



READING, BERKSHIRE

WOODLAND EDGE

4 BEDROOM HOUSES

*Effortless living for everyone*

St Edward  
Designed for life





## WOODLAND EDGE

The homes at Woodland Edge are a beautiful new addition to Green Park Village. This exclusive collection comprises just twenty-two 4 bedroom houses.

The Woodland Edge homes have a touch of New England style, featuring weatherboarding in gentle tones and first floor balconies to the living room. It's a timeless look, its simplicity is very appealing to the eye, which creates a feel of relaxed country living.

These houses are situated on the wooded edge of Green Park Village, in a secluded position surrounded by mature trees, creating a verdant view from the rear garden.

The lake, another glorious natural feature of the village, is also just a short stroll away.



*This is contemporary village living at its most relaxed*





WOODLAND EDGE

WOODLAND EDGE

## FRESH COUNTRY STYLE

*Timeless simplicity*



## GREEN PARK VILLAGE

*Everything on your doorstep*

Green Park Village, a new community in Reading, offers a stunning collection of New England inspired houses and contemporary apartments located on the banks of a beautiful lake. It has a host of essential amenities at its heart, all of which are just a short stroll from home.







## LIVING LOCALLY

*Amenities in the village or nearby*

Green Park Village is already flourishing. It has a new primary school, Market Square and Extra Care homes with local restaurants, a health and fitness centre, and year round events at adjacent Green Park Business Park adding to the social mix.

It is well connected too. Forthcoming Green Park railway station, situated across the lake, will provide direct access to Reading and Crossrail with quick connections into London.



Photography of Green Park Village Primary School



Photography of Green Park Village





Photography of the lake at Green Park Village



Photography of residents at Green Park Village

## COMMUNITY LIFE

### *Friendships and fitness*

People of all ages can get to know one another at Green Park Village, whether it's sipping on a coffee in the Market Square, enjoying a jog or cycle ride around the lake or exploring the 60 acres of woodland and parkland surroundings.







Computer generated image is indicative only

WELCOME TO WOODLAND EDGE

# YOUR HOME AT WOODLAND EDGE

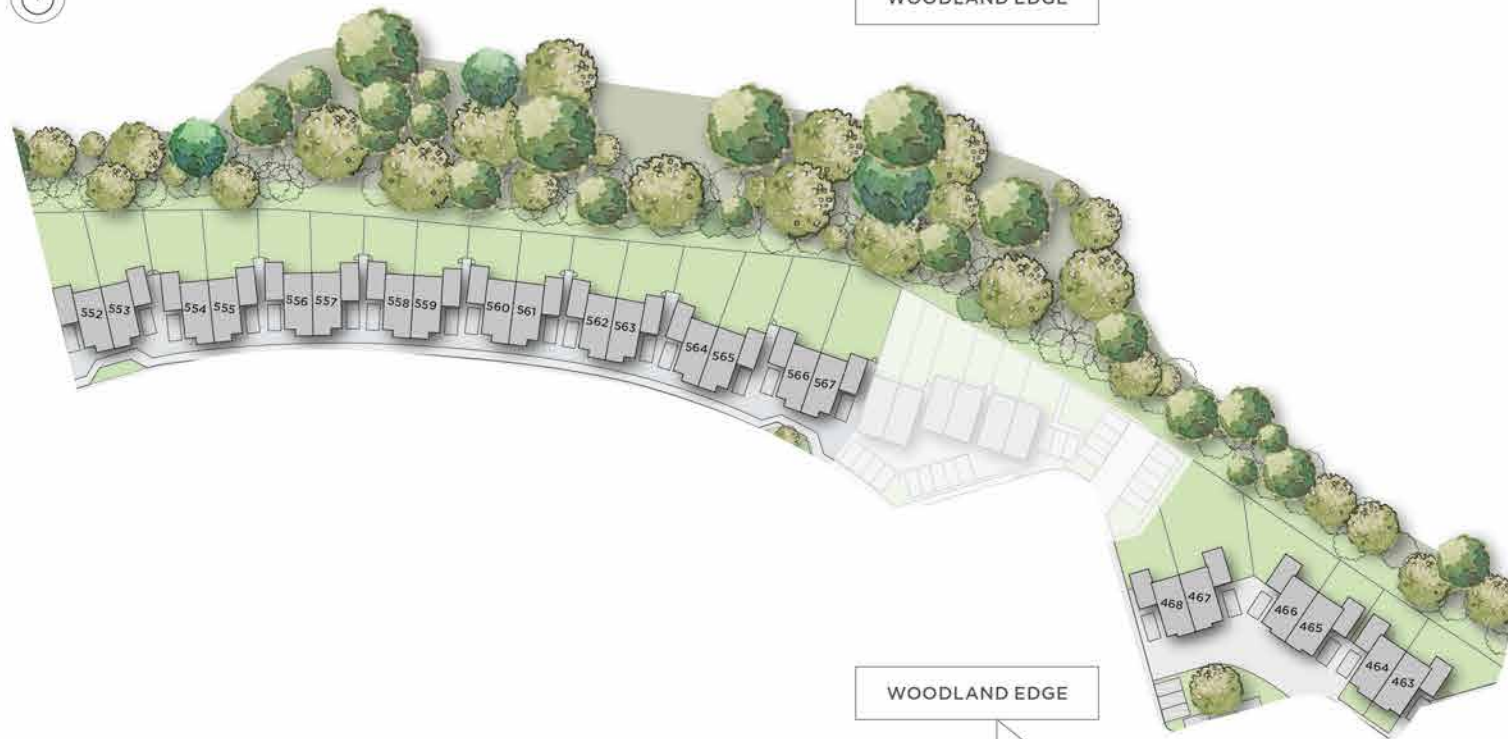
*These are perfect modern family homes, where you can enjoy the balanced lifestyle you are looking for. The warm heart of the home is the open-plan kitchen/dining room, where you can throw open the double doors to step into the secluded peace of your garden. The first floor living room is another serene space, opening onto a balcony. Every home also has a garage and off-street parking.*







WOODLAND EDGE



WOODLAND EDGE

## SITE PLAN

*Set in 60 acres of parkland, Green Park Village offers all the facilities that a local neighbourhood needs*

Green Park Village offers access to a forthcoming train station, Market Square, woodland walks, play areas, a new primary school and excellent facilities at nearby Green Park Business Park including restaurants, retail and gym with pool.



### Key

- Market Square
- Primary School
- Transport Interchange
- Play Area
- Picnic Areas
- SS Substation
- EC Extra Care Apartments
- AH Affordable Housing

- Woodland Edge
- Leisure route and footpaths inside Green Park Village
- Green Park lake edge paths and public pedestrian route
- National Cycle Route 23
- Willow Walk (Public Footpath 11)
- Footpath to Kennet & Avon Canal
- Completed Phases
- Future Phases







## SPACIOUS & INVITING

*A warm welcome to everyone*

First impressions count, and the houses at Woodland Edge deliver the perfect warm welcome. The light and spacious hallway, along with the high quality finishes, provides a real sense of arrival.





## THE MODERN KITCHEN

*Designed for living*

Kitchens are no longer just about cooking. At Woodland Edge, every kitchen has a spacious dining area too. The cabinets are classic Shaker style, with energy efficient appliances from trusted manufacturers. Like all of the ground floor rooms, beautiful vinyl timber effect flooring provides a durable and stylish finish.





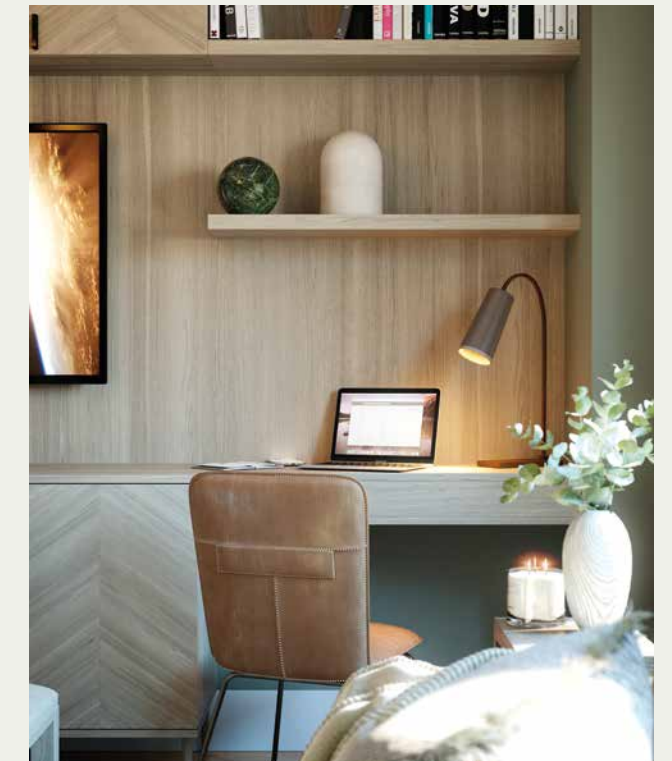


## OPEN THE DOORS

*The garden is waiting*

These days, everyone wants outdoor space, and at Woodland Edge the generous garden is effectively another room, with direct access from the kitchen/dining room. Here, indoor and outdoor life merge beautifully, with mature woodland as a verdant backdrop. Entertain in style al fresco, or just enjoy quiet times in the fresh air.





## COSY SNUG

*The family room*

Flexible family space is one of the key aspects of these outstanding homes. The ground floor 'snug' provides an alternative to the main living room, where you can enjoy television, music, reading or conversation as the mood takes you.







## STYLISH LIVING SPACE

*A stunning living room*

Featuring the quality finishes and elegant proportions that St Edward is renowned for, the first floor living room has a relaxing aura. Glazed doors open onto the white-railed private balcony, admitting maximum natural light and providing further outdoor space for all to enjoy.





## TRANQUIL LUXURY

### *Beautiful bedrooms*

All four bedrooms are calm, welcoming spaces with sumptuous carpet underfoot. Bedroom one has the ultimate luxury of a dressing room with internal fittings including a shelf and rail, as well as an en suite shower room with a spacious walk-in shower.







## BATHROOM STYLE

*Elegant and calming*

The bathroom is a true test of quality in any home, and those at Woodland Edge are proof of St Edward's superior standards. Featuring the finest fittings: Villeroy & Boch sanitaryware, VADO and Crosswater brassware, perfectly complemented by bespoke details such as display shelving and a recessed mirror cabinet.







## SHOWERED IN QUALITY

*Luxury in every detail*

The en suite shower rooms match the family bathroom for impressive quality. These carefully planned spaces are furnished with a Villeroy & Boch wall hung porcelain basin, surface mounted chrome Crosswater mixer tap, with a clear glass and chrome walk-in power shower providing a distinctive note of contemporary luxury.





## SPECIFICATION

*Exceptional quality*

### KITCHENS

- Individually designed Shaker style kitchens with handles to low level units
- Quartz worktop with porcelain gloss tile splashback to selected walls
- Stainless steel undermounted sink with drainer and chrome polished mixer tap
- Bosch microwave oven with combination grill
- Bosch built-in single oven
- Bosch 4-zone induction hob
- Beko integrated fridge/freezer
- Beko integrated dishwasher
- Zanussi integrated extractor hood
- Feature LED task lighting to underside of wall cabinets
- Feature under counter shelving to end of peninsular
- Feature high level shelf to end of peninsular
- Integrated compartmental recycling bins
- Chrome sockets with USB charging points

### UTILITIES & CLOAKROOMS

- Villeroy & Boch wall hung porcelain basin with wall mounted chrome finished Crosswater mixer tap
- Villeroy & Boch back-to-wall WC with soft-close seat and cover, chrome dual flush plate and concealed cistern
- Feature large format porcelain tile to vanity wall
- High level mirror above basin
- Chrome towel rail
- Toilet roll holder
- Laminate work surface to utility with upstand
- Washing machine and separate tumble dryer

### BATHROOMS

- Villeroy & Boch wall hung porcelain basin with surface mounted chrome Crosswater mixer tap
- Villeroy & Boch back-to-wall WC with soft-close seat and cover, chrome dual flush plate and concealed cistern
- Single ended bath with glass bath screen, chrome Crosswater handheld shower, bath filler and thermostatic mixer
- High level bespoke recessed mirror cabinet with internal shelving, shaver socket and sensor LED lighting
- Feature display shelving with chrome wall light
- Chrome heated towel radiator
- Toilet roll holder

### EN SUITES

- Villeroy & Boch wall hung porcelain basin with surface mounted chrome Crosswater mixer tap
- Villeroy & Boch back-to-wall WC with soft-close seat and cover, chrome dual flush plate and concealed cistern
- Low profile stone resin shower tray with glass sliding door, chrome overhead rain shower with separate handheld shower set and thermostatic Crosswater shower mixer
- High level bespoke recessed mirror cabinet with internal shelving, shaver socket and sensor LED lighting
- Feature display shelving with chrome wall light
- Chrome heated towel radiator
- Toilet roll holder

### INTERNAL FINISHES

- Grey painted internal doors with chrome polished door furniture. Contrast paint finish to architrave and skirting in white
- Walk-in wardrobe with interior shelf and chrome hanging rail to bedroom one
- Luxury vinyl timber effect flooring to all areas on the ground floor
- Fitted carpets to remaining rooms and stairs
- Large format matt floor porcelain tiles and polished porcelain wall tiles to en suites and bathroom
- Loft hatch and light

### HEATING

- Gas fired central heating with mains pressure hot water
- Underfloor heating to the ground floor, with thermostatically controlled radiators to all other areas
- Chrome heated towel radiator to en suites and bathroom
- Mechanical extract ventilation to kitchen, utility, en suites and bathroom
- uPVC, sealed unit, double glazed external windows/doors

### ELECTRICAL FITTINGS

- TV aerial and satellite dish, with provision for Sky Q, as standard to the living room, family room/snug and additional cabling to all bedrooms
- Telephone points to living room and bedroom one
- Network data points to selected locations
- White LED downlights to kitchen, en suites, bathroom, cloakroom, hallway and landings

- Energy efficient pendant lighting to kitchen, living room, family room/snug and bedrooms
- Lighting to hall cupboards
- White switches and sockets
- USB charging points to kitchen, family room/snug, living room and all bedrooms
- External wall lantern to front of property
- External rear light

### EXTERNAL FINISHES

- Turf and paving to selected areas of rear garden
- Storage to rear garden
- External tap to rear of property
- Weatherproof double switched socket to rear of property
- Single garage and one off-street parking space to each property
- Power and light provided to garage

### SECURITY & PEACE OF MIND

- Power provided for future wireless intruder alarm to be fitted at a later date by purchaser
- Feature entrance door with multipoint locking system
- Mains powered smoke detectors with battery backup
- Heat detectors to kitchen
- CO detector
- 10-year NHBC build warranty
- 2-year St Edward warranty

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St Edward reserves the right to make these changes as required. A number of options are available to personalise your home. Options are subject to timeframes, availability and change. Please ask a Sales Consultant for details. Images are indicative only.



THE NEWPORT

Houses 464, 466, 468, 552, 554, 556, 558, 560, 562, 564 & 566

Total Area: 142.5 sq m 1,533 sq ft

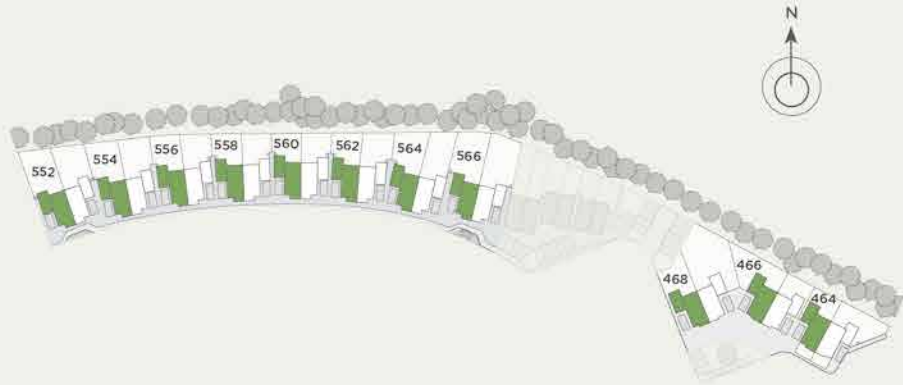
GARDEN CONTINUES (GARDEN SIZE MAY VARY)



GROUND FLOOR

Kitchen/Dining	5.09m x 3.28m	16' 8" x 10' 9"
Family Room/Snug	3.24m x 4.66m	10' 7" x 15' 3"

- KEY:
- ◄ ► Measurement points
  - C Cupboard
  - WM Washing Machine
  - TD Tumble Dryer
  - B Boiler
  - W Wardrobe
  - LH Loft Hatch
  - HWC Hot Water Cylinder



FIRST FLOOR

Living Room	5.09m x 3.26m	16' 8" x 10' 8"
Bedroom 1	3.39m x 3.28m	11' 1" x 10' 9"



SECOND FLOOR

Bedroom 2	3.47m x 3.26m	11' 4" x 10' 8"
Bedroom 3	2.99m x 3.28m	9' 9" x 10' 9"
Bedroom 4/Home Office	2.00m x 3.28m	6' 6" x 10' 9"

Layouts provide approximate measurements only and are subject to change. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Areas are provided as gross internal areas under the RICS measuring practice. All internal measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Please note, to increase legibility these plans have been scaled to fit the page. As a result this plan may not be at the same scale as those on other pages. The flooring is indicative only and does not necessarily represent the correct orientation and scale of the pattern as this will vary.



THE NEWPORT\*

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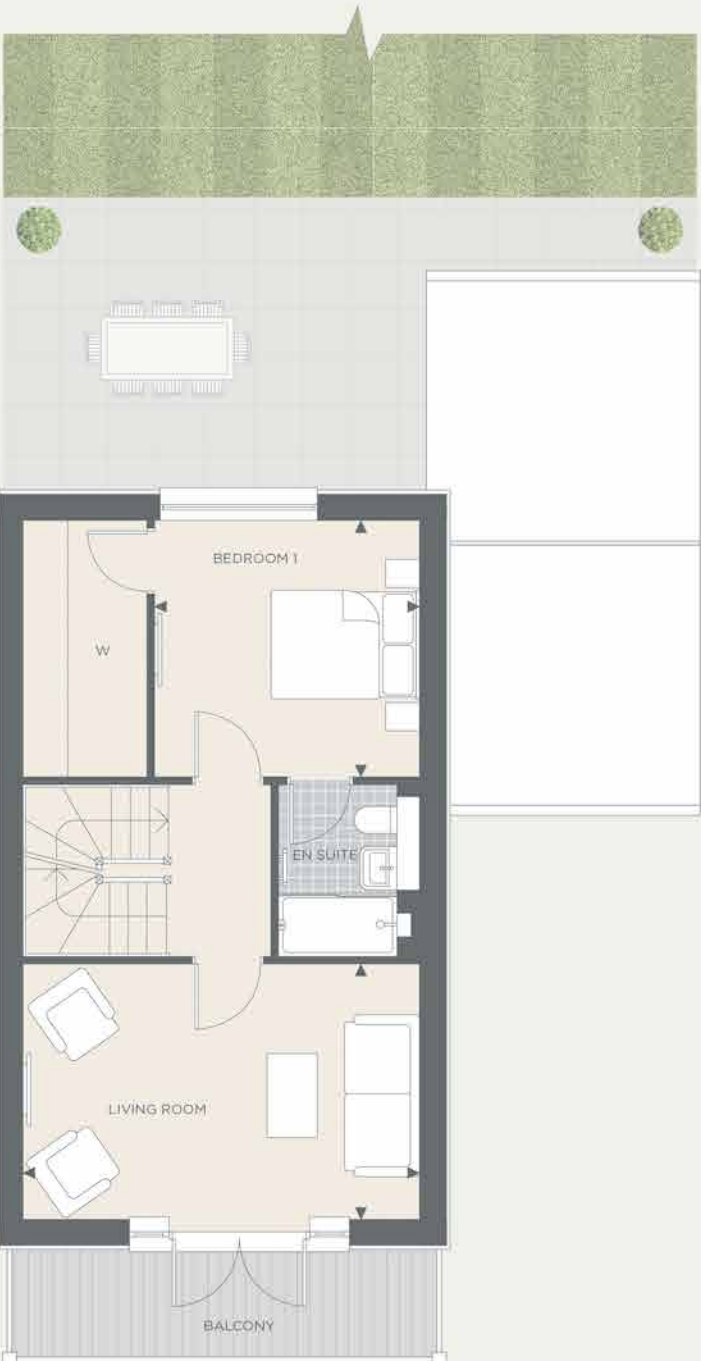


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\*Plots are handed



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## CUSTOMER CHOICES

# INTERIOR FINISHES

*With a selection of three colour options there is a palette to suit all tastes, with choices for kitchens, bathrooms, en suite shower rooms and floor finishes available.*



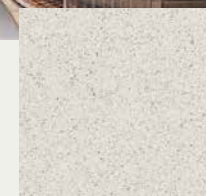




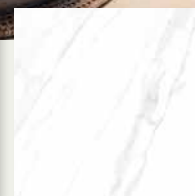
The kitchen features Shaker style cabinets in Platinum, partnered by Quartz worktops in Blanco Norte and polished wall tiles in Marmori Calacatta White.

All rooms on the ground floor feature Light Oak vinyl timber effect flooring and the remaining rooms, including the bedrooms and first floor living room, include carpets in Cloud.

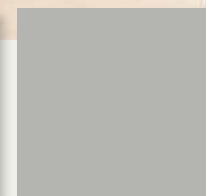
The walls are painted in Almond White.



**Worktops**  
Blanco Norte



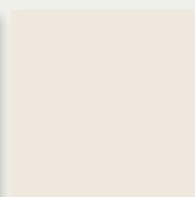
**Wall Tiles**  
Marmori  
Calacatta White



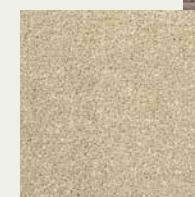
**Kitchen Cabinets**  
Platinum



**Flooring**  
Vinyl timber effect  
in Light Oak



**Wall Paint**  
Almond White



**Carpets**  
Cloud

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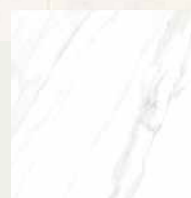
## SILVER BIRCH

*Kitchens, Living Rooms & Bedrooms*

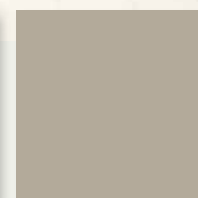
Pale and pure, reflecting the light, a stripped back look with a fresh modern feel.



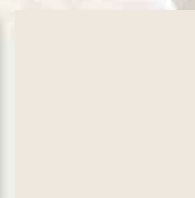




Wall & Floor Tiles  
Marmori  
Calacatta White



Vanity Finish  
Pebble Grey



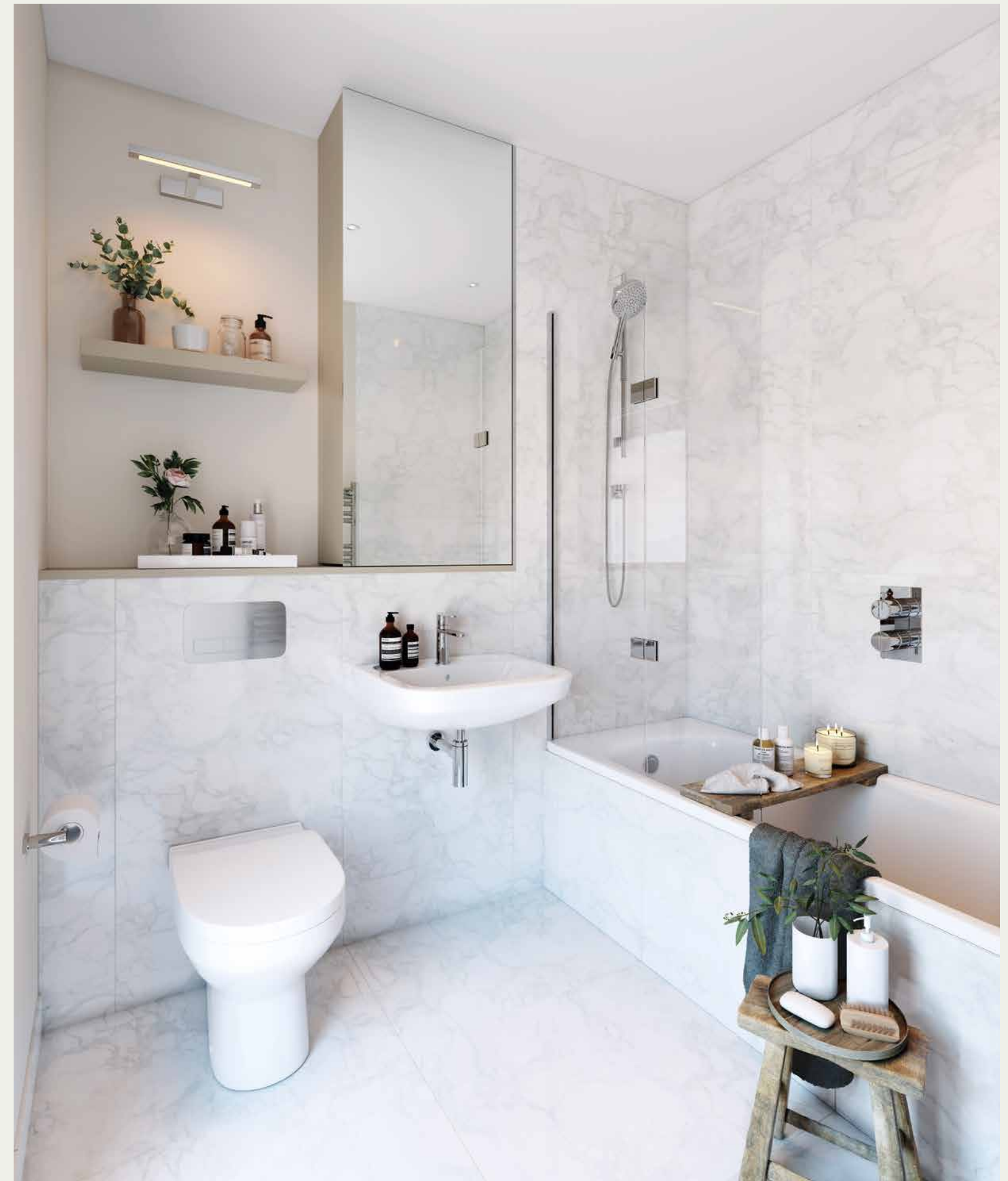
Wall Paint  
Almond White

In the bathrooms and en suite shower rooms the Marmori Calacatta White floor and wall tiles perfectly complement the Villeroy & Boch sanitaryware.

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## SILVER BIRCH

*Bathrooms & En Suite Shower Rooms*



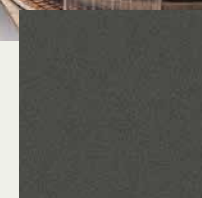




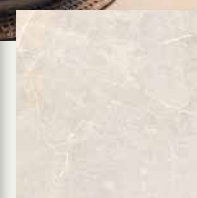
The kitchen features Shaker style cabinets in Lava, partnered by Quartz worktops in Marengo and polished wall tiles in Marmori Royal Ivory.

All rooms on the ground floor feature Medium Oak vinyl timber effect flooring and the remaining rooms, including the bedrooms and first floor living room, include carpets in Mascarpone.

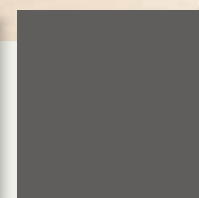
The walls are painted in Heritage White.



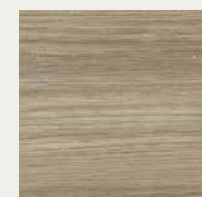
**Worktops**  
Marengo



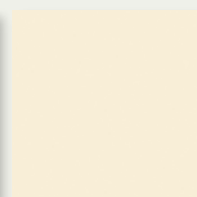
**Wall Tiles**  
Mamori Royal Ivory



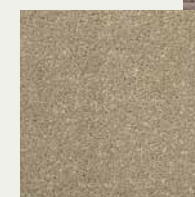
**Kitchen Cabinets**  
Lava



**Flooring**  
Vinyl timber effect  
in Medium Oak



**Wall Paint**  
Heritage White



**Carpets**  
Mascarpone

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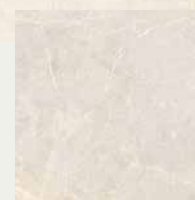
## ASPEN

### *Kitchens, Living Rooms & Bedrooms*

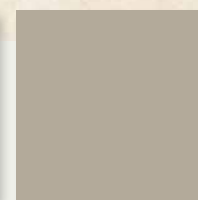
Rich and mellow, the Aspen style brings together truffle, taupe and mushroom shades.



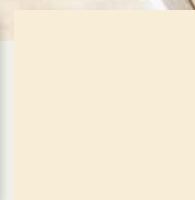




Wall & Floor Tiles  
Mamori Royal Ivory



Vanity Finish  
Pebble Grey



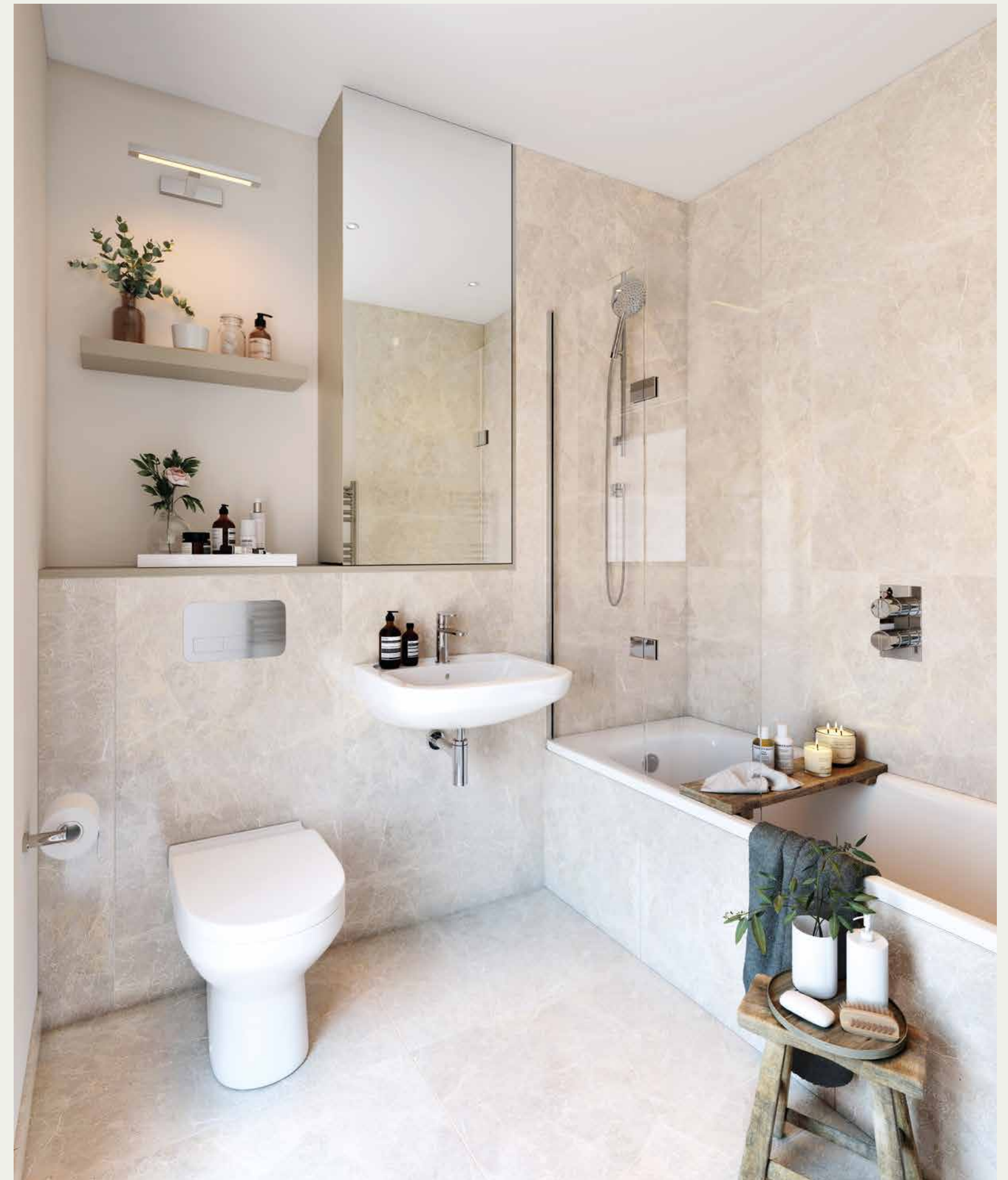
Wall Paint  
Heritage White

The Marmori Royal Ivory floor and wall tiles in the bathrooms and en suite shower rooms set off the pure white Villeroy & Boch sanitaryware.

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## ASPEN

*Bathrooms & En Suite Shower Rooms*



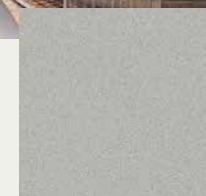




The kitchen features Shaker style cabinets in Manhattan, partnered by Quartz worktops in Niebla and polished wall tiles in Marmori Cloud Grey.

All rooms on the ground floor feature Dark Oak vinyl timber effect flooring and the remaining rooms, including the bedrooms and first floor living room, include carpets in Irish Mist.

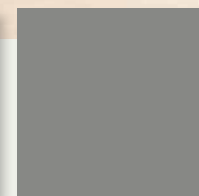
The walls are painted in Dove White.



**Worktops**  
Niebla



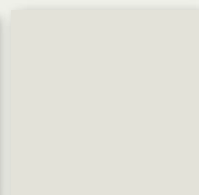
**Wall Tiles**  
Mamori Cloud Grey



**Kitchen Cabinets**  
Manhattan



**Flooring**  
Vinyl timber effect  
in Dark Oak



**Wall Paint**  
Dove White



**Carpets**  
Irish Mist

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## POPLAR

*Kitchens, Living Rooms & Bedrooms*

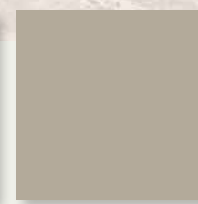
Clear greys and stone hues that work with a cool contemporary interior.



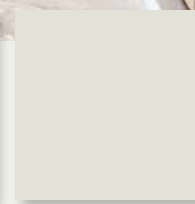




Wall & Floor Tiles  
Mamori Cloud Grey



Vanity Finish  
Pebble Grey



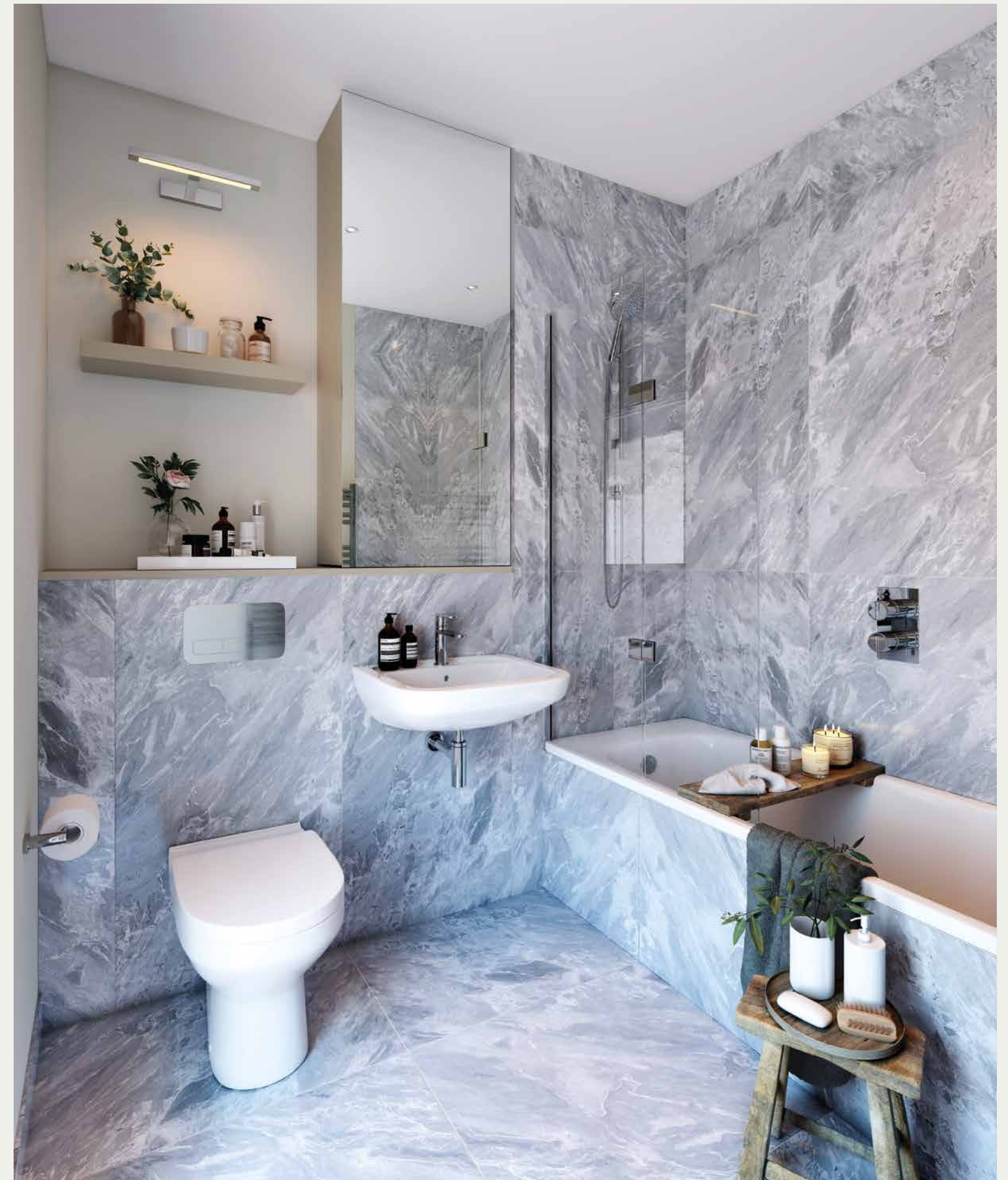
Wall Paint  
Dove White

The Marmori Cloud Grey floor and wall tiles contrast perfectly against the pure white Villeroy & Boch sanitaryware in the bathrooms and en suite shower rooms.

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## POPLAR

*Bathrooms & En Suite Shower Rooms*





## SUSTAINABILITY

*Sustainability is fundamental to St Edward's ethos*

In simple terms, we want to ensure the long-term health, well-being and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Green Park Village.



### NATURE AND BIODIVERSITY

Parkland, trees, flowers, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to net biodiversity gain on our developments. Within and around Green Park Village, we have created natural habitats that encourage wildlife to flourish.



### WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

### WATER EFFICIENCY

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.



### ENERGY EFFICIENCY

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness. All lighting is low energy and kitchens are fitted with low energy efficient appliances.

### NOISE REDUCTION

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

### LOCAL AIR QUALITY

It is hard to avoid polluted air, particularly in our cities. Throughout Green Park Village we have planted trees, shrubs and flower beds to help create a cleaner air environment.

### SUSTAINABLE TRANSPORT

Forthcoming Reading Green Park Railway and new local bus routes provide onsite access to Reading. Cycle paths encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. This active method of transport also helps encourage healthier lifestyles.



### STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with residents to ensure the development remains in pristine condition.

### FUTURE-PROOF DESIGN

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.



## DESIGNED FOR LIFE

*At St Edward, we are committed to creating great places  
where people love to live, work and relax*

Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance well-being and quality of life for residents and visitors. Where people feel a sense of community.



### CUSTOMERS DRIVE ALL OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

### CHOICE AND DIVERSITY

No two St Edward customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

### QUALITY FIRST TO LAST

Quality is the defining characteristic of St Edward developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from St Edward you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year NHBC build warranty.

### GREEN LIVING

For St Edward, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

### COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.



Proud members of the Berkeley Group of companies

**Berkeley**  
Designed for life

**St Edward**  
Designed for life

**St George**  
Designed for life

**St James**  
Designed for life

**St Joseph**  
Designed for life

**St William**  
Designed for life





## TRANSFORMING TOMORROW

*Our Vision 2030*

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

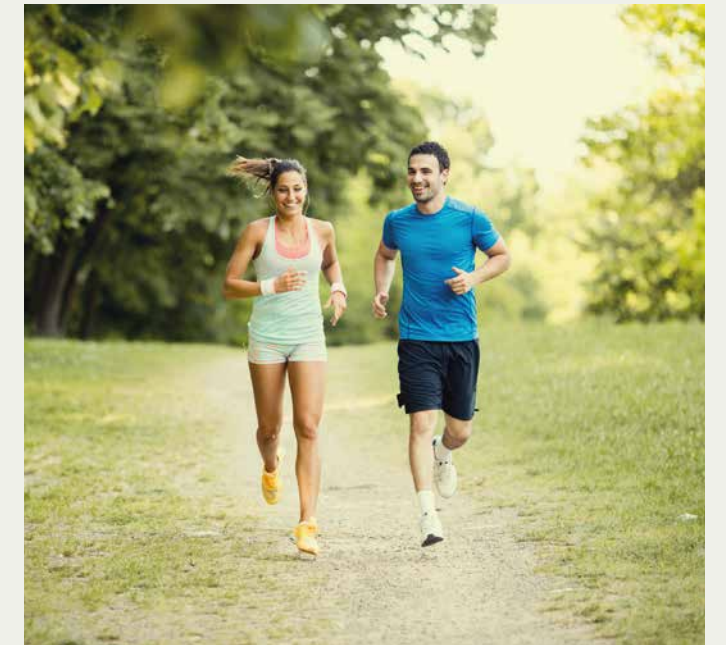
We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

**Our Vision 2030 is our 10-year plan which sets out how we will achieve this.**



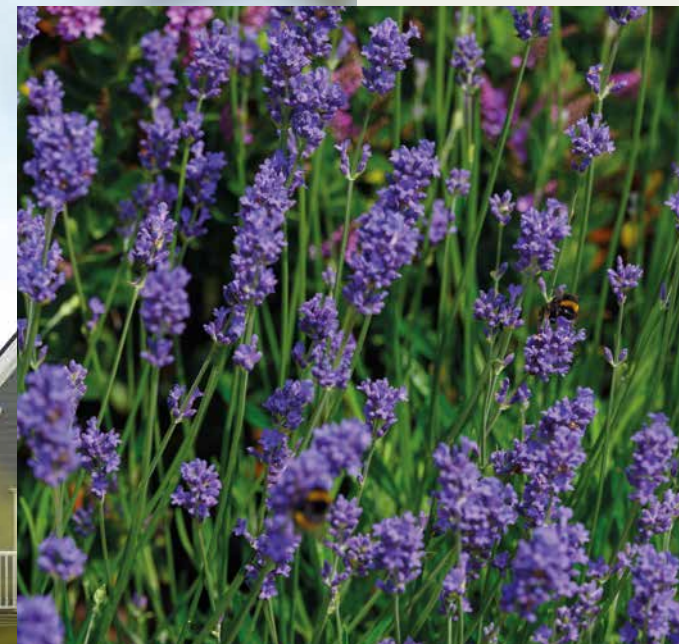
### TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



### TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



### TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



### TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.



Please scan this QR code for more information on how we are **TRANSFORMING TOMORROW**

OUR VISION  
**2030**  
TRANSFORMING TOMORROW

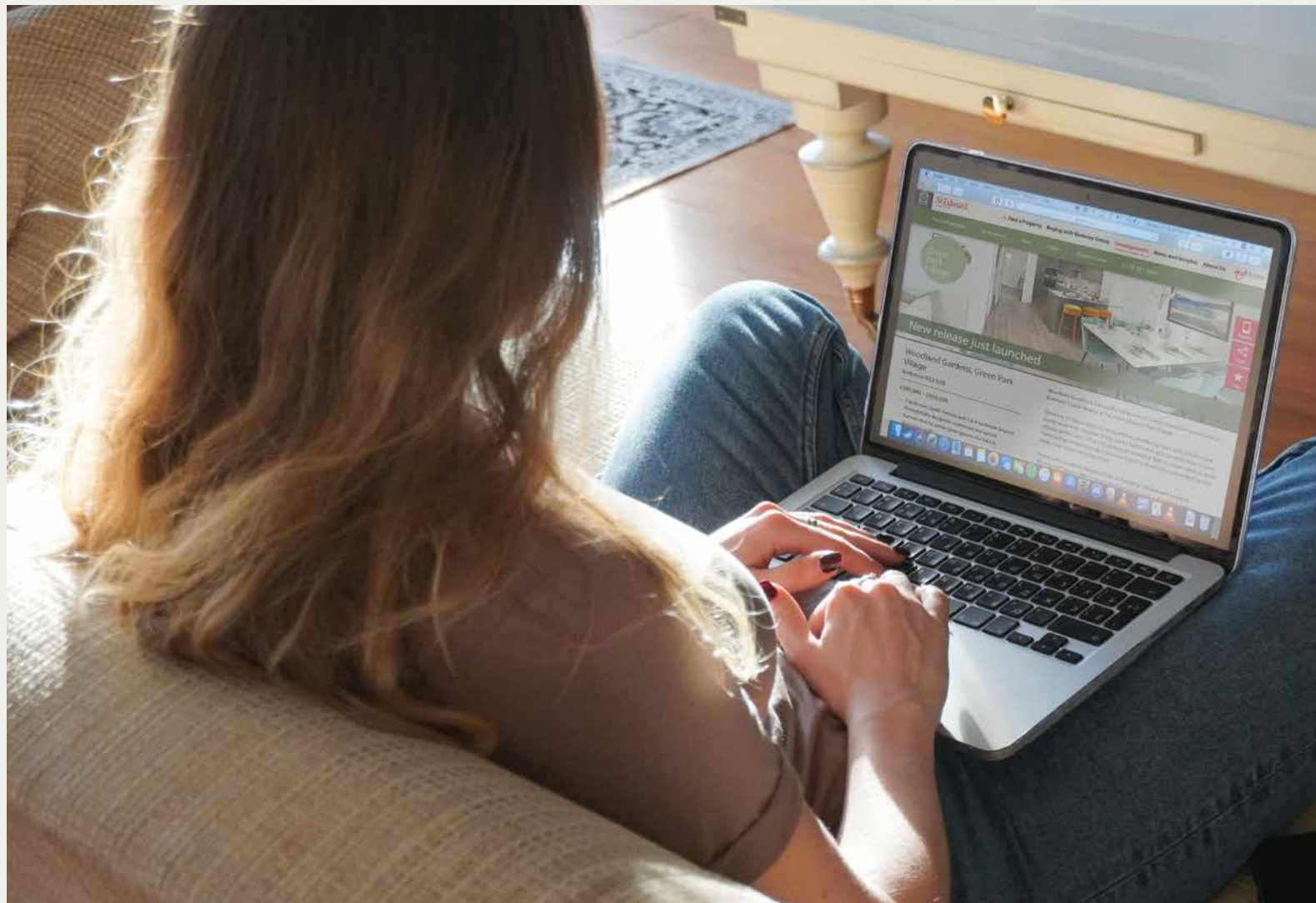


## WHAT IS MYHOME PLUS?

*MyHome Plus is a new online service designed to help you manage buying your new home at any time in any place.*

## BUYING PROCESS

This is a step-by-step guide to the Buying Process from reservation through to completion, moving in and warranty. At each milestone, the Buying Process section advises on the next steps so that you can be absolutely clear on your current position and what to expect next.



### 1. FILING CABINET

In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.

### 2. MEET THE TEAM

This section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can e-mail any member of the team directly via this section.

### 3. OPTIONS & CHOICES SELECTION

We are able to offer some choices on certain internal finishes of your new home. Whether this option is available to you will depend on what stage of construction the property has reached at the time of you making your reservation. See the next steps section for further details on this.

### 4. CONSTRUCTION PROGRESS

Under this section, regular updates on the construction of your new property will be provided, keeping you up-to-date on the progress on site and the local area. Your Customer Relations Manager will issue regular updates and photographs to this section throughout your journey.

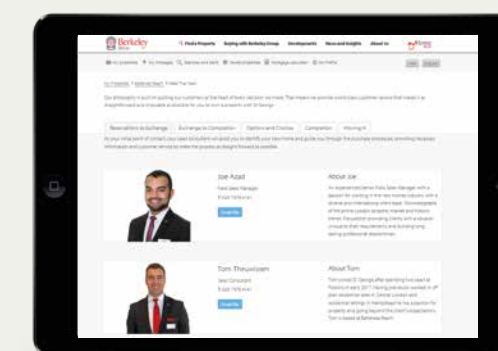
### NEXT STEPS

#### 1. GETTING STARTED

Your Sales Consultant will send you a link that you will need to activate to access MyHome Plus. The link will require you to set a password for access. Please note that for data protection reasons, the link is only valid for 24 hours. You are required to validate your account and change your password within 24 hours of receiving the e-mail, in order to access your personal property information and updates.

#### 2. INTERIOR SELECTIONS

Customer Relations will then be in touch to invite you in to our Showhomes to view the interior selections available for the internal finishes that you have an option to select. If you cannot make it to the appointment, the options can be discussed over the telephone and selected via MyHome Plus. Customer Relations will need to receive your choices selection by the deadline date, which will be given in advance.



Sign in by visiting  
[BerkeleyGroup.co.uk/my-home/sign-in](https://BerkeleyGroup.co.uk/my-home/sign-in)  
or scan the QR Code on your smartphone

**myHome**  
**PLUS**



## FOR FURTHER INFORMATION

*Please contact Green Park Village Sales & Marketing Suite*

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E. [GreenParkVillage@StEdward.co.uk](mailto:GreenParkVillage@StEdward.co.uk)  
W. [GreenParkVillage.co.uk](http://GreenParkVillage.co.uk)

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Sat Nav postcode: RG2 6AB



OUR VISION  
**2030**  
TRANSFORMING TOMORROW



**St Edward**  
Designed for life

A joint venture company owned by



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St Edward's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Area measurements in this document are given as Gross Internal Area (GIA). Measurements include areas occupied by upstands, plinths, protrusions, ceiling bulkheads, glazing mullions for full-height glazing, (measured to the internal face of the glazing, not mullion), skirtings, plaster and other in-situ wall finishes, cornices and the like. Where a wall is made up of both full-height glazing and other external walling structure, dimensions are taken to the surface of both structures. Green Park Village and Woodland Edge are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact St Edward to ascertain the availability of any particular property. Computer generated images and photography are indicative only. G252/Q5CA/0721

Planning permission 10/01461/OUT (Reading Borough Council). The buyer is acquiring a freehold house. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision.

