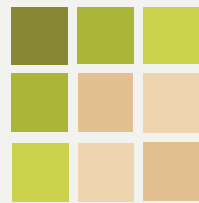




THE KENNET

21 CONTEMPORARY HOMES | BATH ROAD | THATCHAM



ressance



THE KENNET

Conveniently located for easy access to both Thatcham and Newbury which offer a great mix of urban living and open countryside.

M4 J13 - 5.5 miles - Newbury 2.5 miles - Oxford 30 miles - London 55 miles.

Thatcham is an historic market town situated close to the River Kennet and the Kennet & Avon Canal.

The Town lies on the A4 with direct road, rail and bus links to Reading, Newbury, Swindon and London. The M4 motorway and A34 north/south trunk road are a few minutes away by car. Newbury, with its brand new Parkway shopping centre, and range of leisure facilities is less than 2.5 miles to the West.



The Kennet & Avon canal

The Kennet is close to a number of large employers, including Vodafone which is less than 3 miles away and a Vodafone bus stop is within about 100 metres.

Bus services are available within a few metres walk and the local cycle network passes directly by.

Local recreational facilities are close at hand. Henwick Worthy playing fields and sports centre is approximately 500 metres away and Thatcham Nature Reserve is a little further afield. A local superstore is approximately five minutes away by car and also accessible by a frequent bus service.

Close by there is a vast area of open countryside that is largely designated as an Area of Outstanding Natural Beauty.

Newbury offers an array of amenities for all age groups. There is a very good range of high street shops which include John Lewis at Home and Debenhams.



Thatcham town centre

The towns boast a vast choice of sporting and leisure facilities and a variety of restaurants and pubs, golf, horse racing, rugby and football, a multi screen Vue cinema and several award winning theatres.

There is an excellent range of good quality primary and secondary schools close by and Further Education establishments can be found in Newbury and Reading.



Thatcham Nature Reserve

The Kennet which is being released over two phases, comprises a range of quality apartments, maisonettes and houses which have been designed to the highest standard.

The development

The Kennet is a traditionally designed development with a contemporary twist. Modern materials are used to create a high standard of heat and sound insulation to ensure an energy efficient and peaceful environment.

Great Value:

With lower running costs than an average home, a low deposit option and part-exchange to help you move into your new home, The Kennet offers all round great value for money.

Peace of Mind:

Each home benefits from a ten year warranty and our after sales care, for absolute peace of mind.

Customise:

We offer a range of different options so you can add your own personality to your new home. These include a range of floor coverings, upgrades to lighting, kitchens and bathroom suites, wall colours and even an interior design service.



Phase 1

- A** Plots 1 & 2
Semi detached houses.
Pages 3 & 4
- B** Plots 3 - 7
1 & 2 bedroom
apartments.
Pages 5 & 6



Phase 2

- C** Block C: Plots 8 - 15
Three bedroom townhouses
with integral garages.
Pages 9 & 10
- D** Block D: Plots 16 & 17
Townhouse.
Pages 11 & 12
- Block D: Plots 18 - 22
One and two bedroom
maisonettes.
Pages 13 & 14

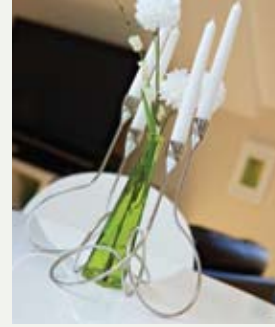
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PHASE 1

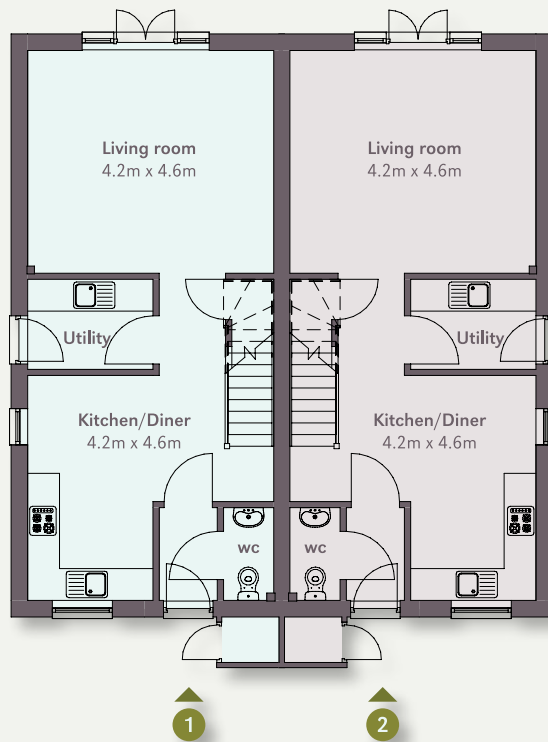
PLOTS 1 & 2 FLOORPLANS AND ACCOMMODATION

Two semi detached houses with kitchen/diner, living room, utility room and wc on the ground floor, bedrooms and family bathroom on the first floor. Private rear gardens and allocated parking.

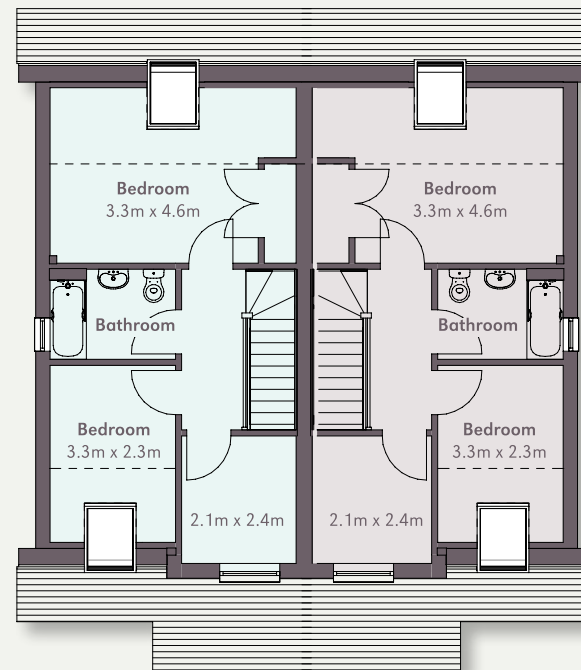


THE KENNET

Ground floor



First floor



Phase 1 site plan showing location of plots 1 & 2.



THE KENNET



PHASE 1

PLOTS 3 - 7 FLOORPLANS AND ACCOMMODATION

A selection of 1 & 2 bedroom apartments arranged over 3 floors with allocated parking.

Plot 3 & 7

2 bedroom apartments, master bedroom with en-suite, open plan kitchen, living area and family bathroom. Plots located on the ground and second floors respectively.

Plot 4 & 5

1 bedroom apartments with open plan kitchen, living area and a shower room on the first floor.

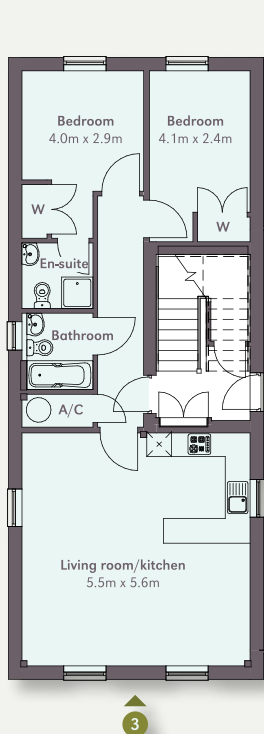
Plot 6

1 bedroom apartment with open plan kitchen, living area and a bathroom on the first floor.

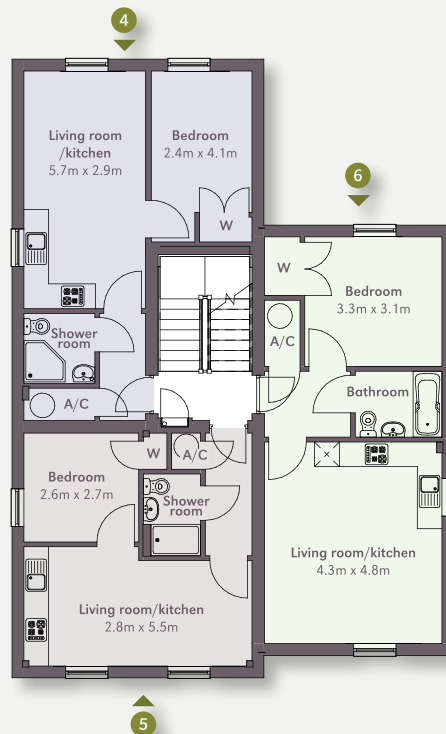


THE KENNET

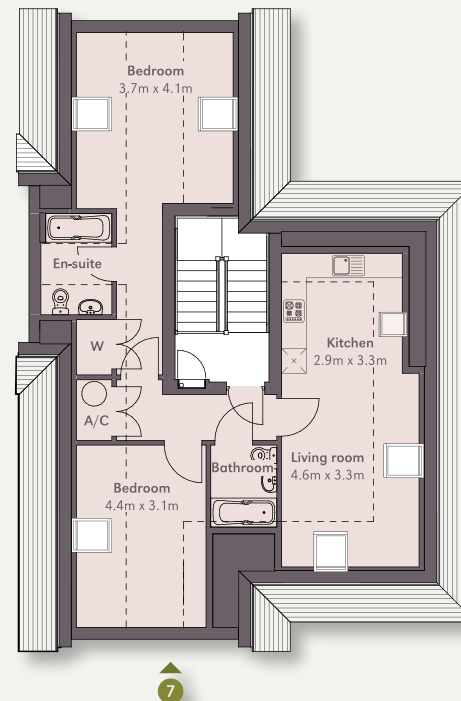
Ground floor



First floor



Second floor



Phase 1 site plan showing location of plots 3 - 7.



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SPECIFICATIONS

Kitchen:

- Fitted units and worktop
- Integrated fridge/freezer
- Integrated washer dryer & dishwasher
(All houses - Optional extra for maisonettes and flats)
- Downlighters
- Mixer tap
- Fittings for washing machine
- Extractor fan
- Intergrated hob and oven
- Customising options



Bathrooms:

- Quality white sanitaryware with chrome fittings
- Quality thermostatically controlled showers
- Chrome towel rails
- Downlighters
- Ceramic wall tiles including full height in showers
- Customising options

General:

- Central heating
- Hot water system providing mains water pressure to showers and other outlets
- TV and telephone points to principal rooms
- Double socket and light to loft (houses only)
- Cabled for Virgin Media (TV, broadband, phone) and Freeview

Energy, Ecology & Acoustics:

- Predicted Energy Efficiency Rating of Band B, (national average Band D)
- Predicted Environmental Impact Rating (CO₂) of Band B
- High standard of acoustic and thermal insulation
- Sustainable materials used in construction
- Sustainable waste management during construction
- ECO - Heat recovery system (apartments and maisonettes only)

External Features:

- Landscaping per approved plan
- Outside tap
- Patio (houses only)
- Turf (houses only)
- Stylish lighting
- Integrated garages and private drive for town houses
- All other dwellings have allocated parking
- Integral bicycle racking system (houses only)
- Communal bike storage for other dwellings

Windows & doors:

- High quality UpVC windows and doors
- UpVC patio doors (houses only)
- Veneer internal doors with modern door furniture
- Timber to visible parts of staircase

Decorative Finishes:

- White emulsion to all walls
- Off white satin to joinery
- Smooth, brilliant white ceilings

Warranty

- 12 month developer guarantee period
- 10 year premier warranty

Style:

Why not use our internal design service to add personal style to your new home, including:

- Kitchen and bathroom upgrades
- Lighting upgrades
- Floor coverings
- Wall finishes
- Fitted alarm
- Furnishings

GENERAL INFORMATION

Freehold and Lease Details

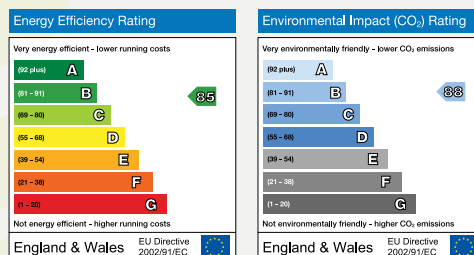
The houses at The Kennet are sold with freehold title. The apartments and maisonettes at The Kennet are sold with a 999 year lease and there is an annual ground rent.

A management company will act for the purchasers and a service charge will be levied to cover the cost of common roads and other amenities on a fair apportionment basis.

The service charge will be payable (details are available on request) to cover administration and management costs, buildings insurance, maintenance of internal and external lighting, maintenance of intercom systems and maintenance of grounds, hard-surfaced areas and any bin stores/cycle stores.

Energy Efficiency

The Kennet has an average Predicted Energy Assessment of Class B with a score of 85, which is about 40% better than the national average. This means that the running costs of your new home will be less than older properties and it's great for the environment.



A TRUSTED DEVELOPER

By delivering almost 100 high quality homes to discerning buyers across West Berkshire we have built a solid reputation for quality, design and after sales service.

- Premier Guarantee and NHBC registered
- Home Builders Federation member
- National Property Developers Association member
- Chamber of Commerce Developer Interface Group member
- Considerate constructor scheme member



WHAT OUR CUSTOMERS SAY...

“We felt 100% happy and confident that any issues or concerns we had would be dealt with promptly”

Mike W, Thatcham

“The scheme is amazing! It makes properties that might have been unreachable affordable”

SA, Newbury

“From viewing to completion, they have been a pleasure to deal with”

Dan R, Thatcham

“.....a friendly and professional company who kept us informed every step of the way”

Heidi P, Thatcham

THE KENNET



PHASE 2

PLOTS 8 - 15 FLOORPLANS AND ACCOMMODATION

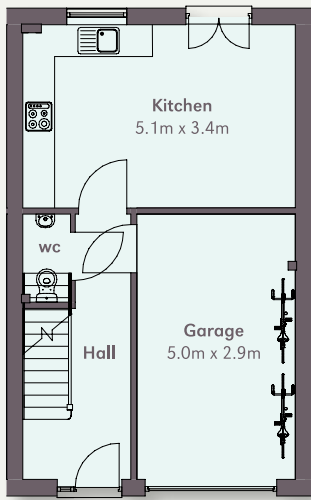
Seven 3 bedroom townhouses, with integral garage, kitchen and wc on the ground floor, living room and master bedroom with en-suite on the first floor, two further bedrooms with family bathroom on the second floor. Private rear gardens and parking to front.

Floorplans show plot 8, all plots in this block have the same interior layout.



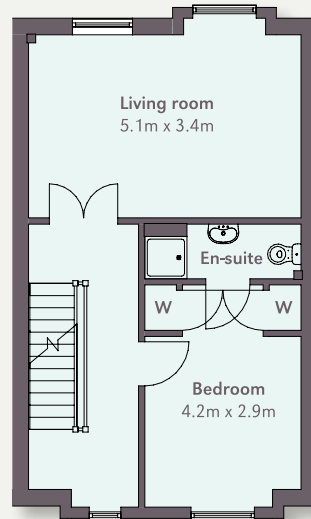
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Ground floor

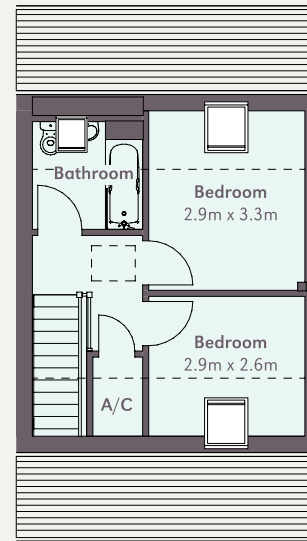


8

First floor



Second floor



Phase 2 site plan showing location of plots 8 - 15.



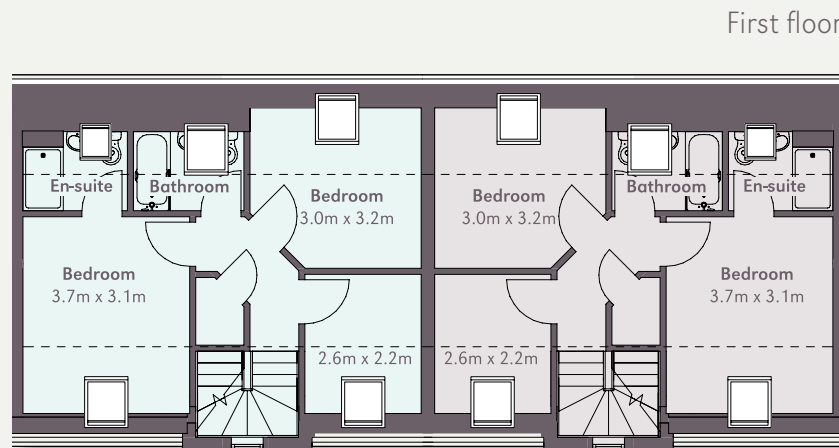
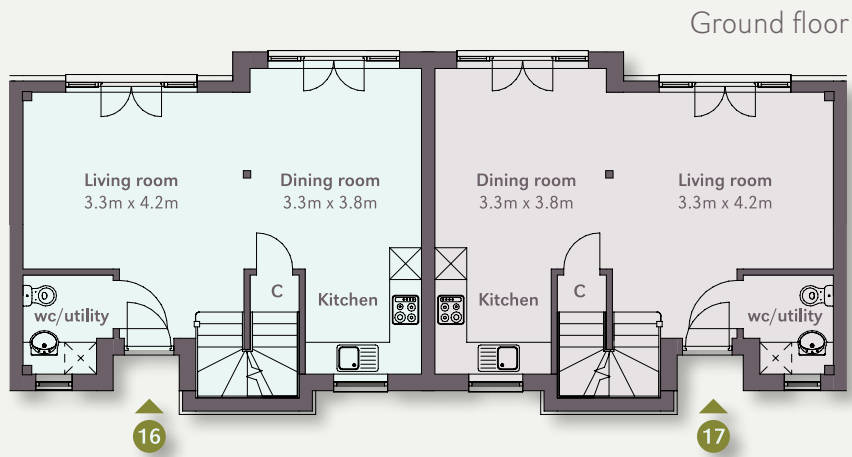
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PHASE 2

PLOTS 16 & 17 FLOORPLANS AND ACCOMMODATION

Two houses, with open plan kitchen, dining room, living room plus wc on the ground floor. Master bedroom with en-suite, two further rooms and family bathroom on the first floor. Private rear gardens and allocated parking.



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Phase 2 site plan showing location of plots 16 & 17.





PHASE 2

PLOTS 18 - 22 FLOORPLANS AND ACCOMMODATION

A selection of 1 & 2 bedroom maisonettes, with allocated parking.

Accessed from ground floor:

Plot 18 : 2 bedroom maisonette with open plan kitchen, living area and a bathroom.

Plot 19 : 1 bedroom maisonette with open plan kitchen, living area and a bathroom.

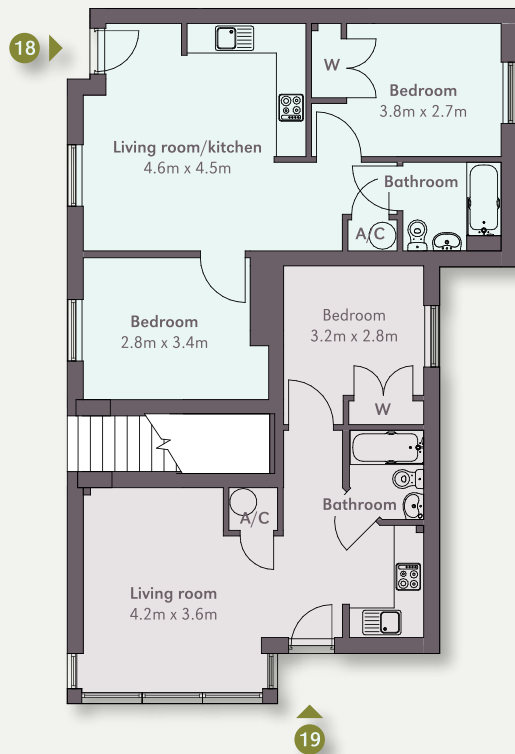
Accessed from the first floor terrace:

Plot 20 : 1 bedroom maisonette with open plan kitchen, living area and a bathroom.

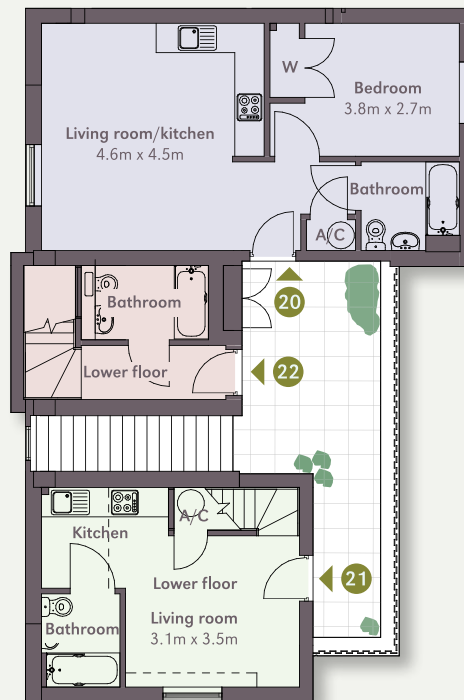
Plot 21 : 1 bedroom duplex maisonette with open plan kitchen, living area and a bathroom on the lower floor and double bedroom on the upper floor.

Plot 22 : 1 bedroom duplex maisonette with access hall and bathroom on the lower floor and open plan kitchen, living area and double bedroom on the upper floor.

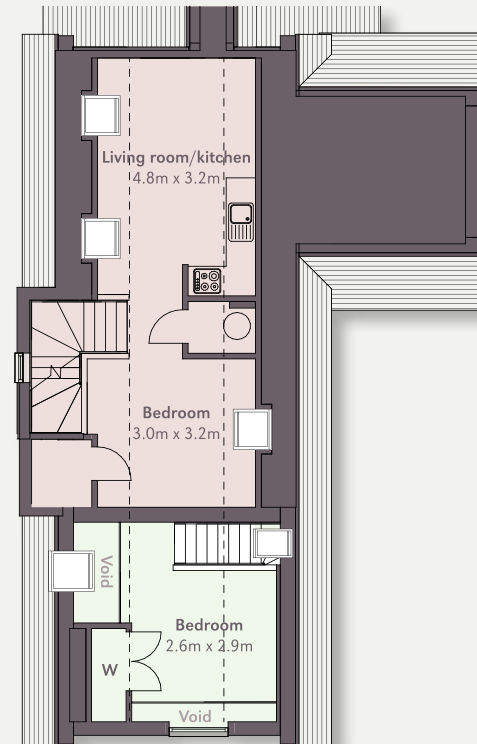
Ground floor



First floor

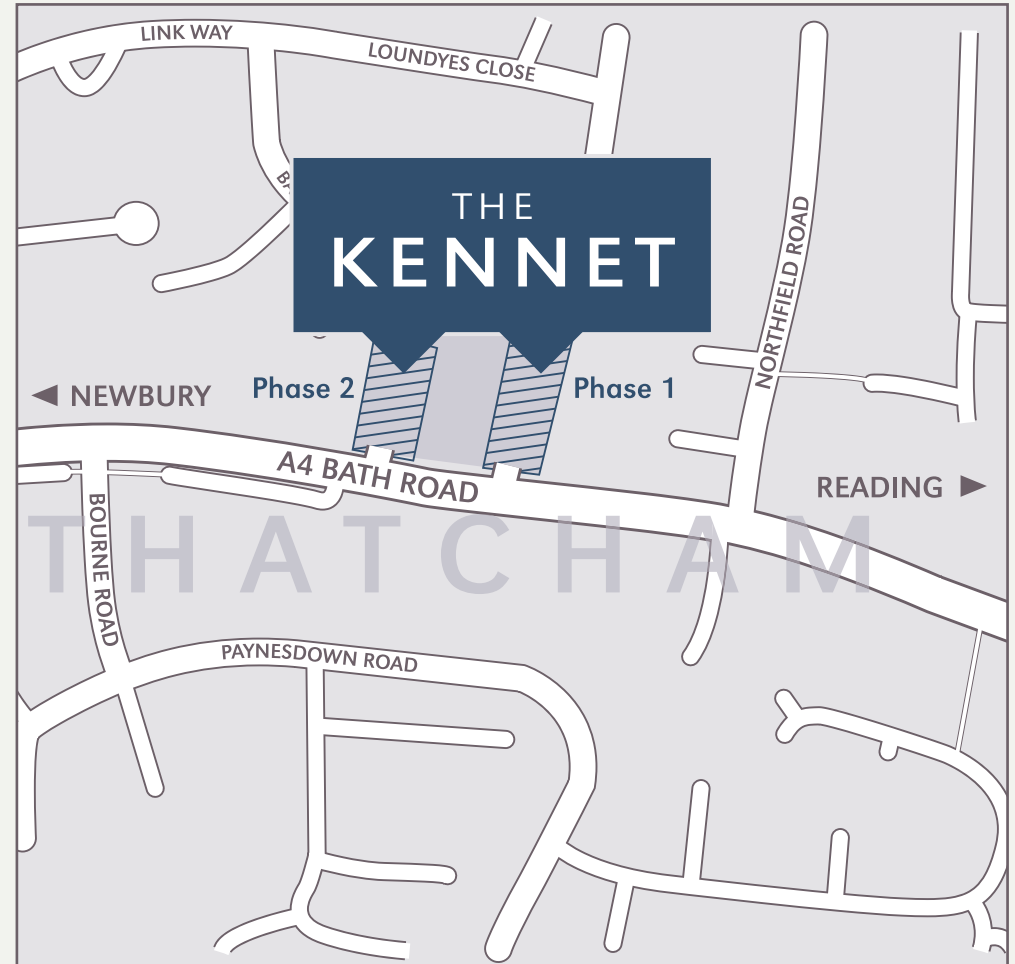


Second floor



Phase 2 site plan showing location of plots 18 - 22.





DIRECTIONS TO THE KENNET

Because of its convenient location, finding The Kennet is simple. From Newbury follow the A4 Bath Road towards Thacham and continue until you see signs for The Kennet on your left. If you are travelling from the opposite direction, The Kennet will be on your right hand side.

Post code RG18 3BD

For more information,
visit www.ressance.co.uk
or call 01635 521 133

Legal notice:

The Kennet comprises 11 houses and 10 apartments. The elevations, floor plans specification and Site Plan in this brochure are for illustrative purposes only and may be subject to change. All dimensions shown are approximate. Photographs and images are for illustrative purposes only and are not necessarily of this development. Images may have been created, manipulated and/or enhanced by computer. In the event that a client reserves a home off-plan, Ressance will provide details of any changes to the design including elevations, floor plans specification and the Site Plan that materially affect the size and type of accommodation. In any such circumstances, if the client no longer wants to retain their reservation and notifies Ressance to that effect in writing within fourteen days of receiving details of any changes, Ressance will, at the client's option, either allow the client to transfer their reservation to another home at The Kennet (subject to availability) or in the alternative refund the client's reservation deposit.



Scan this QR code with your mobile device for up to date prices and availability.