



**CREST
NICHOLSON**

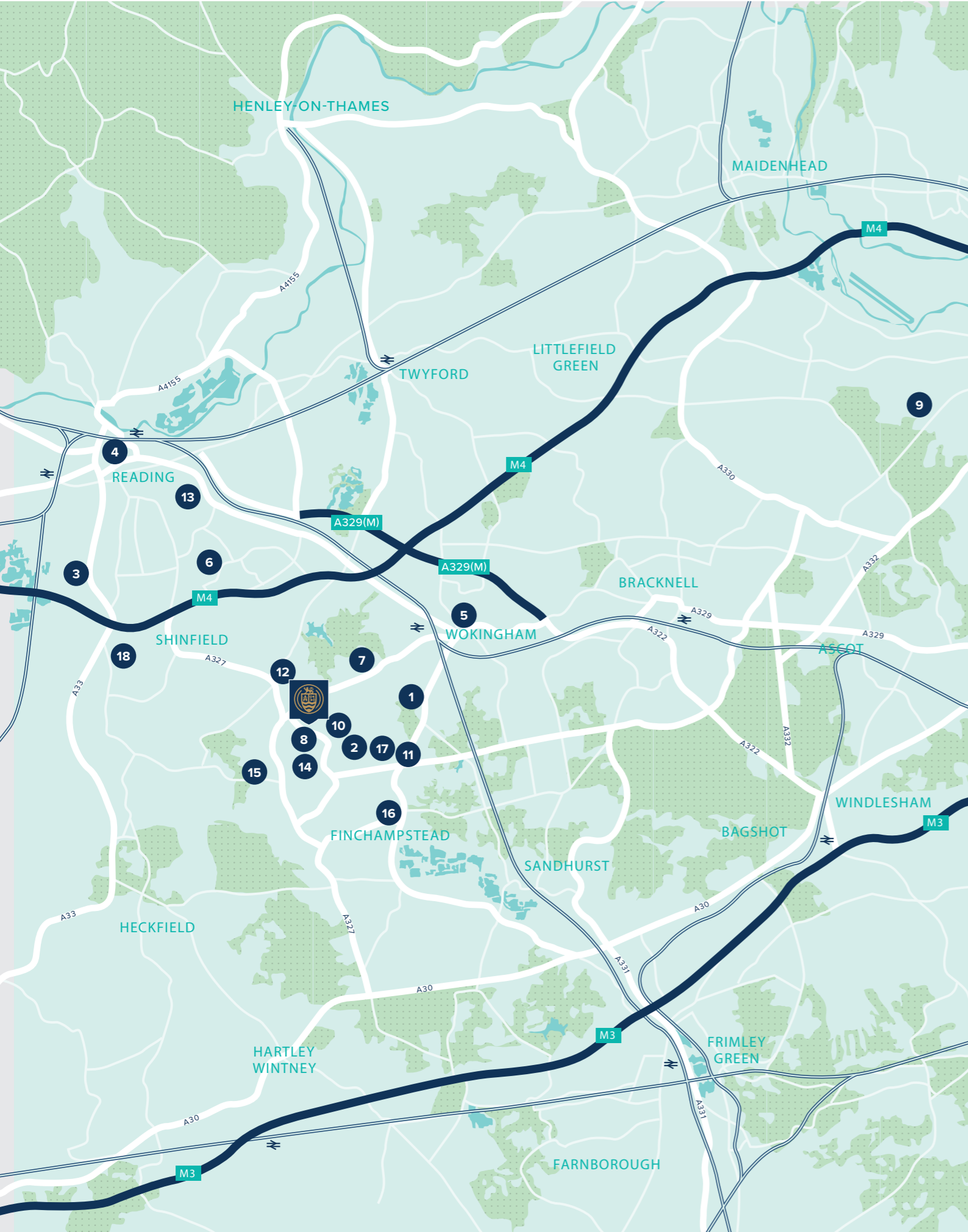
NIGHTINGALE FIELDS AT ARBORFIELD GREEN

READING • BERKSHIRE

Experience countryside living as well as convenient city connections in your new home at Nightingale Fields, in the 21st century Garden Village of Arborfield Green – designed to suit a multitude of lifestyles.

2 BEDROOM APARTMENTS AND 2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN NIGHTINGALE FIELDS AT ARBORFIELD GREEN

Relax, shop, learn and play while being well-connected from your new home at Nightingale Fields in Arborfield Green.

On your doorstep

Designed to be largely self-sufficient, from your new home in Nightingale Fields at Arborfield Green you will be able to walk around the lake, wander through the country parks, while also having easy access to a host of amenities, all on your doorstep.

- 1 Sand Martins Golf Club
- 2 California Country Park
- 3 Madejski Stadium
- 4 The Oracle Shopping Centre
- 5 Bush Walk
- 6 Asda Lower Earley Supercentre
- 7 Barkham Post Office
- 8 Arborfield Green Leisure Centre
- 9 Legoland Windsor Resort
- 10 Hazebrock Meadow




Education

With an excellent choice of schools and a university close to home, you will be able to find the perfect education facility for all members of the family.

- 11 Nine Mile Ride Primary School
- 12 The Coombes Primary School
- 13 University of Reading
- 14 Bohunt School Wokingham
- 15 Farley Hill Primary
- 16 Finchampstead Primary
- 17 Gorse Ride Schools
- 18 Oakbank School

Travel

Enjoy good road connections to work, services and facilities in Wokingham and the wider area. The M3, M4 and A327 are within easy reach, as is the train station, which provides links to London.

-  London Paddington – 47 minutes
- Farnborough – 27 minutes
- Guildford – 27 minutes
- Basingstoke – 20 minutes
- High Wycombe – 38 minutes
- Woking – 38 minutes
- Slough – 39 minutes
-  Wokingham Train Station – 9 minutes by car
- Reading – 9 minutes by car
-  Heathrow Airport – 39 minutes by car
- Gatwick Airport – 1 hour 3 minutes by car





NIGHTINGALE FIELDS AT ARBORFIELD GREEN

Shelduck Drive, off Biggs Lane,
Manderin Grove, Reading RG2 9LL

For all enquiries please call

01182 179 202

crestnicholson.com/nightingalefields

COUNTRYSIDE LIVING COMBINED WITH CONVENIENT CITY CONNECTIONS

Nightingale Fields is the latest phase of the Arborfield Green development, offering a collection of 2 bedroom apartments and 2, 3, 4 & 5 bedroom homes in a modern Garden Village.

Experience a new way of life at Nightingale Fields at Arborfield Green. From the countryside to the city connections, this new Garden Village has been designed to suit a multitude of lifestyles. On your doorstep you'll find bridleways, ponds, footpaths, cycleways, play areas, sports pitches and a new cricket pavilion. With 95 acres of natural and semi-natural greenspace you'll be able to get close to nature. The community at Arborfield Green hold numerous events including an Easter Fun Day, Emergency Services Day, and Christmas Fair plus there are countless groups and activities to enjoy.

Arborfield Green is steeped in military heritage, which is still echoed throughout the site today. From the original,

refurbished buildings to the acres of ancient woodland, you'll be reminded of the important part the area played in Britain's history. Originally established in 1904 as a Remount Depot during WW1, it was mainly used as a Horse Infirmary, treating injured horses throughout the war. Thirty years later, the site was transformed into the Army Technical School for boys and became known as Arborfield Garrison. Today, the Garrison's historic buildings are being regenerated to form part of this new community. The Horse Infirmary Stables, a listed scheduled monument, will be at the heart of the community. It is being converted into a public place for residents, overlooking a new village green. The Moat House, once the Garrison HQ, will

be transformed into new offices for the community and the medieval moat will also form a key part of the new landscape. With so many plans for the future, including a food store, cafés, and healthcare facilities, it's hoped that this will be a place where families can flourish.

Arborfield Green will combine the best of town and country living all in one place. Teaming new woodland areas and wildlife habitats with the site's rich, established landscape and military heritage, this new neighbourhood will be a unique place to live. Designed to be largely self-sufficient, you will be able to walk around the lake, wander through the country parks, and you'll also have access to a host of amenities, all on your doorstep.





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NIGHTINGALE FIELDS

DEVELOPMENT PLAN

A collection of 2 bedroom apartments and 2, 3, 4 & 5 bedroom homes
in a modern Garden Village with convenient city connection.

2, 3, 4 & 5 BEDROOM HOMES



2 BEDROOM HOMES
The Cromer

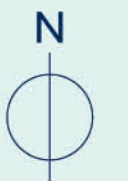
3 BEDROOM HOMES
The Evesham
The Hatfield
The Seaton

4 BEDROOM HOMES
The Arden
The Bingham
The Dartford
The Darwin
The Dorking
The Romsey

5 BEDROOM HOMES
The Buckingham
The Stamford
The Stratford
The Windsor

2 BEDROOM APARTMENTS
Boyne House
Joslin House

Affordable Housing



V Visitor Parking
BS Bin Store
CS Cycle Store



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NIGHTINGALE FIELDS

BOYNE HOUSE

PLOTS 215 - 220

These generously proportioned two double bedroom apartments are designed to maximise light and space. A dual aspect, open plan kitchen and living room offers a sociable and flexible space. Many of the properties also benefit from balconies or access to external space via double doors from the main living area. Built-in cupboards and wardrobes are standard, and carefully selected products and materials throughout give these homes a distinct mark of quality.

2 BEDROOM APARTMENTS





GROUND FLOOR



FIRST & SECOND FLOOR

TYPE 1

KITCHEN

4.33m x 1.89m 14'2" x 6'3"

LIVING AREA

4.82m x 3.68m 15'10" x 12'1"

BEDROOM 1

4.80m x 3.58m 15'9" x 11'8"

BEDROOM 2

3.58m x 3.40m 11'8" x 11'2"

TYPE 2

KITCHEN

4.37m x 1.95m 14'4" x 6'5"

LIVING AREA

5.12m x 3.71m 16'10" x 12'2"

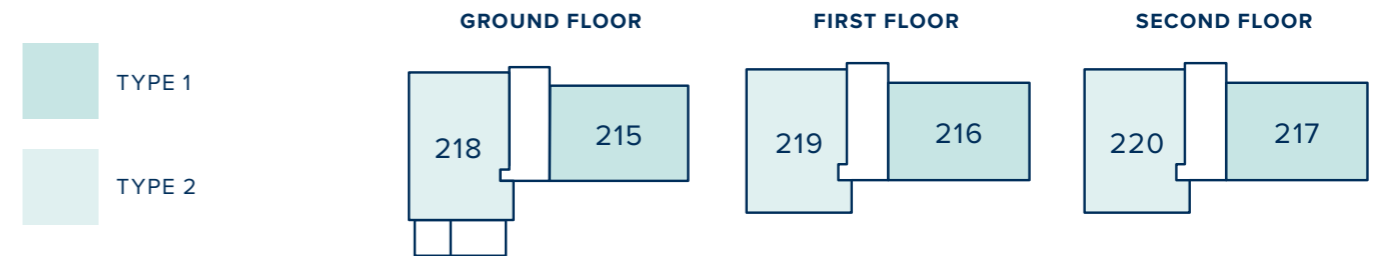
BEDROOM 1

5.02m x 3.02m 16'5" x 9'11"

BEDROOM 2

3.83m x 3.22m 12'7" x 10'7"

C Cupboard W Wardrobe



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



**CREST
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NIGHTINGALE FIELDS

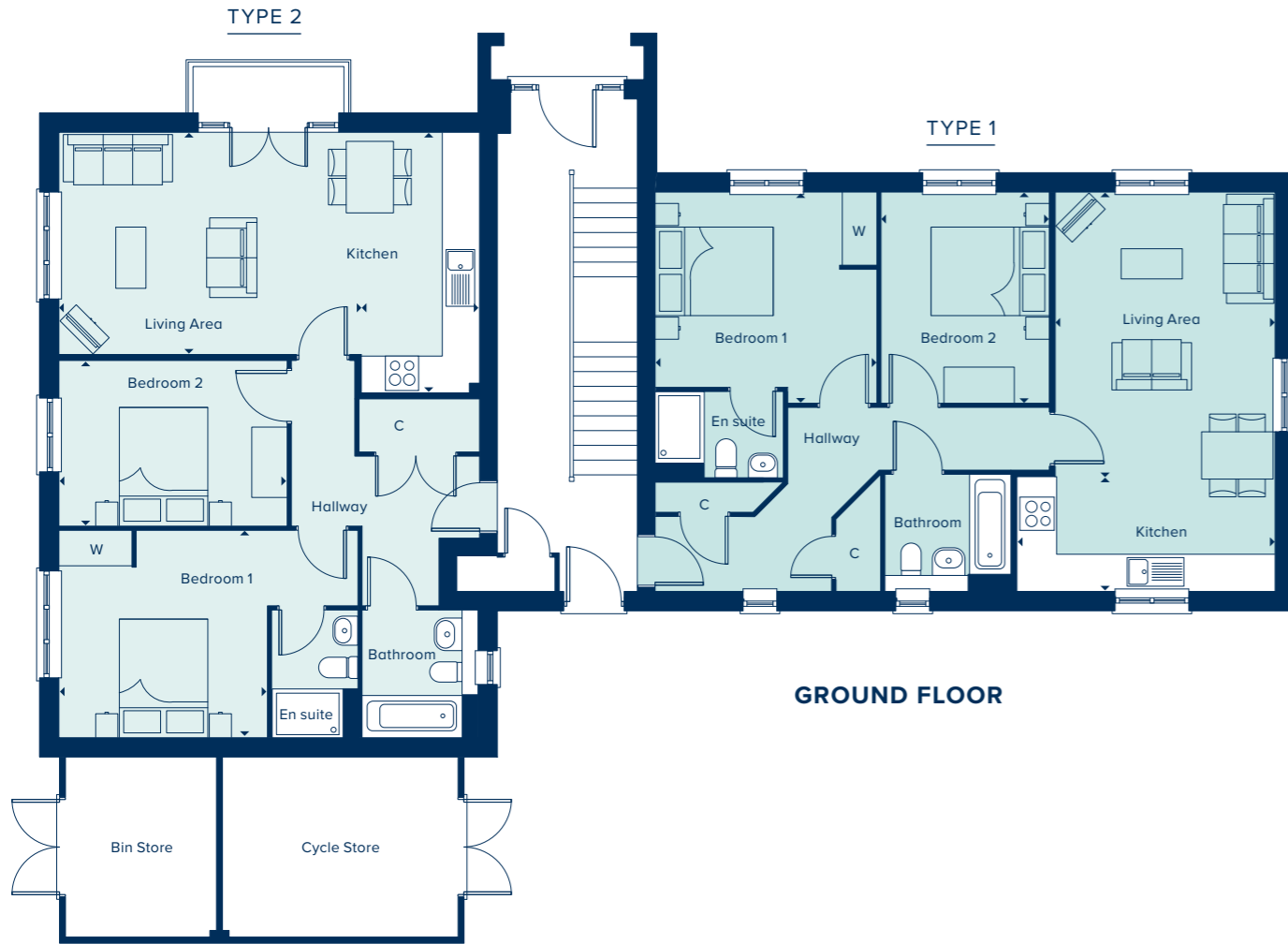
JOSLIN HOUSE

PLOTS 187 - 192

These generously proportioned two double bedroom apartments are designed to maximise light and space. A dual aspect, open plan kitchen and living room offers a sociable and flexible space. Many of the properties also benefit from balconies or access to external space via double doors from the main living area. Built-in cupboards and wardrobes are standard, and carefully selected products and materials throughout give these homes a distinct mark of quality.

2 BEDROOM APARTMENTS





GROUND FLOOR



FIRST & SECOND FLOOR

TYPE 1

KITCHEN

4.33m x 1.89m 14'2" x 6'3"

LIVING AREA

4.82m x 3.68m 15'10" x 12'1"

BEDROOM 1

4.80m x 3.58m 15'9" x 11'8"

BEDROOM 2

3.58m x 3.40m 11'8" x 11'2"

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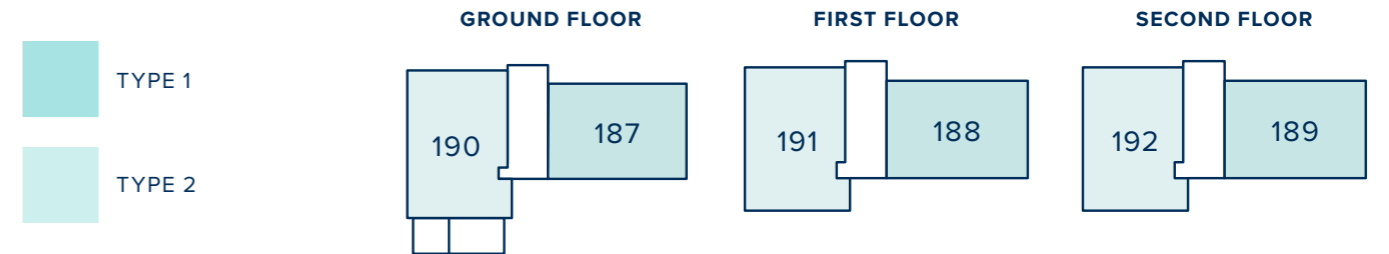
BEDROOM 1

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BEDROOM 2

3.83m x 3.22m 12'7" x 10'7"

C Cupboard W Wardrobe





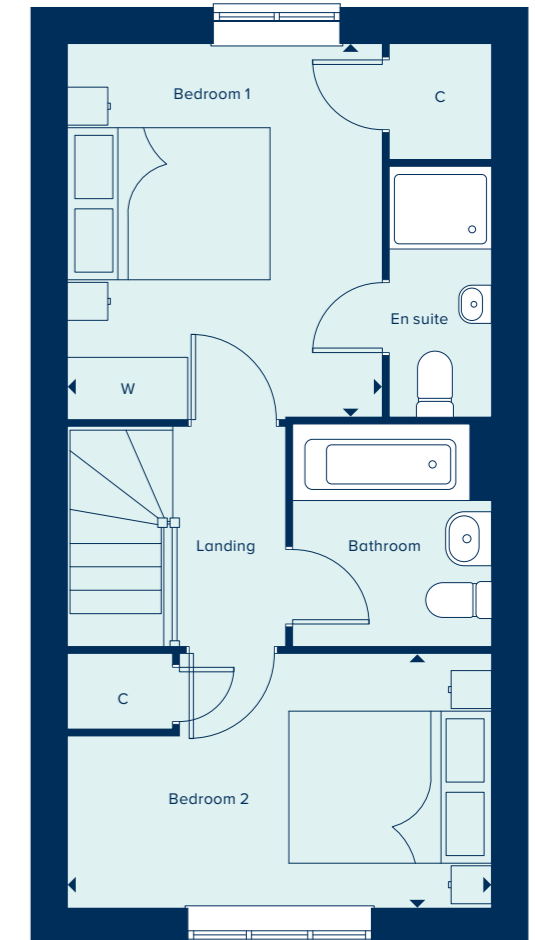
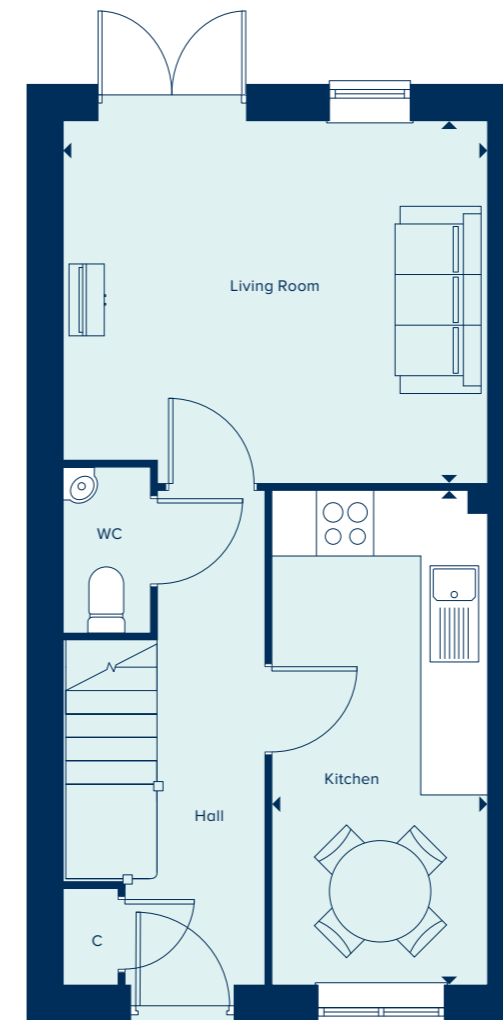
THE CROMER
2 Bedroom Home

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THE CROMER

An exceptionally spacious two-bedroom property, The Cromer is designed for comfort and convenience. The ground floor includes a spacious living area, with French doors providing direct access to the garden, a downstairs WC and storage cupboard. The Cromer also has the benefit of a bathroom for each of the two bedrooms.

2 BEDROOM HOME



GROUND FLOOR

KITCHEN

4.86m x 2.12m 15'1" x 6'11"

LIVING ROOM

4.17m x 3.56m 13'8" x 11'8"

FIRST FLOOR

BEDROOM 1

3.68m x 3.08m 12'1" x 10'1"

BEDROOM 2

4.17m x 2.49m 13'8" x 8'2"

C Cupboard W Wardrobe

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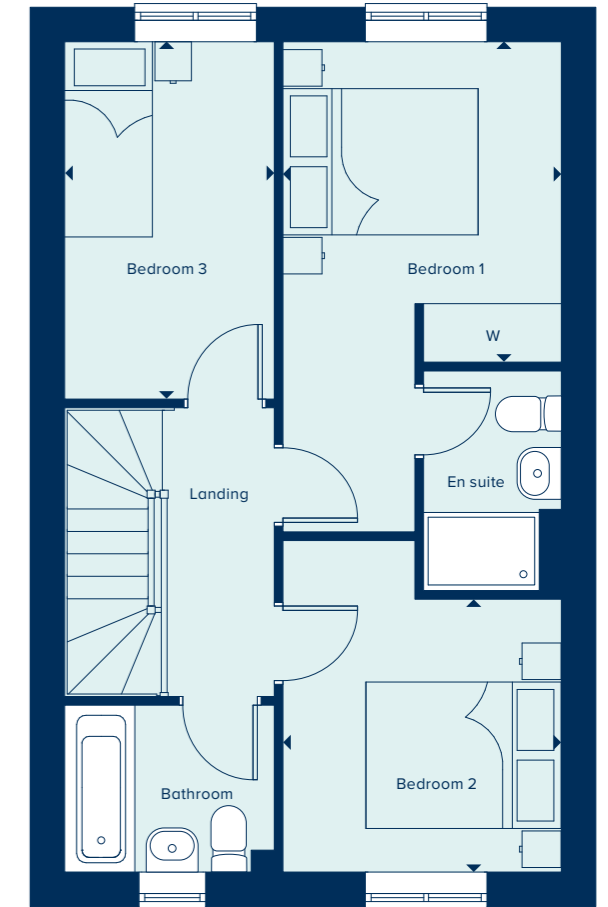
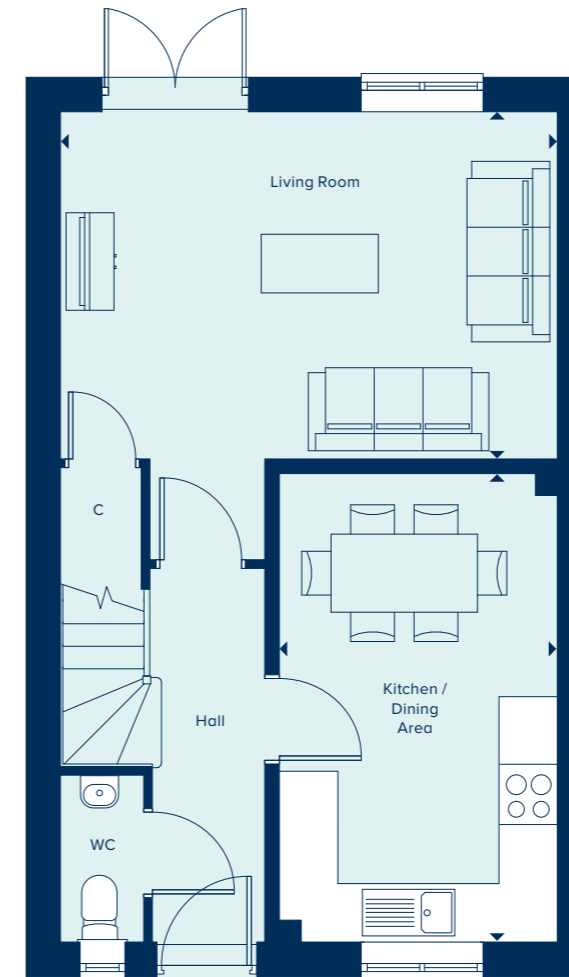
THE EVESHAM
3 Bedroom Home

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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

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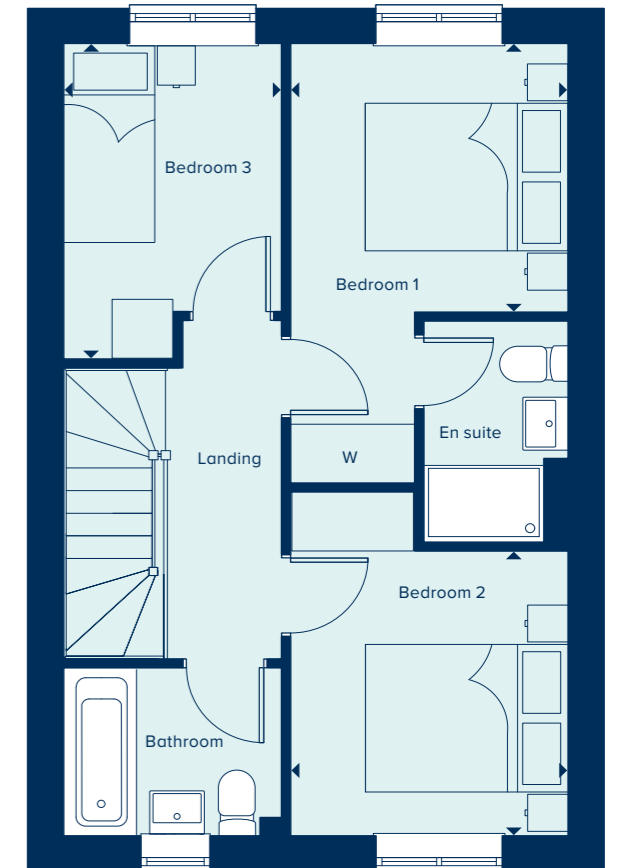
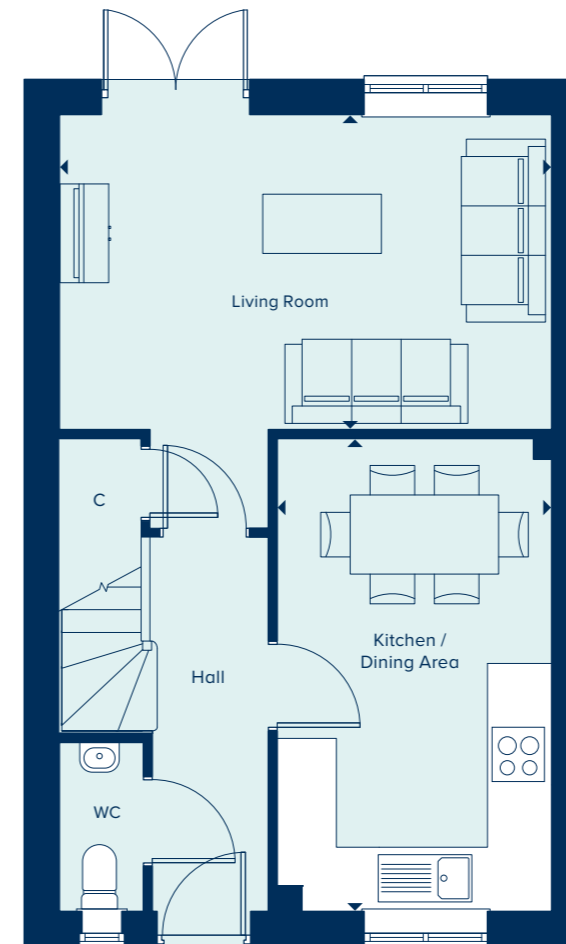
THE HATFIELD
3 Bedroom Home

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THE HATFIELD

The Hatfield is an attractive two-storey home perfect for family life, including an open-plan kitchen-dining area ideal for entertaining, in addition to a separate living room with French doors providing ample natural light and views over the private garden. Upstairs, the master bedroom has the benefit of an en suite bathroom and two further bedrooms share a family bathroom.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.78m x 2.77m 15'8" x 9'1"

LIVING ROOM

4.97m x 3.18m 16'4" x 10'5"

FIRST FLOOR

BEDROOM 1

2.73m x 2.73m 9'0" x 8'11"

BEDROOM 2

2.89m x 2.74m 9'6" x 9'0"

BEDROOM 3

3.21m x 2.15m 10'6" x 7'0"

C Cupboard W Wardrobe

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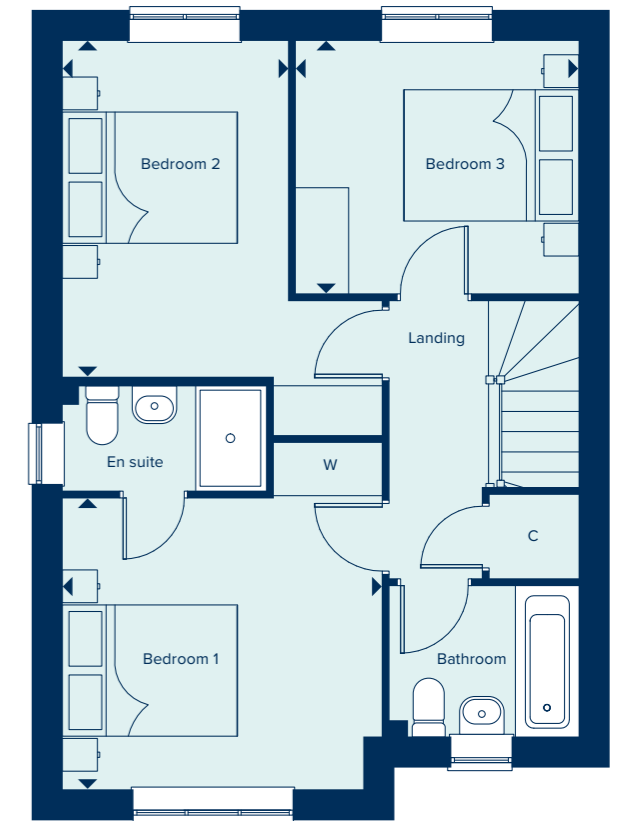
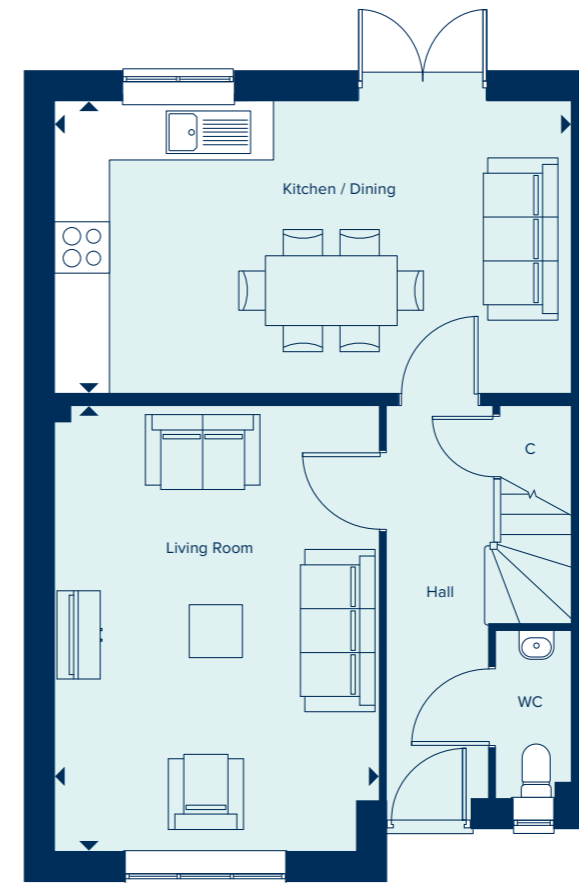
THE SEATON
3 Bedroom Home

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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 are 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

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THE ARDEN
4 Bedroom Home

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THE ARDEN

The Arden is a three storey family home. With a spacious open plan dining/living room area with enough room for sofas, and table with chairs. This has the added attraction of French doors leading out to the back garden.

On the first floor are three bedrooms and family bathroom, with a further stairway to the second floor where you will find the master bedroom. This bedroom encompasses the whole floor and features a dressing room, en-suite, convenient wardrobes and cupboards.

4 BEDROOM HOME



GROUND FLOOR

DINING / LIVING ROOM	
4.91m x 4.75m	16'1" x 15'7"
KITCHEN	
3.28m x 2.53m	10'9" x 8'4"

FIRST FLOOR

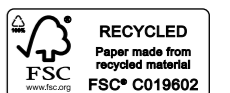
BEDROOM 2	
4.60m x 2.66m	15'1" x 8'9"
BEDROOM 3	
3.60m x 2.57m	11'10" x 8'5"
BEDROOM 4	
2.79m x 1.99m	9'2" x 6'7"

SECOND FLOOR

BEDROOM 1	
6.26m x 4.75m	20'7" x 15'7"
DRESSING ROOM	
2.76m x 1.94m	9'1" x 6'4"

C Cupboard W Wardrobe ● Specification

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THE BINGHAM

4 Bedroom Home

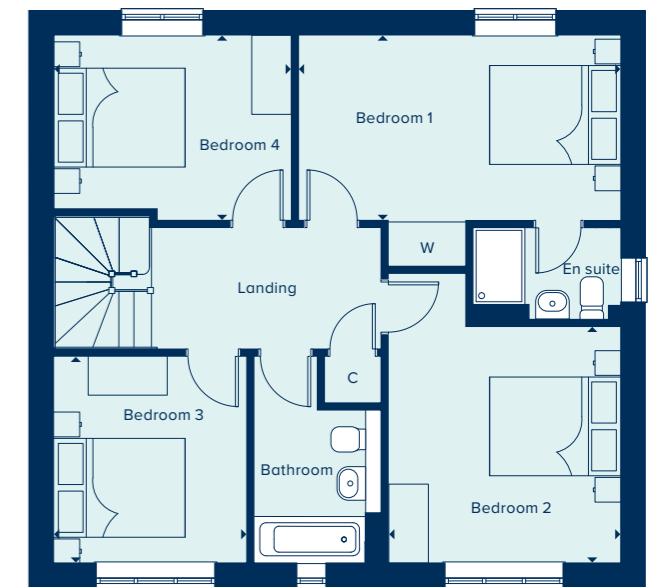
crestnicholson.com

THE BINGHAM

The Bingham is a detached family home. Downstairs there is a separate living room complete with a bay window. Through the hallway towards the rear of the property you come to the kitchen/dining room – this is a generous space which, along with the attached utility, stretches the full width of the home.

Moving upstairs there are four bedrooms all situated around a central landing. There is also a family bathroom and convenient en-suite to bedroom one.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING ROOM

6.72m x 3.20m 22'0" x 10'6"

LIVING ROOM

4.69m x 4.03m 15'4" x 13'3"

FIRST FLOOR

BEDROOM 1

4.91m x 2.84m 16'1" x 9'3"

BEDROOM 2

3.61m x 3.55m 11'10" x 11'7"

BEDROOM 3

3.16m x 2.95m 10'4" x 9'8"

BEDROOM 4

3.62m x 2.83m 11'0" x 9'3"

C Cupboard W Wardrobe ● Specification

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**CREST
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THE DARTFORD

4 Bedroom Home

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THE DARTFORD

Ideally suited to modern living, The Dartford provides both extensive family space and the benefit of a home office. With a large, open-plan kitchen, dining and family area in addition to a separate living room, this home offers considerable flexibility. Each of the four bedrooms are well proportioned, with the master bedroom having the luxury of an en suite shower room. Carefully selected products and materials throughout give this home a distinct mark of quality.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

7.83m x 3.52m 25'8" x 11'7"

LIVING ROOM

5.28m x 3.51m 17'4" x 11'6"

STUDY

2.46m x 1.96m 8'1" x 6'5"

FIRST FLOOR

BEDROOM 1

4.18m x 3.59m 13'8" x 11'9"

BEDROOM 2

3.56m x 3.53m 11'8" x 11'7"

BEDROOM 3

3.85m x 2.78m 12'7" x 9'1"

BEDROOM 4

2.92m x 2.63m 9'7" x 8'7"

C Cupboard W Wardrobe ● Specification

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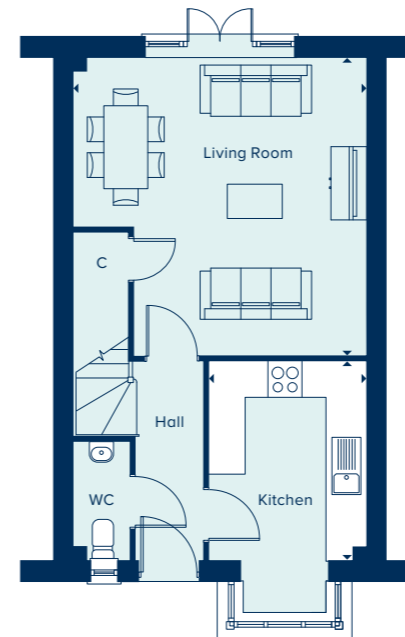
THE DARWIN
4 Bedroom Home

crestnicholson.com

THE DARWIN

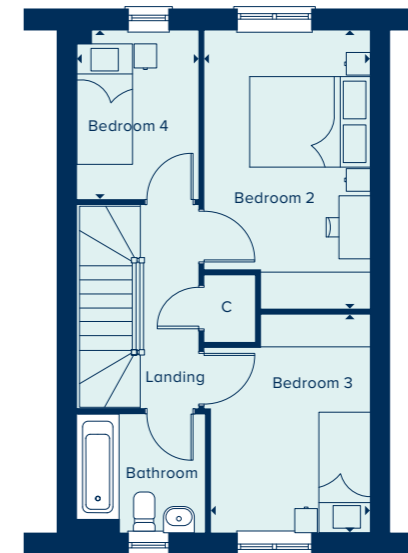
The Darwin is a well-presented four bedroom home set across three floors. Downstairs there's a large living room to the rear, which features French doors leading out onto the back garden. At the front of the property is the kitchen with a lovely bay window which fills the room with natural light. Passing the downstairs toilet and moving upstairs there are three bedrooms and a family bathroom. Storage is excellent in this home with handy storage cupboards on each floor. Up a second flight of stairs is the master bedroom suite, featuring built-in wardrobes, storage cupboard and an en-suite.

4 BEDROOM HOME



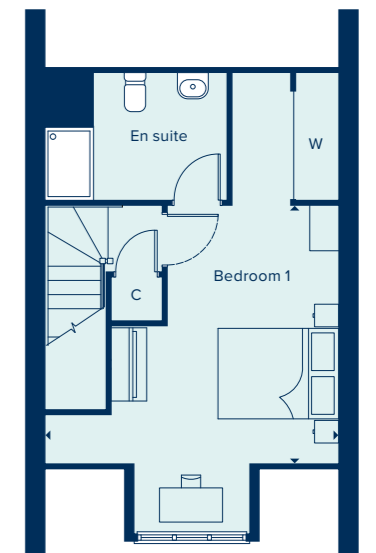
GROUND FLOOR

DINING / LIVING ROOM	
4.91m x 4.81m	16'1" x 15'9"
KITCHEN	
3.28m x 2.59m	10'9" x 8'6"



FIRST FLOOR

BEDROOM 2	
4.60m x 2.72m	15'1" x 8'11"
BEDROOM 3	
3.60m x 2.60m	11'10" x 8'7"
BEDROOM 4	
2.79m x 2.00m	9'2" x 6'7"



SECOND FLOOR

BEDROOM 1	
4.81m x 4.27m	15'9" x 14'0"

C Cupboard W Wardrobe ● Specification

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THE DORKING
4 Bedroom Home

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THE DORKING

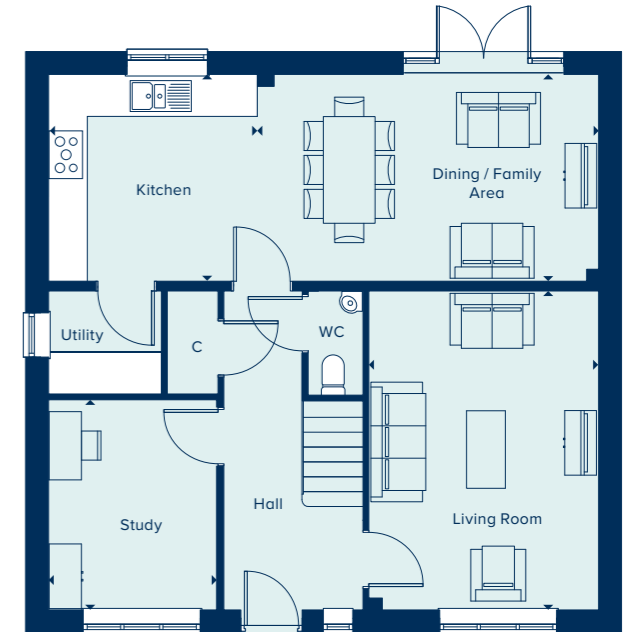
The Dorking is a spacious and flexible four-bedroom family home of high quality throughout. Spread over two-storeys, it offers ample living and entertaining spaces including a generous kitchen-dining area and a separate living room, both of which benefit from an abundance of natural light. A study allows for the option of providing a home-working space, or alternatively can be used as a snug or playroom. Upstairs, both the large master bedroom and guest bedroom have en suite bathrooms and two further bedrooms share a bathroom.

4 BEDROOM HOME



GROUND FLOOR

DINING / FAMILY AREA		
5.28m x 3.20m	17'4" x 10'6"	
KITCHEN		
3.22m x 3.20m	10'7" x 10'6"	
LIVING ROOM		
4.93m x 3.55m	16'2" x 11'8"	
STUDY		
3.25m x 2.60m	10'8" x 8'6"	



FIRST FLOOR

BEDROOM 1		
4.23m x 3.75m	13'9" x 12'3"	
BEDROOM 2		
4.75m x 3.55m	15'7" x 11'7"	
BEDROOM 3		
3.95m x 2.69m	13'0" x 8'10"	
BEDROOM 4		
3.48m x 2.47m	11'5" x 8'1"	



C Cupboard W Wardrobe

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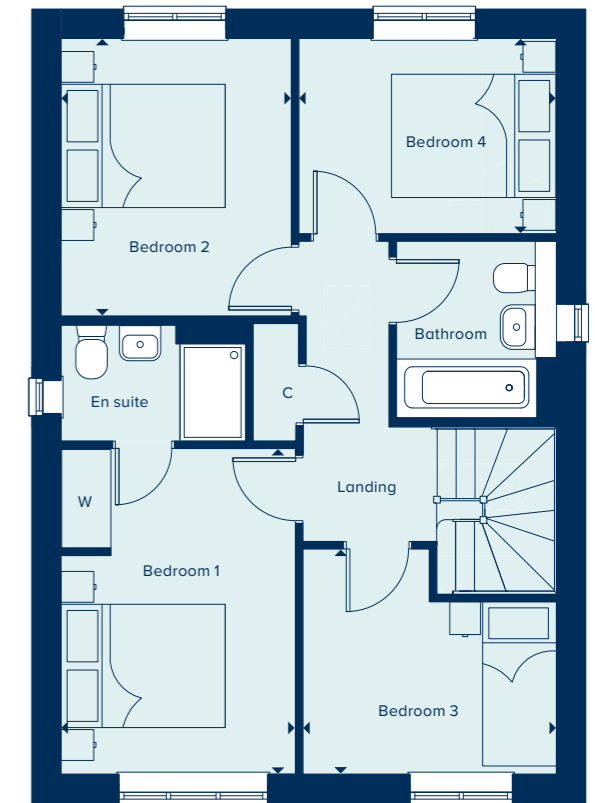
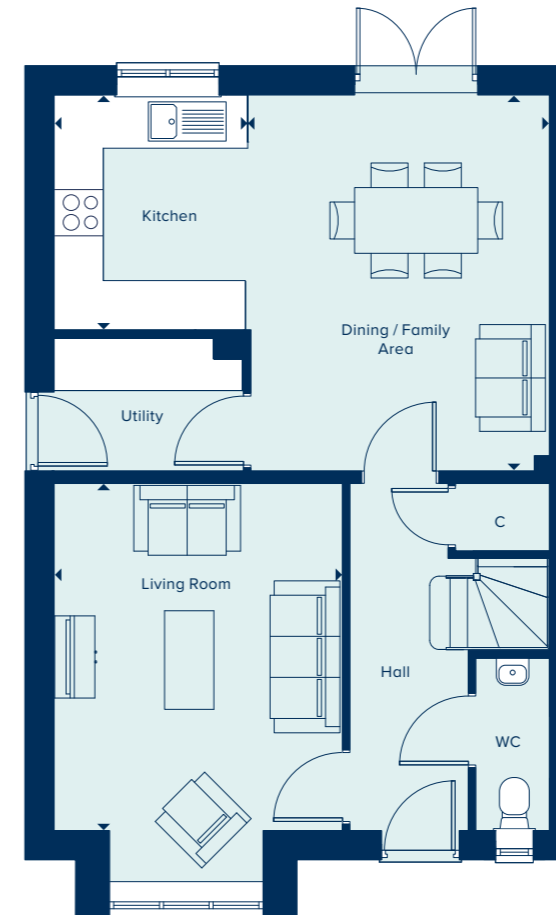
THE ROMSEY
4 Bedroom Home

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 2.86m 13'0" x 9'4"

BEDROOM 2

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

BEDROOM 3

3.05m x 2.74m 10'1" x 9'0"

BEDROOM 4

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

C Cupboard W Wardrobe ● Specification

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THE BUCKINGHAM

5 Bedroom Home

crestnicholson.com

THE BUCKINGHAM

The Buckingham is a spacious five bedroom family home ideally suited to a large family or those who enjoy entertaining. An extensive kitchen, dining and family area extends across the rear of the property, with French doors opening into the garden, the first floor also benefits from a separate living room, dining room and utility room. Upstairs, the master bedroom suite enjoys full height windows and an en suite and the four further bedrooms share the modern family bathroom. Attention to detail and quality products feature throughout.

5 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

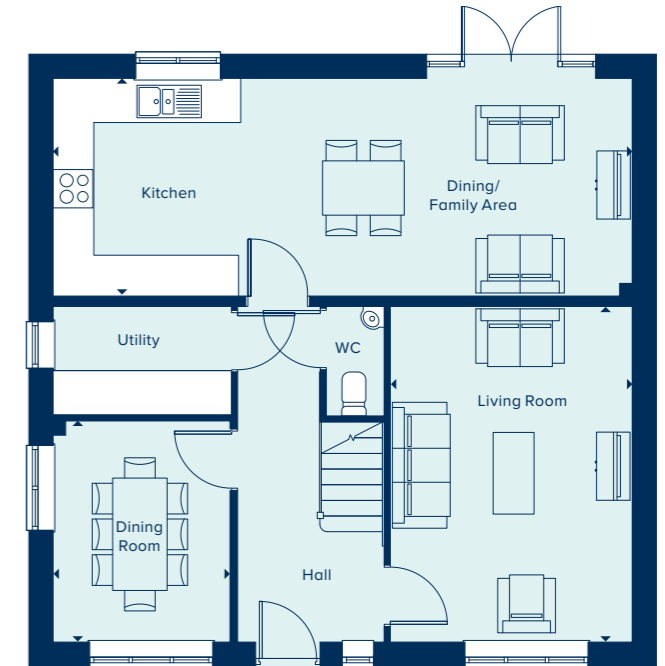
8.56m x 3.25m 28'1" x 10'7"

LIVING ROOM

4.99m x 3.59m 16'4" x 11'8"

DINING ROOM

3.29m x 2.65m 10'9" x 8'7"



FIRST FLOOR

BEDROOM 1

4.46m x 4.28m 14'7" x 14'0"

BEDROOM 2

4.00m x 2.64m 13'1" x 8'7"

BEDROOM 3

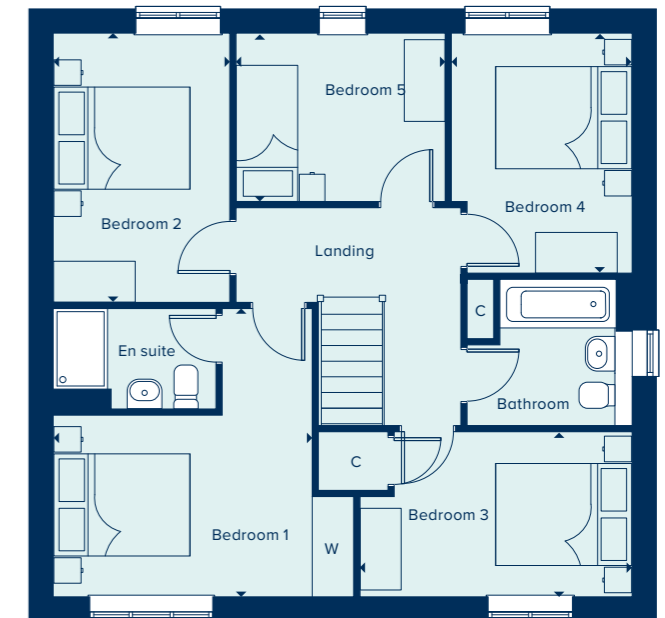
4.04m x 2.47m 13'3" x 8'1"

BEDROOM 4

3.57m x 2.69m 11'7" x 8'8"

BEDROOM 5

3.10m x 2.51m 10'2" x 8'2"



C Cupboard W Wardrobe

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THE STAMFORD
5 Bedroom Home

crestnicholson.com

THE STAMFORD

The Stamford is a beautiful, modern five bedroom home ideal for a growing family. The ground floor features the stunning open space of the kitchen/dining area and utility room, which flows the full length of the house. There's enough room for a large dining table and chairs, making it ideal for entertaining friends and family. A generous living room has the benefit of delightful French doors leading out to the rear garden. The central hallway features a door to the downstairs toilet and stairway to the first floor. Upstairs are four good sized bedrooms, which are served by a family bathroom and en suite to bedroom two. Going up a further flight of stairs you are greeted by the spacious master bedroom suite which features an en-suite and fitted wardrobes.

5 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING ROOM

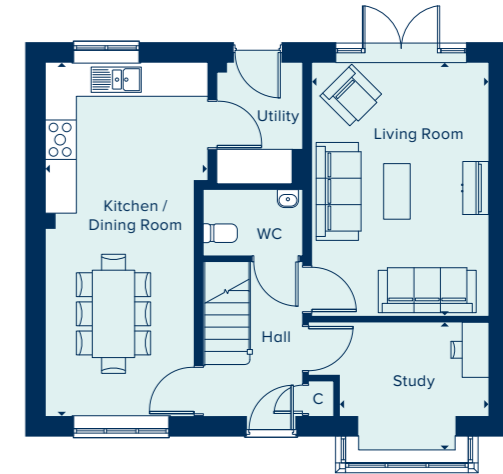
6.71m x 3.09m 12'7" x 22'0"

LIVING ROOM

4.82m x 3.37m 15'9" x 11'0"

STUDY

2.84m x 2.48m 9'4" x 8'1"



FIRST FLOOR

BEDROOM 2

3.85m x 2.56m 12'7" x 8'5"

BEDROOM 3

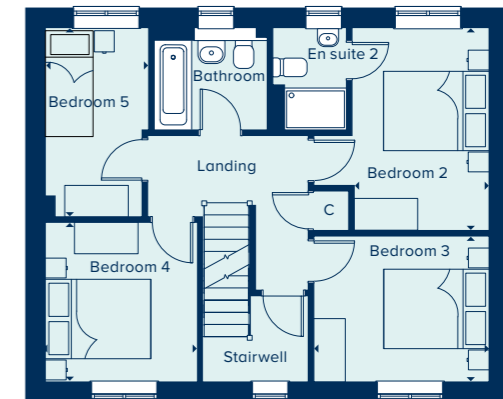
3.33m x 2.77m 10'11" x 9'1"

BEDROOM 4

3.03m x 2.89m 9'11" x 9'6"

BEDROOM 5

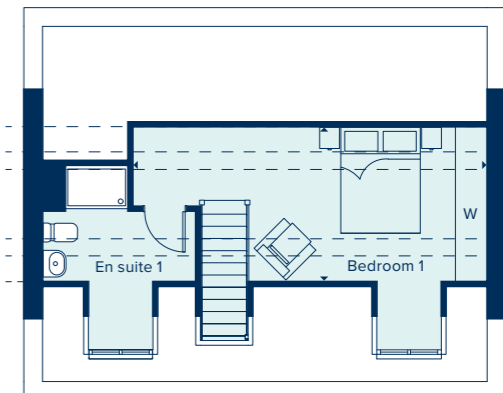
3.59m x 1.97m 11'9" x 6'5"



SECOND FLOOR

BEDROOM 1

6.69m x 2.93m 21'11" x 9'7"



1700 Head Height
2100 Head Height
Full Height
Full Height
2100 Head Height
1700 Head Height

C Cupboard W Wardrobe

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THE WINDSOR
5 Bedroom Home

crestnicholson.com

THE WINDSOR

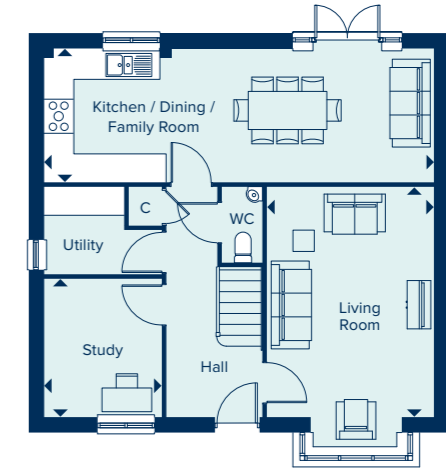
The Windsor is sizeable family home with five double bedrooms, three bathrooms, a study, a utility room, a double garage with substantial living spaces. Bay windows provide elegance, interest and light. But perhaps the greatest attraction is the master bedroom which, featuring an en suite bathroom and 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



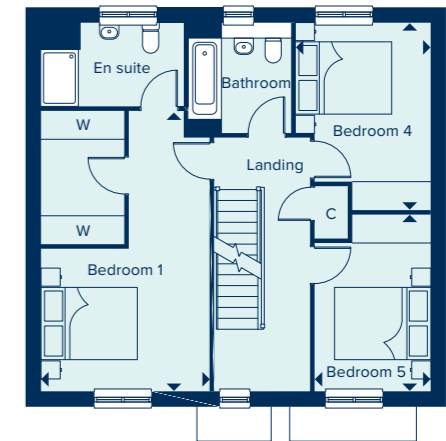
GROUND FLOOR

KITCHEN / DINING / FAMILY ROOM	8.17m x 2.74m	26'9" x 9'0"
LIVING ROOM	4.83m x 3.50m	15'10" x 11'6"
STUDY	2.90m x 2.47m	9'6" x 8'1"



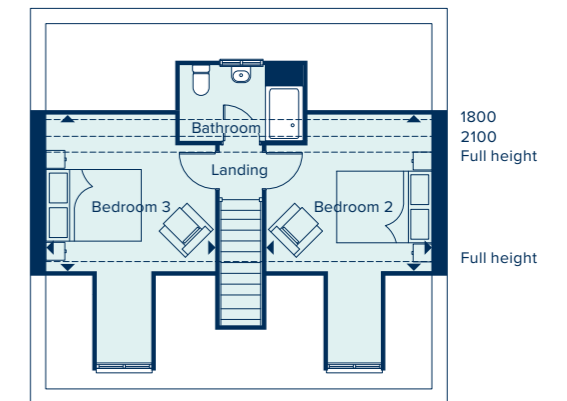
FIRST FLOOR

BEDROOM 1	5.89m x 3.53m	19'4" x 11'7"
BEDROOM 4	3.93m x 2.95m	12'10" x 9'8"
BEDROOM 5	3.70m x 2.43m	12'2" x 7'11"



SECOND FLOOR

BEDROOM 2	3.50m x 3.33m	11'6" x 10'11"
BEDROOM 3	3.54m x 3.33m	11'7" x 11'1"



C Cupboard W Wardrobe --- Ceiling Heights

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SPECIFICATION

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

	2 Bedroom Apartment
KITCHEN	
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	•
Electric single built-in oven in stainless steel	•
4 ring ceramic hob	•
Stainless steel splashback behind hob	•
Integrated extractor hood	•
Energy efficient integrated fridge/freezer	•
Single bowl sink and drainer in stainless steel	•
Single lever chrome mixer tap	•
Integrated washing machine	•
BATHROOM & EN SUITE	
Contemporary white sanitaryware	•
Chrome mixer taps and shower fittings	•
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 bathroom and en suite	•
DECORATION	
White emulsion to all rooms and ceilings	•
White gloss to window boards, internal doors, skirting and architraves	•



	2 Bedroom Apartment
ELECTRICAL	
Low energy LED 4-light spotlight bar 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	•
JOINERY AND DOORS	
Front door with multipoint locking system and chrome ironmongery	•
PVCu windows and French doors with white ironmongery	•
White internal doors with chrome ironmongery	•
Fitted wardrobe to master bedroom with soft close sliding mirror fronted doors	•
HEATING	
Electric immersion heater and electric radiators	•
SECURITY AND PEACE OF MIND	
Smoke and heat 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. STU9232/August 2021.





SPECIFICATION

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

	2 Bedroom Apartment
KITCHEN	
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	•
Electric single built-in oven in stainless steel	•
4 ring ceramic hob	•
Stainless steel splashback behind hob	•
Integrated extractor hood	•
Energy efficient integrated fridge/freezer	•
Single bowl sink and drainer in stainless steel	•
Single lever chrome mixer tap	•
Integrated washing machine	•
BATHROOM & EN SUITE	
Contemporary white sanitaryware	•
Chrome mixer taps and shower fittings	•
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 bathroom and en suite	•
DECORATION	
White emulsion to all rooms and ceilings	•
White gloss to window boards, internal doors, skirting and architraves	•



	2 Bedroom Apartment
ELECTRICAL	
Low energy LED 4-light spotlight bar 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	•
JOINERY AND DOORS	
Front door with multipoint locking system and chrome ironmongery	•
PVCu windows and French doors with white ironmongery	•
White internal doors with chrome ironmongery	•
Fitted wardrobe to master bedroom with soft close sliding mirror fronted doors	•
HEATING	
Electric immersion heater and electric radiators	•
SECURITY AND PEACE OF MIND	
Smoke and heat detectors	•
Two years warranty and aftercare	•
Complete NHBC ten year warranty	•

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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

Please note, no gas to apartments, electric radiators instead	•	•	•	•
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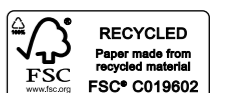
EXTERNAL FINISHES

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	•	•	•	•

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NIGHTINGALE FIELDS

The Stables, 1 Bridle Road,
Arborfield Green, Reading,
Berkshire, RG2 9LJ

For all enquiries please call

01182 179 202
crestnicholson.com/nightingalefields



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. STU9232/June 2021.

