

Bracken Park



A delightful collection
of 2, 3, 4 & 5 bedroom
homes in a beautiful
parkland setting on the
outskirts of Bracknell

Bracken Park

Bracken Park offers a stunning range of new homes located on the outskirts of Bracknell, a charming town steeped in history, with many amenities and historic attractions right on the doorstep.

For shopaholics, Bracknell town centre offers a pedestrianised shopping centre filled with high-street names, as well as the Princess Square shopping centre. There are also a couple of supermarkets less than a mile from the development, making that weekly shop so much easier. For shopping on a larger scale, Reading town centre is approximately 12 miles away, which boasts the well known Oracle Shopping Centre, with even more boutiques, independent stores and high street names to explore.















You'll never be short of things to do at Bracken Park, with many leisure activities close by. For culture vultures, South Hill Park offers a theatre, cinema and gallery, with regular exhibitions, concerts and film events being held. For those who love the great outdoors, Swinley Wood and Crowthorne Woods are located close to the development, perfect for exploring on family days out.

There are good schools for all ages within easy reach of the development, including Bracknell and Wokingham College for further education. The University of Reading is only 8 miles away.

Just 40 miles from London, Bracken Park is the perfect place to call home for commuters, with two train stations offering regular services to London Waterloo. For destinations further afield, Heathrow airport is just 13 miles away.

Bracken Park. All it needs is you.



-  **The Frampton**
5 bedroom home
Plot 326
-  **The Ascot**
4 bedroom home
Plot 310
-  **The Eton**
4 bedroom home
Plots 299 & 316
-  **The Henley**
4 bedroom home
Plot 298
-  **The Mayford**
4 bedroom home
Plots 303 & 322
-  **The Woking**
4 bedroom home
Plots 309, 314, 315 & 323
-  **The Yateley**
4 bedroom home
Plots 300, 304, 324, 325 & 327
-  **The Bisley**
3 bedroom home
Plots 301, 302, 317-320
-  **The Eversley**
3 bedroom home
Plots 305-308, 312, 313 & 321
-  **The Sandford**
3 bedroom home
Plot 311
-  **The Wellington**
2 bedroom home
Plots 328 & 329
-  Optional Conservatory
-  BCP Bin Collection Point
-  Garage Access



The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation.



This delightful 3 bedroom family home is designed to meet the needs of modern living. The stylishly designed open-plan living room/conservatory/dining area is perfect for family relaxation, fun and entertaining, with French doors leading on to the rear garden. A welcoming kitchen features a family breakfast area and a downstairs cloakroom is provided for your convenience.

On the first floor you will find two of the three bedrooms (one of which is a double) and both are served by the family bathroom.

On the second floor, the large master bedroom includes a dressing area and en suite shower room, together with French doors and Juliet balcony.

Is this the home for you?

Book a viewing by calling
0845 672 3857

Or get the latest prices and deals at
[taylorwimpey.co.uk/oxfordshire](https://www.taylorwimpey.co.uk/oxfordshire)



Ground Floor

Kitchen/Breakfast Area
4.68m x 2.40m 15'4" x 7'10"

Living Room
4.53m x 3.14m 14'10" x 10'4"

Dining Area (Conservatory)
3.00m x 2.40m 9'10" x 7'10"



First Floor

Bedroom 2
4.53m x 2.89m 14'10" x 9'6"

Bedroom 3
2.83m x 2.51m 9'3" x 8'3"



Second Floor

Master Bedroom (max.)
5.99m x 4.53m 19'8" x 14'10"



This stylish 4 bedroom family home is designed to meet the needs of modern living. The large and airy living room is perfect for family fun and relaxation, and features French doors opening on to the rear garden. The welcoming kitchen benefits from a utility area, and a separate dining room enhances family meals and entertaining. A downstairs cloakroom and under stairs storage space is provided for your convenience.

The first floor is home to the four bedrooms and the family bathroom. Three of the bedrooms are doubles and the master bedroom features an en suite shower room.

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Ground Floor

Kitchen	4.74m x 3.01m	15'7" x 9'11"
Living Room	6.85m x 3.25m	22'6" x 10'8"
Dining Room	3.76m x 2.65m	12'4" x 8'8"



First Floor

Master Bedroom	3.61m x 3.32m	11'10" x 10'11"
Bedroom 2	4.01m x 2.70m	13'2" x 8'10"
Bedroom 3	3.51m x 2.76m	11'6" x 9'1"
Bedroom 4	3.16m x 2.31m	10'4" x 7'7"



This stylish 4 bedroom family home is designed to meet the needs of modern living. The large and airy living room is perfect for family fun and relaxation, featuring French doors opening on to the rear garden. The welcoming kitchen benefits from a utility area and there is a separate dining room, enhancing family meals and entertaining. Touches of convenience come in the form of a downstairs cloakroom and under stairs storage space.

The first floor is home to three double bedrooms and a further single bedroom. Three of the bedrooms are served by the family bathroom, while the master bedroom features an en suite shower room.

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Ground Floor

Kitchen	4.74m x 3.01m	15'7" x 9'11"
Living Room	6.85m x 3.25m	22'6" x 10'8"
Dining Room	3.76m x 2.65m	12'4" x 8'8"



First Floor

Master Bedroom	3.61m x 3.32m	11'10" x 10'11"
Bedroom 2	4.01m x 2.70m	13'2" x 8'10"
Bedroom 3	3.51m x 2.76m	11'6" x 9'1"
Bedroom 4	3.16m x 2.31m	10'4" x 7'7"



This superb 4 bedroom family home combines style and space with the needs of modern living. The large and airy living room benefits from French doors leading onto the rear garden, perfect for family fun and relaxation. The welcoming open-plan kitchen/dining area enhances family meal times and entertaining. There is also a study to provide quiet time. Generosity of space also allows for a downstairs cloakroom and under stairs storage.

The first floor is home to three double bedrooms and a further single bedroom. Three of the bedrooms are served by the family bathroom, while the master bedroom features an en suite shower room.

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Ground Floor

Kitchen/Dining Area	6.85m x 4.74m	22'6" x 15'7"
Living Room	5.17m x 3.25m	17'0" x 10'8"
Study	2.09m x 1.60m	6'10" x 5'3"



First Floor

Master Bedroom	3.61m x 3.32m	11'10" x 10'11"
Bedroom 2	4.01m x 2.70m	13'2" x 8'10"
Bedroom 3	3.51m x 2.76m	11'6" x 9'1"
Bedroom 4	3.16m x 2.31m	10'4" x 7'7"



This wonderful 4 bedroom family home combines style and space to meet all the needs of modern living. The large and airy living room is perfect for family fun and relaxation with ample space for flexible living. The welcoming open-plan kitchen/dining area enhances family mealtimes and entertaining, with French doors leading onto the rear garden. Generosity of space allows for a downstairs cloakroom and under stairs storage.

On the first floor are the four double bedrooms, two of which are served by the family bathroom. The master bedroom and bedroom 2 feature en suite shower rooms.

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Ground Floor

Kitchen/Dining Area

7.17m x 3.57m 23'6" x 11'9"

Living Room

7.17m x 3.73m 23'6" x 12'3"



First Floor

Master Bedroom

4.10m x 3.80m 13'5" x 12'6"

Bedroom 2

3.64m x 2.73m 11'11" x 8'11"

Bedroom 3

3.48m x 3.07m 11'5" x 10'1"

Bedroom 4

3.77m x 2.99m 12'4" x 9'10"



This wonderful 4 bedroom family home features a welcoming open-plan kitchen/dining/family area with French doors leading on to the rear garden. Generosity of space also allows for a downstairs cloakroom and under stairs storage cupboard.

The first floor is home to the light and airy living room, which features French doors opening out to a Juliet balcony to bring the outside in. The master bedroom is also on this floor and boasts its own en suite shower room. A cloakroom is also provided for your convenience on this level.

On the second floor, three double bedrooms are served by the family bathroom, and bedroom 2 also features an en suite shower room.

Is this the home for you?

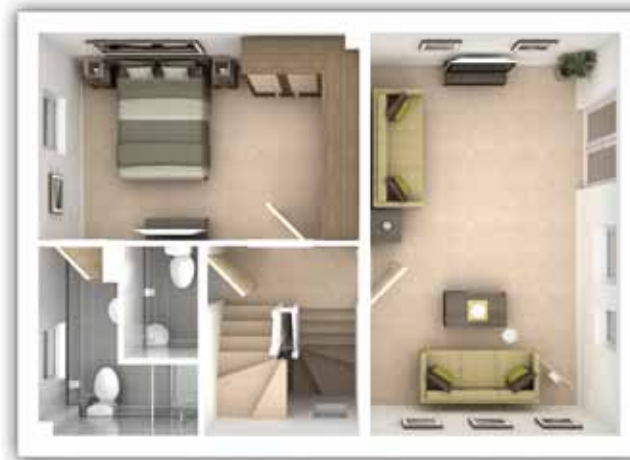
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Ground Floor

Kitchen/Dining Area
8.14m x 3.20m 26'8" x 10'6"
Family Area
3.50m x 2.36m 11'6" x 7'9"



First Floor

Living Room
5.64m x 3.50m 18'6" x 11'6"
Master Bedroom
4.49m x 2.90m 14'9" x 9'6"



Second Floor

Bedroom 2 (max.)
3.80m x 2.40m 12'6" x 7'10"
Bedroom 3 (max.)
3.50m x 2.78m 11'6" x 9'1"
Bedroom 4 (max.)
3.15m x 2.78m 10'4" x 9'1"



This superb five bedroom home features a welcoming open-plan kitchen/dining area with French doors opening on to the rear garden. There is also a utility room which has its own door to the outside space. The light and airy living room is perfect for family fun and relaxation and also features French doors opening on to the rear garden. A family room provides flexibility of living, and there is a study to enhance quiet time. Generosity of space also allows for a downstairs cloakroom.

The first floor is home to five bedrooms, four of which are doubles, and the family bathroom. The master and second bedrooms boast their own en suite.

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Ground Floor

Kitchen/Dining Area (max.)
6.38m x 3.80m 20'11" x 12'6"

Living Room (max.)
5.20m x 4.14m 17'1" x 13'7"

Study
2.93m x 2.65m 9'7" x 8'8"

Family Room
4.80m x 3.20m 15'9" x 10'6"



First Floor

Master Bedroom
3.89m x 3.65m 12'9" x 12'0"

Bedroom 2
4.80m x 3.00m 15'9" x 9'10"

Bedroom 3
4.16m x 3.00m 13'8" x 9'10"

Bedroom 4
3.85m x 2.70m 12'8" x 8'10"

Bedroom 5
4.49m x 2.68m 14'9" x 8'10"



This superb 4 bedroom family home features an open-plan kitchen/breakfast/family area with French doors leading on to the rear garden. A separate dining room is perfect for family meals and entertaining. Generosity of space allows for a downstairs cloakroom and an under stairs storage cupboard.

On the first floor you will find a double bedroom and a large and airy living room with two sets of French doors, one of which leads to a balcony. A study allows for quiet time and this floor is also served by its own cloakroom.

On the second floor, two double bedrooms are served by the family bathroom. The master bedroom includes a dressing area and an en suite shower room.

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Ground Floor

Kitchen/Breakfast/Family Area (max.)
7.47m x 4.43m 24'6" x 14'6"

Dining Room
4.75m x 2.96m 15'7" x 9'9"



First Floor

Study
2.39m x 2.06m 7'10" x 6'9"

Living Room
4.75m x 2.96m 15'7" x 9'9"

Master Bedroom (max.)
5.58m x 4.01m 18'4" x 13'2"

Bedroom 2
3.30m x 2.74m 10'10" x 9'0"



Second Floor

Bedroom 3
3.38m x 2.94m 11'1" x 9'8"

Bedroom 4
3.43m x 2.55m 11'3" x 8'4"



This superb, modern apartment (with private access) features its own garage to keep your vehicle both sheltered and secure. On the first floor, the hallway provides a very practical storage cupboard. The large and airy open-plan kitchen/living room/dining area is perfect for fun and entertainment, and has a door opening to a Juliet balcony.

Both double bedrooms are served by a family bathroom, although the master bedroom features its own en suite shower room.

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Ground Floor



First Floor

Kitchen		
2.72m x 2.25m	8'11"	x 7'5"
Living Room/Dining Area		
5.16m x 3.64m	16'11"	x 11'11"
Master Bedroom		
3.34m x 2.91m	10'11"	x 9'7"
Bedroom 2		
3.40m x 3.30m	11'2"	x 10'10"



This delightful three bedroom home features a spacious and welcoming open-plan kitchen/dining area designed for family meals and entertaining. The large and airy living room is perfect for family fun and relaxation and has French doors leading on to the rear garden. Generosity of space also allows for a downstairs cloakroom and storage cupboard.

On the first floor, two double bedrooms are served by the family bathroom, while the master bedroom features an en suite shower room.

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Ground Floor

Kitchen/Dining Area

5.70m x 3.05m 18'8" x 10'0"

Living Room

5.70m x 3.07m 18'8" x 10'1"



First Floor

Master Bedroom

4.02m x 3.13m 13'2" x 10'3"

Bedroom 2

3.05m x 2.89m 10'0" x 9'6"

Bedroom 3

3.05m x 2.73m 10'0" x 8'11"



This wonderful three bedroom home includes a large and airy living room perfect for family fun and entertainment. Double doors lead to the welcoming kitchen/dining area, which features French doors leading on to the rear garden. Touches of convenience come in the form of a downstairs cloakroom and under stairs storage cupboard.

On the first floor, two double bedrooms are served by the family bathroom. The master bedroom benefits from an en suite shower room.

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Ground Floor

Kitchen/Dining Area

5.70m x 3.07m 18'8" x 10'1"

Living Room

5.07m x 3.94m 16'8" x 12'11"



First Floor

Master Bedroom

4.02m x 3.13m 13'2" x 10'3"

Bedroom 2

3.05m x 2.89m 10'0" x 9'6"

Bedroom 3

3.05m x 2.73m 10'0" x 8'11"

How to find us:

From the M4

Leave the M4 at Junction 10, following the A329 signposted Reading, Wokingham & Bracknell. Exit onto the A329 Berkshire Way, signposted for Bracknell and follow the road for approximately 3 miles. At the roundabout, continue to follow the A329 signposted to Bracknell. At the Doncastle Roundabout, take the first exit (signposted Bracknell, M3). At the Twin Bridges Roundabout, take the second exit, (signposted Bagshot, M3). At the next roundabout, take the second exit into The Parks. Upon entering The Parks, keep to the left hand lane (Broad Lane) and continue until the mini roundabout. Take the third exit at the roundabout and then turn immediately left into Gibson Drive. Welcome to Bracken Park.

From the M3

Leave the M3 at Junction 3, following the signs to Bracknell & Bagshot A322. After approximately 3 miles, at the next roundabout take the second exit signposted Bracknell & Reading A322, and Motorway M4. After $\frac{3}{4}$ of a mile at the next roundabout, take the second exit signposted Reading & Wokingham A322(M) and Maidenhead (A330). In $\frac{1}{2}$ a mile at the next roundabout take the fourth exit into The Parks. Upon entering The Parks, keep to the left hand lane (Broad Lane) and continue until the mini roundabout. Take the third exit at the roundabout and then turn immediately left into Gibson Drive. Welcome to Bracken Park.

From Bracknell Town Centre

Head north, turning left at The Ring. After $\frac{1}{4}$ of a mile, bear left again at Station Way towards the A3095. Take the third exit onto Bagshot Road and continue for $\frac{1}{4}$ of a mile before reaching another roundabout, at which, take the third exit onto Bagshot Road and continue for approximately $\frac{1}{2}$ a mile to the roundabout. Take the fourth exit onto Bagshot Road and after a further $\frac{1}{4}$ of a mile you will arrive at The Parks. Upon entering The Parks, keep to the left hand lane (Broad Lane) and continue until the mini roundabout. Take the third exit at the roundabout and then turn immediately left into Gibson Drive. Welcome to Bracken Park.

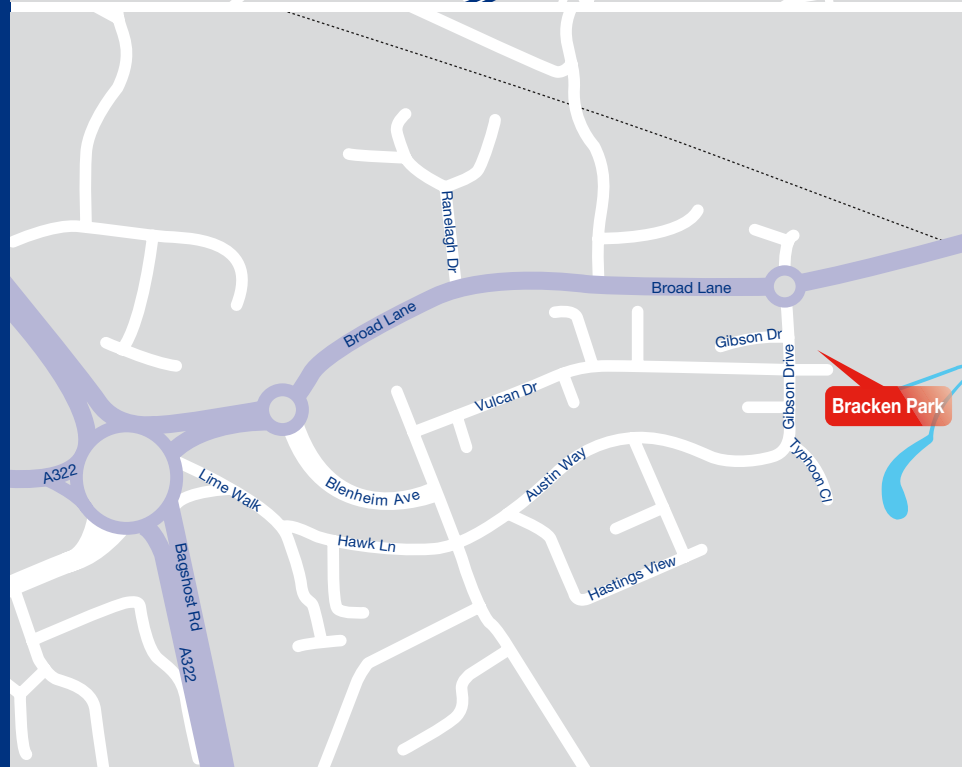
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taylorwimpey.co.uk/oxfordshire



Maps not to scale.

Please note:

Information correct at time of going to print, in February 2012. Taylor Wimpey has a policy of continuous improvement and reserves the right to change specifications, designs, floorplans and siteplans at any time. Room dimensions are subject to change and should not be used when ordering floor coverings or furnishings. Please ask the Sales Executive for up-to-date information when reserving your new home.