



hallows reach

An exclusive development of just three detached properties
set behind a secure gated entrance
in a cul-de-sac location in Caversham Berkshire



Caversham Berkshire

lies on the north bank of the River Thames and spreads to the foothills of the Chilterns, in the Royal county of Berkshire, on the opposite bank from the bustling and highly commercial town of Reading. It is easily accessible by the Caversham Bridge, Reading Bridge and Caversham Lock with Sonning Bridge a few miles east.

The centre of Caversham features a comprehensive shopping area complemented by many good bars, pubs and restaurants and a short trip across the Thames to Reading will satisfy anyone in need of some retail therapy or a night out on the town - with The Oracle providing many independent label shops, department stores, cafes and restaurants, bars, multiplex cinema and night clubs.

The river that divides Reading and Caversham is a beauty to behold with its residents of swans and other wildlife that gather by Caversham Bridge, and the regular stream of canoes and boats that enjoy this local beauty spot.

For the commuter, Reading Station is a major rail network hub with a constant flow of fast trains to most major cities with London Paddington reachable in under 30 minutes.

A short drive through Reading will see you on the M4 motorway which spans from London to South Wales.

The area plays host to many good schools and for further education, Reading itself has its own University and College.

Visit Caversham and neighbouring Reading and you'll soon see why this area is a much sought after place to set up home.



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Set at the far end of a quiet cul-de-sac off main thoroughfare that runs from Caversham to Henley-on-Thames, you'll discover the very desirable, select development of Hallows Reach.

Through the secure gated entrance, along the private block paved driveway you come across the three detached family homes that make up Hallows Reach.

All three properties are carefully designed and specified to rest in harmony with the local environment and the external features exude both quality and attention to detail. Bath stone cills with feature keystones, jet black front doors, white soffits, windows and garage doors, Canterbury multi brick with contrasting red feature brick course and granulated brown roof tiles all add the traditional look and feel of these outstanding homes. The landscaped gardens to rear, front and driveway with natural stone laid patio and paths again add to whole ambience of the development. Enter any of these homes and you'll see the quality continues.

Luxury fitted kitchens play host to many top quality brand appliances to make every day living as easy as possible.

The bathrooms and en suites are also suitably fitted out with the latest 'designer' sinks, baths and sanitaryware.

Modern day convenience in a traditional setting. The Bentier way.

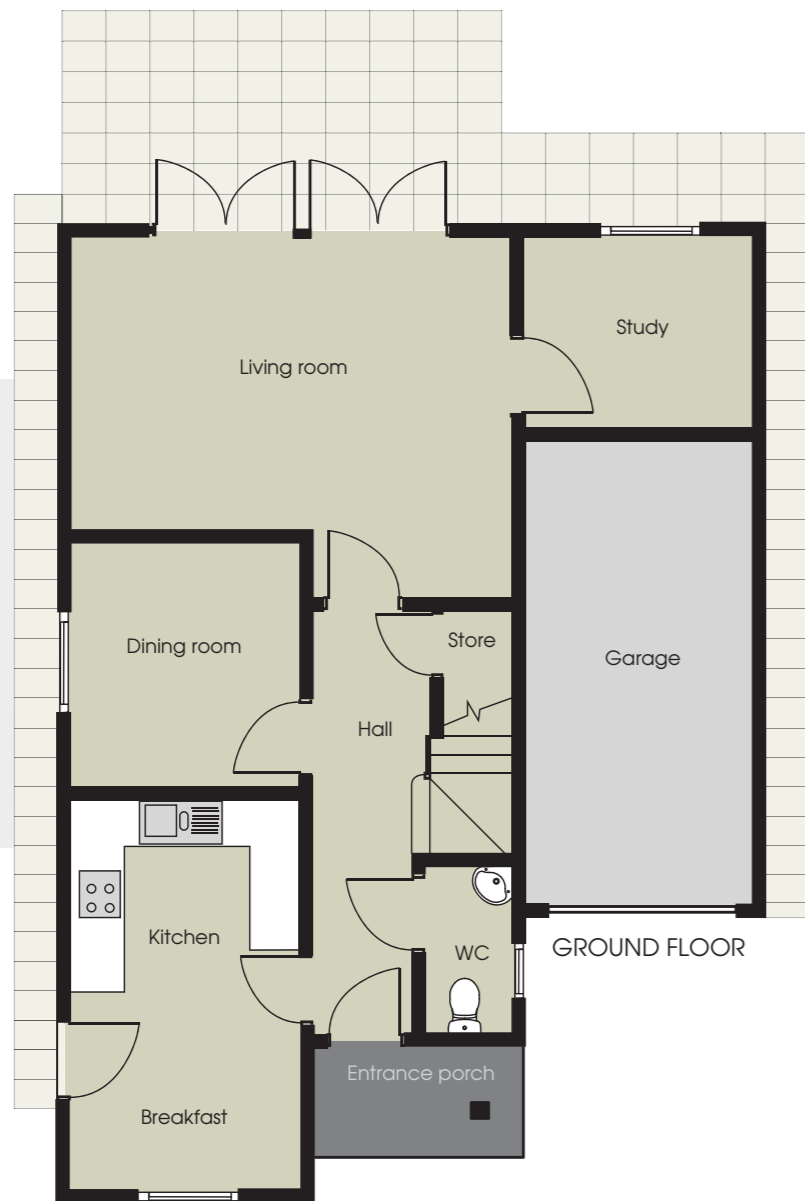
But don't just take our word for it, come and see for yourself.

Images shown on front cover and opposite are computer generated illustrations of intended build and planting.

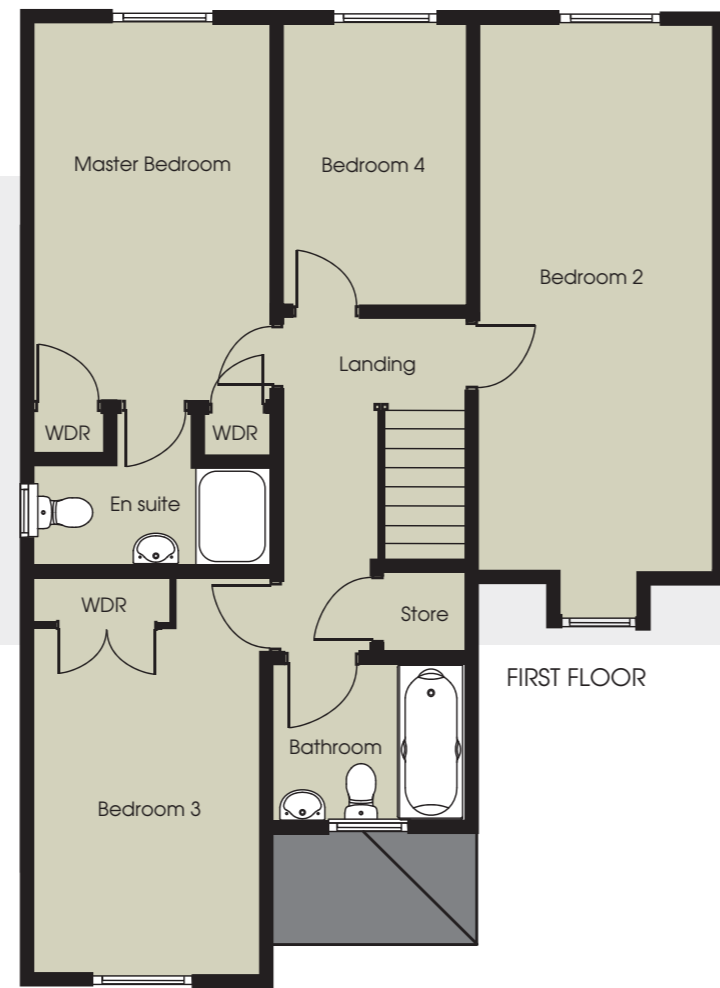
PLOTS 1 & 2



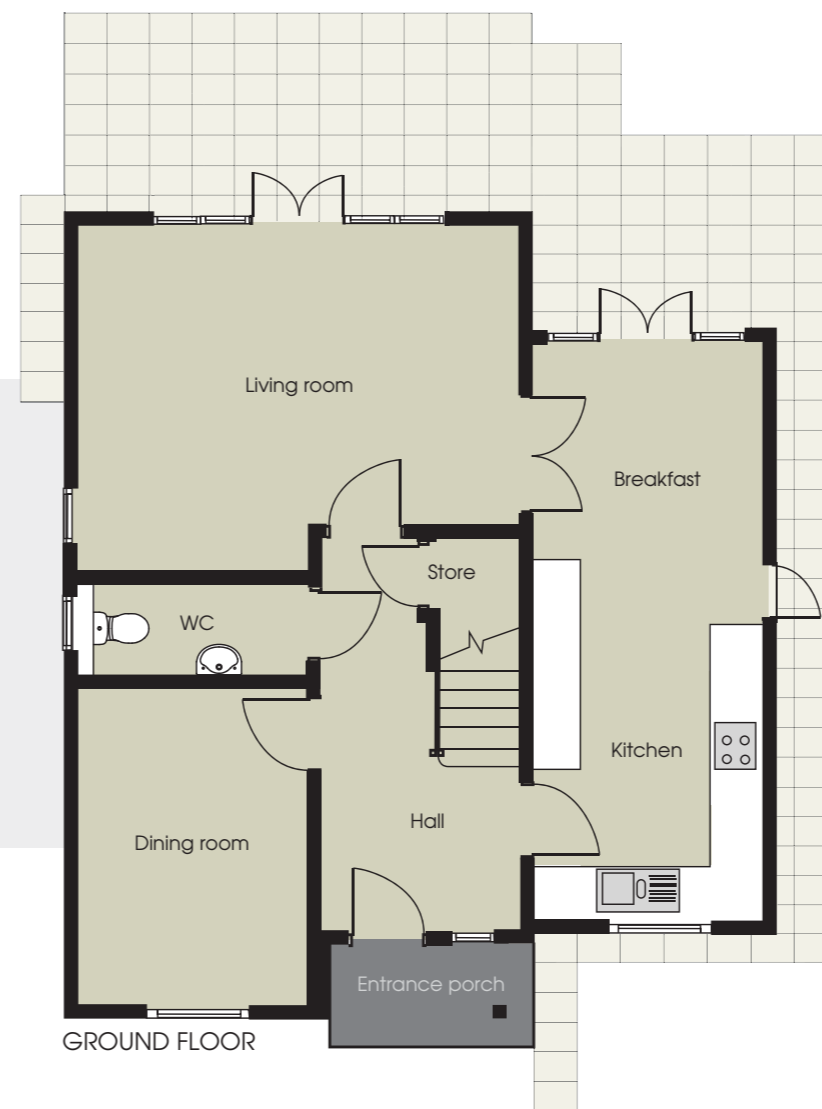
Total 1,422 sq ft



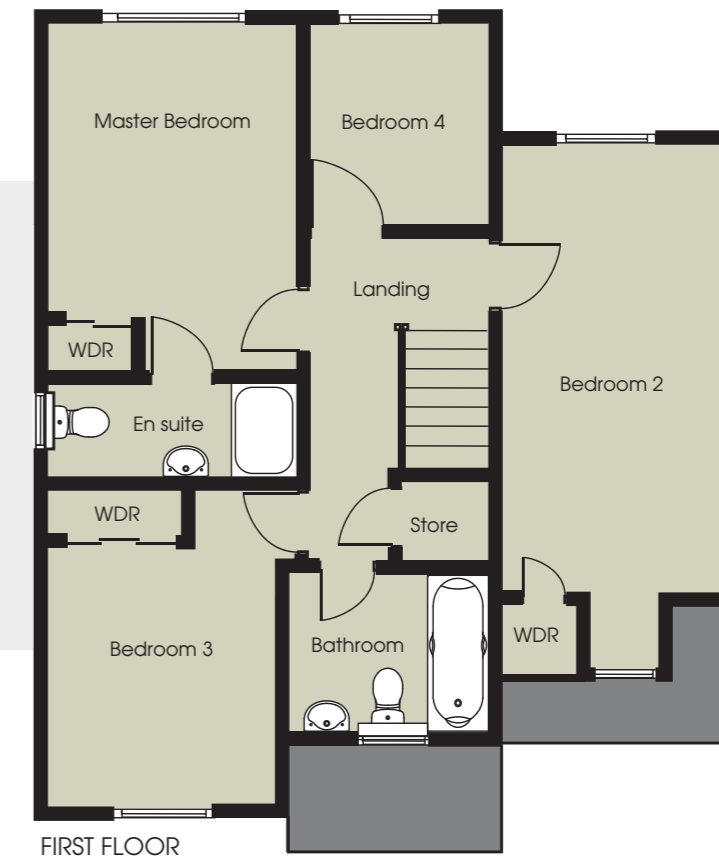
AREA	METRIC	IMPERIAL
Living Room	5247 x 4360	17'3 x 14'4
Kitchen/breakfast	4729 x 2760	15'6 x 9'1
Study	2834 x 2220	9'4 x 7'4
Dining room	3020 x 2760	9'11 x 9'1



AREA	METRIC	IMPERIAL
Bedroom 1	5336 x 2888	17'6 x 9'5
En suite	2888 x 1230	9'5 x 4'1
Bedroom 2	6600 x 2827	21'7 x 9'3
Bedroom 3	4810 x 2760	15'9 x 9'0
Bedroom 4	3292 x 2228	10'9 x 7'3
Family bathroom	2380 x 1850	7'9 x 6'1



AREA	METRIC	IMPERIAL
Living Room	5236 x 4147	13'7 x 17'3
Kitchen	7000 x 2850	23'0 x 9'4
Study	3889 x 2760	12'9 x 9'1

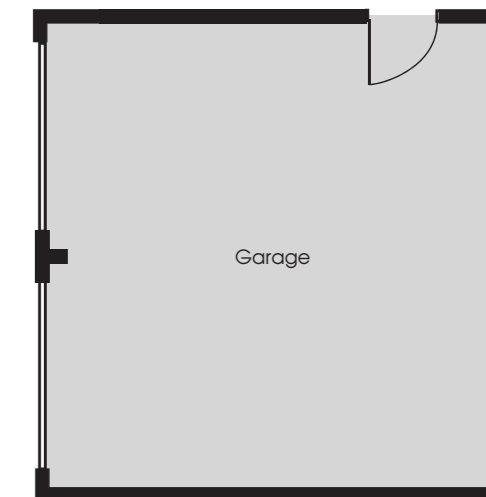


AREA	METRIC	IMPERIAL
Bedroom 1	4300 x 3027	16'11 x 9'1
En suite	1200 x 3027	4'0 x 10'0
Bedroom 2	5476 x 2923	18'0 x 9'6
Bedroom 3	3800 x 2760	12'5 x 9'1
Bedroom 4	2400 x 2150	7'10 x 7'05
Family bathroom	2369 x 1935	7'8 x 6'4

PLOT 3



Total 1,400 sq ft



Specifications



Bathroom - contemporary style

- Duravit wall hung sanitaryware and furniture
- Crosswater taps
- Floor to ceiling tiling
- Underfloor heating
- Mirror recessed in tiling above sink
- Bath with screen and shower mixer

En suites - contemporary style

- Floor to ceiling tiling
- Underfloor heating
- HansGrohe shower with hudson reed fixed ceiling shower head
- Simpson 8mm toughened glass sliding shower door
- Duravit wall hung sanitaryware and furniture
- Crosswater taps
- Mirror recessed in tiling above sink
- Heated bar on bar towel radiator

Cloakroom - contemporary style

- Duravit wall hung sanitaryware and furniture
- Crosswater taps
- Two walls floor to ceiling tiled with recessed mirror above sink
- Bath with screen and shower mixer

Staircases

- The staircases will have oak newels, spindles and balustrade, finished in an oak clear varnish



Kitchens

- Professionally designed and fitted kitchens by 'Applewood Kitchens'
- Contemporary Italian design 'Cucina Colore'
- Quartz stone worksurfaces with matching upstands full height oven splash back and drainer grooves
- Siemens pyroclean oven in stainless steel
- Siemens 5 ring gas hob
- Siemens extractor in stainless steel
- Siemens integrated fridge freezer
- Siemens integrated washing machine
- Siemens integrated dishwasher
- Franke stainless steel 1.5 bowl undermount sink with contemporary mixer tap in chrome
- Plinth and under cupboard lights
- Recessed chrome ceiling downlighters
- Porcelain floor tiles with underfloor heating

Floor finishes

- Luxurious 80/20 wool mix carpet throughout all bedrooms, first floor landings, stairwells, lounge, study and dining room
- Large light coloured porcelain tiles to hallway, kitchen breakfast and cloakroom

Electrical

- Each home features a comprehensive electrical system including chrome finished low voltage down lighters throughout downstairs and including bathroom and en suite
- Chrome fitted light switches and sockets are fitted throughout downstairs
- MK white sockets and switches throughout upstairs bedrooms
- Chrome shaver point in bathroom
- A generous supply of double power sockets as standard
- External lighting to the front and rear landscaped gardens, patio and side alley
- Mains operated smoke alarm with battery back up is fitted to the entrance hall and landings

Telephone and television

- Telephone points throughout the home
- Broadband points in study
- TV points are situated in all rooms including bedrooms
- TV points are wired to a central position in the loft with an adjacent power supply for home owners to supply and fit an aerial of their choice

Insulation

- Insulation is provided to exceed the latest NHBC thermal regulations

Decoration and finish

- Internal walls and ceilings finished in jasmine white emulsion
- Internal walls and ceilings have smooth plaster finish
- Cornice style coving throughout downstairs
- All woodwork is finished in white satin wood except natural oak which is in clear finish

Security and peace of mind

- External lighting to garage, porch entrance and driveway
- Secured electronically gated entrance to development
- High specification alarm system from 'Banham Alarms' with key fobs
- Lockable chrome window furniture with child lock option
- Secured by Design front door with multipoint locking system
- Mains smoke detectors
- NHBC 10 year build mark warranty

Central heating

- A highly efficient gas fired central heating system is provided in conjunction with a pressurised hot water cylinder providing underfloor heating throughout the ground floor and radiators with thermostatic valves on the first floor
- The pressurised system provides equally pressured hot and cold water, eliminating the need for tanks in the roof space and pumps for showers
- A back up electric immersion heater is fitted to the hot water cylinder
- Independent towel rail system so that you can have your towel rails heated all year round

Doors

- Internal doors are oak veneered inlay Vicama doors of contemporary design with chrome furniture
- A composite front door with chrome furniture and multi point locking system manufactured in accordance with Secured by Design - a Police backed accreditation
- Double glazed french doors to lounge

Windows

- High performance sealed unit double glazed pvc windows from 'Brackenwood' are fitted throughout with security locking mechanisms
- Option for child locks on all windows
- All windows are A rated to achieve a 'u' value of 1.2

External finishings

- Canterbury multi brick
- Atherstone red feature brick string course
- Bath stone sills to all windows
- Granulated brown roof tiles
- Natural stone laid patio and paths around property
- Horman electrical garage door
- Shed to rear garden
- Professional landscaped gardens to rear, front and driveway designed and laid by 'Creative landscape/ Big plant nursery'
- Communal bin store with shelter
- Block paved driveway with lighting
- Secured gated access to development

Bentier Homes

Traditional values for tomorrow's world

Bentier Homes has grown an enviable reputation for designing and developing fine homes of distinction and building them to an exceptionally high standard.

Each home is individually designed with 21st century living in mind. We pay great attention to detail to both the exterior and interior, so your Bentier home is a place to be proud of.

Our environment is given to us to protect us and to provide for our vital needs. It is important to us how we use it which is why the design and construction utilises the best techniques and materials for reducing energy consumption and running costs, thereby reducing CO2 emissions.

Bentier Homes follows some simple principles to do its part in working wisely to look after the world for today and for future generations. For example, we make use of existing land where possible for our new developments and we design these developments to take account of the natural features of the location. We use materials from local sustainable resources wherever we can and we recycle and closely monitor our waste effectively.

We have set our own high standard so that with every Bentier home you view, you soon realise the value of your investment.

'From the very first time we saw the house, the customer service, attention to detail and professionalism from Bentier Homes has been excellent!

We are absolutely thrilled with our new home, if you are looking for excellent build quality, and outstanding customer service we would strongly recommend you talk to Bentier Homes.'
Mike and Maureen Harrison

www.bentier.co.uk



Each home in 'Hallows Reach' has been independently inspected throughout construction by the National House Building Council. They will deliver a ten-year NHBC Build Mark Warranty Certificate upon satisfactory structural completion of each home.

A development by



www.bentier.com

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Important notice

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

The process of producing new homes can be affected by many factors and it is sometimes necessary to change the layout, materials, services or other items of specification mentioned within this brochure. If there is any point which is of particular importance to you, please contact the developer or appointed agent to check the information, particularly if contemplating travelling some distance to view the property.



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