

PRINCESS GARDENS

BISHOP'S GREEN, HAMPSHIRE

EXCEPTIONAL ONE, TWO, THREE, FOUR AND FIVE BEDROOM HOMES

TOGETHER WE MAKE THE BEWLEY DIFFERENCE



BEWLEY
HOMES

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PRINCESS GARDENS

WHERE YOUR DAYS UNWIND AND YOUR LIFE UNFOLDS

Welcome to Princess Gardens, a charming development of 1, 2, 3, 4 and 5-bedroom energy-efficient homes. Situated in Bishop's Green, close to the picturesque Hampshire Downs and just four miles from the market town of Newbury, Princess Gardens offers the perfect balance of countryside serenity and urban convenience.

Bishop's Green is a quaint village set amidst the scenic Watership Down, with the River Enborne running through its heart. The well-stocked village store, children's playground, and village hall ensure you can embrace community life from day one. From the village, enjoy easy access to local attractions such as Newbury Racecourse and Highclere Castle. Quick connections to London Paddington from Newbury and good road links, including J13 of the M4 and J6 of the M3, make the location perfect for commuters.

At Princess Gardens, beautifully landscaped open spaces and homes with high-quality finishes and open-plan living areas have been designed to fit today's modern lifestyles. Whether you're a first-time buyer, looking for more space, or seeking to downsize, you'll find a home that perfectly meets your needs.

Settle into a place where memories are made, and life thrives. Discover the Bewley difference at Princess Gardens.

Lifestyle photography is indicative only.



Watership Down, Ecchinswell



Newbury Marina, Greenham Island



Newbury Racecourse, Newbury



The Royal Oak, Ecchinswell



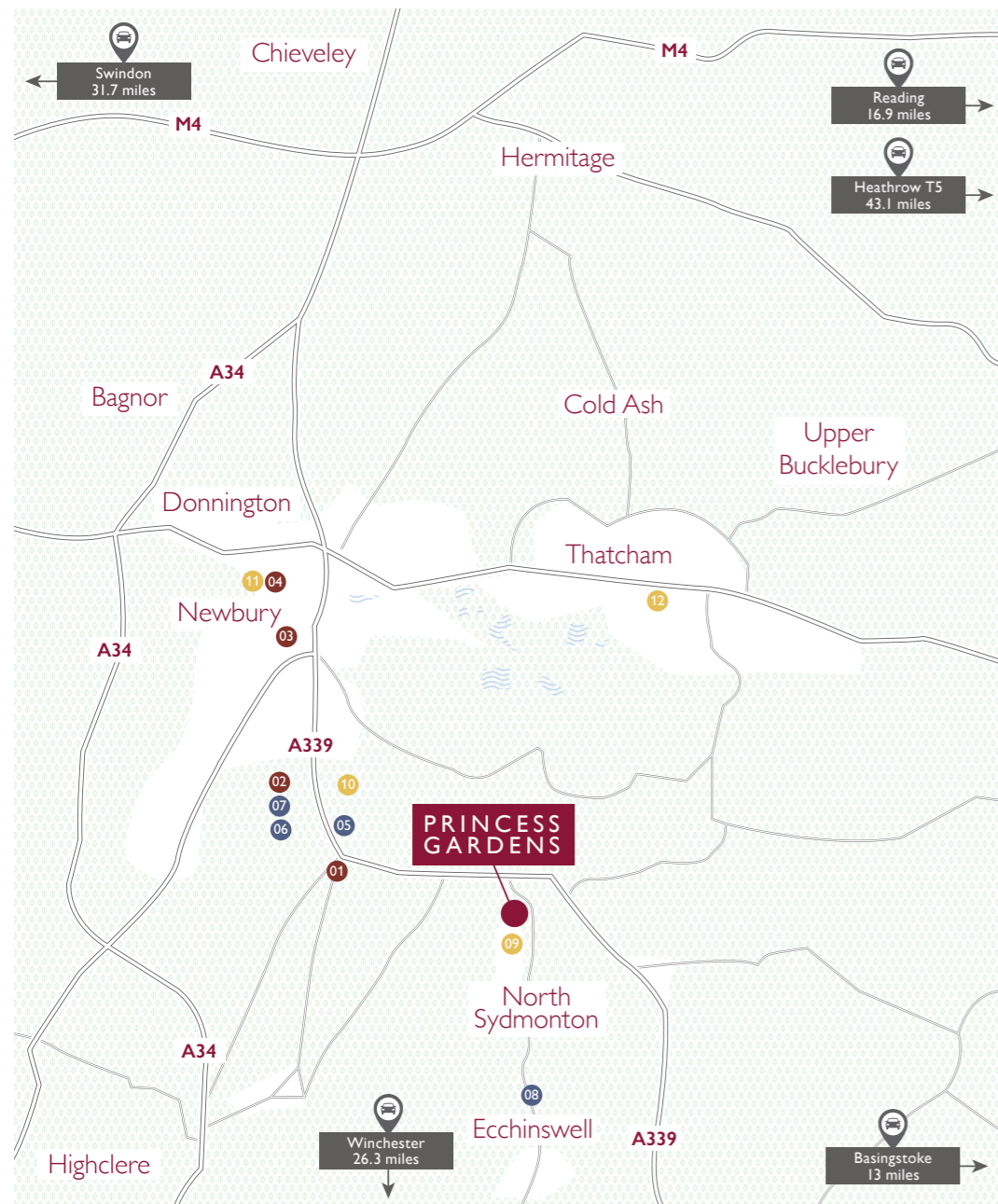
Victoria Park, Newbury

PRINCESS GARDENS

THE BACKDROP TO YOUR LIFE

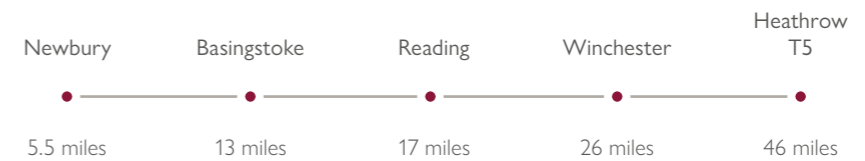
Bishop's Green is a delightful village nestled between Hampshire and Berkshire. For those who enjoy the outdoors, the nearby nature reserves and Watership Down offer scenic footpaths and bridleways to explore. The vibrant market town of Newbury is nearby, centred around a grand market square, with a variety of shops and amenities within easy reach. Welcoming pubs such as The Royal Oak offer an inviting atmosphere for a quiet corner to enjoy a drink or a lively space to socialise, as well as fantastic shopping options at Newbury Retail Park.

For families, Echinswell & Sydmonton Church of England Primary School is highly regarded and just a 5-minute drive away, with access to excellent secondary schools in Newbury. Branching out further, Reading's bustling shops, entertainment venues and University are just a short drive away, providing ample opportunities for both relaxation and leisure. For those who enjoy being active, the award-winning Sandford Springs Golf Club is just 10 minutes away, boasting panoramic views of the scenic Watership Down hills.



-  **FOOD & DRINK**
 - 01. The Swan Inn
 - 02. Two Watermills
 - 03. Mio Fiore
 - 04. Goat On The Roof
-  **EDUCATION**
 - 05. St Gabriel's School
 - 06. Highwood Copse
 - 07. Newbury College
 - 08. Echinswell & Sydmonton Church of England Primary School
-  **SHOPPING**
 - 09. Ashland Store
 - 10. Newbury Retail Park
 - 11. Newbury Farmers Market
 - 12. Waitrose and Partners
-  Distance by road from Princess Gardens

BY CAR FROM PRINCESS GARDENS



BY TRAIN FROM NEWBURY STATION (14 MINUTE DRIVE FROM PRINCESS GARDENS)



Travel times from Trainline/Google Maps are approximate only. † Not a direct route.



INTRODUCING THE GARDEN VILLAGE COLLECTION

Our Garden Village Collection is a carefully created portfolio of beautifully crafted homes.



CREATED FOR THAT SENSE OF ARRIVAL

From the moment you set eyes on your dream Bewley home you will notice our hallmark quality which makes it a joy to create your own unique style throughout.

At Bewley Homes we pride ourselves on attention to detail. The elevations of each home have been designed to create an appealing street scene and a true sense of arrival. By using a variety of brick colours and treatments, and adding feature details, our architects ensure that character is built in. This means a new Bewley home offers the very best of both worlds: the latest in building design technology combined with features previously only associated with more traditional properties. Our customers tell us that having considered a second-hand home against new, a Bewley home exceeds all expectation and meets their desire for flexible living in low maintenance homes and well-planned space.

Computer generated image indicative only. Photography of previous Bewley show home indicative only.

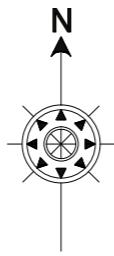
These outstanding homes form the cornerstone of our developments and provide a wonderful backdrop for new communities. Every attractive house type upholds our founding principles of quality and design, with interior layouts designed to provide flexible, labelless living. Each of the homes in the Garden Village Collection exemplifies Bewley's tried and tested attention to detail, with modern, hub-living based design and generously proportioned interiors to create real value for our customers. This means whichever house style you fall in love with, you can rest assured it will be the perfect fit for your lifestyle.

We've designed the Garden Village Collection to encapsulate the 'wow' factor, employing our knowledge to create beautiful streetscapes. This approach is evident throughout your new home. Our architects have used their expertise to blend contemporary techniques with the best of reassuringly established methods to ensure harmony of design inside and out. Thanks to their care and our award-winning customer service, from collecting your keys to unpacking that last box and for many years to come, you will be delighted you chose a Bewley home.

"The Bewley sales team could not have been more helpful and communicative. We spend a lot of time being uncontactable due to our jobs, but the staff were fantastic at working around this and developed a great rapport with us. So much so, that the buying process was a pleasure and not at all stressful!"

Existing Bewley Homeowners





Homes Available:

- First Homes Scheme**
The Winterbourne
1 Bedroom Home
Homes 31, 32, 33 & 34
- The Highclere**
2 Bedroom Home
Homes 5, 6, 14, 15 & 23
- The Epsom**
2 Bedroom Home
Homes 22 & 24
- The Oakley**
3 Bedroom Home
Homes 7, 9, 21 & 38
- The Chilworth**
4 Bedroom Home
Homes 2, 11 & 41
- The Longstock**
4 Bedroom Home
Homes 8 & 39
- The Stanford**
4 Bedroom Home
Homes 10 & 4
- The Marlborough**
4 Bedroom Home
Homes 1, 13, 16 & 42
- The Shalford**
4 Bedroom Home
Home 4
- The Lambourne**
5 Bedroom Home
Homes 3 & 12
- Affordable Housing**

BCP Bin Collection Point



WELCOME CENTRE
(Home 3)

SHOW HOME
(Home 3)

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

Development layout and masterplan are not to scale. These plans are indicative and are intended for guidance only, and do not form part of any contract agreement. They do not show ownership boundaries, easements or wayleaves. If levels are shown they are indicative and subject to change during phases of construction. Please speak to your Sales Executive for accurate drawings. In view of the natural contours and level changes to some areas of this development, it is important that working drawings are discussed if more clarity is required on any garden area, prior to reservation. It may not be possible to indicate all level changes on our brochure site layout. Speak to a Sales Executive for accurate details. New and existing trees are drawn indicatively only. Please refer to the landscaping conveyancing plan for accurate detail. Layout is subject to change. Please ask your Sales Executive for more information. House numbering is plot based and will change. Housing Association is mixed use tenure. Attenuation Basin, a drainage channel. Chimneys are for decorative purposes only. Computer generated image indicative only.

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BISHOP'S GREEN, HAMPSHIRE

THE HIGHCLERE

2 BEDROOM HOME
HOMES 5, 6*, 14*, 15 & 23

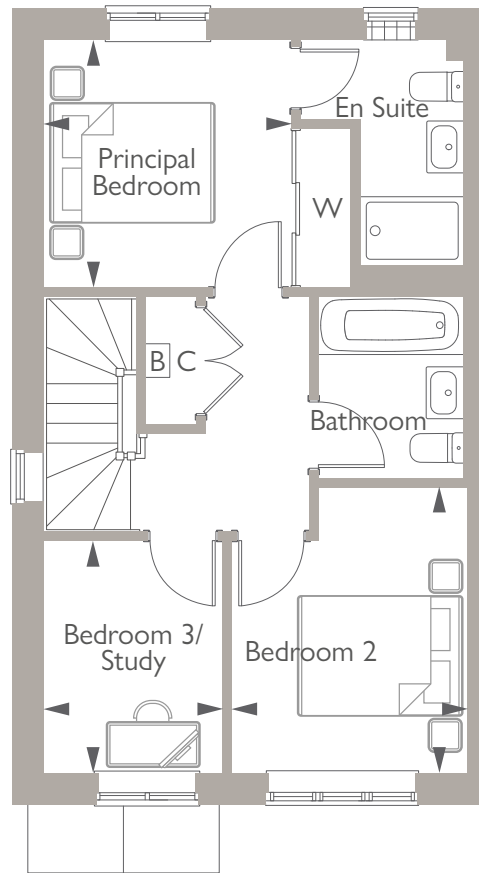
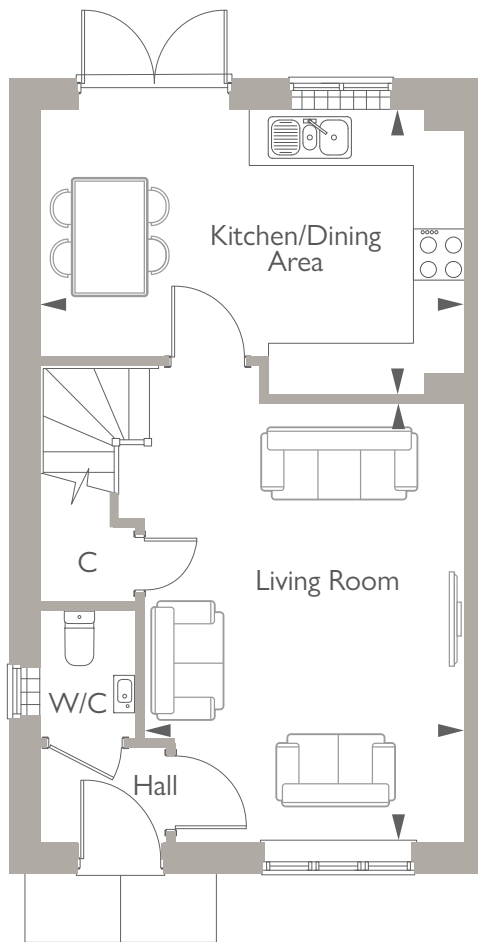


The Highclere is a thoughtfully designed two-bedroom home that blends contemporary style with practicality.

The ground floor features a well-equipped kitchen with integrated appliances, a dining area, and French doors opening to the garden. The spacious living room can be accessed from the kitchen or hallway. Upstairs, two double bedrooms, a study or potential third bedroom, and a family bathroom await. The principal bedroom includes an en suite and fitted wardrobes.

A cloakroom, storage, and allocated parking complete this ideal home for modern living.

BEWLEY
HOMES



GROUND FLOOR

Living Room
5.10m x 3.72m 16'9" x 12'0"

Kitchen/Dining Area
4.92m x 3.31m 16'0" x 10'9"

Total Area 902.86 ft²

FIRST FLOOR

Principal Bedroom
2.88m x 2.87m 9'3" x 9'3"

Bedroom 2
3.32m x 2.74m 10'9" x 9'0"

Bedroom 3/Study
2.70m x 2.08m 8'9" x 6'9"

*Denotes handed home. B denotes Boiler. C denotes cupboard. W denotes wardrobe. ◀ Point from which dimensions are taken. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. Bewley Homes reserves the right to vary as necessary to complete the works. Computer generated image of The Highclere house type is indicative only. External elevational finishes will vary. Landscaping is shown as a guide only. Furniture layouts are indicative only and may vary.

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PRINCESS GARDENS

BISHOP'S GREEN, HAMPSHIRE

THE EPSOM

2 BEDROOM HOME

HOMES 22* & 24

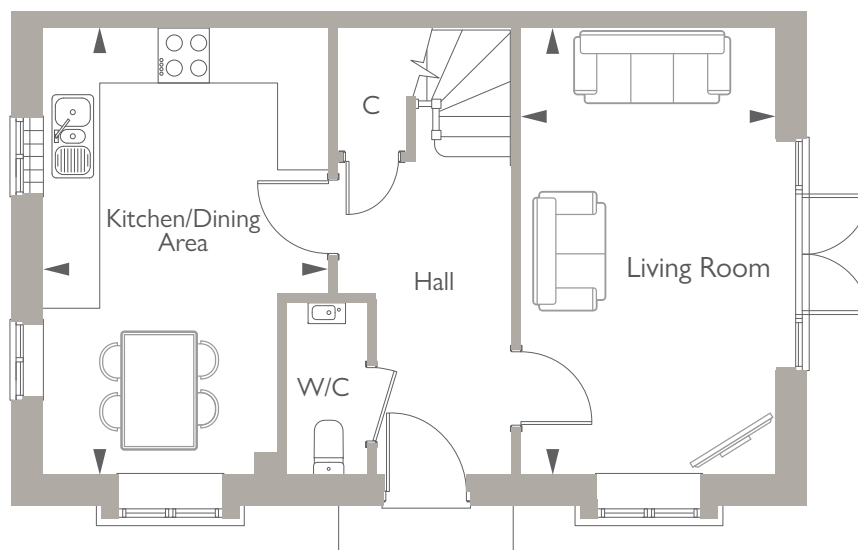
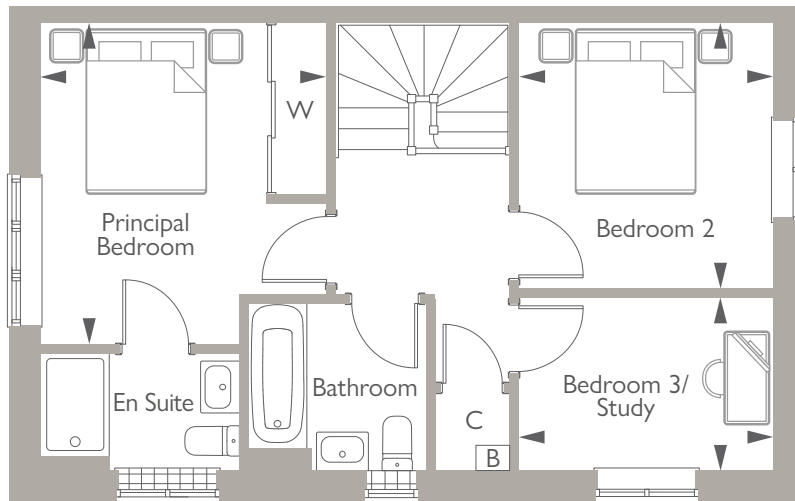


The two-bedroom Epsom is ideal for a growing family, offering charm and elegance throughout.

The hall leads to an open-plan kitchen/dining area and light-filled living room with French doors opening onto the garden. The contemporary kitchen with integrated appliances is designed for family life, while a cloakroom and storage add convenience. Upstairs are two spacious double bedrooms and a flexible third room, ideal as a study or third bedroom. The principal bedroom features fitted wardrobes and a stylish en suite. A modern family bathroom and extra storage complete the floor.

The home also includes allocated parking.

BEWLEY
HOMES



GROUND FLOOR

Living Room	5.20m x 2.96m	17'0" x 9'6"
Kitchen/Dining Area	5.20m x 3.32m	17'0" x 10'9"
Total Area	953.47 ft ²	

FIRST FLOOR

Principal Bedroom	3.74m x 3.32m	12'3" x 10'9"
Bedroom 2	3.09m x 2.96m	10'0" x 9'6"
Bedroom 3/Study	2.96m x 2.01m	9'6" x 6'6"

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BISHOP'S GREEN, HAMPSHIRE

THE OAKLEY

3 BEDROOM HOME

HOMES 7, 9*, 21 & 38

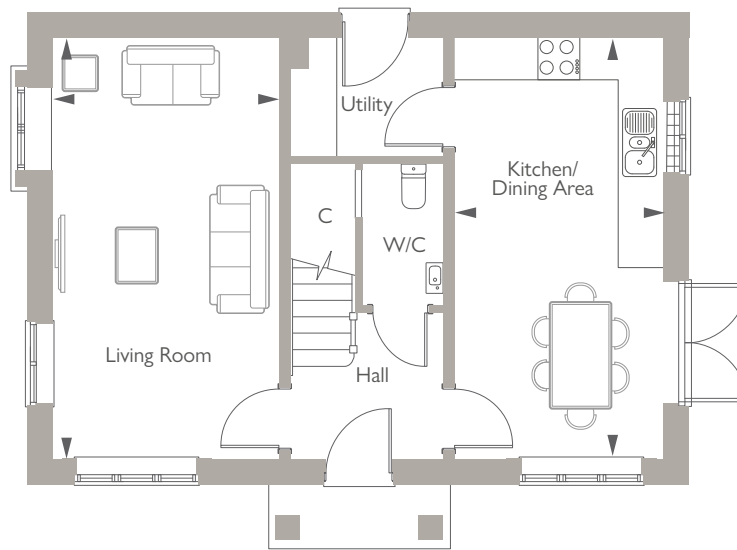
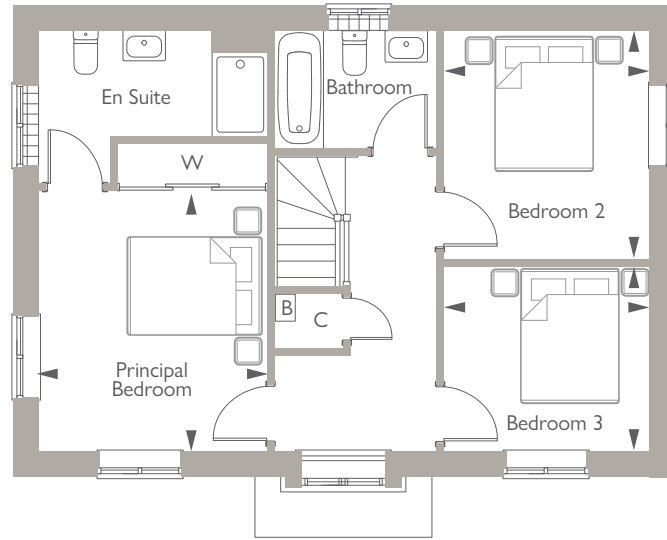


The Oakley is a superbly designed three-bedroom detached home with a striking double-fronted exterior.

Inside, a spacious living room offers a perfect space to relax or entertain, while the kitchen/dining area with a separate utility room is ideal for family life. The kitchen/dining area opens to the garden through French doors, and the utility room has its own separate external access. Upstairs, there are three generous double bedrooms, including a principal bedroom with fitted wardrobes and an en suite.

The Oakley also includes a single garage and parking.

BEWLEY
HOMES



GROUND FLOOR

Living Room	6.04m x 3.24m	19'9" x 10'6"
Kitchen/Dining Area	6.04m x 3.01m	19'9" x 9'9"
Total Area	1136.45 ft ²	

FIRST FLOOR

Principal Bedroom	3.73m x 3.29m	12'3" x 10'9"
Bedroom 2	3.28m x 2.94m	10'9" x 9'6"
Bedroom 3	2.95m x 2.66m	9'6" x 8'6"

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BISHOP'S GREEN, HAMPSHIRE

THE CHILWORTH

4 BEDROOM HOME
HOMES 2*, 11 & 41*

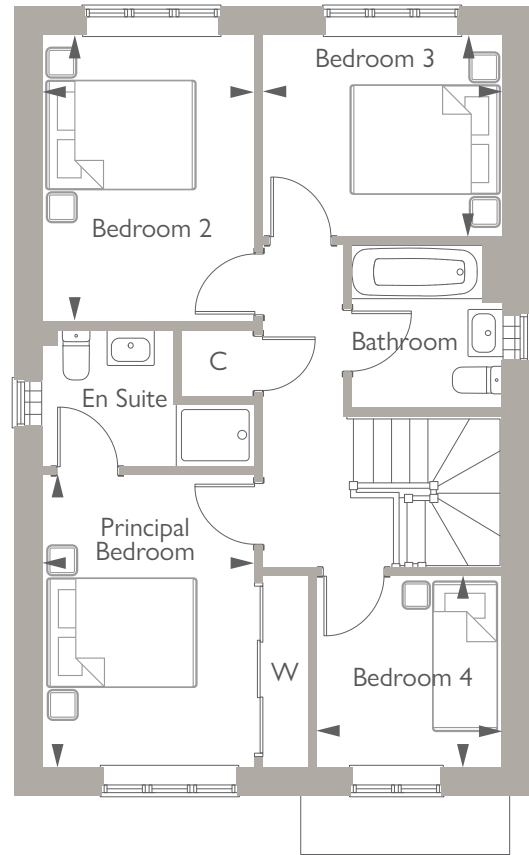
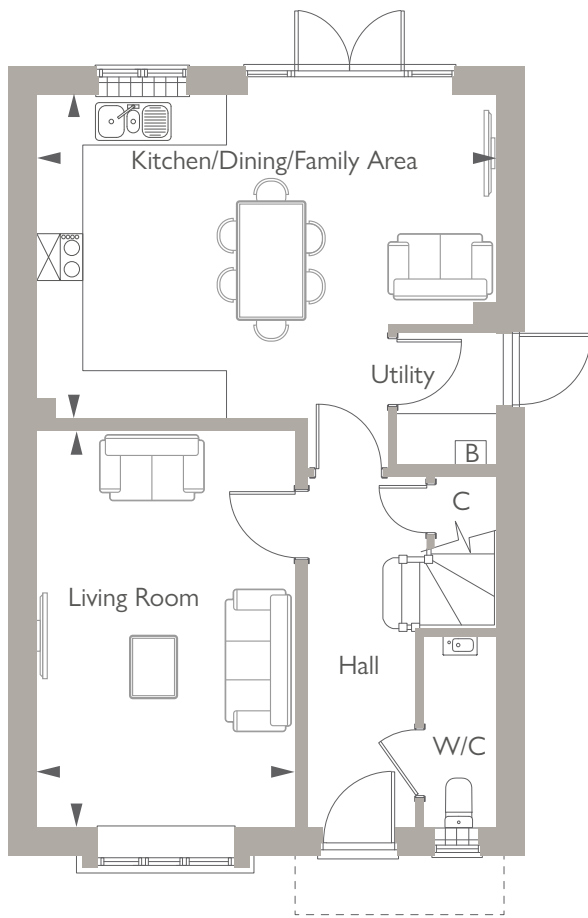


This spacious four-bedroom detached home is designed for modern family living.

The open-plan kitchen/dining/family area is perfect for everyday activities, with integrated appliances and separate utility room. French doors lead to the garden, seamlessly blending indoor and outdoor spaces. A separate living room offers a peaceful retreat, while the cloakroom and storage add convenience. Upstairs, four generously sized bedrooms include a principal bedroom with en suite and fitted wardrobes.

The home also features a single garage and driveway parking.

BEWLEY
HOMES



GROUND FLOOR

Living Room	5.11m x 3.34m	16'9" x 10'9"
Kitchen/Dining/Family Area	5.92m x 4.15m	19'3" x 13'6"
Total Area	1217.83 ft ²	

FIRST FLOOR

Principal Bedroom	3.76m x 2.74m	12'3" x 9'0"
Bedroom 2	3.69m x 2.74m	12'0" x 9'0"
Bedroom 3	3.09m x 2.60m	10'0" x 8'6"
Bedroom 4	2.46m x 2.39m	8'0" x 7'9"

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BISHOP'S GREEN, HAMPSHIRE

THE LONGSTOCK

4 BEDROOM HOME

HOMES 8 & 39

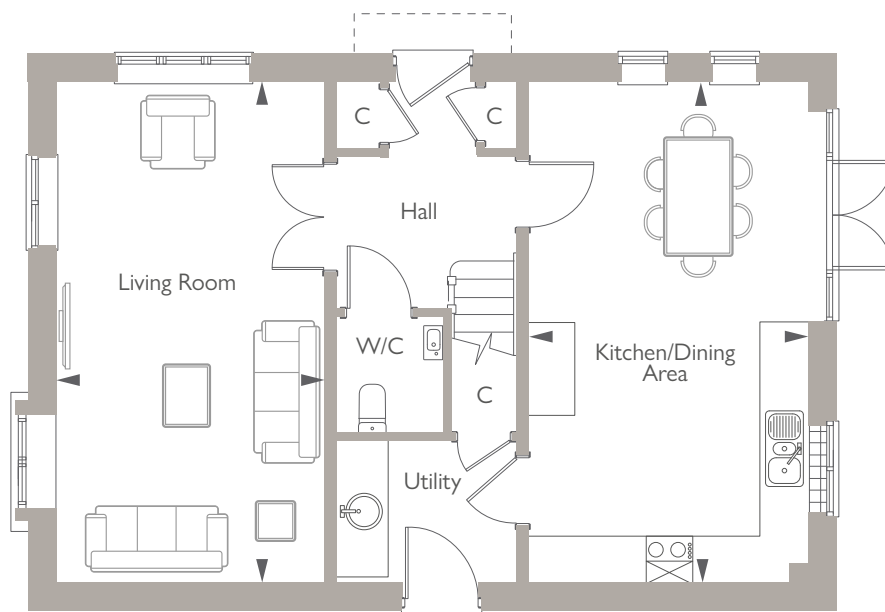
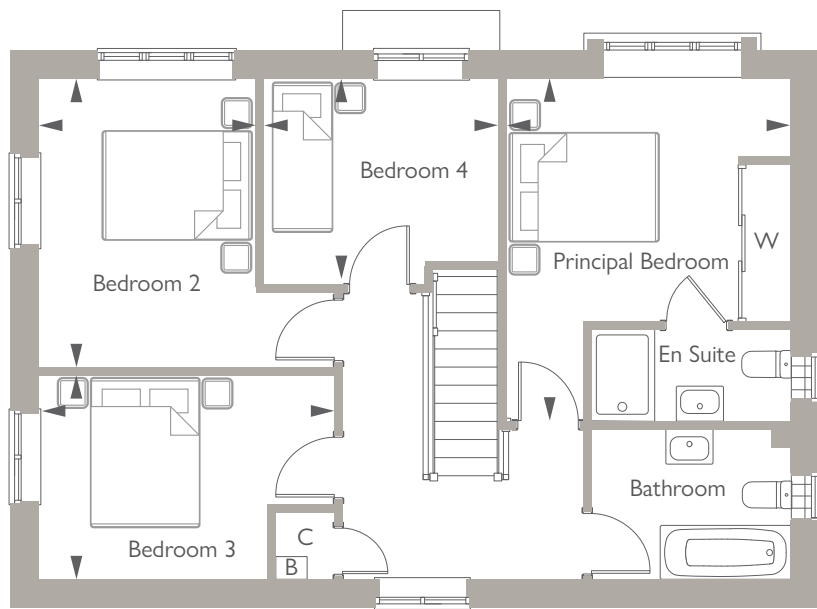


The Longstock is a beautifully designed four-bedroom detached family home that blends style, functionality and comfort.

The central kitchen/dining area is perfect for entertaining, with French doors opening to the garden, creating a seamless indoor-outdoor flow. A cloakroom and utility room add convenience. The spacious living room, filled with natural light, is ideal for relaxation and socialising. Upstairs, there are three double bedrooms, a flexible fourth bedroom, with the principal bedroom boasting an en suite and fitted wardrobes.

A family bathroom, ample storage, garage and parking complete this stunning home.

BEWLEY
HOMES



GROUND FLOOR

Living Room
6.49m x 3.48m 21'3" x 11'3"

Kitchen/Dining Area
6.49m x 3.64m 21'3" x 11'9"

Total Area 1362.49 ft²

FIRST FLOOR

Principal Bedroom
4.43m x 3.69m 14'6" x 12'0"

Bedroom 2
3.74m x 2.81m 12'3" x 9'0"

Bedroom 3
3.83m x 2.65m 12'6" x 8'6"

Bedroom 4
3.03m x 2.67m 9'9" x 8'9"

B denotes Boiler. C denotes cupboard. W denotes wardrobe. ◀ Point from which dimensions are taken. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. Bewley Homes reserves the right to vary as necessary to complete the works. Computer generated image of The Longstock house type is indicative only. External elevational finishes will vary. Landscaping is shown as a guide only. Furniture layouts are indicative only and may vary.

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THE STANFORD

4 BEDROOM HOME
HOMES 10 & 40*

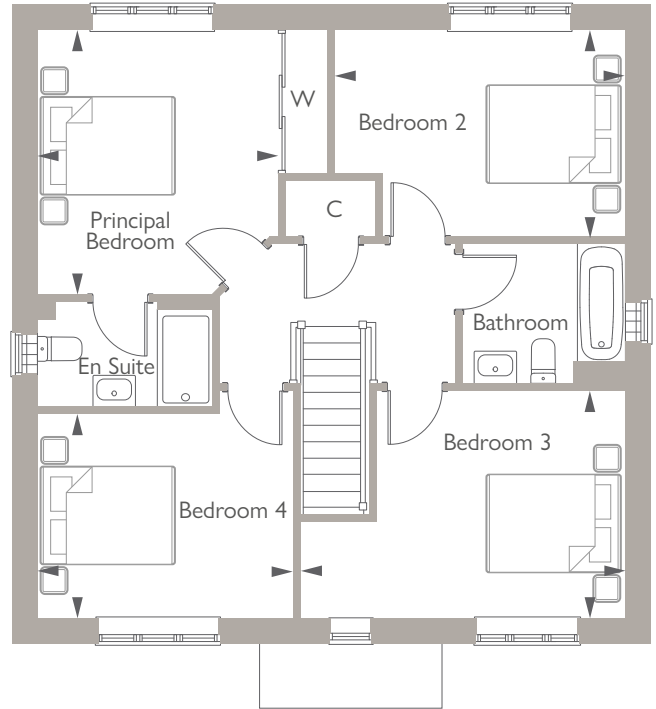
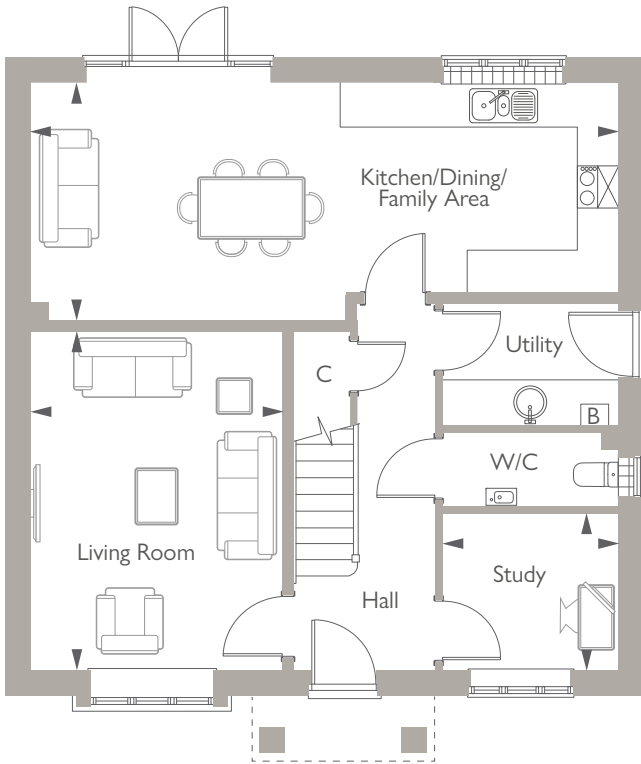


The Stanford is a delightful four-bedroom detached home perfect for family living.

The spacious kitchen/dining/family area provides room for both dining and relaxing, while the living room, study, cloakroom, storage, and utility room offer practicality. Upstairs, four double bedrooms, additional storage and a family bathroom await. The principal bedroom includes an en suite shower room and fitted wardrobes. A single garage and a welcoming garden complete the home, offering both comfort and style.

The Stanford strikes a perfect balance of space, functionality, and style for modern families.

BEWLEY
HOMES



GROUND FLOOR

Living Room	4.82m x 3.60m	15'9" x 11'9"
Kitchen/Dining/Family Area	8.38m x 3.37m	27'6" x 11'0"
Study	2.52m x 2.25m	8'3" x 7'3"
Total Area	1519.87 ft ²	

FIRST FLOOR

Principal Bedroom	3.78m x 3.44m	12'3" x 11'3"
Bedroom 2	4.16m x 2.95m	13'6" x 9'6"
Bedroom 3	4.64m x 3.25m	15'0" x 10'6"
Bedroom 4	3.66m x 2.90m	12'0" x 9'6"

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THE MARLBOROUGH

4 BEDROOM HOME
HOMES 1, 13*, 16 & 42

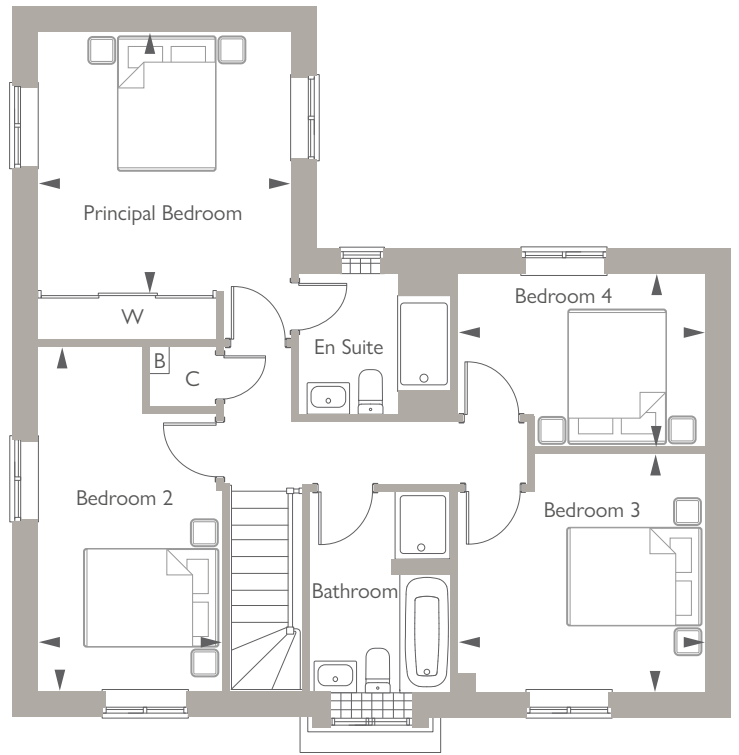
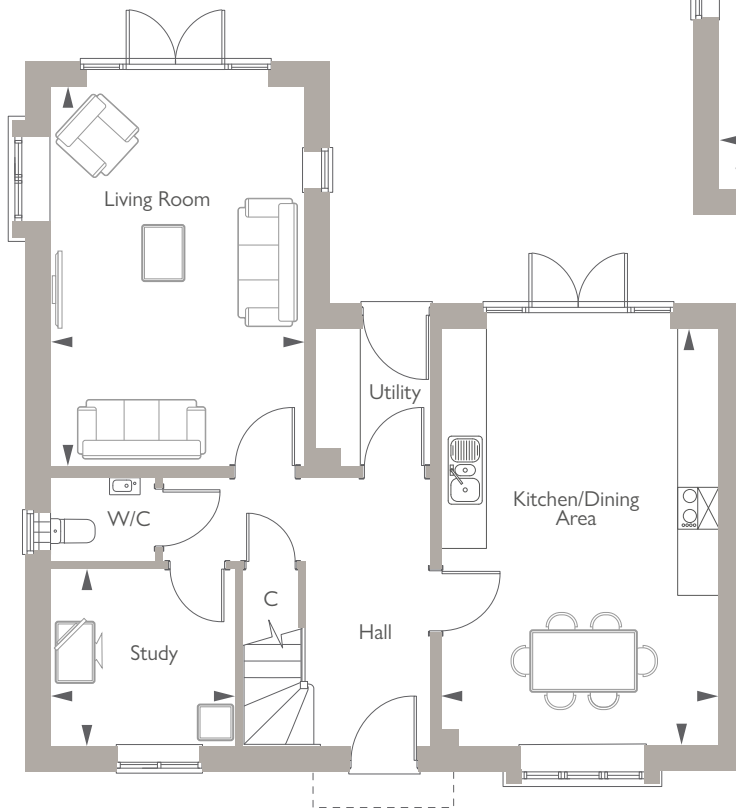


The Marlborough is a sought-after four-bedroom detached home that blends style, functionality, and family-friendly features.

The spacious kitchen/dining area, with integrated appliances and French doors leading to the garden, is perfect for gatherings. The living room also opens to the garden, offering seamless indoor-outdoor living. A separate utility, cloakroom and study complete the ground floor. Upstairs, the principal bedroom boasts fitted wardrobes and an en suite, while three additional double bedrooms share a family bathroom. A storage cupboard adds convenience.

The home also includes a single garage and driveway parking, ensuring comfort and practicality.

BEWLEY
HOMES



GROUND FLOOR

Living Room	5.48m x 3.67m	18'0" x 12'0"
Kitchen/Dining Area	6.04m x 4.00m	19'9" x 13'0"
Study	2.67m x 2.57m	8'9" x 8'3"
Total Area	1529.56 ft ²	

FIRST FLOOR

Principal Bedroom	3.74m x 3.67m	12'3" x 12'0"
Bedroom 2	4.97m x 2.67m	16'3" x 8'9"
Bedroom 3	3.56m x 3.44m	11'6" x 11'3"
Bedroom 4	3.57m x 2.50m	11'6" x 8'0"

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THE SHALFORD

4 BEDROOM HOME

HOME 4

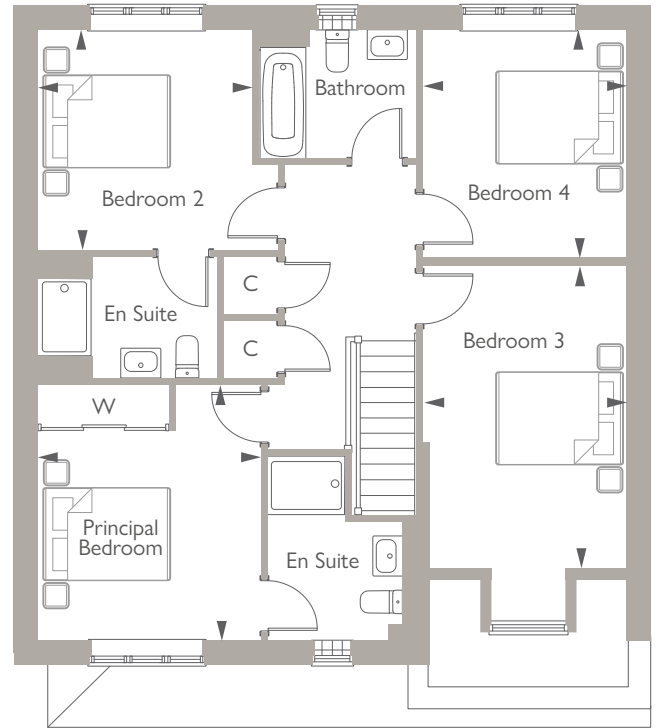
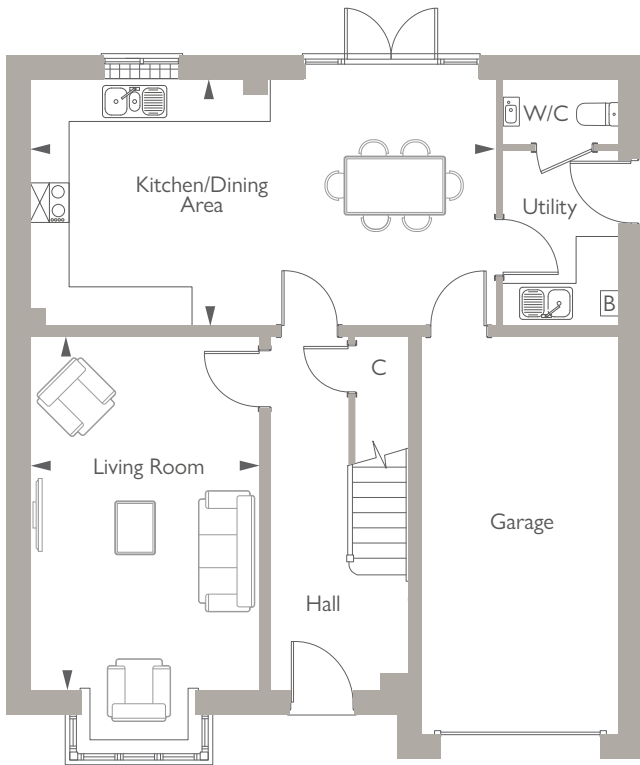


The Shalford is a stunning four-bedroom detached home, ideal for growing families.

Effortlessly blending contemporary style with traditional charm, it features a spacious kitchen/dining area with French doors leading to the rear garden, creating a seamless indoor-outdoor flow. The generous living room provides the perfect space for family relaxation, while a downstairs cloakroom and built-in storage add everyday convenience. Upstairs, you'll find four double bedrooms, including a principal bedroom with an en suite and fitted wardrobes. A second bedroom also benefits from its own en suite.

The integrated garage and driveway parking complete this stylish, family-friendly home.

BEWLEY
HOMES



GROUND FLOOR

Living Room	5.38m x 3.49m	17'6" x 11'3"
Kitchen/Dining Area	7.08m x 3.76m	23'3" x 12'3"
Total Area	1587.25 ft ²	

FIRST FLOOR

Principal Bedroom	3.90m x 3.36m	12'9" x 11'0"
Bedroom 2	3.36m x 3.26m	11'0" x 10'6"
Bedroom 3	4.60m x 3.11m	15'0" x 10'0"
Bedroom 4	3.47m x 3.11m	11'3" x 10'0"

B denotes Boiler. C denotes cupboard. W denotes wardrobe. ◀ Point from which dimensions are taken. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. Bewley Homes reserves the right to vary as necessary to complete the works. Computer generated image of The Shalford house type is indicative only. External elevational finishes will vary. Landscaping is shown as a guide only. Furniture layouts are indicative only and may vary.

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THE LAMBOURNE

5 BEDROOM HOME
HOMES 3 & 12*

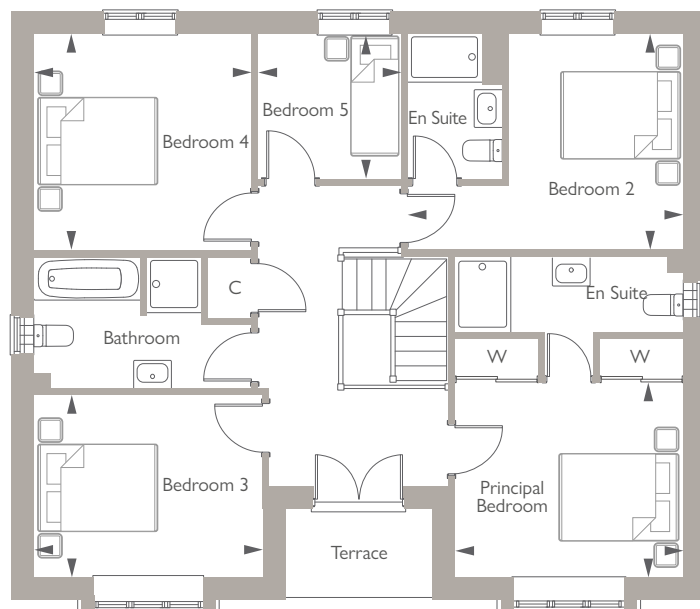
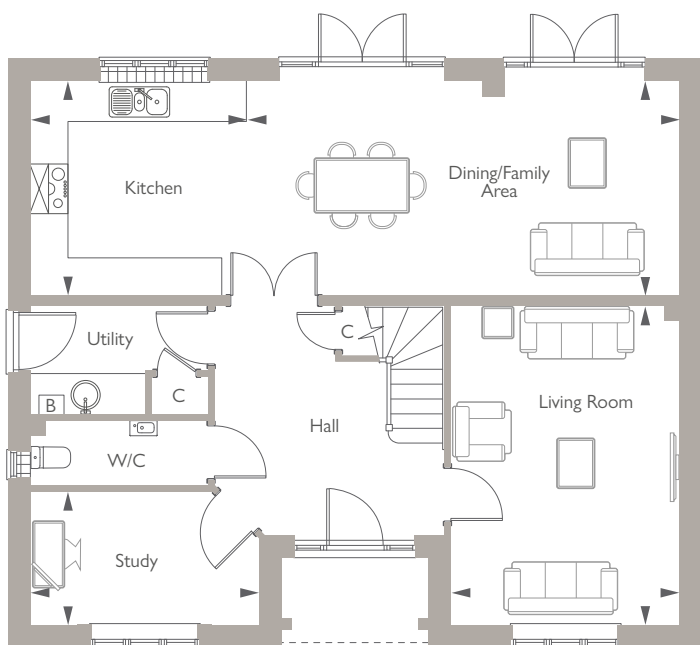


The Lambourne is a luxurious five-bedroom home that combines elegance with spacious living.

The grand entrance leads to a large kitchen/dining/family area, ideal for entertaining, with two sets of French doors opening to the garden. A separate living room offers a peaceful retreat, while a study, cloakroom, and utility room add practicality. Upstairs, four generous double bedrooms include two en suites, and the principal bedroom has fitted wardrobes.

A terrace off the landing provides a tranquil escape, and the family bathroom and additional single bedroom completes the upper floor. This home is finished with a double garage and driveway parking.

BEWLEY
HOMES



GROUND FLOOR

Living Room	5.14m x 3.67m	16'9" x 12'0"
Kitchen	3.46m x 3.45m	11'3" x 11'3"
Dining/Family Area	6.95m x 3.45m	22'9" x 11'3"
Study	3.67m x 2.15m	12'0" x 7'0"
Total Area	1865.22 ft ²	

FIRST FLOOR

Principal Bedroom	3.67m x 3.13m	12'0" x 10'3"
Bedroom 2	4.43m x 3.49m	14'6" x 11'3"
Bedroom 3	3.67m x 2.93m	12'0" x 9'6"
Bedroom 4	3.50m x 3.48m	11'3" x 11'3"
Bedroom 5	2.34m x 2.30m	7'6" x 7'6"

*Denotes handed home. B denotes Boiler. C denotes cupboard. W denotes wardrobe. ◀ Point from which dimensions are taken. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. Bewley Homes reserves the right to vary as necessary to complete the works. Computer generated image of The Lambourne house type is indicative only. External elevational finishes will vary. Landscaping is shown as a guide only. Furniture layouts are indicative only and may vary.



KITCHENS

- Pelmet lighting
- Choice of designer kitchen units* with post formed laminate worktops and upstands with glass splashback to hob
- Stainless steel 1½ bowl sink with polished chrome monobloc mixer tap
- Utility room with single bowl in selected house types
- Integrated fridge/freezer
- Space, plumbing and electrics for future installation by purchaser of washer/dryer
- Recessed white LED downlights (ceiling mounted fitting in utility)
- Choice of Karndean flooring to kitchen area only and utility*

STAINLESS STEEL FINISHED APPLIANCES CONSISTING OF:

- | | |
|---------------------|--|
| 2 & 3 bedroom homes | <ul style="list-style-type: none"> • Integrated extractor hood • Single oven • 4 ring burner gas hob • Integrated dishwasher (slimline to 2 bedroom homes) |
| 4 bedroom homes | <ul style="list-style-type: none"> • Contemporary chimney extractor hood • Double oven • 4 ring burner gas hob • Integrated dishwasher • Chrome switches and sockets above kitchen worktop |
| 5 bedroom homes | <ul style="list-style-type: none"> • Contemporary chimney extractor hood • 2 x single ovens • 5 ring burner gas hob • Integrated dishwasher • Chrome switches and sockets above kitchen worktop |

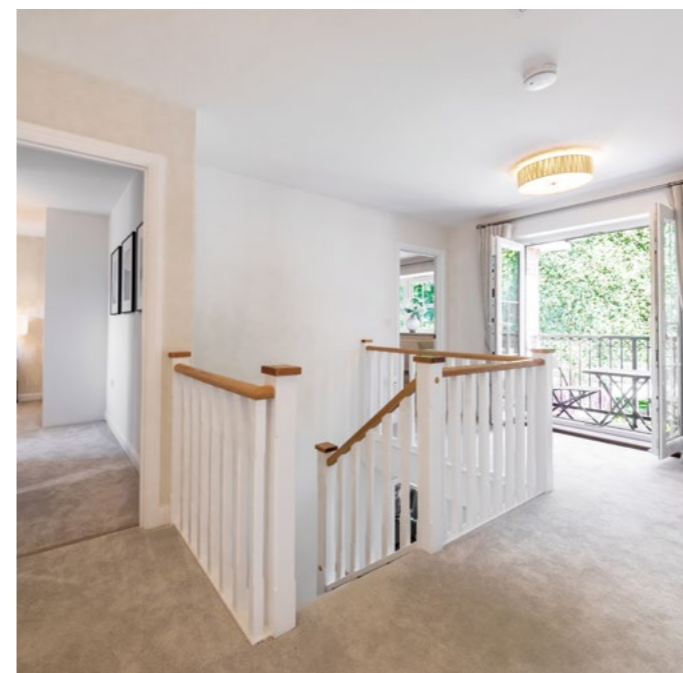


BATHROOM, EN SUITE & CLOAKROOM

- White bathroom suite with steel bath and chrome fittings
- Vanity units
- Thermostatic mixer valve to shower cubicle
- Recessed white LED downlights
- Choice of half height wall tiling* behind sanitaryware to principal en suite and family bathroom. Full height tiling to shower cubicle
- Splashback to cloakroom wash basin
- Choice of Karndean flooring*
- White multi-rail towel warmer to bathroom and en suite

HIGH QUALITY FIXTURES & FITTINGS

- Triple glazed white PVCu windows, multi-point locks with white furniture
- Light grey moulded internal doors
- Polished chrome door furniture
- Oak handrails and newel caps to staircase balustrade, with balusters and strings painted white satinwood
- Moulded skirting boards and architraves
- White emulsion smooth finished ceilings throughout
- Internal walls painted white emulsion with woodwork painted white satinwood
- Wardrobes to principal bedroom (refer to layouts as styles vary)



HEATING, SECURITY & ELECTRICS

- Gas fired boiler central heating system with thermostatic controlled radiators
- Mains operated smoke detectors
- Cabling for future installation of a wireless security alarm system
- TV points to kitchen/dining area, family room and principal bedroom
- Media point to living room consisting of TV point, Sky Q and data point
- Shaver socket in bathroom and en suite

EXTERIORS

- Shared access road, driveways and parking spaces to be permeable block paving
- Private footpaths and patios to be paving slabs
- Front gardens turfed and landscaped to approved design
- Rear gardens cleared, rotovated and prepared for turf
- Wiring for light fitting to all external doors
- Front door overhead downlight or light fitting
- Light and power to garage
- Electric vehicle charging points
- Water tap to rear of house
- Photovoltaic (PV) panels to all plots (refer to Sales Executives for further details)



FUTURE PROOF SUSTAINABLE HOMES

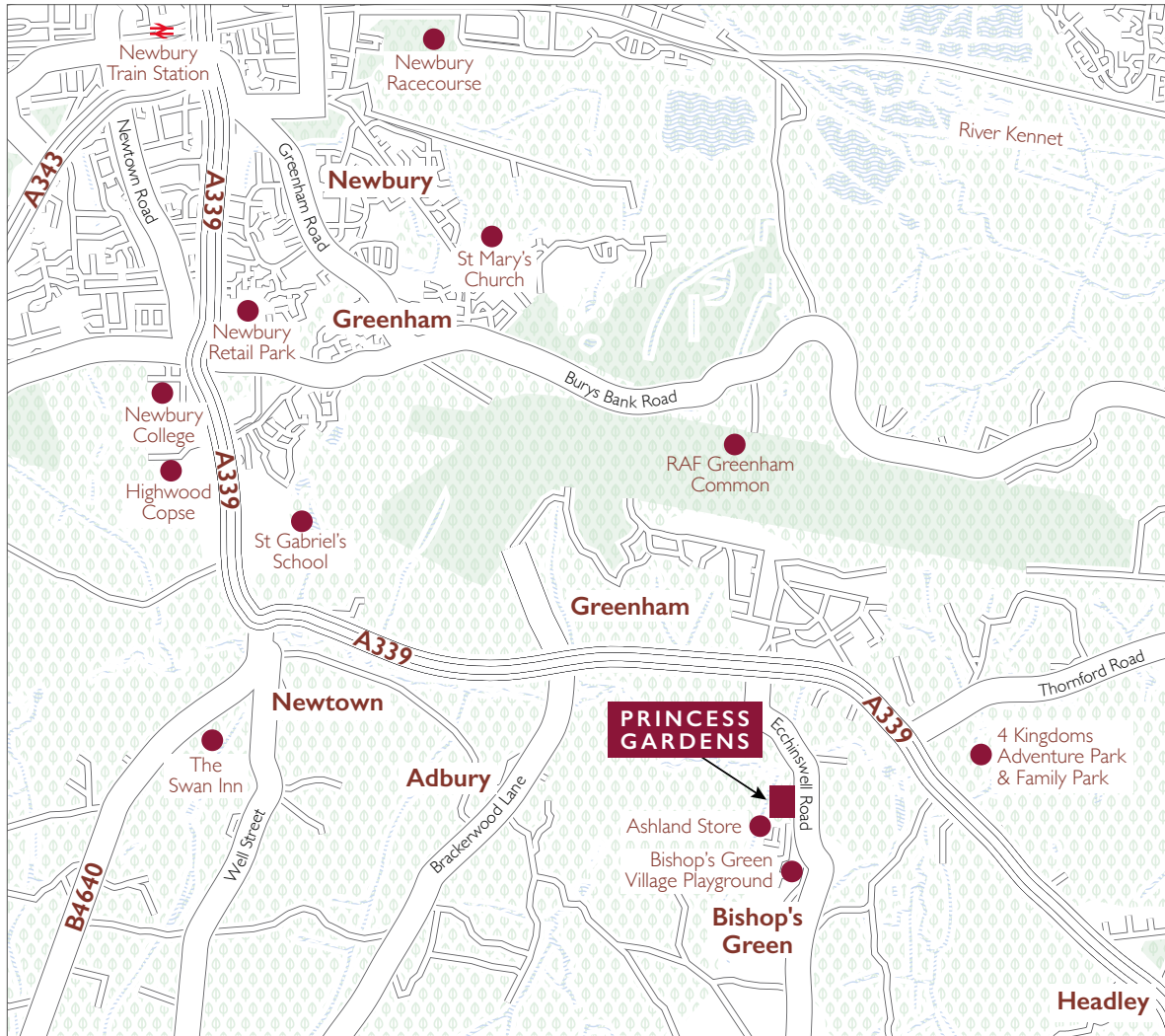
As well as incorporating award-winning landscaping within our developments, we also seek to include innovations in design, materials and construction techniques in order to optimise sustainability, energy efficiency and desirability.

- PV panels
- Electric vehicle charging points
- Insulation and loft insulation helping reduce energy bills and noise pollution
- Energy efficient appliances
- Triple glazing

During these unprecedented times Bewley Homes requests the understanding of its customers for the need to replace, on occasion, standard specification of a similar quality if we are unable to secure them due to availability. *Subject to stage of construction and availability. Whilst these particulars are prepared with due care for the convenience of intending customers, the information and images contained herein are intended as a preliminary guide only. They do not form part of any contract and the developer reserves the right to vary as necessary to complete the works. All designs may vary according to plot and all details should be checked with the Sales Executive. Photography shown is indicative only, may include optional upgrades and finishes and does not necessarily reflect the homes on offer at Princess Gardens. Please refer to the Sales Executive for more information.

PRINCESS GARDENS

BISHOP'S GREEN, HAMPSHIRE



DEVELOPMENT ADDRESS:

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HOMES