

## Around the local neighbourhood

- |                              |   |   |
|------------------------------|---|---|
| <b>1</b> The Emmbrook School | <b>5</b> St Paul's C of E Junior School | <b>9</b> Wokingham Library                        |
| <b>2</b> Cantley Park        | <b>6</b> Wokingham Hospital             | <b>10</b> Market Place                            |
| <b>3</b> Wokingham Theatre   | <b>7</b> Wokingham Superbowl            | <b>11</b> Nuffield Health Fitness & Wellbeing Gym |
| <b>4</b> The Holt School     | <b>8</b> Carnival Pool & Fitness Centre | <b>12</b> Waitrose                                |
|                              |   | <b>13</b> Joel Park & Holt Copse                  |

## Copsewood Wokingham

A stunning range of 1 & 2 bedroom apartments and 3, 4 & 5 bedroom family houses in Wokingham.

Copsewood is a superb new development of high quality homes, situated off Mathewsgreen Road, in the historic Berkshire town of Wokingham. Located just over a mile from the heart of the town, Copsewood is well placed for a wide range of high street stores, independent retailers, an open-air market, cafés, pubs, restaurants and entertainment venues. The area benefits from excellent state and private schools, while for keeping fit, there are sports clubs, gyms and leisure centres, plus a host of golf courses, parks and green open spaces.

For further work, retail and leisure opportunities, Reading is less than 12 miles away, while many delightful towns and villages are within easy reach, including Henley-on-Thames, Eton and Sonning. The nearby countryside is a delight, offering a fantastic landscape for walking, cycling and horse riding. For commuters, Wokingham station offers regular train services to Reading (8 mins) and London Paddington (47 mins), while by road, Junction 10 of the M4 is nearby, offering easy access west to Reading, Swindon and Bristol and east to the M25, Heathrow Airport and London.

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries). February 2022.

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# Development layout



- 5 bedroom home
- The Fletcher
  - The Ripley

- 4 bedroom home
- The Mylne
  - The Pembroke
  - The Aldridge

- 3 bedroom home
- The Beech
  - The Elmslie

- 2 bedroom apartments
- Underwood House

- Affordable Housing \*
- Apartments

- BS Bin Store V Visitor Parking Space  
Retaining walls

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Consultant for specific details.





# Underwood House 2 bedroom apartments

Homes 159, 162 & 165

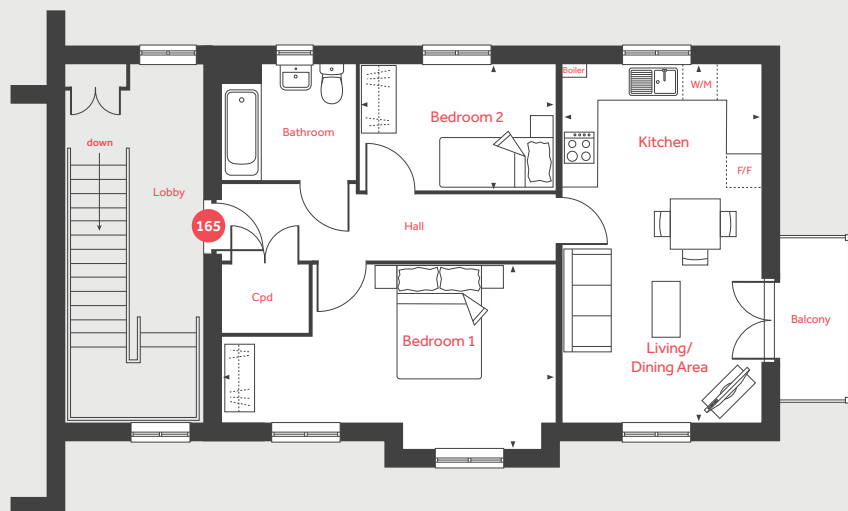
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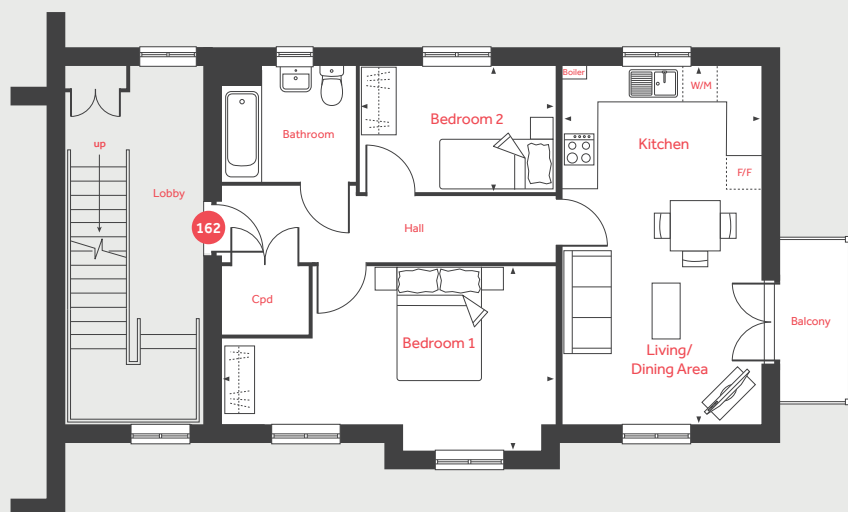
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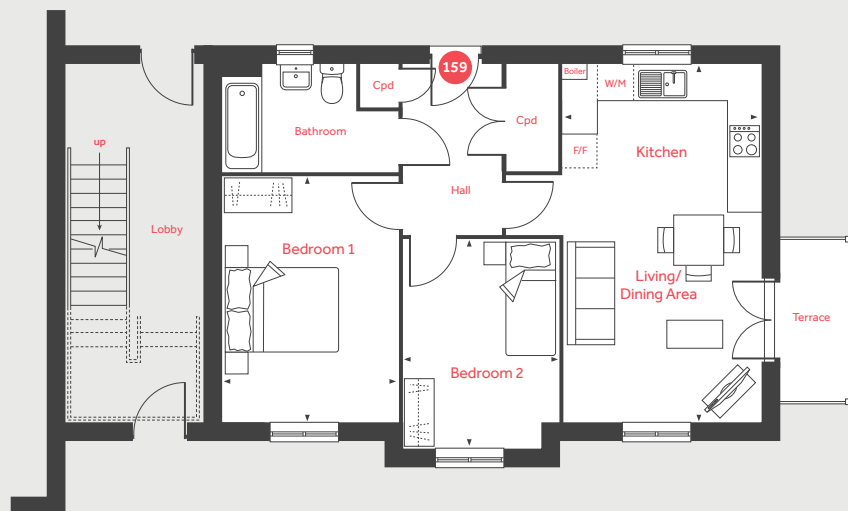
## Second Floor



## First Floor



## Ground Floor



# Underwood House

2 bedroom apartments

Homes 159, 162 & 165

### Ground Floor Home 159

Kitchen/ Living/Dining Area

6.44m x 3.53m 21'1" x 11'7"

Bedroom 1

4.89m x 3.16m 16'1" x 10'4"

Bedroom 2

3.72m x 2.77m 12'2" x 9'1"

### First Floor Home 162

Kitchen/ Living/Dining Area

6.44m x 3.58m 21'1" x 11'9"

Bedroom 1

5.97m x 3.24m 19'7" x 10'8"

Bedroom 2

3.51m x 2.30m 11'6" x 7'6"

### Second Floor Home 165

Kitchen/ Living/Dining Area

6.44m x 3.58m 21'1" x 11'9"

Bedroom 1

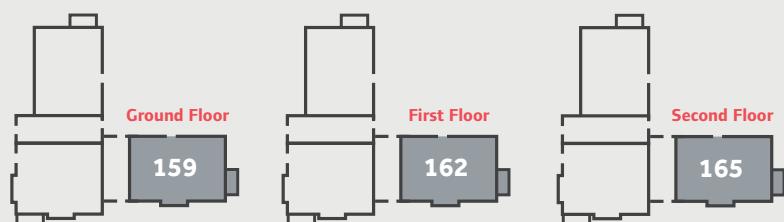
5.97m x 3.24m 19'7" x 10'8"

Bedroom 2

3.51m x 2.30m 11'6" x 7'6"

F/F Space for fridge freezer Cpd Cupboard  
W/M Space for washing machine ◀ ▶ Measuring points

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Consultant. March 2022.



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## The Mylne 4 bedroom home

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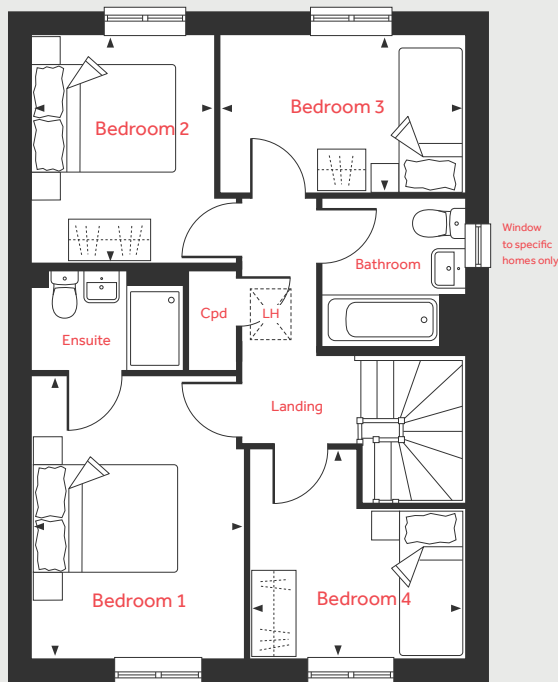
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# The Mylne

## 4 bedroom home

### First Floor



### Ground Floor

#### Living Room

4.83m x 3.39m 15'10" x 11'1"

#### Kitchen/Dining Area

6.04m x 4.37m 19'9" x 14'4"

### First Floor

#### Bedroom 1

3.95m x 2.86m 12'11" x 9'4"

#### Bedroom 2

3.20m x 2.50m 10'6" x 8'2"

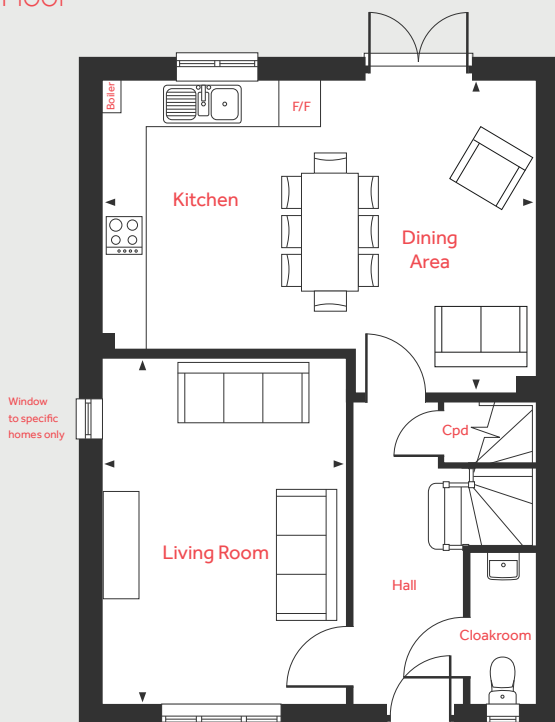
#### Bedroom 3

3.43m x 2.21m 11'3" x 7'3"

#### Bedroom 4

3.00m x 2.92m 10'2" x 9'10"

### Ground Floor



LH	Loft hatch	F/F	Integrated or space for fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points

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## The Aldridge 4 bedroom home

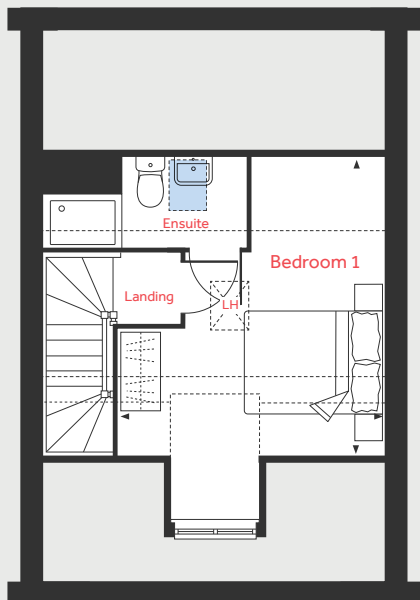
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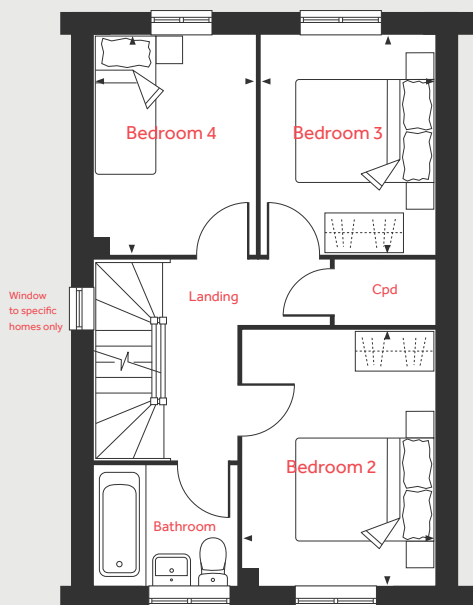
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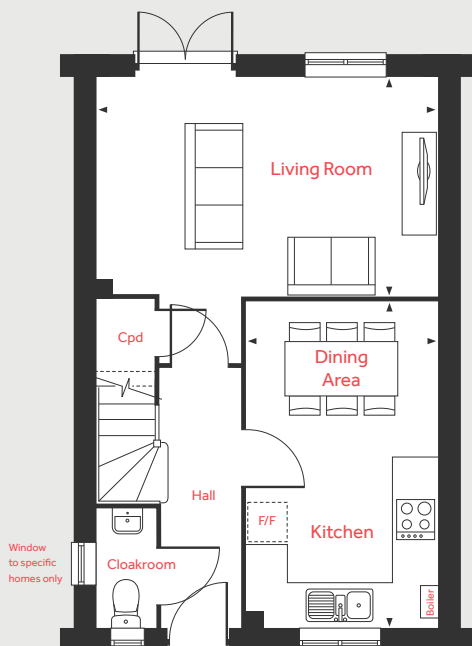
## Second Floor



## First Floor



## Ground Floor



# The Aldridge

## 4 bedroom home

### Ground Floor

#### Living Room

4.98m x 3.20m 16'4" x 10'6"

#### Kitchen/Dining Area

4.78m x 2.80m 15'8" x 9'2"

### First Floor

#### Bedroom 2

3.76m x 2.80m 12'4" x 9'2"

#### Bedroom 3

3.20m x 2.53m 10'6" x 8'3"

#### Bedroom 4

3.20m x 2.37m 10'6" x 7'9"

### Second Floor

#### Bedroom 1

4.42m x 3.89m 14'6" x 12'9"

LH	Loft hatch	Velux window
Cpd	Cupboard	Measuring points
F/F	Space for fridge freezer	Reduced ceiling height

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## The Pembroke 4 bedroom home

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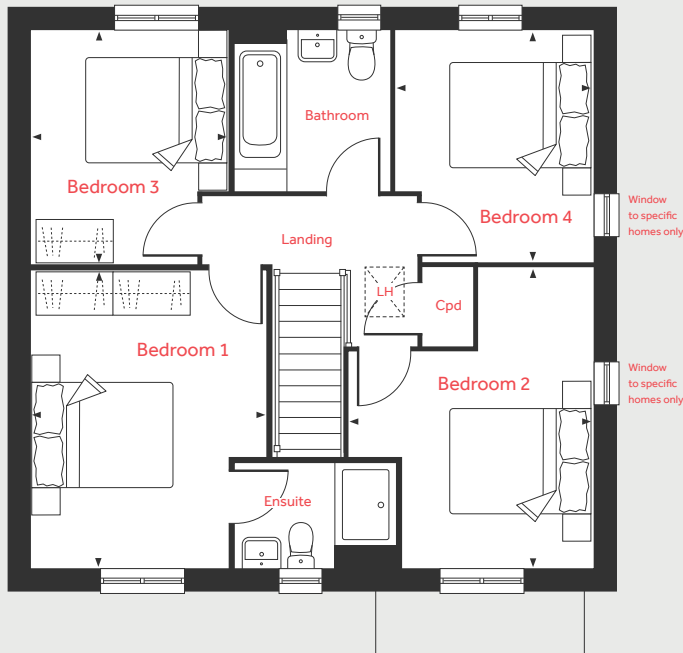
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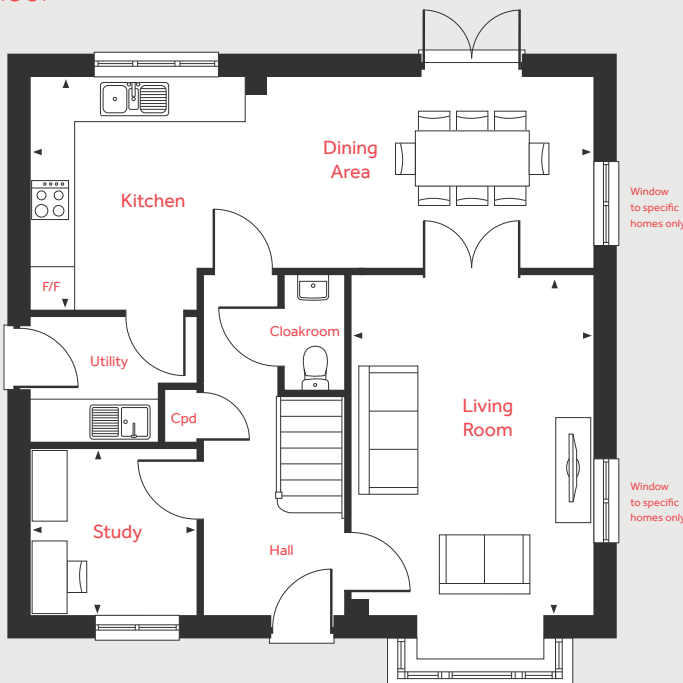
# The Pembroke

## 4 bedroom home

### First Floor



### Ground Floor



### Ground Floor

#### Living Room

4.83m x 3.50m 15'10" x 11'5"

#### Kitchen/Dining Area

8.06m x 3.34m 26'5" x 10'11"

#### Study

2.41m x 2.37m 7'11" x 7'9"

### First Floor

#### Bedroom 1

4.29m x 3.40m 14'1" x 11'2"

#### Bedroom 2

4.31m x 3.50m 14'2" x 11'5"

#### Bedroom 3

3.35m x 2.88m 11'0" x 9'5"

#### Bedroom 4

3.34m x 2.82m 10'11" x 9'3"

LH	Loft hatch	F/F	Integrated fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points

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# Specification

We give you so much more

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# Specification We give you so much more

Each home will be independently surveyed during construction by NHBC, who will issue their 10 year warranty certificate on completion of the home.

2 bedroom apartments  
3 bedroom homes  
4 bedroom homes  
5 bedroom homes

## Kitchens

Choice of standard fitted kitchen (doors and worktops)*	■	■	■	■
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap			■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■		
Indesit stainless steel single oven and gas hob	■	■		
Indesit stainless steel double oven and gas hob			■	■
Indesit integrated hood, with stainless steel splashback (*4 bed semi-detached)	■	■	■*	
Indesit stainless steel chimney hood, with stainless steel splashback (*4 bed detached)			■*	■
Indesit integrated (70/30) fridge/freezer (detached only)			■	■
Space for fridge/freezer (*4 bed semi)	■	■	■*	
Space for dishwasher	■	■	■	■
Space for washing machine	■	■	■	■
Track light fitting	■	■	■	■

## Bathrooms, cloakrooms & ensuites

Ideal Standard contemporary white sanitary ware with chrome fittings (pedestal sink and floor standing toilet)	■	■	■	■
Choice of standard Porcelanosa wall tiling (splash back to all basins, half height over bath and full height to shower cubicle)*		■	■	■
Choice of standard Porcelanosa wall tiling (splashback to basin, full height tiling to length /sides of bath with wall mounted bath shower mixer)*	■			
Handheld hair wash attachment		■	■	■
Romans sliding shower screen to ensuites		■	■	■
White batten holder for the light	■	■	■	■

## Electrical & lighting

BT hub to ground floor	■	■	■	■
Sky and TV outlet to living room (Sky subject to subscription by customer)	■	■	■	■
White pendant lamps to all other rooms	■	■	■	■
Light to front porch and wiring to the rear of house		■	■	■
Mains powered smoke detectors with back up battery	■	■	■	■
Carbon monoxide detector	■	■	■	■
Mains operated bell push to front doors	■	■	■	■

## Internal finishes

Internal doors with white finish and satin chrome ironmongery	■	■	■	■
Internal walls finished in white emulsion	■	■	■	■
Internal woodwork to be white gloss finish	■	■	■	■
Staircases to be white painted timber		■	■	■

## Heating

Gas fired heating feeding radiators fitted with thermostatic valves	■	■	■	■
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## General

Double glazed windows	■	■	■	■
External tap		■	■	■

\*Subject to stage of construction.

**PLEASE NOTE:** Elevations, materials and electrical layouts may differ on this phase to that shown in the marketing brochure. Elevations/CGI images are for indicative purposes only. For full details about your specific plot, please speak to the Sales Consultant.

Signed \_\_\_\_\_ Date \_\_\_\_\_

Linden Homes subscribes to the consumer Code of Conduct.  
Please refer to [www.consumercodeforhomebuilders.com](http://www.consumercodeforhomebuilders.com) or ask your Sales Consultant for further information.

The specifications of all our homes is correct at the date of going to press but may be subject to change as necessary and without notice.  
Please ask your Sales Consultant for more information. March 2022.

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