

# HIGHLANDS

TILEHURST

WARDLE AVENUE | TILEHURST | BERKSHIRE | RG31 6JR

**BEWLEY**  
HOMES PLC



*Introducing Highlands from Bewley Homes. A unique development of just ten homes off a private road, set in this mature residential location.*



*Luxurious living*

**BEWLEY**  
HOMES PLC



# Highlands

THE PERFECT PLACE TO LIVE

**Welcome to Highlands, another stunning, select Bewley Homes development of just ten exquisite homes with detached 4 and 5 bedrooms, built with a combination of traditional and contemporary design, in the suburb of Tilehurst.**

Situated on a hill, Tilehurst was first noted as 'Tigelhurst' in 1167, its original name connotes both location and the abundance of clay as 'tigel' means clay and 'hurst' means wooded hill. Indeed the village was largely supported from tile and brick making as there were many clay pits.

Fortunate in having the best of both worlds, Tilehurst is surrounded by beautiful open countryside and woodland yet just ten minutes drive away is the bustling town of Reading, home to

the Oracle, the region's premier shopping centre with over ninety top name shops, numerous riverside restaurants, bars, cafes and a 10-screen Vue cinema. Tilehurst is centred around Tilehurst Triangle (known locally as 'The Village') which is packed with restaurants, shops, leisure facilities and pubs making for an excellent place to live. There are plenty of good primary and secondary schools, Little Heath School having won an 'excellent' rating from Ofsted in 2009.

Communication links are extremely good, bordered by two major roads - to the north by the A329 (connecting to Reading and Pangbourne) and to the south by the A4 (connecting to Reading and Theale) - Jct 12 of the M4 is also within easy reach.

Tilehurst railway station is nearby and has regular services between Reading and Oxford and commuter services to London Paddington.

There are several regular bus services connecting Tilehurst to Reading, Newbury, Purley and Pangbourne.

**Whatever you are looking for in your next home, Highlands, has something for everyone!**





Each new home is constructed with a concrete ground floor system with traditional brick and block external cavity walls.

### High quality fixtures & fittings

- Double glazed PVCu windows with night vent locking and secure by design approval
- Two panel smooth painted internal doors
- Prefinished oak finish GRP front entrance door set in white PVCu frame
- Polished chrome door furniture
- Feature painted staircase with white oak handrail
- Decorative moulded skirting boards and architraves
- Dulux White painted smooth finished ceiling throughout
- Internal walls painted Dulux Almond White emulsion with woodwork painted Satinwood
- Coving to principle reception rooms, hall, stairs and landing (excludes kitchen / dining / family room)
- Built-in wardrobes as per floor plans

### Heating, security & electrics

- Air source heat pump heating via radiators and hot water system
- Stone fireplace surround with feature electric fire to plots 1-5. Surround only with electric spur to plots 6-7
- Mains operated smoke detectors
- Wiring for zoned security alarm system
- Light to under stairs cupboard (where applicable)
- TV points to kitchen / kitchen / family room or kitchen / dining room and all bedrooms
- BT points to under stairs cupboard, or kitchen where no cupboard, living room, study (where applicable) and bedroom 1
- Media point to living room, consisting of TV point, 2 satellite points and BT point
- Shaver socket in bathroom and en-suite
- Wiring for satellite TV
- Light and power to loft

### Kitchen & utility

- Choice of designer kitchen units\* with granite or stone worktops and upstands with a stainless steel splash back (postformed laminate with upstands in utility)
- Pelmet lighting
- Stainless steel finished appliances consisting of double oven, induction 5-ring hob, extractor hood, integrated fridge/freezer and dishwasher. Integrated washing machine fitted if no utility
- Plumbing for washing machine and tumble drier in the utility
- Stainless steel 1½ bowl sink with polished chrome mono bloc mixer tap
- Recessed white LED down lights
- Stainless steel switches and sockets
- Choice of ceramic floor tiling\*







IMMERSE YOURSELF IN  
*luxury*



*The elevations are varied with either brick or render with stone cills and tile hanging with plain clay tiles to the roof.*

### **Bathroom, en-suite & cloakroom**

- Roca white bathroom suite with steel bath and chrome fittings
- Thermostatic mixer valve to shower cubicle
- Simpson shower screen
- Over bath screen
- Recessed white LED down lights
- Choice of half height wall tiling\* to bedroom 1 en-suite. Family bathroom and 2nd en-suite with choice of half height tiling\* behind sanitary ware. Full height tiling\* to shower cubicle and three sides of bath
- Splashback to cloakroom wash basin
- Choice of ceramic floor tiles\*
- Multi rail towel warmer

### **Externals**

- Access road tarmac
- Driveways and parking spaces to be block paved
- Private footpaths and patios will be weathered paving slabs
- Front gardens turfed and landscaped to approved design
- Rear gardens cleared and graded to natural contours
- Rear garden boundaries to be close board, gate with rear dividing panel fencing in accordance with a comprehensive landscape scheme
- Shed to Plots 1, 5, 6 and 7
- Rotary dryer
- Light fitting to all external doors
- Light and power to garage
- Water tap to rear of property: front of garages to Plots 2, 3 and 4

### **Premier Guarantee**

Each property will be sold with the benefit of the 10 year Premier structural warranty. A comprehensive Premier handbook will be given to the purchaser on completion.

### **24-hr Pinnacle Emergency Cover for two years**

All Bewley Homes purchasers benefit from 24 hour emergency cover provided by Pinnacle Property. This service is valid for a period of two years from the date of legal completion.

In addition, a number of guarantees will be available covering such items as the air source heat pump and the kitchen appliances. These guarantees provide further peace of mind and, in the case of the kitchen appliances, the purchaser is able to contact the local service engineer directly in the event of a fault developing

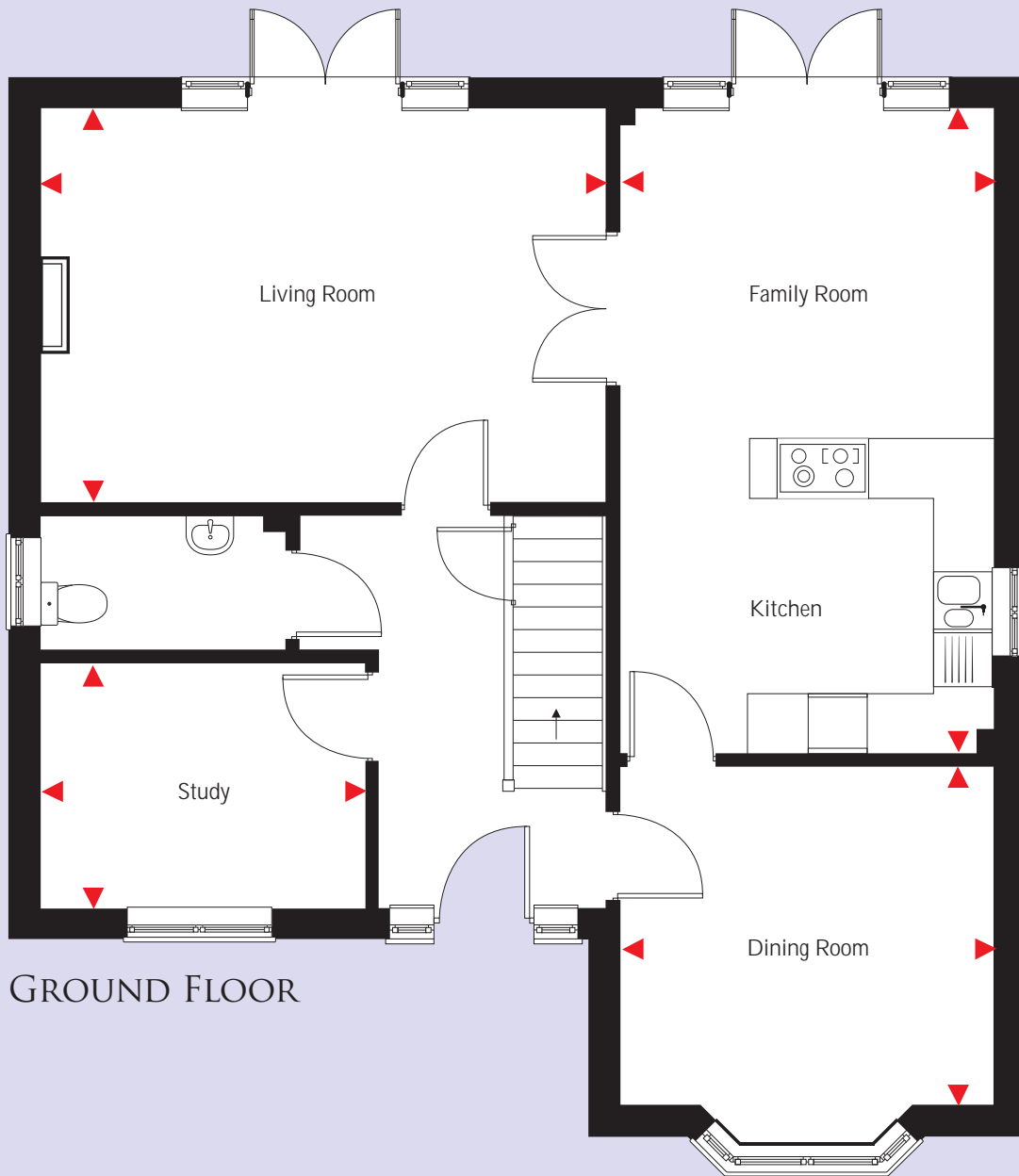
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\* Subject to stage of construction and availability

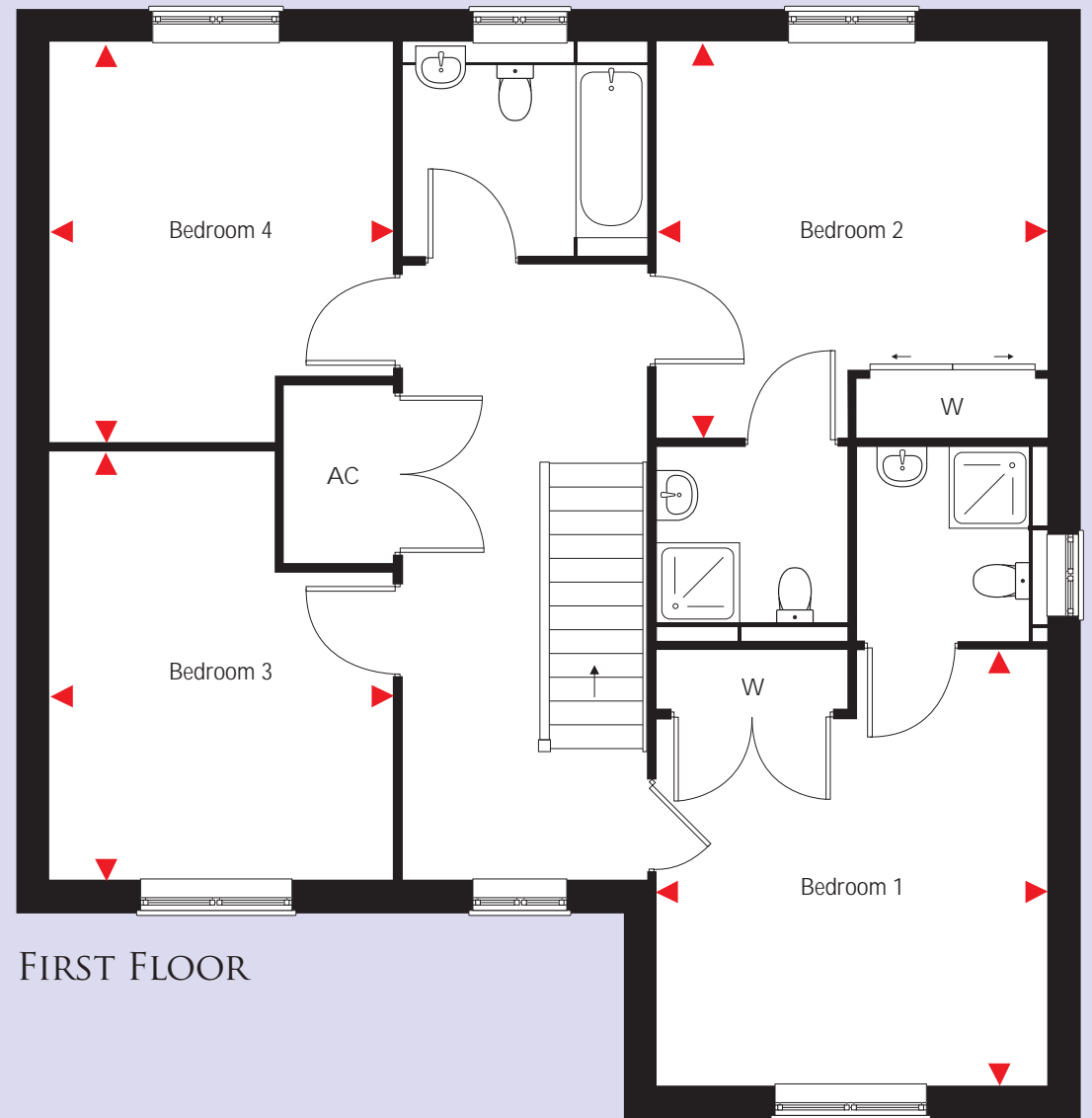








GROUND FLOOR



FIRST FLOOR

# PLOT 1

## Ground floor

|                       |               |               |
|-----------------------|---------------|---------------|
| Study                 | 3.35m x 2.52m | 11'0" x 8'3"  |
| Living Room           | 5.82m x 4.05m | 19'0" x 13'3" |
| Kitchen / Family Room | 6.63m x 3.84m | 21'9" x 12'6" |
| Dining Room           | 3.84m x 3.50m | 12'6" x 11'6" |

## First floor

|           |               |               |
|-----------|---------------|---------------|
| Bedroom 1 | 4.28m x 3.84m | 14'0" x 12'6" |
| Bedroom 2 | 3.89m x 3.84m | 12'9" x 12'6" |
| Bedroom 3 | 4.20m x 3.37m | 13'9" x 11'0" |
| Bedroom 4 | 3.93m x 3.37m | 12'9" x 11'0" |



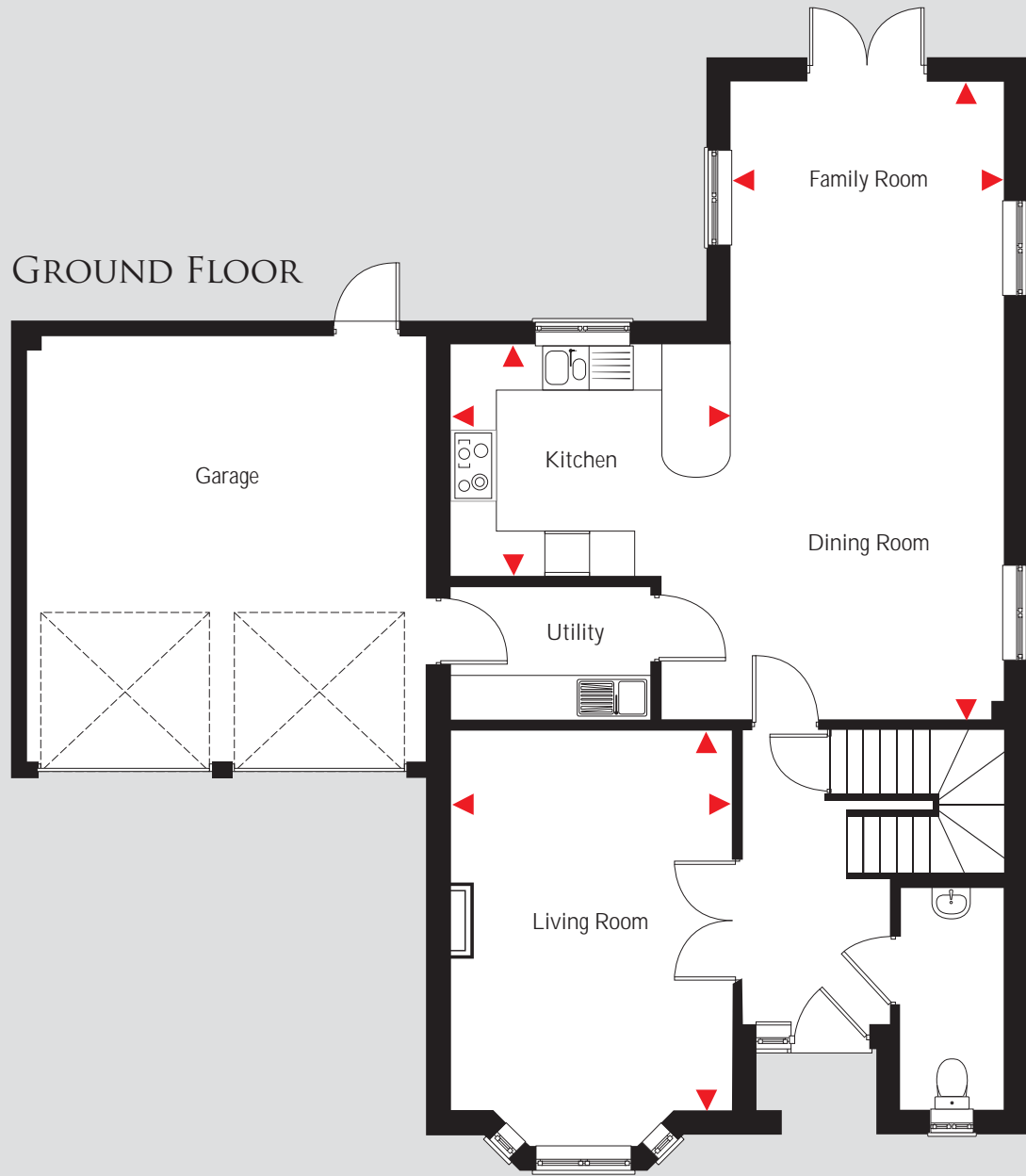
All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. Designs may vary according to plot. Bewley Homes reserves the right to vary as necessary to complete the works.







## GROUND FLOOR



## FIRST FLOOR



# PLOT 2

### Ground floor

|                      |               |               |
|----------------------|---------------|---------------|
| Living Room          | 5.03m x 3.73m | 16'6" x 12'3" |
| Kitchen              | 3.71m x 3.07m | 12'3" x 10'0" |
| Dining / Family Room | 8.45m x 3.62m | 27'9" x 11'9" |

### First floor

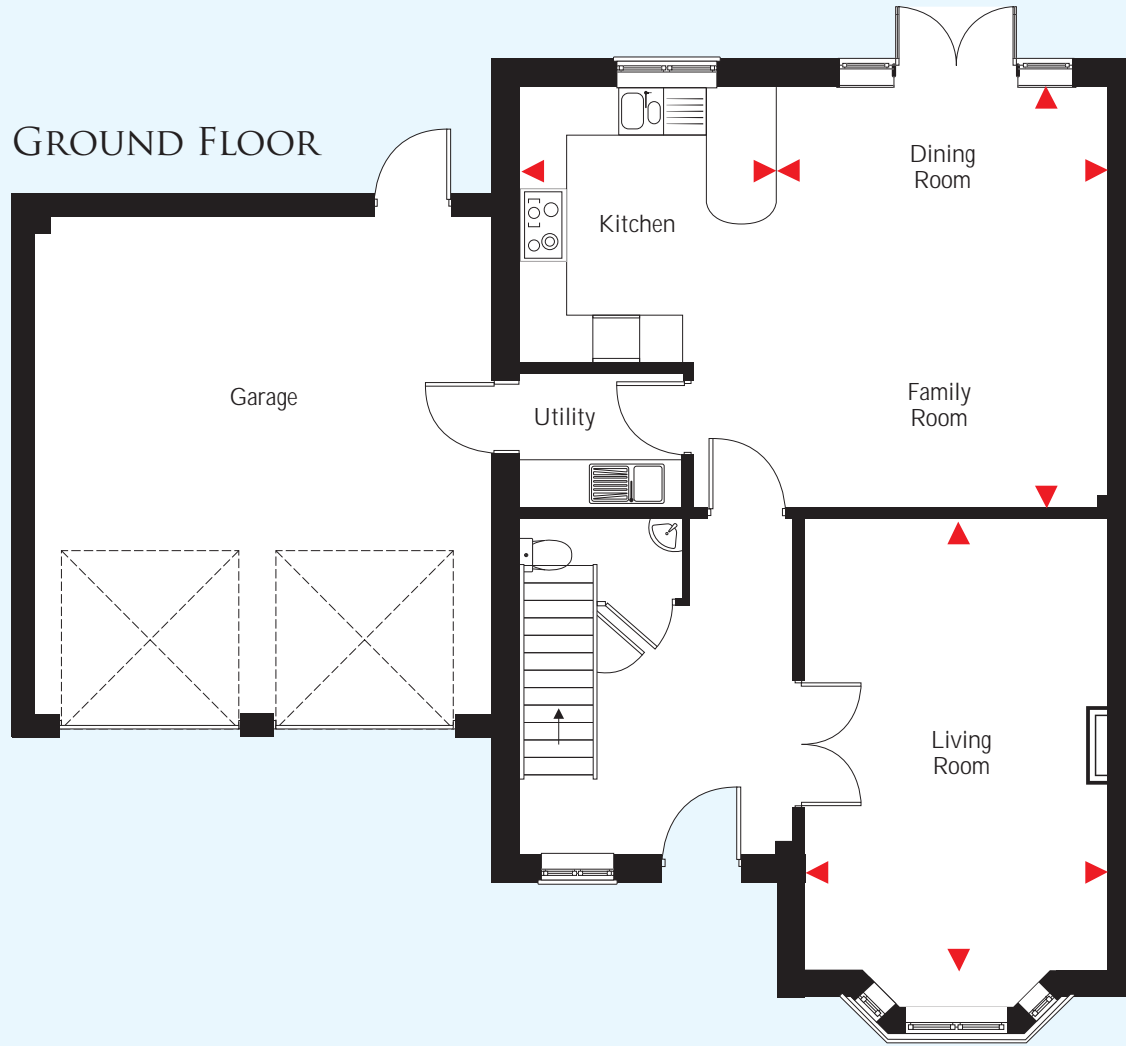
|           |               |               |
|-----------|---------------|---------------|
| Bedroom 1 | 4.39m x 3.62m | 14'3" x 11'9" |
| Bedroom 2 | 4.15m x 3.61m | 13'6" x 11'9" |
| Bedroom 3 | 4.00m x 3.61m | 13'0" x 11'9" |
| Bedroom 4 | 3.62m x 2.97m | 11'9" x 9'9"  |



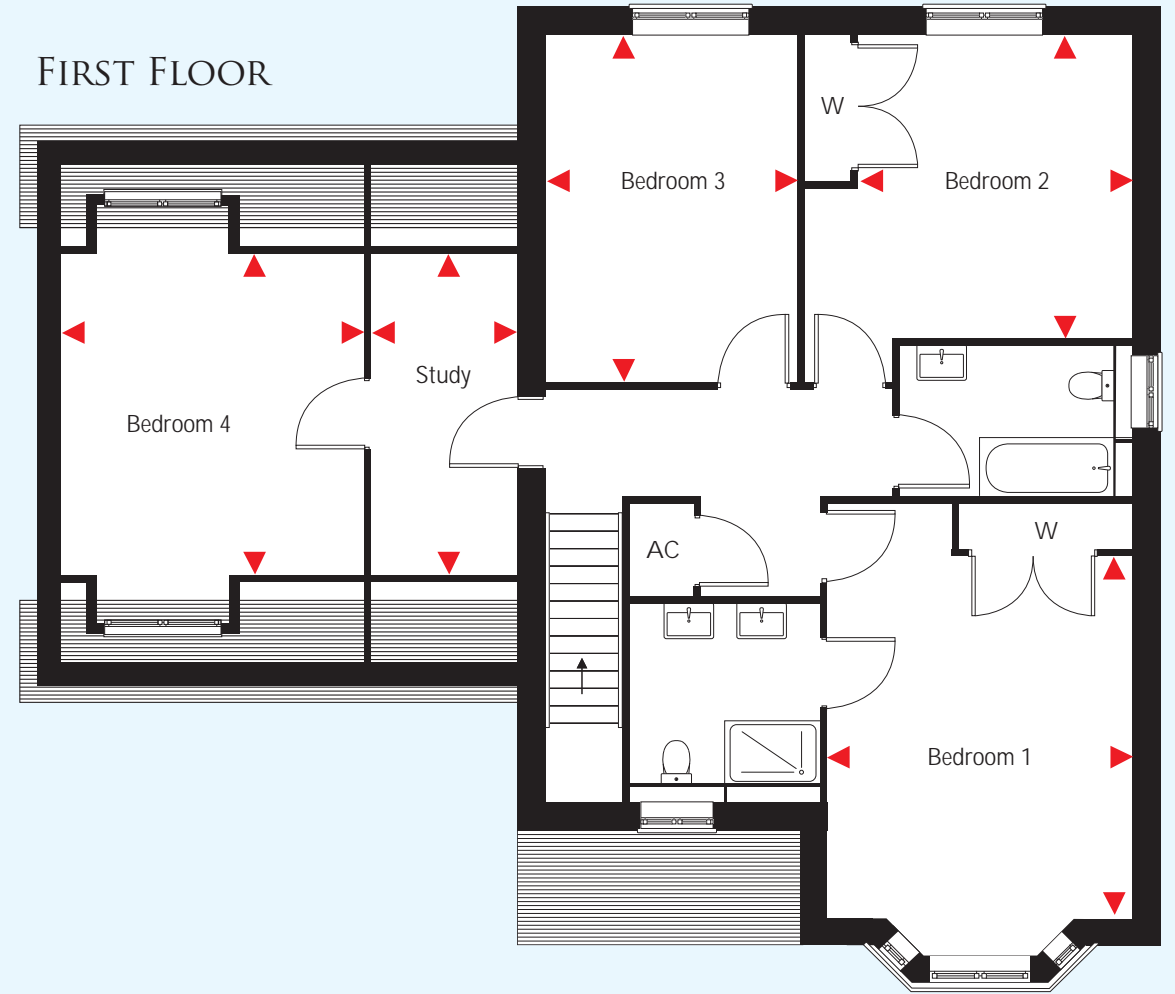




## GROUND FLOOR



## FIRST FLOOR



# PLOT 3

### Ground floor

|                      |               |               |
|----------------------|---------------|---------------|
| Living Room          | 5.70m x 3.85m | 18'9" x 12'6" |
| Kitchen              | 3.49m x 3.18m | 11'6" x 10'6" |
| Dining / Family Room | 5.32m x 4.27m | 17'6" x 14'0" |

### First floor

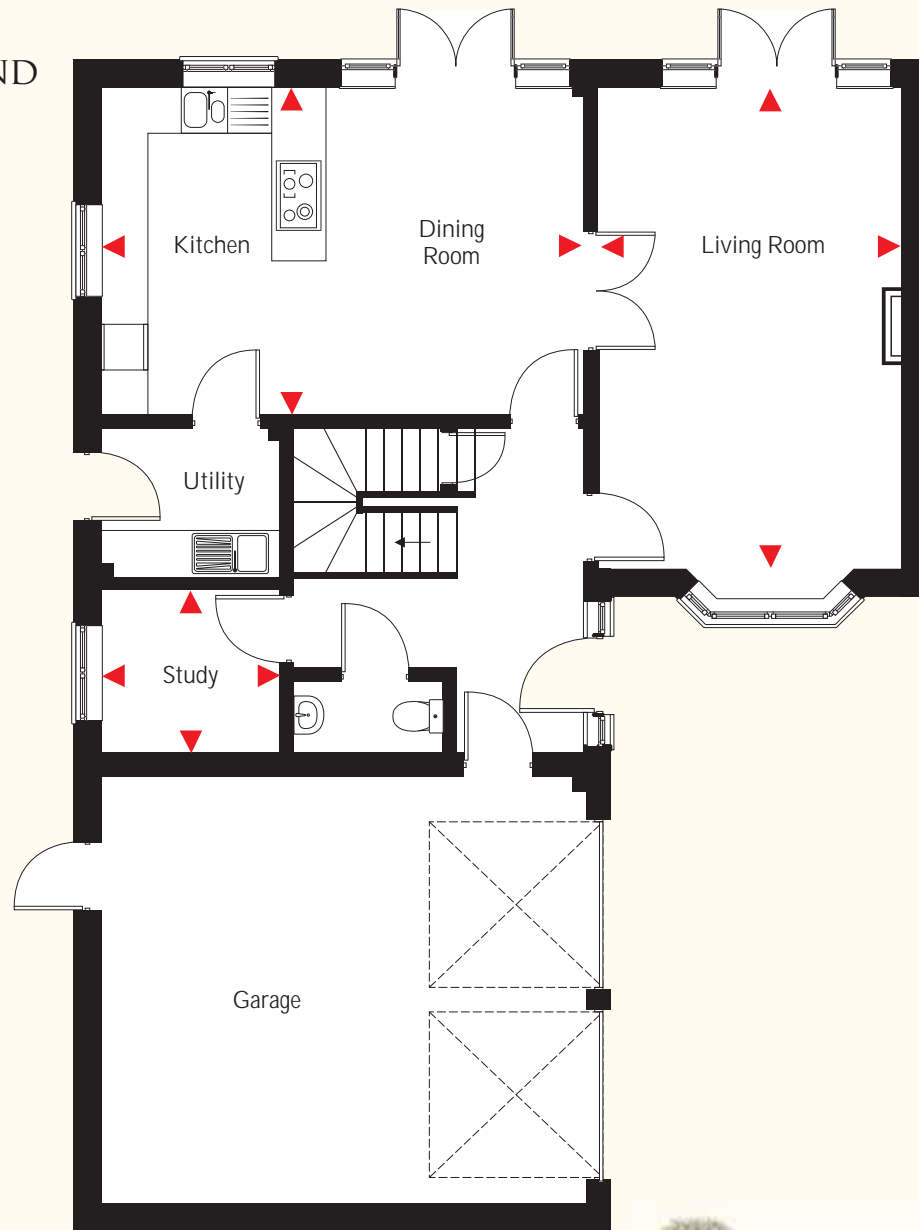
|           |               |               |
|-----------|---------------|---------------|
| Bedroom 1 | 4.57m x 3.85m | 15'0" x 12'6" |
| Bedroom 2 | 3.84m x 3.47m | 12'6" x 11'3" |
| Bedroom 3 | 4.39m x 3.22m | 14'3" x 10'6" |
| Bedroom 4 | 4.05m x 3.82m | 13'3" x 12'6" |
| Study     | 4.05m x 1.83m | 13'3" x 6'0"  |



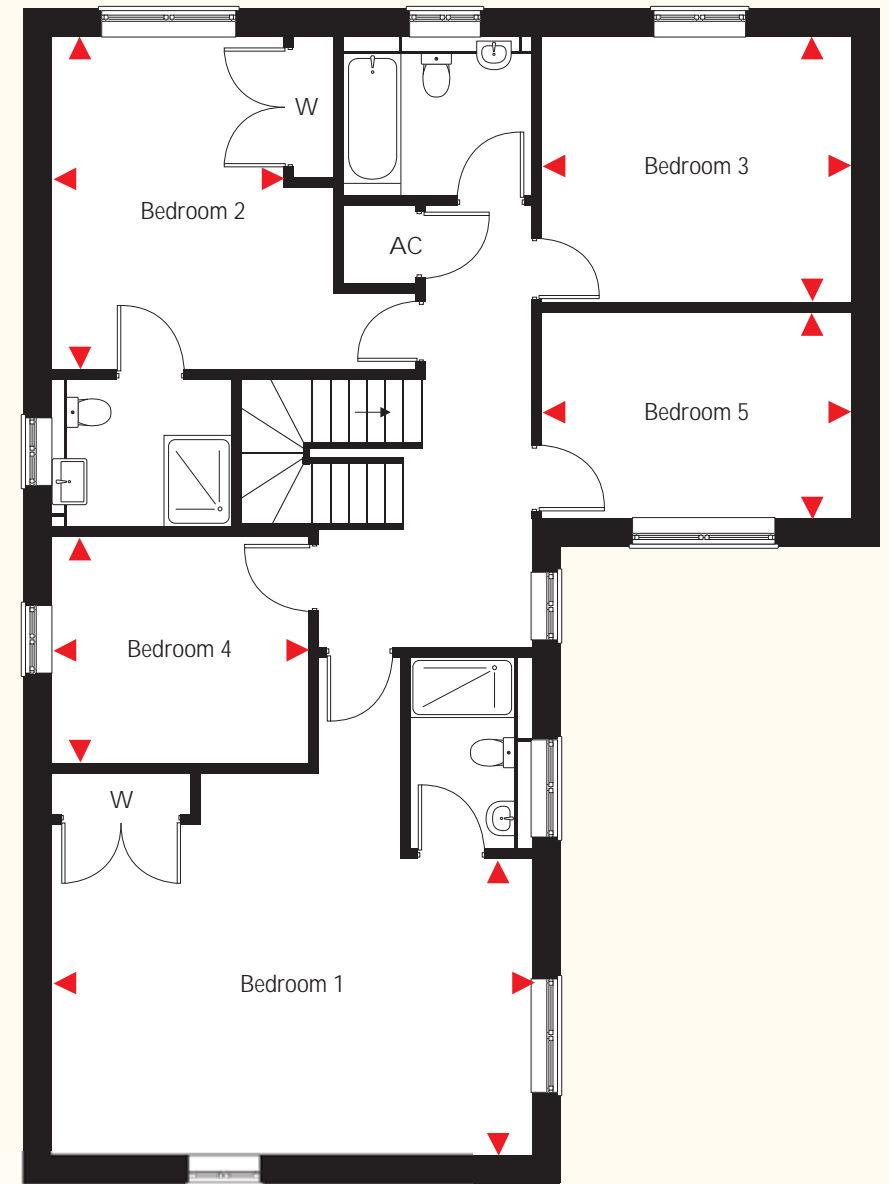




# GROUND FLOOR



# FIRST FLOOR



# PLOT 4

## Ground floor

|                       |               |               |
|-----------------------|---------------|---------------|
| Living Room           | 6.32m x 4.02m | 20'9" x 13'3" |
| Kitchen / Dining Room | 6.32m x 4.33m | 20'9" x 14'3" |
| Study                 | 2.38m x 2.13m | 7'9" x 7'0"   |



## First floor

|           |               |               |
|-----------|---------------|---------------|
| Bedroom 1 | 6.32m x 3.91m | 20'9" x 12'9" |
| Bedroom 2 | 4.38m x 3.08m | 14'3" x 10'0" |
| Bedroom 3 | 4.07m x 3.50m | 13'3" x 11'6" |
| Bedroom 4 | 3.41m x 3.00m | 11'3" x 9'9"  |
| Bedroom 5 | 4.07m x 2.72m | 13'3" x 9'0"  |

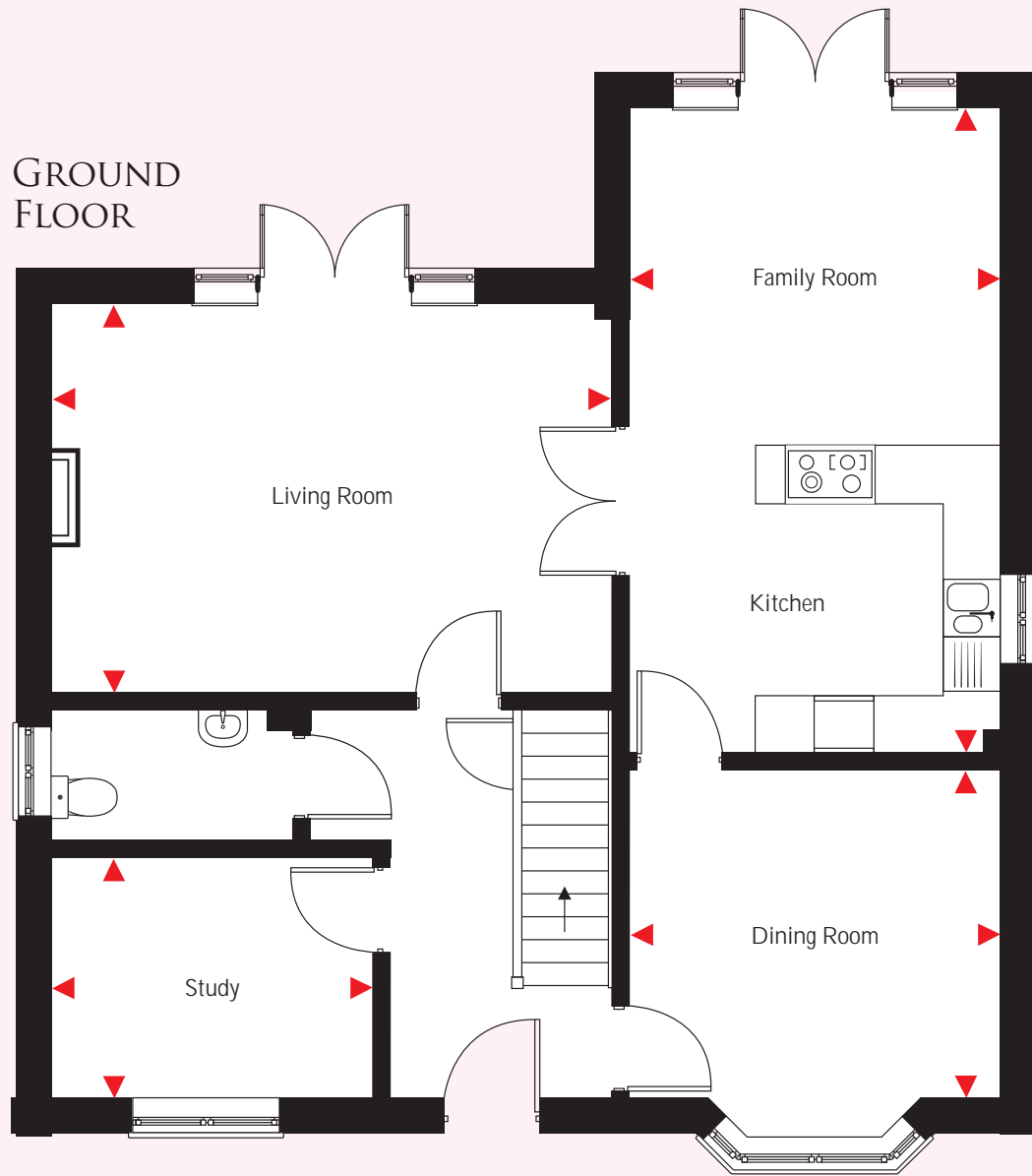
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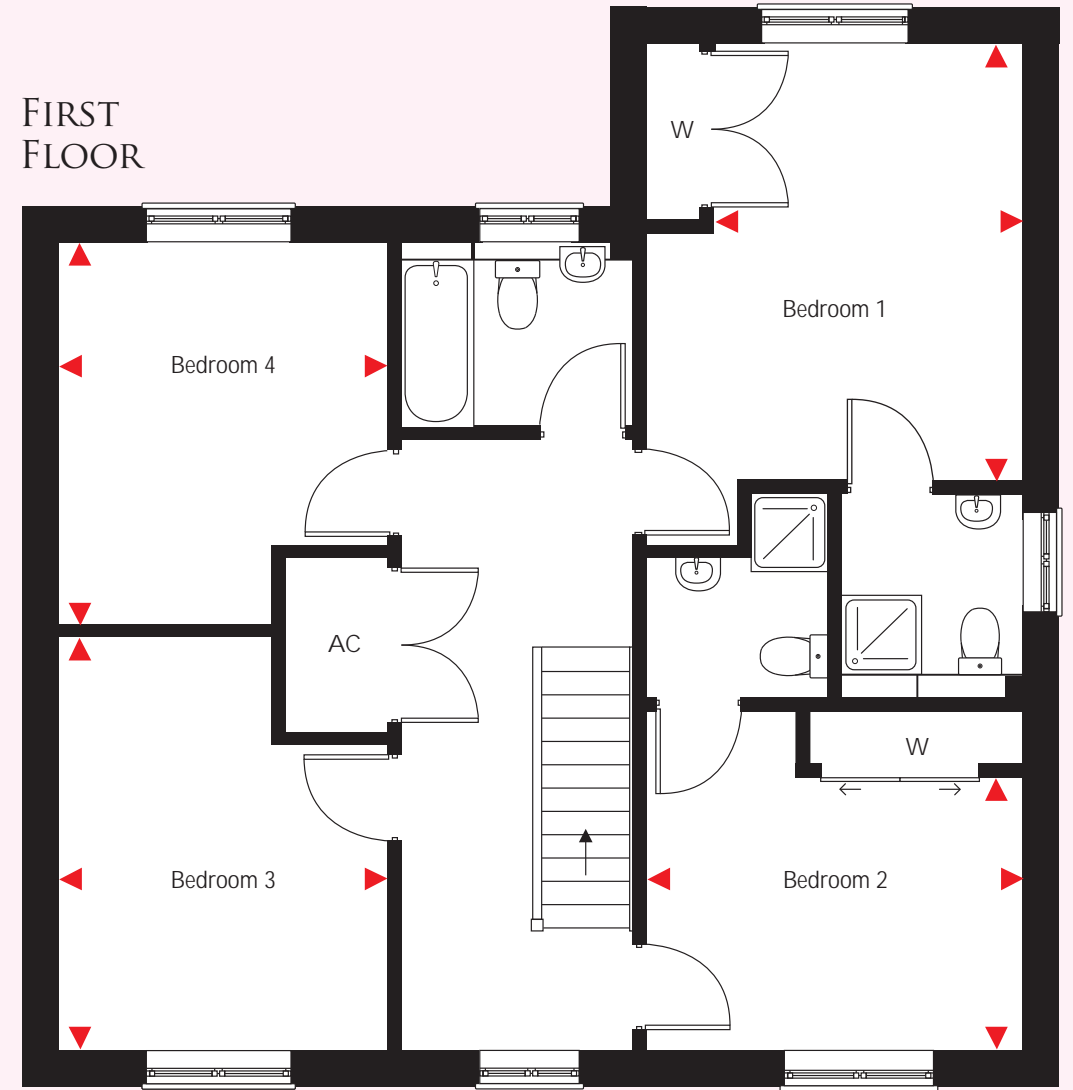




# GROUND FLOOR



# FIRST FLOOR



# PLOT 5

## Ground floor

|                       |               |               |
|-----------------------|---------------|---------------|
| Study                 | 3.35m x 2.52m | 11'0" x 8'3"  |
| Living Room           | 5.82m x 4.05m | 19'0" x 13'3" |
| Kitchen / Family Room | 6.70m x 3.84m | 22'0" x 12'6" |
| Dining Room           | 3.84m x 3.42m | 12'6" x 11'3" |

## First floor

|           |               |               |
|-----------|---------------|---------------|
| Bedroom 1 | 4.51m x 3.17m | 14'9" x 10'3" |
| Bedroom 2 | 3.84m x 2.78m | 12'6" x 9'0"  |
| Bedroom 3 | 4.20m x 3.37m | 13'9" x 11'0" |
| Bedroom 4 | 3.93m x 3.37m | 12'9" x 11'0" |

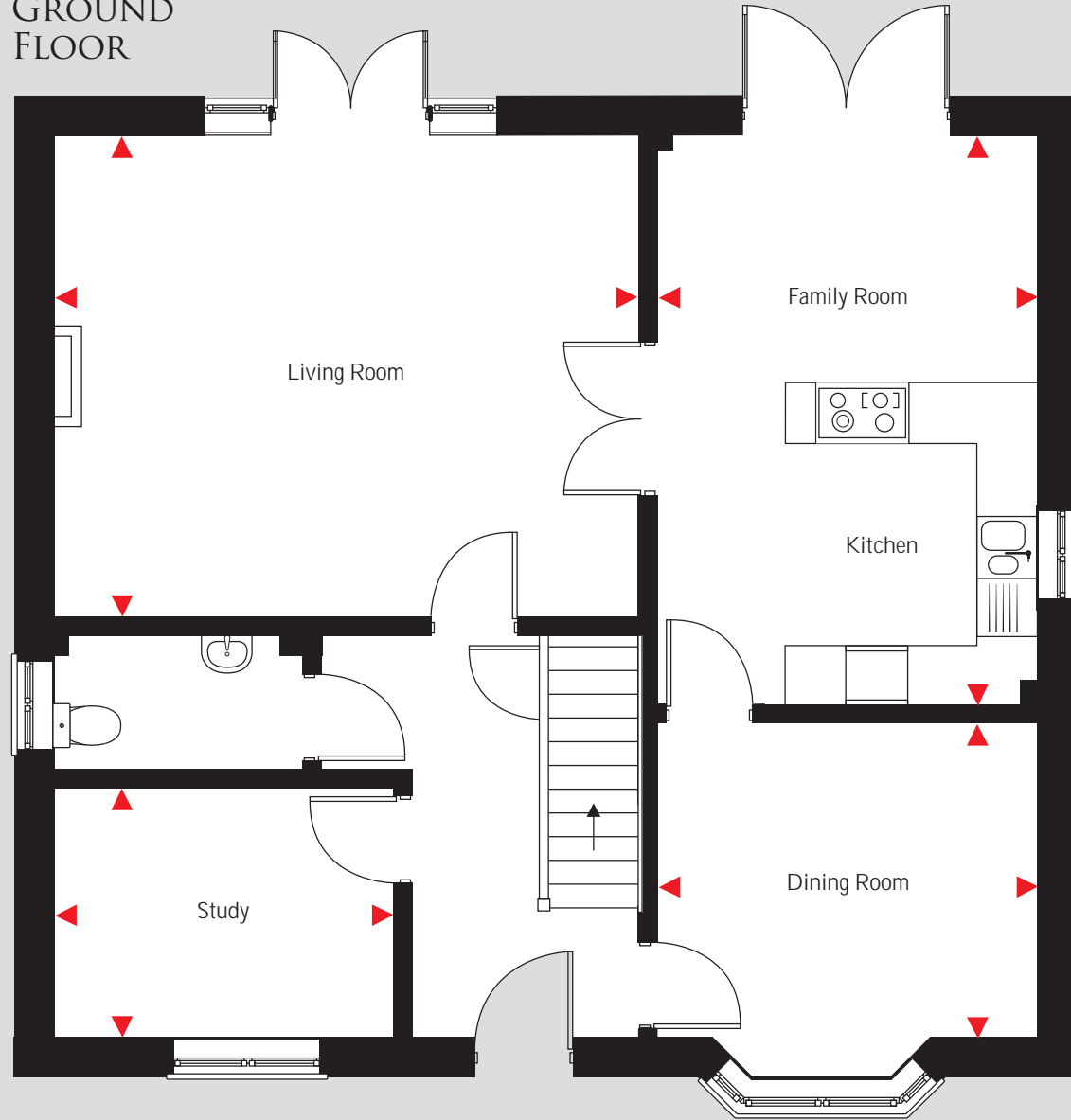


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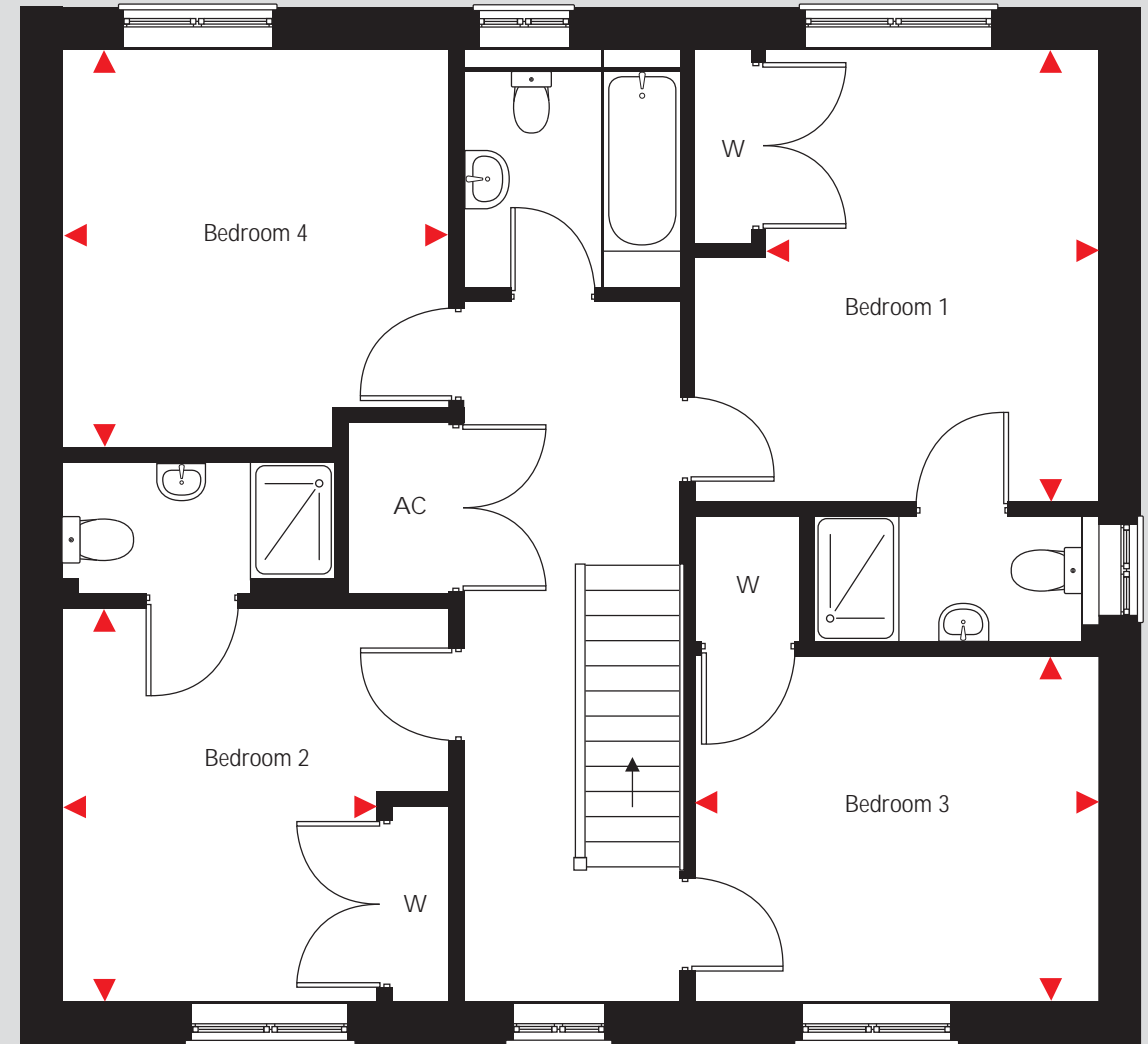




# GROUND FLOOR



# FIRST FLOOR



# PLOT 6

## Ground floor

|                       |               |               |
|-----------------------|---------------|---------------|
| Study                 | 3.43m x 2.52m | 11'3" x 8'3"  |
| Living Room           | 5.86m x 4.82m | 19'3" x 15'9" |
| Kitchen / Family Room | 5.69m x 3.80m | 18'9" x 12'6" |
| Dining Room           | 3.80m x 3.17m | 12'6" x 10'3" |

## First floor

|           |               |               |
|-----------|---------------|---------------|
| Bedroom 1 | 4.30m x 3.18m | 14'0" x 10'6" |
| Bedroom 2 | 3.75m x 3.00m | 12'3" x 9'9"  |
| Bedroom 3 | 3.85m x 3.29m | 12'6" x 10'9" |
| Bedroom 4 | 3.80m x 3.68m | 12'6" x 12'0" |



All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. Designs may vary according to plot. Bewley Homes reserves the right to vary as necessary to complete the works.

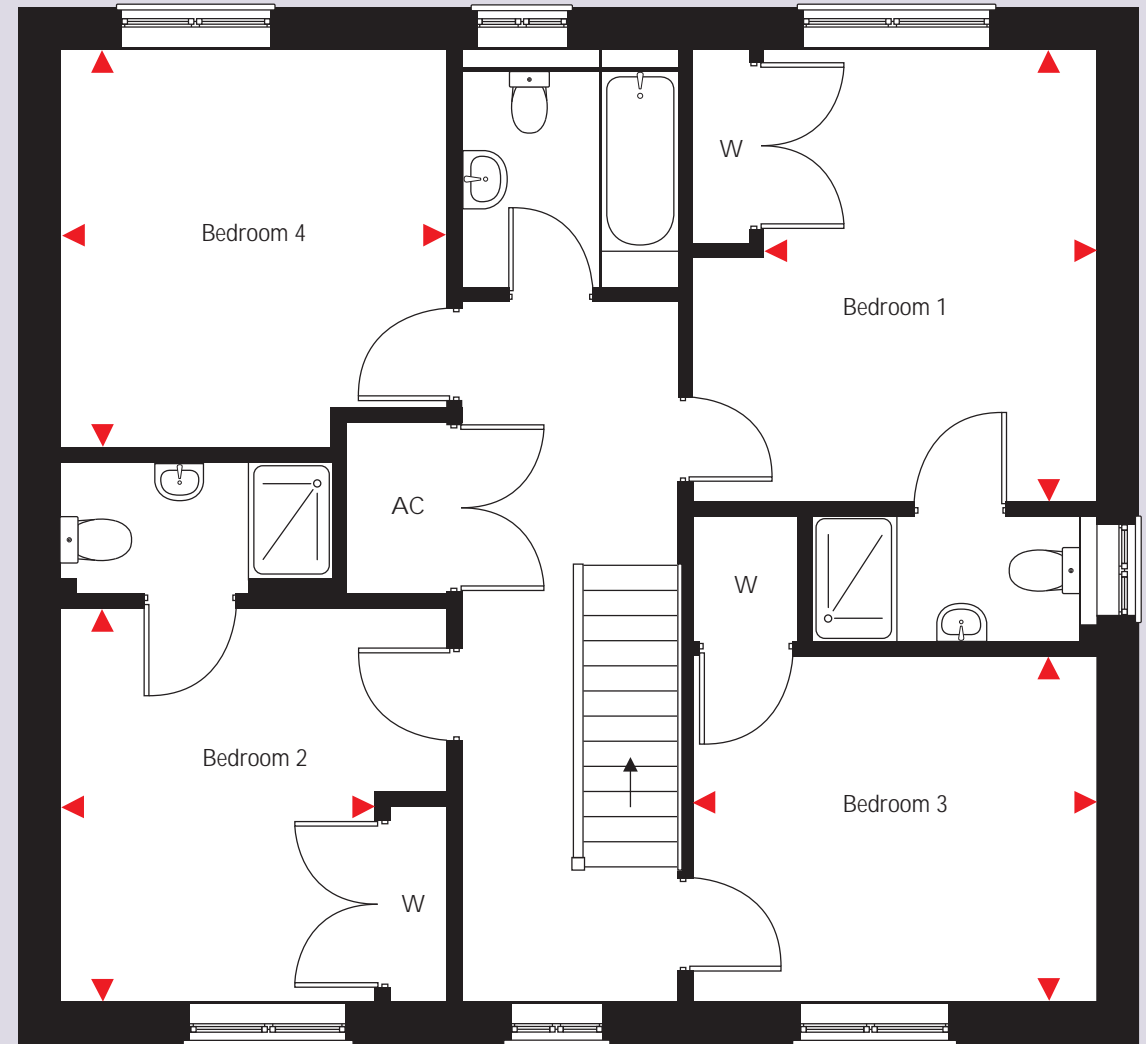




# GROUND FLOOR



# FIRST FLOOR



# PLOT 7

## Ground floor

|                       |               |               |
|-----------------------|---------------|---------------|
| Study                 | 3.43m x 2.52m | 11'3" x 8'3"  |
| Living Room           | 5.86m x 4.82m | 19'3" x 15'9" |
| Kitchen / Family Room | 5.69m x 3.80m | 18'9" x 12'6" |
| Dining Room           | 3.80m x 3.17m | 12'6" x 10'3" |

## First floor

|           |               |               |
|-----------|---------------|---------------|
| Bedroom 1 | 4.30m x 3.18m | 14'0" x 10'6" |
| Bedroom 2 | 3.75m x 3.00m | 12'3" x 9'9"  |
| Bedroom 3 | 3.85m x 3.29m | 12'6" x 10'9" |
| Bedroom 4 | 3.80m x 3.68m | 12'6" x 12'0" |



# HIGHLANDS SITE PLAN

PLOT 2

PLOT 1

PLOT 3

← HIGHLANDS PLOTS 1-5

PLOT 4

PLOT 5

WARDLE AVENUE





# WARDLE AVENUE, TILEHURST, READING, BERKSHIRE RG31 6JR



## SUMMARY OF PROPERTIES



**Plot 1:** Four bedroom house  
Total floor area: 177.5m<sup>2</sup> (1910ft<sup>2</sup>)



**Plot 2:** Four bedroom house  
Total floor area: 172.5m<sup>2</sup> (1857ft<sup>2</sup>)



**Plot 3:** Four bedroom house  
Total floor area: 183.5m<sup>2</sup> (1975ft<sup>2</sup>)



**Plot 4:** Five bedroom house  
Total floor area: 201m<sup>2</sup> (2164ft<sup>2</sup>)



**Plot 5:** Four bedroom house  
Total floor area: 177.5m<sup>2</sup> (1910ft<sup>2</sup>)



**Plot 6:** Four bedroom house  
Total floor area: 177m<sup>2</sup> (1905ft<sup>2</sup>)



**Plot 7:** Four bedroom house  
Total floor area: 177m<sup>2</sup> (1905ft<sup>2</sup>)

Plots 8-10 sold to housing association



## BEWLEY HOMES

# *About us*

Whatever the price range or house style, each Bewley Home is built in a carefully selected location and designed to complement its environment, while meeting the practical requirements of everyday living. Quality and imagination combined with meticulous attention to exterior and interior detail are the key factors that have enabled Bewley Homes to secure its strong reputation for excellence.

Bewley Homes promotes environmentally responsible designs and specifies building techniques that typically score in the top ten per cent for energy efficiency.

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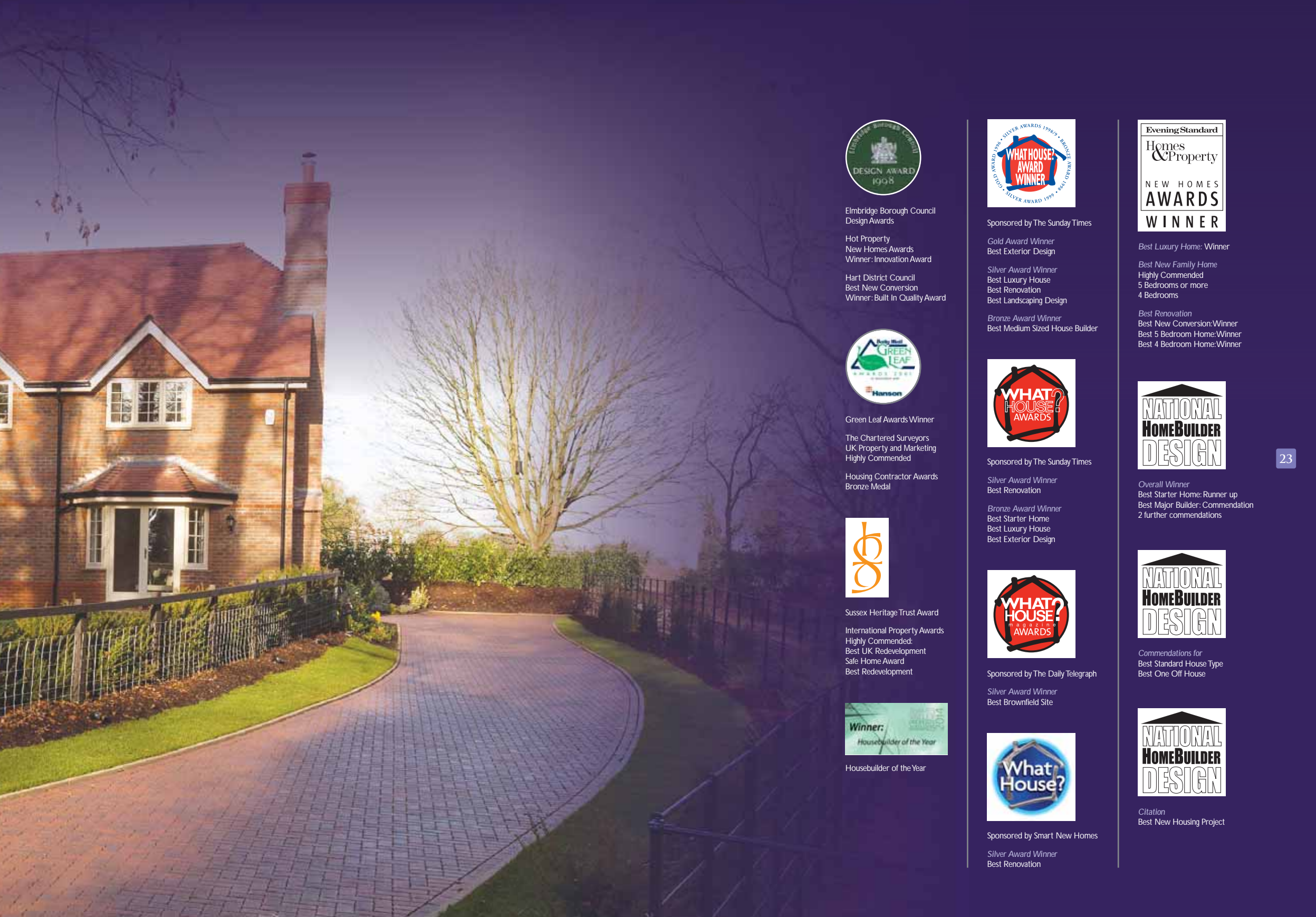
The company also has a clearly defined policy regarding landscaping and protecting the environment. The company firmly believes in working with the local communities to achieve the best planning and design solutions and its portfolio of award winning developments has played a crucial role in building relationships and confidence. As a result Bewley Homes is recognised and respected by its purchasers and planning authorities for outstanding quality, innovation and development excellence. The many awards and commendations the company has received demonstrate its diverse skill across a range of disciplines including luxury and starter homes, restoration and exterior design. These accolades, however, are not just for the design and quality of Bewley Homes but also for the high level of customer care, which draws praise from purchasers and the house-building industry.

Whilst these particulars are prepared with due care for the convenience of intending purchasers, the information and images contained herein are intended as a preliminary guide only. They do not form part of any contract and the developer reserves the right to vary as necessary to complete the works. All designs may vary according to plot. "Highlands" has been chosen for marketing purposes only and should not be taken as forming any part of the final postal address, which is decided by postal and local authority.



ST GEORGE'S COURT, CROFT DRIVE, PANGBOURNE, BERKSHIRE





Elmbridge Borough Council  
Design Awards

Hot Property  
New Homes Awards  
Winner: Innovation Award

Hart District Council  
Best New Conversion  
Winner: Built In Quality Award



Green Leaf Awards Winner

The Chartered Surveyors  
UK Property and Marketing  
Highly Commended

Housing Contractor Awards  
Bronze Medal



Sussex Heritage Trust Award

International Property Awards  
Highly Commended:  
Best UK Redevelopment  
Safe Home Award  
Best Redevelopment



Housebuilder of the Year



Sponsored by The Sunday Times

Gold Award Winner  
Best Exterior Design

Silver Award Winner  
Best Luxury House  
Best Renovation  
Best Landscaping Design

Bronze Award Winner  
Best Medium Sized House Builder



Sponsored by The Sunday Times

Silver Award Winner  
Best Renovation

Bronze Award Winner  
Best Starter Home  
Best Luxury House  
Best Exterior Design



Sponsored by The Daily Telegraph

Silver Award Winner  
Best Brownfield Site



Sponsored by Smart New Homes

Silver Award Winner  
Best Renovation



Best Luxury Home: Winner

Best New Family Home  
Highly Commended  
5 Bedrooms or more  
4 Bedrooms

Best Renovation  
Best New Conversion: Winner  
Best 5 Bedroom Home: Winner  
Best 4 Bedroom Home: Winner



Overall Winner  
Best Starter Home: Runner up  
Best Major Builder: Commendation  
2 further commendations

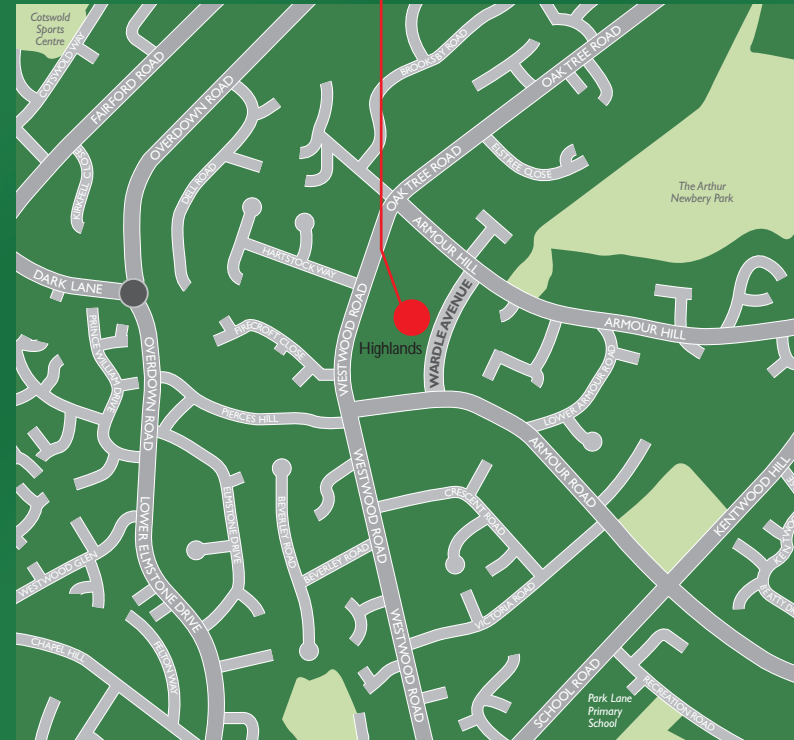


Commendations for  
Best Standard House Type  
Best One Off House



Citation  
Best New Housing Project

HIGHLANDS | WARDLE AVENUE | TILEHURST | BERKSHIRE | RG31 6JR



Maps not to scale

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HOMES PLC

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