

# Eastfields Green

SONNING BERKSHIRE

A LUXURY DEVELOPMENT OF  
HIGH SPECIFICATION  
2, 3 & 5 BEDROOM HOMES



DARCLIFFE HOMES  
Superior Homes Built For Life

An aerial photograph of a golf course and a residential development. The golf course is in the upper half, with green fairways, sand traps, and a line of trees. The residential development is in the lower half, featuring several large, multi-story houses with brick and stone exteriors, a winding road, and a parking lot. The entire image is overlaid with a semi-transparent green filter.

WELCOME  
TO  
*Eastfields Green*

WELCOME  
HOME



DARCLIFFE HOMES  
Superior Homes Built For Life



# Eastfields Green

*A collection of thoughtfully designed homes  
in an enviable position beside Sonning Golf Club.*

Eastfields Green is an exclusive development of thirteen new homes, comprising six house types and a choice of two, three and five-bedroom properties ranging from 856 to 3,300 sq ft.

Designed with a focus on space, comfort and considered detail, the homes create a well-balanced setting for modern family life.

Modern technology has been carefully integrated throughout, with air source heat pumps providing an efficient approach to heating.

Residents will also benefit from generous parking, with at least two allocated spaces for each home and a further six visitor spaces available across the development.

At Eastfields Green, we have given particular thought to the details that make a home comfortable and enjoyable to live in, from air conditioning to the principal bedrooms and porcelain-paved patios to double vanity units in the principal en suites of our five-bedroom homes.



# Eastfields Green

## SITE PLAN



*Eastfields Green offers the following selection of prestigious 2, 3 and 5 bedroom homes.*



1

THE SWINLEY  
*Five bedroom detached*



2

THE STONEHAM  
*Five bedroom detached*



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3

THE CAVENDISH  
*Five bedroom detached*



4

THE BERKSHIRE  
*Five bedroom detached*



5

THE FORMBY  
*Five bedroom detached*



6

THE EASTFIELD  
*Five bedroom detached*



7

THE SAUNTON  
*Five bedroom detached*



8

THE COTSWOLD  
*Five bedroom detached*



9

13

THE WOBURN  
*Two bedroom end-terrace*



10

11

12

THE ASHRIDGE  
*Three bedroom terraced*

# Eastfields Green

## A CONSIDERED ARRIVAL

*From the moment you enter  
Eastfields Green, the character  
of the development is clear.*

A private entrance framed by brick walls and thoughtful landscaping leads into an inviting central green, creating a welcoming sense of arrival.

The homes have been individually designed to complement one another while giving each property its own character. Traditional materials, distinctive elevations and generous planting create a cohesive setting that feels established from the outset.

At the heart of Eastfields Green, the landscaped grounds provide an open space for residents to enjoy. With considered planting, hedges and areas of lawn, they bring a sense of nature and openness to the development, while creating a picturesque focal point for the community.

Despite its well-connected location, Eastfields Green feels comfortably removed from the pace of everyday life, with views across the green and surrounding landscaping giving the development a distinctly peaceful and secluded feel.



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## A DISTINCTIVE SETTING IN SONNING

*Set in the sought-after village of Sonning, Eastfields Green has been designed to sit comfortably within its surroundings, with architecture that reflects the character of the local area.*



The homes combine traditional proportions and materials with the practicalities of contemporary living. Carefully chosen brick finishes, generous windows and distinctive rooflines give each house its own character, while creating a cohesive architectural language across the development.

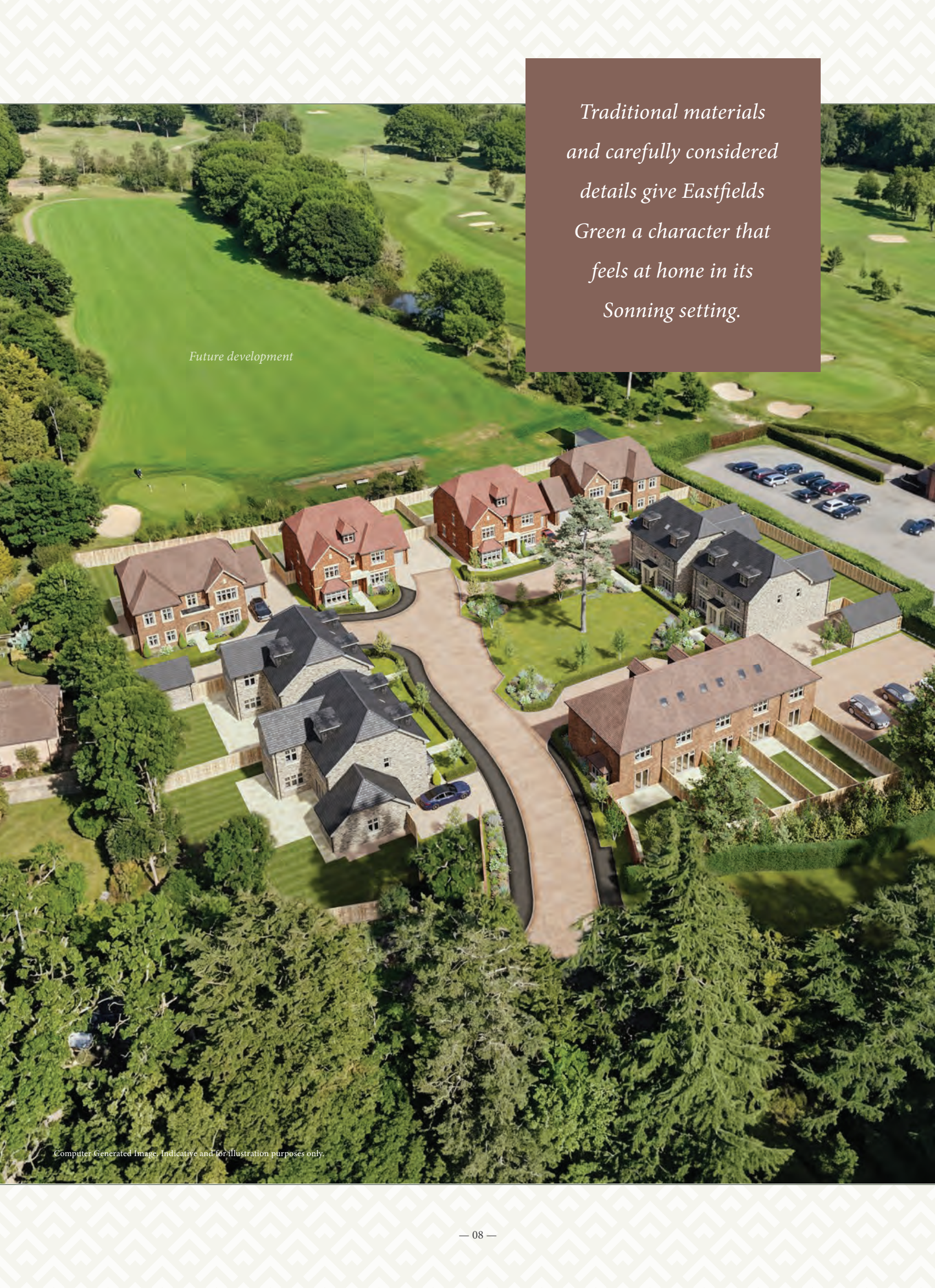
The position beside Sonning Golf Club provides an attractive outlook and a sense of openness, while the surrounding village offers a distinctive

combination of historic buildings, riverside walks and established greenery.

Careful consideration has been given to how the homes relate to one another and to the wider setting, creating a development that feels considered in both its architecture and its relationship with the village.



*The historic Bull Inn, Sonning, dates back to the 16th century.*



*Traditional materials  
and carefully considered  
details give Eastfields  
Green a character that  
feels at home in its  
Sunning setting.*

*Future development*

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## DISCOVER THE AREA

*With the beautiful Berkshire countryside and the River Thames close by, Eastfields Green is ideally placed for enjoying life outdoors.*

The Thames Path, Sonning Lock and quiet country lanes provide routes for walking and cycling, while the wider Thames Valley offers opportunities for paddleboarding, kayaking and other watersports.

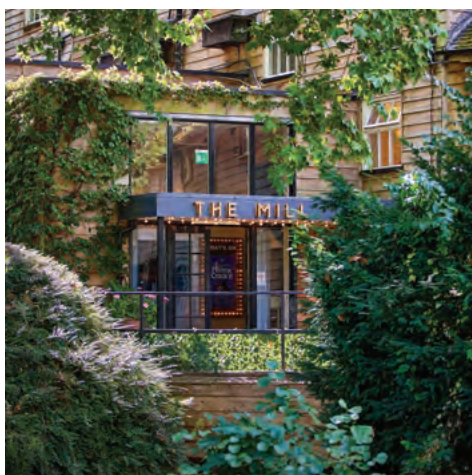
Sonning itself has a selection of pubs, restaurants and local amenities, with Wargrave and Henley-on-Thames providing further places to explore.

The Mill at Sonning combines dining with live theatre, while the village's riverside setting provides an appealing backdrop for everyday walks and weekends outdoors.

For shopping, dining and entertainment, Reading is within easy reach. The Oracle brings together more than 80 shops with riverside restaurants, cafés, bars and a cinema, while the town's wider centre offers further choice. Reading Abbey Quarter and Reading Museum provide opportunities to explore the area's history and culture.

With countryside, riverside walks, village amenities and the wider attractions of Reading and Henley all close by, Eastfields Green is well placed for enjoying both the tranquillity of village life and the convenience of nearby towns.

*The Mill at Sonning — a celebrated theatre in a converted 19th-century flour mill on the River Thames.*



# Eastfields Green



## EDUCATION

- 1 Reading blue coat school
- 2 University of Reading
- 3 Sonning C of E Primary School
- 4 Willow Bank Junior School

## HEALTH & FITNESS

- 5 David Lloyd Reading
- 6 Berkshire County Sports Club
- 7 RAMS Rugby
- 8 Sonning Golf Club

## FOOD & DRINK

- 9 Tacito Street Food
- 10 The Bull Inn
- 11 Coppa Club
- 12 The Mill
- 13 Heron on the Ford

## SHOPPING

- 14 Waitrose Twyford
- 15 Waitrose Woodley
- 16 M&S Shepards House Hill

## LEISURE

- 17 Showcase Cinema Deluxe
- 18 Charvil Country Park
- 19 Thames Valley Park Nature Reserve
- 20 The Oakwood Centre

## AMENITIES

- 21 Woodley Centre Surgery
- 22 The Loddon Vale Practice
- 23 Post Office



Computer Generated Image. Indicative and for illustration purposes only.



## Eastfields Green

### MADE FOR THE WAY YOU LIVE

*From well-planned two-bedroom homes to substantial five-bedroom houses, each property has been designed to give you space to live, work and relax.*

From well-planned two-bedroom homes to larger five-bedroom houses, the properties have been designed around the way people live today, balancing generous living spaces with practical details and a strong connection to the outdoors.

Across the collection, layouts have been carefully planned to make the most of each home, with well-proportioned living spaces, generous bedrooms and a natural connection between the interiors and their surroundings. Thoughtful planning extends beyond the individual homes, with each property enjoying its own outdoor space and a sense of privacy within the wider development.

Outside, the landscaped setting provides a shared sense of space, while the individual positioning of each home creates a feeling of privacy. Together, the homes and their surroundings offer the balance of independence and community that comes with living in a small, thoughtfully planned development.

# IDEALLY PLACED

*Travelling from Eastfields Green couldn't be simpler, with excellent road and rail connections making London, Heathrow and the wider Thames Valley easily accessible.*

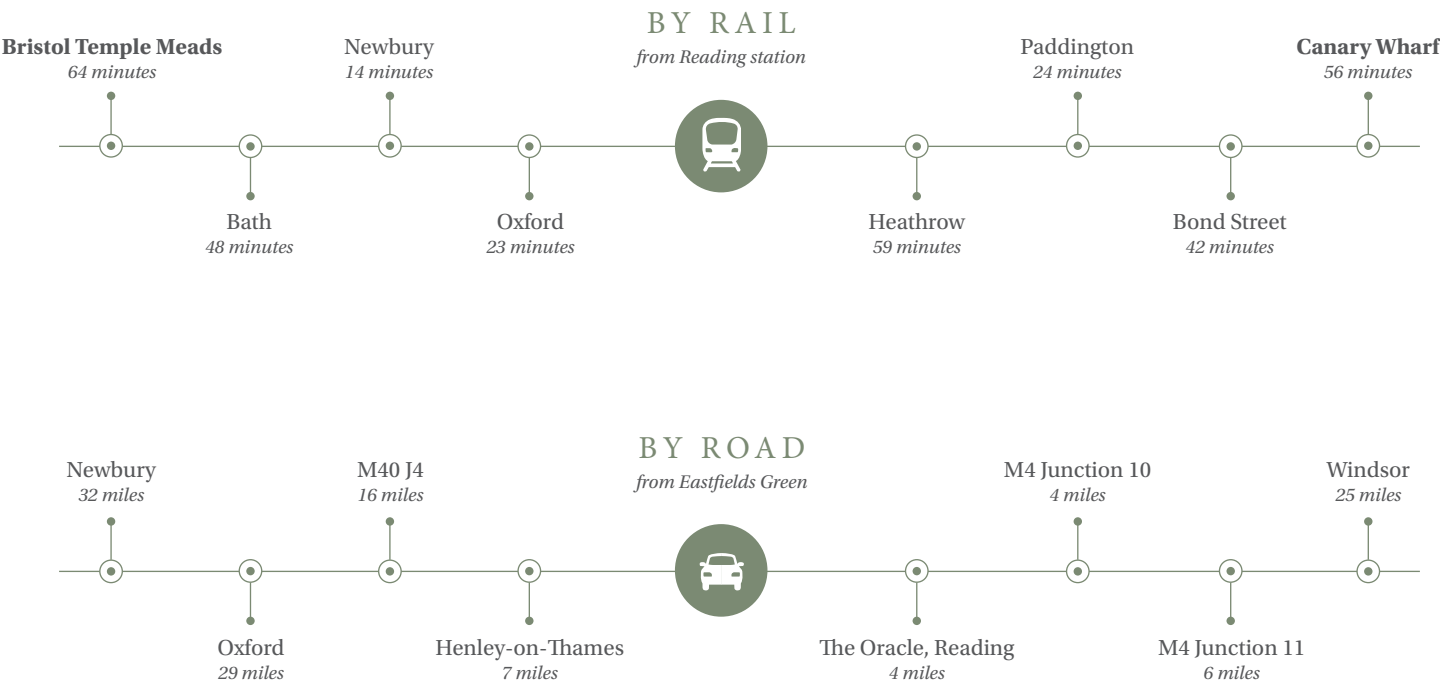
By road, the M4 is readily accessible via Junction 10 at Wokingham and Junction 11 at Reading, providing swift connections towards London, Heathrow and the west.

The A4 also offers a direct route into Reading and the surrounding towns, while the M40 is within easy reach for journeys towards Oxford and the Midlands.

For rail travel, Twyford station is just over two miles from Sonning and provides direct services to London Paddington.

Reading station offers an even greater choice of national connections and is also served by the Elizabeth line, with direct trains through central London or to Heathrow Airport.

Whether commuting to the City, travelling further afield or simply enjoying the best of Berkshire and the Thames Valley, Eastfields Green combines a tranquil village setting with exceptional connectivity.



Source: Thetrainline.com and Google maps



4

*Miles to  
the M4*



4

*Miles to  
The Oracle*



2.5

*Miles to  
Twyford Station*



5

*Miles to  
Reading Station*

# LUXURY SPECIFICATION



## *Two and three bedroom homes*

### INTERNALS

- Dressing room to master bedroom (The Ashridge only)
- Fitted wardrobes to bedrooms 1& 2
- LVT floors to ground floor
- Carpet to first and second floors
- Minoli tiled bathrooms
- Shower to master en suite
- Slimline brush chrome sockets and light switches
- Oak doors with chrome furniture
- Bi fold doors (The Ashridge only)
- French doors (The Woburn only)
- White eggshell painted woodwork
- White emulsion to walls

### TECHNOLOGY

- Openreach fibre
- 7kWh EV charger

### HEATING

- Air Source Heat Pump heating
- Vaillant hot water cylinder
- Underfloor heating to ground floor
- Radiators to other floors
- Air conditioning to master bedroom

### KITCHEN

- Oakwood fitted kitchen
- Integrated fridge/ freezer
- Boiling tap
- Stainless steel under mounted sink
- Filtered water tap
- Bosch dishwasher
- Water softener
- Bosch induction hob
- Bosch integrated microwave
- Extractor fan
- Stone worktops
- Under cabinet lighting
- Bosch integrated washer / dryer
- Soft-close cupboard doors

### SECURITY

- Alarm
- Multipoint secure locks on all external doors
- PIR external lighting

### EXTERNALS

- Block paved parking spaces
- Minoli porcelain patio slabs
- External power socket
- Garden shed
- Outside tap

The development will be privately managed by its residents, who will become members of the Fairway Close Management Company. This shared responsibility will help maintain the village green and front hedges throughout the seasons, preserving the character of the development for years to come.



Computer Generated Images are indicative and for illustration purposes only.

## Five bedroom homes

### INTERNALS

- Dressing room to master bedroom
- Fitted wardrobes to bedrooms 2, 3 & 4
- Minoli tiled or LVT Delamere kitchen floor
- LVT Delamere floor to study and hall
- Stair runner
- Carpet to first and second floors
- Minoli & Mandarin Stone tiled bathrooms
- Freestanding bath to master en suite
- Double vanity to master en suite
- Walk in shower to master en suite
- Slimline brush chrome sockets and light switches
- Brass door handles
- Bi fold doors
- White eggshell painted woodwork
- White emulsion to walls

### TECHNOLOGY

- Openreach fibre
- 7kWh EV charger

### HEATING

- Air Source Heat Pump heating
- Vaillant hot water cylinder & accumulator
- Underfloor heating to ground floor
- Radiators to other floors
- Air conditioning to master bedroom

### KITCHEN/UTILITY

- Oakwood fitted kitchen
- Oak carcasses
- Painted doors
- Full length integrated fridge
- Full length integrated freezer
- Boiling tap
- Single bowl stainless steel sink
- Filtered water tap
- Bosch dishwasher
- Pantry
- Bosch induction hob
- Bosch microwave
- Extractor fan
- Island
- Stone worktops
- Stone splashbacks above hob and sink area
- Bosch washing machine
- Bosch dryer
- Soft-close cupboard doors

### SECURITY

- Alarm
- Multipoint secure locks on all external doors
- PIR external lighting

### EXTERNALS

- Cotswold Stone driveway
- Electrically operated garage doors
- Minoli porcelain patio slabs
- External power socket
- Outside tap

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.



## QUALITY IS FOUND IN THE DETAIL

*Our homes are traditionally constructed and individually designed, combining enduring architectural character with the comfort, efficiency and practicality of contemporary living.*

From the materials we choose to the proportions, layouts and finishes within each home, every element is considered as part of the whole.

We take the same care with what you may not immediately notice as we do with the details that make an instant impression.

The way a home looks is only part of the story. We design with everyday life in mind, creating spaces that feel natural to live in, with generous proportions, practical layouts and a sense of comfort that will endure.

This attention to detail continues through the specification, where carefully selected fixtures, fittings and finishes are included as standard.

We want the experience of buying a Darcliffe home to feel as considered as the home itself,

giving purchasers confidence in the quality they are investing in and allowing them to settle in and enjoy it from the moment they move in.

We also think beyond the day a home is completed. Energy-efficient systems, durable materials and low-maintenance finishes are chosen to help our homes remain comfortable, economical and straightforward to maintain over time.

Eastfields Green brings together this experience with the opportunity to create something particularly personal: a small collection of carefully designed homes, considered as both individual properties and as part of a wider setting. It represents the standards we have established across the Thames Valley and the care we bring to every home we build.



An aerial photograph of a residential development, likely a golf course community. The image shows several large, multi-story houses with brick and stone exteriors, some with multiple gables and dormers. The houses are arranged in a cluster, with a winding road or path running through them. In the background, there is a large, open green space, possibly a golf course, with scattered trees and a few small ponds or sand traps. The overall scene is lush and green, suggesting a well-maintained and scenic environment.

WE ARE PROUD OF  
WHAT HAS BEEN  
CREATED HERE.

SHOULD YOU WISH TO  
MAKE A PLOT A HOME...

...WE ARE  
HERE TO HELP.

*Eastfields Green*

# Eastfields Green

SONNING BERKSHIRE

ENQUIRIES

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DARCLIFFE HOMES

Superior Homes Built For Life

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