



SAXON MEADOWS

CROFT ROAD - SPENCERS WOOD - RG7 1DR





S A X O N M E A D O W S

Welcome to Saxon Meadows, an inviting development of nine detached, executive homes designed by Darcliffe Homes and located in the picturesque village of Spencers Wood, Shinfield, Reading.

Darcliffe Homes has more than 50 years' experience in building bespoke property developments in the Thames Valley corridor and beyond. During this time we have gained a reputation for exacting standards and unrivalled quality.

Innovation is at the heart of our design as we strive to reduce the lifetime cost of a home through modern construction methods and attention to detail. Inside, the homes have been carefully planned to provide spacious living areas that meet the demands of today's modern lifestyles.

In addition to providing much needed new housing to communities, Darcliffe Homes aims to enhance the surroundings of its new homes by using carefully selected building materials, together with high environmental and sustainability standards.





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Saxon Meadows lies within the historic village of Spencers Wood, which dates back to the 13th Century and sits within the parish of Shinfield Berkshire, just four miles from the vibrancy of Reading town centre.

With an intimate collection of three, four and five bedroom houses, living in Saxon Meadows combines the joys of a quiet village life with the convenience of being close to a modern town centre, excellent leisure facilities and fantastic transport links.

Careful consideration has been given to the interiors of each home, creating generously sized rooms. Large kitchen dining room areas feature separate utility rooms and create the perfect place for family socialising. Stylish, handle-less units and integrated Bosch appliances create a clean and contemporary look, plus there are instant boiling water taps and USB charging points in each kitchen.

Beautiful bi-folding doors lead directly into the garden creating a natural flow between inside and outside living. Underfloor heating throughout the downstairs creates a luxurious feel underfoot and extends right into the separate living room area, creating the perfect sanctuary for relaxing and unwinding.

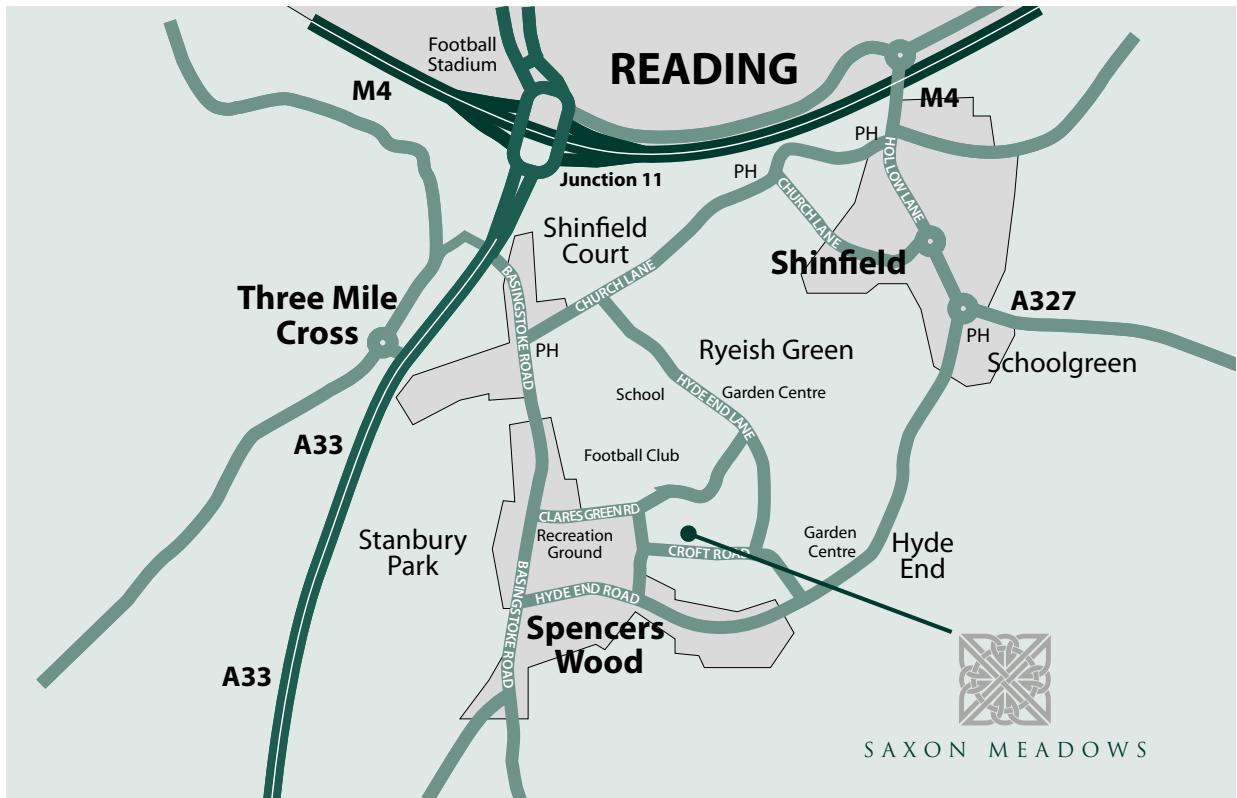
Upstairs, high quality Duravit bathrooms have been fitted, with master and second bedrooms featuring en-suites. The master bedroom will also benefit from two USB ports. Space has been maximised in bedrooms with the installation of Harmony's top quality, modern wardrobe units.

In addition to a pre-installed burglar alarm, each home has also been pre-wired for CCTV and Sonos®, the wireless music system, dramatically reducing disruption and costs, should homeowners wish to install either at a later date.

Each home has parking for two cars, plus access to either a single or double garage with a fob-operated, electric door. Solar panels have also been installed onto each roof enabling homeowners to save on energy costs throughout the year.



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SAXON MEADOWS, CROFT ROAD, SPENCERS WOOD, RG7 1DR

Spencers Wood is joined to the north by the village of Three Mile Cross
and to the west lies the village of Grazeley.

Situated just off Junction 11 of the M4, Spencers Wood also has excellent links to the A33 and M3 making it great for commuting.

The eagerly anticipated Crossrail link will start at Reading, creating superb links to London and Heathrow airport.

National Express also has a coach stop at Reading Calcot, which is Junction 12 of the M4, providing links to London and the South West.



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The excellent location of Saxon Meadows makes it a great place for all members of the family to enjoy life to the full.

Spencers Wood has all the necessary amenities including a post office, convenience store, library, chemist and village hall.

Within easy reach of the village, Reading offers a fantastic choice of retail outlets, including its renowned Oracle mall which is home to 90 shops. For days and nights out socialising, there is a superb selection of eateries, especially along the river just outside of the Oracle, as well as the one Michelin starred, 3AA rosette L'Ortolan restaurant in Shinfield.

Sports facilities in Reading are excellent and include the Madejski Stadium, home to Reading Football Club, Palmer Park Stadium with its own velodrome and athletics track, plus three golf clubs within ten miles of the village too.

Leisure time can be spent doing a whole host of activities from museums to indoor karting, swimming and cinema. Further afield Wellington Country Park, Beale Park and Basildon Park offer some exciting days out.

Saxon Meadows is also conveniently placed for local primary and secondary schools in neighbouring villages as well as a number of private pre-schools and excellent independent schools.

Whatever season of life you are in, Saxon Meadows is well placed to meet your needs.





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Plot 1 —
THE TAPLOW

Plot 2 —
THE STAFFORD

Plot 3 —
THE SUTTON

Plot 4 —
THE HANNEY

Plot 5 —
THE FULLER

Plot 6 —
THE KINGSTON

Plot 7 —
THE STRICKLAND

Plot 8 —
THE MILTON

Plot 9 —
THE LENBOROUGH



SAXON MEADOWS

Darcliffe Homes is committed to designing and building homes of the highest quality so that owners can enjoy complete peace of mind.

Each home is designed and built to the stringent NHBC standards and carries a 10 year warranty.

All homes are fitted with burglar alarms and pre-wired for CCTV should owners wish to install it at a later stage.

Kitchens and utility rooms are fully fitted with Bosch integrated appliances and carry the manufacturer's two year warranty.

Each kitchen features a separate tap for instant boiling water.

Bedrooms feature Harmony fitted wardrobes for additional space.

Front doors are composite for added strength, they are also highly insulated and feature multi-point locks for extra security.

Bathroom towel radiators are dual fuel for use in the warmer months.

All homes are pre-wired for Sonos wireless sound system in the lounge, kitchen and master bedroom, should owners wish to purchase the speakers.

Each home has data caballing throughout for flexibility and usability.

Dormer windows have been installed to enhance natural daylight.

External lighting and power sockets are installed to the rear of the property for convenience and added security.

Each home has met the Accredited Construction Details to promote energy efficiency and feature solar panels for reducing energy bills.



SAXON MEADOWS

With the development of Saxon Meadows,
Darcliffe Homes is committing...

£836,652

...to support the local community and ensure that this
remains a sustainable development for generations to come.



£42,061

towards green infrastructure
and public open space



£119,735

towards primary,
secondary and
special educational needs facilities



£73,729

towards improvements
to the local road network
and bus services

£552,851



£17,092

towards children's
equipped play areas



£31,184

towards local sports
facilities and allotments





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DARCLIFFE HOMES

Superior Homes Built For Life

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