
H E N W I C K V I E W



H E N W I C K V I E W

MODERN LIVING IN THE HEART OF BERKSHIRE

Situated in the heart of beautiful West Berkshire, only 6 miles from the M4 motorway, 4 miles from the A34 and walking distance from Thatcham Town Centre, Henwick View combines exceptional convenience with the best of modern living.

West Berkshire is the gateway to the Thames Valley and the South West, offering fast access to London by road or rail. Excellent schools, unrivalled transport connections and the opportunity to explore the area's stunning countryside all contribute to the wonderful quality of life residents enjoy.

From the historic architecture and plentiful cultural attractions, to the Kennet and Avon Canal and Michelin starred restaurants, it's easy to understand its appeal.

Castles, Countryside and Culture

Henwick View overlooks Henwick Worthy Sports Ground which offers a fantastic range of leisure facilities for all ages and abilities. With rugby and football pitches, cricket wickets and tennis courts, there is something for everyone.

The nearby Nature Discovery Centre is full of interactive wildlife and natural history displays and has a network of footpaths to explore. For the more adventurous, the North Wessex Area of Outstanding Natural Beauty is only 20 minutes from Henwick View, offering some spectacular scenery.

Just 3 miles to the west, the popular market town of Newbury boasts a superb selection of shops, restaurants and cultural attractions. With Newbury Racecourse, the Corn Exchange, Donnington Castle and Highclere Castle all within easy reach, there is no shortage of activities to discover nearby.



Outstanding Schools on the Doorstep

Henwick View has been designed with families in mind and is ideally situated close to a variety of highly rated primary and secondary schools. West Berkshire offers an excellent choice of nurseries, state and independent schools for children of all ages, providing peace of mind for families relocating to the area.

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ENERGY EFFICIENT FAMILY HOMES IN A DESIRABLE BERKSHIRE LOCATION

Phase two of Henwick View features eighteen beautifully appointed two bedroom apartments, each designed with unique layouts and their own distinct character.

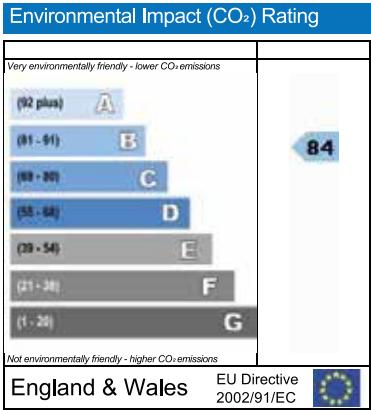
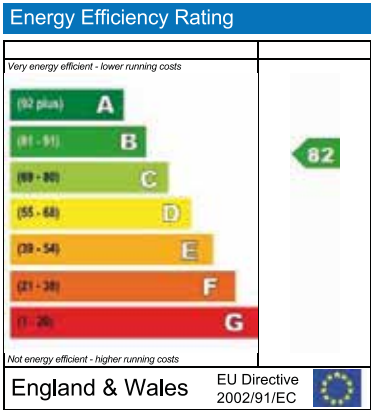
Contemporary Living at its Best

As you would expect, each apartment is finished to the exceptional standards of innovation and attention to detail associated with Ressance homes. With distinctive architecture and great views, Henwick View offers the perfect living space in a wonderful location.

Henwick View has been designed with comfort and well-being in mind, utilising energy efficient triple glazing as well as enhanced thermal and acoustic insulation. Light and space is optimised in every apartment, with abundant natural daylight accentuating the open-plan living areas and high gloss kitchens. Each apartment has allocated parking and there is ample bike storage for those wishing to take advantage of the extensive cycle network in the area.

Key features:

- Kitchens with high gloss doors, laminate worktops and fully integrated appliances
- Bathrooms with white sanitary ware, high gloss furniture and thermostatically controlled showers
- Energy efficient triple glazing and enhanced thermal and acoustic insulation
- Zoned underfloor central heating
- 100% energy efficient lighting
- Heat recovery ventilation systems, providing extra warmth in winter and filtered fresh air all year round
- Full height windows for an abundance of natural light



S I T E P L A N

MAIN ENTRANCE
FROM HENWICK LANE



S P E C I F I C A T I O N

Kitchen

- High gloss kitchen doors
- Laminate worktop & upstand
- Stainless steel splashback
- Soft closers to drawers and cupboards
- Pelmet lights
- Integrated Appliances:
 - Fridge/Freezer (70/30)
 - Slimline Dishwasher
 - Washer/Dryer
- Modern energy efficient lighting
- Mixer tap
- Re-circulating extractor fan
- Integrated hob and oven

Bathrooms & En-Suites

- High quality white sanitary ware with chrome fittings
- High quality thermostatically controlled showers
- High gloss bathroom furniture
- Chrome towel rails
- Satin chrome downlights
- Ceramic wall tiles

External Features

- Stylish lighting
- Parking
- Secure bike storage
- Communal bin store
- Landscaped surroundings

Energy, Ecology & Acoustics

- Triple glazing
- Enhanced acoustic and thermal insulation
- Sustainable materials used in construction
- Sustainable waste management during construction
- Heat recovery ventilation system

Decorative Finishes

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

Windows & Doors

- High quality full height windows
- Solid internal doors

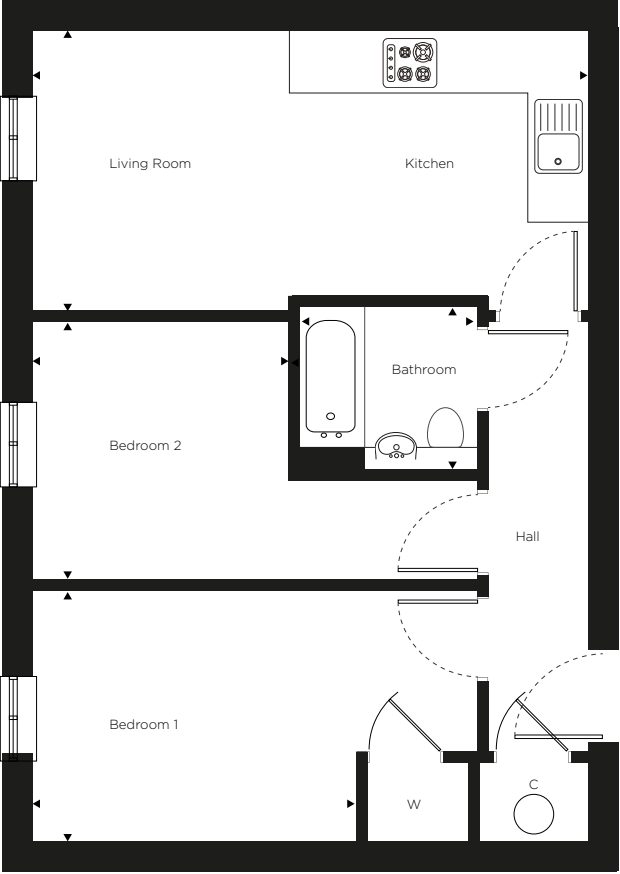
General

- Zoned underfloor central heating
- Hall cupboard with hot water tank
- Hot water system providing mains pressure to showers and other outlets
- TV points to living room and master bedroom
- Built in sliding mirrored wardrobes
- Visitor entry intercom

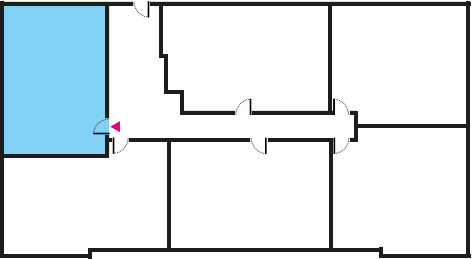


H E N W I C K V I E W

— A P A R T M E N T 1 4 —



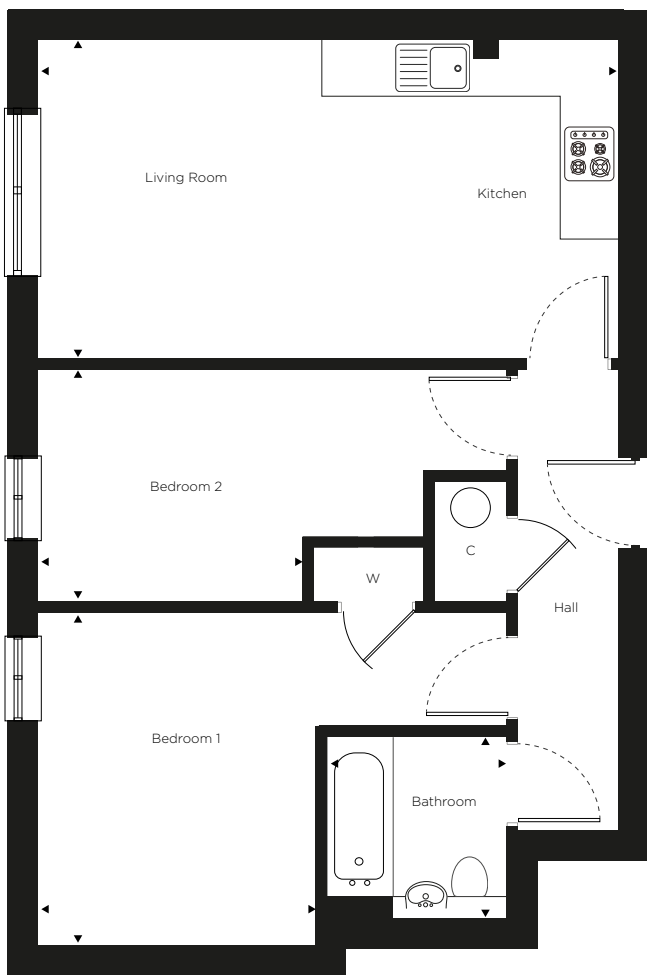
Ground Floor



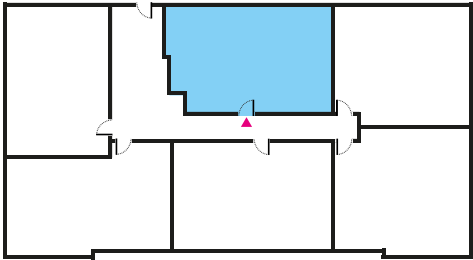
Dimensions	ft	m
Living Room / Kitchen	19' 5" x 9' 10"	5.92m x 2.99m
Bedroom 1	11' 4" x 8' 10"	3.44m x 2.7m
Bedroom 2	8' 11" x 9' 1"	2.72m x 2.76m
Bathroom	6' 3" x 6'	1.9m x 1.83m

H E N W I C K V I E W

— A P A R T M E N T 1 5 —



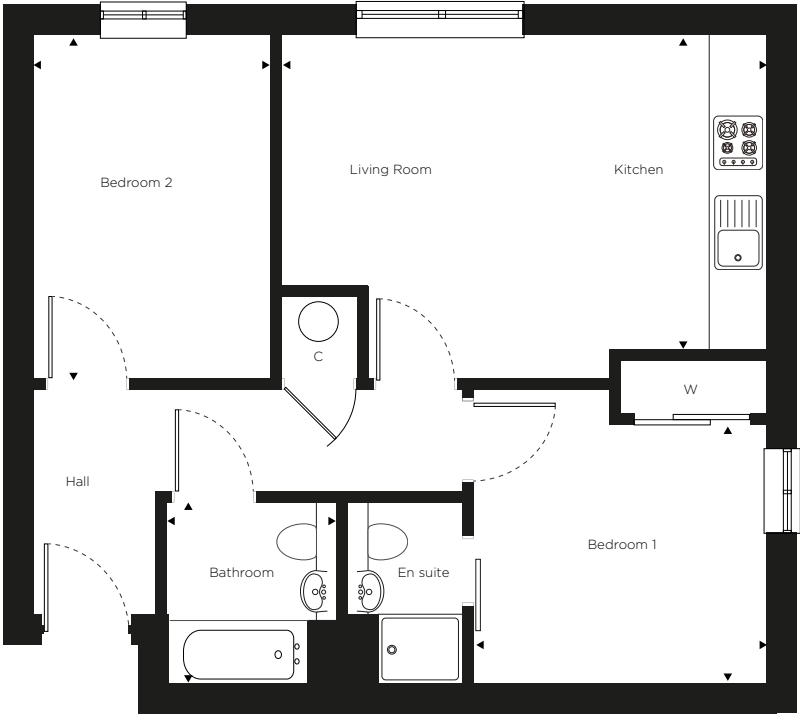
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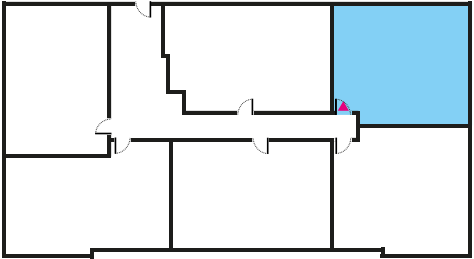
Dimensions	ft	m
Living Room / Kitchen	11' 2" x 20' 3"	3.41m x 6.18m
Bedroom 1	11' 8" x 9' 9"	3.56m x 2.96m
Bedroom 2	8' 1" x 9' 3"	2.47m x 2.81m
Bathroom	6' 4" x 6' 3"	1.93m x 1.91m

H E N W I C K V I E W

— A P A R T M E N T 1 6 —



Ground Floor



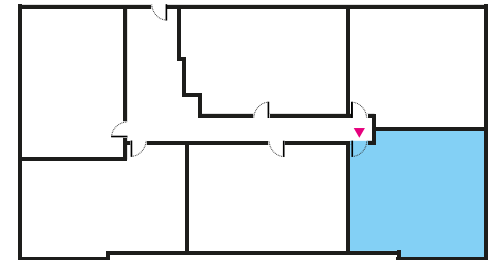
Dimensions	ft	m
Living Room / Kitchen	17' x 12'	5.18m x 3.66m
Bedroom 1	10' 3" x 9' 2"	3.13m x 2.79m
Bedroom 2	8' 4" x 12'	2.54m x 3.66m
Bathroom	6' x 6' 5"	1.82m x 1.96m

HENWICKVIEW

APARTMENT 17



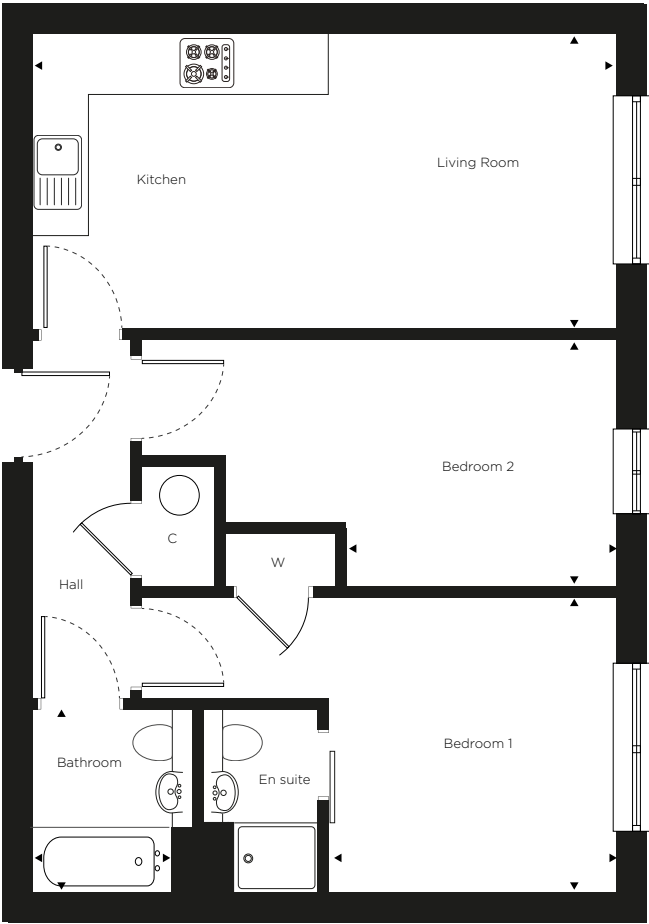
Ground Floor



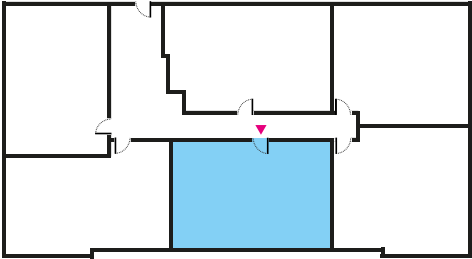
Dimensions	ft	m
Living Room / Kitchen	17' x 12' 3"	5.19m x 3.72m
Bedroom 1	10' 3" x 9' 2"	3.13m x 2.79m
Bedroom 2	8' 4" x 12' 1"	2.54m x 3.69m
Bathroom	6' x 6' 5"	1.82m x 1.96m

H E N W I C K V I E W

— A P A R T M E N T 1 8 —



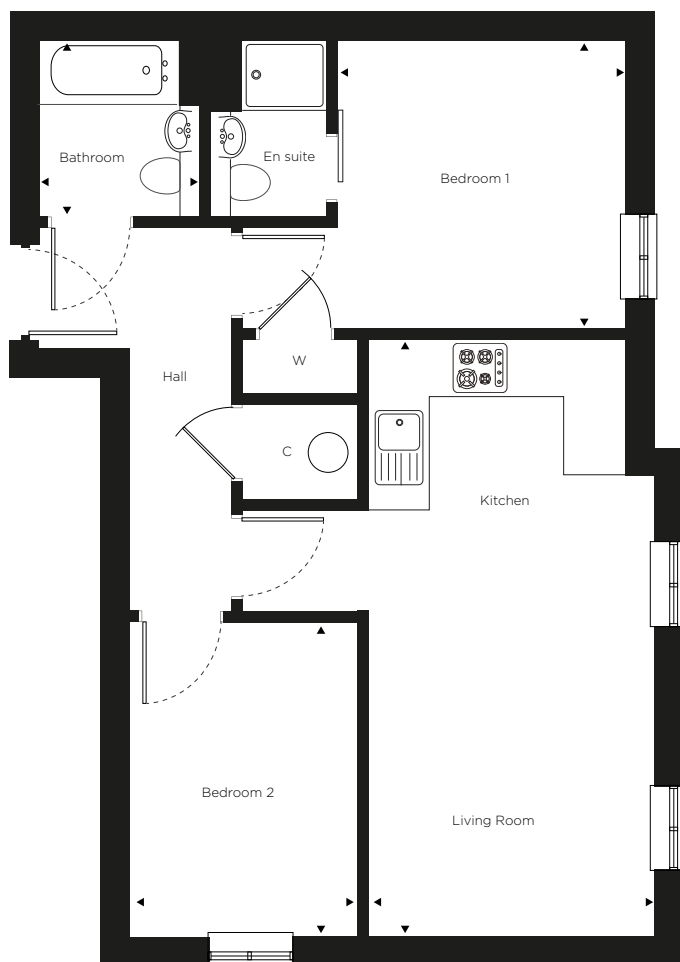
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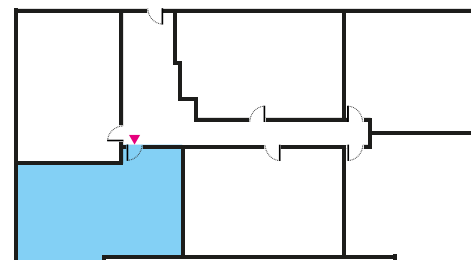
Dimensions	ft	m
Living Room / Kitchen	10' 4" x 20' 5"	3.15m x 6.22m
Bedroom 1	10' 4" x 9' 11"	3.15m x 3.03m
Bedroom 2	8' 7" x 9' 4"	2.63m x 2.85m
Bathroom	6' 5" x 5' 8"	1.96m x 1.73m

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APARTMENT 19



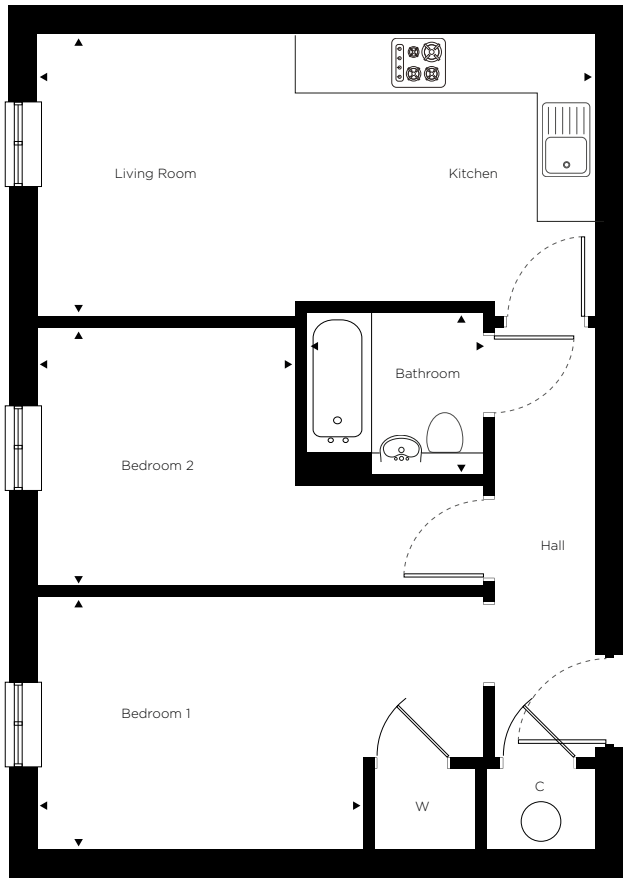
Ground Floor



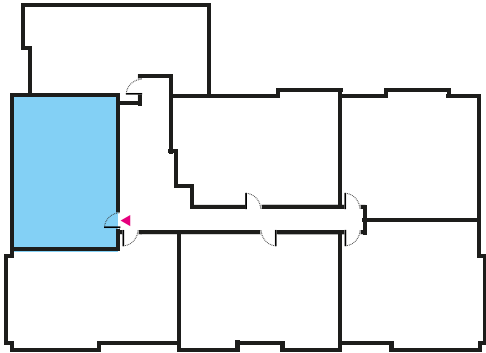
Dimensions	ft	m
Living Room / Kitchen	20' 9" x 9' 11"	6.33m x 3.04m
Bedroom 1	10' 1" x 9' 11"	3.07m x 3.03m
Bedroom 2	10' 11" x 7' 11"	3.33m x 2.41m
Bathroom	6' 3" x 5' 8"	1.9m x 1.73m

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—APARTMENT 20—



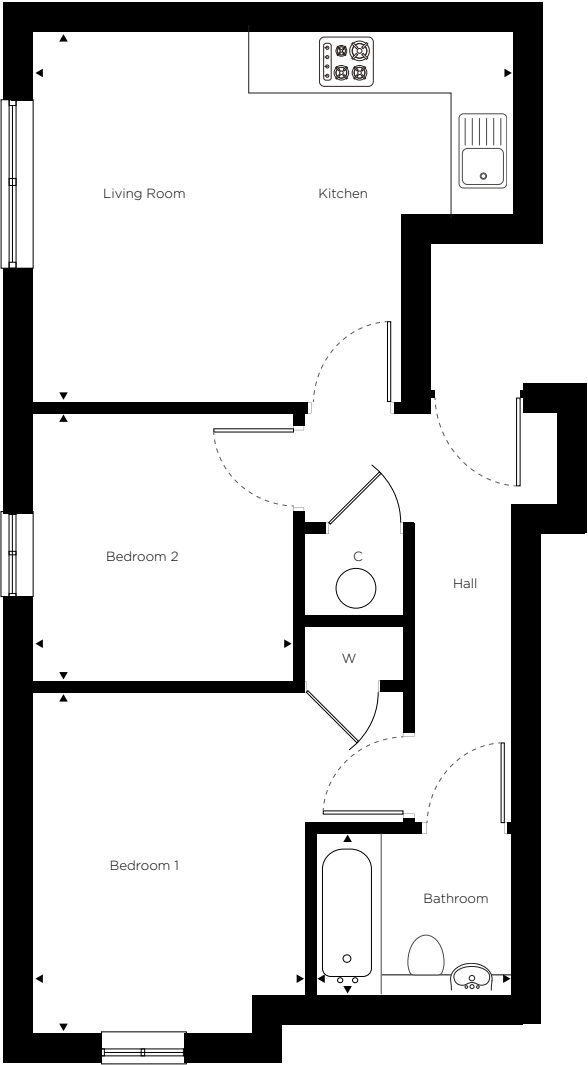
First Floor



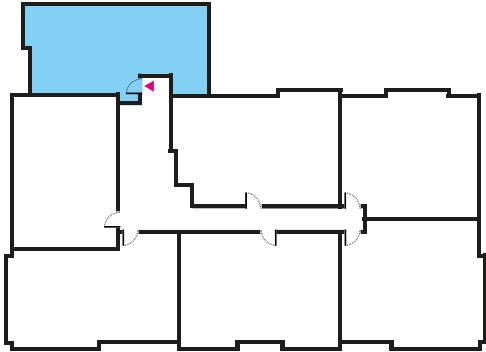
Dimensions	ft	m
Living Room / Kitchen	19' 5" x 9' 10"	5.92m x 2.99m
Bedroom 1	11' 4" x 8' 10"	3.44m x 2.7m
Bedroom 2	8' 11" x 9' 1"	2.72m x 2.76m
Bathroom	6' 3" x 6'	1.9m x 1.83m

H E N W I C K V I E W

— A P A R T M E N T 2 1 —



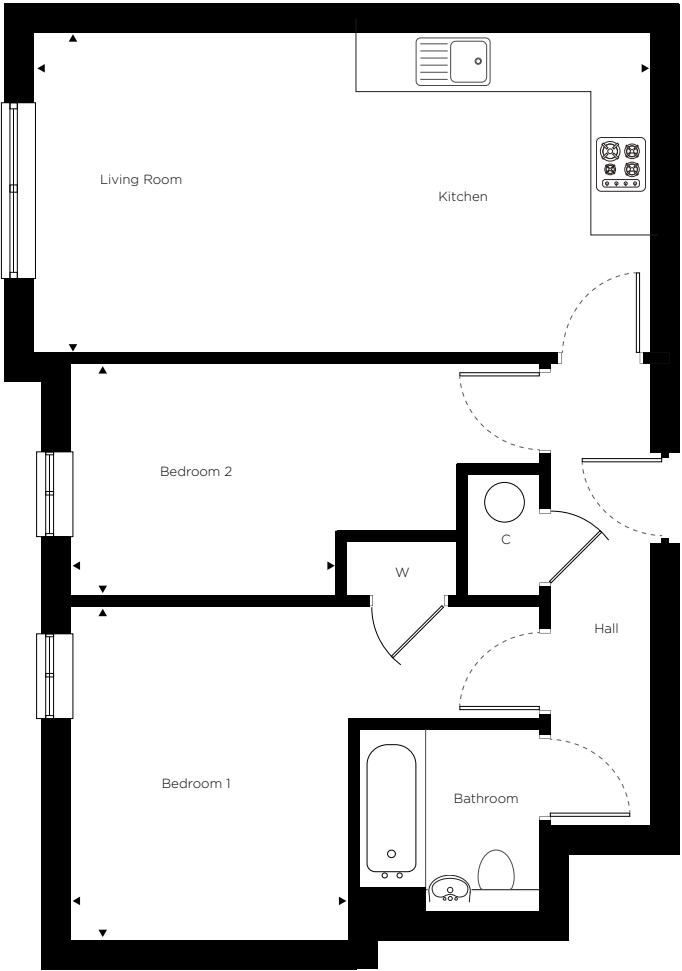
First Floor



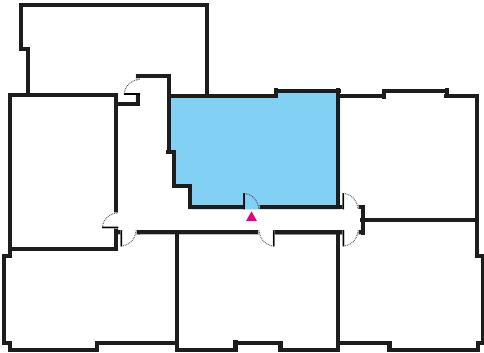
Dimensions	ft	m
Living Room / Kitchen	13' 1" x 16' 9"	3.99m x 5.1m
Bedroom 1	11' 10" x 9' 5"	3.61m x 2.87m
Bedroom 2	9' 4" x 8' 11"	2.85m x 2.73m
Bathroom	5' 7" x 6' 11"	1.71m x 2.11m

H E N W I C K V I E W

— A P A R T M E N T 2 2 —



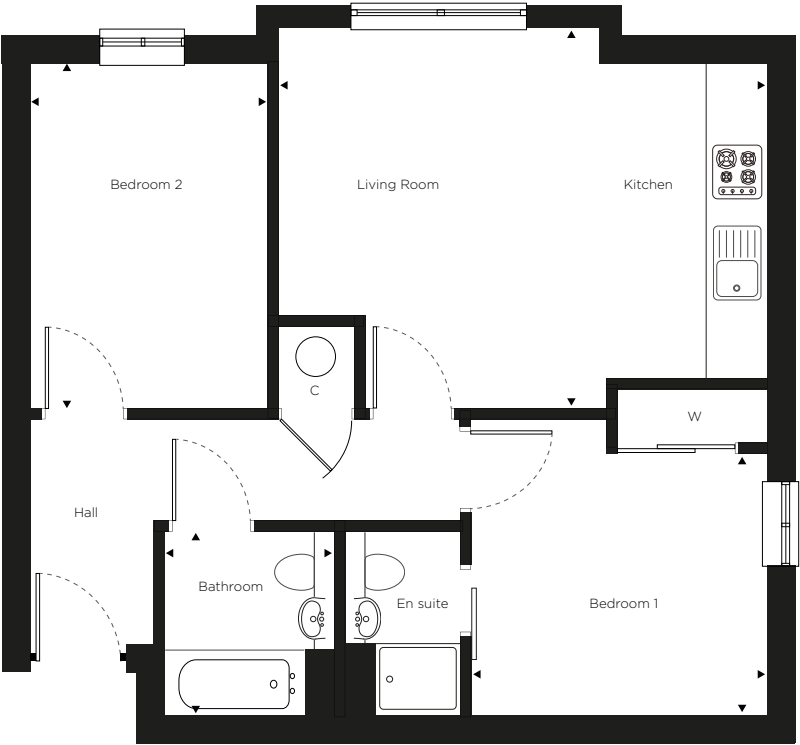
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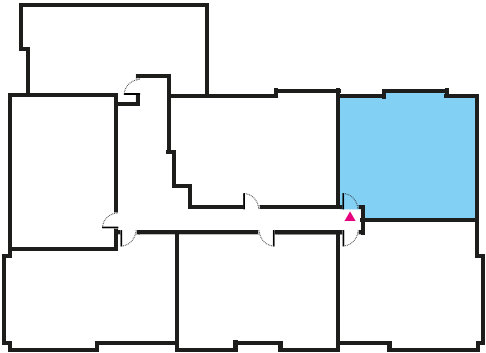
Dimensions	ft	m
Living Room / Kitchen	11' 2" x 21' 7"	3.4m x 6.58m
Bedroom 1	11' 8" x 9' 9"	3.56m x 2.96m
Bedroom 2	8' 1" x 9' 3"	2.47m x 2.81m
Bathroom	6' 4" x 6' 3"	1.93m x 1.9m

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— A P A R T M E N T 2 3 —



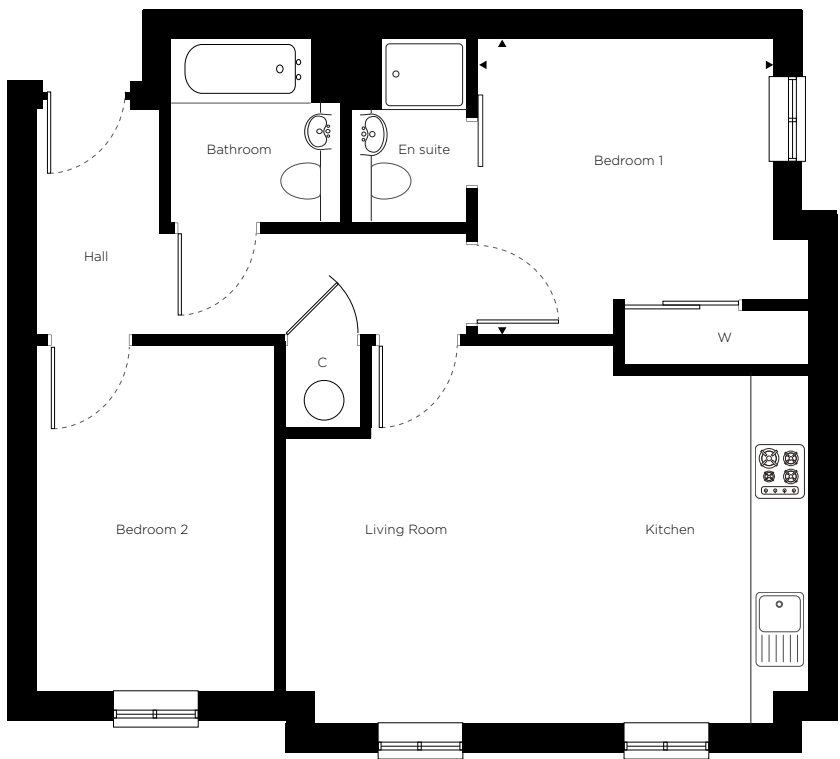
First Floor



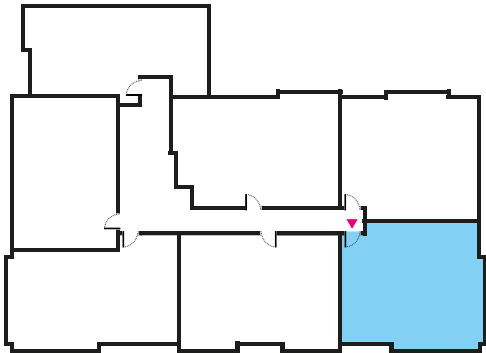
Dimensions	ft	m
Living Room / Kitchen	17' x 13' 4"	5.18m x 4.06m
Bedroom 1	10' 3" x 9' 2"	3.13m x 2.79m
Bedroom 2	8' 4" x 12'	2.54m x 3.66m
Bathroom	6' x 6' 5"	1.82m x 1.96m

H E N W I C K V I E W

— A P A R T M E N T 2 4 —



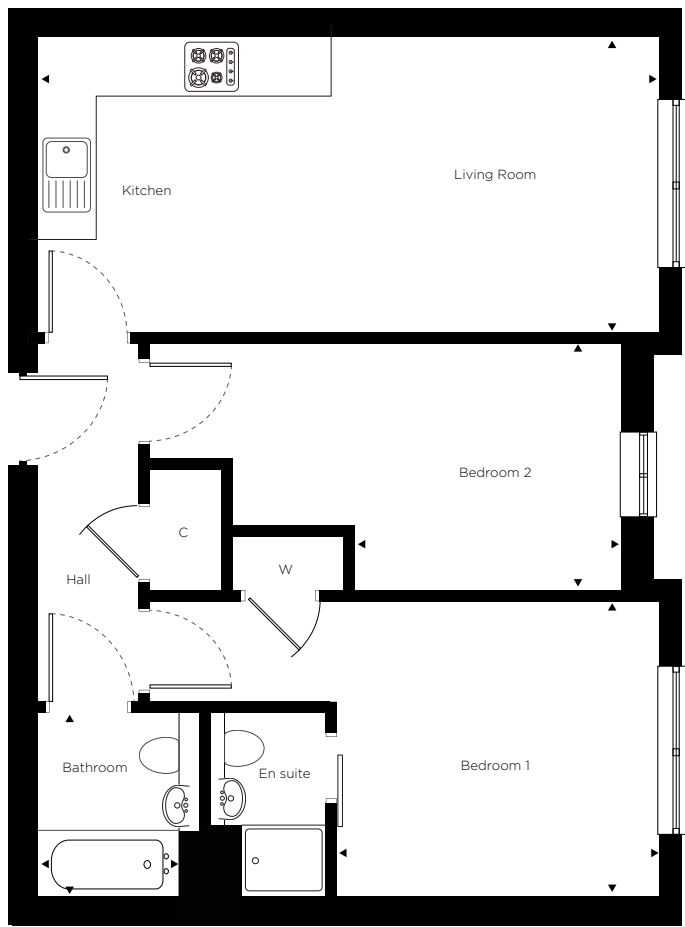
First Floor



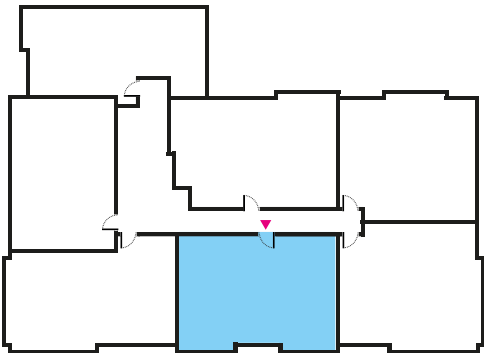
Dimensions	ft	m
Living Room / Kitchen	18' 4" x 12' 2"	5.58m x 3.71m
Bedroom 1	10' 3" x 9' 2"	3.13m x 2.79m
Bedroom 2	8' 4" x 12' 1"	2.54m x 3.69m
Bathroom	6' x 6' 5"	1.82m x 1.96m

H E N W I C K V I E W

— A P A R T M E N T 2 5 —



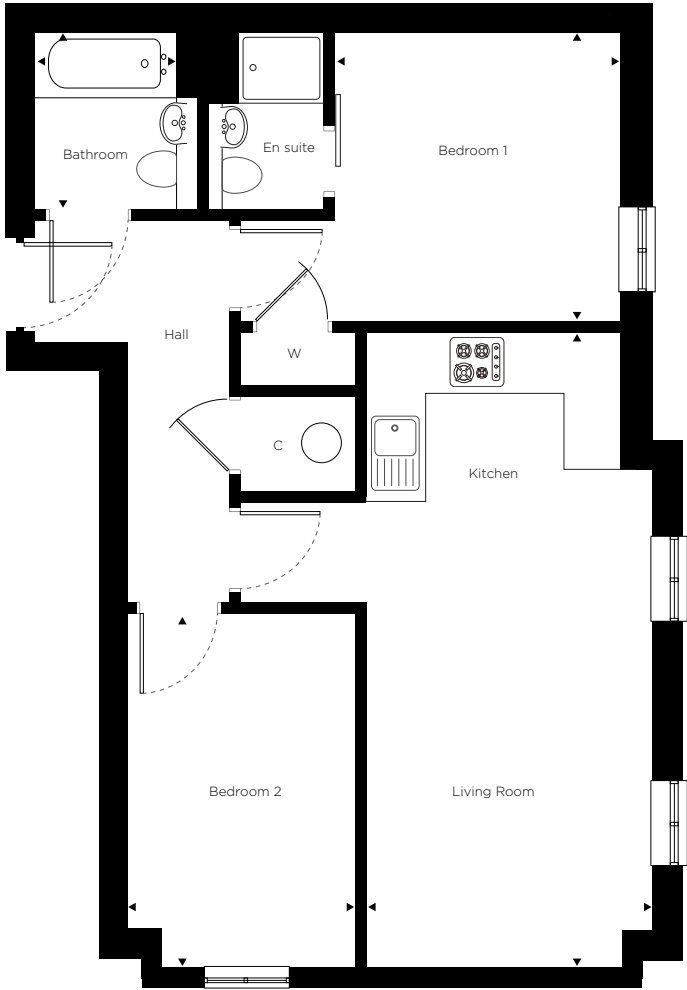
First Floor



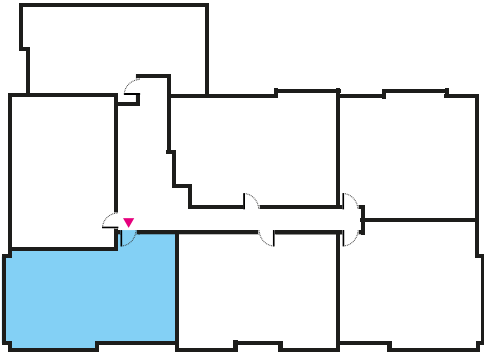
Dimensions	ft	m
Living Room / Kitchen	10' 4" x 21' 9"	3.14m x 6.62m
Bedroom 1	10' 4" x 11' 3"	3.14m x 3.43m
Bedroom 2	8' 7" x 9' 4"	2.63m x 2.85m
Bathroom	6' 2" x 5' 8"	1.88m x 1.73m

H E N W I C K V I E W

— A P A R T M E N T 2 6 —



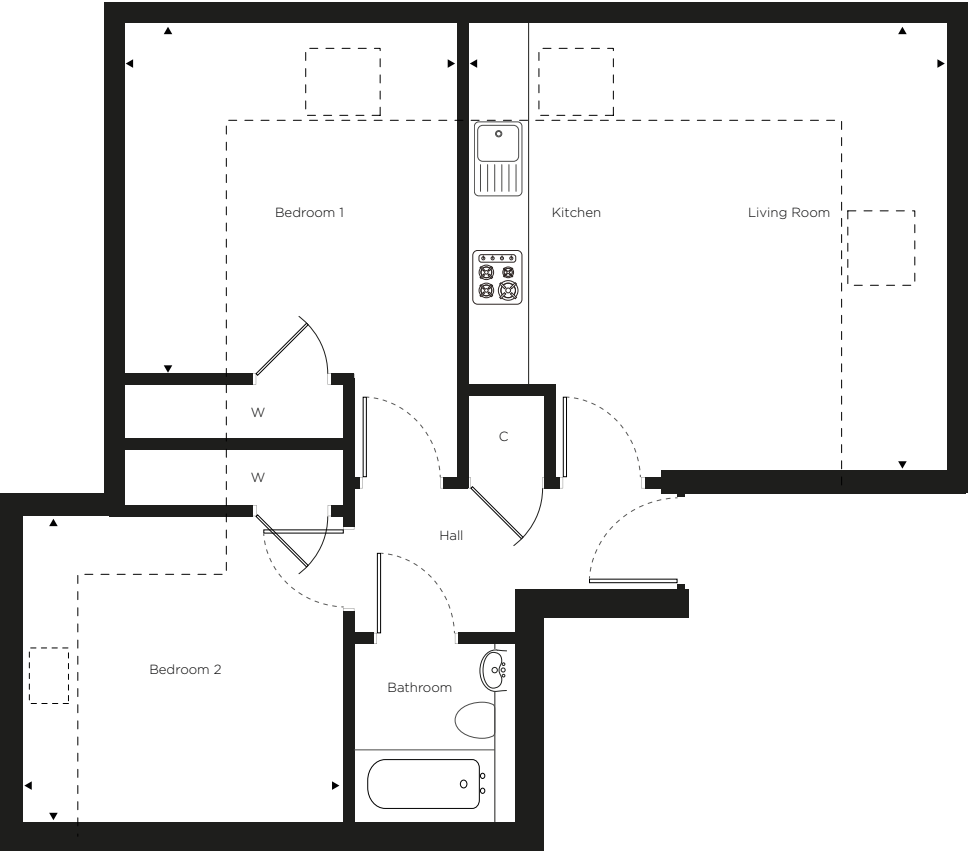
First Floor



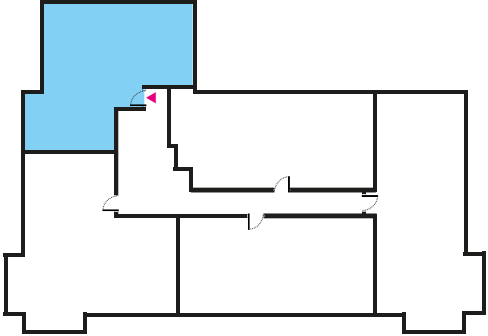
Dimensions	ft	m
Living Room / Kitchen	22' 1" x 9' 11"	6.73m x 3.04m
Bedroom 1	10' 1" x 9' 11"	3.07m x 3.03m
Bedroom 2	12' 3" x 7' 11"	3.73m x 2.41m
Bathroom	6' 5" x 5' 8"	1.88m x 1.73m

H E N W I C K V I E W

— A P A R T M E N T 2 7 —



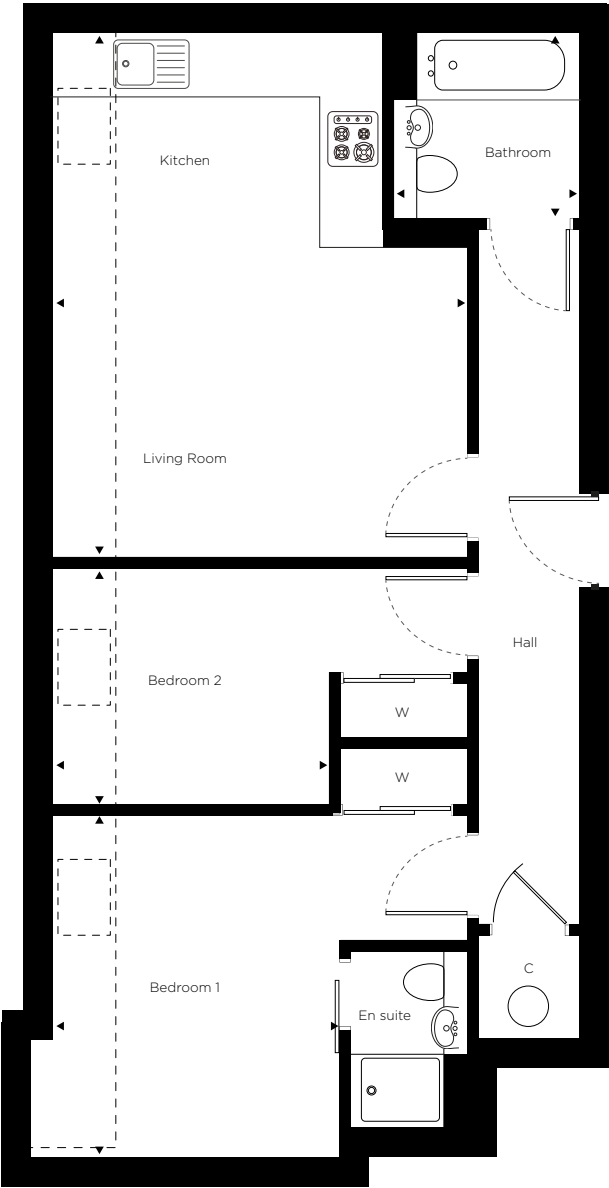
Second Floor



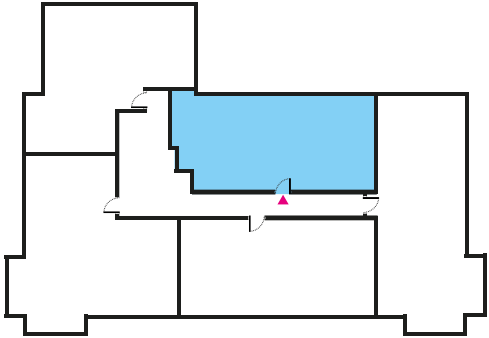
Dimensions	ft	m
Living Room / Kitchen	16' 9" x 15' 9"	5.11m x 4.81m
Bedroom 1	11' 7" x 12' 6"	3.53m x 3.8m
Bedroom 2	11' 2" x 10' 9"	3.42m x 3.27m
Bathroom	5' 8" x 6' 3"	1.73m x 1.9m

HENWICKVIEW

APARTMENT 28



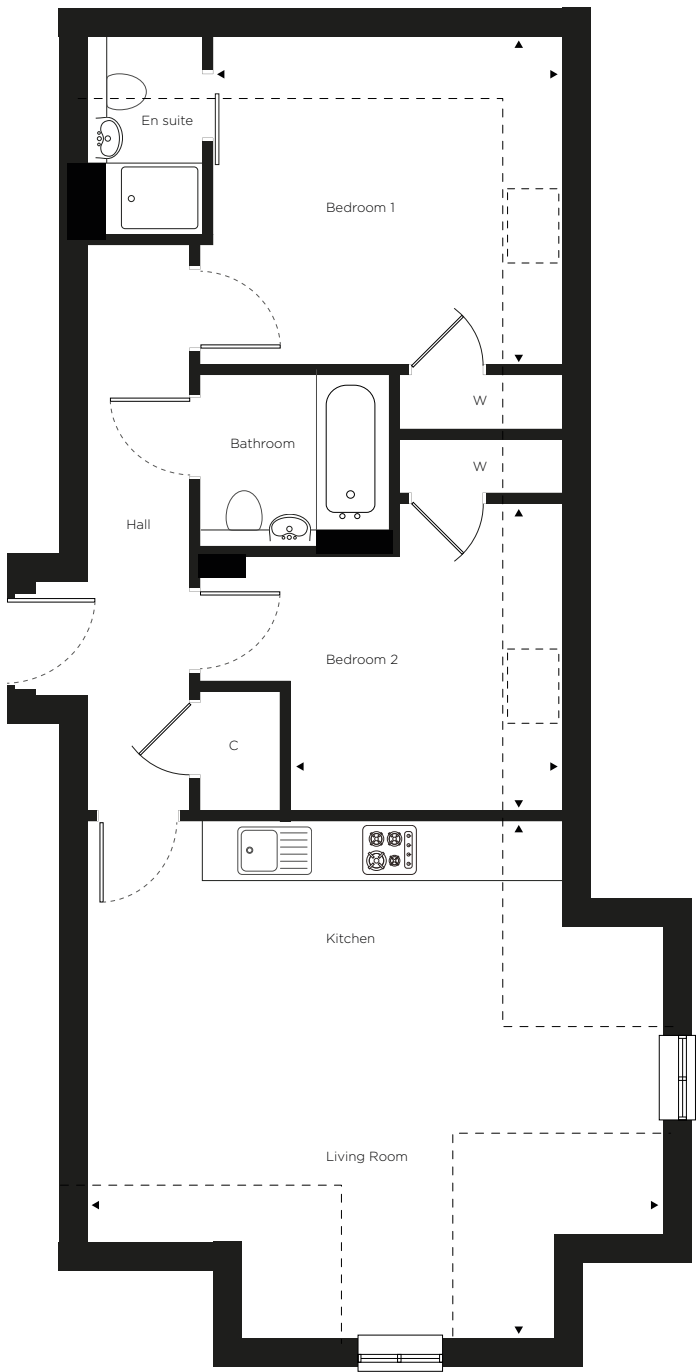
Second Floor



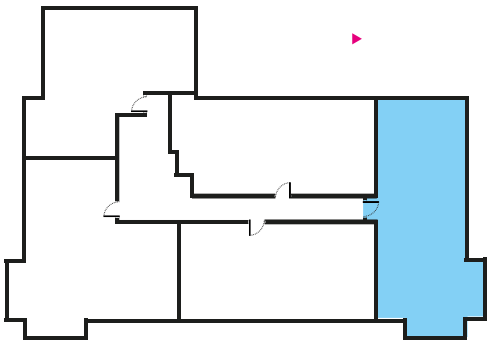
Dimensions	ft	m
Living Room / Kitchen	18' x 14' 3"	5.49m x 4.33m
Bedroom 1	11' 8" x 9' 10"	3.56m x 2.99m
Bedroom 2	8' 1" x 9' 6"	2.47m x 2.89m
Bathroom	6' 5" x 6' 5"	1.96m x 1.96m

H E N W I C K V I E W

— A P A R T M E N T 2 9 —



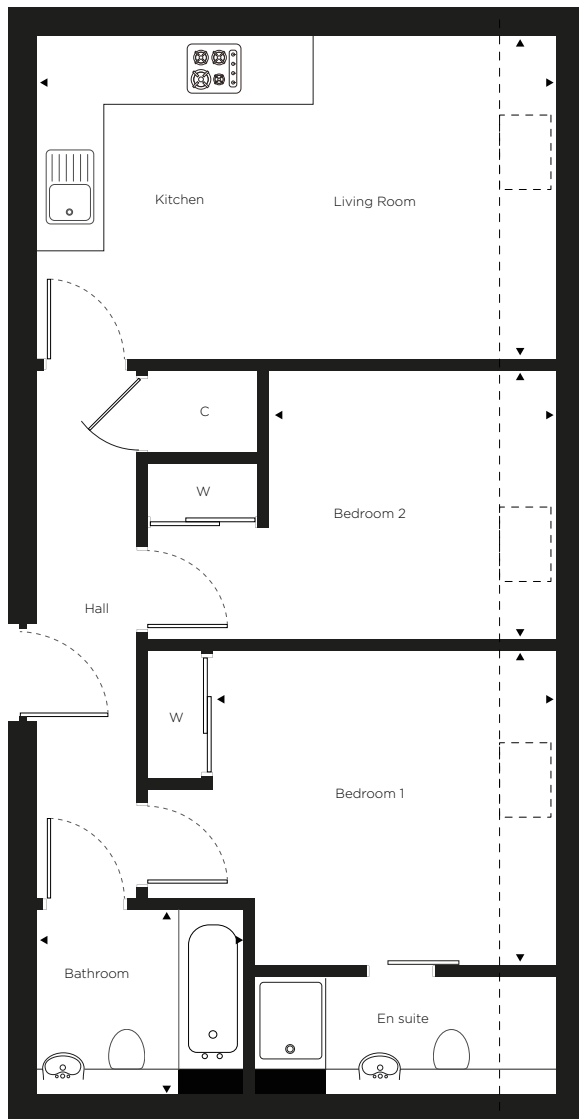
Second Floor



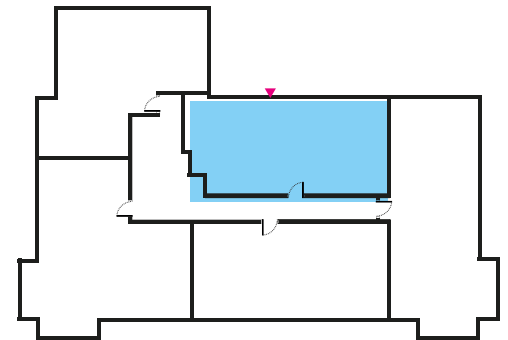
Dimensions	ft	m
Living Room / Kitchen	20' 2" x 18'	6.15m x 5.5m
Bedroom 1	12' 4" x 11' 6"	3.76m x 3.49m
Bedroom 2	9' 7" x 8' 11"	2.93m x 2.72m
Bathroom	6' 7" x 6'	2.01m x 1.83m

HENWICKVIEW

APARTMENT 30



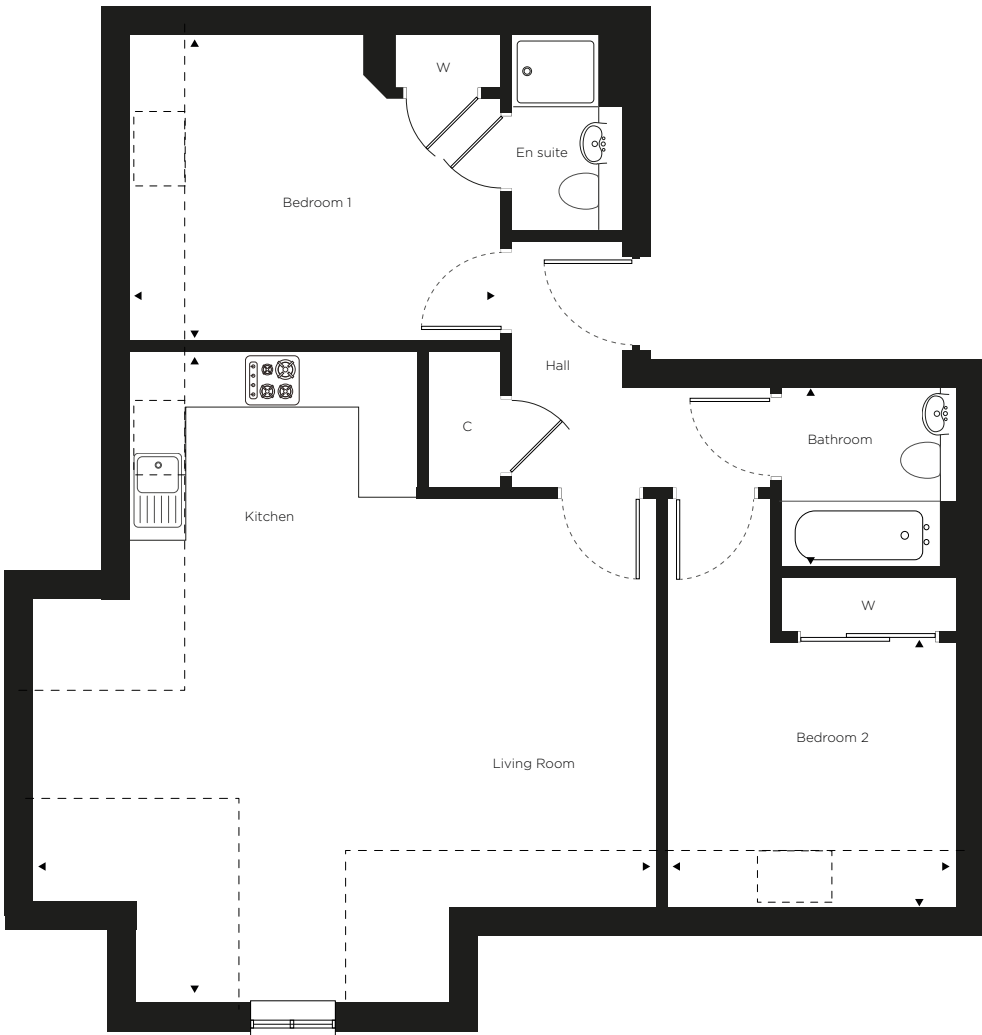
Second Floor



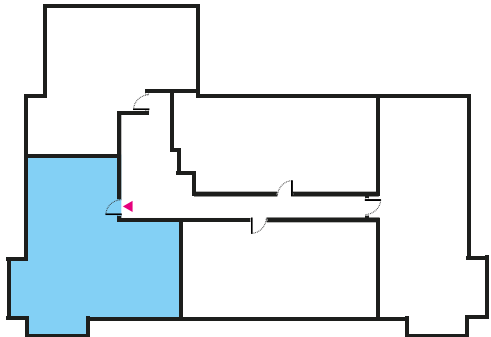
Dimensions	ft	m
Living Room / Kitchen	11' 4" x 18' 3"	3.46m x 5.56m
Bedroom 1	11' x 12' 1"	3.36m x 3.68m
Bedroom 2	9' 5" x 10' 1"	2.87m x 3.08m
Bathroom	5' 7" x 7' 3"	1.71m x 2.22m

HENWICKVIEW

APARTMENT 31



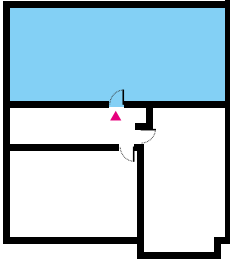
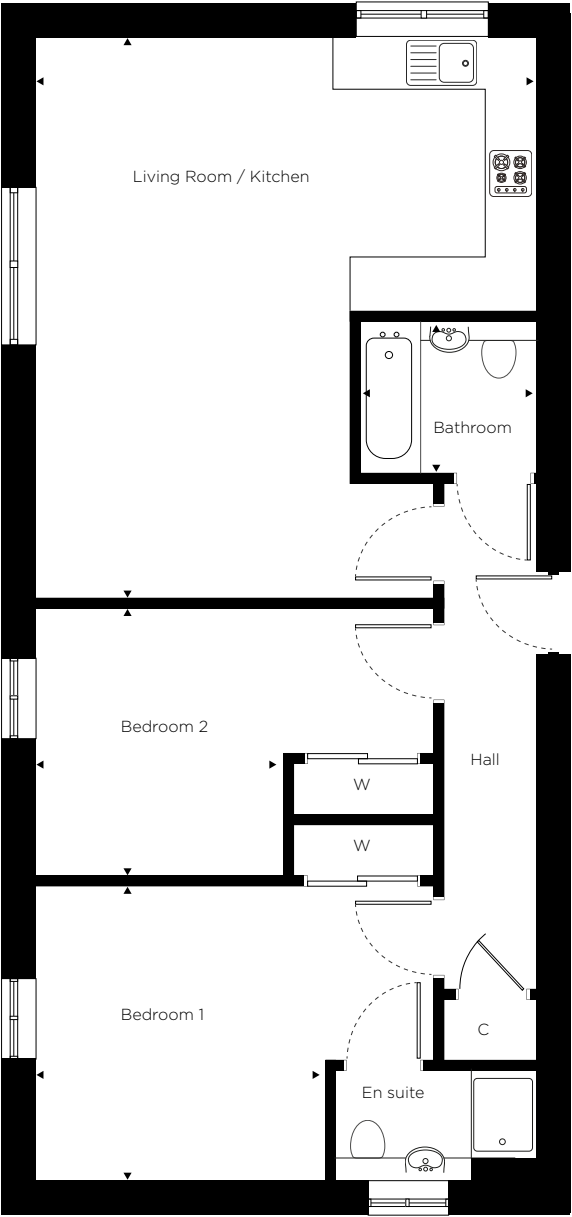
Second Floor



Dimensions	ft	m
Living Room / Kitchen	21' 11" x 22' 9"	6.68m x 6.93m
Bedroom 1	13' x 10' 8"	3.96m x 3.26m
Bedroom 2	10' 1" x 9' 3"	3.07m x 2.83m
Bathroom	6' 3" x 6' 4"	1.91m x 1.92m

H E N W I C K V I E W

— A P A R T M E N T 3 9 —

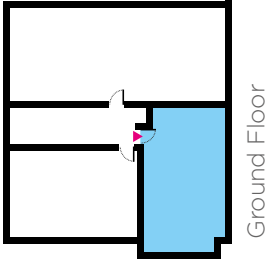
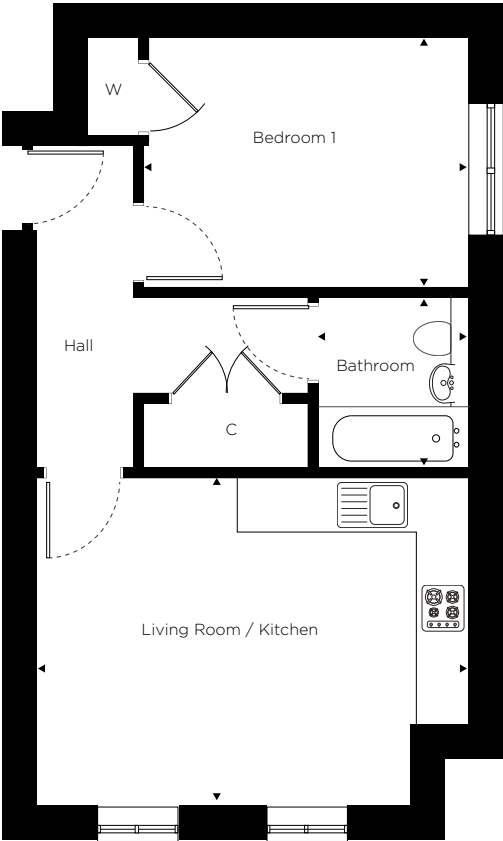


Ground Floor

Dimensions	ft	m
Living Room / Kitchen	20' 8" x 18' 6"	6.31m x 5.65m
Bedroom 1	10' 9" x 10' 8"	3.29m x 3.25m
Bedroom 2	9' 10" x 9' 2"	3m x 2.78m
Bathroom	5' 7" x 6' 7"	1.7m x 2m

H E N W I C K V I E W

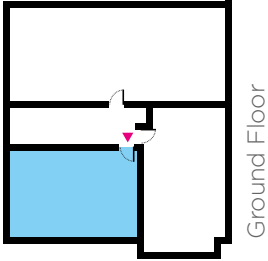
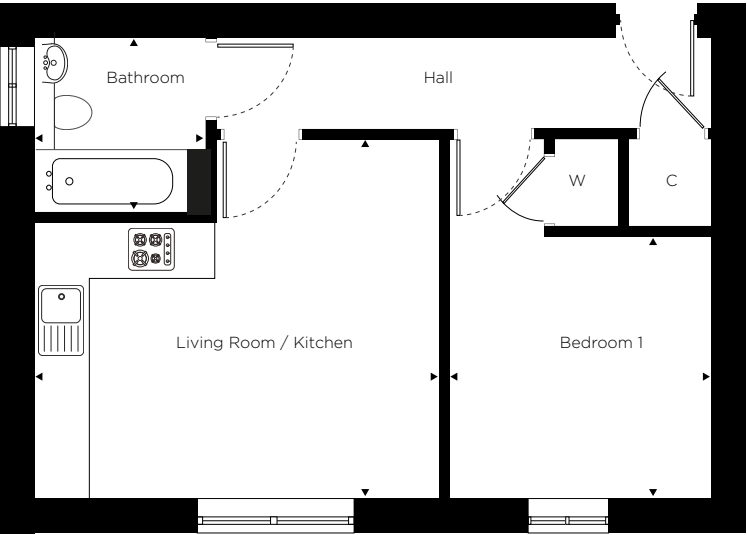
— A P A R T M E N T 4 0 —



Dimensions	ft	m
Living Room / Kitchen	15' 11" x 12' 1"	4.85m x 3.68m
Bedroom 1	11' 10" x 9' 5"	3.6m x 2.86m
Bathroom	5' 7" x 6' 3"	1.7m x 1.9m

H E N W I C K V I E W

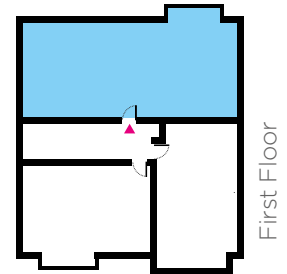
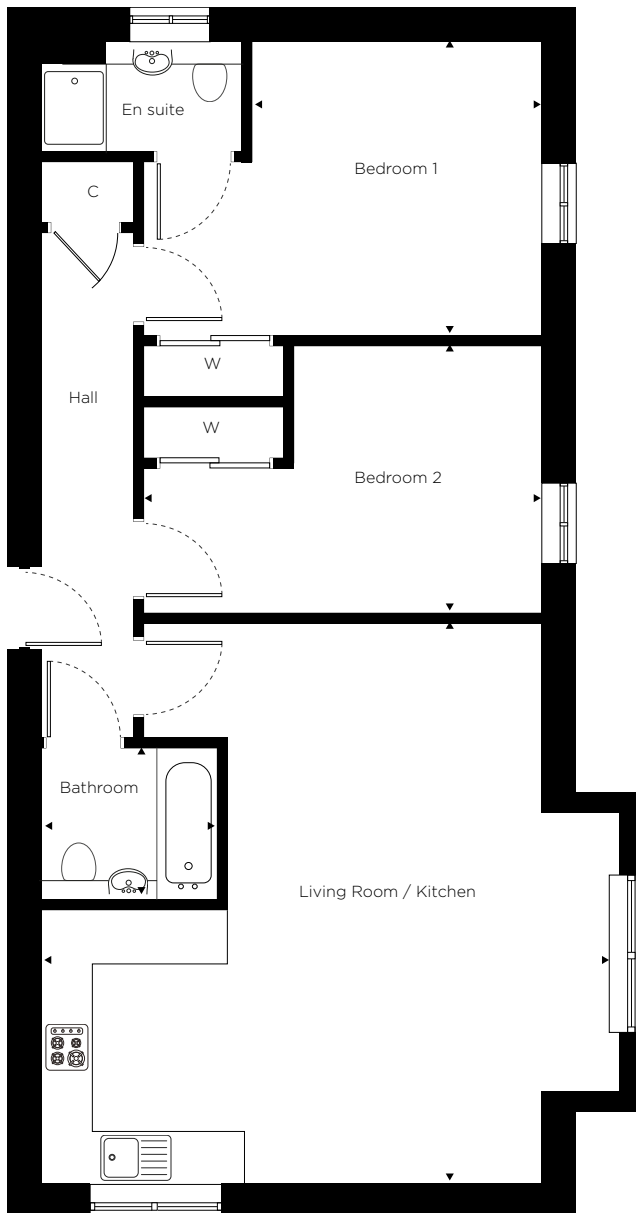
— A P A R T M E N T 4 1 —



Dimensions	ft	m
Living Room / Kitchen	14' 10" x 13' 3"	4.53m x 4.05m
Bedroom 1	10' x 9' 8"	3.04m x 2.96m
Bathroom	6' 3" x 6' 7"	1.91m x 2m

HENWICKVIEW

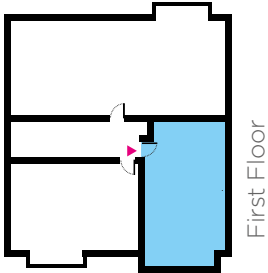
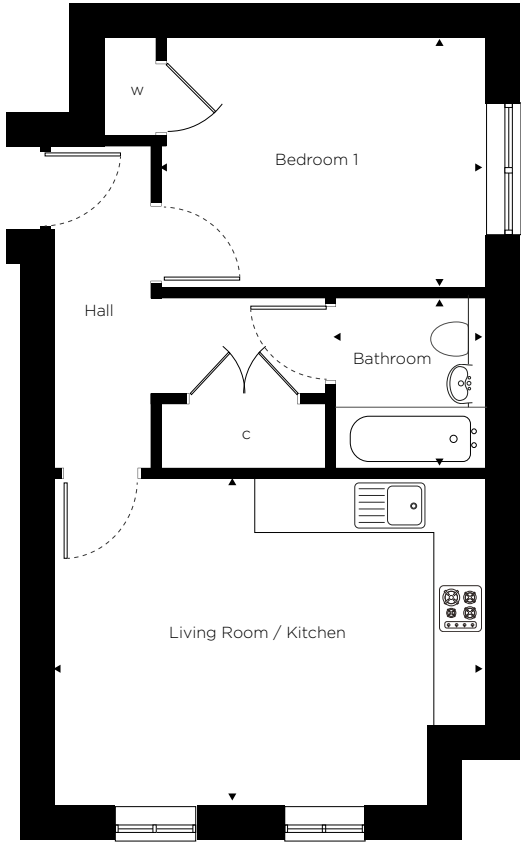
—APARTMENT 42—



Dimensions	ft	m
Living Room / Kitchen	20' 8" x 21' 2"	6.31m x 6.45m
Bedroom 1	10' 9" x 10' 8"	3.29m x 3.25m
Bedroom 2	9' 10" x 9' 2"	3m x 2.78m
Bathroom	5' 7" x 6' 7"	1.7m x 2m

H E N W I C K V I E W

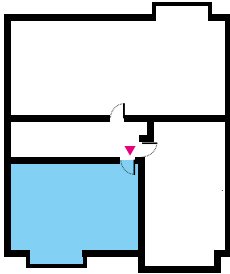
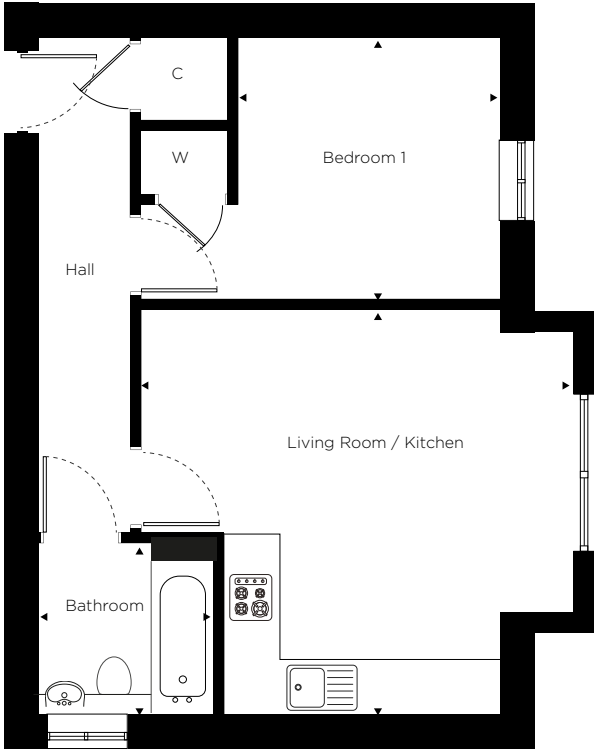
— A P A R T M E N T 4 3 —



Dimensions	ft	m
Living Room / Kitchen	15' 11" x 12' 1"	4.85m x 3.68m
Bedroom 1	12' x 9' 5"	3.67m x 2.86m
Bathroom	5' 7" x 6' 3"	1.7m x 1.9m

H E N W I C K V I E W

— A P A R T M E N T 4 4 —

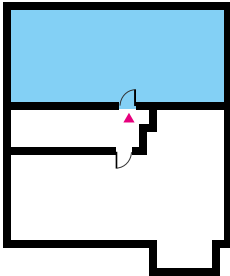
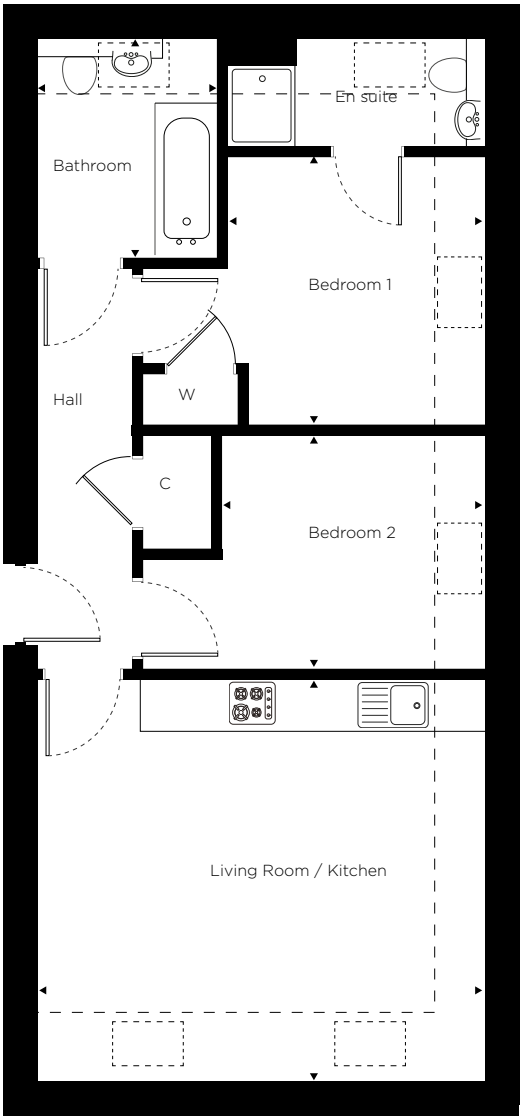


First Floor

Dimensions	ft	m
Living Room / Kitchen	14' 10" x 5' 11"	4.53m x 4.85m
Bedroom 1	10' x 9' 8"	3.04m x 2.96m
Bathroom	6' 3" x 6' 7"	1.91m x 2m

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— A P A R T M E N T 4 5 —

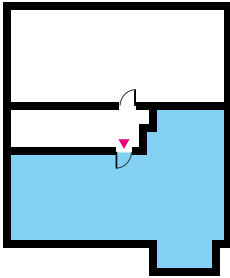
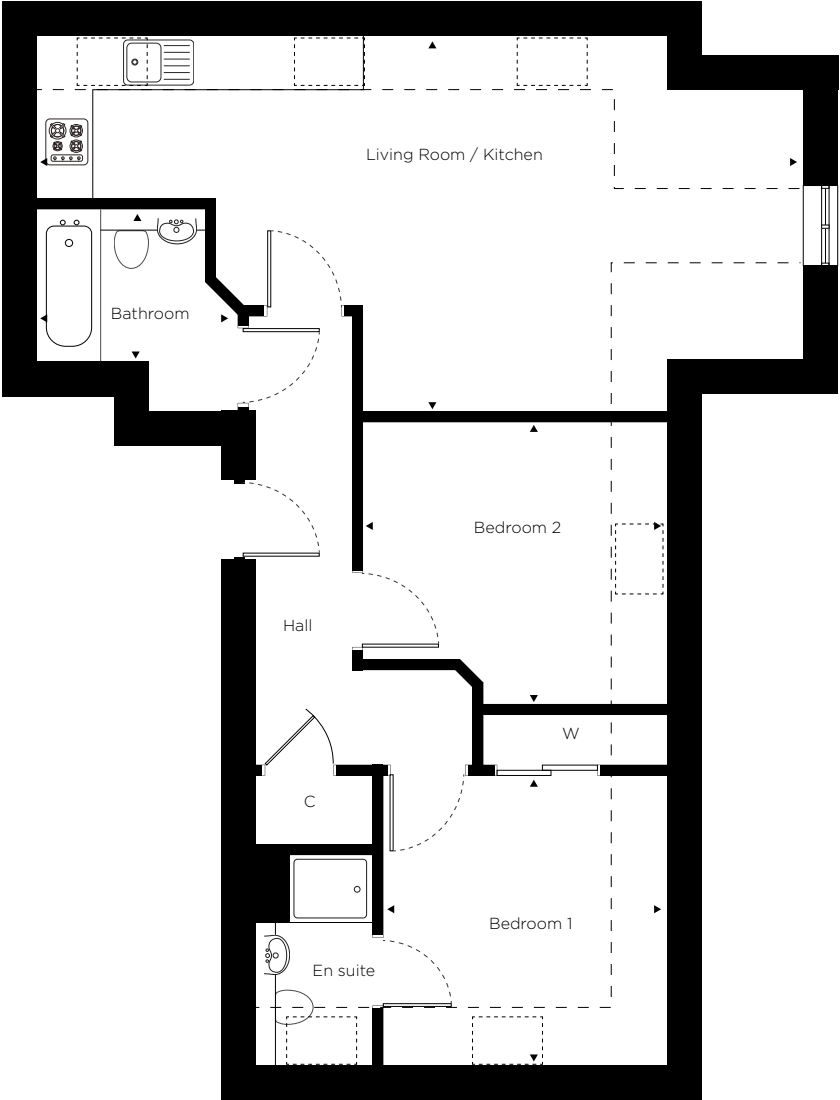


Second Floor

Dimensions	ft	m
Living Room / Kitchen	14' 5" x 16' 6"	4.39m x 5.02m
Bedroom 1	9' 10" x 8' 8"	3m x 2.65m
Bedroom 2	8' 7" x 9' 8"	2.62m x 2.95m
Bathroom	8' 1" x 6' 7"	2.46m x 2.01m

H E N W I C K V I E W

— A P A R T M E N T 4 6 —



Second Floor

Dimensions	ft	m
Living Room / Kitchen	13' 10" x 28' 6"	4.23m x 8.68m
Bedroom 1	10' 8" x 10' 6"	3.26m x 3.19m
Bedroom 2	10' 5" x 11' 3"	3.16m x 3.42m
Bathroom	5' 7" x 6' 5"	1.7m x 1.96m



H E N W I C K V I E W

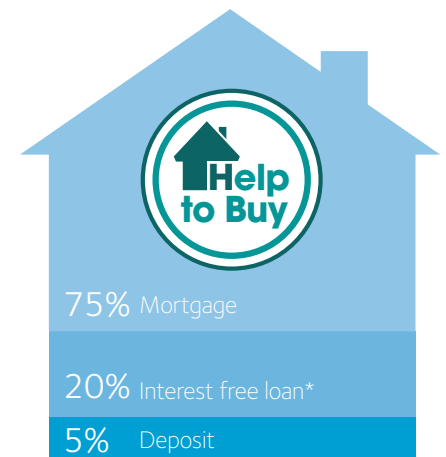
FINDING YOUR DREAM HOME

*Through the Government backed **Help to Buy** scheme, Rissance is helping customers to find their dream home.*

Help to Buy

Help to Buy is a government backed scheme to help hard working people buy a new home. The government provides a loan of up to 20% of the cost of your new Rissance home (interest free for the first 5 years) so you only need to find a 5% deposit and obtain a 75% mortgage from a lender it's that simple!

Help to Buy loans are available to both first time buyers and home movers wishing to buy Rissance brand new homes, subject to Help to Buy T&C's. For more information about Help to Buy, visit www.helptobuy.gov.uk



INVESTING IN PROPERTY?

Investor Package

With the Rissance Assured Rental Package, investing in property could not be easier. We guarantee a competitive gross yield* for 2 years and manage your property for you. From finding tenants, to covering rental voids and repair bills, Rissance takes care of everything.

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*Terms and conditions apply



H E N W I C K V I E W

HOMES FOR BRIGHTER LIVING

About Rissance

Established in 2004, Rissance has earned a reputation for excellence by delivering distinctively designed homes of exceptional quality. Our passion for innovative design and attention to detail is reflected in all of the beautifully-appointed new homes we have delivered to our discerning customers across the south.

Our Commitment to Customer Care

We understand that buying a new home is a major decision, so having confidence in the build quality of your new home and the service you receive is essential. With every Rissance home comes a commitment to customer satisfaction. Our comprehensive after sales service delivers complete peace of mind, allowing you to relax and enjoy your new home.

*Our dedicated customer service team
will assist you every step of the way,
making it even easier to buy your new
Rissance home.*

**CONSUMER
CODE** FOR
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How to find Henwick View

Henwick View is conveniently located just 6 miles from the M4 Junction 13, only 4 miles from the A34 and less than half a mile from Thatcham Town Centre.

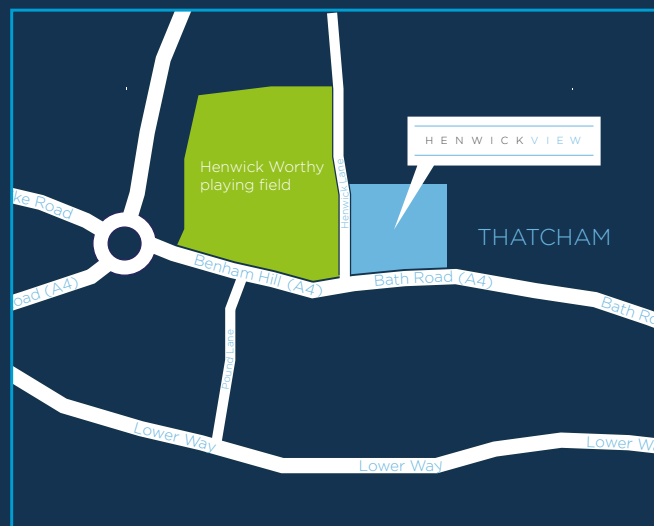
From Newbury

- At the Robin Hood roundabout take the second exit towards Thatcham (A4/London Road). Continue on the A4 up to Benham Hill roundabout and take the third exit onto Bath Road. You will see the Henwick Worthy playing fields on your left. Henwick View is on the corner at the first set of traffic lights.

From Thatcham High Street

- Take the A4 west bound towards Newbury and continue through first set of traffic lights and past Subway. Henwick View is on the right just before the next set of traffic lights, Henwick Lane and Henwick Worthy playing fields.

For further information, visit
www.ressance.co.uk or call
01635 277699



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 and dimensions for rooms in roof are generally taken from a skelling height of 1.2m. 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 an apartment 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 apartment at Henwick View (subject to availability) or in the alternative refund the client's reservation deposit.