

fenchurch ~ changing the perception



A unique development of
two and three bedroom houses
designed for 21st century living

MITFORD
COURT

FENCHURCH

3 MILE CROSS



locationlocationlocation

Three Mile Cross is a quiet village in the civil parish of Shinfield, to the south of Reading, in the Royal county of Berkshire. Three Mile Cross historically is best known as the home of the famous nineteenth century authoress and playwright, Mary Russell Mitford. Miss Mitford's main claim to fame was the huge success of her book 'My village' which was based on rural life in Three Mile Cross.

Moving on to present times, you'll discover a sense of village life and indeed, Three Mile Cross still nestles in an area surrounded by woodlands and farmland. Yet it now sits on the cusp of a transformation which will ensure Three Mile Cross becomes a very sought after place to live.

The south of Reading, brushing shoulders with the M4 motorway, has seen significant development over the last few years with the Madejski Stadium, home of premiership Reading Football Club, The Madejski International Hotel, the new Courage brewery, state-of-the-art business centre Green Park and the eye-catching wind turbine which has already identified itself as an important landmark.

But the story doesn't end there. Green Park will soon play host to a brand new railway station which will offer easy access to Reading main line station, just 25 minutes from London Paddington. And Junction 11 itself is being redeveloped to make access to the town and motorway easy with additional routes for those travelling on foot or cycle plus a new junction at Three Mile Cross which will facilitate a new park and ride scheme.

The main A33 links Reading to Basingstoke, making connection to the M3 motorway a simple journey.

The city of Reading has also seen a vast transformation over the last few years, in particular the Oracle development, offering London style shopping complemented by many bars, restaurants, night clubs, art gallery and multiplex cinema overlooking the River Kennet that runs right through the middle of this impressive social hub.

Only a few miles away you'll discover Wellington Country Park, an area of outstanding natural beauty featuring 350 acres of woodland, parkland and lakes and offers mile upon mile of nature trails for walking and cycling. The Park also plays host to many events throughout the year including classic, operatic and rock concerts.

The area is also rich in leisure facilities including golf courses, fitness centres and water sports clubs.

All things considered, you can see why the Mitford Court scheme at Three Mile Cross offers a massive investment opportunity and a great location to live.

FENCHURCH
CHANGING THE PERCEPTION





Thinking ahead. You'll soon discover that each property within Mitford Court has been designed with the attention to detail that you'd expect from a highly experienced developer with an enviable reputation for producing commercial and business developments of outstanding quality.

First off, the gated, electronically operated entrance offers security and peace of mind when you are at home or away.

As you enter you'll find technology is integrated throughout the design of these two and three bedroom homes, with all rooms pre-wired to handle your home entertainment and broadband wireless data.

Naturally, the high gloss designer kitchens are superbly specified with granite effect work surfaces and stainless steel appliances complementing the washing machine, tumble dryer and fully integrated fridge freezer and dishwasher. A place for everything and everything in its place.

The kitchens, bathrooms, en suites and cloakrooms feature ceramic wall and floor tiling, smart and practical.

Clean and efficient, the interiors are finished in smooth plaster; emulsioned in ivory with satin vinyl

internal woodwork. Timber effect internal doors add a smart natural look and feature designer steel handles with the finishing touch of laminate wood floors to all non-tiled rooms on the ground floor and carpets to the first floor.

The warm welcome is supplied by a fully automated and programmable gas fired central heating system with thermostatically controlled under floor heating to the ground floor; radiators to the first floor and ample hot water for washing and bathing. In addition, all the sitting rooms have contemporary wall mounted flueless gas real fires.

Thinking practically and economically, the windows are all double glazed with UPVC, offering the latest in security locking.

All these practical features don't infringe on the space however. Indeed, you'll soon discover a great feeling of airy space in these well designed, intelligently proportioned homes.

Outside you'll find patios and turfed lawns to the rear and good private parking to the front adorned by semi mature trees and shrubs.

All this set in a fantastic location for easy transportation, shopping, leisure and entertainment with the accent on privacy and security - it's got to be worth a look.

Mitford Court - the place to be.



MODERNITY | SERENITY | SECURITY | EXPECT THE UNEXPECTED

COURT



STYLE A

PLOT 1 & 5
(10 HANDED)

THREE BEDROOM
PROPERTIES

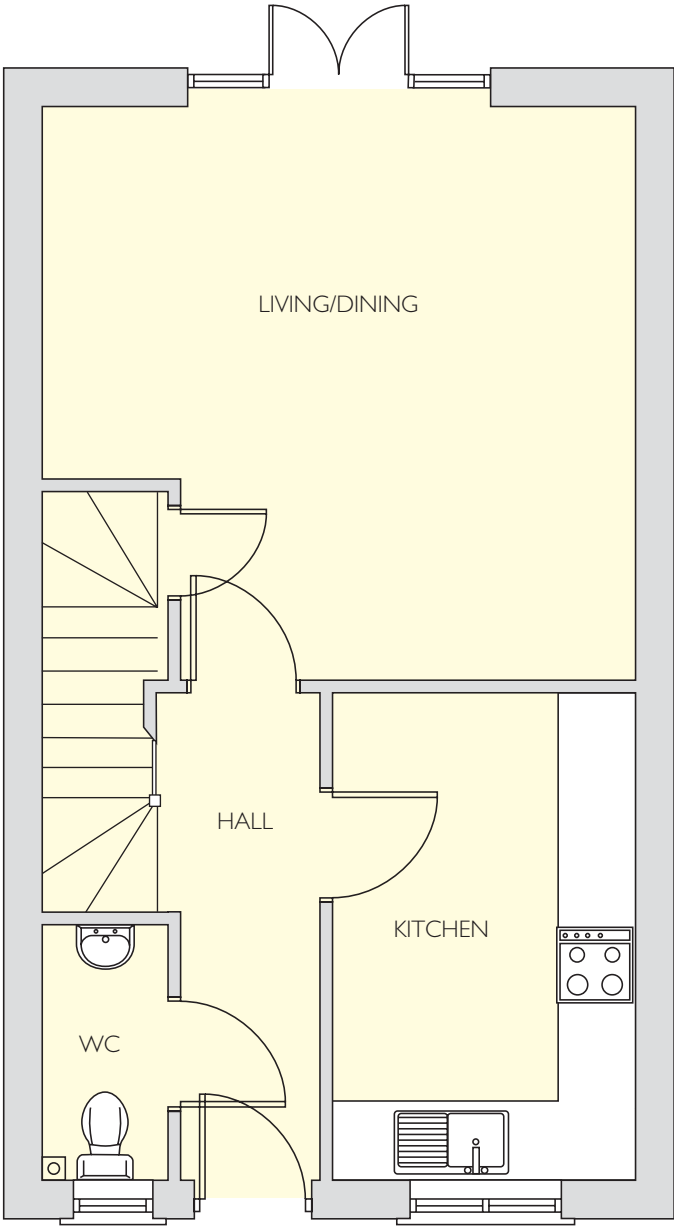
LIVING/DINING
4700 X 4540MM
15'5" X 14'10"

KITCHEN
3860 X 2400MM
12'7" X 7'10"

BEDROOM ONE
4240 X 2600MM
13'11" X 8'6"

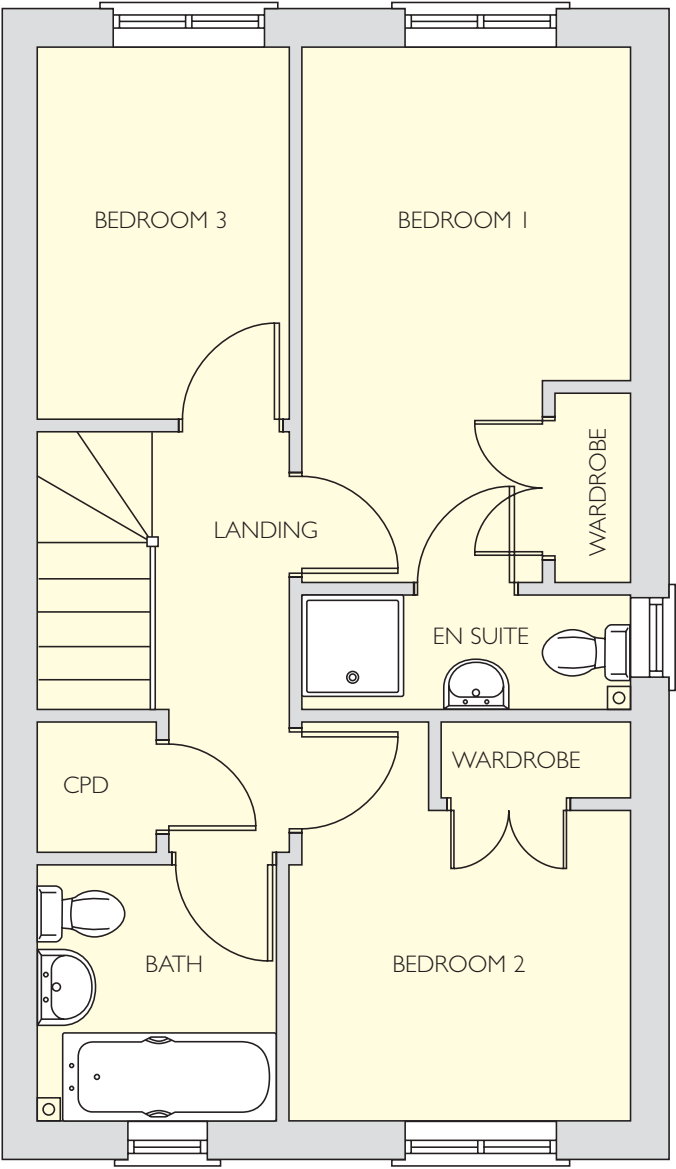
BEDROOM TWO
3140 X 2700MM
10'4" X 8'10"MM

BEDROOM THREE
2950 X 2000MM
9'8" X 8'10"

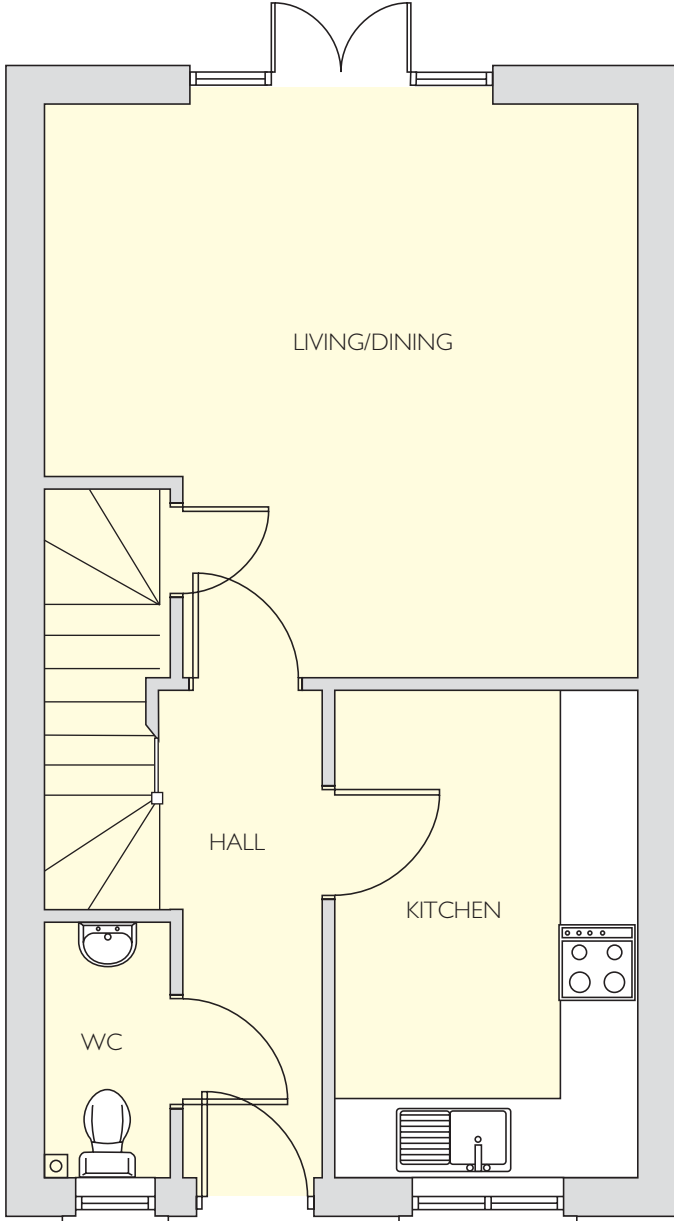


GROUND FLOOR

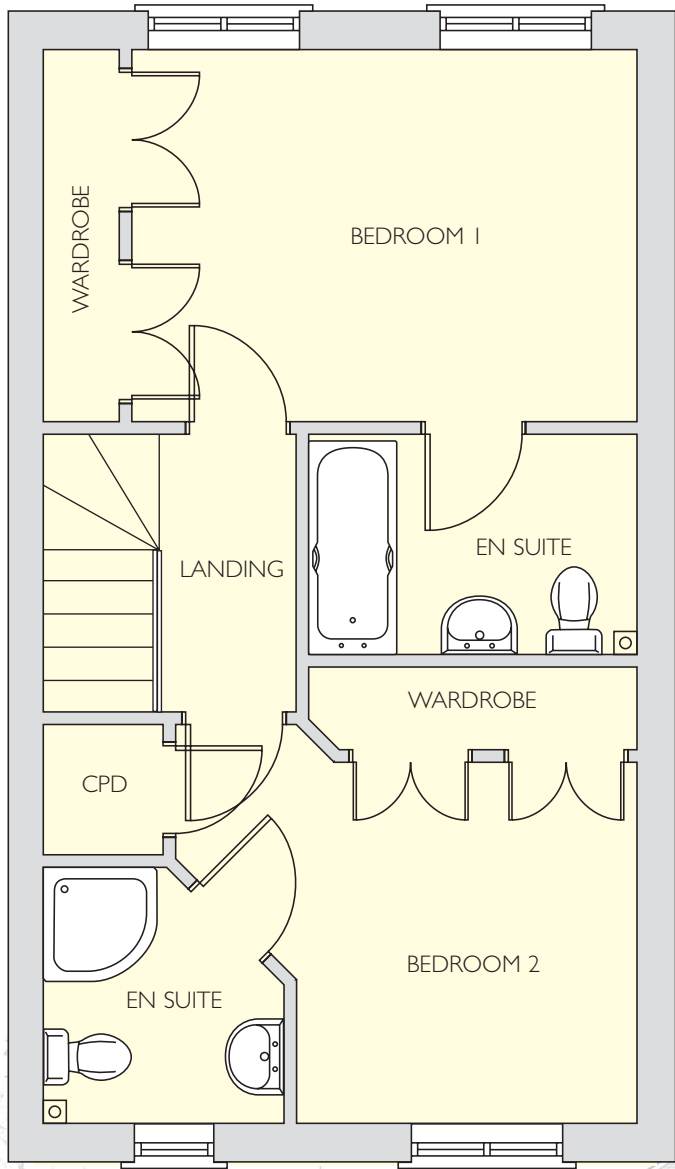
See site plan on page 10 for plot positions



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

STYLE B

PLOTS 3 & 9
(2, 4 & 6 HANDED)

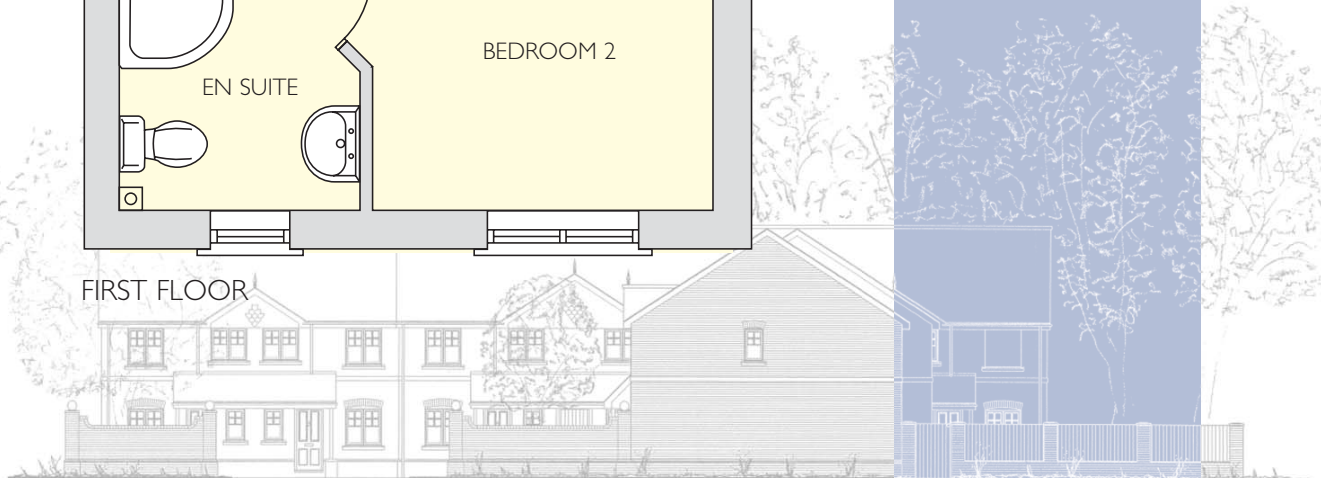
TWO BEDROOM
PROPERTIES

LIVING/DINING
4700 X 4540MM
15'5" X 14'10"

KITCHEN
3860 X 2400MM
12'7" X 7'10"

BEDROOM ONE
4000 X 2950MM
13'1" X 9'8"

BEDROOM TWO
2880 X 2700MM
9'4" X 8'10"



INTELLIGENT PLANNING FOR CONTEMPORARY LIVING



PLOT 7

THREE BEDROOM
PROPERTY

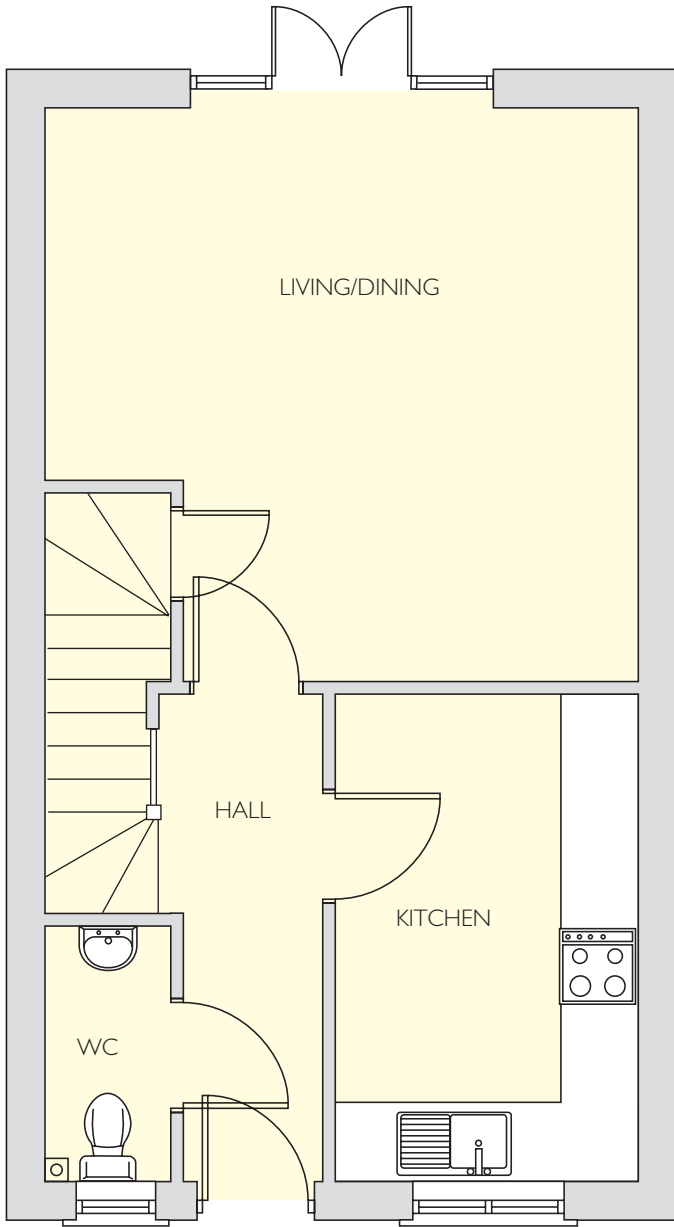
LIVING/DINING
4700 X 4540MM
15'5" X 14'10"

KITCHEN
3860 X 2400MM
12'7" X 7'10"

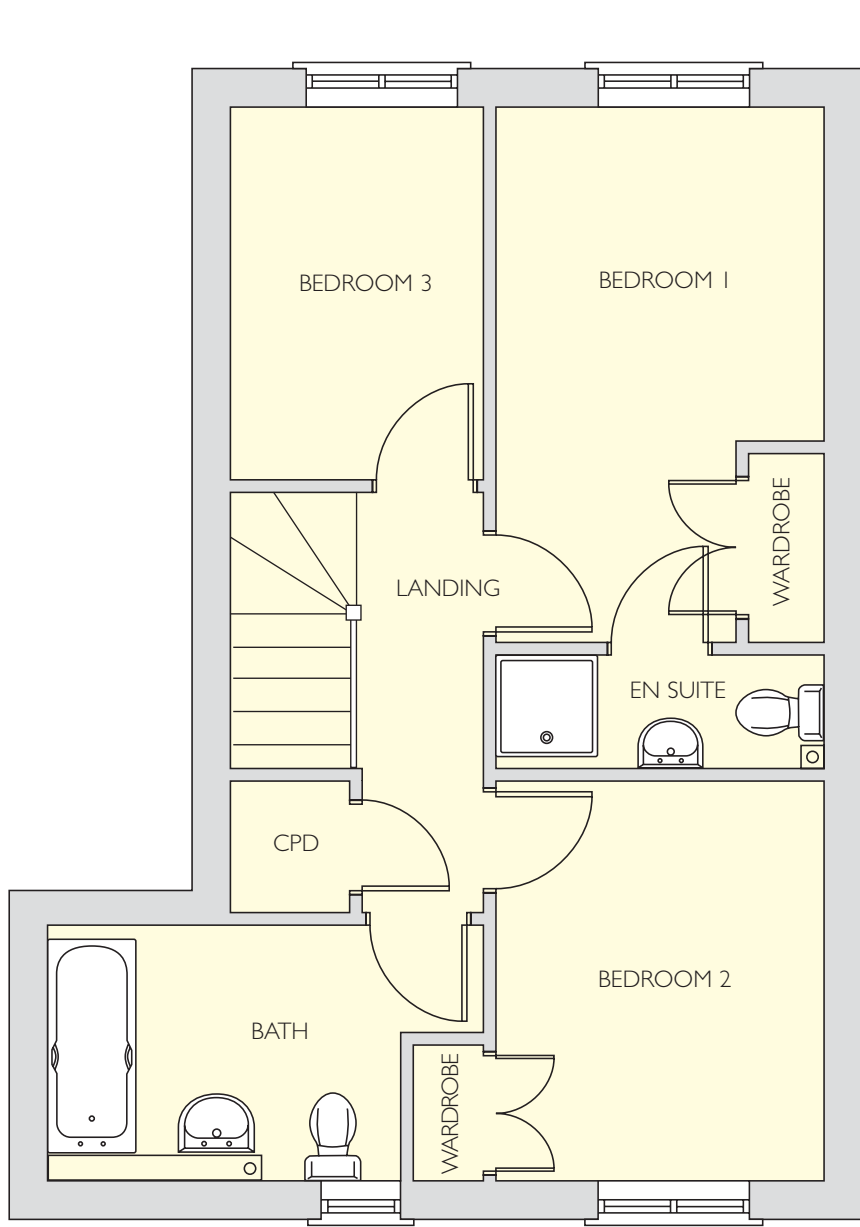
BEDROOM ONE
4240 X 2660MM
13'11" X 8'6"

BEDROOM TWO
3160 X 2700MM
10'4" X 8'10"

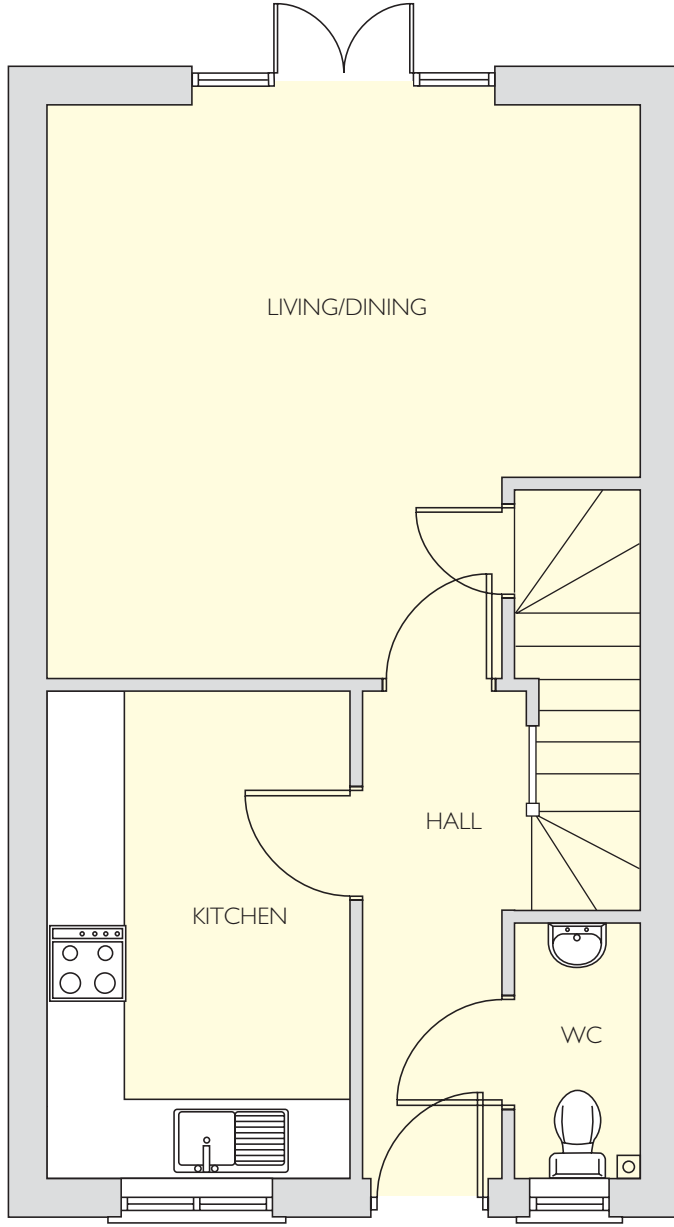
BEDROOM THREE
2950 X 2000MM
9'8" X 6'7"



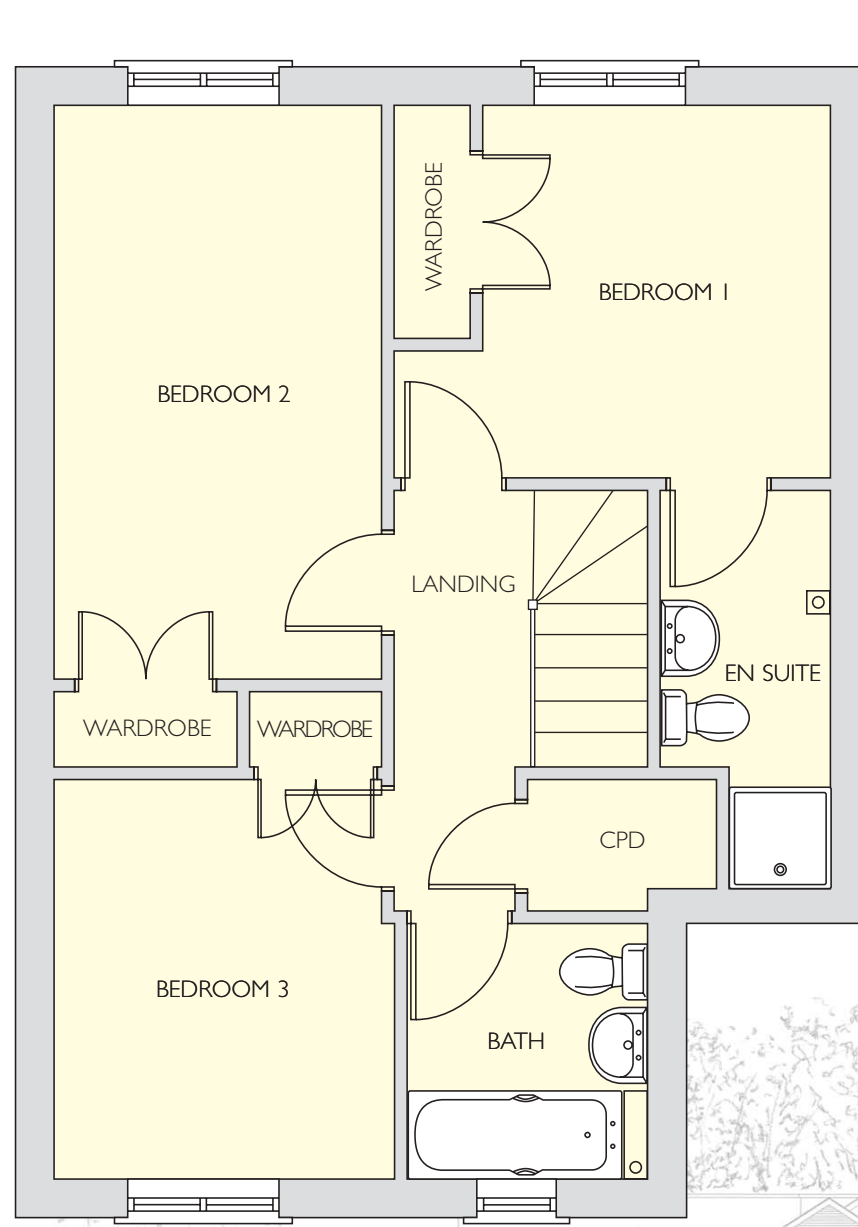
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



PLOT 8

THREE BEDROOM
PROPERTY

LIVING/DINING
4700 X 4540MM
15'5" X 14'10"

KITCHEN
3860 X 2400MM
12'7" X 7'10"

BEDROOM ONE
3450 X 2950MM
11'4" X 9'8"

BEDROOM TWO
4540 X 2600MM
14'11" X 8'6"

BEDROOM THREE
3160 X 2700MM
10'4" X 8'10"

HIGHLY SPECIFIED - TOTALLY READY TO MOVE STRAIGHT IN





A unique development of 2 and 3 bedroom homes designed for 21st Century living.
Plenty of secure parking.
Highly specified ~ totally ready to move straight in.



DETAILS



MITFORD COURT

Mitford Court is a high quality gated development of 10 cottage style houses, providing a secure lock up gated environment within a professionally landscaped setting. This courtyard development will offer two and three bedroom contemporary accommodation incorporating two bathrooms with en-suites to all main bedrooms and a cloakroom to the ground floor.

The development is being designed and built to the highest standards with energy efficiency totally in mind. High levels of insulation and double-glazing will ensure that each house is provided with a 'very good' Energy Performance Certificate, not to mention a 10-year N.H.B.C. warranty.

All the properties will enjoy private lawned rear gardens with individual patios surrounded by semi mature trees planted on fenced boundaries.

There will be plenty of secure car parking with 2/3 spaces per property. External courtyard lighting will be provided adorned by trees and shrubs.

A development by Fenchurch – changing the perception

www.fenchurch.co.uk

SPECIFICATIONS INCLUDE:

- ▶ Luxury kitchens with stainless steel appliances, including 4 ring gas hob, electric oven and chimney hood. Fully integrated fridge freezer and dishwasher with a separate washing machine/tumble drier also included. All kitchen units will be in a high gloss finish with granite effect worktops, chrome light switches and socket outlets, ceramic tiled splash backs and a ceramic tiled floor.
- ▶ Laminate wood floors to halls and sitting rooms.
- ▶ Carpets to all bedrooms, wardrobes, landing and stairs.
- ▶ A fully automated and programmable gas fired central heating system with thermostatically controlled under floor heating to the ground floor and radiators to the first floor.
- ▶ Contemporary wall mounted flueless gas real fires to sitting rooms.
- ▶ Patio doors to all sitting rooms leading to a paved terrace area and secluded rear gardens.
- ▶ All rooms pre-wired rooms for TV/telephones, audio and broadband wireless data.
- ▶ Chrome rimmed low voltage recessed downlights to all ground floor accommodation, master bedrooms and toilet areas.
- ▶ All doors wood veneered with designer steel handles.
- ▶ High level sockets for wall mounted TVs.
- ▶ Automatic electronic gates with handheld controls and telephone entry system.
- ▶ White designer sanitary ware with chrome taps throughout.
- ▶ Fitted furniture with vanity tops to all bathrooms with contemporary chrome towel rails and fitted mirrors.
- ▶ Ceramic tile floors to all bathrooms and cloakrooms. Chrome and glass shower screen with chrome showerhead.
- ▶ Power shower units to all baths and showers and pressurised hot water system to all taps including a limescale reducing system.
- ▶ Full height tiling to showers and bath.
- ▶ Fitted wardrobes with shelves and hanging rails to all main bedrooms.
- ▶ Wiring for future addition of a security alarm.
- ▶ UPVC double glazed windows with security locking throughout.
- ▶ Mains connected smoke detector with battery back-up.



THE FENCHURCH GROUP

Fenchurch is a well-established successful commercial and residential property development company specialising and based in the Thames Valley. The Chief Executive is Mark Fernandez BSc MRICS.

Since 1993 it has enjoyed an enviable reputation of providing impressive schemes of the highest quality throughout Reading, Wokingham, Slough and surrounding areas.

Fenchurch is renowned for its highly professional and innovative approach to planning, construction and development.

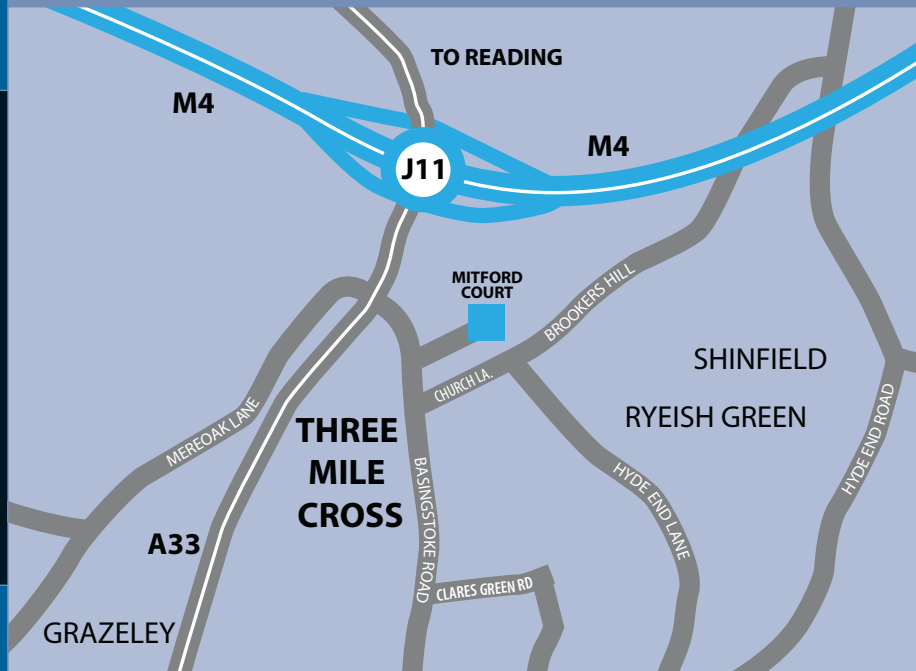
Over the last few years Fenchurch has used its wealth of local knowledge and experience to negotiate many substantial planning applications and successfully win several important planning appeals.

In addition, Fenchurch has been specialising in the provision of high quality small unit office developments for the owner occupier and investor market, providing high quality sustainable character buildings within rural areas.

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How to get to the place to be...



Whilst these particulars are prepared with all due care and attention to detail for intending purchasers, the information herein is intended as a guide only and shall not form part of a contract. Specific elevational treatments and details may vary from those shown in this brochure. Landscaping shown in artist's impressions is an indication of possible mature planting. Information correct at time of going to print.



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