



**CREST
NICHOLSON**

MULBERRY VIEW

WOKINGHAM • BERKSHIRE

Perfectly positioned for town and country, Mulberry View combines a strong sense of community with excellent links to both London and the countryside – bringing you the best of both worlds.

2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN MULBERRY VIEW

With superb local facilities and beautiful countryside on your doorstep plus excellent transport links by road and rail, Wokingham is ideal for modern family living.

On your doorstep

Wokingham has everything you need to keep you and your family active and entertained – from bars, restaurants and shopping centres to country parks, leisure centres and nature reserves - all within easy reach of your new home.

- 1 Keephatch Park Nature Reserve
- 2 Nuffield Gym
- 3 Miltons Restaurant
- 4 Wokingham Hospital
- 5 Loch Fyne Seafood & Grill
- 6 Piccolo Arco
- 7 The Three Frogs
- 8 Dinton Pastures Country Park
- 9 Wokingham Festival
- 10 Everyman Cinema
- 11 St Crispin Leisure Centre
- 12 Bean Oak Shopping Parade

Education

Mulberry View offers a fine choice of schools, from preschool to secondary level, just a short distance away.

- 13 Mini Oaks Pre School
- 14 Emmbrook Infant and Junior School
- 15 St Paul C of E Junior School
- 16 Emmbrook Secondary School
- 17 St Crispin's Secondary School

Travel

Enjoy superb connections by road and rail. London, Reading, Bristol and beyond are all within easy reach, not to mention a host of local attractions.



Sainsbury's Local – 11 minutes

Keephatch Park Nature Reserve – 22 minutes

Wokingham Train Station – 30 minutes



Wokingham Train Station – 7 minutes

Oxford – 58 minutes

Heathrow Airport – 36 minutes



London Paddington – 43 minutes (From Wokingham train station)

London Waterloo – 70 minutes (From Wokingham train station)

Reading – 10 minutes (From Wokingham train station)





MULBERRY VIEW

Dalley Road,
Wokingham RG40 5BQ

For all enquiries please call

01182 173 238

[crestnicholson.com/mulberryview](https://www.crestnicholson.com/mulberryview)

CREATED FOR HEALTHY AND SUSTAINABLE LIVING

Mulberry View is a beautifully crafted collection of 2, 3, 4 & 5 bedroom houses.

With its cutting-edge design, community spirit and sought-after 'countryside meets town' location, Mulberry View is a truly remarkable place to call home. This well-established community in the heart of Wokingham is part of an already flourishing neighbourhood, offering you excellent transport links plus easy access to good schools and a host of local amenities.

Perfectly planned outdoor areas and greenery provide new habitats for local wildlife to thrive and are ideal for a peaceful stroll. Keephatch Park Nature Reserve is only a 20 minute walk away and there is a nearby network of walking and cycling paths for those who want to

up the pace and still enjoy chance encounters with nature. A short 10 minute drive will take you to Dinton Pastures Country Park where the family can have fun in the Play Park, enjoy the delights of the Dragonfly Café or take a walk around the many trails and lakes.

The bustling town centre just over a mile away offers everything you need for everyday life and leisure including shops, fine dining, gastro pubs, a leisure centre and an Everyman Cinema. There is also an excellent café culture, with live music and well-established art and leisure groups. It also boasts the annual Wokingham Festival - the highlight of the community year.

With excellent connections to both London and the surrounding areas by road and rail, Wokingham offers an enviable location, ideal for both commuting and family days out. The train station is just a short drive or a 30 minute walk away and from there you can be in London in 44 minutes or Reading in 10 minutes.

Meanwhile a 10-minute drive will give you access to the M4 and the national motorway network – connecting you quickly and easily with everywhere from London to Wales and beyond. You can be at Heathrow Airport in just 36 minutes, door-to-door, or Bristol in just over an hour and a half.





**CREST
NICHOLSON**

MULBERRY VIEW

DEVELOPMENT PLAN

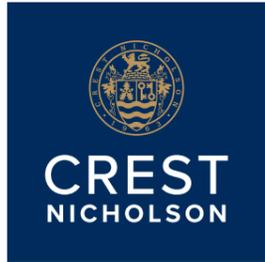
A collection of brand new homes, located in the sought-after location of Wokingham.

2, 3, 4 & 5 BEDROOM HOMES



- 2 BEDROOM HOMES**
 - The Coach House
 - The York
- 3 BEDROOM HOMES**
 - The Brookfield
 - The Evesham
 - The Leith
 - The Meadow
 - The Mickelham
 - The Pavel
 - The Redgrave
 - The Remo
 - The Seaton
- 4 BEDROOM HOMES**
 - The Filey
 - The Keswick
 - The Marlborough
 - The Romsey
 - The Whimberry
- 5 BEDROOM HOMES**
 - The Stratford
 - The Windsor





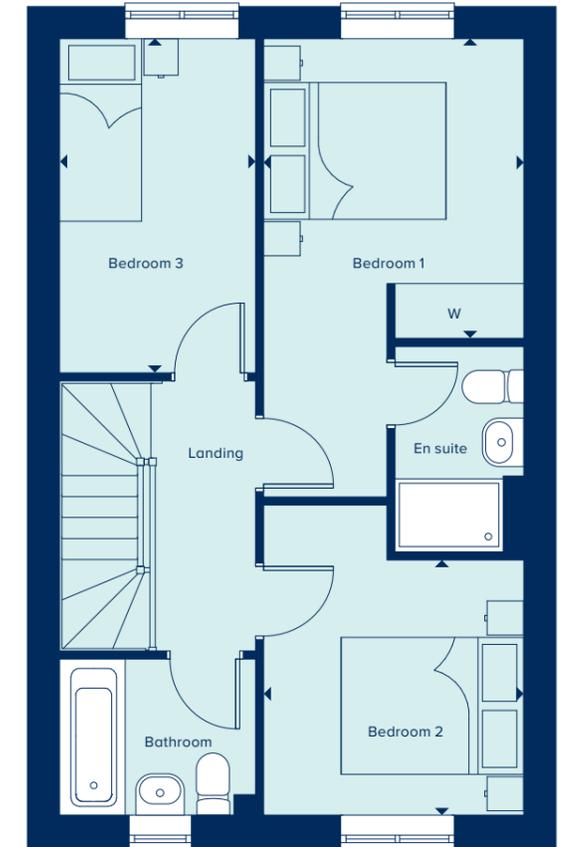
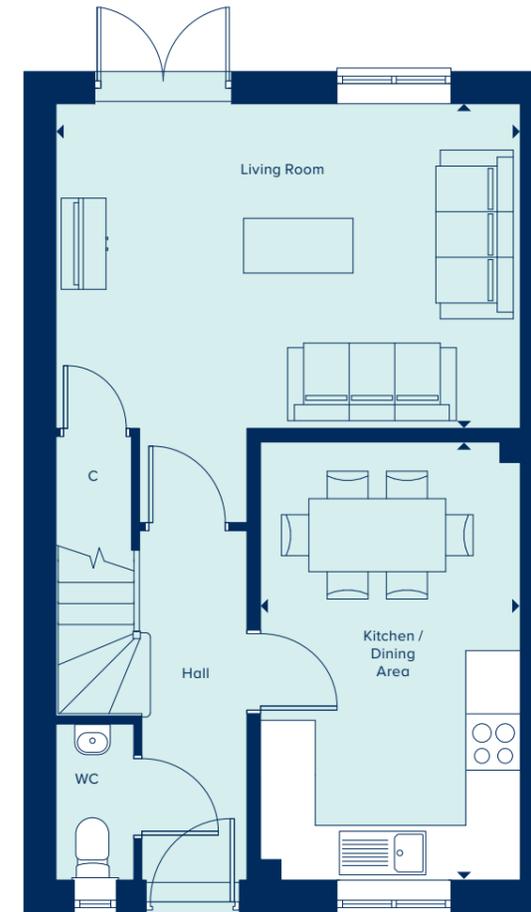
THE EVESHAM
3 Bedroom Home

crestnicholson.com

THE EVESHAM

The Evesham is a three-bedroom home which includes a versatile open-plan kitchen-dining area which is ideal for entertaining, in addition to a separate light and airy living room. The master bedroom benefits from an en suite bathroom. The house is perfectly suited to modern living, featuring a high quality kitchen, sanitaryware and fixtures and fittings throughout.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.82m x 2.89m 15'10" x 9'6"

LIVING ROOM

5.09m x 3.59m 16'8" x 11'9"

FIRST FLOOR

BEDROOM 1

3.28m x 2.85m 10'9" x 9'4"

BEDROOM 2

2.85m x 2.79m 9'4" x 9'1"

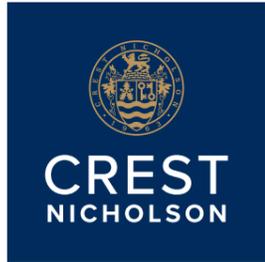
BEDROOM 3

3.66m x 2.15m 12'0" x 7'0"

C Cupboard W Wardrobe

All images are used for illustrative purposes only and are not necessarily a precise representation. Images may be of a slightly different model of home and may include different specifications for example in respect of brick colour and options which involve additional cost. Individual features such as window, brick, carpets, paint and other material colours may vary and the specification of fittings may vary. Any furnishings and furniture are not included in any sale. Please check with our sales representatives for details of the exact specifications available at the development for each type of home. STU9143/May 2021.





THE REDGRAVE

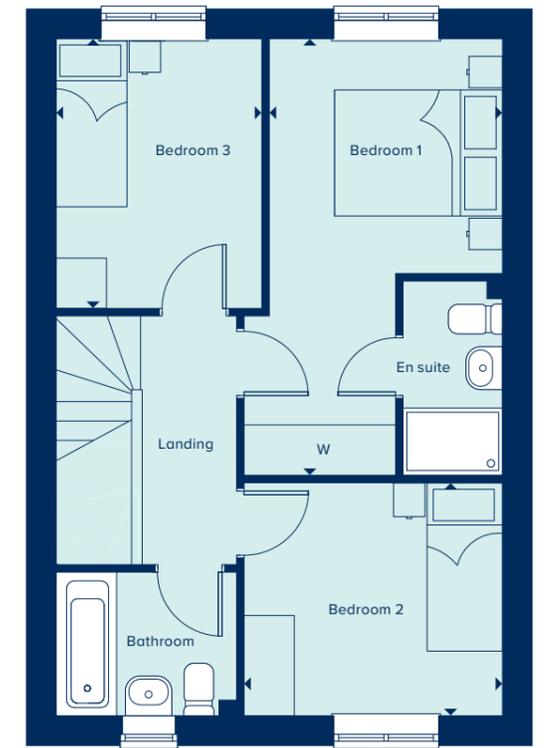
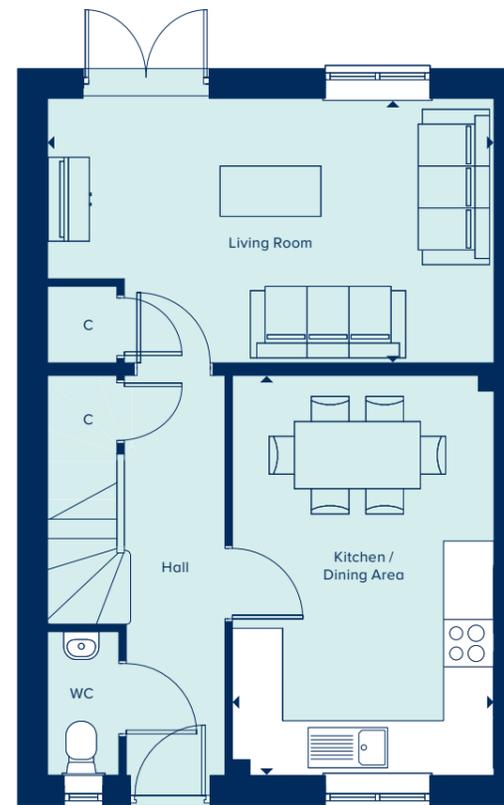
3 Bedroom Home

crestnicholson.com

THE REDGRAVE

The Redgrave is a thoughtfully designed two-storey, three-bedroom home which features a spacious kitchen-dining area in addition to a living room, ample built-in storage and both an en suite and family bathroom. Carefully selected products and materials throughout give this home a distinct mark of quality.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.75m x 3.11m 15'7" x 10'2"

LIVING ROOM

5.31m x 3.15m 17'5" x 10'4"

FIRST FLOOR

BEDROOM 1

5.19m x 2.77m 17'0" x 9'1"

BEDROOM 2

3.07m x 2.77m 10'1" x 9'1"

BEDROOM 3

3.21m x 2.45m 10'6" x 8'0"

C Cupboard W Wardrobe

All images are used for illustrative purposes only and are not necessarily a precise representation. Images may be of a slightly different model of home and may include different specifications for example in respect of brick colour and options which involve additional cost. Individual features such as window, brick, carpets, paint and other material colours may vary and the specification of fittings may vary. Any furnishings and furniture are not included in any sale. Please check with our sales representatives for details of the exact specifications available at the development for each type of home. STU9143/May 2021.





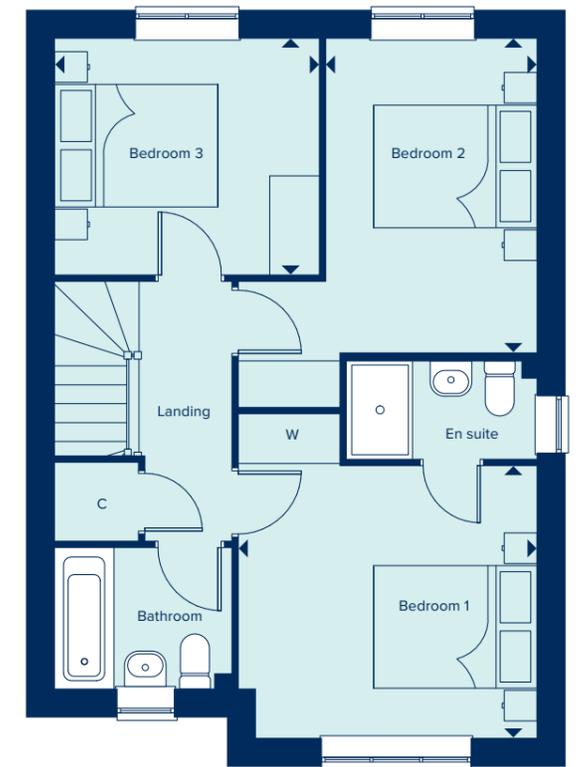
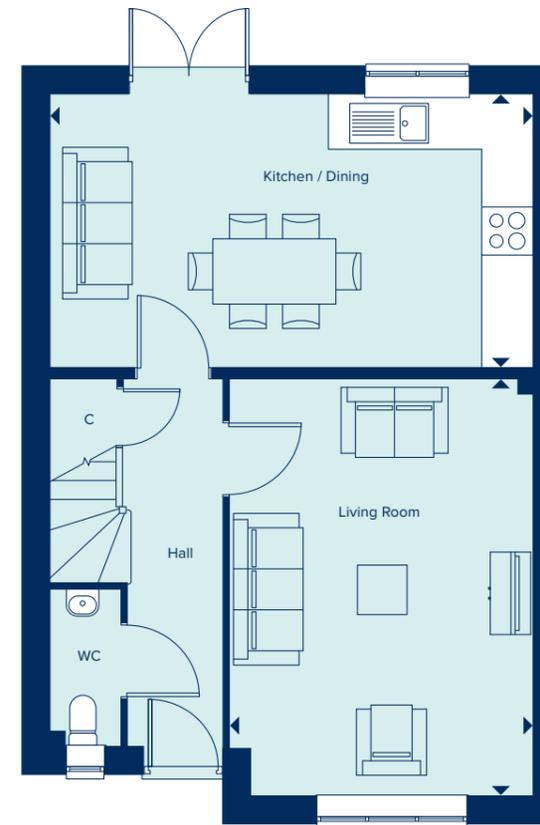
THE SEATON
3 Bedroom Home

crestnicholson.com

THE SEATON

One of the appealing factors of the Seaton is its open plan kitchen diner which provides direct access to the garden – and consequently views and natural light. Another is the generous master bedroom suite, which, with its triple-panelled window, is a light and airy room. Each of the three bedrooms is generously proportioned and the house also includes convenient storage space.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING

5.86m x 3.31m 19'3" x 10'10"

LIVING ROOM

5.05m x 3.67m 16'7" x 12'1"

FIRST FLOOR

BEDROOM 1

3.62m x 3.30m 11'11" x 10'10"

BEDROOM 2

2.56m x 3.81m 8'5" x 12'6"

BEDROOM 3

3.21m x 2.87m 10'6" x 9'5"

C Cupboard W Wardrobe ● Specification

All images are used for illustrative purposes only and are not necessarily a precise representation. Images may be of a slightly different model of home and may include different specifications for example in respect of brick colour and options which involve additional cost. Individual features such as window, brick, carpets, paint and other material colours may vary and the specification of fittings may vary. Any furnishings and furniture are not included in any sale. Please check with our sales representatives for details of the exact specifications available at the development for each type of home. STU9143/May 2021.





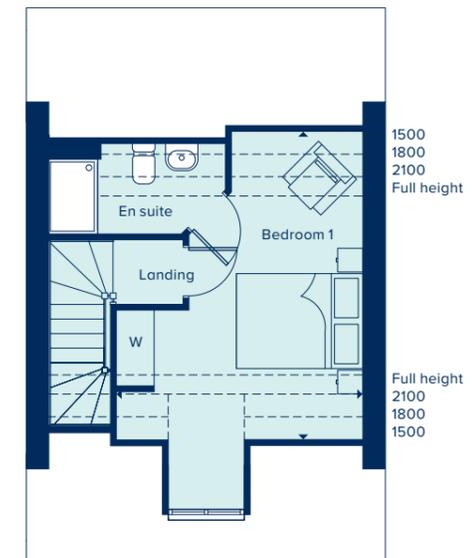
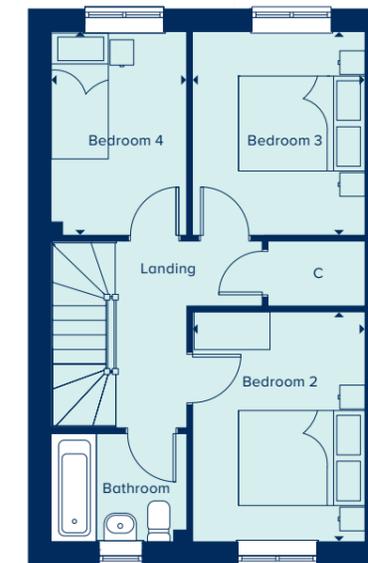
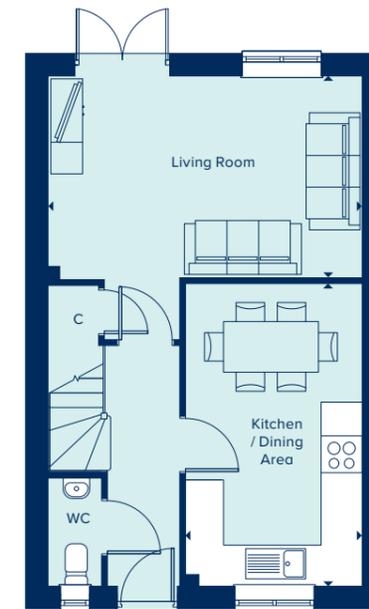
THE FILEY
4 Bedroom Home

crestnicholson.com

THE FILEY

A four-bedroom family home spread over three storeys, the Filey provides flexibility and space in which to entertain. It features three double and one single bedroom, a family bathroom and an en suite to the second-floor master bedroom. The ground floor appeals to those who love open plan, with a large, kitchen, dining and living area which is popular with families. Thanks to windows front and back, and full height patio doors which provide access to the garden the downstairs is flooded with natural light.

4 BEDROOM HOME



GROUND FLOOR

LIVING ROOM
4.96m x 3.19m 16'3" x 10'5"

KITCHEN / DINING AREA
4.78m x 2.79m 15'8" x 9'2"

FIRST FLOOR

BEDROOM 2
3.63 x 2.72m 11'11" x 8'11"

BEDROOM 3
3.21 x 2.73m 10'6" x 8'11"

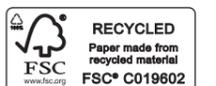
BEDROOM 4
3.21m x 2.14m 10'6" x 7'0"

SECOND FLOOR

BEDROOM 1
4.87m x 3.85m 15'11" x 12'7"

C Cupboard W Wardrobe --- Ceiling Heights ● Specification

All images are used for illustrative purposes only and are not necessarily a precise representation. Images may be of a slightly different model of home and may include different specifications for example in respect of brick colour and options which involve additional cost. Individual features such as window, brick, carpets, paint and other material colours may vary and the specification of fittings may vary. Any furnishings and furniture are not included in any sale. Please check with our sales representatives for details of the exact specifications available at the development for each type of home. STU9143/May 2021.





THE KESWICK
4 Bedroom Home

crestnicholson.com

THE KESWICK

Set over two-storeys, the Keswick is a spacious and intelligently laid-out family home. Its open-plan kitchen-dining area forms the heart of the house and a generous living room looks out over the private garden. The ground floor study with its bay window benefits from considerable natural light, providing a private space for homeworking. Upstairs, the large master bedroom has the benefit of an en suite bathroom and three further bedrooms share a family bathroom.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

6.70m x 2.91m 21'11" x 9'6"

LIVING ROOM

4.81m x 3.35m 15'9" x 11'0"

STUDY

3.41m x 2.85m 11'2" x 9'4"



FIRST FLOOR

BEDROOM 1

4.38m x 3.48m 14'4" x 11'5"

BEDROOM 2

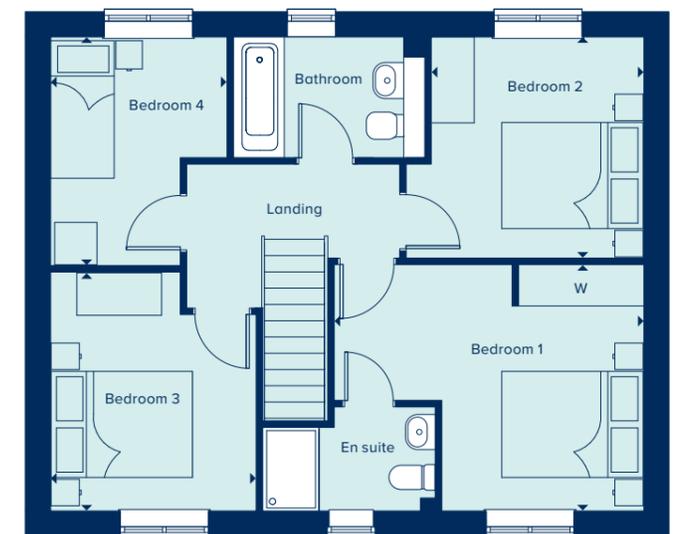
3.16m x 3.02m 10'4" x 9'10"

BEDROOM 3

3.38m x 2.91m 11'1" x 9'6"

BEDROOM 4

3.23m x 2.49m 10'7" x 8'2"



C Cupboard W Wardrobe ● Specification

All images are used for illustrative purposes only and are not necessarily a precise representation. Images may be of a slightly different model of home and may include different specifications for example in respect of brick colour and options which involve additional cost. Individual features such as window, brick, carpets, paint and other material colours may vary and the specification of fittings may vary. Any furnishings and furniture are not included in any sale. Please check with our sales representatives for details of the exact specifications available at the development for each type of home. STU9143/May 2021.





THE MARLBOROUGH

4 Bedroom Home

crestnicholson.com

THE MARLBOROUGH

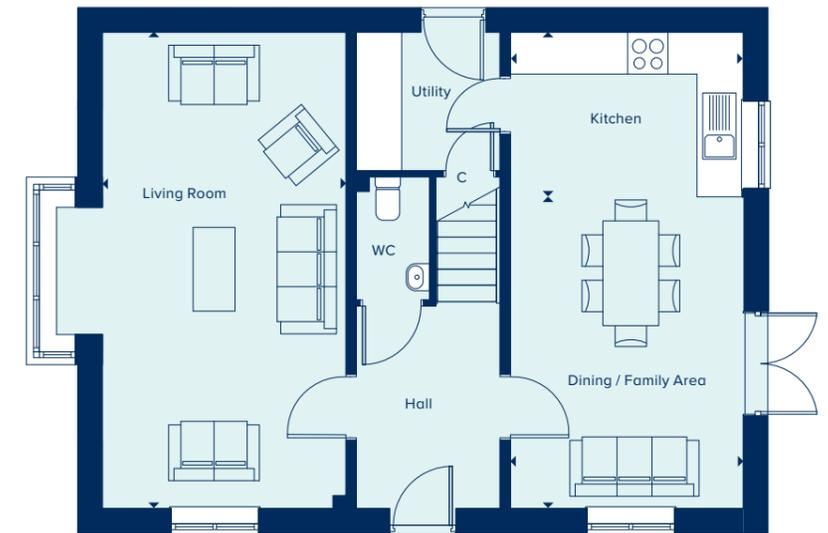
The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four large bedrooms, with the master bedroom benefiting from an en suite bathroom.

4 BEDROOM HOME



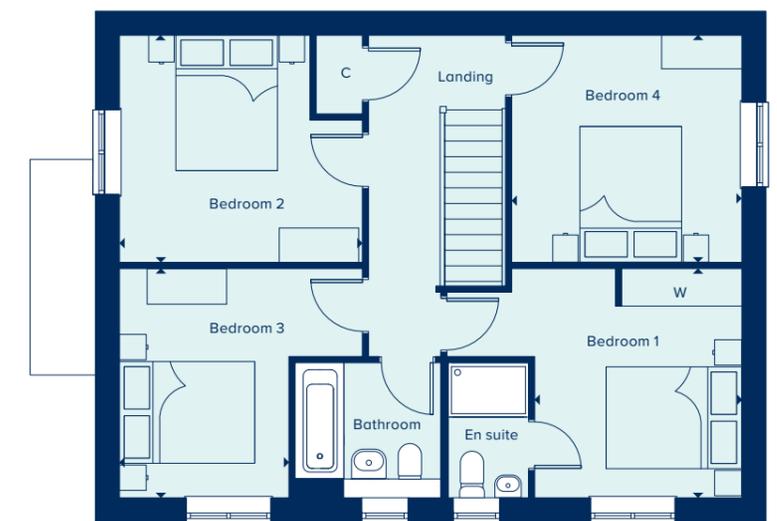
GROUND FLOOR

DINING / FAMILY AREA		
4.46m x 3.33m	14'7" x 10'11"	
KITCHEN		
3.33m x 2.35m	10'11" x 7'9"	
LIVING ROOM		
6.82m x 3.49m	22'4" x 11'5"	



FIRST FLOOR

BEDROOM 1		
3.38m x 3.05m	11'1" x 10'0"	
BEDROOM 2		
3.58m x 3.35m	11'9" x 11'0"	
BEDROOM 3		
3.38m x 2.50m	11'1" x 8'2"	
BEDROOM 4		
3.40m x 3.35m	11'2" x 11'0"	



C Cupboard W Wardrobe ● Specification

All images are used for illustrative purposes only and are not necessarily a precise representation. Images may be of a slightly different model of home and may include different specifications for example in respect of brick colour and options which involve additional cost. Individual features such as window, brick, carpets, paint and other material colours may vary and the specification of fittings may vary. Any furnishings and furniture are not included in any sale. Please check with our sales representatives for details of the exact specifications available at the development for each type of home. STU9143/May 2021.





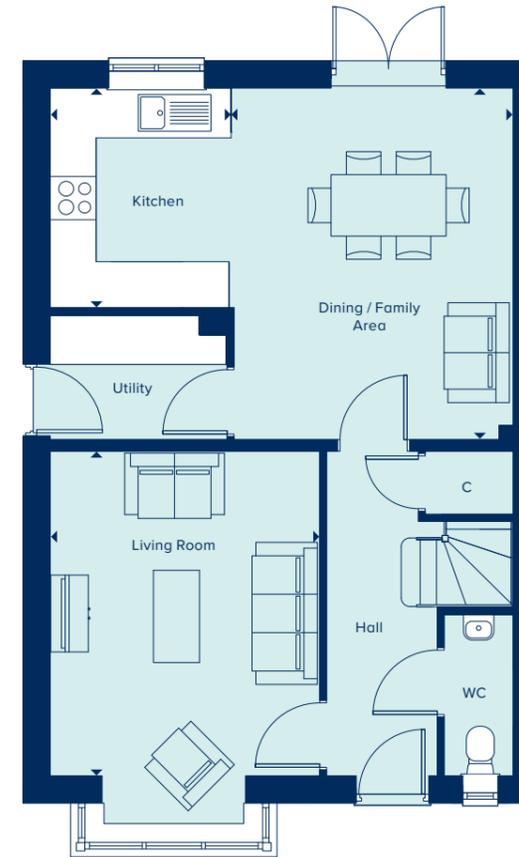
THE ROMSEY
4 Bedroom Home

crestnicholson.com

THE ROMSEY

With flexible open-plan living space and generously sized bedrooms, the Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms and two bathrooms (one en suite). All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

4 BEDROOM HOME



GROUND FLOOR

DINING / FAMILY AREA

4.58m x 3.63m 15'0" x 11'11"

KITCHEN

2.86m x 2.39m 9'4" x 7'10"

LIVING ROOM

4.22m x 3.51m 13'10" x 11'6"

FIRST FLOOR

BEDROOM 1

3.96m x 2.89m 13'0" x 9'6"

BEDROOM 2

3.38m x 2.80m 11'1" x 9'2"

BEDROOM 3

3.05m x 2.80m 10'0" x 9'2"

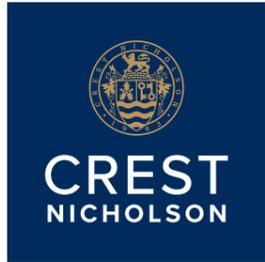
BEDROOM 4

3.13m x 2.38m 10'3" x 7'9"

C Cupboard W Wardrobe ● Specification

All images are used for illustrative purposes only and are not necessarily a precise representation. Images may be of a slightly different model of home and may include different specifications for example in respect of brick colour and options which involve additional cost. Individual features such as window, brick, carpets, paint and other material colours may vary and the specification of fittings may vary. Any furnishings and furniture are not included in any sale. Please check with our sales representatives for details of the exact specifications available at the development for each type of home. STU9143/May 2021.





THE STRATFORD

5 Bedroom Home

crestnicholson.com

THE STRATFORD

An ultimately flexible home, The Stratford can accommodate a large or extended family. It features generous downstairs living spaces and five bedrooms, two of which have en suites. There's ample potential for a home office, a games room or a home cinema. The Stratford offers a double garage, in addition to two parking spaces. The property also benefits from a utility room and extensive storage capacity.

5 BEDROOM HOME



GROUND FLOOR

KITCHEN / FAMILY / DINING AREA

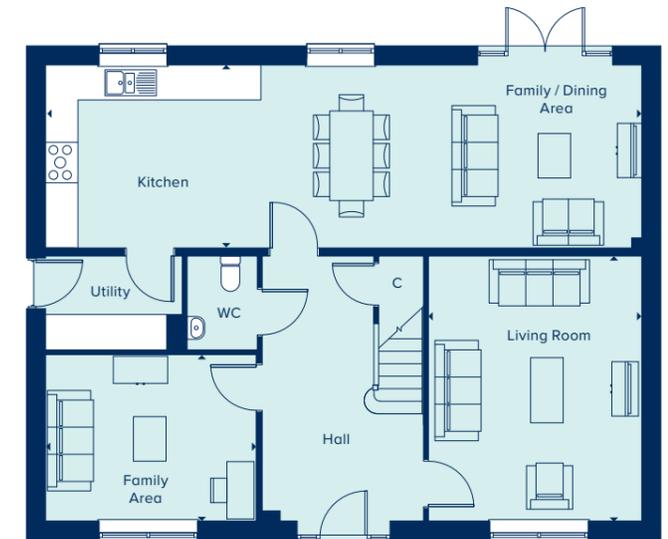
10.98m x 3.36m 36'0" x 11'0"

LIVING ROOM

4.87m x 3.93m 16'0" x 12'10"

FAMILY AREA

3.88m x 3.06m 12'9" x 10'0"



FIRST FLOOR

BEDROOM 1

4.00m x 3.44m 13'1" x 11'3"

BEDROOM 2

4.63m x 3.50m 15'2" x 11'6"

BEDROOM 3

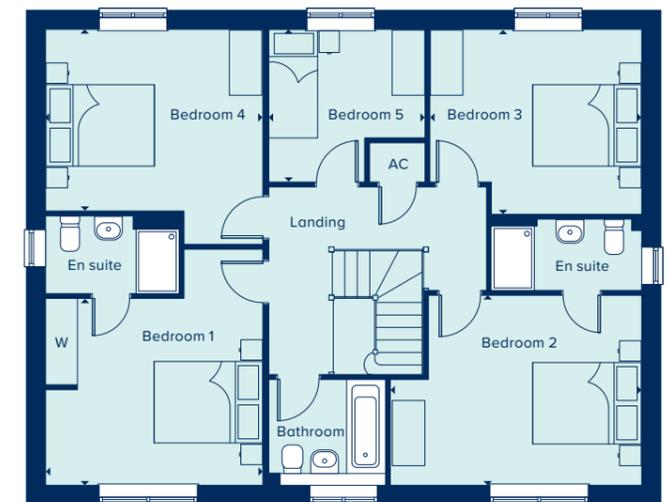
3.90m x 3.40m 12'9" x 11'1"

BEDROOM 4

4.00m x 3.34m 13'1" x 10'11"

BEDROOM 5

2.88m x 2.81m 9'5" x 9'2"



AC Airing Cupboard C Cupboard W Wardrobe

All images are used for illustrative purposes only and are not necessarily a precise representation. Images may be of a slightly different model of home and may include different specifications for example in respect of brick colour and options which involve additional cost. Individual features such as window, brick, carpets, paint and other material colours may vary and the specification of fittings may vary. Any furnishings and furniture are not included in any sale. Please check with our sales representatives for details of the exact specifications available at the development for each type of home. STU9143/May 2021.





THE WINDSOR
5 Bedroom Home

crestnicholson.com

THE WINDSOR

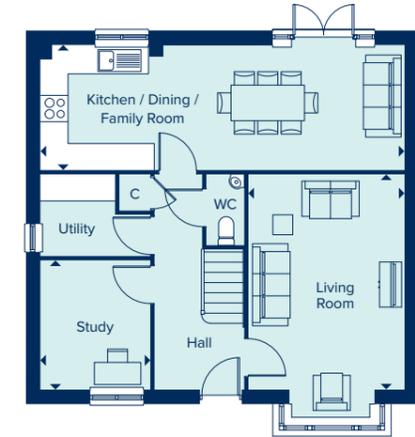
The Windsor is sizeable family home with five double bedrooms, three bathrooms, a study, a utility room, a double garage and substantial living spaces. Bay windows provide elegance, interest and light. But perhaps the greatest attraction is the master bedroom which, featuring an en suite bathroom and dressing room, runs the full depth of the house. As such it benefits from extensive natural light. Two further bedrooms and a bathroom are situated both on the first floor and on the top floor of this spacious property.

5 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING / FAMILY ROOM		
8.17m x 2.74m	26'9" x 8'11"	
LIVING ROOM		
4.83m x 3.50m	15'10" x 11'5"	
STUDY		
2.89m x 2.47m	9'5" x 8'1"	



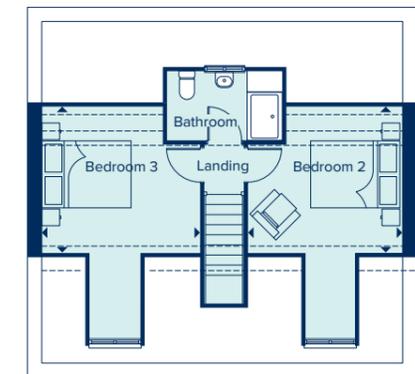
FIRST FLOOR

BEDROOM 1		
5.89m x 3.53m	19'3" x 18'1"	
BEDROOM 4		
3.93m x 2.95m	12'10" x 9'8"	
BEDROOM 5		
3.70m x 2.43m	12'1" x 11'3"	



SECOND FLOOR

BEDROOM 2		
3.50m x 3.39m	11'5" x 11'1"	
BEDROOM 3		
3.54m x 3.39m	11" x 11'1"	



1800
2100
Full height

Full height

C Cupboard W Wardrobe --- Ceiling Heights

All images are used for illustrative purposes only and are not necessarily a precise representation. Images may be of a slightly different model of home and may include different specifications for example in respect of brick colour and options which involve additional cost. Individual features such as window, brick, carpets, paint and other material colours may vary and the specification of fittings may vary. Any furnishings and furniture are not included in any sale. Please check with our sales representatives for details of the exact specifications available at the development for each type of home. STU9143/May 2021.





SPECIFICATION

From attractive styling to modern integrated appliances, you will find your brand new Crest Nicholson home is highly specified throughout.

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
KITCHEN				
Choice of soft close fitted kitchen complete with laminate work surface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 ½ oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Integrated extractor hood	•			
Stainless steel chimney extractor hood		•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•*	•	•
Energy efficient integrated washing machine	•	•**		
Single bowl sink and drainer in stainless steel	•	•		
1.5 bowl sink and drainer in stainless steel			•	•
Single lever chrome mixer tap	•	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•			
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.



ELECTRICAL

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
Low energy LED 4-light spotlight bar to kitchen	•			
Low energy LED downlighters in white to kitchen		•	•	•
Low energy LED downlighters in white to bathroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to master bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•

DECORATION

White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•

JOINERY AND DOORS

Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to master bedroom with soft close sliding mirror fronted doors	•	•	•	•

HEATING

Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
---	---	---	---	---

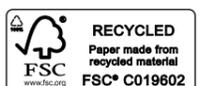
EXTERNAL FINISHES

Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•

SECURITY AND PEACE OF MIND

Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete NHBC ten year warranty	•	•	•	•

Whilst every effort has been made to ensure that the information in this brochure is correct, it is designed specifically as a guide only and Crest Nicholson reserves the right to amend the specification at its absolute discretion as necessary and without any formal notice of any changes made. This brochure does not in any way constitute or form any part of a contract of sale transfer or lease.





MULBERRY VIEW

Dalley Road,
Wokingham RG40 5BQ

For all enquiries please call

01189 114 804
crestnicholson.com/mulberryview



Please note, the digital illustrations may not accurately depict elevation materials, gradients, landscaping or street furniture. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and Crest Nicholson reserves the right to amend the specification and layout as necessary and without notice at its absolute discretion. This brochure does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask Sales Executive for further details. STU9143/April 2021.

