



home
group



1 & 2 bedroom apartments
and 2, 3 & 4 bedroom homes

Elm Tree Meadows Binfield

Chapman Drive,
Binfield, Bracknell,
RG42 4FT

**A beautiful
place to call
your home**



www.homegroup.org.uk

A beautiful place to call your home

Elm Tree Meadows is a collection of one and two bedroom apartments and two, three and four bedroom homes in Binfield, available through shared ownership, and will appeal to a wide audience, such as first-time buyers, families and professionals.

The homes benefit from stylish living spaces and a luxury specification. Each home boasts a variety of modern features, including fully fitted kitchens with appliances, a selection of luxury wood and carpet flooring, off street car parking in front of garages and landscaped front gardens.




The exciting Bracknell regeneration project aims to revamp the town centre turning it into a vibrant hub of activity. Plans include 580,000 sq ft of new retail and leisure space, popular restaurants and a new multiplex cinema.

Close to both the M3 and M4 motorways, residents at Elm Tree Meadows remain well connected whilst living in a beautiful open space with key points such as Heathrow and Gatwick airports approximately 26 and 50 minutes away.



New homes to build new memories

- Only 2.6 miles to Bracknell station, you can get into London Waterloo and London Paddington in just over an hour.
- Lookout Discovery Centre is approximately a 14 minute drive away set in a beautiful woodland area, commonly used for walks and cycling but also offering science and nature exhibits.
- David Lloyd Royal Berkshire is only an 11 minute drive away offering tennis and squash courts as well as spa, gym and swimming pool facilities.
- Selection of Ofsted rated 'Good' primary and secondary schools.

-  Shops
-  Cafe/restaurant
-  Bar/pub
-  Schools
-  Gym/leisure centre
-  Station

The Lexicon Shopping Centre
2.9miles

Coral Reef Bracknell's Waterworld
5.1miles

Waitrose
2.3miles

Odeon Cinema
2.2miles

Ranelagh Secondary School
3.6miles

Binfield Church of England Primary School
1.6miles



Connections that make life easy

Less than 3 miles from Bracknell Station, Elm Tree Meadows is located near to great rail links, with regular and direct services getting you to London Waterloo and London Paddington in just over an hour or Reading in under 30 minutes.



Air travel

Miles, minutes

- Heathrow**
21.9 miles, 35 minutes
- Gatwick**
41.6 miles, 65 minutes
- Luton**
51.7 miles, 66 minutes



Train

Minutes

From Bracknell Station:

- Reading**
22 minutes
- London Waterloo**
62 minutes
- London Paddington**
63 minutes



By road

Miles, minutes

- M4**
4.8 miles, 9 minutes
- M3**
8.6 miles, 16 minutes

Distances are approximate and listed without traffic.



Specification includes

- Contemporary Symphony kitchen with coloured wall units and contrasting laminate worktops
- Zanussi integrated oven with ceramic hob and extractor
- Zanussi integrated fridge-freezer
- Free standing washing machine
- Luxury white bathroom suite with contemporary chrome accessories
- Ceramic wall and floor tiles in bathrooms
- Laminate flooring in living room and hallway. Luxury carpet to bedrooms.

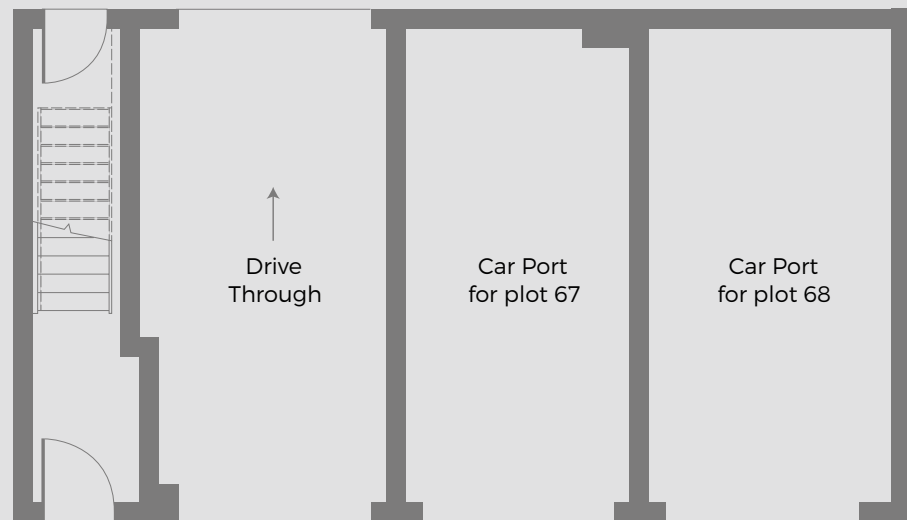
Specifications are subject to change. Images are indicative only and are of previous developments.



Elm Tree Meadows

2 bedroom home

The Kenny Plots 67 & 71



Ground floor



First floor

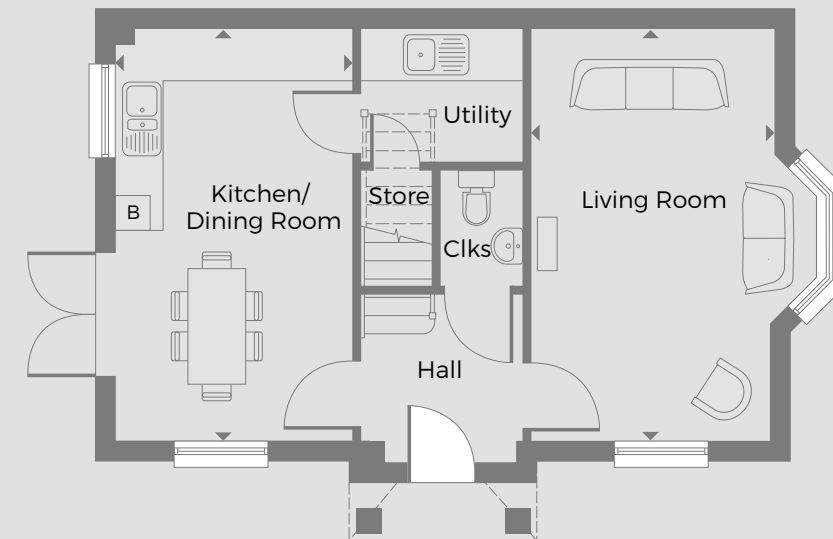
Measurements

Bedroom 1	4.01m x 4.01m
Bedroom 2	3.20m x 2.84m
Kitchen/Living/Dining room	5.97m x 3.42m

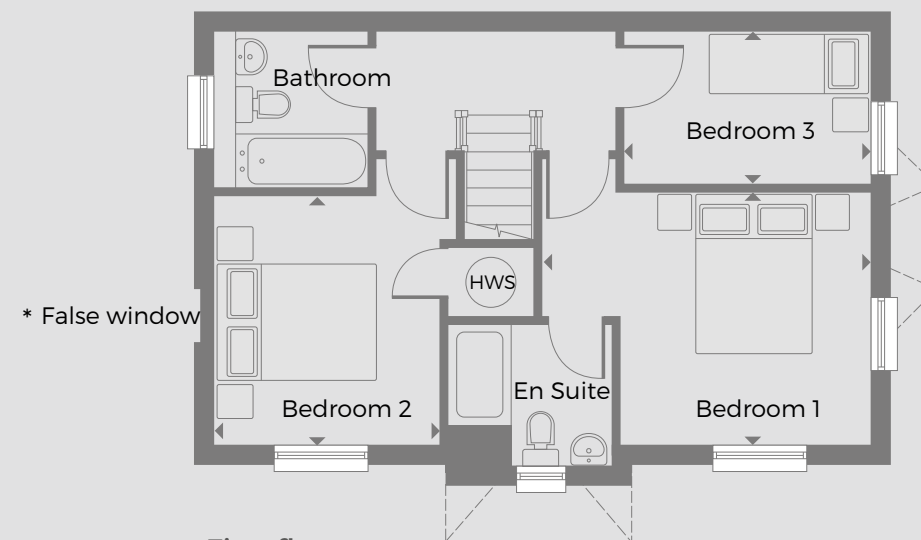
Total: 45.43m²

3 bedroom home

The Ennis Plots 62 & 76



Ground floor



First floor

Measurements

Bedroom 1	3.20m x 3.17m
Bedroom 2	3.12m x 2.84m
Bedroom 3	3.14m x 1.92m
Kitchen/Dining room	5.18m x 2.99m
Living room	5.18m x 2.99m

Total: 89.47m²

Any floor plans are a general outline of the layout of the property for guidance only. All measurements are approximate and may vary and any intending purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Dimensions shown are not intended to be relied upon for installation of appliances or items of furniture or otherwise.

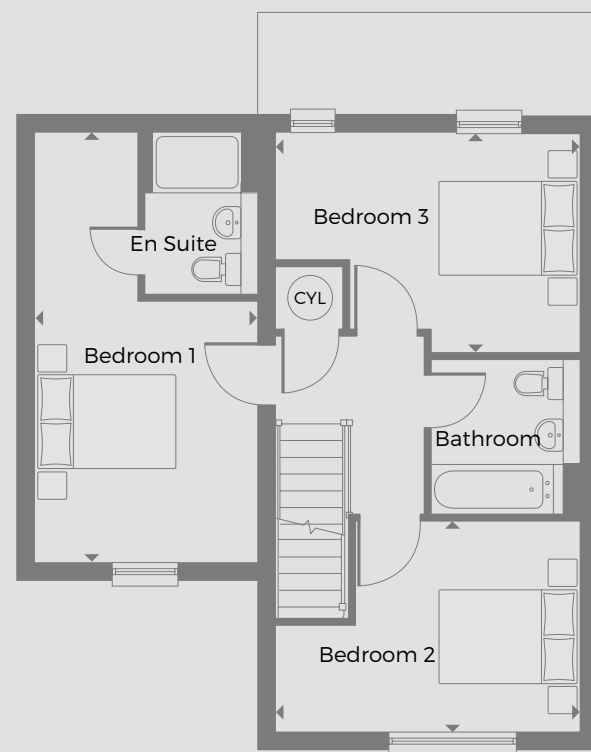
Elm Tree Meadows

3 bedroom home

The Beresford Plots 64 & 74



Ground floor



First floor

Measurements

Bedroom 1	5.89m x 3.00m
Bedroom 2	4.15m x 2.90m
Bedroom 3	4.15m x 3.04m
Living/ Dining room	5.04m x 4.15m
Kitchen	3.51m x 3.22m

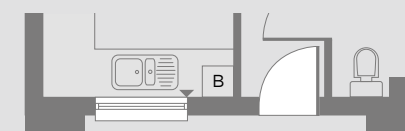
Total: 95.69m²

3 bedroom home

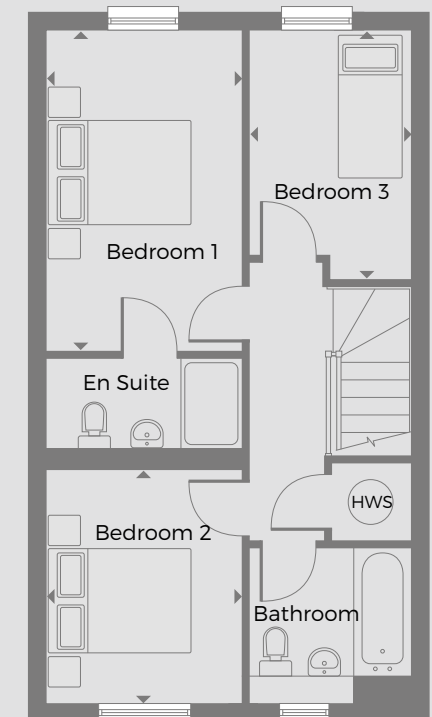
The Glover Plots 63 & 75



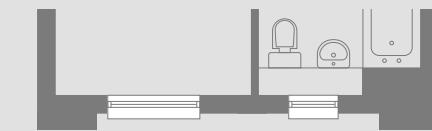
Ground floor



Variation to plot 2 only.



First floor



Variation to plot 2 only.

Measurements

Bedroom 1	4.21m x 2.52m
Bedroom 2	2.99m x 2.50m
Bedroom 3	3.26m x 2.06m
Living Room	5.44m x 4.65m
Kitchen	3.24m x 2.44m

Total: 83.06m²

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Elm Tree Meadows

4 bedroom home

The Mills Plots 65, 66, 68, 69, 70, 72 & 73



Measurements

Bedroom 1	4.15m x 3.08m
Bedroom 2	4.15m x 2.94m
Bedroom 3	4.15m x 2.75m
Bedroom 4 / Study	4.15m x 2.36m
Living / Dining room	5.80m x 4.15m
Kitchen	3.80m x 1.94m

Total: 65.0 - 73.0m²

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10 steps to buying

You've found your dream home, here's what happens next:



Step 1. Get things moving

We're delighted that you've chosen to enquire about a Home Group development. In the first instance, contact us and we will happily talk you through this process and arrange your viewing. Please phone or call into the sales office to arrange a convenient time.



Step 2. A little more about you

Before you can reserve your new home, there are some simple forms that you need to complete. These are just a formality, but they're important as they help us tailor our expertise to your requirements. If you require any assistance or help filling them in, your Sales Advisor will be on hand to help.



Step 3. Arrange your finances

If you need a mortgage to purchase your new home, you'll need to obtain an Agreement in Principle (AIP) from your preferred bank or building society. Many people use the services of an Independent Financial Advisor (IFA) to help them select the right mortgage product and assist with the application process. Home Group can put you in touch with a trusted IFA who will help you select a product that is a good fit for your requirements.



Step 4. Reserve your home

To secure your home, you need to pay a £1,000 reservation fee (£500 if shared ownership) of which is refundable*. This reservation fee takes your home off the market for 28 days, (unless otherwise stated) giving you time to ensure you're ready for your move.



Step 5. Make it legal

Having paid your reservation fee, you need to instruct a solicitor. Your solicitor handles all the legal aspects of your purchase, from reservation to completion. Once you've appointed a solicitor, our legal team will send them a detailed information pack containing all the information they need to assist you with your purchase. If you need help finding a solicitor, your Sales Advisor will be happy to recommend some.



Step 6. Exchange contracts

Good news, if you're at this stage, your home is reserved. During, or by the end of this 28 day reservation period, you should be in a position to pay your deposit and exchange contracts. Once contracts are exchanged, we are both legally committed to complete on the purchase and you are one step closer to moving in to your new home.



Step 7. Home Demonstration and Inspection

Before you complete on your purchase, we'll be in touch to arrange a demonstration of your new home. Your Sales Advisor will give you the chance to experience your new home for the first time whilst also gaining your confirmation that you are happy ahead of moving in.



Step 8. The keys to your new home

Completion normally takes place within 10 working days of exchanging contracts, or as soon as the property is ready to move into. Upon completion, you get the keys and take ownership of your new home.



Step 9. You're in!

Congratulations and welcome to your new home.



Step 10. With you ALL the way

Don't worry, we're still here to help you settle in; your Sales Aftercare Team will keep in touch and contact you shortly after you move in, but if you have any questions about your home or need anything in the meantime, just drop us a line. Thank you for choosing Home Group.

*Fully refunded before instruction of Home Group solicitors. £150 fee will be retained by Home Group as an administration fee if we have instructed our solicitors.

Get in touch

Phone 0800 073 0600
Email BuyAHome@homegroup.org.uk
Web www.homegroup.org.uk

Let's get social



The details shown in this brochure are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.

All images, descriptions, dimensions, references to measurements and other details used in this brochure are for illustrative purposes only and are given in good faith but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy.

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