



Finchwood Park

FINCHAMPSTEAD



A NEW COLLECTION OF 2, 3, 4 & 5 BEDROOM HOMES



DAVID WILSON HOMES

WHERE QUALITY LIVES



Discover the David Wilson difference

At David Wilson Homes we have been building quality homes across the UK for over 50 years. Our reputation is founded on our commitment to provide desirable homes in appealing locations built to a superb specification.

We are delighted to have received over 90% homeowner recommendation since 2010. This Home Builders Federation accolade, recognises our commitment to deliver high quality homes and unrivalled customer experience.

Our collection of beautiful homes offers a range of properties designed to suit modern living, with energy efficiency in mind, making sustainable living a reality.

Come and discover the David Wilson Difference.



DAVID WILSON HOMES
WHERE QUALITY LIVES



Welcome to your new home

Finchwood Park is surrounded by open countryside and ancient woodland - once the royal hunting grounds of Henry VIII - a wonderful rural setting that has evolved over centuries. In a prime location at the heart of this exciting new community, David Wilson Homes is proud to present a collection of exceptional new homes.

With a range of two, three, four and five-bedroom homes available, there are properties at Finchwood Park to suit families of all sizes, young professionals and downsizers too.

Built using a range of high quality materials and external finishes, they reflect the heritage and unique character of the local architecture and landscape. Inside, they offer well thought-out, generous living spaces with high specification kitchens and bathrooms. Environmentally sustainable, featuring smart technology and car charging points, each home has private outdoor space, parking and a 10-year NHBC warranty for enhanced peace of mind.



**Take a look at our
Finchwood Park video**



Welcome to
the heart of a
new community



Set within over 140 acres of green space, with ancient woodland, open meadows and glittering waterways on the doorstep, Finchwood Park offers the opportunity to live within a vibrant new community. With its own shops, workspaces, sports facilities and school – not forgetting space for residents' allotments as part of the community provision – it provides a quintessential village lifestyle, with everything you could possibly need within easy walking distance.



Finchwood Park

A new Garden Village

Many of the superb, high-specification homes overlook lush planting and rich woodland, with tree-lined streets, lanes and footpaths. Yet it is the extraordinary expanse of green open space that sets the development apart, clearly defining its character as a 21st century garden village.

Over 50% of Finchwood Park is public space, creating an inspirational setting in which to put down roots. Designed to protect and enhance existing natural features, the development features a series of beautifully interconnected green spaces, from parkland and public gardens to play areas and outdoor sports areas. Beyond lies open meadow, punctuated by streams and wetlands, with a network of paths and trails just waiting to be explored.

Mature trees and hedgerows, woodland clearings and watercourses each offer a diverse mix of ecological and wildlife habitats, providing an idyllic backdrop to the way modern families want to live their lives today.



Green open space

Whether it's walking the dog, stretching your legs or playing with the kids, over 50% of Finchwood Park is given over to green space for you to enjoy.



New Primary School

Parents of primary aged children will appreciate the planned new school* right on the doorstep in Finchwood Park.

*Subject to local authority approval

Neighbourhood Centre

At the heart of this community a new neighbourhood centre will be a place that brings residents together.

Employment hub

A new employment hub will help support the wider community with employment opportunities.



Sports Facilities

There's no excuse for not getting active, with new sports facilities that include a fitness trail, football pitches and tennis courts.

Allotments

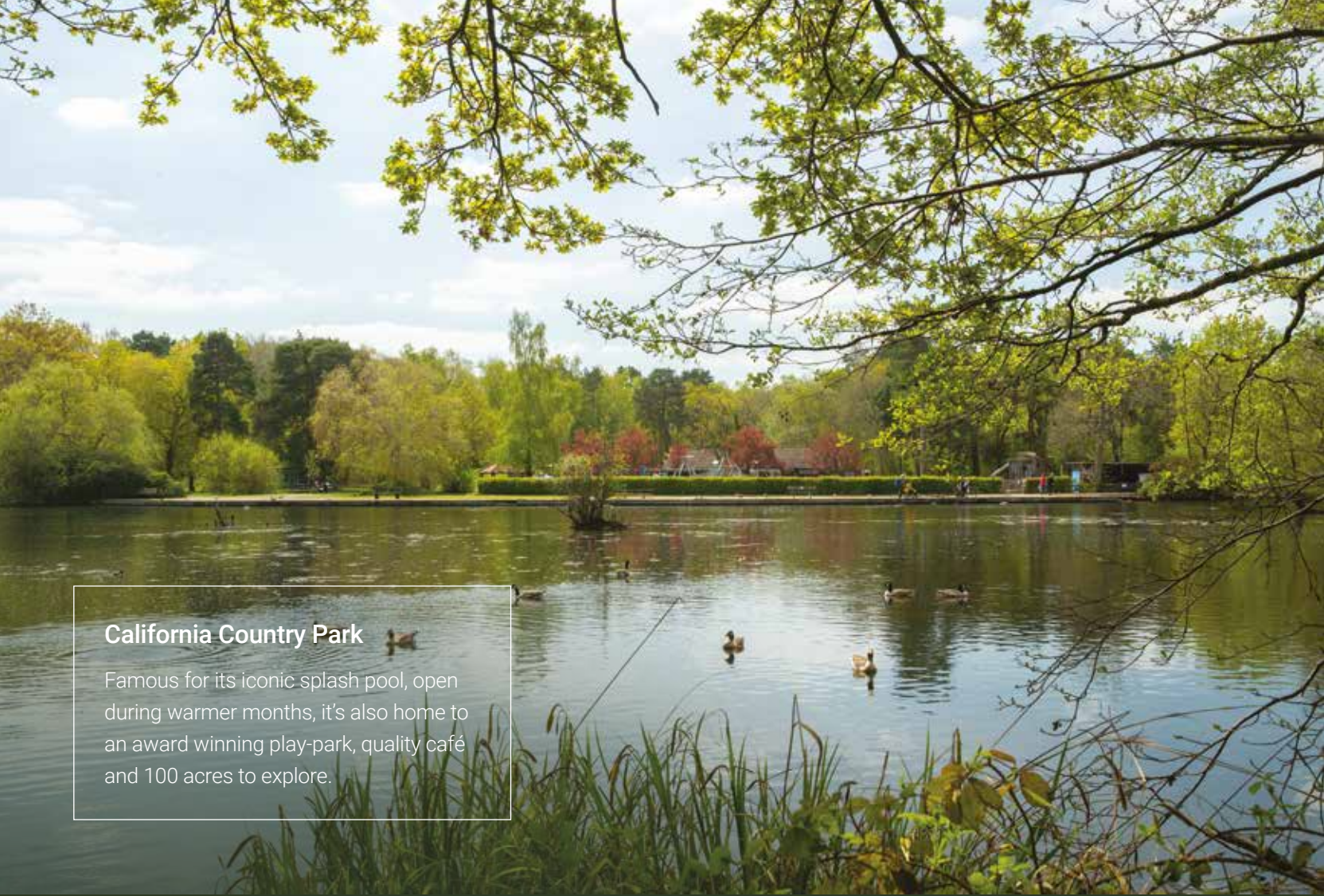
Your opportunity to get all the family involved in growing your own at the park's very own allotments.



A breath of fresh air

With beautiful countryside on the doorstep and easy access to the Chiltern Hills, North Wessex Downs, South Downs and Surrey Hills, embracing the great outdoors comes as second nature at Finchwood Park. As well as the sports facilities and playgrounds that are part of the development itself, nearby Wokingham and Bracknell offer a superb selection of activities including a choice of leisure and fitness centres, country parks, golf courses and more.





California Country Park

Famous for its iconic splash pool, open during warmer months, it's also home to an award winning play-park, quality café and 100 acres to explore.

Arborfield Green Leisure Centre

With two gyms, fitness studios, a sports hall, all weather pitches and courts for tennis and netball, Arborfield Green Leisure Centre offers a breadth of facilities just a few minutes' drive away.



Dinton Activity Centre

Hire a range of pedalos, paddleboards, canoes and kayaks for use out on the lakes, or sail around the islands in one of their dinghies.

Coral Reef Waterworld

Alongside five amazing water slides, there's also a superb leisure pool, a lazy river, a pirate ship, fountains and a splash pad area for young children. Mums can relax in the spa area too.

Nine mile ride

There's a choice of stables and equestrian centres in the area around Finchwood Park. Burley Lodge, Cloud Stables and Barossa Farm all come highly recommended.



Windsor Great Park

With over 1,000 years of history and covering 15,800 acres, Windsor Great Park offers spectacular landscapes, deer park, lakes and gardens and a truly incredible new Adventure Play area.

Finchampstead Ridges

The Ridges are one of the National Trust's oldest acquisitions, having been in its care for over 100 years. Follow the Centenary Trail or head to Simon's Wood and walk the avenue of Redwood Sequoia trees, planted in 1863.

Dinton Pastures Country Park

A 350-acre oasis in the heart of Wokingham. Featuring lakes, rivers, meadows and islands, it's a perfect spot for a day's fishing and is host to a play park, cafés, nature buggies and a self-service dog-wash.



Siren Tap Yard

Showcasing a selection of Siren's craft beers on tap, along with a full range of bottles to drink-in or take away, the Tap Yard also hosts street food vendors on Saturday nights.

Golfers' paradise

Bearwood Lakes, Sandmartins and East Berkshire golf clubs are all in and around a 10 minute drive, while Wokingham Family Golf has fun for adults and children alike.

The Greyhound and Goswell & Bird's Farm and Coffee Shop

The Greyhound is ideal for a quiet drink or a gourmet dinner: Next door, the traditional village store offers seasonal produce, fresh bread and a daytime café menu for light lunches.

Horseshoe Lake

Offering a wide range of outdoor activities from open water swimming to paddleboarding, canoeing, sailing and powerboat courses, all within beautiful surroundings.

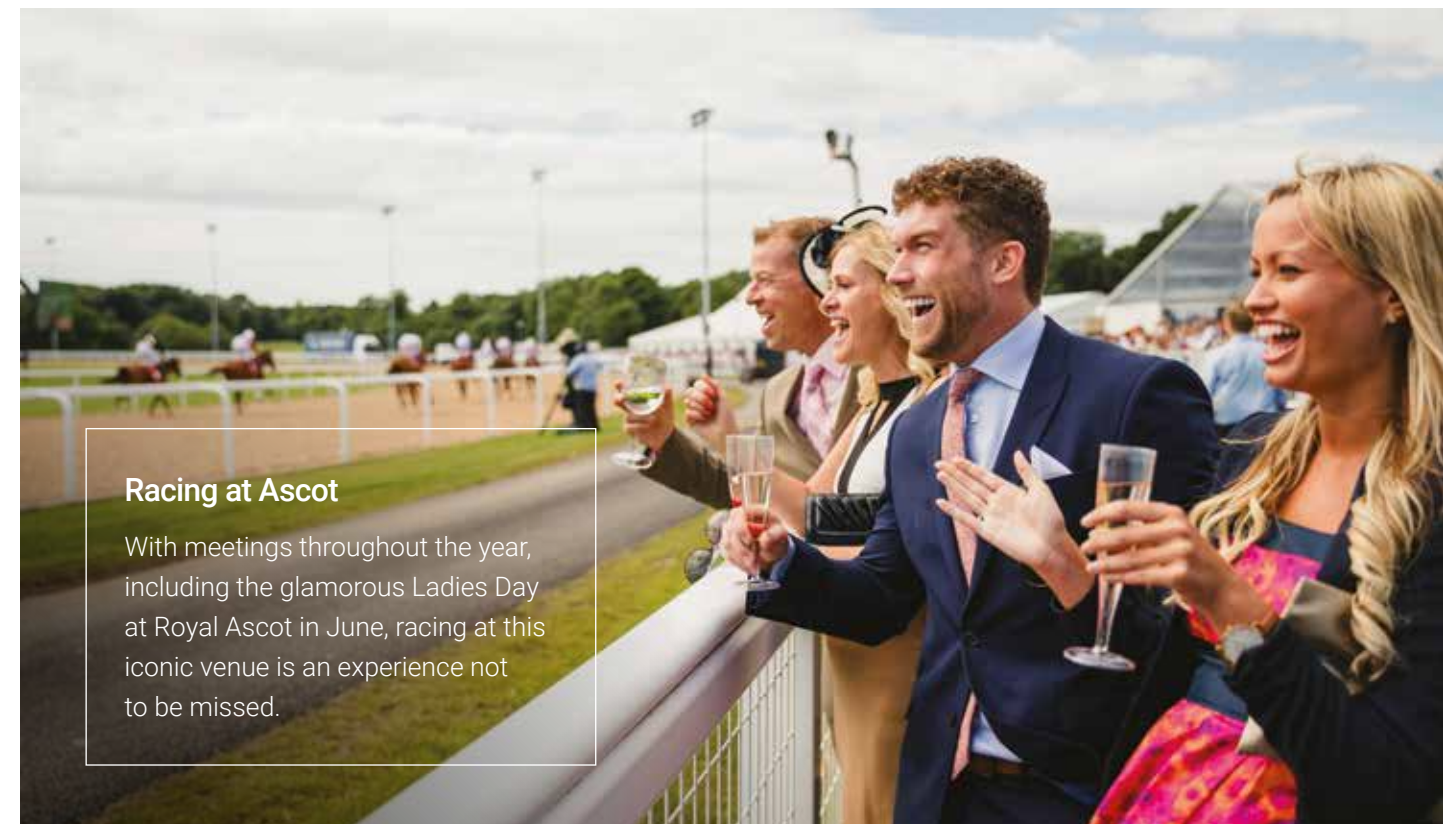


Go Ape in Swinley Forest

Zip around woody trails on an all-terrain Segway, or take to the trees with high speed zips, tarzan swings and crossings that adrenaline junkies will love.

Nirvana Spa

Stunning facilities, luxurious treatments and total relaxation. Switch off and let any tensions melt away in this spacious, pure water spa in the heart of Berkshire.



Racing at Ascot

With meetings throughout the year, including the glamorous Ladies Day at Royal Ascot in June, racing at this iconic venue is an experience not to be missed.



A rich and rewarding lifestyle

With the affluent villages of Arborfield and Finchampstead nearby, a home in Finchwood Park offers access to the best of Royal Berkshire living. Quaint gastro-pubs nestle along leafy lanes, with local shops and services providing everyday needs and more.

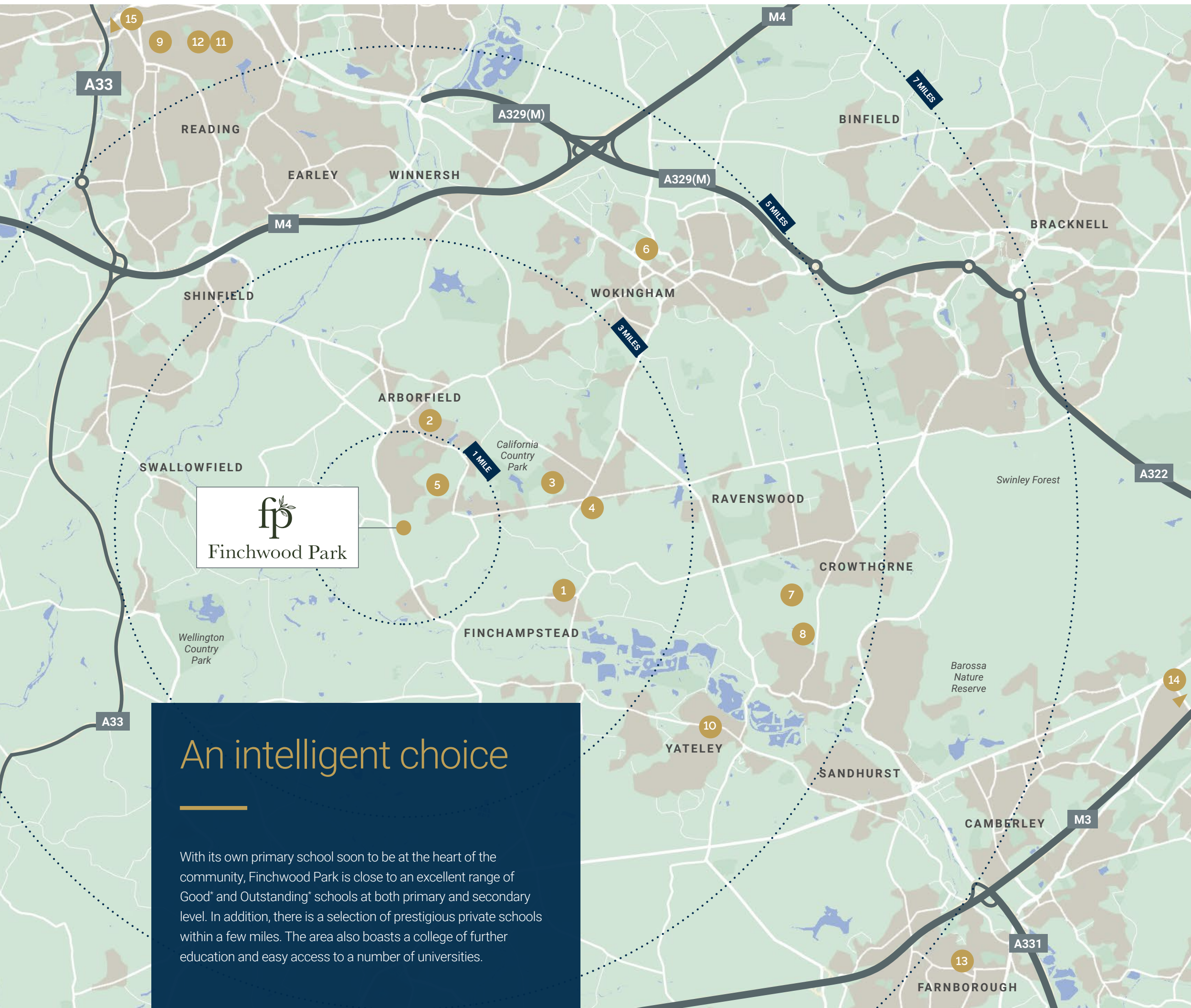
Just a few miles away, the vibrant market town of Wokingham regularly features in lists of the best places to live in the UK. With an historic town centre that has just undergone major regeneration, its colourful market sells fresh and locally sourced produce four days a week. Wokingham's high street is packed full of independent and small chain stores (think Oliver Bonas and Gail's bakery), while its selection of cafés, bars and restaurants offers something for everyone. It also boasts two local theatres and a stylish Everyman Cinema.

A little further afield, Bracknell is home to a striking, contemporary one million square foot retail and leisure destination. In addition to the glittering Fenwick's department store, flagship M&S and other quality high street brands, the Lexicon has created a new social hub for the town and wider area, with a raft of popular eateries and a state-of-the-art multi-screen cinema.



For even greater choice, Reading is the place to be, its bustling Oracle shopping centre hosting over 80 fashion and lifestyle stores, along with 20 popular restaurants at the adjacent Riverside. Famous for its music festivals, annual carnival and vibrant performance scene, the city also offers a wealth of entertainment for all ages, from art galleries and museums to trampolining parks and escape rooms.





Finchwood Park

An intelligent choice

With its own primary school soon to be at the heart of the community, Finchwood Park is close to an excellent range of Good* and Outstanding* schools at both primary and secondary level. In addition, there is a selection of prestigious private schools within a few miles. The area also boasts a college of further education and easy access to a number of universities.

A small selection of the schools, colleges and universities available are listed below.

PRIMARY SCHOOLS

- 1 **Finchampstead Church of England**
Finchampstead finchampsteadschool.org
- 2 **Farley Hill Primary**
Arborfield Green farleyhillprimary.co.uk
- 3 **Gorse Ride Junior School**
Finchampstead gorserideschools.co.uk
- 4 **Nine Mile Ride Primary School**
Finchampstead ninemileride.co.uk

SECONDARY SCHOOLS

- 5 **Bohunt School**
Wokingham bohuntwokingham.com
- 6 **The Holt School**
Wokingham holtschool.co.uk

INDEPENDENT SCHOOLS

- 7 **Wellington College**
Crowthorne wellingtoncollege.org.uk
- 8 **Eagle House School**
Sandhurst eaglehouseschool.com
- 9 **The Abbey School**
Reading theabbey.co.uk
- 10 **Yateley Manor School**
Yateley yateleymanor.com
- 11 **Reading Grammar School**
Reading reading-school.co.uk

UNIVERSITIES & COLLEGES

- 12 **University of Reading**
Reading reading.ac.uk
- 13 **Farnborough Sixth Form College**
Farnborough farnborough.ac.uk
- 14 **Royal Holloway University**
Egham royalholloway.ac.uk
- 15 **Henley Business School**
University of Reading henley.ac.uk

*Ofsted ratings, May 2023. Information courtesy of locrating.com. You will need to contact schools directly for details of catchment areas.



On the move

Finchampstead Park is ideally located five miles from Wokingham, eight miles from Bracknell and 10 from Reading. The nearby M3 and M4 ensure easy access to the wider motorway network, while rail services from Wokingham station put Reading and London within easy reach.



By car

With Finchwood Park located just off Nine Mile Ride you'll have easy links to major road networks as well as Wokingham, Finchampstead and popular local pubs serving up excellent food.

The Tally Ho - 1.7 miles

The White Hart - 2.0 miles

The Greyhound, Finchampstead - 3.1 miles

Goswell & Birds Village Store - 3.1 miles

Wokingham - 5.1 miles

Bracknell - 9.0 miles

Reading - 10.1 miles

Windsor - 22.2 miles

Oxford - 34.5 miles



By bus

With a number of stops planned around Finchwood Park, for local journeys leave the car at home and hop on a bus to Wokingham or Bracknell. From Wokingham services also link to Reading, Henley, Marlow, Fleet and Farnborough.



By rail

Excellent rail links have made the area popular with commuters, with direct services to Paddington and Waterloo.

From Wokingham:

Bracknell - 6 minutes

Ascot - 15 minutes

Reading - 14 minutes

London Paddington - 41 minutes

London Waterloo - 71 minutes

Gatwick Airport - 75 minutes

Guildford - 28 minutes



By air

When you want to travel further afield, Heathrow and Gatwick airports are both easily reached by road.

Heathrow Airport - 28.1 miles

Gatwick Airport - 53.2 miles



Computer generated illustration indicative only

Your beautiful new home comes with peace of mind

David Wilson Homes has been crafting beautiful new homes since 1958. Our decades of experience and unrelenting commitment to excellence means that over 90% of our homeowners would recommend us to a friend, which is why we've been awarded 5 Stars[^] by the Home Builders Federation every year since 2010. What's more, our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty** as standard. You're always safe in the knowledge that you can buy one of our new homes with confidence.

WHAT DOES YOUR WARRANTY COVER?

- Central heating system plus any fires
- Hot and cold plumbing system
- Appliances
- Kitchen units
- Electrical system
- Sanitaryware taps and shower doors
- Windows
- External and interior doors
- Ironmongery
- Renewable energy installation (if fitted)
- Internal/external drainage system
- Boundary brick walls
- Driveway
- 24-hour emergency cover for 2 years
- An NHBC 10 year Buildmark Warranty means we have complied with the NHBC Standards which set out the technical requirements for design, materials and workmanship in new home construction. This is just one of the added benefits of buying a new home.



*"We" and "us" refer to the Barratt Developments PLC Group brands. "We are the only major national housebuilder to be awarded this key industry award every year since 2010. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF star rating scheme from 2010 to 2022 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy-and-wider-work-program/customer-satisfaction-survey/latest-results/>), over 90% of Barratt Developments PLC group customers would recommend our brands to a friend. **First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.

New Homes Quality Code



Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator. We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.



The Forest Stewardship Council promotes responsible management of the world's forests. They ensure that we use forests and forest products responsibly, shifting the global forest trend towards sustainable use, conservation, restoration, and respect for all. Paper used for this brochure is from FSC certifiably renewable sources.



DAVID WILSON HOMES
WHERE QUALITY LIVES



DAVID WILSON HOMES

WHERE QUALITY LIVES

dwh.co.uk or call **0330 057 2222**

Finchwood Park, Nine Mile Ride Ext, Finchampstead, Berkshire, RG40 4AE