



The perfect blend of town & country living.

A DESIRABLE COLLECTION OF
1 & 2 BEDROOM APARTMENTS & 2,3,4 & 5 BEDROOM HOUSES.



DARCLIFFE HOMES

Superior homes built for life

*The perfect blend of
town & country living.*





DARCLIFFE HOMES

Superior Homes Built For Life

A trusted local developer with a reputation for quality.



All Darcliffe Homes are built to NHBC standards and carry a 10 year warranty.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Darcliffe Homes are incredibly proud to be delivering new homes through traditional construction methods, providing industry leading specification and continuing our reputation for unrivalled quality and customer service.

All of our homes are carefully designed to provide tasteful and welcoming exteriors with spacious and functional interiors that meet the demands of today's modern lifestyles.

Our properties are finished to an exceptional standard with high quality fixtures and fittings included in the purchase price. We pride ourselves on making your property 100% ready to move into, eliminating many of the hidden costs associated with buying a new home.

Our future owners lifestyles are at the heart of our design and planning process as we strive to reduce the lifetime cost of a home through low maintenance materials and energy efficiency.

We are extremely excited about Stoneham Park, with its well balanced layout, open green spaces, vast range of properties and wonderful location, we are confident that it is a development you will enjoy calling home for many years to come.



Computer generated image, indicative and for illustration purposes only.

POSTCODE FOR SATNAV
RG31 5UG

Stunning new homes in an unrivalled location

**Stoneham Park is a high quality development
of 66 properties in Tilehurst, Reading.**

Perfectly situated on the Western edge of Reading, Stoneham Park enjoys unrivalled access to both town and country.

Whatever your lifestyle, Stoneham Park has a lot to offer, whether it's country walks and cosy pubs or cutting edge fashion and coffee shops, you won't find a better location.

Despite being just a stone's throw from Reading's many amenities, Stoneham Park enjoys a positively rural outlook, backing onto open fields with views of the popular Sulham Woods and beyond.

With such an enviable position and with so much on your doorstep, Stoneham Park is a truly unique development, so why not take a look for yourself and see how you could be enjoying the best of town and country living from this one great setting.

Set in beautifully landscaped grounds with a choice of 1 & 2 bedroom apartments and 2, 3, 4 or 5 bedroom houses, there really is something for everyone at Stoneham Park.

The perfect blend of town & country living.



Stoneham Park: a birds eye view.

Viewed from the air it's easy to see what a truly great location Stoneham Park enjoys.

Backing onto open fields that lead to nearby Sulham Woods and the beautiful rolling Berkshire countryside beyond.

With large areas of open green space incorporated into the site itself, Stoneham Park is a genuinely unique and exceptional development that is sure to impress all who visit.



Computer generated image showing Stoneham Park from Long Lane with Sulham Woods in the distance. Indicative only.



Get to know the area

Whether you're walking the kids to school, meeting up with friends, keeping fit or just relaxing, Stoneham Park is a great place to start.

With so much to do nearby, your biggest problem will be deciding what to do first.

Pop into town and explore Reading's excellent shopping and dining options, including the popular Riverside area, featuring family favourites like Nandos, Wagamamas, Pizza Express & Yo! Sushi to name but a few.

Like keeping fit? Take a country run around Sulham Woods (just a stone's throw from Stoneham Park), or check out the area's many excellent gyms, spas and fitness centres.

If culture is more your thing, try The Oracle's state-of-the-art cinema or The Hexagon, Reading's leading live entertainment venue.

As you would expect from such a great location, there are a number of nurseries and schools nearby, the nearest Primary School is Downsway - rated 'Good' by OFSTED (Oct 2017) just a 10 minute walk away.

Secondary education is also well catered for, with the nearest school; Denefield - rated 'Good' by OFSTED (Jan 2018) also just a 10 minute walk.





500m



Train station



Sailing club



Golf club

A small selection of what's nearby...



Education

- ① Downsway Primary 1 mile
- ② Denefield Secondary 0.5 miles
- ③ Birch Copse Primary 1.5 miles
- ④ Little Heath Secondary 1 mile



Shopping

- ⑤ The Oracle 5 miles
- ⑥ Sainsbury's Retail Park 3 miles
- ⑦ Lidl & Aldi 3 miles
- ⑧ Forbury Retail Park 5 miles



Food & drink

- ⑨ Reading Riverside 5 miles
- ⑩ Quattro 5 miles
- ⑪ The Swan 3 miles
- ⑫ The Greyhound 2 miles
- ⑬ Veenno 5 miles



Health & fitness

- ⑭ Studio 42 4 miles
- ⑮ The Shredquarters 2 miles
- ⑯ Pure gym 5 miles
- ⑰ Revive Health Club & Spa 4 miles



Leisure

- ⑱ Sulham Woods 0.25 miles
- ⑲ Hall Place Equestrian 0.5 miles
- ⑳ Red Kangaroo trampoline 3 miles
- ㉑ Vue Cinema 5 miles
- ㉒ Madjeski Stadium 7 miles
- ㉓ The Hexagon 5 miles
- ㉔ Crazy Playdays 2.5 miles
- ㉕ Moor Copse Nature Reserve 2.5 miles

Source: Google maps

Discover the great outdoors

With some of rural Berkshire's finest countryside on your doorstep just waiting to be explored.

Stoneham Park offers a selection of stunning new homes in a truly enviable location.

Situated on the edge of town yet with the countryside right next door there is so much to explore, you'll never be short of something to do.

Why not take a bike ride around the quiet country lanes or explore nearby Sulham Woods - a great place for walks and family adventures and home to a wide variety of wildlife.

With the Rivers Thames and Kennet nearby, there's plenty of opportunity for water sports or, if you fancy horse riding - Hall Place Equestrian Centre is just down the road.

After all that activity, why not visit one of the area's many hostellers - there is plenty of choice, from cosy village inns to family friendly gastro-pubs.

What better way to finish a great day outdoors than to return to the comfort of your brand new home at Stoneham Park?





Relax and unwind in beautiful rural Berkshire.

Opposite page clockwise from top: Woodland adventures. Discover cosy country pubs. Explore the countryside on foot or by bike. This page clockwise from top left: Hall Place Equestrian Centre is just a short distance away. Sulham Woods, viewed from Stoneham Park. Perfect for walking the dog, Stoneham Park backs onto open fields. Enjoy rural Berkshire. Red Kites can often be seen soaring overhead. The popular Thames Path runs just to the north of Sulham.



A modern and thriving town

On the banks of the River Thames and River Kennet, Reading has a rich history that dates back to the 8th century. Now an important commercial and technology hub, the town is one of the Thames Valley's most prosperous locations.

Reading has an excellent selection of shops, from high street names like John Lewis and Marks & Spencer to a wide range of smaller independent stores - there's even an IKEA if you need to kit-out your new home.

Arguably the jewel in the crown of Reading's retail offering is The Oracle; a modern, waterside destination that provides everything from high fashion and home stores to alfresco dining and café culture - it even has an 11-screen multiplex cinema.

If shopping's not your thing, why not catch a game at The Madejski Stadium, home to Reading Football Club.

Other highlights of the town include The Hexagon - an established Arts Centre, providing year-round live entertainment. There's also plenty of open spaces, including Forbury Gardens, with its famous Mainward Lion sculpture and war memorial.

Considered a key regional and commercial location for the Thames Valley, Reading is home to world-class companies, providing excellent employment opportunities.

Finally, you can't talk about Reading without mentioning its famous festival - reputedly the oldest popular music festival in the World and definitely worth a visit.

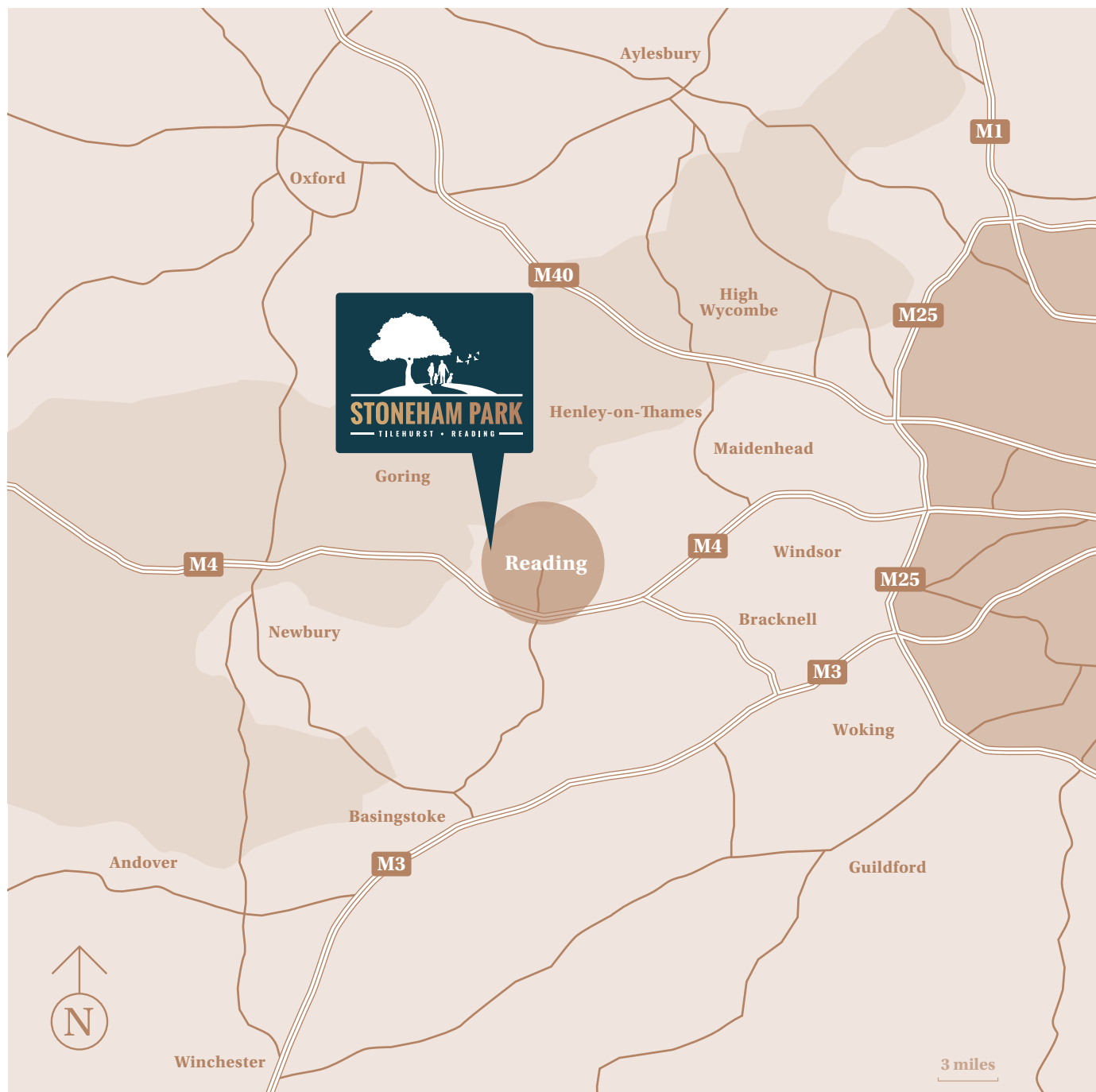




**With so much to offer,
Reading is a great place
to live and work.**

Opposite page clockwise from top: The Oracle. The World famous Reading Festival. Forbury Gardens, with it's impressive lion sculpture. This page, clockwise from top left: Reading's historic market place. Caversham Bridge crossing the Thames. Great for shopping. Thames Water is just one of the town's many large employers. There are a number of theatres, cinemas and music venues in town.

Perfectly situated in the heart of the Thames Valley



Clockwise from top: Ascot, with its world-famous races, Windsor's castle and Great Park and Henley-on-Thames, home to the popular regatta are all within easy reach and perfect for memorable days out.

Getting around

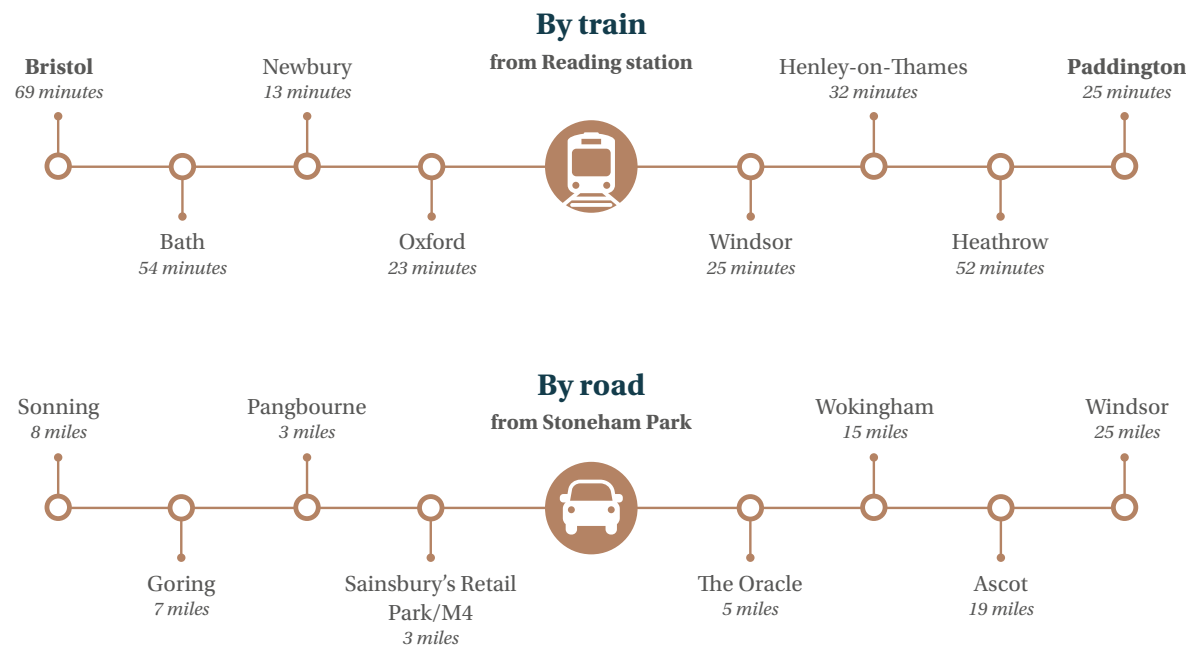
Travelling from Stoneham Park couldn't be simpler, with extensive road and rail networks within easy reach.

With so much to discover on your doorstep, you're not likely to run out of things to do locally, but when you do need to venture further afield, transport links are excellent.

By road, the M4 (J12) is just over 3 miles away and Tilehurst train station, at only 1.5 miles, is easily reached on foot or by bike, providing direct access to London Paddington in just 40 minutes.

The area enjoys an excellent local bus service, with regular direct routes into Reading centre and Reading Station.

Reading Station has recently benefitted from an £897million upgrade and with Crossrail due in the near future, travel to the capital is set to become even easier, with a fleet of new trains to central London running every five minutes at peak times.



Source: Thetrainline.com, Crossrail.co.uk and Google maps

3

miles to
the M4

5

miles to
The Oracle

1.5

miles to
Tilehurst station

5

miles to
Reading Station



First impressions

Everyone knows that first impressions count, and the first impression at Stoneham Park couldn't be better, with beautifully landscaped managed grounds* providing a feeling of space and tranquillity from the moment you arrive.

Great care has been taken to ensure the properties at Stoneham Park have 'room to breathe', with most overlooking the carefully designed communal green spaces whilst benefitting from private rear gardens.°

Computer generated image showing the green space at the entrance to Stoneham Park looking towards Sulham Woods in the west. Indicative and for illustration purposes only.

* Management fee applies.

° Excluding apartments.







Your choice of 1 & 2 bedroom apartments and 2, 3, 4 or 5 bedroom houses.

With fourteen house types to choose from, Stoneham Park offers something for everyone, from first-time buyers to growing families, professional couples and those looking to downsize.

Situated off Long Lane, a quiet road on the outskirts of town, Stoneham Park comprises a range of traditionally constructed 1 & 2 bedroom apartments and 2, 3, 4 and 5 bedroom houses.

Looking for your first home together? Maybe you need something a little bigger, now your 'new arrival' is on its way? Or maybe the kids have flown the nest and it's time for something a little smaller?

Whichever home you choose, at Stoneham Park you can be confident it has been designed and built to meet the high standards that Darcliffe are renowned for - from the materials we choose to the finishing touches we include as standard.

When we say 'Superior homes built for life,' we mean it.



Certain properties
at Stoneham Park
are available with



Backed by
HM Government



Specification

The key to any Darcliffe Homes development is quality, that's why every property at Stoneham Park benefits from Oak internal doors and fitted wardrobes, as well as the following high specification:

Individually styled kitchens

- Contemporary kitchens
- Stone worktops
- Bosch induction hob
- Bosch microwave
- Two extractors
- Bosch integrated fridge/ freezer
- Bosch integrated dishwasher
- Integrated washer/ dryer
- 1 1/2 bowl under mounted sink
- Instant boiling water point
- Cold filtered drinking water tap
- Under cabinet lighting
- Water softener
- Chrome power sockets + USB points

Quality bathrooms

- Vanity unit
- Shower with fixed head and hand held shower to all en-suites
- Bath with shower over
- WC with chrome dual flush button and soft close seat
- Dual fuel heated towel rail
- High quality porcelain wall tiles to bathroom + en-suites
- Chrome shaver socket to all bathrooms

Heating / electric

- Underfloor heating to ground floor, first floor with slimline radiators controlled by individual thermostats via gas fired boilers.
- LED downlights to main living areas

Home entertainment

- Digital TV points to living room, kitchen, family room and all bedrooms
- Digital TV aerial
- Wired for satellite and Sky
- Telephone points to kitchen and master bedroom
- USB points to kitchen and all double bedrooms
- Smart home options available for homes brought off-plan
- All homes pre-wired for Sonos sound
- Hyperfast broadband capability as standard

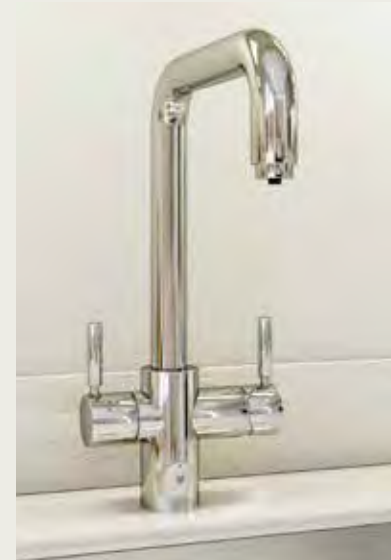
External

- Private driveway parking for houses
- Allocated parking for apartments
- Garage with lighting & power to specific plots
- Electric car charging points to 4 & 5 bed homes
- Landscaped front gardens and turf to rear garden
- Paving to paths and patios
- Bifold doors to garden
- 4 beds - slimline sliding doors to sheltered balconies
- External taps and power sockets

Security & peace of mind

- Front door with multi-point locking system
- External lighting to front and rear of property
- Mains fed smoke detector with battery backup
- Mains fed carbon monoxide detector
- Burglar alarm
- Pre-wired for CCTV connection

Important Notice: Whilst every care has been taken to ensure the accuracy of the information given, the contents do not constitute any part of an offer or contract. Due to a policy of continual review Darcliffe Homes reserves the right to alter the specification and design without prior notice. Images depict previous Darcliffe Homes developments and are for illustrative purposes only.







A truly special setting

‘Taking in the view’ from the comfort of your own home is a luxury few of us experience - particularly on new developments. At Stoneham Park however, we have created a number of landscaped green spaces for everyone to enjoy, helping to create a wonderfully unique environment.

Properties at the western end of Stoneham Park enjoy a positively rural outlook, across the green to the magnificent Pang Valley beyond. What better way to unwind? And all from your own living room or private balcony.

Wide open spaces are a rarity on new developments but at Stoneham Park - it’s all part of what makes it such a unique and desirable place to live.

Computer generated image shows the view toward Long Lane from the western edge of Stoneham Park. Indicative and for illustration purposes only.

About Tilehurst

Tilehurst is situated 3 miles (5 km) west of central Reading and 42 miles (68 km) from London.

Originally named Tigel-Hurst meaning “the wooded hill where tiles are made”, tiles were produced in the area using local clay from Saxon times up until 1967.

In 1911, Tilehurst village was absorbed into the Borough of Reading but remained a village until after the Second World War due to the need for new housing.

Opened in 1882, Tilehurst railway station is on the original line of the Great Western Railway between Oxford and Reading.

Journey times are approximately 5 minutes to Reading, 35 minutes to Oxford and 40 minutes to London Paddington.

There is also a frequent bus service during week days from Tilehurst to Reading town centre.

Tilehurst has a wide range of services and amenities. The following is just a small selection which may be useful:

Nursery

Fledglings Day Nursery
Little Heath Road RG31 5TY
T: 0118 945 1545

Primary school

Birch Copse Primary School
Wittenham Avenue RG31 5LN
T: 0118 942 7442

Secondary schools

Little Heath School
Little Heath Road RG31 5TY
T: 0118 942 7337

Denefield School

Long Lane RG31 6XY
T: 0118 941 3458

Independent schools

Bradfield College
Bradfield RG7 6AU
T: 0118 964 4500

Pangbourne College
Pangbourne RG8 8LA
T: 0118 984 2101



St Edward's Prep

64 Tilehurst Road RG30 2JH
T: 0118 957 4342

Specialist school

Brookfields Specialist SEN School
Sage Road RG31 6SW
T: 0118 942 1382

Parks & Leisure

The 26 acre Arthur Newbery Park is named after a Reading furniture shop owner who donated the land in 1932. It is one of Reading's oldest parks and was once part of Kentwood Common.

Public Services

Tilehurst Library
School Road RG31 5AS
T: 0118 901 5112

Royal Berkshire Hospital

Craven Road RG1 5AN
T: 0118 322 5111

Reading Borough Council

Civic Offices, Bridge Street
RG1 2LU
T: 0118 937 3787

Doctors

Westwood Road Health Centre
66 Westwood Road RG31 5PR
T: 0118 942 7421

Dentist

Hilden House Dental Practice
63 Hildens Drive RG31 5HY
T: 0118 942 4689

Park Lane Orthodontics
65 Park Lane RG31 5DP
T: 0118 941 1628

Post Office

27 Hildens Drive RG31 5HY

Sainsbury's

Bath Road, Calcot RG31 7SA

Waitrose

980 Oxford Road RG30 6WR

Aldi and Lidl

Bath Road, Calcot RG30 2HB

Important information Consumer protection from unfair trading regulations 2008. These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are inevitably subjective and given in good faith, they should not be relied upon as statements or representations of fact. All measurements are taken from plans and must, therefore, be treated as approximate. Some variation in the finished construction and landscaping should be expected. Please note that any computer generated images were commissioned before finalisation of plans and landscaping and as such, are for illustrative purposes only. Any landscaping shown on computer generated images and site plan indicate possible mature landscaping. The site plan is indicative only, not to scale and for general guidance only. The information contained within this literature is correct at the time of going to press February 2020. **Your safety** Building sites are potentially dangerous. The law requires all visitors to be protected against injury. No one will be allowed to inspect these properties if they are still under construction, without the permission of the Site Manager or Sales Negotiator. Visitors will be required to wear a safety helmet, protective boots and a high visibility jacket or waistcoat.





ALL ENQUIRIES TO

0118 950 8366

SALES@DARCLIFFEHOMES.COM

darcliffehomes.com



SALES AGENT

