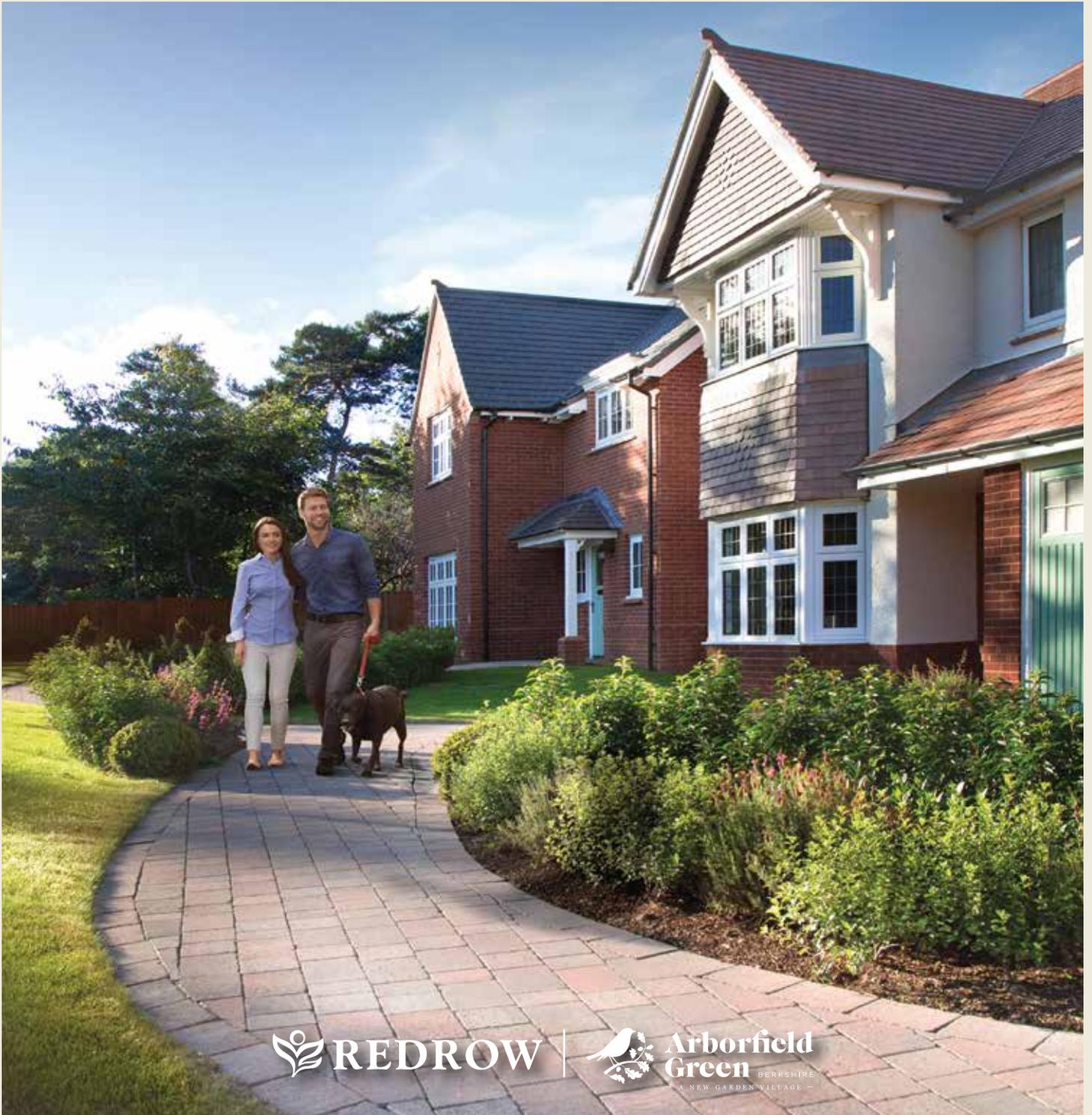




KINGSLEY PARK AT ARBORFIELD GREEN



 REDROW

 Arborfield
Green BERKSHIRE
A NEW GARDEN VILLAGE



KINGSLEY PARK

BERKSHIRE



Surround yourself with happiness

Experience a new way of life at Kingsley Park at Arborfield Green. From the stunning countryside to the convenient city connections, the exciting new Garden Village of Arborfield Green has been designed to suit a multitude of lifestyles. Whether your happy place is exploring the great outdoors or snuggling up on the sofa, you're sure to find it here...



Arborfield Green

BERKSHIRE
— A NEW GARDEN VILLAGE —

WELCOME TO ARBORFIELD GREEN

A 21ST CENTURY VILLAGE IN BERKSHIRE

Arborfield Green will combine the best of town and country living all in one place, and will be home to a vibrant, healthy new community. Teaming new woodland areas and wildlife habitats with the site's rich, established landscape and military heritage; this new neighbourhood will be a truly unique place to live.

Designed to be largely self-sufficient, you will be able to walk around the lake, wander through the country parks, and you'll also have access to a host of amenities, all on your doorstep.

Steeped in history, this area of Berkshire was originally used in 1904 as a Remount Depot, supplying the military with horses for operational use. The Depot at Arborfield Garrison remained open throughout the Second World War and since then, it has been home to a number of army technical schools and has seen an estimated 50,000 trainees complete army apprenticeships on-site.

Over a century since its inception, the Garrison is being lovingly regenerated into a new sustainable village, which will see the creation of up to 2,000 homes, schools, shops, cafés and healthcare facilities. The former horse infirmary stables and the Moat House will be beautifully restored for community use, so everyone living here will share a part of the site's heritage. With so many exciting plans for the future, Arborfield Green will be a place where everyone can flourish. Naturally.



All uses subject to detailed planning permission.



The
**NATURAL
SURROUNDINGS**

make living here special

Arborfield Green is surrounded by beautiful mature woodland and open green space. As you enter the development you'll see trees, new hedgerows and attractive avenues.

As you make your way through this new community, you'll notice public art installations, charming flowers and a mixture of existing and newly planted trees, designed to shelter the homes from each other and provide a sense of seclusion. This is the perfect place for a relaxing stroll or walking the dog. Kingsley Park at Arborfield Green has been designed with leisure in mind, with endless walkways, play areas and cycle paths amongst the beautiful Berkshire countryside you'll find it easy to entice the family away from the sofa. The development includes the impressive 14-hectare Hazebrook Meadows Country Park and Waterman's Lake, with California Country Park also within easy reach.

To help you stay fit and healthy, Kingsley Park at Arborfield Green will have its own gym and cricket pitch, as well as a number of sports pitches at the new Bohunt School. Loddon Valley Leisure Centre and Carnival Pool and Fitness Centre are both just a short drive, while golfers will enjoy a challenging round at Sand Martins or Bearwood Lakes golf courses. For sport with a difference, head to Bracknell Ski and Snowboarding Centre. Whatever your interests, you'll want to get outside and enjoy your surroundings.



Everyday
LIFE
made easy

At Kingsley Park at Arborfield Green, everything you need is on your doorstep. Families can avoid the busy school run and commuter traffic, with new primary and secondary schools being built on-site, which will also be home to a number of sports pitches and playing fields.

The new secondary school, Bohunt School, is in exceptional £35m school buildings, very close to our new homes. For younger children, there will also be a new primary school as Kingsley Park grows. Meanwhile, primary children are well catered for with Nine Mile Ride primary, rated 'good with outstanding behaviour and leadership' by Ofsted, Farley Hill Primary, rated 'good', and the 'outstanding', and naturally over-subscribed, Finchampstead Primary. There are also a number of excellent independent schools in the area, including The Abbey School and Queen Anne's School.

As Kingsley Park at Arborfield Green grows, it will have its own shops and facilities. Your neighbourhood already has a convenience store, while nearby Wokingham has Waitrose, Morrisons and Tesco stores and Reading has all the major supermarkets.

Ahead of the building of a dedicated doctors' surgery, Swallowfield Medical Practice have created an Arborfield Branch Surgery in the village hall. Local dentists can be found at Nine Mile Ride Dental Practice.

Some of the Garrison's historic buildings will be carefully restored for community use and a grassed amphitheatre can play host to events throughout the year. There will also be a community centre, where residents can gather for seasonal celebrations.

The original Garrison Church will be a focal point, as will the beautifully landscaped lake which provides a viewing platform to gaze across the water. A variety of dog walking routes around the lakeside and Hazebrook Meadow are bound to become popular.



By Car

Wokingham
11 minutes

Reading
23 minutes

Farnborough
30 minutes

Basingstoke
30 minutes

Slough
34 minutes

Newbury
35 minutes

Heathrow
37 minutes

London
78 minutes



By Train

from Wokingham Station

Reading
15 minutes

Farnborough
16 minutes

Slough
36 minutes

Basingstoke
40 minutes

Newbury
60 minutes

London Waterloo
61 minutes

Heathrow
91 minutes



Perfectly positioned
EVERYTHING
within easy reach

Every part of Arborfield Green is easily accessible. Walking routes, cycle paths and bridleways will connect you to nearby towns and villages and there will be bus routes to Wokingham, Reading and Bracknell.

With a number of country parks, restaurants and shops within easy reach, there are plenty of ways to spend a day out with the family. You'll find an excellent selection of restaurants and fine gastro pubs within easy reach of Kingsley Park at Arborfield Green, with The Sweeny Todd, Daruchini, The Bramshill Hunt, Loch Fyne Seafood and Grill, Cau, The Bull and L'Ortolan all highly recommended. Nearby Reading and Wokingham both have a range of family friendly restaurants, from pizza to gourmet burgers, along with a host of fine dining options for those special occasions.

For evening entertainment, you'll find multi-screen cinemas in Reading, along with the Hexagon Theatre, while Wokingham Theatre offers a varied programme of productions. The recently completed £240m Lexicon centre in Bracknell, just 10 miles away, includes a 12 screen 4DX cinema, with 70 shops and restaurants.

The Oracle shopping centre in Reading offers modern mall shopping with Debenhams, House of Fraser and 80 other stores, along with riverside cafés and restaurants. At the other end of the retail scale, Bush Walk in Wokingham is a delightful place to browse and buy among quaint independent shops.

For a real shopaholic hit, the flagship stores of Oxford Street and London's West End are just a half hour train ride away from Reading.



NINE MILE RIDE EXTENSION, READING, BERKSHIRE RG2 9NQ

01189 111675

REDROW.CO.UK/KINGSLEY PARK



Directions

From the North and the M4 - take Exit 11 from the M4 and exit the roundabout from the second exit on the B3270 towards Lower Earley to the Black Boy roundabout, taking the 3rd exit towards Arborfield on the A327 (Hollow Lane) through Shinfield. Once through Shinfield at the small roundabout take the first exit remaining on the A327 (Arborfield Road/Reading Road) towards Arborfield.

Once entering the village of Arborfield Cross, go straight over the roundabout (second exit), third exit on the next roundabout towards Farley Hill, Eversley, Yatley, Farnborough and Aldershot continuing on the A327 (Eversley Road) at the major roundabout turn left into Arborfield Green and Kingsley Place at Arborfield Green is located approximately 100m on the right hand side.

From the South and the M3 - take exit 4a from the M3 take the A327 exit to A3013/Farnborough(W)/Fleet. Keep left at the fork, follow signs for A327/Blackwater/Yateley/Reading and merge onto A327. At the roundabout, take the 1st exit onto Minley Rd/A327. At the roundabout, take the 3rd exit onto A327.

At the roundabout, take the 1st exit onto A30 (Hartford Bridge Flats). At the roundabout, take the 2nd exit onto the A327. In approx 0.6miles turn left onto Reading Rd/A327. At the major roundabout turn left into Arborfield Green and Kingsley Place at Arborfield Green is located approximately 100m on the right hand side.

Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail & Trainline. May 2018.



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