



THE
FAIRWAYS

BINFIELD





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The Fairways street scene





WELCOME TO THE FAIRWAYS

At Bloor Homes, we're always looking for locations with that certain extra something – carefully chosen places where people really want to live.

That's why The Fairways is so exciting – part of a unique new community that ticks all the boxes. It's a location perfectly matched by our new 2, 3 and 4 bedroom homes, thoughtfully placed and designed to make the most of the landscape, with maximum privacy and the best possible aspect. Our latest home designs have something for everyone – all with Bloor Homes' traditional attention to detail.

WHY BUY BLOOR?

BECAUSE A HOME NEEDS THAT PERSONAL TOUCH

It's a place where you're going to have memories. So we create beautiful spaces where those memories can be made. The ceilings are a bit higher, the rooms are a bit lighter, the features more characterful and the details more thoughtful. And we do it all with a more personal, human touch. All these things make a big difference: the Bloor Difference.

BUY NEW AND LOSE OLD PROBLEMS

With a new Bloor home we maximise the efficiency of your home. Modern central heating systems use less energy so have less of an impact on the environment, and your household bills!

SAVE ENERGY AND MONEY

New windows, new kitchen, new carpets, bathroom and not to mention re-decorating. It all adds up. The average cost of updating a home is £30,000. So it goes without saying that choosing a new build for your home is a cost saver.

YOU CAN CHOOSE

When you buy a Bloor home we want it to be your home, that's why we offer industry leading additional fixtures and fittings as standard with the opportunity to upgrade numerous items - from kitchen appliances and floor finishes to bathroom fittings, fitted wardrobes and more. Our Sales Advisors are on hand to help you create your own style in your new home and we arrange for all your additional items to be fitted before your moving in day, so you can sit back and relax.

HAVE PEACE OF MIND

We hope you'll never need it, but that doesn't mean we don't understand the peace of mind that comes with having an insurance backed 10 year warranty from either the NHBC or the LABC. As well as our own rigorous checks carried out during the build process, the warranty provider will also carry out their own inspections on your new home insuring that it's built to the high-quality that Bloor Homes prides itself on. And that's not to mention the peace of mind that comes with knowing that you won't need to open your toolbox and make any renovations and repairs. Allowing you to spend time with your family and friends making your home, your home.





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MAKE YOUR MARK

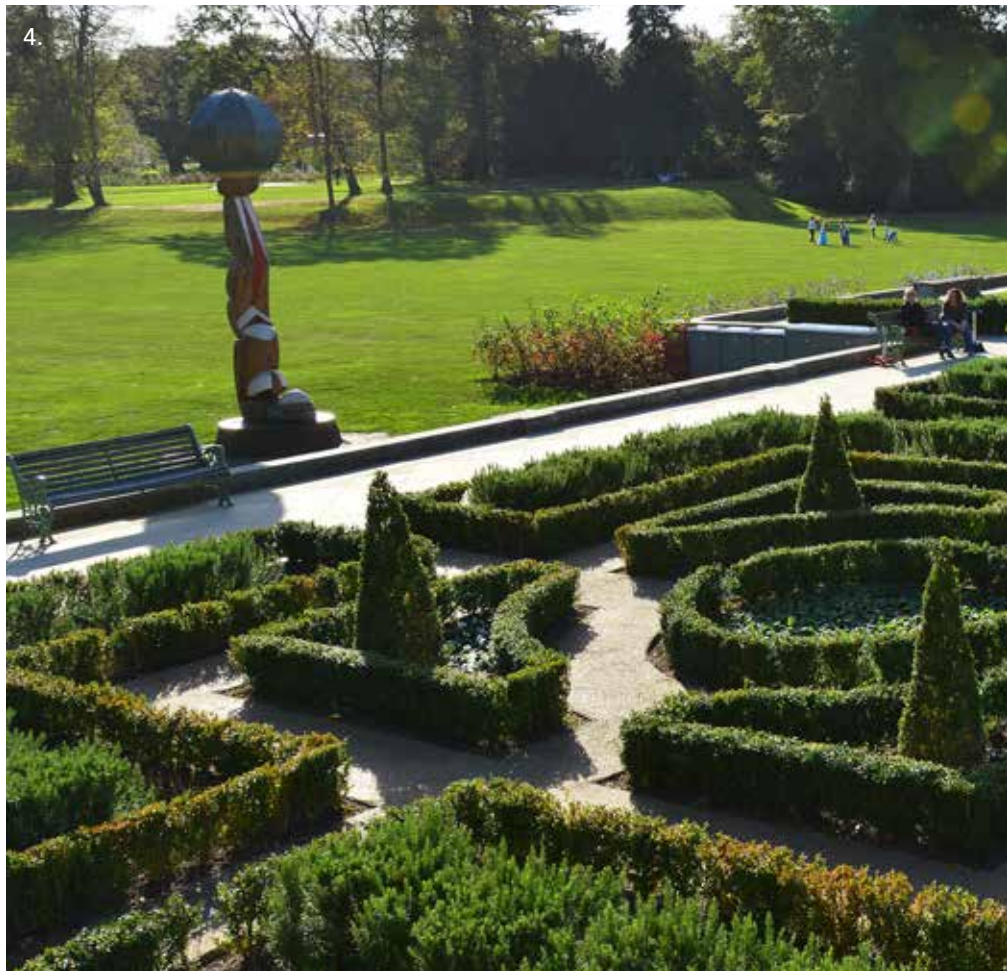
Brand new means just that, it's all yours. A blank canvas for you to put your own style on from day one. Buying a used home sometimes means you have to put up with the previous owner's taste in décor. Everything in a Bloor home is neutral and ready for you to make your mark.

YOU CAN RELAX

From reservation to moving in day, Bloor Homes care about our customers and want to keep you updated every step of the way to take the stress out of buying a new home. We can't wait to show you your finished new home, so before your moving in day we

offer you the opportunity to inspect your new home complete with all of your additional extras, to make sure you are happy with every aspect from your paintwork and tiling to your kitchen appliances and driveway.

- 1. Binfield Countryside
- 2. Binfield Cricket Ground
- 3. All Saints Church, Binfield
- 4. South Hill Park Arts Centre, Bracknell





EVERYTHING YOU NEED CLOSE TO HOME

These beautiful 2, 3 and 4 bedroom homes from our latest portfolio demonstrate our commitment to traditional craftsmanship, carefully considered design and the attention to detail that we are proud of.

The Fairways is part of a major new local plan for much needed new homes and associated amenities in the area. The centrepiece of the project is the brand new King's Academy School, an all-through school with places for over 1,800 pupils from nursery age to post-16 education.

With 13 hectares of designated natural green spaces, sports and leisure provision, a new community centre and improved transport infrastructure, this is a fantastic place to live.

The village of Binfield, has excellent day-to-day amenities whilst the thriving town of Bracknell is just 8 minutes drive away*, with major high-street shops, restaurants and leisure facilities.





EVERYTHING ON YOUR DOORSTEP

The charming village of Binfield has a doctor's surgery, a dentist, a chemist and a post office within the Co-op store. There is also a coffee shop, a fish & chip shop and other takeaway restaurants, as well as three popular pubs.

One of which is the 14th century Stag and Hounds, a former hunting lodge steeped in history. With its low beams, comfortable sofas and huge open fireplaces, The Stag and Hounds is the ideal spot for a traditional Sunday lunch.

In addition to the new school adjacent to The Fairways, Binfield has a village Primary School with day nursery, four parks, a cricket club and a well supported football club, with teams for all ages.

Just two miles away*, the town of Bracknell is a bustling centre for employment – with many national companies having their HQ there, including Waitrose, Honda and Fujitsu.

Bracknell has excellent shopping, both in the town centre and in the modern Lexicon shopping centre, where you'll find Fenwick, M&S, H&M and dozens of other big names, including Waitrose and Sainsbury's. There's a 12 screen cinema and places to eat from pizzas to burgers, Italian to Japanese.



Above: The Lexicon, Bracknell



Dinton Pastures Country Park



SO MUCH TO SEE AND DO

Around The Fairways there are dozens of places to visit and things to do for the whole family. Dinton Pastures Country Park for those partial to water sports and Bracknell Forest is great for walking and cycling. The John Nike Leisure sport Centre in Bracknell has the longest artificial slope in the south east, as well as tobogganing and ice skating. Windsor Great Park and Legoland are within 10 miles*.

Other great days out include Gravity Force in Camberley, an amazing indoor trampoline park with a host of different fun games to try, and Longridge Activity Centre, with Dragon Boating, Jacobs Ladder, Crate Stacking, Giant Swing and much more. For a more sedate outing, you can't beat a boat trip on the Thames, or simply lazing by the river at Henley on Thames, just 13 miles away*.



Legoland, Windsor

*Journey time and distances are approximate and by car. Calculated using Google Maps.





EDUCATION FOR ALL

At the centre of The Fairways development is the brand new King's Academy School, an 'all-through' school, welcoming children from nursery age through to sixth form.

The secondary school officially opened in September 2018 with the primary school being opened a year later in September 2019. The King's Academy Binfield boasts state-of-the-art facilities, an integrated SEND provision and on-site sports and community facilities.

With a core belief that 'every single student deserves an outstanding education', King's Academy Binfield offers a completely unique opportunity to families with children.



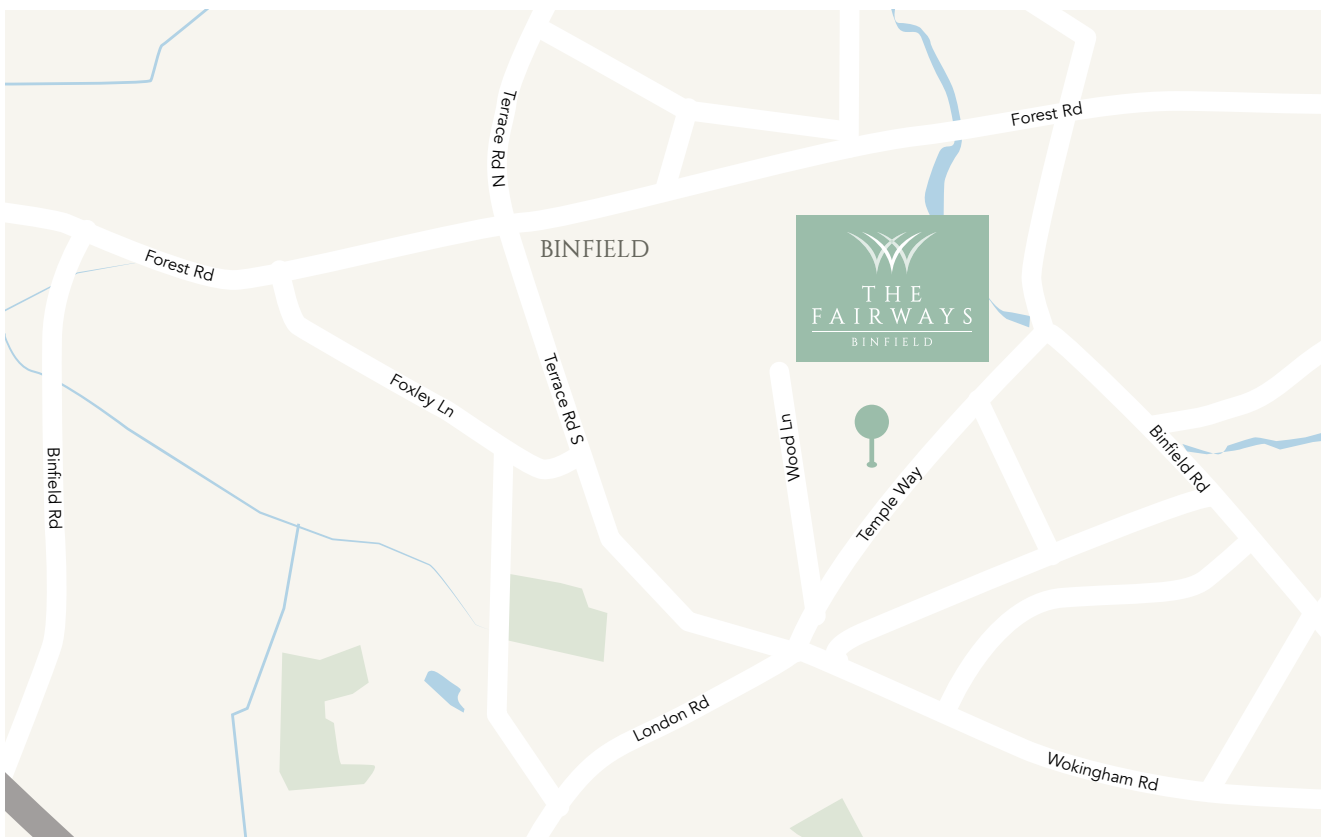


PERFECTLY PLACED

The Fairways is right at the hub of the hi-tech employment hot-spot along the M4 corridor, so commuters are in the perfect location.

The M4 (Junction 10) is just 1.7 miles away*, putting Wokingham (3.6 miles and 11 mins by car*) Reading (11 miles, 20 mins*) and Central London (35 miles, around an hour*) all within easy reach.

By train from Bracknell station, (2 miles*), regular direct services run to Reading (19 mins*) and London Waterloo (1hr 5 mins*), with new Crossrail services due to start soon. The nearest airport is Heathrow which is only 25 miles away*, while Gatwick is 47 miles away.*



*Journey time and distances are approximate and by car Calculated using Google Maps.

PLACES TO VISIT WITHIN 5 MILES



1. AMF Hollywood Bowl Bracknell (6 mins drive, 2 miles* from development)
2. Bracknell Ski Slope (5 mins, 1.2 miles* from development)
3. Museum Of Berkshire Aviation (13 mins, 1.6 miles* from development)
4. Coral Reef Bracknell's Water World (13 mins, 4.6 miles* from development)
5. The Stag & Hounds Pub (4 mins, 2 miles* from development)



PLACES TO VISIT WITHIN 15 MILES



1. Henley On Thames (30 mins, 12 miles* from development)
2. Gravity Force (21 mins, 10 miles* from development)
3. Dinton Pastures Country Park (13 mins, 6.6 miles* from development)
4. Legoland (18 mins, 8.5 miles* from development)
5. Longridge Activity Centre (26 mins, 13 miles* from development)

*Journey time and distances are approximate and by car Calculated using Google Maps.





YOUR LIFE, OUR STYLE

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 50 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. 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 The Fairways 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†.

†New Homes Marketing Board.



The Fairways street scene



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