

Welcome to





## Welcome to Montague Park

Montague Park is a distinct development on the outskirts of Wokingham. This innovative and highly desirable residential area will provide quality contemporary homes and associated infrastructure to create a vibrant new community.

In addition to the varied portfolio of property, Montague Park will offer excellent local shops, a primary school and superb transport links. Safe interconnected walking and cycling routes will provide easy passage into the nearby town centre with its stylish collection of cafes, shops, leisure and arts facilities. The development is defined by its generous provision of green space which ensures a leafy and peaceful environment and a pleasant outlook over neighbouring Buckhurst Meadows.

Whether you are looking for a tranquil retreat, a chic commuter abode or a safe haven in which to bring up a family, Montague Park offers everything you could want and more.



## Living at Montague Park

Barratt Southern Counties is proud to present its latest collection of 248 contemporary homes at Montague Park. The properties range from stylish two-bedroom apartments to imposing five-bedroom houses, offering elegant yet functional accommodation for every modern family.

Choose a home at Montague Park and you can enjoy bright and roomy living areas, superior fixtures, fittings and generous outdoor spaces. Spend time with your loved ones in your new home's expansive kitchen diner, or curl up in the comfortable lounge. Whatever your lifestyle choices, these properties will enhance the unique way you want to relax, entertain and enjoy family time.





## A new community

The expansive Montague Park with its contemporary amenities and infrastructure will provide a thriving new community in East Wokingham. The development is located around Buckhurst Boulevard which forms the main thoroughfare through the development. New on-site shops will take care of the day-to-day essentials, while the nearby Rances Lane and Bean Oak Road shops offer further provision. The local Co-op, Waitrose and Tesco supermarkets offer plenty of choice for the weekly shop.

The range of sporting facilities and activities at Carnival Pool and St Crispin's Leisure Centre cater to those who enjoy being active. Local schools are very well regarded with popular options including Westcott Infant School, Westende Junior School and St Crispin's Secondary School. Montague Park's proximity to various transport links including Wokingham Station and the A329 motorway makes the development a dream choice for commuters.





## The best of town and country

Wokingham is a prosperous market town 33 miles west of London. The area offers a unique blend of town and countryside living, with historic architecture, modern facilities, superb transport links and plentiful green space.

The town is popular with young families due to its excellent schools, high quality childcare provision and low levels of crime. Indeed, a survey by financial company Family Investments at the end of 2012 found Wokingham to be the best place in England and Wales to bring up a family.

Wokingham is a friendly and vibrant town with a wide choice of restaurants, shops and public houses. The town is home to various clubs and associations including a football club and an historic cricket club, as well as many other sport and leisure facilities. The annual Wokingham Festival in August showcases local musicians and food producers, as well as wines, beers and ciders from around Berkshire.





## A centre for business

Wokingham lies in the centre of a strong regional economy dominated by the technology, financial and pharmaceutical sectors. The area is prosperous, with a large number of businesses attracted by the excellent communication links to London, Heathrow and the motorway network.

Nearby Reading is an important commercial centre, with the headquarters of British companies, as well as the UK offices of foreign multinationals based in the town. Green Park, famed for its distinctive wind turbine, is one of the largest business developments of its kind in Europe. Thames Valley Park on the east side of the town is another major employer and home to global software firm Microsoft. Other household names with large offices in the district include Oracle, BG Group, Johnson and Johnson and Waitrose.





## Wokingham's past

In the 13th century the courts of Windsor Forest were held at Wokingham. The Bishop of Salisbury was largely responsible for the growth of the area at this time, setting out roads, making plots available for rent and buying the rights to hold three town fairs every year.

During the 14th to 16th centuries, Wokingham was renowned for its bell foundry which supplied many churches across southern England. In the Tudor period, the town was a well known producer of silk.

Raids during the Civil War destroyed nearly 20 per cent of Wokingham's buildings which led to some decline. The brick-making industry reignited the town's growth during the 19th century.

In the last 80 years, Wokingham has developed rapidly. The residential areas of Woosehill, Dowlesgreen and Bean Oak were built on farmland in the late 60s and early 70s. The later development of the nearby A329 motorway helped increase the town's popularity further. Keephatch was built in the early 1990s.



## At your leisure

Wokingham's historic centre has a plethora of amenities, with high street shops, food retailers, restaurants and cafes lining the pretty streets.

A multi-million pound regeneration project is set to add new retail units, an anchor food store and an urban park, confirming the town as a premier destination for retail, entertainment and relaxation. Just three miles away, Bracknell offers a diverse portfolio of shops, eateries and leisure facilities. The Oracle in Reading has over 80 stores making it another popular spot for retail therapy.

Wokingham boasts exceptional leisure facilities with an array of sporting clubs offering plenty of opportunity to socialise and get active. Local leisure centres such as St Crispin's, Pinewood and Carnival Pool are well equipped, while numerous recreation grounds, a local football club and cricket club cater to those who prefer outdoor pursuits. The Wokingham half marathon is held in February every year.

Local arts facilities and events are well patronised by Wokingham's residents. The town hosts a popular annual music and food festival with films shown in the open air cinema on Elms Field. Bracknell's South Hill Park Arts Centre is a thriving venue for theatre, cinema, comedy and exhibitions, as well as workshops and classes. The Reading Hexagon attracts global superstars of rock and pop making it a favourite among music fans.

Wokingham's schools are simply outstanding. Local options such as Westcott Infant School, Westende Junior School and St Crispin's Secondary School boast superb academic records and Ofsted reports. A quality choice of nurseries and day care centres is available for pre-school age children.





## Discover Berkshire

The beautiful county of Berkshire is awash with rolling countryside, pretty woodlands and peaceful rivers.

The county is home to an idyllic swathe of the Thames Path which wends its way through stretches of open fields, charming villages, and historic Henley – location of the royal regatta. The prehistoric Ridgeway Path is another unmissable destination for a quiet walk or bike ride, taking in ancient landscapes over an 87-mile trail through the North Wessex Downs and the Chilterns.

World-famous sights such as Ascot Racecourse and Windsor Castle draw thousands of visitors to Berkshire every year. Locations such as Windsor Great Park and the National Trust owned Runnymede are perfect for summer days out. Legoland Windsor, Kids Look Out Discovery Centre and Bracknell Ski Slope and Ice Rink are popular choices for young families.





**Convenience Store** - 2 minutes by car



**Petrol Station** - 2 minutes by car



**Pharmacy** - 5 minutes by car



**Ascot** - 20 minutes by car



**Windsor** - 20 minutes by car



**Virginia Water** - 26 minutes by car



**Pub & Restaurant** - 2 minutes by foot

**WITHIN  
10  
MINS\***



**Schools & Colleges** - 2 minutes by car



**London** - 51 minutes by train

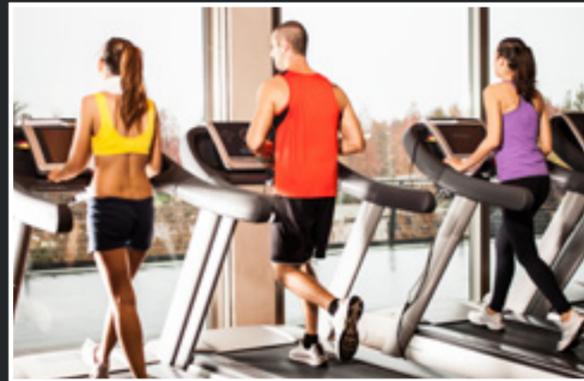
**WITHIN  
55  
MINS\***



**Heathrow Airport** - 30 minutes by car



**Childrens Playground** - 3 minutes by car



**Health & Fitness Club** - 5 minutes by foot



**Train Station** - 5 minutes by car



**Golf Course** - 11 minutes by car



**Reading Town Centre** - 16 minutes by car



**Henley on Thames** - 27 minutes by car

\*All times and distances are approximate only and may vary. Sources: maps.google.co.uk and nationalrail.co.uk

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# Green credentials

As one of the UK's leading housebuilders, Barratt Homes has long been a company that has championed sustainable energy-efficient development in all its forms. In recent years, 85% of the company's development has been on "brownfield" or formally used land within our towns and cities and in summer 2006 we unveiled our experimental "eco-village" of new homes, packed with the latest in energy-efficient and "green" technologies, at Chorley in Lancashire in association with the University of Manchester.

These developments exceed compliance from building regulations, further reducing running costs and increasing comfort.

Barratt Homes has recently unveiled its zero-carbon Green House, the first home by a mainstream builder that will reach the Treasury's criteria for zero stamp duty.

The design of the ground breaking three bedroom family home meets the highest level six of the Government's

Code for Sustainable Homes and will emit zero carbon on average over the course of a year.

The Barratt Green House, designed by architects Gaunt Francis, has been built at the Building Research Establishment (BRE) Innovation Park in Watford.

Barratt Homes are also building the first zero carbon exemplar housing scheme in the country for English Partnership (now HCA) Hanham Hall, Bristol.



# Sustainability at Barratt developments



Barratt Developments PLC is committed to working towards achieving zero carbon homes by 2016, and developing new designs that both adapt to and mitigate against the effects of climate change. We are concerned not only with the potential environmental impact of the development itself, but for the future energy use emissions of their occupants and as a Group we have invested in building prototypes such as The Green House at the Building Research Establishment.

We are also building Hanham Hall, one of the most important new developments in the country, as England's first large scale Code for Sustainable Homes Level 6 and zero carbon development, with homes, community facilities, green spaces and cycle routes at the heart of the development.

We strive to produce sustainable environments where people really want to live, and we have a commitment to engage with the communities where we work. Many of our homes are built to Code for Sustainable Homes Level 3 or higher – at least 25% more energy efficient than a home built to meet Building Regulation standards. These homes are assessed against a number of environmental initiatives, including energy and water use, the use of materials with a low environmental impact, ecology, sustainable drainage, site, pollution and waste management, and quality of life in the home.

Barratt Developments recognise that our developments can have an impact on the environment and local community, and we encourage management of construction sites in a manner that minimises the impact on ecology, takes mitigation measures, and invests in added amenities and open spaces to encourage wildlife and planting for the future. We have a number of commitments for managing our environmental impacts, helping our customers to improve the environment, and for improving the environmental standards of the developments we build. All of our sites are registered to the Considerate Constructors Scheme, a voluntary code of considerate practice.

We are committed to reducing energy use associated with construction, with measurable targets set each year. The most recently set targets are to reduce energy use in construction by 7%

to 1,657 kg CO2/unit. We have an environmental policy for reducing waste and increasing efficient use of materials, using sustainable, reusable or recyclable products where possible. We have a commitment to reducing construction waste and increasing the segregation of waste on development sites, and measurable targets have been set. The most recent targets set for the year 2009/2010 are to reduce construction waste per unit by 7% to 26.6m3/unit, and to increase the segregation of waste on development sites by 7% to 78%. All waste is segregated, recovered and allocated for recycling or reuse wherever practical.

At Barratt Developments, we recognise the importance of reusing land to prevent pressure on biodiversity and depletion of a finite land resource. 82% of our developments now use brownfield land, and in the South East this figure rises to 95%.