

# CAVENDISH PARK

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BARKHAM ROAD, WOKINGHAM, BERKSHIRE RG41 4BT

**BEWLEY**  
HOMES PLC



# DISCOVER

a world class address



# CAVENDISH PARK

Luxurious 2, 3, 4 & 5 bedroom homes

Welcome to Cavendish Park, a stunning collection of spacious houses and townhouses designed for modern living by Bewley Homes.

With a choice of 2, 3, 4 or 5 bedroom options in a selection of styles these homes will appeal to a wide variety of buyers from couples and commuters to growing families alike.

The modern houses feature generous rooms and many have exciting additional features such as a large balcony, bay windows, an attic room, study or separate dining room. Many have a garage or carport and all homes have a garden and off road parking.

Whatever you select you can be sure your new home is carefully designed and finished to the highest standards.

**BEWLEY**  
HOMES PLC

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THE  
**DEVELOPMENT**  
 SITE PLAN

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With 14 different styles of property to choose from, there is a home for everyone at Cavendish Park. The development has been carefully designed with beautiful trees in abundance, as reflected in the names of the properties, with the aim of providing residents with a truly tranquil environment in which to live.

- A FOUR BED HOUSE  
**THE TULIP**  
 PLOT 1
- A FOUR BED HOUSE  
**THE HAWTHORN**  
 PLOTS 2 & 9<sup>(+)</sup>
- A THREE BED HOUSE  
**THE MAPLE**  
 PLOTS 3, 36<sup>(+)</sup>, 59<sup>(+)</sup>,  
 62<sup>(+)</sup>, 70 & 77<sup>(+)</sup>
- A THREE BED HOUSE  
**THE LILY**  
 PLOTS 4, 16, 33, 37<sup>(+)</sup>, 58<sup>(+)</sup>,  
 61<sup>(+)</sup>, 66, 71, 76<sup>(+)</sup>, 96 & 99<sup>(+)</sup>
- A FOUR BED HOUSE  
**THE YEW**  
 PLOTS 5, 12, 17, 21, 24, 28<sup>(+)</sup>, 30,  
 31, 41<sup>(+)</sup>, 60, 68<sup>(+)</sup>, 73, 75 & 97<sup>(+)</sup>

- A FOUR BED HOUSE  
**THE CHERRY**  
 PLOTS 6 & 8<sup>(+)</sup>
- A FIVE BED HOUSE  
**THE HONEYSUCKLE**  
 PLOTS 7, 11<sup>(+)</sup>, 22 & 23
- A FOUR BED HOUSE  
**THE ORCHID**  
 PLOTS 10, 25<sup>(+)</sup> & 26<sup>(+)</sup>
- A FOUR BED HOUSE  
**THE ASH**  
 PLOTS 13, 14<sup>(+)</sup>, 20<sup>(+)</sup> & 29<sup>(+)</sup>,  
 32, 64, 69<sup>(+)</sup>, 74
- A THREE BED HOUSE  
**THE FOXGLOVE**  
 PLOTS 15, 34, 65, 95 & 100<sup>(+)</sup>

- A FOUR BED HOUSE  
**THE PRIMROSE**  
 PLOTS 18, 27, 40<sup>(+)</sup> & 67<sup>(+)</sup>
- A FOUR BED HOUSE  
**THE POPPY**  
 PLOTS 19, 35<sup>(+)</sup>, 42<sup>(+)</sup>, 63<sup>(+)</sup>, 72<sup>(+)</sup>, 91 & 98
- A THREE BED HOUSE  
**THE WILLOW**  
 PLOTS 38 & 39<sup>(+)</sup>
- A TWO BED HOUSE  
**THE ELM**  
 PLOTS 78, 79<sup>(+)</sup>, 80 & 81<sup>(+)</sup>



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WOKINGHAM'S

# RICH HERITAGE

AND CHARM

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*A LIVELY PLACE TO LIVE, CLOSE TO LONDON WITH  
BEAUTIFUL COUNTRYSIDE, LISTED BUILDINGS AND A REAL  
SENSE OF COMMUNITY.*

Wokingham is a medieval Berkshire market town, proud of its rich heritage and enjoying a vibrant present too. There is beautiful countryside all around including a number of conservation areas, while there is an abundance of listed buildings dotted across the town. These include the impressive Town Hall, dating back to 1860, and The Roebuck which has been a pub since the mid 1700s. Other notable buildings to look out for include the beautiful 14th century All Saints' Church and the former Henry Lucas Hospital, the town's only Grade I listed building.

Part of the prosperous Thames Valley area, Wokingham is a lively place to live and topped a Sunday Times poll for best town in the country in 2014. There is a real sense of community, and shops, health and social services are well provided for. In addition to its many leisure facilities, the town enjoys an annual Cultural Month which includes a children's fun day, live street entertainment and exhibitions in the library.

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WOKINGHAM'S  
**RECREATIONAL**

ACTIVITIES TO SUIT ALL

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*WHATEVER YOUR INTEREST, THERE WILL BE SOMETHING  
FOR YOU IN WOKINGHAM, WHICH BOASTS A HUGE RANGE  
OF LEISURE FACILITIES.*







Fitness fans are well catered for in Wokingham with two leisure centres, St Crispins and Pinewood, which both offer swimming pools, gym facilities and exercise classes. There is a variety of other health clubs and private gyms to take advantage of in the area, as well as several golf clubs.

If you prefer getting out in the fresh air, you can head to Bottle Copse which is just a few minutes' walk from Cavendish Park, while two miles away is Gorrick Woods, a popular area for birdwatchers looking for nightjars and owls.

Another local attraction is Cantley Park which boasts tennis courts, a play area and lots of open space. The park hosts regular fairs and visiting circuses, as well as the town carnival, fireworks and an annual half marathon.

For live entertainment, visit Wokingham Theatre which has a varied schedule of drama, comedy and music on offer. Alternatively, you can catch a film at the Showcase Cinema, or enjoy a spot of bowling at the Wokingham Superbowl.



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WOKINGHAM'S

# EMPORIUM

FROM THE ESSENTIALS TO THE BESPOKE

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*THE CHARMING TOWN CENTRE OF WOKINGHAM IS JUST A MILE FROM CAVENDISH PARK AND IS HOME TO HIGH STREET NAMES AS WELL AS QUIRKY BOUTIQUES.*

You'll find everything you need in Wokingham, which boasts a wide variety of shops including well-known outlets like Marks and Spencer, WHSmith and Fat Face. There is also a good range of locally-owned, independent stores including jewellers, chemists, bookshops and pet shops.

Markets are held four times a week in the town centre, while a farmers' market takes place on the first Thursday of every month. Produce is locally sourced and includes fresh meat, cheese, fruit and vegetables, cakes, wine and eggs. You can also pick your own fruit at Gray's Farm which is just three miles away from Cavendish Park.

There are a number of supermarkets close to home, including a Sainsbury's and Morrisons which are both less than ten minutes away by car.

Slightly further afield is Reading, 20 minutes away by car, which is home to the Oracle shopping centre with 80 shops including House of Fraser, Zara and Debenhams plus lots of eateries.

*YOU'LL BE SPOILT FOR CHOICE  
WHEN IT COMES TO EATING AND  
DRINKING IN WOKINGHAM.*

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WOKINGHAM'S

# FOOD & DRINK

A WORLD OF CHOICE

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You can eat your way around the world just a mile away from home in Wokingham town centre. Whether you fancy a taste of France, a visit to the Orient or a classic Indian curry, the right restaurant for you is close at hand. Wokingham also offers takeaways aplenty plus traditional English pub grub, with Ye Olde Leathern Bottel just a few minutes' walk from Cavendish Park.

Further dining options can be found in Reading, including the Michelin-starred L'Ortolan which has three private rooms as well as the main restaurant.

There are also a number of options if you're up for a night on the tiles. For a sophisticated glass of red, head to The Coppid Beech Hotel, or if you fancy a cocktail with the girls you could plump for The Redan. For watching the match with a pint, you can pay a visit to The Bridge Pub.

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EXCEPTIONALLY WELL  
**CONNECTED**  
TO OXFORD & LONDON

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If you want a day in London, to explore Berkshire or head to the south coast, Wokingham is incredibly well connected by road, rail and air and just 33 miles from central London.

Junction 10 of the M4 is five miles from Cavendish Park and links to the M25 and motorway connections to all parts of the country from there. There is a regular bus service to neighbouring Reading, Bracknell and Camberley. Trains from Wokingham Station, just over a mile from home, run regularly to London, Gatwick Airport and Reading. Heathrow Airport is 30 minutes by car.



**ALL TIMES FROM WOKINGHAM STATION**



Reading	9 minutes
Ascot	13 minutes
Redhill	55 minutes
Gatwick Airport	67 minutes
London Waterloo	68 minutes

**APPROXIMATE DRIVING TIMES**



Bracknell	16 minutes
Windsor	29 minutes
Heathrow Airport	30 minutes
Oxford	60 minutes
Southampton	69 minutes

All times/distances shown are approximate only and by the fastest route. Sources: Google Maps; www.nationalrail.co.uk

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THE QUALITY OF THE  
**SPECIFICATION**

IS IN THE ATTENTION TO DETAIL

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*BEWLEY HOMES PRIDES ITSELF ON BUILDING ITS HOMES TO  
THE VERY HIGHEST SPECIFICATION, AND THE PROPERTIES AT  
CAVENDISH PARK ARE NO EXCEPTION.*



	THE TULIP	THE HAWTHORN	THE MAPLE	THE LILY	THE YEWE	THE CHERRY	THE HONEYSUCKLE	THE ORCHID	THE ASH	THE FOXGLOVE	THE PRIMROSE	THE POPPY	THE WILLOW	THE ELM	
<b>BED NOS.</b>	4	4	3	3	4	4	5	4	4	3	4	4	3	2	
<ul style="list-style-type: none"> <li>Stainless steel finished appliances consisting of:               <ul style="list-style-type: none"> <li>Double oven</li> <li>Integrated 4 ring burner gas hob</li> <li>Integrated 5 ring burner gas hob and wiring for induction hob</li> </ul> </li> <li>Extractor hood</li> <li>Integrated fridge/freezer</li> <li>American Style free standing double door frost fridge/freezer</li> <li>Integrated combi microwave oven</li> <li>Integrated dishwasher</li> <li>Integrated washing machine</li> <li>Plumbing for washing machine and tumble drier in the utility</li> <li>Stainless steel 1 1/2 bowl sink with polished chrome monobloc mixer tap</li> <li>Recessed white LED down lights</li> <li>Stainless steel switches and sockets</li> <li>Choice of ceramic floor tiling*</li> </ul>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>BATHROOM, EN-SUITE &amp; CLOAKROOM</b>															
<ul style="list-style-type: none"> <li>Roca white bathroom suite with steel bath and chrome fittings</li> <li>Thermostatic mixer valve to shower cubicle</li> <li>Simpson shower screen</li> <li>Over bath screen (extended hose and slider rail) where no separate shower cubicle</li> <li>Recessed white LED down lights</li> <li>Choice of half height wall tiling* to master en-suite. Family bathroom and 2nd en-suite with choice of half height wall tiling* behind sanitaryware. Full height tiling* to shower cubicle and three sides of bath</li> <li>Splash back to cloakroom*</li> <li>Choice of ceramic floor tiles*</li> <li>Multi rail towel warmer</li> </ul>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>EXTERNAL</b>															
<ul style="list-style-type: none"> <li>Private drives block paved</li> <li>Driveways and parking spaces to be block paved or tarmac</li> <li>Private footpaths and patios to be paving slabs</li> <li>Front gardens turfed and landscaped to approved design</li> <li>Rear gardens cleared and graded to natural contours</li> <li>Rear garden boundaries to be close board, gate with rear dividing panel fencing in accordance with a comprehensive landscape scheme</li> <li>Light fitting to all external doors</li> <li>Light and power to garage</li> <li>Water tap to rear of property</li> </ul>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

\*Subject to stage of construction.



Bewley Park, Reading, Berkshire.

*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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BEWLEY HOMES

# ABOUT US

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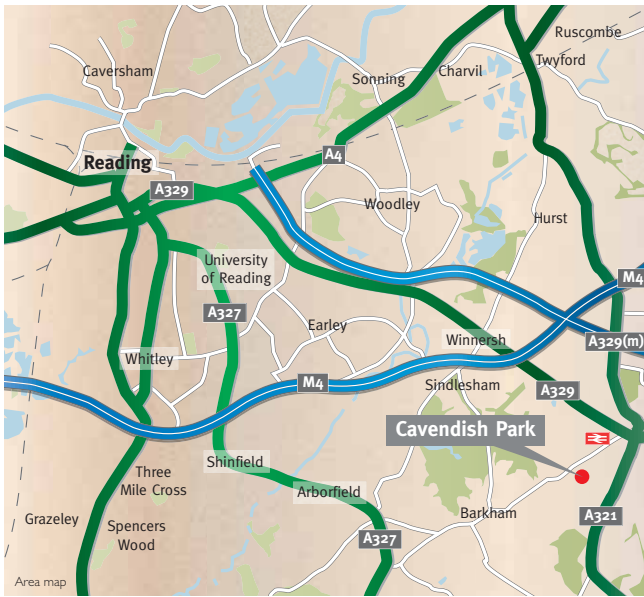


Whatever the price range or house style, each Bewley home is built in a carefully selected location and designed to complement its environment, while meeting the practical requirements of everyday living. Quality and imagination combined with meticulous attention to exterior and internal detail are the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

The company also has a clearly defined policy regarding landscaping and protecting the environment and, as a result, is a consistent winner of Green Leaf Awards for its extensive new plantings, creating habitats for local wildlife and for the implementation of eco-friendly products such as hazel-hurdle fencing. 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.

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WOKINGHAM | BERKSHIRE | RG41 4BT

Inhurst House, Brimpton Road, Baughurst, Hampshire RG26 5JJ

Telephone: +44 (0) 118 970 8200 | Facsimile: +44 (0) 118 970 8202 | Email: [sales@bewley.co.uk](mailto:sales@bewley.co.uk)

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HOMES PLC

[www.bewley.co.uk](http://www.bewley.co.uk)

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 a little according to plot and all details should be checked at the sales office. "Cavendish Park" 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. Computer generated images are indicative only.

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