



WOODLARK
PLACE



THE BEST OF TOWN AND COUNTRY LIFE



Woodlark Place lies on the edge of the market town of Newbury, perfectly positioned to offer both the convenience of town life and the rural tranquility of the rolling chalk downs of West Berkshire. It's your chance to have the best of both worlds.



The many amenities of Newbury town centre and its beautiful listed architecture are an easy walk away. Commuting is easy too, whether for work or leisure – straight down the M4 takes you to London, while historic cities such as Oxford, Cirencester and Salisbury are 40-50 minutes away. If you prefer trains, the fast train to London Paddington takes less than 40 minutes, and Reading under 20.



We have light-filled homes available to buy through shared ownership Woodlark Place.

Which makes buying in this perfectly placed community a more affordable option. With 2-bed and 3-bed houses on offer, there's a home for you here whether you're buying alone or as a couple or small family.

AFFORDABLE, SOPHISTICATED HOMES IN THE PERFECT PLACE



FRESH AIR AND OUTSTANDING NATURAL BEAUTY

At Woodlark Place you're on the outskirts of Newbury and the edge of the North Wessex Downs, a designated Area of Outstanding Natural Beauty. Surrounded by hills, parks and waterways, it's perfect for enjoying rural walks, cycling, or even trying your hand at boating down the Kennet Canal. You're less than 17 minutes' drive from famous locations such as Highclere Castle, where Downton Abbey was filmed, and the real-life Watership Down from the famous children's book. So you can soak up the beautiful landscapes as part of your everyday life.



GET ACTIVE

Closer to home, you're just a 10-minute cycle Northcroft Leisure Centre, boasting a heated outdoor swimming pool, squash courts and a gym, plus soft play for the little ones. And it's only a 13-minute walk to Greenham Skatepark. Local tennis, rugby and football clubs are also all within a 10-minute drive. And for a bit of TLC there's the Newbury Fitness & Wellbeing Centre, which offers saunas, beauty therapy and low-impact exercise classes.



PLACES TO GET TOGETHER

If you fancy a night out, Sunday lunch, or just a quick cuppa, Newbury has you covered. There's traditional pub food at the Swan Inn, or brunch and coffee at the family-run Flower Pot Café – both only a 6-minute drive away. You can also grab a curry at Chilis Indian Restaurant, sushi at Sushi Maki, and pizza at Mio Fiore. The Goat on the Roof does seasonal tapas and boasts a wine bar and an impressive cocktail menu. And if you want to soak up some culture while you eat, there's also the Watermill Theatre with its Riverside Bar.





LOTS TO SEE AND DO



FARMER'S MARKETS, ARTISANAL CRAFTS, AND MORE

Overlooked by the historic Corn Exchange, the centre of Newbury offers two different shopping centres with a mix of stores and restaurants to meet your every need. Newbury is also famed for its markets - every Thursday and Saturday the historic charter market offers fresh baked goods, seasonal produce, craft items and clothing. There's also Artisan and Farmer's markets on Sundays throughout the year. For your everyday grocery shop there's also a Lidl and a Tesco Extra a 4-minute drive away.



Newbury and the surrounding area offer entertainment options for all ages. You can watch films at the historic Corn Exchange, now a cinema and theatre (a 6-minute drive), watch a real-time air-traffic control display at Greenham Tower, or learn how to groom alpacas at Rose Farm. If you fancy some quiet time, Newbury Library is just a mile and a half away - or you could grab a cuppa at the friendly Flower Pot Café, just round the corner from the train station. And of course you can't forget the world-famous Newbury Racecourse, which offers live music events in addition to watching the horse racing.

GOOD HEALTH AND EDUCATION

At Woodlark Place, you have dental, medical and veterinary practices and a hospital within a 10-minute drive. Not to mention nursery and primary schools just over a mile away - all with good Ofsted ratings. The nearby secondary school, St Bartholomew's, is rated outstanding. It's easy for older offspring to walk or take public transport to reach nearby sixth forms and colleges. And for younger children, there's a playground just half a mile from home.



AN EASY COMMUTE

At Woodlark Place there are major roads and other transport links close by, so you can quickly get out and about in Berkshire, Oxfordshire and Wiltshire – down to the coast or up to the Cotswolds and beyond.



BY BUS

Good public bus routes serve the local area and there are bus stops on the A339, a 10-minute walk from Woodlark Place.



BY PLANE

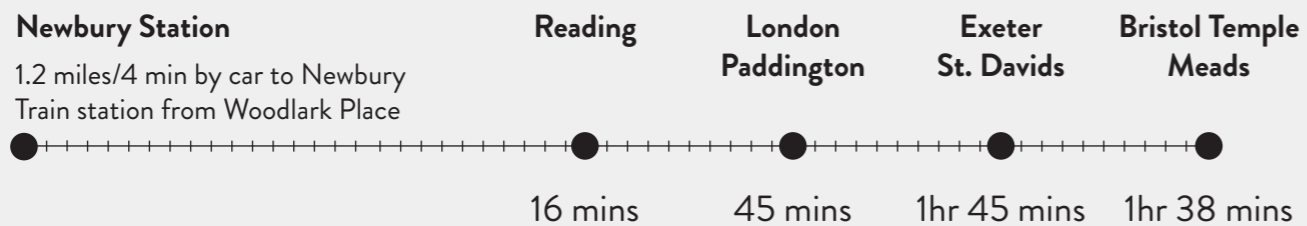
You can be at Heathrow Airport, around 47 miles away, in less than 50 minutes.



BY TRAIN

Newbury Station

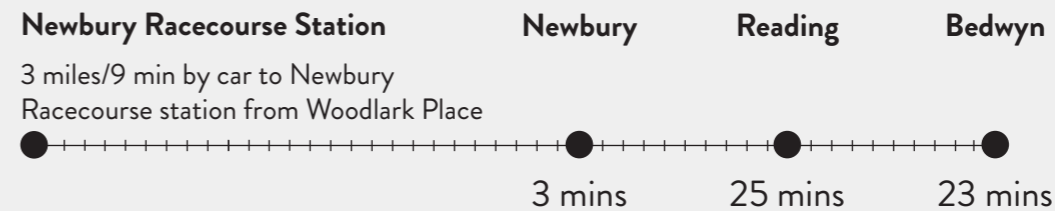
1.2 miles/4 min by car to Newbury Train station from Woodlark Place



BY TRAIN

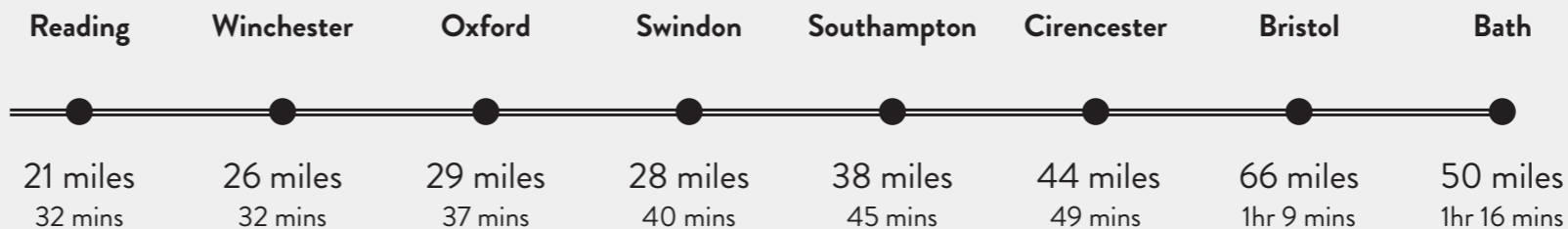
Newbury Racecourse Station

3 miles/9 min by car to Newbury Racecourse station from Woodlark Place

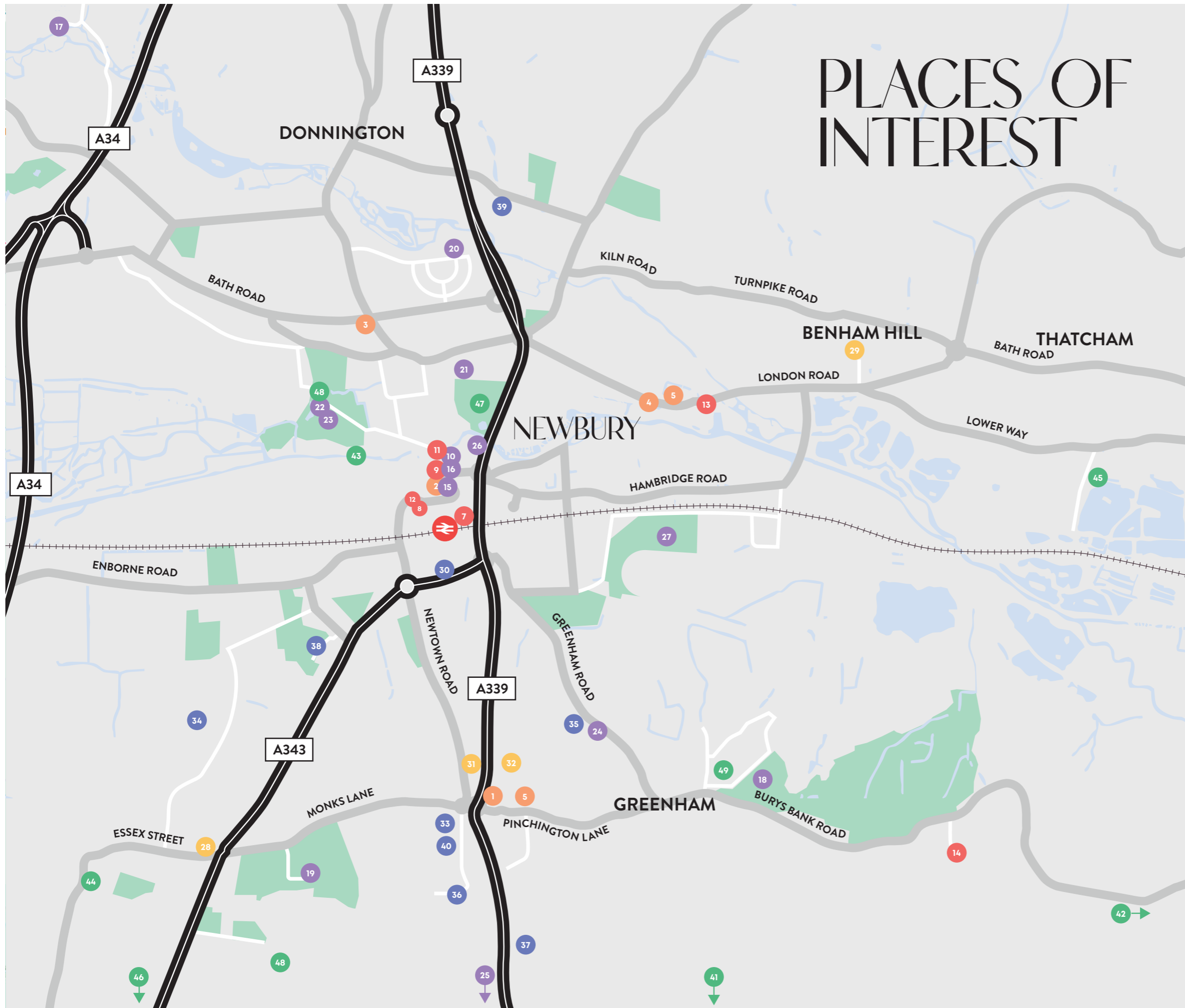


BY CAR

From Woodlark Place, it's just a 12-minute drive to the M4 for London or Swindon, and only a 4-minute drive to the A34 for Oxford, Winchester and Southampton.



PLACES OF INTEREST



SHOPPING

- 1 Newbury Retail Park
- 2 Kennet Shopping Centre
- 3 Waitrose
- 4 Lidl
- 5 Tesco Extra
- 6 M&S Simply Food

FOOD & DRINK

- 7 Chilis Indian Restaurant
- 8 Mio Fiore
- 9 The Sushi Maki
- 10 Bill's Restaurant
- 11 Goat on the Roof
- 12 The Flower Pot Café
- 13 The Swan Inn
- 14 Greenham Control Tower and Cafe

LEISURE

- 15 Vue Cinema
- 16 Corn Exchange Cinema & Theatre
- 17 The Watermill Theatre
- 18 Greenham Skatepark
- 19 Newbury Rugby Football Club
- 20 Newbury Tennis Club
- 21 Newbury Better Health & Fitness Centre
- 22 Northcroft Leisure Centre
- 23 Bootcamp UK Newbury
- 24 West Berks Indoor Bowls Club
- 25 Highclere Castle
- 26 Newbury Library
- 27 Newbury Racecourse

AMENITIES & TRAVEL

- 28 Wash Common Dental Practice
- 29 West Berkshire Community Hospital
- 30 Eastfield House Surgery
- 31 Falkland Veterinary Clinic
- 32 Vets4Pets

EDUCATION

- 33 Busy Bees at Newbury
- 34 John Rankin Infant & Nursery School
- 35 The Willows Primary School
- 36 Highwood Copse Primary School
- 37 St Gabriel's ages 6 months to 18 years
- 38 St Bartholomew's Secondary School
- 39 Trinity School Sixth Form College
- 40 Newbury College

GREEN SPACES

- 41 Kingsclere – Watership Down
- 42 Greenham & Cookham Commons
- 43 Kennet & Avon Canal
- 44 Blossoms Field Recreation Ground
- 45 The Nature Discovery Centre
- 46 National Trust The Chase Nature Reserve
- 47 Victoria Park & Playground
- 48 Northcroft & Goldwell Parks
- 49 Wormersley Road Playground

SPECIFICATION

KITCHEN

- Gloss shaker style kitchen units
- Laminate worktop, with upstand
- Stainless steel electric oven and gas hob
- Stainless steel extractor hood
- Stainless steel splashback
- Integrated fridge freezer
- Integrated washer dryer
- Integrated dishwasher
- Luxury vinyl flooring

BATHROOM/ EN-SUITE

- White bath, toilet and sink
- Chrome mixer taps
- Glass shower screen over bath
- Full-height tiles around bath/shower
- Heated towel rail
- Mirror
- Luxury vinyl flooring

ELECTRICS

- Downlights in kitchen and bathroom
- Pendant fittings in lounge area and bedrooms
- White electrical sockets and switches
- Mains-operated smoke alarms with standby supply
- Hardwired heat detector alarm
- Carbon monoxide detector
- Hardwired doorbell

GENERAL

- White uPVC double-glazed window
- Walls ceilings and woodwork painted white
- White internal doors with chrome ironmongery
- Twist carpet in bedrooms and stairs/landing



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DEVELOPMENT SITE PLAN

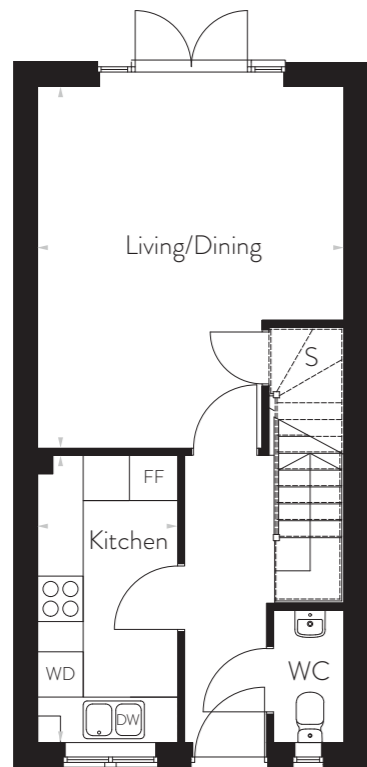


- 2 Bedrooms
- 3 Bedrooms
- Other

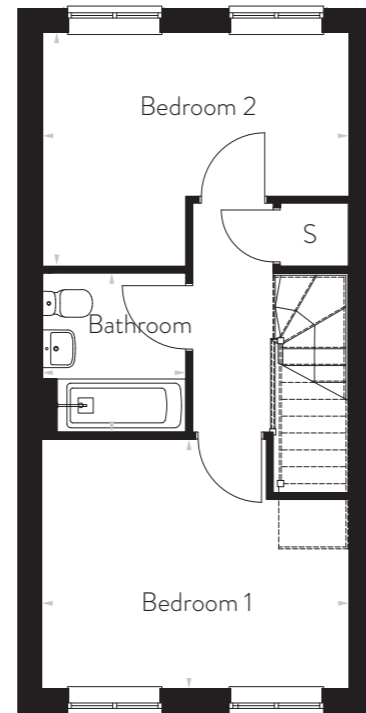


2 BEDROOMS

PLOTS 22*, 23, 24, 28, 29, 30



Ground Floor



First Floor

LIVING/DINING	4.82m x 4.10m
KITCHEN	3.84m x 1.89m
BEDROOM 1	3.34m x 4.10m
BEDROOM 2	3.12m x 4.10m
BATHROOM	2.13m x 1.94m
70m²	

FF > Fridge Freezer S > Store DW > Dishwasher WD > Washer Dryer

Please note: Some plots are handed layouts of the plan shown above. Speak to our sales advisor for more details.

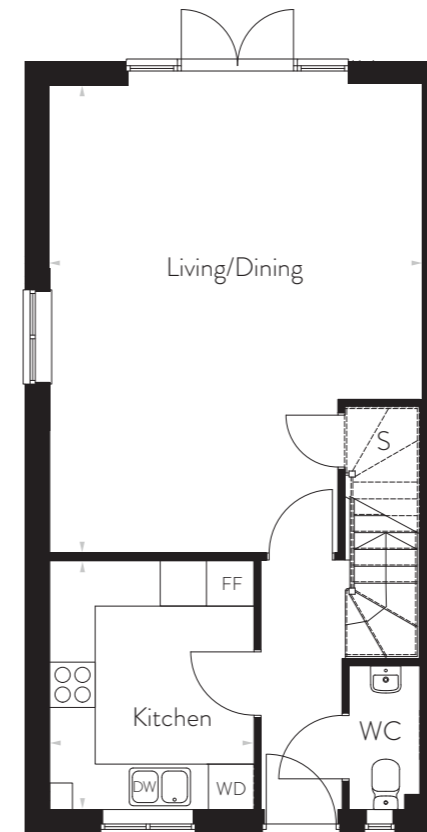
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Please note: All measurements shown above, are taken at their maximum point and are for general guidance only.

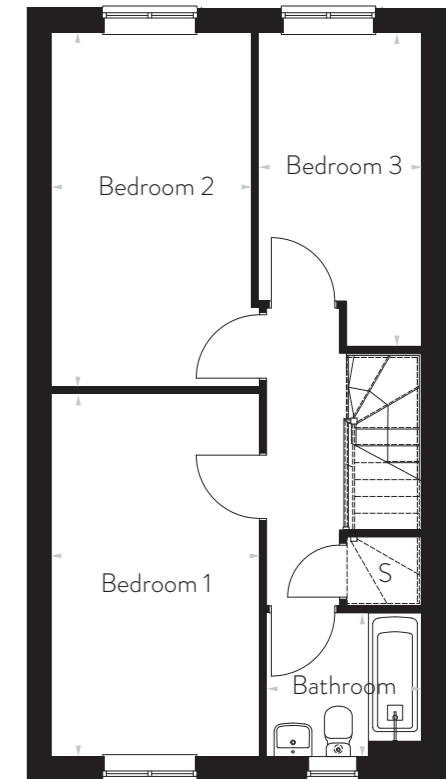


3 BEDROOMS

PLOTS 21, 31, 36, 45



Ground Floor



First Floor

LIVING/DINING	6.22m x 4.94m
KITCHEN	3.34m x 2.70m
BEDROOM 1	4.84m x 2.78m
BEDROOM 2	4.72m x 2.68m
BEDROOM 3	3.59m x 2.19m
BATHROOM	1.94m x 2.09m
93m²	

FF > Fridge Freezer S > Store DW > Dishwasher WD > Washer Dryer

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