedroom Home

crestnicholson.com

THE MARLBOROUGH

The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four large bedrooms, with the main bedroom benefiting from an en suite bathroom.

4 BEDROOM HOME



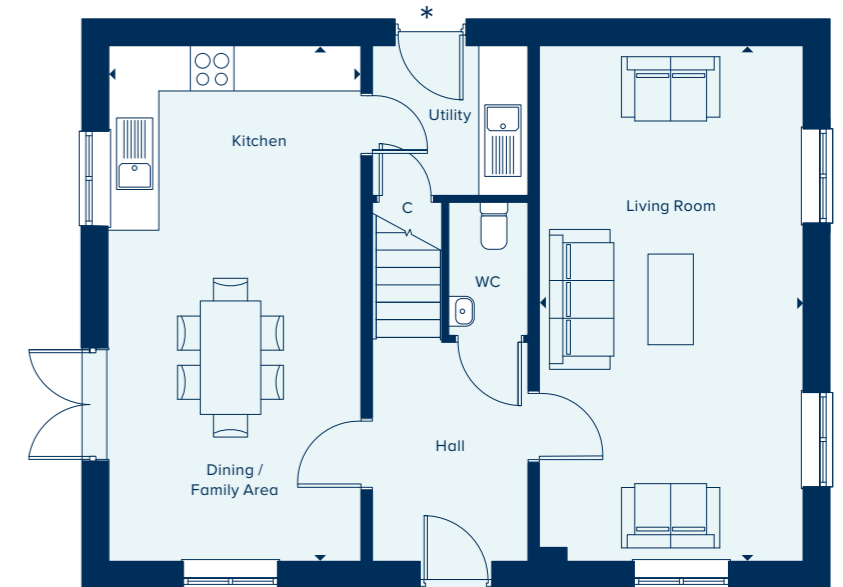
GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

6.87m x 3.39m 22'5" x 11'1"

LIVING ROOM

6.87m x 3.87m 22'5" x 12'7"



FIRST FLOOR

BEDROOM 1

3.67m x 3.10m 12'0" x 10'2"

BEDROOM 2

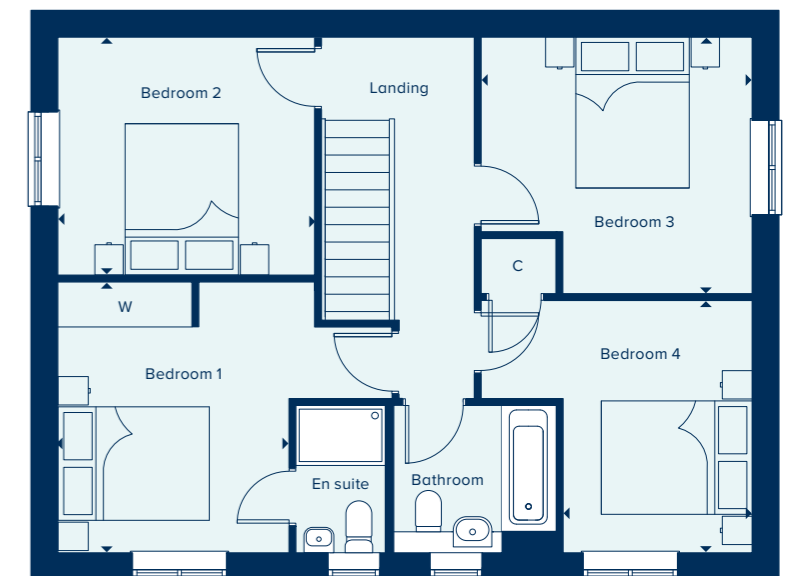
3.44m x 3.14m 11'3" x 10'3"

BEDROOM 3

3.62m x 3.39m 11'9" x 11'1"

BEDROOM 4

3.42m x 2.54m 11'2" x 8'3"



C Cupboard W Wardrobe * Plots 3 & 39 have their utility doors omitted ● Specification

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THE RICHMOND

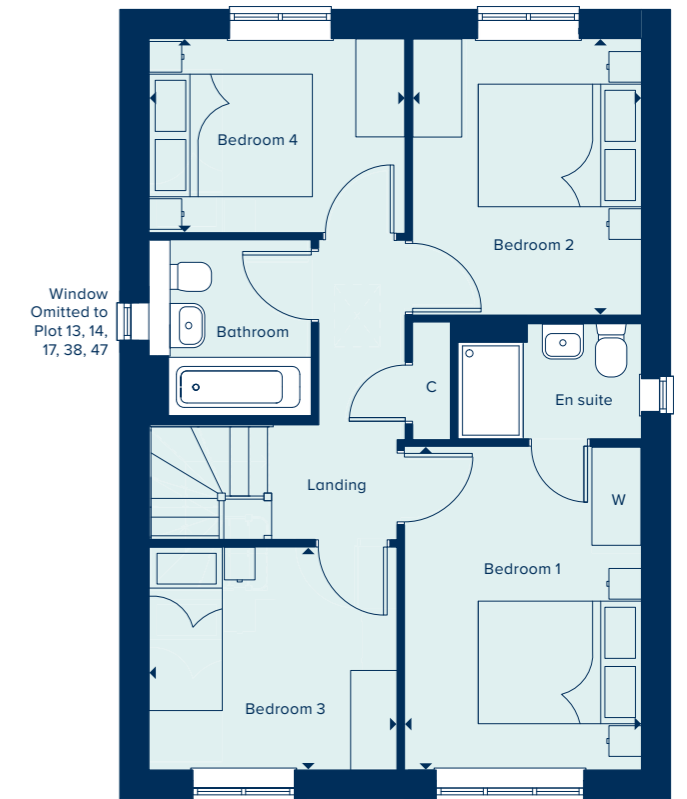
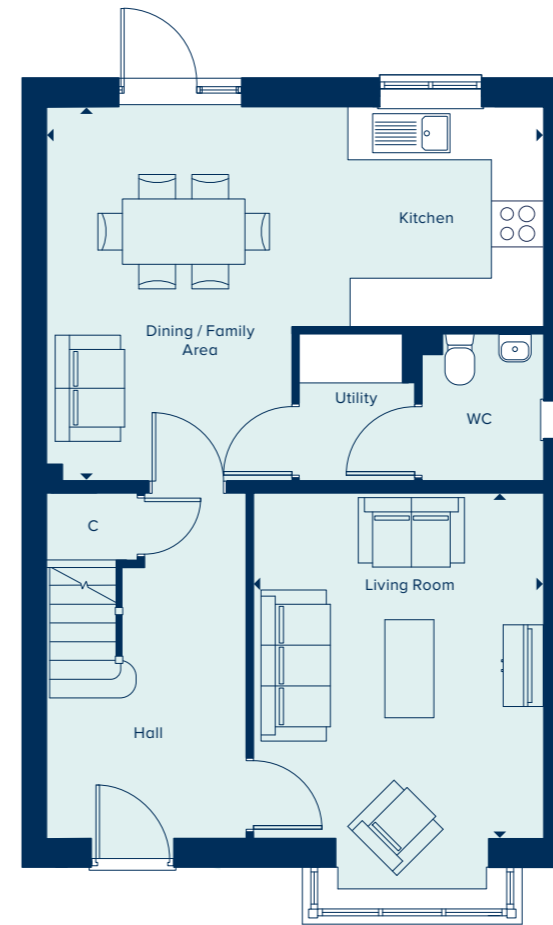
4 Bedroom Home

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THE RICHMOND

With flexible open-plan living space and generously sized bedrooms, The Richmond is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms and two bathrooms (one en suite). All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

4 BEDROOM HOME



Window Omitted to Plot 13, 14, 17, 38, 47

GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

6.97m x 3.63m 22'9" x 11'11"

LIVING ROOM

4.22m x 3.51m 13'10" x 11'6"

FIRST FLOOR

BEDROOM 1

4.00m x 2.94m 13'1" x 9'7"

BEDROOM 2

3.41m x 2.84m 11'2" x 9'32"

BEDROOM 3

3.08m x 2.78m 10'1" x 9'1"

BEDROOM 4

3.18m x 2.42m 10'4" x 7'9"

C Cupboard W Wardrobe ● Specification

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THE WINKFIELD
4 Bedroom Home

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THE WINKFIELD

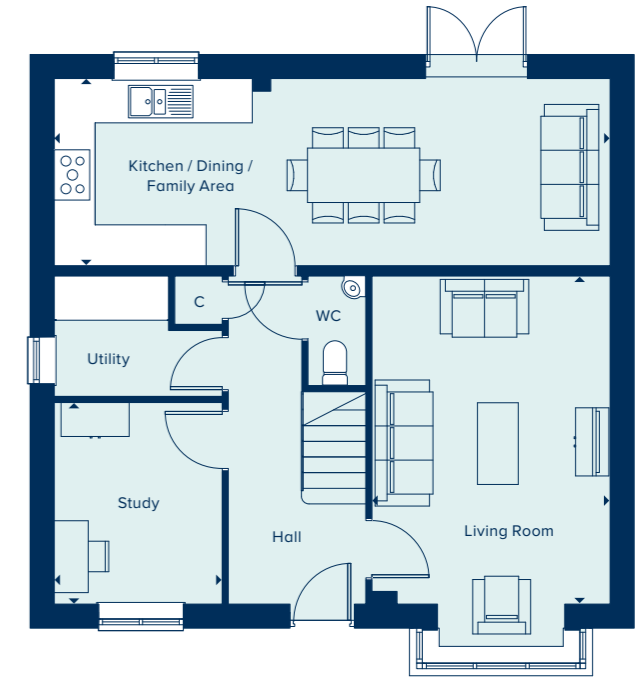
Arranged over two-storeys, the Winkfield is an enviable family home. Its ample space perfectly accommodates entertaining, family life and homeworking. The downstairs features a flexible open-plan kitchen-dining area, in addition to a generously-sized living room and a separate home office. Upstairs, each of the four bedrooms are well proportioned with the large main bedroom featuring an en suite bathroom.

4 BEDROOM HOME



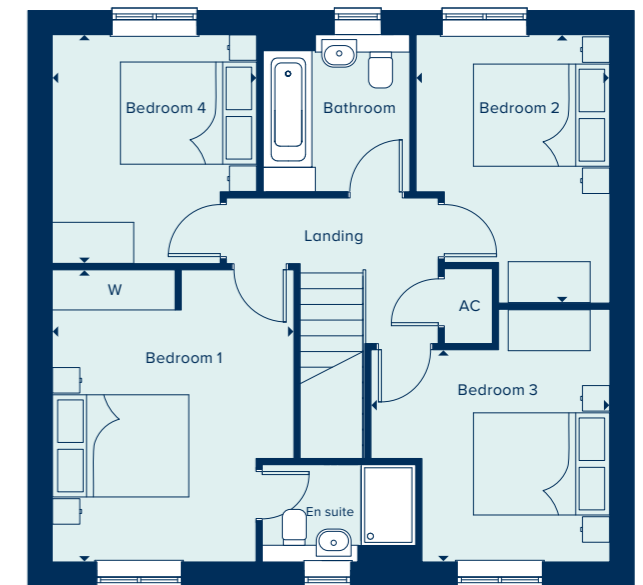
GROUND FLOOR

KITCHEN / DINING / FAMILY AREA	8.16m x 2.75m	26'7" x 9'0"
LIVING ROOM	4.82m x 3.50m	15'10" x 11'6"
STUDY	2.96m x 2.47m	9'8" x 8'1"



FIRST FLOOR

BEDROOM 1	4.28m x 3.48m	14'0" x 11'5"
BEDROOM 2	3.93m x 3.93m	12'11" x 12'10"
BEDROOM 3	3.50m x 3.11m	11'6" x 10'2"
BEDROOM 4	3.35m x 3.00m	11'0" x 9'10"



AC Airing Cupboard 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



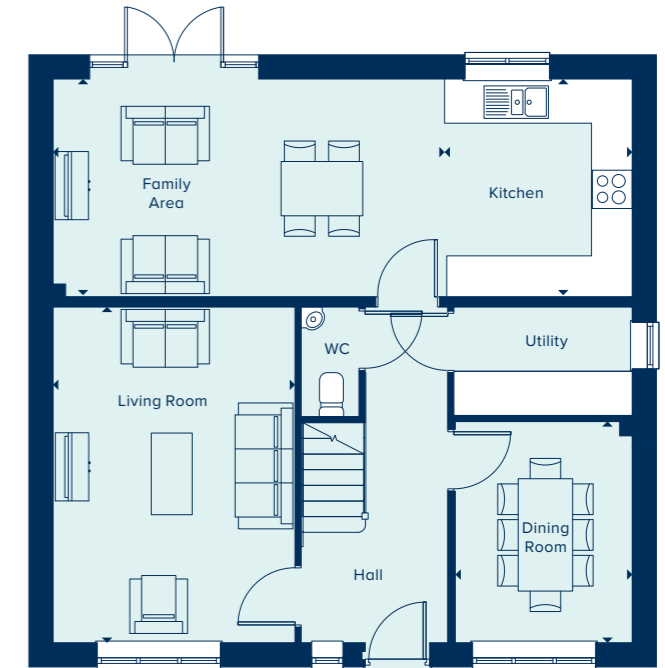
THE BUCKINGHAM

5 Bedroom Home

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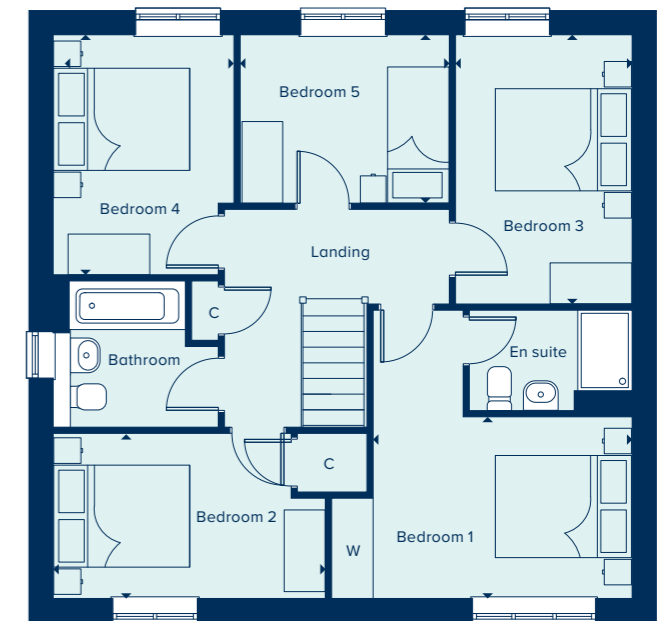
GROUND FLOOR

FAMILY AREA		
5.75m x 3.20m		18'10" x 10'6"
KITCHEN		
3.20m x 2.76m		10'6" x 9'0"
LIVING ROOM		
4.94m x 3.56m		16'2" x 11'8"
DINING ROOM		
3.25m x 2.60m		10'8" x 8'6"



FIRST FLOOR

BEDROOM 1		
3.78m x 2.67m		12'5" x 8'9"
BEDROOM 2		
4.00m x 2.43m		13'1" x 7'11"
BEDROOM 3		
3.95m x 2.59m		13'0" x 8'6"
BEDROOM 4		
3.53m x 2.67m		11'7" x 8'8"
BEDROOM 5		
3.07m x 2.48m		10'1" x 8'1"



C Cupboard W Wardrobe

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THE ROYDON

With five bedrooms, a home office, games room or home cinema could be accommodated in the spacious Roydon. Each bedroom is generously sized and the house is light and airy. Spread over two storeys and with three bathrooms and a utility room, this home is well suited to family life.

5 BEDROOM HOME



THE ROYDON
5 Bedroom Home

crestnicholson.com

GROUND FLOOR

FAMILY AREA	3.93m x 3.45m	12'1" x 11'4"
KITCHEN / DINING AREA	6.18m x 3.38m	20'3" x 11'1"
LIVING ROOM	6.03m x 3.9m	19'9" x 12'9"



FIRST FLOOR

BEDROOM 1	3.96m x 3.23m	13'0" x 10'7"
BEDROOM 2	3.29m x 2.99m	10'9" x 9'10"
BEDROOM 3	3.96m x 2.70m	13'0" x 8'10"
BEDROOM 4	3.29m x 2.71m	10'9" x 8'11"
BEDROOM 5	3.51m x 2.20m	11'6" x 7'3"



C Cupboard W Wardrobe

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THE WINDSOR

The Windsor is a sizeable family home with five double bedrooms, two bathrooms, study, separate utility room and substantial living spaces. The open plan kitchen, dining and family room features French doors which open out into the rear garden. Bay windows provide elegance, interest and light. But perhaps the greatest attraction is bedroom one which features an en suite shower room and built-in wardrobes.

5 BEDROOM HOME

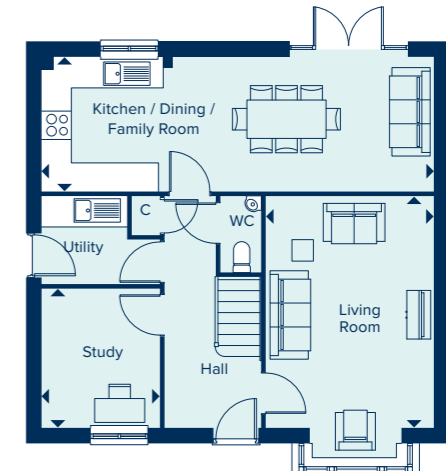


THE WINDSOR
5 Bedroom Home

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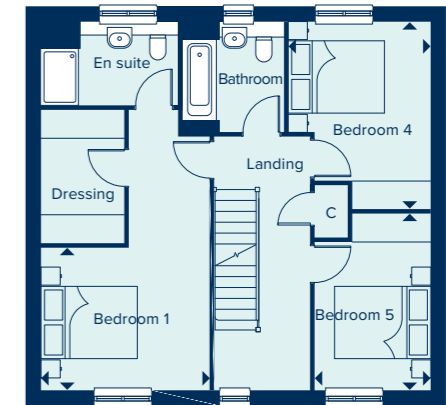
GROUND FLOOR

KITCHEN / DINING / FAMILY ROOM		
8.16m x 2.74m	26'9" x 9'0"	
LIVING ROOM		
4.83m x 3.50m	15'10" x 11'6"	
STUDY		
2.90m x 2.47m	9'6" x 8'1"	



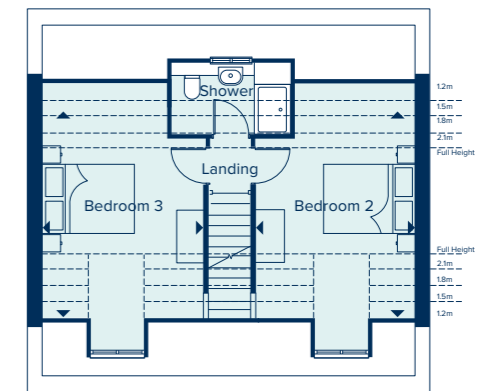
FIRST FLOOR

BEDROOM 1		
3.54m x 3.01m	11'7" x 9'10"	
BEDROOM 4		
3.93m x 2.96m	12'10" x 9'8"	
BEDROOM 5		
3.70m x 2.43m	12'1" x 7'11"	



SECOND FLOOR

BEDROOM 2		
5.23m x 3.38m	17'1" x 13'0"	
BEDROOM 3		
5.23m x 3.38m	17'1" x 13'0"	



C Cupboard W Wardrobe --- Ceiling Heights

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SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	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	•	•	•	•
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	•	•	•	•
Soft close toilet seats	•	•	•	•
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	•	•	•	•
Energy efficient downlights 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
UTILITY ROOM				
Sink to utility rooms ***	•	•	•	•
External door to utility rooms ****	•	•	•	•
ELECTRICAL				
Low energy LED downlighters in white to kitchen	•	•	•	•
Low energy LED downlighters in white to bathroom, cloakroom 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				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
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.

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**CREST
NICHOLSON**

WATERMAN'S GATE AT ARBORFIELD GREEN

Sales Suite, The Stables, 1 Bridle Road,
Arborfield Green, Reading, Berkshire RG2 9LJ

For all enquiries please call

01182 173 190

crestnicholson.com/watermansgate



House Type Illustration

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Development Map/Site Plan

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