

ALEXANDER GARDENS

BINFIELD · BERKSHIRE



MONTREUX
HOMES

THE PERFECT BLEND OF TOWN AND COUNTRY

With leafy parks, well-established pubs and plenty of local activities, Binfield offers a taste of village life within easy reach of the bustle of larger towns.

On the fringes of this popular Berkshire community lies Alexander Gardens, an exclusive collection of 3 and 4 bedroom homes by Montreaux Homes in a tree-lined enclave. Designed for the flexible needs of modern life, the homes offer warmth and character alongside contemporary touches, promising an enviable quality of life in this desirable setting.



A NEW LIFESTYLE IN BERKSHIRE'S IDYLIC COUNTRYSIDE

Alexander Gardens brings you the opportunity to enjoy the space and freedom of a country lifestyle you and your family will love. When it's time to stretch your legs, you can stroll around one of the four local parks, follow the Trim Trail at Wicks Green, or let the kids run free at one of the well-kept play areas. Go a little further afield and you'll find wonderful woodland walks too.



A SHORT WALK FROM
ALEXANDER GARDENS,
PEACOCK MEADOWS
OFFERS A BEAUTIFUL
AND TRANQUIL
ENVIRONMENT TO
RELAX AND ENJOY

Feeling energetic? You'll find warm welcomes at the cricket club, tennis club, Binfield FC (which has teams from under 7s to veterans) and the archery club too.

After all that activity, settle into one of the cosy cafés, historic pubs, or popular restaurants to enjoy good food and friendly hospitality. You'll be in good company – apparently Henry VIII and Elizabeth I used The Stag and Hounds pub as a hunting lodge!

POPE'S MEADOW - 0.8 miles
This nearby 13.7 acre park provides a valuable sanctuary for the local community and a haven for wildlife

BILLINGBEAR PARK - 3.8 miles
GOLF COURSE
A challenging and picturesque pay and play golf course

SWINLEY FOREST - 4.8 miles
Providing some of the best mountain biking in South-East England

THE LOOKOUT - 4.8 miles
A fun and interactive discovery centre for children of all ages

GO APE - 4.8 miles
Five woodland adventures from Forest Segways to Treetop challenges

THE CONVENIENCE OF BRACKNELL & WOKINGHAM CLOSE TO HOME

Living at Alexander Gardens means you'll never be short of something to do. Just a couple of miles away is Bracknell, home to a superb range of shops and leisure facilities, including cinemas, ice skating, bowling and more.



OVER £770 MILLION HAS BEEN INVESTED IN THE REGENERATION OF BRACKNELL TOWN CENTRE AND THE WIDER AREA



The market town of Wokingham, with its host of independent shops and restaurants, is a short drive away, as is Ascot and its world-famous racecourse. Windsor's historic castle (not to mention Legoland) and Reading's impressive retail offering are also within easy reach.

Whether you prefer indoor attractions or getting out and about, you'll find plenty on offer for the whole family.



THE LEXICON – BRACKNELL - 2.4 miles
Extensive shopping and leisure complex, including Cineworld

OAKWOOD CLIMBING CENTRE - 2.9 miles
Offering large, indoor and outdoor facilities with professional staff and a supportive community spirit

BRACKNELL LEISURE CENTRE - 3.3 miles
Comprehensive facilities including swimming pool, gym, squash courts, athletics track and more

SOUTH HILL PARK ARTS CENTRE & WILDE THEATRE - 4.3 miles
Two theatres, a dance studio, creative spaces and a cinema within the grounds of an 18th century mansion house

CORAL REEF WATERPARK - 4.8 miles
Giant water slides, rapids, kids' area, pirate ship – and an adult only spa

AN ENVIABLE CHOICE OF SCHOOLS

Families will find a wide range of schools within four miles of Alexander Gardens, catering for all ages – from tots to teenagers with many OFSTED-rated as 'Good' or 'Outstanding'.

RANELAGH SCHOOL

Ranelagh Drive,
Bracknell
Ages 11 - 18
Outstanding

ST TERESA'S
CATHOLIC ACADEMY
Easthampstead Road,
Wokingham
Ages 3 - 11
Outstanding

THE PLAYSTATION @
SANDY LANE OUT OF
SCHOOL CLUB
Sandy Lane,
Bracknell
Ages Pre-School
Outstanding

THE ROWANS
CHILDRENS CENTRE
Pondmoor Road,
Bracknell
Ages Pre-School
Outstanding

WESCOTT INFANT
SCHOOL
Goodchild Road,
Wokingham
Ages 5 - 7
Outstanding

KINGS ACADEMY
BINFIELD
Wood Lane,
Binfield, Bracknell
Ages 3 - 18
Good

BINFIELD CHURCH
OF ENGLAND
PRIMARY SCHOOL
Benetfeld Road,
Binfield, Bracknell
Ages 3 - 11
Good

BINFIELD
PRE-SCHOOL
Jocks Lane Pavilion,
Binfield Road,
Bracknell
Ages Pre-School
Good

BRAMLEY WOOD
DAY NURSERY &
PRE-SCHOOL
Old Bracknell House,
Crowthorne Road
Bracknell
Ages Pre-School
Good

BRIGHT HORIZONS
DAY NURSERY &
PRESCHOOL
Wokingham Road,
Bracknell
Ages Pre-School
Good

EXCELLENT CONNECTIONS

From the secluded setting of Alexander Gardens, you'll have easy access to the M3 and M4 to take you to Windsor, Ascot, Wokingham, Reading, and central London.

You'll be just as well placed for train travel, with Bracknell station just a couple of miles from home. From here you can travel directly to Reading in about 20 minutes and straight into London Waterloo in about an hour. You have train and road links to the West Country and South coast and you're just 20 miles from Heathrow airport when it's time to jet off.



By road from Alexander Gardens

A 329 (M)	0.5 miles
Wokingham	2.1 miles
Binfield village centre	2.3 miles
Wokingham station	2.6 miles
Bracknell	2.8 miles
Bracknell station	3.2 miles
M4 Junction 10	3.4 miles
Reading	10 miles
Heathrow Airport	20.9 miles

Source: Google maps



By rail from Bracknell

Ascot	7 min
Reading	19 min
Staines	26 min
Twickenham	38 min
Clapham Junction	51 min
London Waterloo	1hr 2 min

Source: National Rail Enquiries



THE MONTREAUX DIFFERENCE

We design homes with heart, based on a deep understanding of how people and communities wish to live their lives today, tomorrow, and in the future. Our approach is distinctive and different, treating every project as a new adventure, starting with how we can improve living environments to create a better sense of place. We strive to continually innovate our developments and designs, encouraging and supporting our teams across the business to be the very best versions of themselves. In this way we ensure the people who live, work, and play in our indoor and outdoor spaces can share an adventure that becomes a journey of a lifetime.



ALEXANDER GARDENS LAYOUT

Bordered by mature trees Alexander Gardens has been thoughtfully designed to create an attractive street scene with each home benefitting from private rear gardens.



- 1 Ariel House - 3 bedroom semi-detached home
- 2 August House - 3 bedroom semi-detached home
- 3 Baron House - 3 bedroom end of terrace home
- 4 Blount House - 3 bedroom mid-terrace home
- 5 Burlington House - 3 bedroom end of terrace home
- 6 Charm House - 3 bedroom semi-detached home
- 7 Dane House - 3 bedroom semi-detached home
- 8 Divine House - 3 bedroom semi-detached home
- 9 Forest House - 3 bedroom semi-detached home
- 10 Hope House - 4 bedroom detached home
- 11 Lock House - 4 bedroom detached home
- 12 Poets House - 4 bedroom detached home
- 13 Spring House - 4 bedroom detached home
- 20 Temple House - 3 bedroom semi-detached townhouse
- 21 Windsor House - 3 bedroom semi-detached townhouse

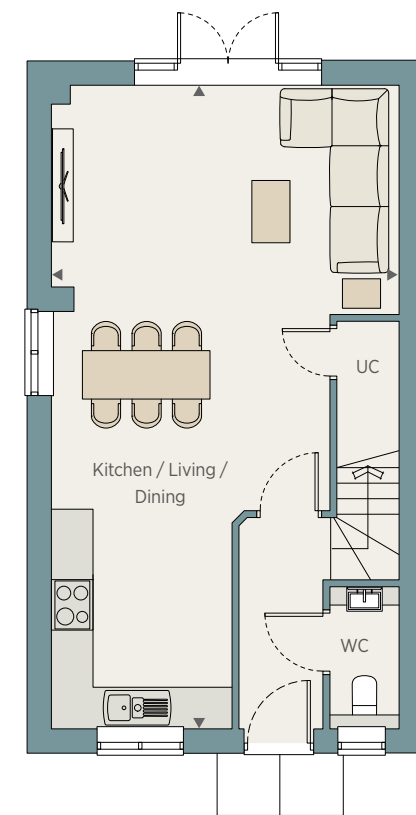
*Apartments not for private sale



ARIEL HOUSE (PLOT 1), AUGUST HOUSE (PLOT 2), BARON HOUSE (PLOT 3) & BURLINGTON HOUSE (PLOT 5) | 3 BEDROOM HOME

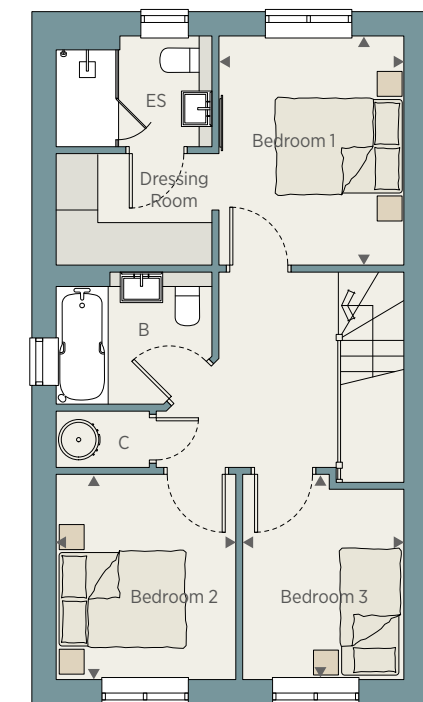


SEE SPECIFICATION PAGE FOR DETAILS



GROUND FLOOR

Kitchen / Living / Dining 9.30m x 5.02m 30'6" x 16'6"



FIRST FLOOR

Bedroom 1	3.31m x 2.67m	10'10" x 8'9"
Bedroom 2	2.96m x 2.62m	9'8" x 8'7"
Bedroom 3	2.96m x 2.32m	9'8" x 7'7"

Total area 93 sq m 1,003 sq ft - Loft space 26.4 sq m 284 sq ft (plots 1 & 2) 13.4 sq m 144 sq ft (plots 3 & 5)

UC - Utility Cupboard C - Cupboard B - Bathroom ES - En suite

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty. Computer generated illustration indicative only.



PLOT 5

PLOT 4

PLOT 3

BLOUNT HOUSE (PLOT 4) | 3 BEDROOM HOME



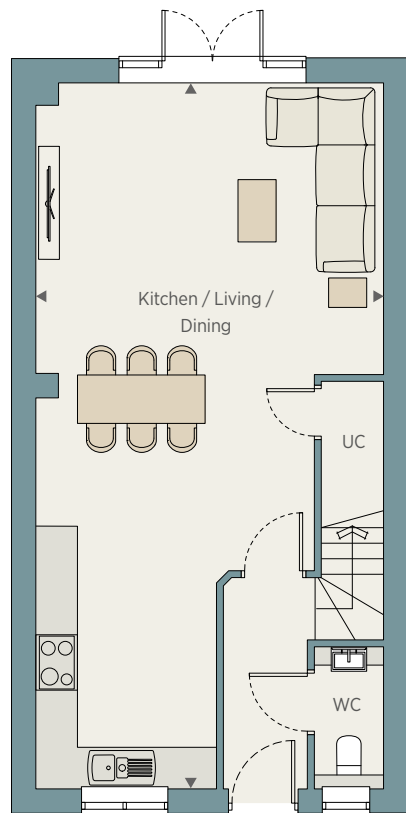
PLOT 7

PLOT 6

CHARM HOUSE (PLOT 6) & DANE HOUSE (PLOT 7) | 3 BEDROOM HOME

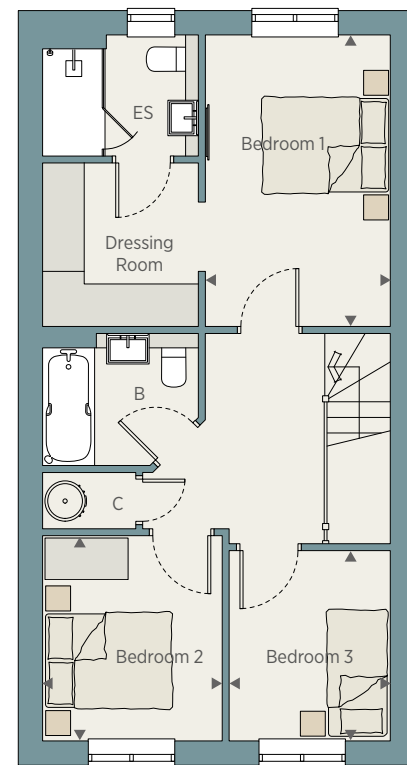


SEE SPECIFICATION PAGE FOR DETAILS



GROUND FLOOR

Kitchen / Living / Dining 10.19m x 5.04m 33'5" x 16'6"



FIRST FLOOR

Bedroom 1	4.22m x 2.67m	13'10" x 8'9"
Bedroom 2	2.95m x 2.59m	9'8" x 8'6"
Bedroom 3	2.75m x 2.33m	9'0" x 7'8"

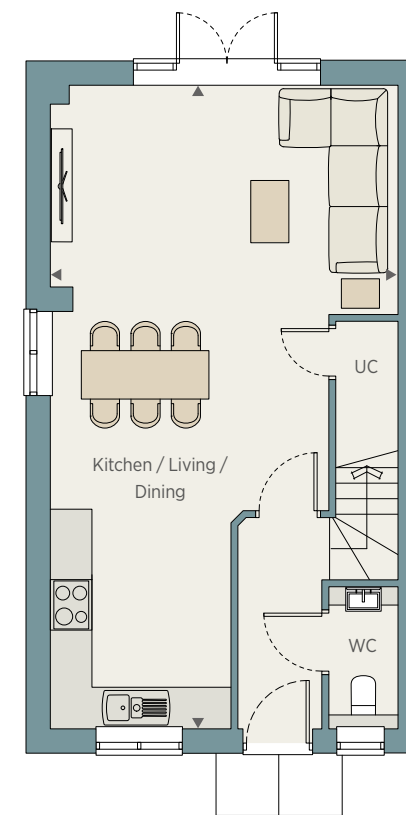
Total area 102 sq m 1,102 sq ft - Loft space 24.8 sq m 267 sq ft

UC - Utility Cupboard C - Cupboard B - Bathroom ES - En suite

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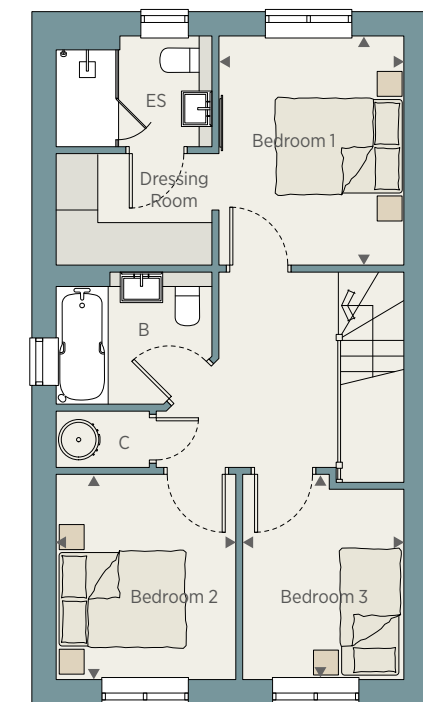


SEE SPECIFICATION PAGE FOR DETAILS



GROUND FLOOR

Kitchen / Living / Dining 9.30m x 5.02m 30'6" x 16'6"



FIRST FLOOR

Bedroom 1	3.31m x 2.67m	10'10" x 8'9"
Bedroom 2	2.96m x 2.62m	9'8" x 8'7"
Bedroom 3	2.96m x 2.32m	9'8" x 7'7"

Total area 93 sq m 1,003 sq ft - Loft space 16.1 sq m 173 sq ft

UC - Utility Cupboard C - Cupboard B - Bathroom ES - En suite

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty. Computer generated illustration indicative only.



PLOT 9

PLOT 8

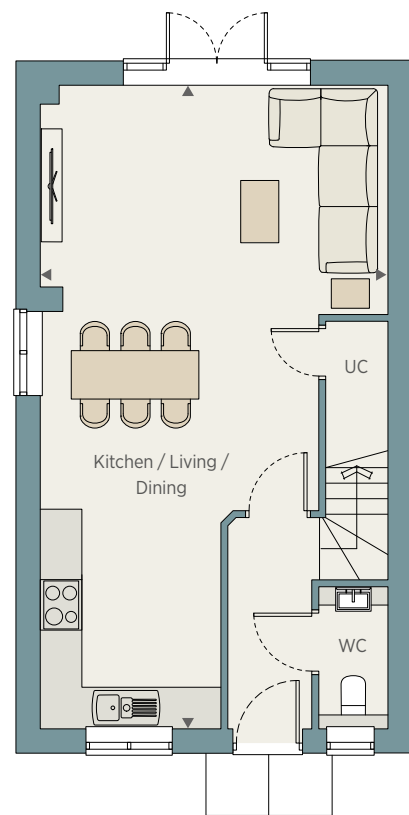
DIVINE HOUSE (PLOT 8) & FOREST HOUSE (PLOT 9) | 3 BEDROOM HOME



HOPE HOUSE (PLOT 10) | 4 BEDROOM HOME

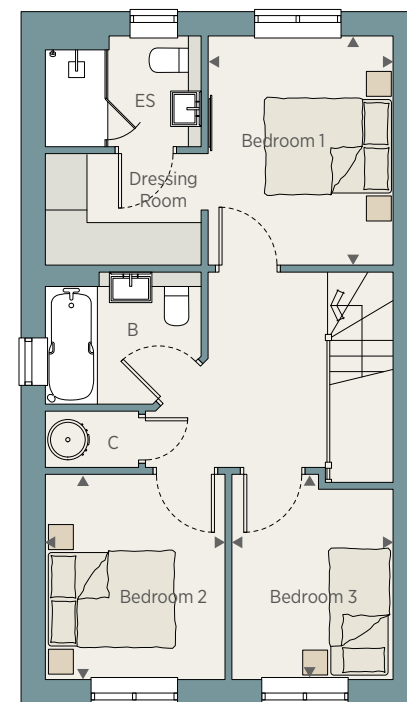


SEE SPECIFICATION PAGE FOR DETAILS



GROUND FLOOR

Kitchen / Living / Dining 9.30m x 5.02m 30'6" x 16'6"



FIRST FLOOR

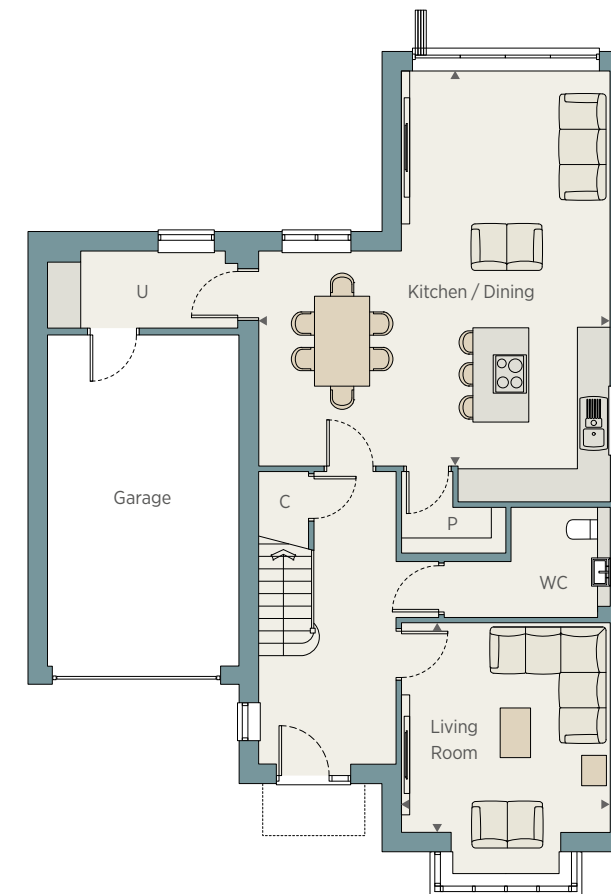
Bedroom 1	3.31m x 2.67m	10'10" x 8'9"
Bedroom 2	2.96m x 2.62m	9'8" x 8'7"
Bedroom 3	2.96m x 2.32m	9'8" x 7'7"

Total area 93 sq m 1,003 sq ft - Loft space 16.1 sq m 173 sq ft

UC - Utility Cupboard C - Cupboard B - Bathroom ES - En suite

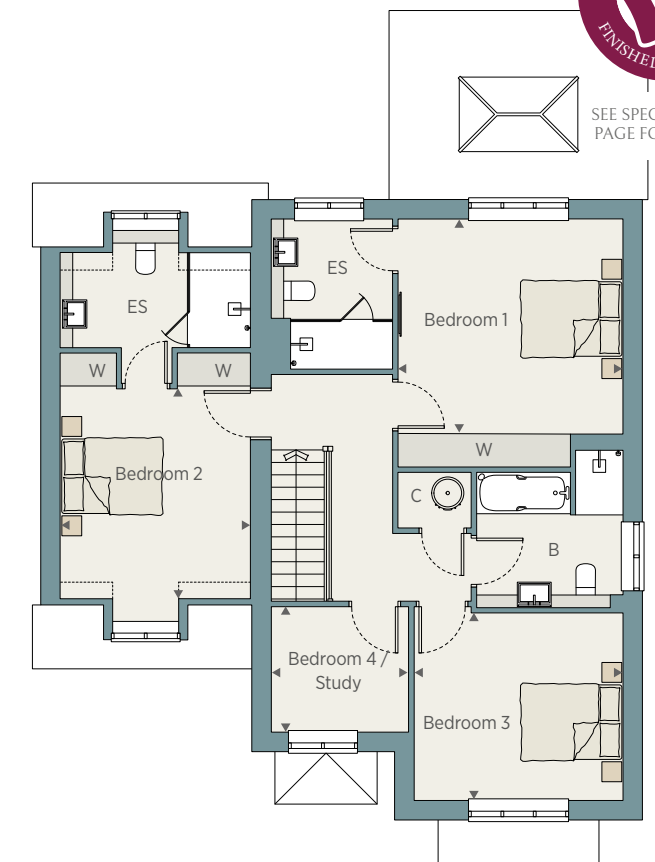


SEE SPECIFICATION PAGE FOR DETAILS



GROUND FLOOR

Kitchen / Dining	7.16m x 6.37m	23'6" x 20'11"
Living Room	3.78m x 3.80m	12'5" x 12'6"
Garage	6.00m x 3.50m	19'8" x 11'6"



FIRST FLOOR

Bedroom 1	4.49m x 4.07m	14'9" x 13'4"
Bedroom 2	3.86m x 3.44m	12'8" x 11'3"
Bedroom 3	3.78m x 3.40m	12'5" x 11'2"
Bedroom 4 / Study	2.49m x 2.27m	8'2" x 7'5"

Total area 172 sq m 1,851 sq ft - Loft space 24.1 sq m 259 sq ft

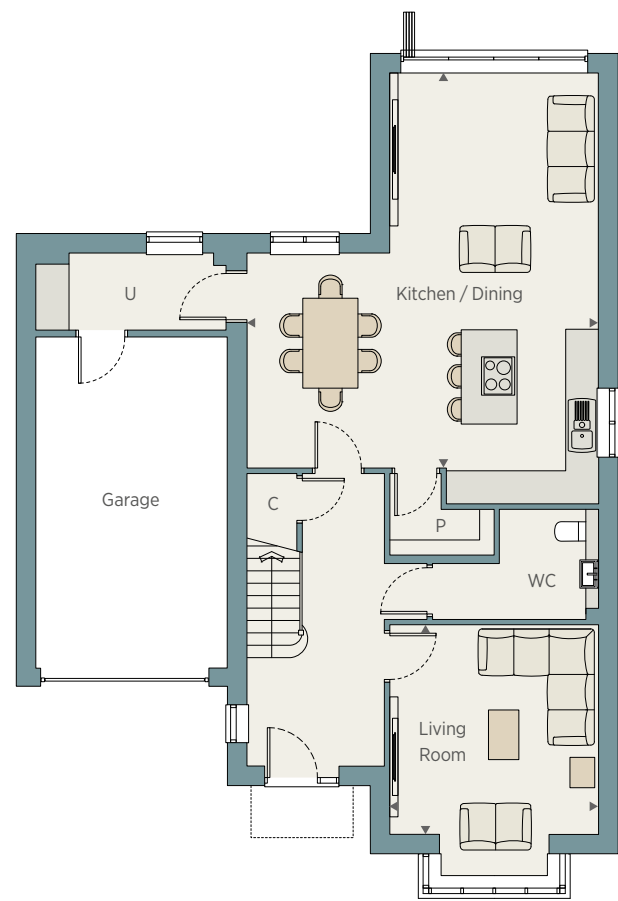
C - Cupboard U - Utility P - Pantry B - Bathroom ES - En suite W - Wardrobe



LOCK HOUSE (PLOT 11) | 4 BEDROOM HOME

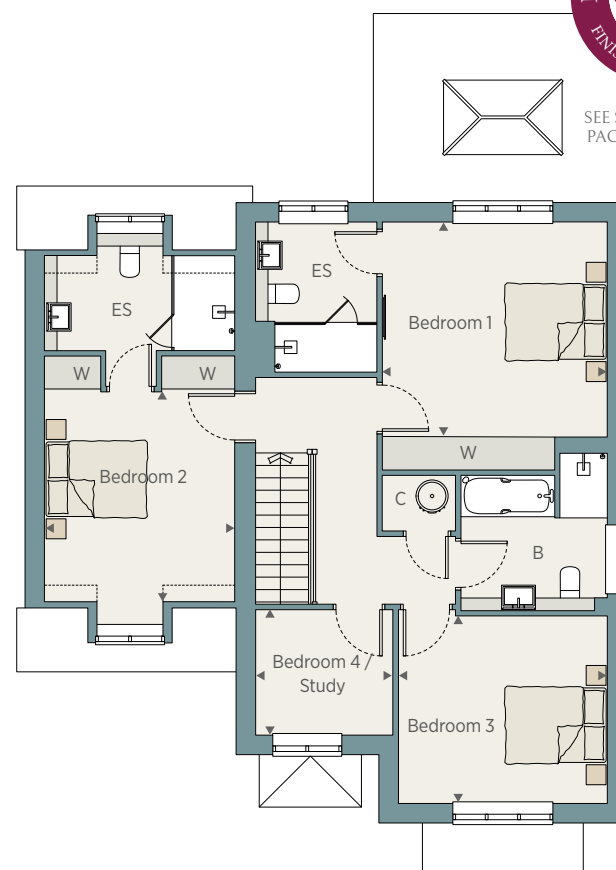


POETS HOUSE (PLOT 12) | 4 BEDROOM HOME



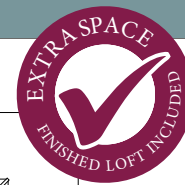
GROUND FLOOR

Kitchen / Dining	7.16m x 6.37m	23'6" x 20'11"
Living Room	3.78m x 3.80m	12'5" x 12'6"
Garage	6.00m x 3.50m	19'8" x 11'6"

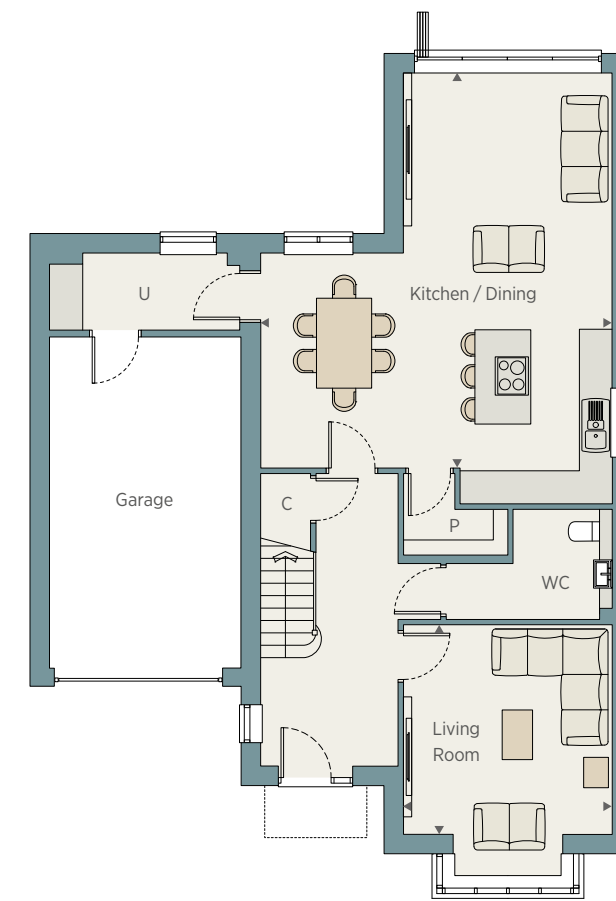


FIRST FLOOR

Bedroom 1	4.49m x 4.07m	14'9" x 13'4"
Bedroom 2	3.86m x 3.44m	12'8" x 11'3"
Bedroom 3	3.78m x 3.40m	12'5" x 11'2"
Bedroom 4 / Study	2.49m x 2.27m	8'2" x 7'5"

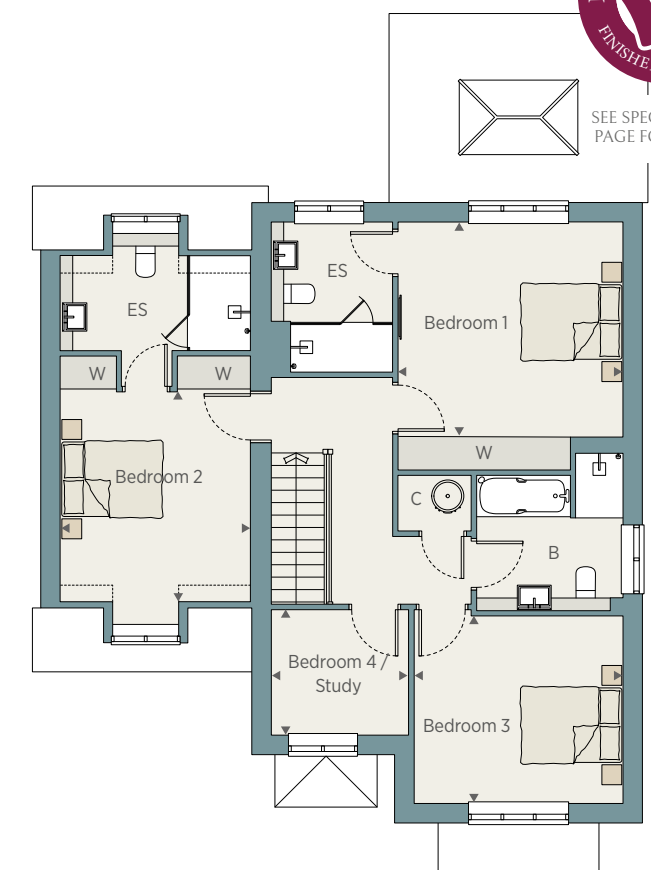


SEE SPECIFICATION PAGE FOR DETAILS



GROUND FLOOR

Kitchen / Dining	7.16m x 6.37m	23'6" x 20'11"
Living Room	3.78m x 3.80m	12'5" x 12'6"
Garage	6.00m x 3.50m	19'8" x 11'6"



FIRST FLOOR

Bedroom 1	4.49m x 4.07m	14'9" x 13'4"
Bedroom 2	3.86m x 3.44m	12'8" x 11'3"
Bedroom 3	3.78m x 3.40m	12'5" x 11'2"
Bedroom 4 / Study	2.49m x 2.27m	8'2" x 7'5"



SEE SPECIFICATION PAGE FOR DETAILS

Total area 172 sq m 1,851 sq ft - Loft space 24.1 sq m 259 sq ft

C - Cupboard U - Utility P - Pantry B - Bathroom ES - En suite W - Wardrobe

Total area 172 sq m 1,851 sq ft - Loft space 24.1 sq m 259 sq ft

C - Cupboard U - Utility P - Pantry B - Bathroom ES - En suite W - Wardrobe



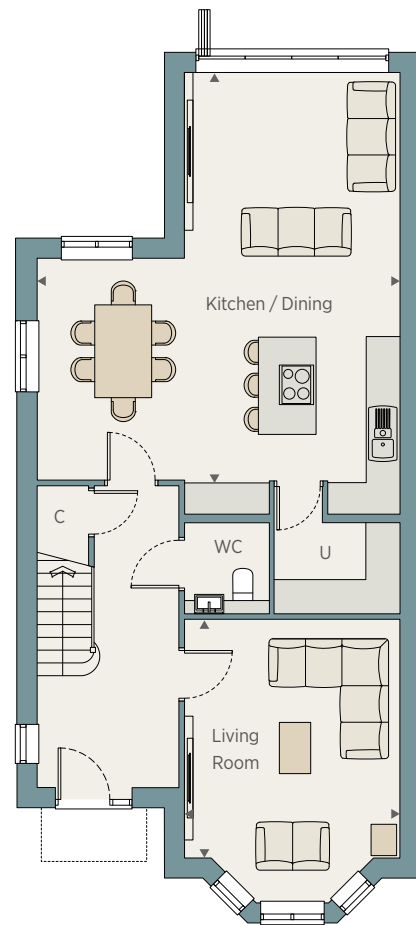
SPRING HOUSE (PLOT 13) | 4 BEDROOM HOME



TEMPLE HOUSE (PLOT 20) & WINDSOR HOUSE (PLOT 21) | 3 BEDROOM HOME

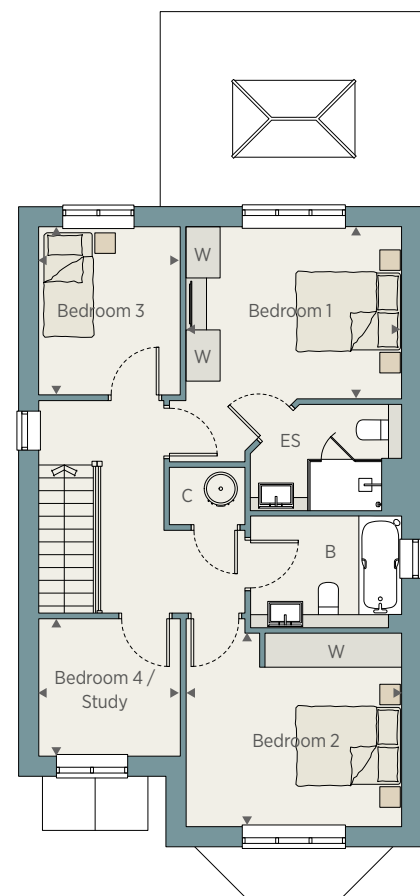


SEE SPECIFICATION PAGE FOR DETAILS



GROUND FLOOR

Kitchen / Dining	7.10m x 6.37m	23'3" x 20'11"
Living Room	4.19m x 3.78m	13'9" x 12'5"

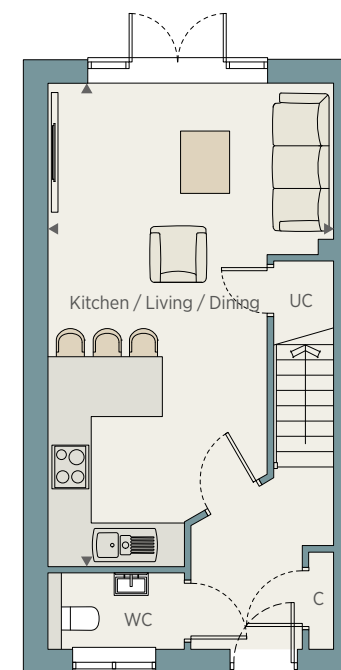


FIRST FLOOR

Bedroom 1	3.78m x 3.02m	12'5" x 9'11"
Bedroom 2	3.78m x 3.40m	12'5" x 11'2"
Bedroom 3	2.95m x 2.49m	9'8" x 8'2"
Bedroom 4 / Study	2.49m x 2.41m	8'2" x 7'11"

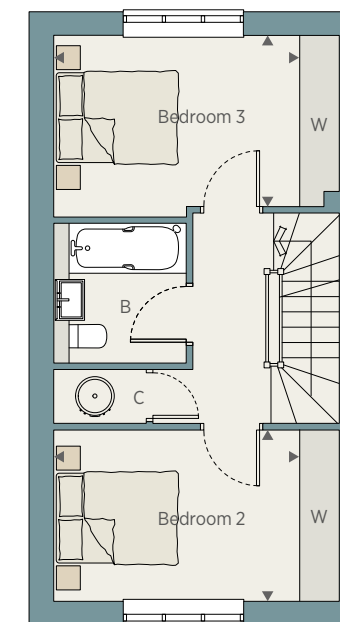
Total area 142 sq m 1,526 sq ft - Loft space 24.5 sq m 264 sq ft

C - Cupboard U - Utility B - Bathroom ES - En suite W - Wardrobe



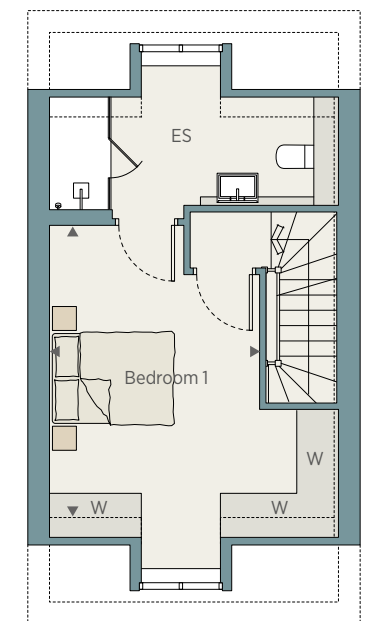
GROUND FLOOR

Kitchen / Living / Dining	7.26m x 4.29m	23'10" x 14'1"
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FIRST FLOOR

Bedroom 2	3.64m x 2.57m	11'11" x 8'5"
Bedroom 3	3.64m x 2.73m	11'11" x 8'11"



SECOND FLOOR

Bedroom 1	4.41m x 3.34m	14'5" x 10'11"
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Total area 109 sq m 1,168 sq ft

UC - Utility Cupboard C - Cupboard B - Bathroom ES - En suite W - Wardrobe

A SUPERIOR SPECIFICATION

KITCHENS

- Shaker kitchen with fitted units
- Quartz worktops with drainage grooves and feature upstands
- Single bowl under-mount sink with sprayer mixer tap (plots 1-9, 20 & 21)
- Farmhouse ceramic sink with sprayer mixer tap (plots 10-13)
- Soft-close hinges to cabinet doors and drawers
- Downlights to the kitchen area, pelmet lighting to the underside of the cabinets
- Breakfast bar (plots 20 & 21)
- Kitchen island (plots 10-13)
- Concealed multi-gang appliance panel and feature socket outlets above work surfaces where appropriate
- Siemens integrated induction hob
- Siemens integrated electric oven
- Siemens integrated combination microwave oven
- Bosch integrated fridge/freezer
- Bosch integrated multi-function dishwasher
- Integrated concealed recirculating extractor
- Space-saving bin unit

UTILITY CUPBOARD (plots 1-9, 20 & 21)

- Space for freestanding washer / dryer

UTILITY ROOM (plots 10-13)

- Space for separate washing machine and tumble dryer

PANTRY (plots 10-13)

- Feature door
- Open shelving fitted

BATHROOMS & SHOWER ROOMS

- Floor-standing, vanity unit with storage and surface-mounted basin
- High-level fixed mirror
- Brushed nickel basin mixer
- Single-ended bath with finished panel (where applicable)
- Bath filler and waste overflow
- Low profile shower tray and frameless or walk-in shower enclosure (where applicable)
- Glass shower screen
- Brushed nickel thermostatic wall-mounted mixer/diverter with fixed shower head, separate hand-held shower
- White WC pan with soft-close seat, concealed cistern, and dual flush button
- Brushed nickel, electric, ladder-style heated towel rail
- Porcelain feature wall tile finishes to selected walls
- Porcelain tile floor finish
- Extract ventilation
- Recessed LED downlights
- Shaver/toothbrush socket
- Panelled wall finishes to selected areas

CLOAKROOMS

- Floorstanding sink unit
- Feature lights and mirror
- Brushed nickel basin mixer
- White WC pan with soft close seat, concealed cistern, and dual flush button
- Panelled wall finishes to selected areas

INTERIOR FINISHES

- Feature entrance door with polished nickel ironmongery
- Painted finish to internal doors with brushed nickel ironmongery
- Satin emulsion paint finish to feature profile architraves and skirting
- Matt emulsion paint finish to walls and ceiling
- Laminate wood-effect flooring to hallway, kitchen, reception, and dining spaces (plots 1-9, 20 & 21)
- Large format stone effect porcelain tiles to hallway, kitchen, reception, and dining spaces (plots 10-13)
- Fitted wardrobe to all principal bedrooms and further bedrooms subject to housetype - please ask a sales advisor for details
- Carpet floor finish to bedrooms, landing, and stairs
- High-quality double-glazed PVC-U windows
- Smoke and heat detectors
- BT point to living room and principal bedroom
- Spur for alarm
- Loft ladder (plots 1-13)

ELECTRICAL FITTINGS

- LED / energy-efficient downlights throughout with zoned ceiling lighting to suit room
- Pre-wired for future pendant lighting by purchaser to selected areas such as island, breakfast bar, dining area, and principal bedroom
- Television (SkyQ) points to living room
- Data points in living room and selected bedrooms
- USB sockets to kitchen and principal bedroom



Computer generated illustrations indicative only.



EXTERIOR

- Landscaping to front gardens, turf to rear gardens
- LED lighting to front porch
- Hardwired doorbell
- Car barns and parking (plots 1-9, 20 & 21)
- Allocated parking (plots 10-13)
- Garages to plots 10-12 with spurs for automatic door openers

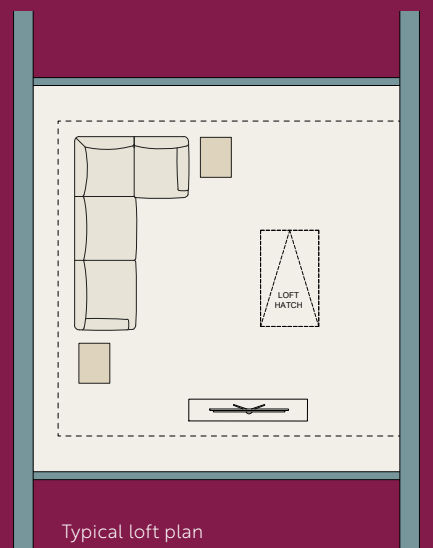
PEACE OF MIND

- All houses benefit from a 10-year build warranty
- Street lighting scheme
- Pathway lighting
- Sold as freehold



ATTIC TRUSSED LOFT

As part of our commitment to create homes that offer flexible living, the majority of the houses* at Alexander Gardens come with trussed loft spaces. These loft rooms are boarded and fitted with electricity points, lighting & attic trusses, offering the potential for additional living space.**



Typical loft plan
Furniture layout indicative only

*excludes plots 20 & 21

**subject to planning approval



SUSTAINABILITY AT THE HEART OF ALEXANDER GARDENS

We have included a variety of features to reduce environmental impact and make it easier for you to live a healthy, sustainable lifestyle.

Green living and sustainable development is top of our agenda. As a company, we are committed to reducing energy, water, and waste on our construction sites, in our offices, and in the homes that we build.



1. ENERGY EFFICIENCY

Our highly energy-efficient homes, utilising a fully electric heating and hot water system, will lower energy consumption, reduce carbon emissions, and improve local air quality.

2. REDUCING WATER USE

Water-efficient fixtures and fittings include water-efficient taps, showers, and dual flush toilets along with water-efficient white goods.



3. ENHANCING ECOLOGY

The landscaped gardens will provide an open space for new trees and plant species offering habitats for many invertebrates, small mammals, and birds. The landscaping has been designed to provide a net biodiversity gain, ensuring the development enhances the ecological value of the site.

4. NEW TECHNOLOGY

Our homes feature new technologies such as Porotherm block construction for exceptional thermodynamic performance, photovoltaic solar panels on attached houses, air source heat pumps on detached houses, energy efficient and smart-phone programmable electric radiator panels and mechanical extract ventilation systems.



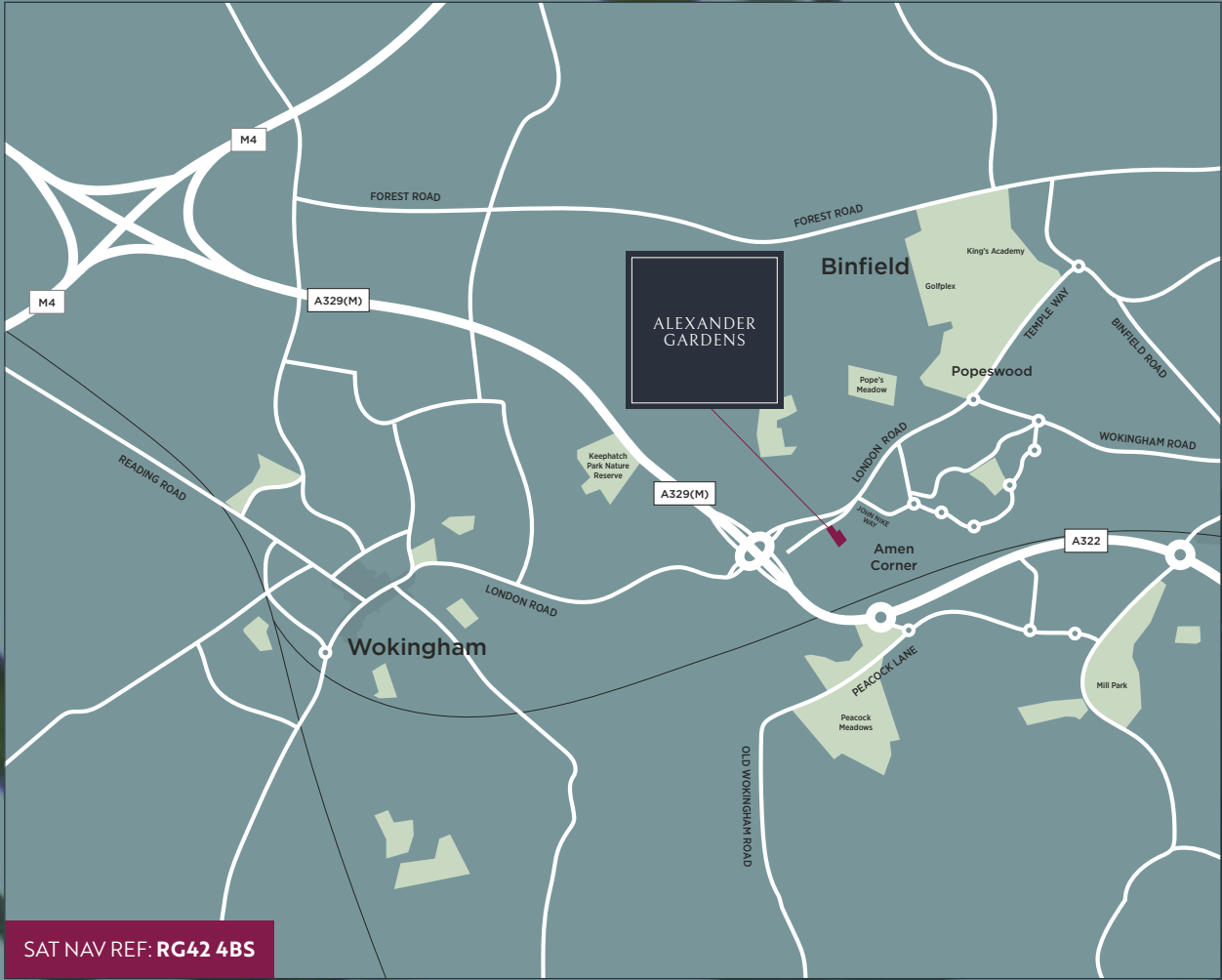
5. REDUCING WASTE

Our development has been designed to reduce waste and preserve materials during the build process, with a target of diverting 95% of our waste away from landfill sites.



6. SUSTAINABLE TRAVEL

The development encourages residents to use more environmentally friendly modes of transport with the provision of secure cycle storage and electric vehicle charging points.



SAT NAV REF: **RG42 4BS**



MONTREAU
HOMES

ALEXANDER GARDENS | LONDON ROAD | BINFIELD | BRACKNELL RG42 4BS