

SUTCLIFFE

EARLEY



NO EXPENSE IS SPARED IN THE PURSUIT OF EXCELLENCE

Sutcliffe is a wonderfully detailed development of five family

homes, which continues Charlesgate Homes' reputation of building sought after homes. They have each been designed with every detail in mind in order to offer the highest level of comfort and lifestyle. The site boasts a private driveway which offers a perfect secluded family environment with landscaping and car ports provided with each property. Situated in the Berkshire town of Earley, the site also boasts fantastic local facilities and transport links.

The town consists of a number of subordinate areas, including Maiden Erlegh and Lower Earley. Sutcliffe Avenue sits in the heart of the catchment area for the highly regarded Maiden Erlegh Secondary and Sixth Form school



ROOM SIZES

- -6.5m x 5.9m
- $2 1.8m \times 2.7m$
- 3 3.0 m x 5.9 m
- $4 4.6m \times 4.5m$
- $5 3.0 m \times 2.5 m$
- 6 Hall/Landing
- 7 –3.7m x 3.8m
- 8 1.5 m x 3.1 m9 - 2.0 m x 2.4 m
- 10 4.3m x 4.4m
- 11 4.3m x 1.8m
- 12 3.0m x 3.3m
- 13 3.0m x 3.2m
- 14 3.4m x 2.0m

PLOT TWO



ROOM SIZES

- $1 6.3 \text{m} \times 4.7 \text{m}$
- 2 3.9 m x 6.9 m3 - 3.0 m x 2.5 m
- 4 3.0m x 1.6m
- 5 Hall/Landing
- 6 3.3 m x 3.1 m
- 7 3.2 m x 2.5 m
- 8 2.8 m x 3.8 m
- 9 3.0 m x 3.1 m
- 10 3.0m x 2.2m
- $11 3.2m \times 2.6m$







PLOT FOUR



ROOM SIZES

- 2 1.6m x 2.3m

- 5 Hall/Landing
- 7 2.0 m x 2.2 m
- 8 3.4 m x 3.5 m
- 9 3.5 m x 3.3 m
- 10 3.3m x 2.6m 11 – 2.0m x 2.5m











ROOM SIZES 1 - 6.5 m x 5.9 m

4 – 4.6m x 4.5m

5

4

6 – Hall/Landing

9 – 2.0m x 2.4m

10 – 4.3m x 4.4m 11 – 4.3m x 1.8m

14 – 3.4m x 2.0m

12 – 3.0m x 3.3m 13 – 3.0m x 3.2m





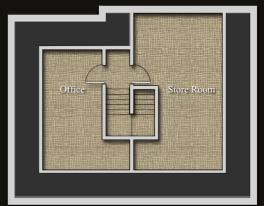


ROOM SIZES

- $2 1.6m \times 2.3m$
- $3 3.5 \text{m} \times 7.0 \text{m}$
- $4-1.7m \times 2.3m$
- 5 Hall/Landing
- 6 3.6m x 3.7m
- $7 2.0 m \times 2.2 m$
- 8 3.4 m x 3.5 m
- 9 3.5 m x 3.3 m10 – 3.3m x 2.6m









Personalise your new home with Bespoke Options With a Charlesgate Home you have an opportunity to create your dream home using their bespoke service. They have an extensive range of options and upgrades that will help make your home even more unique to you. **Choose from the following options:** Kitchens: Electrical: **Bathrooms:** Unit colours Choose from a selection of tiles Additional sockets Granite Worktops Additional switches Sanitary ware upgrades Upgraded appliances Chrome sockets Vanity units Chrome switches Dimmer switches Flooring: General: Additional/extra Downlights Interior design Choose from carpets, wood Wardrobes flooring or ceramic Personalisation subject to stage of construction process

KITCHEN

- Professionally designed contemporary Kitchen
- Four zone gas hob, extractor hood and oven
- A fully integrated dishwasher and fridge/freezer
- The Kitchen is equipped with matching base and wall cupboards

BATHROOM, ENSUITES & CLOAKROOM

- All bathrooms are designed by Porcelanosa
- The bathroom, cloakroom and en-suites are equipped with white Noken sanitary ware and chrome furnishings by Porcelanosa
- All bathrooms have fully tiled walls using Porcelanosa tiles
- Chrome towel ladders are provided to the bathrooms and en-suites
- Large mirrors are fitted to the bathrooms, cloackroom and en-suite(s)
- A Shaver socket is fitted to all bathrooms and en-suite(s)



INTERNAL FINISHES

- Oak veneer doors with polished chrome door furniture throughout
- Ceramic floor tiling is provided to the Kitchen and all wet rooms
- Carpet is laid throughout
- Smooth ceilings throughout

ELECTRICAL INSTALLATION

- Each home features a comprehensive electrical system including down-lighters to the ceilings in the kitchen, bathrooms and main bedroom
- A generous supply of double power sockets are provided throughout
- External lighting is provided to the front and rear
- An external double socket is fitted to the rear of the property
- A mains fed smoke detector with battery back-up is fitted to the entrance hall and landing
- Extraction fans are fitted to the cloakroom, bathroom and en-suites

CENTRAL HEATING

- A highly efficient Air Source Heat Pump is provided in conjunction with a pressurised hot water cylinder
- The pressurised system provides equally pressured hot and cold water eliminating the need for tanks and pumps for showers
- A back-up electric immersion heater is fitted to the hot water cylinder
- Underfloor heating is provided down stairs



- Where appropriate radiators are fitted with individual thermostatic controls

TELEVISION AND TELEPHONE

- Television points are located in the drawing room, and all bedrooms. TV points are wired to a central position in the
- Telephone outlets are located in the drawing room and main Bedroom.

WINDOWS

- PVCu double glazed windows with Espagnolette securitylocking mechanisms fitted throughout
- The windows are sealed units, white on the inside and out

SECURITY

- Each plot is pre-wired for an alarm

EXTERNAL FINISHES

- Gardens to front and rear have been finished using quality turf
- Patio and path areas have been finished in Indian stone
- Parking area to the front is finished in block paving
- A cold water tap is provided to the exterior of the property

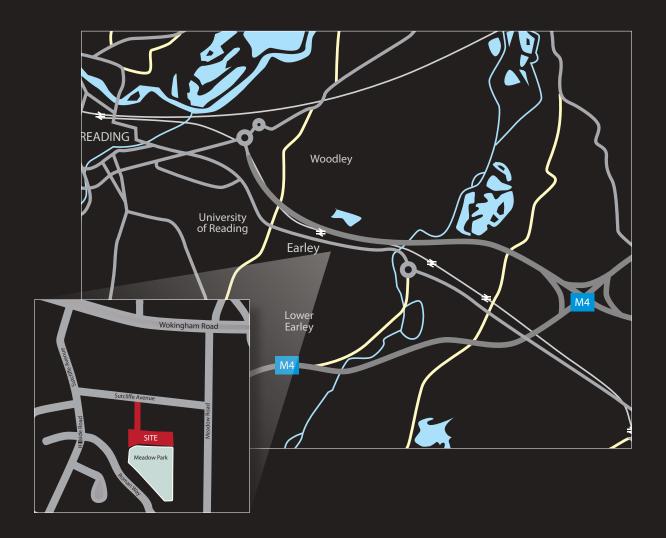
NHBC

The National House Building Council will independently survey the property during the course of construction and upon satisfactory structural completion issue their NHBC Buildmark warranty



All measurements are approximate. All information within the specification is believed to be correct. We reserve the right to vary the specification as and when it may become necessary. None of the information within this brochure forms any part of a contract.





TRANSPORT

Nearest stations:

EARLEY - 0.5 MILES

WINNERSH TRIANGLE - 1.2 MILES

WINNERSH - 1.8 MILES

Earley railway station is on the railway line from Reading to London Waterloo stations. However, Winnersh Triangle railway station, which opened in the 1980s, is also near the suburb.

Earley is served by Reading Buses who provide a number of bus services to and from the centre of Reading. The 17 bus runs 24 hours a day from the junction at the Three Tuns, through Reading town centre, towards Tilehurst. Wokingham can be reached by bus on the Wokingham Road or by train from Earley or Winnersh Triangle stations.

Earley is to the north of the M4 motorway which connects London with Bristol.



FOR SALE ENQUIRES CALL 0844 443 5625
OR VISIT WWW.CHARLESGATEHOMES.COM