



## Crownfield Court

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Our star rating  
We've been awarded a five  
star rating by the Home Builders  
Federation in their 2024 survey.

Issue: January 2026 Ref: 340-130

Charles Church Developments Limited, Registered office: Charles Church House, Fulford, York YO19 4FE

Registered in England no: 1182689

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Find your sanctuary at  
**Crownfield Court**  
Windlesham

2, 3 & 4 bedroom homes



Charles Church



# Welcome to your sanctuary.

At Charles Church,  
we know what  
makes a house  
a home. It's a  
feeling of comfort,  
belonging  
and connection.

Crownfield Court is our stunning  
collection of 2, 3 & 4 bedroom homes  
situated in Windlesham.

The development has plenty of rural  
walks on its doorstep with all the  
amenities you need close-by.



# Building your world since 1965.

We've been creating exceptional homes for over 60 years, evolving from a small family-run business in the South East to one of the UK's leading premium housebuilders. Today, with locations across the country, we continue to deliver high-quality homes and customer service to our ever-growing Charles Church community.

We pride ourselves on building desirable homes with high specification inside and out, in sought-after locations using a mix of traditional and modern techniques.

## A pleasure in everyday living

Every Charles Church home is designed to make everyday living a pleasure. Carefully considered layouts that can flex and adapt to how you live your life – it's your sanctuary after all.

## Every touch, every turn

High quality specification comes as standard, so every surface you touch, every switch you flick, every handle you turn, and every door you close makes you feel reassured, comforted, safe and relaxed.

## A sense of place

Finding somewhere we can call home is about more than bricks and mortar, it's about a sense of place and of belonging, too. Well-designed street scenes, gardens and green open spaces will evolve naturally over time, embedding your Charles Church home deeper into its landscape with each year that passes.

## Where sustainability matters

The Government's Code for Sustainable Homes guides how we design and build our developments and our homes, while our exacting standards and attention to detail create homes where quality, style and energy efficiency are given equal importance.

## 5-star customer satisfaction

We're proud to carry the distinction of a 5-star customer satisfaction rating from the Home Builders Federation, meaning over 90% of our homebuyers would recommend us to a friend.

## Building your sanctuary

Ready to find your sanctuary? We're here for you.







Our dedication goes beyond building houses. We craft spaces where you can thrive.

With a legacy of building homes that combine timeless design, fine craftsmanship, and modern living, we're committed to building more than just houses.

Homes personalised to you, built to the highest standards. Fashioned and fitted with luxurious touches to enhance your lifestyle. Each detail tailored to elevate your every day, be it working, relaxing or entertaining.





Discover your true  
sense of belonging.

## Introducing Crownfield Court.

2, 3 & 4 bedroom homes.

Set in the heart of Surrey, in the charming village of Windlesham. Crownfield Court is an exceptional collection of 2, 3 & 4 bedroom homes by Charles Church. Crownfield Court offers a refined lifestyle, unmatched convenience in a great location with urban and rural life on your doorstep.

These quality homes have been designed with premium living in mind, allowing you to personalise your Charles Church finishes throughout.





Notice  
that feeling.  
That's the  
feeling  
of home.



# Discover your happy place.



## Crownfield Court. The perfect place to live and grow.

Crownfield Court is a stunning collection of energy-efficient 2, 3 and 4 bedroom homes in the charming village of Windlesham. Surrounded by the beautiful Surrey countryside with excellent connections to London, this development is ideally suited to young professionals, growing families, and those looking to downsize.

This desirable location offers a wide selection of amenities including shops and pubs within walking distance. The development features attractive landscaping, open green spaces and communal areas - creating a welcoming feel for residents where lasting memories are made.

Our homes also benefit from electric car charging points and solar panels, providing an environmentally and budget friendly lifestyle for years to come.





Please do  
make yourself  
at home.



14 Crownfield Court

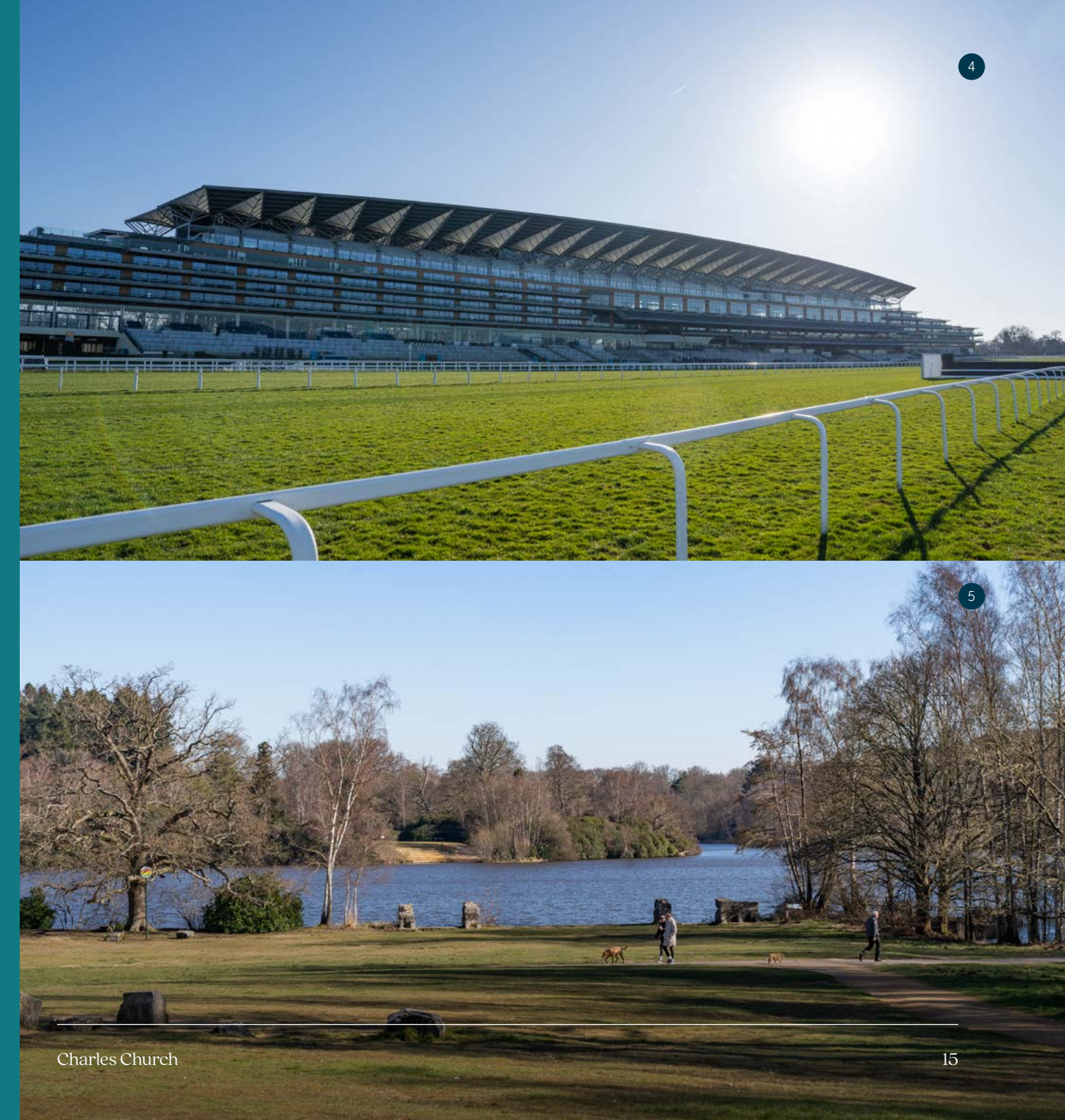


## The best of both worlds.

Surrey is blessed with an abundance of by hidden gems – from the picturesque views of Virginia Water and Windsor Great Park, to exciting day trips at Ascot Racecourse and Legoland, just a short drive from Crownfield Court. You're perfectly placed to explore nearby towns like Bracknell and Woking, or head into London via excellent commuter links.



- 1 Windlesham village
- 2 Windsor Castle
- 3 Fields of Remembrance
- 4 Ascot Racecourse
- 5 Virginia Water



Charles Church



# Find your place in history.

Windlesham is a village steeped in heritage, where centuries of history meet a welcoming, modern-day community.

First recorded in the 13th Century, Windlesham's name derives from the Old English "Windles" (a winch) and "Ham" (homestead), a nod to its early agricultural character.

Throughout the centuries, the village has long attracted several royal residents and visitors, drawn by its idyllic woodlands, charming lanes and strong community.

Historic landmarks like St John the Baptist Church and traditional pubs, all stand as proud reminders of its past.



1

At the heart of the village is Windlesham Field of Remembrance, the 16.8-acre open space is a place of commemoration and hosts regular community events.

Windlesham is also known for its unique local traditions, including the much-loved Windlesham Pram Race - an annual charity event held every Boxing Day since 1968, attracting visitors from across Surrey in the spirit of fun and goodwill.

From royal connections to a rare blend of heritage and warmth, Windlesham's roots run deep and is the perfect place where you can become part of a lasting legacy.

We're proud to be working with the Save Me Trust to safeguard local wildlife habitats, including the active badger setts at Heathpark Wood. The installation of badger gates will allow badgers to move freely into the surrounding woodland, helping to retain and protect their natural environment.



- 1 St John the Baptist Church
- 2 Fields of Remembrance
- 3 The Surrey Cricketers
- 4 Windlesham Golf Club
- 5 Swinley Forest



2



3



4



5

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# Windlesham, a place to call home.

Windlesham offers some of the most picturesque country views in South East England. Enjoy beautiful countryside scenery and take advantage of great connectivity with London and Oxford around an hour away.

## 5 reasons to live in Windlesham



Scan to view our local area video



## One. Outstanding connections

Perfectly placed for commuters and travellers alike, Windlesham offers easy access to London via nearby rail links with the M3, A30 and M25, plus find Heathrow Airport just a short drive away. Enjoy everything within your reach while your home remains a peaceful retreat from the everyday.



M3

## Two. Discover local eateries

Delight in a variety of food and drink options Windlesham offers, from cosy village pubs like The Surrey Cricketers to charming cafés and restaurants. Enjoy a variety of food and drink at Lavershot Barns, from local produce to vibrant street food.



2 Tasty street food



## Three. Excellent education

Windlesham is surrounded by a selection of highly regarded state and independent schools, including Valley End C of E Primary, Connaught Junior School, and Hall Grove. With a wide choice of quality education nearby, it's a smart and reassuring choice for families looking to put down roots.



3 Valley End C of E Primary

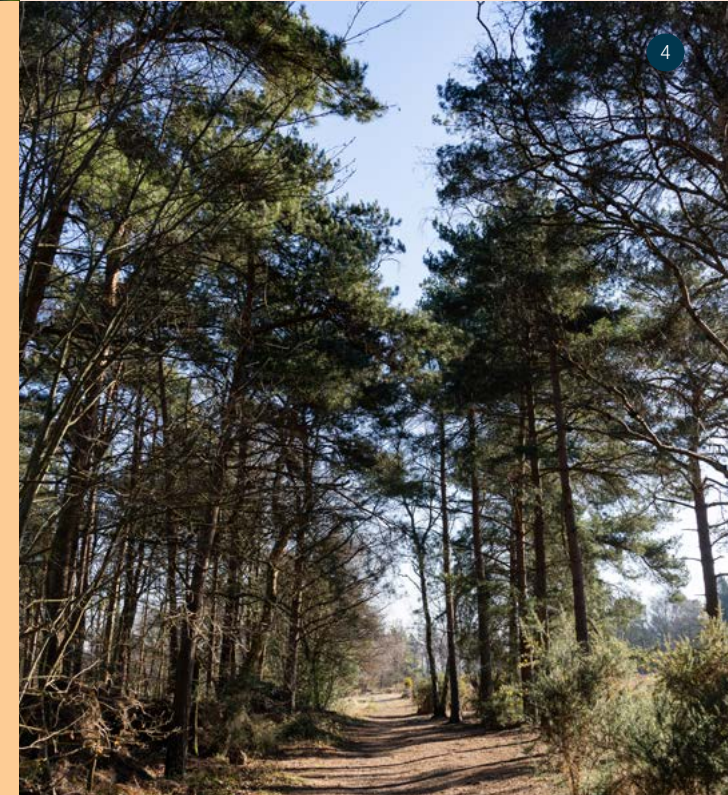


## Four. Countryside living

A hidden gem, Windlesham is home to some of the most scenic countryside views in the South East. Explore the Lightwater Country Park and Windsor Great Park just a short drive from Crownfield Court, or enjoy peaceful walks and cycling lanes at Swinley Forest - perfect for lovers of the great outdoors.



4 Windlesham village



## Five. A rich community spirit

Windlesham is more than just a beautiful village - it's a place where community comes first. With exciting local events like the annual Pram Race, there's always something bringing neighbours together. Local clubs, charities and initiatives give residents plenty of ways to get involved, make connections and feel truly at home.



5 Windlesham village







# Always in reach.

Windlesham thrives from its position in Surrey, boasting excellent transport links, connecting you easily to London, Heathrow Airport and beyond.

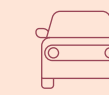
For those who drive, Crownfield Court's proximity to the M3 and M25 ensures effortless road travel across the UK.

## Travel by foot from Crownfield Court



- Café 8 minutes
- Shop 9 minutes
- Hairdressers 11 minutes
- Pub 13 minutes
- School 15 minutes
- Playground 16 minutes
- Medical centre 29 minutes

## Travel by car from Crownfield Court



- Lightwater 6 minutes
- Chobham 7 minutes
- Bagshot 8 minutes
- Sunningdale 8 minutes
- Knaphill 12 minutes
- Ascot 12 minutes
- Camberley 13 minutes
- London 1 hour 20 minutes

## Travel by train from Crownfield Court



- Weybridge 27 minutes
- Reading 33 minutes
- Richmond 34 minutes
- London 54 minutes
- Oxford 1 hour 4 minutes

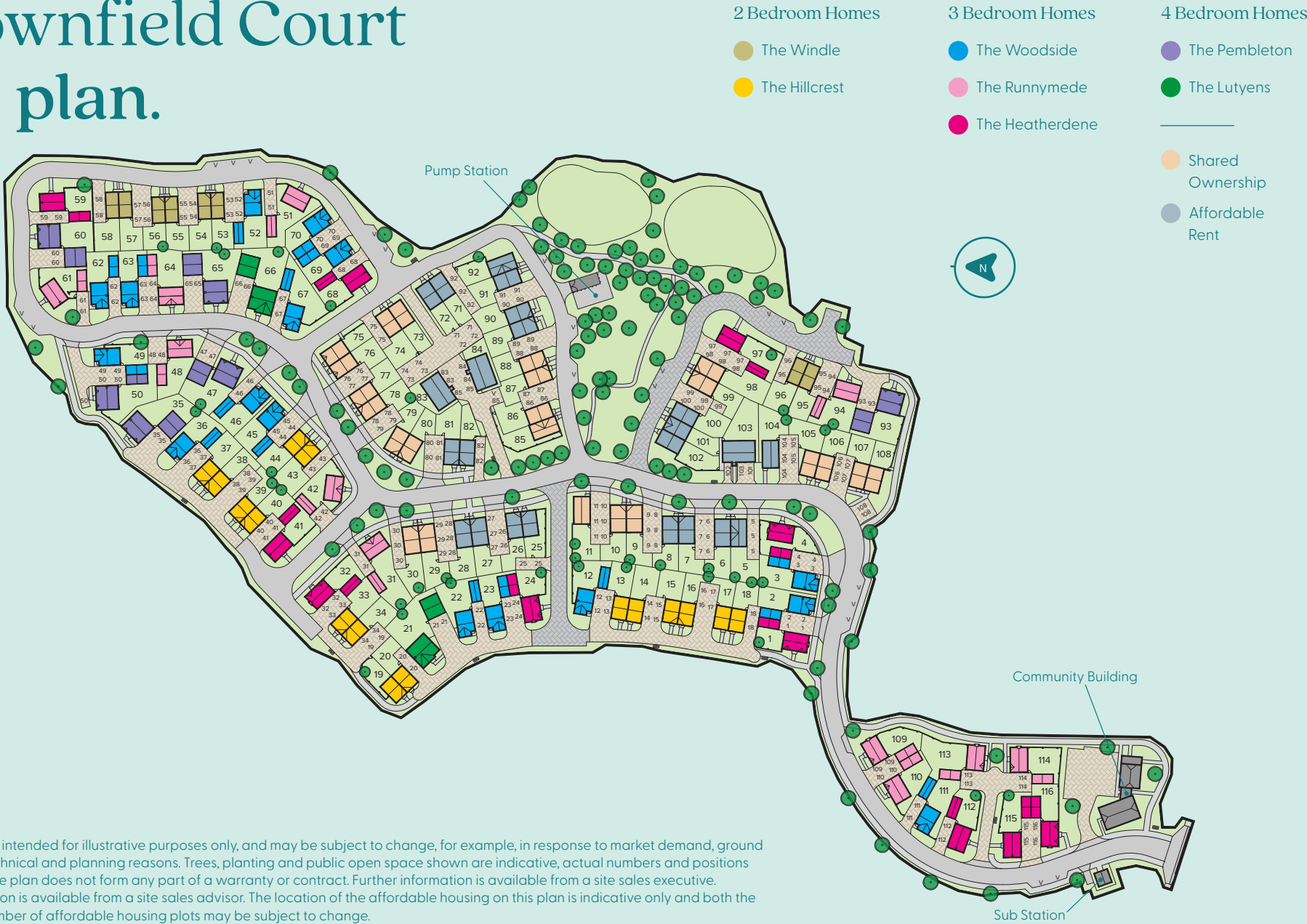
Travel times are estimates and may vary.



Find your sanctuary at Crownfield Court.



# Crownfield Court site plan.



This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales executive. Further information is available from a site sales advisor. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.



# Welcome to the heart of the community.



## Windlesham Community Centre

At Crownfield Court, we believe community is built through connection. That's why our first completed building is a purpose - built community centre – a vibrant hub at the heart of the development.

Designed for everyone, the centre offers a flexible space for events, activities, and celebrations – from yoga classes and book clubs to children's playgroups and seasonal gatherings.

More than just a venue it's where neighbours become friends and where the wider Windlesham community can come together.

At Crownfield Court, you're not just buying a home – you're joining something truly special.





Discover a  
home you  
adore in  
every detail.







# The Windle

Semi-detached Home



### Features

- 2 x Bedrooms
- Wardrobe to bedroom 1
- 1 x Bathroom
- 1 x En suite
- 2 x Parking spaces
- EV charging point
- Bi-fold doors to living room

A refined two-bedroom home that offers just the right balance of style and versatility. Whether you're taking your first step onto the property ladder or seeking a low-maintenance lifestyle with space to host, The Windle adapts beautifully. The open-plan ground floor creates a bright, sociable setting, while the second bedroom provides flexibility – perfect as a guest space, home office, or tranquil retreat.

**B [90]**  
Energy  
Efficiency Rating



### Ground floor

Kitchen	3.06 x 4.09m
Living room	4.16 x 4.51m



### First floor

Bedroom 1	2.83 x 3.99m
Bedroom 2	4.16 x 2.59m

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# The Hillcrest

Semi-detached Home



## Features



2 x Bedrooms



1 x Bathroom



1 x En suite



2 x Parking spaces



EV charging point



Bi-fold doors to kitchen/dining area

The Hillcrest is a thoughtfully designed two-bedroom home that flows effortlessly from the moment you step inside. A welcoming hallway leads into a generous living room, then through to the kitchen/dining area and out into the garden – creating a seamless space for everyday living and entertaining alike. Ideal for first-time buyers and professionals, it's a home that evolves with you.



**B [90]**

Energy  
Efficiency Rating



## Ground floor

Kitchen/Dining	4.94 x 2.51m
Living room	3.94 x 5.02m



## First floor

Bedroom 1	3.94 x 2.81m
Bedroom 2	4.94 x 2.51m

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# The Woodside

Detached Home



## Features

- 3 x Bedrooms
- Wardrobe to bedroom 1
- 1 x Bathroom
- 1 x En suite
- Single garage and 2 x parking spaces
- EV charging point
- Bi-fold doors to kitchen/dining area

The Woodside is designed with family life in mind – combining open-plan living with private space for calm moments. The heart of the home is the kitchen/dining room, while the separate living room offers a cosy sanctuary. With three bedrooms, two bathrooms and a utility room, it's made for smooth morning routines and peaceful evenings. Bi-fold doors to the garden complete this picture of modern comfort.

B [90]

Energy

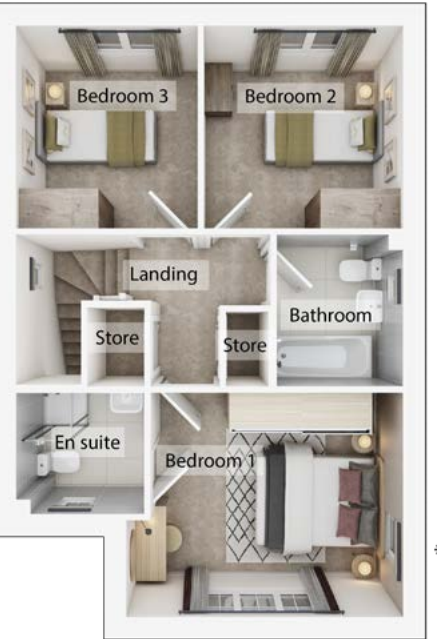
Efficiency Rating



\* Window in selected plots only

## Ground floor

Kitchen/Dining	5.57 x 2.89m
Living room	3.99 x 3.59m



\* Window in selected plots only

## First floor

Bedroom 1	3.99 x 3.24m
Bedroom 2	2.88 x 2.93m
Bedroom 3	2.63 x 2.93m

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# The Runnymede

Detached Home



## Features

- 3 x Bedrooms
- Wardrobe to bedroom 1
- 1 x Bathroom
- 1 x En suite
- Single garage and 2 x parking spaces
- EV charging point
- Bi-fold doors to living room

A handsome double-fronted home with generous proportions and classic kerb appeal. The Runnymede offers two elegant dual-aspect living spaces: a bright kitchen/dining room, utility room and a separate lounge that opens onto the garden. Three bedrooms and two bathrooms ensure every family member has room to grow, rest, and recharge - a truly versatile home designed for the demands of modern family life.

**B [91]**

Energy Efficiency Rating



## Ground floor

Kitchen/Dining	2.79 x 5.68m
Living room	3.16 x 5.68m

## First floor

Bedroom 1	3.21 x 3.69m
Bedroom 2	3.96 x 2.75m
Bedroom 3	2.83 x 2.81m

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# The Heatherdene

Detached Home



## Features

- 3 x Bedrooms
- Wardrobe to bedroom 1
- 1 x Bathroom
- 1 x En suite
- Single garage and 2 x parking spaces
- EV charging point
- Bi-fold doors to living room

The Heatherdene brings a unique perspective to everyday living. This standout corner plot combines the privacy of its position with a well-balanced interior layout - including three bedrooms, two bathrooms, utility room, and spacious dual-aspect rooms. A kitchen/breakfast room and bi-fold doors from the living room open onto a generous garden, making this home as welcoming outside as it is in.

**B [91]**  
Energy  
Efficiency Rating



### Ground floor

Kitchen/Dining	2.79 x 5.68m
Living room	3.16 x 5.68m



### First floor

Bedroom 1	3.21 x 3.69m
Bedroom 2	3.96 x 2.75m
Bedroom 3	2.83 x 2.81m

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# The Pembleton

Detached Home



### Features

- 4 x Bedrooms
- Wardrobe to bedroom 1
- 1 x Bathroom
- 1 x En suite
- Double garage + utility room
- EV charging point
- Bi-fold doors to kitchen/family area

The Pembleton is a timeless four-bedroom home that blends traditional architecture with contemporary style. Its double-fronted layout includes a separate living room and utility room, while the kitchen/breakfast room brings a modern open-plan twist. Bi-fold doors invite summer evenings outdoors, and a cosy lounge makes winter nights just as inviting. This is a home made for all seasons, and all occasions.

A [92]

Energy

Efficiency Rating



### Ground floor

Kitchen/Dining	5.79 x 5.49m
Living room	3.19 x 3.99m
Snug	2.40 x 1.88m

### First floor

Bedroom 1	3.57 x 4.11m
Bedroom 2	3.23 x 3.28m
Bedroom 3	2.82 x 3.02m
Bedroom 4	2.80 x 3.19m

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# The Lutyens

Detached Home



## Features

-  4 x Bedrooms
-  Wardrobe to bedroom 1
-  1x Bathroom
-  1x En suite
-  Double garage + utility room
-  EV charging point
-  Bi-fold doors to kitchen/family area

The Lutyens is a spacious and sophisticated home that caters to the rhythm of modern family life. With a generous open-plan kitchen/dining/family room, plus separate living and dining spaces, it offers the flexibility to live, work, and entertain with ease. Four well-proportioned bedrooms, two bathrooms, and a utility room make it ideal for growing families or professionals seeking balance without compromise.



A [93]

Energy Efficiency Rating



## Ground floor

Kitchen/Dining/Family	8.16 x 3.19m
Dining room	2.60 x 2.83m
Living room	3.26 x 4.97m

## First floor

Principal bedroom	3.68 x 4.44m
Bedroom 2	4.74 x 2.62m
Bedroom 3	2.65 x 3.77m
Bedroom 4	3.35 x 2.62m

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# Specification.

## General

- Oak internal doors
- Satin finish door handles
- UPVC windows
- Bi-fold doors as standard
- White satin woodwork
- White painted walls and ceilings
- Gas central heating
- Wifi heating controls
- Satellite TV Points
- Media plate in lounge
- Smoke detector & CO2 detector
- Wardrobe fitted to master bedroom – dependent on house type
- White downlighters to kitchen, bathroom, en-suite and cloakroom
- Rose and pendant or batten to all other rooms
- Cotswold buff slab patio to rear garden

## Kitchen

- Choice of stylish kitchen units / worktop\*
- Quartz worktop & splashback – The Pembleton & The Lutyens only
- Soft close doors
- Glass splashback
- AEG single or double oven – dependent on house type
- AEG Induction hob
- AEG re-circulating integrated hood
- Integrated fridge freezer
- Integrated dishwasher
- Integrated washer/dryer – The Windle & The Hillcrest only
- Space for washing machine and dryer in the utility

## Bathrooms and en suites

- White contemporary style sanitaryware by Ideal Standard
- Hansgrohe brassware
- Soft close toilet seat
- Shower over bath in main bathroom
- Thermostatic shower to en-suite – dependent on house type
- Half height tiling to walls
- Full height tiling around bath
- Full height tiling to en-suite shower enclosure

## Exterior

- 1.8 metre high fence
- Outside tap
- External double socket to rear garden
- EV Charging point
- Front and rear external lights
- Power and lighting to garages – where applicable
- Wired doorbell
- PV Solar panels

## Warranty

- 10 year new homes warranty

\*Specification is dependent on build progress – refer to your sales advisor for further information

\*\*Refer to individual kitchen drawings



# This is your world, we just built it.

Charles Church





# 10 reasons to buy a new home.

## 01. Cheaper bills.

Because new homes are designed with efficiency in mind – cost-effective heating systems, advanced insulation, double-glazed windows and doors – you'll start saving money on your energy bills from the moment you move in.

## 02. Moving schemes.

Think you can't afford to move home? Think again. From Part Exchange and Own New Rate Reducer to Armed Forces and Key Worker Discounts, there's a host of offers and incentives that make buying a brand new home a little bit easier.

## 03. More freedom to do what you love.

Spend less time and money on home maintenance and repairs and more on the things that bring you joy: going for walks, entertaining family and friends, going on holiday, or simply finding a cosy corner to sit and read a book.

## 04. Everything is new.

New kitchen. New bathroom. New heating system. New paint. A brand new home means you can walk straight in and start living, secure in the knowledge that your property has been built and finished to the latest quality and efficiency standards.

## 05. No upper chain.

Relax knowing that your vendor is reputable, reliable and has a vested interest in ensuring you move into your new home as quickly and as painlessly as possible.

## 06. Peace of mind.

Your Charles Church home is backed by a 10-year new homes warranty, plus two-year Charles Church defects warranty. Should you need to make a claim, our Customer Care Team will be on hand to help.

## 07. Designed for modern living.

Considered, flexible room design and spaces that can be adapted for life how you choose to live it, now and in the future.

## 08. High spec as standard.

You'll feel the quality as soon as you walk through the front door. From German appliances in the kitchen, to oak internal doors and built in wardrobes in bedroom one. Everywhere you look and touch will feel just right.

## 09. A fresh start.

Forget stripping someone else's wallpaper, cleaning cupboards and painting skirting boards, a new home is clean and fresh, ready for you to move into and start living straight away.

## 10. Safe and secure.

Sleep well from day one, sound in the knowledge that you're protected by smoke detectors, fire retardant materials and security lighting.



# Bringing you a step closer to sanctuary.

Buying a new home is exciting but, for most of us, it's also the biggest financial commitment we'll ever make. Our moving schemes offer something for everyone, making the decision to buy a brand new Charles Church home just that little bit easier.

## Schemes available to help you move.



### Deposit Unlock.

Buy your new home with a deposit of just 5%, thanks to Deposit Unlock, a new mortgage guarantee product.



### Part Exchange.

Break the chain and Part Exchange your current home for a brand new Charles Church home. No chain, no hassle.



### Deposit Boost.

We'll boost your 10% deposit to 15% with our Deposit Boost scheme.



### Home Change.

We'll help you sell your home in three simple steps. No agent valuation costs. No estate agent fees. No hidden fees or paperwork.



### Bank of Mum and Dad.

Buying your first home with financial support from a family member? We'll thank them with a gift of £2,000.



### Early Bird.

Be first in line. Secure your preferred plot before it's officially released for sale.



### Armed Forces/Key Worker Discount.

Because you look after us, we'll look after you with a £500 discount on every £25K you spend on a new Charles Church home.



### Own New Rate Reducer.

Take advantage of lower interest rates and smaller monthly payments when you buy a Charles Church home with Own New Rate Reducer.