

[bloorhomes.com](http://bloorhomes.com)

*introducing*  
**Shinfield Meadows**  
Shinfield

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A delightful collection of 2, 3 and 4 bedroom  
homes located in lovely countryside just  
4 miles to the south of Reading.

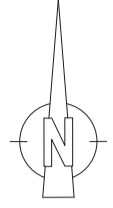
**BLOOR HOMES**

introducing

# Shinfield Meadows

A fantastic development of 1, 2, 3 and 4 bedroom homes in Shinfield

Come and talk to our experienced Sales Advisors about our tailor made buying plans, making it easier than ever to own your new dream home at Shinfield Meadows



Two bedroom homes

- The Loddon

Three bedroom homes

- The Yarkhill
- The Trelissick Sp
- The Hartley
- The Chisbury
- The Staunton Sp
- The Chastleton
- The Portland
- The Acton
- The Whitfield
- The Studland
- The Dunster

Four bedroom homes

- The Ebford
- The Thornsett
- The Astley
- The Bredon
- The Hemsley
- The Houghton
- The Waverley
- The Landguard

One and Two bedroom apartments

- Roman House
- Saxon House



Affordable Housing





introducing the  
**Chisbury**  
Three bedroom home

A three bedroom family home with a spacious lounge with bay window and open plan kitchen / dining area including french doors leading onto the rear garden and separate utility. Upstairs, there are three bedrooms with the master offering separate dressing area with fitted wardrobe and en suite facilities.



Ground



First

Ground floor Lounge 3.43 x 5.29 (11'3" x 17'4") plus bay • Kitchen / Dining area 6.20 x 3.11 (20'4" x 10'2") • Utility 1.19 x 1.47 (3'9" x 4'8") • Cloaks

First floor Bedroom one 2.70 x 3.37 (8'10" x 11'0") • Dressing area 2.00 x 3.18 (6'7" x 10'4") incl robes • En suite • Bedroom two 3.55 x 3.13 (11'8" x 10'3")  
Bedroom three 2.60 x 2.32 (8'5" x 7'6") • Bathroom

October 2018 • Rev A 340 Shinfield Meadows

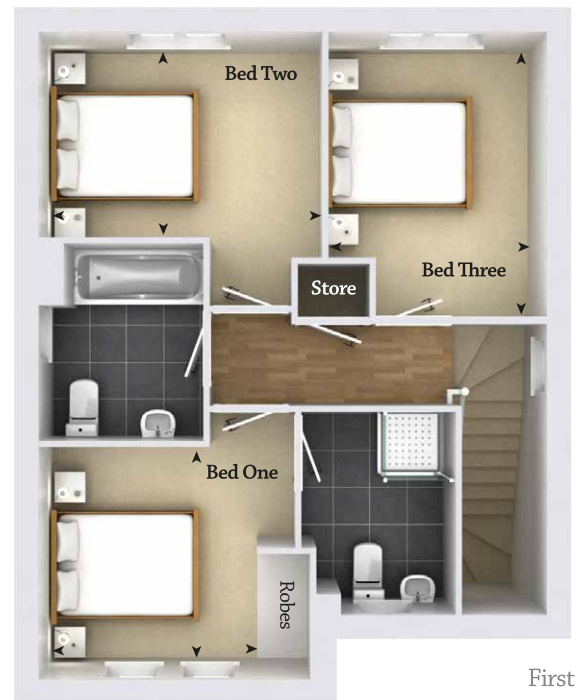
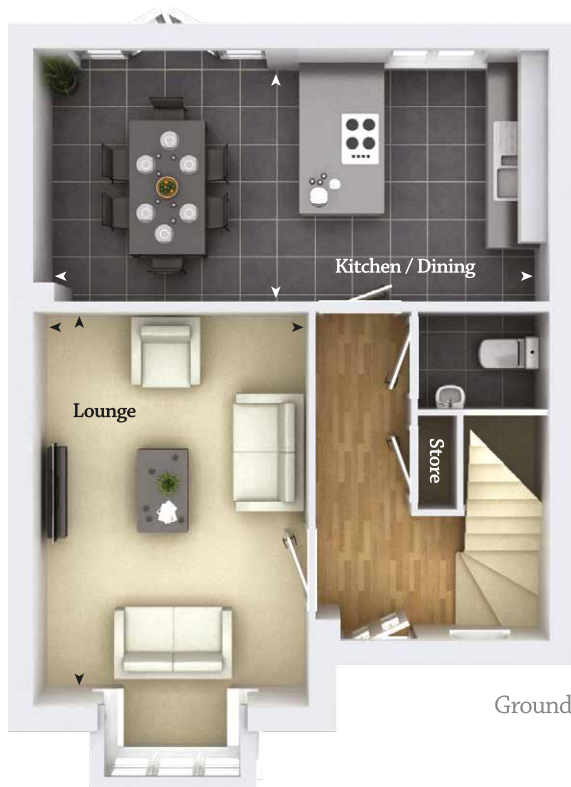
These particulars are intended as a preliminary guide for prospective purchasers and should not be relied upon. The elevational treatment for individual house types shows a typical arrangement. Details of materials and design treatments may vary. Any artist impressions shown are not intended to represent any particular plot. Purchasers are advised to inspect the layout plan to establish the arrangement of the house and surrounding property. Internal layouts show a general arrangement which may vary from plot to plot. The room sizes given are approximate overall finished room sizes and are subject to normal building tolerances ( $\pm 75\text{mm}$ ). Where described as 'maximum' this dimension is the longest available in that direction in that room. In all instances purchasers are advised to inspect plot specific information which is available from our sales team. Nothing in these particulars or verbal assurance shall form or constitute part of any contract, and are given without any responsibility on behalf of Bloor Homes.





introducing the  
**Whitfield**  
Three bedroom home

A three bedroom family home with a spacious lounge and open plan kitchen / dining area including French doors leading onto the garden. Upstairs, there are three double bedrooms with the master offering fitted wardrobes and en suite facilities.



Ground floor Lounge 3.23 x 4.58 (10'7" x 15'0") • Kitchen / Dining area 5.98 x 2.91 (19'5" x 9'6") • Cloaks

First floor Bedroom one 2.50 x 2.60 (8'2" x 8'5") excl robes • En suite • Bedroom two 3.37 x 2.40 (11'1" x 7'8") • Bedroom three 2.52 x 3.21 (8'3" x 10'6") • Bathroom

November 2016 • Rev A 313 Shinfield Meadows

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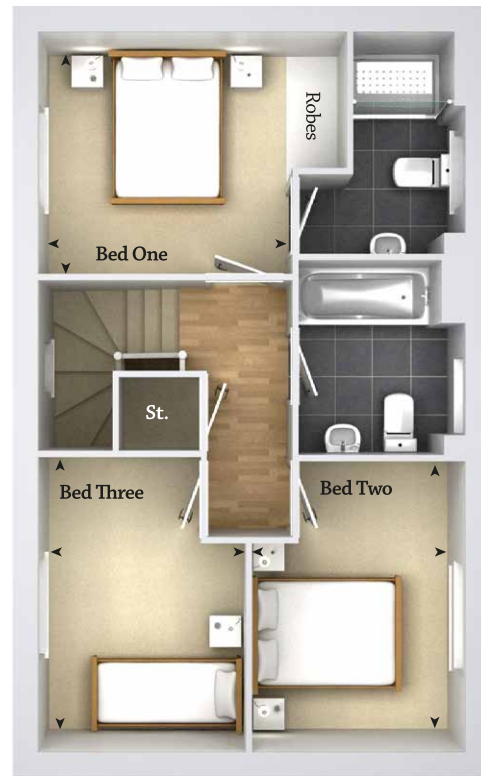


*introducing the*  
**Trelissick Sp**  
Three bedroom home

A three bedroom home with spacious lounge and open plan kitchen / dining area both benefitting from french doors leading to the garden. Upstairs, the master bedroom includes fitted wardrobes & en suite facilities.



Ground



First

Ground floor Lounge 3.54 x 5.08 (11'7" x 16'7") • Kitchen / Dining area 2.88 x 5.08 (9'4" x 16'7") • Cloaks

First floor Bedroom one 3.03 x 2.88 (9'11" x 9'4") excl robes • En Suite • Bedroom two 3.45 x 2.61 (11'3" x 8'6") • Bedroom three 3.58 x 2.48 (11'9" x 8'1") • Bathroom

October 2018 • Rev A 304Sp Shinfield Meadows

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introducing the  
**Yarkhill**  
Three bedroom home

A three bedroom semi-detached family home with a spacious lounge featuring bay window and open plan kitchen / dining area including utility area and french doors leading to the rear garden. Upstairs, are the three bedrooms with the master offering fitted wardrobes and en suite facilities.



Ground



First

Ground floor Lounge 3.31 x 4.30 (10'10" x 14'1") plus bay • Kitchen / Dining area 4.38 x 3.51 (14'4" x 11'6") • Utility area 1.01 x 2.83 (3'4" x 9'3") • Cloaks

First floor Bedroom one 2.81 x 3.45 (9'3" x 11'4") excl robes • En suite • Bedroom two 3.05 x 2.95 (10'0" x 9'8")

Bedroom three 2.33 x 2.91 (7'8" x 9'7") • Bathroom

January 2016 • Rev A 309 Shinfield Meadows

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introducing the  
**Chastleton**  
Three bedroom home

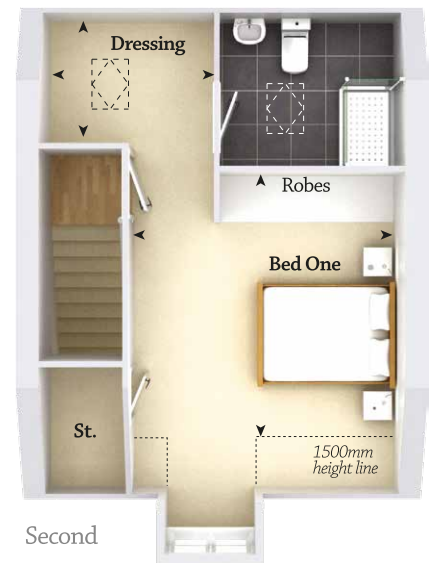
A three bedroom, three storey, semi-detached home offering a spacious lounge and open plan kitchen / dining room including utility area and doors leading to the rear garden. The master bedroom occupies the whole of the second floor and offers fitted wardrobes, a dressing area and en suite facilities.



Ground



First



Second

Ground floor Lounge 3.61 x 4.23 (11'10" x 13'9") • Kitchen / Dining area 3.67 x 3.85 (12'0" x 12'8") • Utility area 1.01 x 2.02 (3'4" x 6'6") • Cloaks

First floor Bedroom two 2.60 x 4.46 (8'5" x 14'8") • Bedroom three 2.66 x 3.62 (8'8" x 11'9") • Bathroom

Second floor Bedroom one 3.61 x 3.80 (11'10" x 12'5") incl robes, to 1500mm height line • Dressing area 2.27 x 1.78 (7'4" x 5'8") • En suite

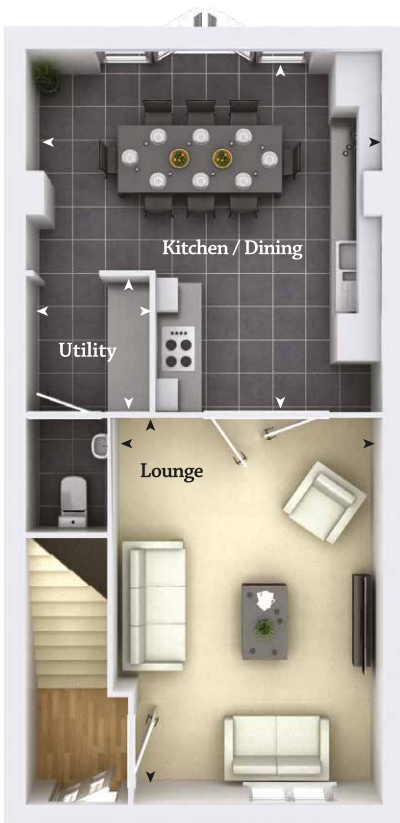
October 2017 • Rev A 350 Shinfield Meadows

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introducing the  
**Acton**  
Three bedroom home

A three bedroom, three storey home offering a spacious lounge and open plan kitchen / dining area with french doors and separate utility. Of the three double bedrooms, the spacious master occupies the whole of the second floor and offers fitted wardrobes, dressing area and superb en suite facilities.



Ground



First



Second

Ground floor **Kitchen / Dining** 4.75 x 4.87 (15'7" x 16'0") • **Lounge** 3.60 x 5.16 (11'10" x 16'11") • **Utility area** 1.64 x 1.83 (5'4" x 6'0") • Cloaks

First floor **Bedroom two** 2.61 x 4.45 (8'7" x 14'7") • **Bedroom three** 2.67 x 3.62 (8'9" x 11'10") • **Bathroom**

Second floor **Bedroom one** 3.60 x 3.92 (11'10" x 12'10") excl robes, to 1500mm height line • **Dressing** 2.20 x 1.72 (7'2" x 5'8") • **En suite**

November 2016 • Rev A 353 Shinfield Meadows

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introducing the  
**Loddon**  
Two bedroom home

A two bedroom home featuring a spacious lounge and open plan kitchen / dining with utility space and french doors leading to the garden. Upstairs, the spacious master bedroom benefits from superb en suite facilities.



Ground



First

Ground floor Lounge 4.80 x 3.67 (15'7" x 12'0") • Kitchen / Dining area 3.72 x 3.67 (12'3" x 12'0") • Utility area 2.00 x 1.01 (6'7" x 3'5") • Cloaks

First floor Bedroom one 3.75 x 3.40 (12'3" x 11'1") • En suite • Bedroom two 4.75 x 3.47 (15'6" x 11'11") • Bathroom

*introducing*  
**Saxon House**  
1 & 2 Bedroom Apartments

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A collection of one and two bedroom apartments, all offering a fully fitted kitchen and spacious open plan living area together with a large bathroom.



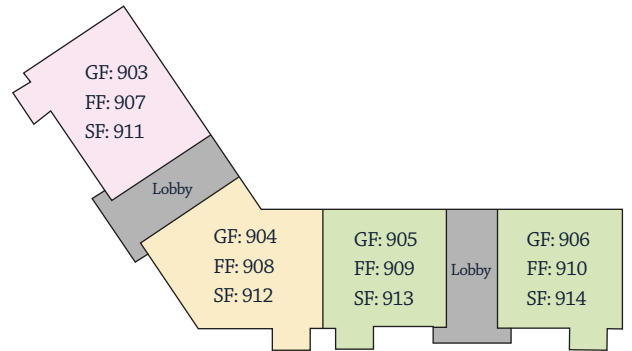
December 2018 • Rev A Shinfield Meadows

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**BLOOR HOMES**<sup>®</sup>



Plots 903, 907, 911



Plots 904, 908, 912



Plots 905, 906, 909, 910, 913, 914

Plots 903, 907, 911 Kitchen / Dining / Living area 3.79 x 7.04 (12'4" x 23'1") • Bedroom one 3.27 x 3.64 (10'7" x 11'9") • En suite  
Bedroom two 2.51 x 3.64 (8'2" x 11'9") • Bathroom

Plots 904, 908, 912 Kitchen / Dining / Living area 5.01 x 6.94 (16'4" x 22'8") • Bedroom one 3.40 x 3.25 (11'1" x 10'7") • En suite  
Bedroom two 3.56 x 2.52 (11'7" x 8'3") • Bathroom

Plots 905, 906, 909, 910, 913, 914 Kitchen / Dining / Living area 3.15 x 6.94 (10'3" x 22'8") • Bedroom one 3.76 x 3.04 (12'3" x 9'10")  
En suite • Bathroom

December 2018 • Rev A Shinfield Meadows

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introducing the  
**Staunton Sp**  
Three bedroom home

A three bedroom home offering a spacious lounge with bay window and open plan kitchen / dining area featuring french doors leading to the garden. Upstairs, the master bedroom includes both fitted wardrobes and en suite facilities.



Ground floor Lounge 4.97 x 3.50 (16'3" x 11'5") excl bay • Kitchen / Dining area 4.97 x 2.87 (16'3" x 9'4") • Cloaks

First floor Bedroom one 2.87 x 2.94 (9'4" x 9'6") excl robes • En suite • Bedroom two 2.53 x 3.43 (8'3" x 11'3") • Bedroom three 2.50 x 3.50 (8'2" x 11'5") • Bathroom

September 2017 • Rev A 305sp Shinfield Meadows

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introducing the  
**Bredon**  
Four bedroom home

The ground floor offers a spacious lounge featuring a bay window and a superb open plan kitchen / dining room with family area, separate utility and french doors leading to the rear garden. The first floor offers a bathroom and four bedrooms, two of which are double with the master bedroom benefitting from en suite facilities and fitted wardrobes.



Ground



First

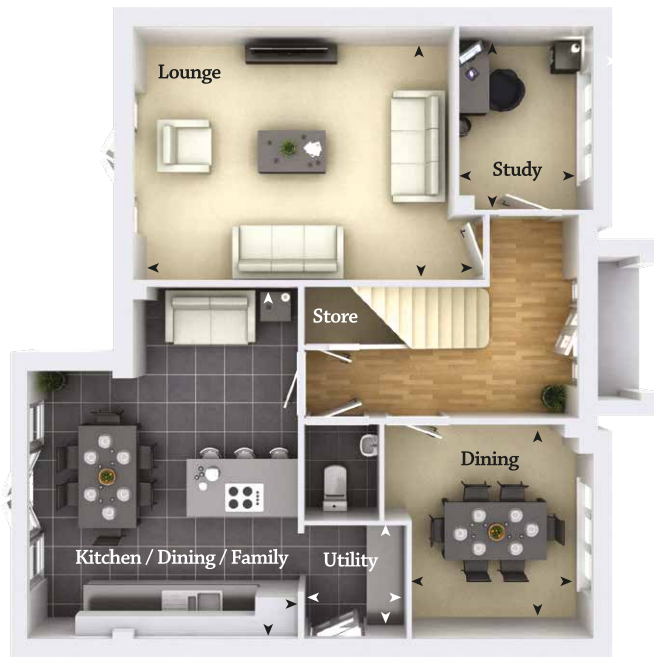
Ground floor Lounge 3.43 x 4.56 (11'3" x 14'11") plus bay • Kitchen / Dining / Family 5.95 x 4.25 (19'6" x 13'11") • Utility 1.29 x 1.79 (4'3" x 5'10") • Cloaks

First floor Bedroom one 3.38 x 3.09 (11'1" x 10'2") incl robes • En suite • Bedroom two 2.59 x 3.90 (8'6" x 12'9") • Bedroom three 3.28 x 2.01 (10'9" x 6'7")  
Bedroom four 2.48 x 2.27 (8'2" x 7'5") • Bathroom



introducing the  
**Thornsett**  
Four bedroom home

A four bedroom detached family home with a study, dining room and open plan kitchen / breakfast / family area offering separate utility and spacious lounge both benefitting from french doors. Upstairs, two of the four double bedrooms benefit from en suite facilities with the master featuring fitted wardrobes.



Ground



First

Ground floor Lounge 5.03 x 3.93 (16'5" x 12'9") • Kitchen / Dining / Family area 5.48 x 4.15 (18'0" x 13'7") • Utility 1.78 x 1.59 (5'10" x 5'3") • Dining 3.35 x 3.25 (10'1" x 10'7")  
Utility 1.78 x 1.59 (5'10" x 5'3") • Study 2.85 x 2.08 (9'4" x 6'10") • Cloaks

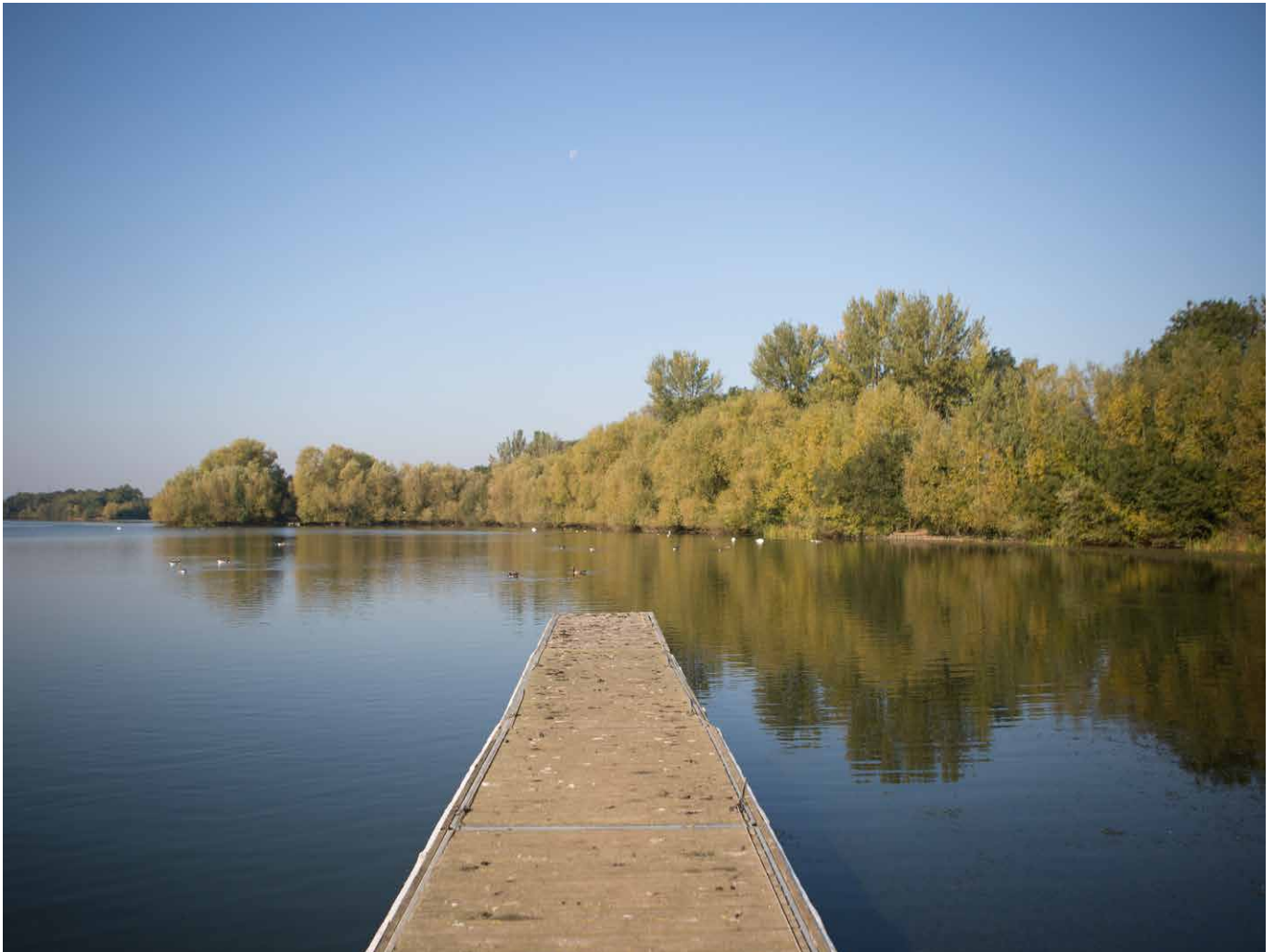
First floor Bedroom one 4.28 x 4.33 (14'0" x 14'3") incl robes • En suite • Bedroom two 2.77 x 4.33 (9'1" x 14'3") • Bedroom three 3.69 x 2.77 (12'1" x 9'1")  
Bedroom four 3.25 x 2.77 (10'7" x 10'6") • Bathroom

October 2018 • Rev A 420 Shinfield Meadows

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*introducing*  
**Shinfield Meadows**  
Shinfield

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*Above: Wellington Country Park*

Welcome to Shinfield Meadows - a new place to live that really does have everything you need for today's high-speed, high quality, lifestyles. This beautifully designed collection of new 2, 3 and 4 bedroom homes is situated in the lovely countryside just 4 miles to the south of Reading. Peaceful and attractive, it ticks all the boxes for every househunter.

Above all, Shinfield Meadows offers a wide choice of distinctive new homes with all the quality, attention to detail and traditional craftsmanship you have come to expect from Bloor Homes.

At Bloor Homes, we never forget that you're looking for more than just a property to buy – you're looking for a place to live. Shinfield Meadows is carefully positioned and laid out to give each home that perfect combination of privacy and security, with all the advantages of a well-planned community, offering easy access to neighbourhood amenities and open green spaces so important for us all.

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*Above: Bloor Homes at Kings Gate*



And we don't just build homes, sell them and walk away. We help all our homebuyers at every stage – from choosing, buying and moving in, to enjoying their new home with everything just how they want it, for a long time to come. That's why so many of our customers choose a new Bloor home when the time comes to move on.



*Discover your perfect new  
Bloor home in Shinfield*

The picturesque village of Shinfield is located just south of the M4 and has local shops close to hand for your day to day needs. Reading town centre is 5 miles away, where you will find most major high street stores like Marks & Spencer and Next, as well as quirky boutiques and independent shops. Two big shopping centres - The Oracle and Broad Street Mall - are the natural starting point for a bit of 'retail therapy'.

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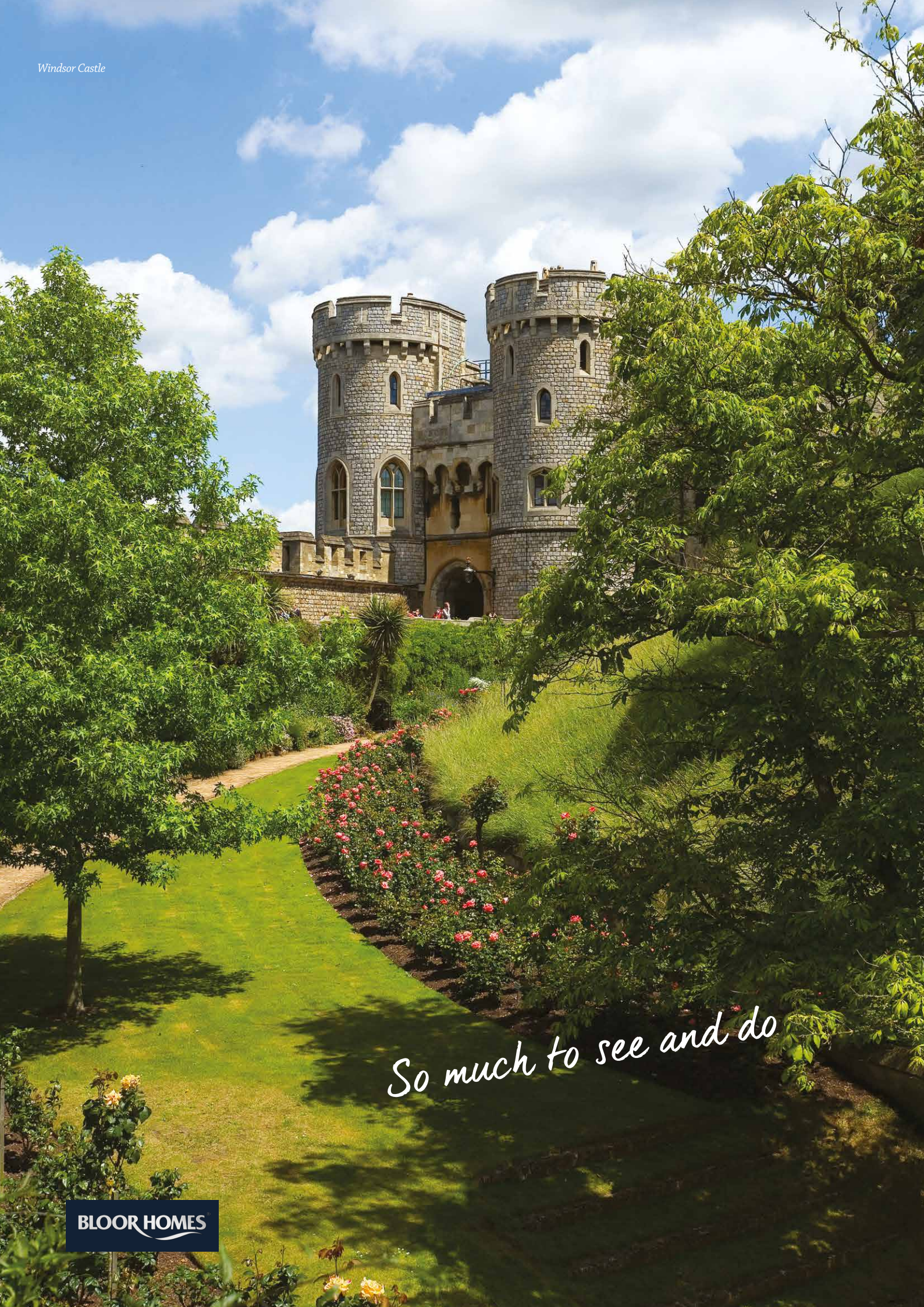


*Above right: Reading riverside area*



Parents of young children will have plenty of choice when it comes to good schools. Infant and primary schools are both less than 1 mile away, with schools for older children within easy reach. Popular establishments include Shinfield Infants & Nursery School, Shinfield St Mary's C of E Junior School, Whiteknights County Primary School, Crosfields Independent Day School and Oakbank School. For older students, the historic University of Reading is world-class, offering over 200 different courses.

Reading has a well established reputation as a cultural centre: with several theatre venues, including The Hexagon. The riverside area of the Oracle shopping centre is a buzzing destination in the evening, with a diverse mix of restaurants and bars overlooking the water.



*So much to see and do*

There's a huge range of places to visit and days out to be enjoyed from Shinfield Meadows. The River Thames is a popular destination, with picturesque towns and villages for a bankside stroll or a riverside pub lunch. In nearby Cookham the wonderful little Stanley Spencer Gallery is a unique gallery devoted entirely to the artist - a renowned C20th painter and local boy.

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*Above: The George by the River Loddon*



Windsor Castle is a must-see attraction, just half an hour away, while much closer to home is the Duke of Wellington's house Stratfield Saye, given to the Duke by a grateful nation after the Battle of Waterloo, with many family attractions in Wellington Country Park.

There are events and festivals throughout the year – the biggest and most famous is Reading Festival, running since 1971, the second largest UK music festival after Glastonbury.

All in all, you'll find it's easy to live life to the full here – especially in a new Bloor home of your own at Shinfield Meadows.

A Bloor home means the ideal location, a dedication to building the best, beautifully, and combining character with the contemporary. The Bloor Group began building houses over 45 years ago and today is one of the largest privately owned house-building groups in the UK. Today we build over two thousand homes each year. We are known for our unique approach to construction, only placing new homes for sale in carefully selected areas.

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*Above: Typical show home interior*

To us, it is never about just the bricks and mortar. It's everything. Our locations are chosen for their premium positions, our designs are created from years of customer feedback and our materials and finishings are second to none. In all that we do we pursue the perfect place for you.

Whichever home you choose at Shinfield Meadows or any of our stylish developments, you can be sure that the latest building techniques, materials and specifications will be included as standard. These range from the very latest heating systems and excellent wall and loft insulation, to double glazed windows. The result? A new Bloor home generates up to 60% less CO2 than older style homes, and is up to six times more energy efficient\*.

\*Source: New Homes Marketing Board

helping you find...

## Shinfield Meadows

Deardon Way, Shinfield. RG2 9HF



By car, Shinfield Meadows has easy access to both Junctions 10 and 11 of the M4, linking you to London. Just 15 minutes drive to the south are Basingstoke and the M3, for fast routes to the south coast and the west.

By train, Reading, Earley and Wokingham stations are close by so you'll enjoy speedy journeys to London Paddington, which is only a 30-minute train journey, or London Waterloo, just 1 hour away.



...and the local area

### Health:

Royal Berkshire Hospital  
RG1 5AN. Tel: 0118 322 5111

Swallowfield Medical Practice  
RG2 9EN. Tel: 0118 988 3134

Shinfield Dental Centre  
RG2 9EH. Tel: 0118 988 3178

### Education:

Shinfield Nursery and Infant School  
RG2 9EH. Tel: 0118 988 3389

Shinfield St Mary's C of E Junior School  
RG2 9EJ. Tel: 0118 988 3663

Reading University  
RG6 6AH. Tel: 0118 987 5123

### Recreational:

Sonning Golf Club  
RG4 6GJ. Tel: 0118 969 3332

SportsPark  
RG2 7BW. Tel: 0118 378 8799

Shinfield Tennis Club  
RG2 9EN.

### Useful numbers:

Spencers Wood Library  
RG7 1AJ. Tel: 0118 988 2685

Reading Police station  
RG1 7TH. Tel: 01865 841148

Wokingham Borough Council  
RG40 1BN. Tel: 0118 974 6000