



ELMSTEAD

WOKINGHAM

A CHARMING COLLECTION OF
2, 3 & 4 BEDROOM HOMES



Computer Generated Image of street scene showing Numbers 2-14, 23, 24, 30-33, 40-48.



ucked between mature woodlands and rolling heath, this charming collection of 2, 3 & 4 bedroom homes sits within a peaceful natural setting. Winding paths connect gardens and green spaces, with the nearby market town of Wokingham offering everyday convenience. Life here moves at a gentler pace, shaped by comfort, character and the surrounding landscape.

Welcome to your new home.



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Home at Elmstead, Wokingham

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Discover where your next chapter unfolds at Elmstead - a collection of carefully considered homes set close to woodland, within an established and well-connected area.

Award-winning craftsmanship blends seamlessly with a timeless connection to nature, creating a place where calm is truly felt. This picturesque collection of 2, 3 and 4 bedroom homes combines premium build quality with thoughtfully designed interiors, contemporary specification and an enviable setting.

Inside, refined finishes reflect exceptional quality. Sophisticated interiors and premium specifications come together to create homes designed not only to impress, but to be lived in and enjoyed every day.



Computer Generated Image of street scene showing numbers 144-154 & 201-207.

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Wokingham, Peach Place.



The local way of life

Beyond the bustle, Wokingham offers a balanced pace of life shaped by open green space and nearby woodland. Tree-lined streets, generous parks and peaceful walking routes provide room to breathe - all moments from the town centre. Morning walks, weekend picnics and easy evening strolls become part of everyday living.

Well connected yet rich in character, Wokingham combines modern convenience with a strong sense of identity. At its centre, the High Street and Broad Street bring together heritage and contemporary life. Victorian architecture sits alongside independent boutiques, artisan bakeries and stylish bistros, while

the 800-year-old market and hidden courtyards keep the town's community spirit alive.

At Elmstead, you're at the heart of it all. Perfectly positioned with easy access into Wokingham, Bracknell and Crowthorne, you can experience the best of each - from bustling market days and stylish shopping to woodland walks and café catch-ups - all just moments from home.



Wokingham, Rose Street.



Swinley Forest.



The quiet spell: Green spaces and natural wonders...

Surrounded by a network of green spaces, footpaths and nearby heathland, Wokingham makes it easy to get outside and make the most of the outdoors, every day.

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Family Fun 0.1 miles

Set within open parkland, Great Hollands Recreation Ground brings together coffee mornings, family activities, tennis and splash park days, all unfolding in a setting of easy, natural balance.

Buckler's Forest 1.6 miles

A beautiful woodland and heathland nature reserve, offering miles of walking trails amidst a restored natural landscape.

South Hill Park Grounds 1.9 miles

Set around the historic mansion, these grounds include a mix of woodland and formal gardens, offering calm, well-kept spaces to spend time outdoors.

Culture & Arts 2.0 miles

South Hill Park Arts Centre invites you to explore two theatres, a cinema, and galleries housed in an elegant mansion, offering a creative retreat to soothe the soul.

Swinley Forest 2.1 miles

Part of the Crown Estate, this vast pine forest offers scenic trails through sunlit woodland and is a popular haven for mountain biking, walking, and spotting deer and birds of prey.

Distances taken from google.co.uk/maps and are approximate only.



WOKINGHAM

Culinary options

Elmstead sits at the heart of a rich dining scene, where historic pubs and modern European bistros create a vibrant social landscape. Whether it's a leisurely coffee, a delightfully crafted dinner, or an evening drink close to home, every experience is effortlessly within reach.



Indicative image only.



Indicative image only.

Independent spots

Uncover Wokingham's most treasured culinary secrets, from the vibrancy of the town centre to the quiet refinement of its surrounding villages. From a signature brunch at Chalk, to leisurely mornings at the Farm Café in Ashridge, a distinguished independent scene rewards every discerning taste.

Charming locals & historic pubs

Venture a little further to uncover Bracknell's characterful historic destinations, from The Golden Retriever, prized for its warm village welcome, to Peacock Farm a beautifully restored farmhouse, celebrated for its elegant surroundings and accomplished gastro dining.



Crowthorne High Street.



Indicative image only.

Urban dining at The Lexicon

The Lexicon stands as Bracknell's social centre, presenting a considered collection of leading names and independent eateries, perfectly suited to leisurely brunches, casual dining and family moments.



Education at the forefront of excellence



One of the most compelling features of Elmstead is the exceptional choice of acclaimed local schools, providing peace of mind for families. The area is renowned for its commitment to educational excellence, with a spectrum of highly regarded options for all ages situated within a brief walk or drive. For younger children, Wooden Hill Primary and Nursery School

is conveniently located just a 9-minute walk away. Older students are equally well-catered for, with the reputable St Crispin's School known for its excellent results and diverse curriculum, situated a short distance from your new home.

Nurseries

Pavilion Pre-school
0.4 miles | 9 min walk

Teepee Day Nursery
0.9 miles | 20 min walk

Flying Start Nursery
1.2 miles | 25 min walk

Primary/Junior Schools

Wooden Hill
Primary School
0.4 miles | 9 min walk

St Margaret Clitherow
Catholic School
0.9 miles | 21 min walk

Hatch Ride
Primary School
1.5 miles | 5 min drive

Oaklands Junior
School
1.7 miles | 6 min drive

Westend Junior
School
3.1 miles | 9 min drive

Secondary Schools/Colleges

Edgbarrow School
2.4 miles | 9 min drive

Ranelagh School
2.7 miles | 9 min drive

St Crispin's School
3.1 miles | 11 min drive

The Holt School
4.0 miles | 14 min drive

Further Education

Bracknell &
Wokingham
College
2.8 miles | 10 min drive

Garth Hill
College
3.0 miles | 10 min drive

Imperial College
London Silwood
Park Campus
7.5 miles | 18 min drive

University of
Reading
8.2 miles | 29 min drive

Distances and times taken from google.co.uk/maps and are approximate only.





here will life in Elmstead take you?

Elmstead enjoys effortless connectivity, with Wokingham Station, Bracknell Station and Crowthorne Station all within a 16-minute drive - keeping you seamlessly connected for work, travel and days out.

Train Connections

From Wokingham Train Station

●	●	●	●
Crowthorne	Reading	London Paddington	Heathrow Airport
5 minutes	9 minutes	40 minutes	1 hour 25 minutes

From Bracknell Train Station

●	●	●	●
Reading	Twickenham	London Waterloo	Gatwick Airport
21 minutes	40 minutes	1 hour 3 minutes	1 hour 35 minutes

From Crowthorne Train Station

●	●	●	●
Sandhurst	Wokingham	Reading	Guildford
4 minutes	5 minutes	14 minutes	31 minutes

Transport

			
Bracknell Train Station		13 MIN	08 MIN
Crowthorne Train Station		16 MIN	08 MIN
M4			10 MIN
Wokingham Train Station			16 MIN
Heathrow Airport			34 MIN

Shops

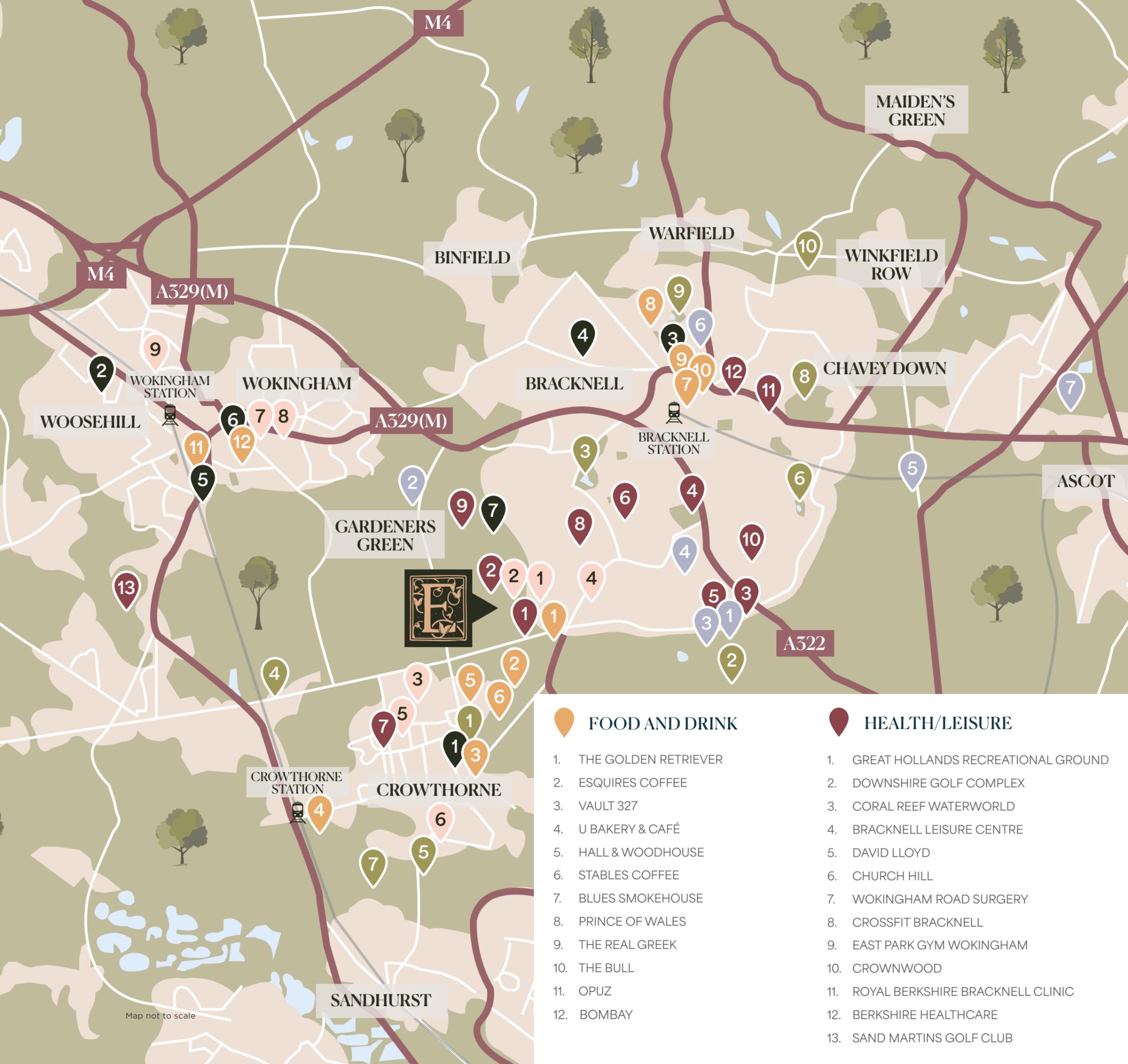
Co-op - Bracknell	19 MIN	05 MIN	06 MIN
Sainsbury's		13 MIN	07 MIN
Crowthorne High Street		12 MIN	06 MIN
Bracknell High Street		15 MIN	11 MIN
Waitrose			11 MIN

Leisure & Amenities

Great Hollands Recreation Ground	03 MIN	01 MIN	01 MIN
Downshire Golf Complex	12 MIN	02 MIN	02 MIN
Pinewood Centre	23 MIN	06 MIN	02 MIN
Buckler's Forest	29 MIN	06 MIN	04 MIN
South Hill Park Arts Centre		10 MIN	06 MIN
Ascot			14 MIN
Reading			25 MIN

Cafes, Pubs & Restaurants

The Golden Retriever	09 MIN	02 MIN	02 MIN
Esquires Coffee	22 MIN	05 MIN	03 MIN
Stables Coffee Co.	23 MIN	06 MIN	04 MIN
Hall & Woodhouse	24 MIN	06 MIN	03 MIN
Salty Olive		16 MIN	10 MIN
Hamlet		17 MIN	14 MIN



SHOPPING

1. LIDL CROWTHORNE
2. MORRISONS
3. THE LEXICON
4. BRACKNELL TOWN
5. TESCO
6. WAITROSE
7. SAINSBURY'S

ENTERTAINMENT

1. GO APE BRACKNELL
2. OAKWOOD CLIMBING CENTRE
3. THE LOOK OUT DISCOVERY CENTRE
4. SOUTH HILL PARK ARTS CENTRE
5. LAPLAND UK
6. CINEWORLD
7. ASCOT RACECOURSE

GREENERY/PARKS

1. BUCKLER'S FOREST
2. SWINLEY FOREST
3. MILL PARK
4. BRAMSHILL FOREST
5. WILDMOOR HEATH NATURE RESERVE
6. SAVERNAKE PARK
7. EDGBARROW WOODS NATURE RESERVE
8. LILY HILL
9. BRAYBROOKE
10. WESTMORLAND PARK

EDUCATION

1. WOODEN HILL PRIMARY SCHOOL
2. PAVILION PRE-SCHOOL
3. HATCH RIDE PRIMARY SCHOOL
4. TEEPEE DAY NURSERY
5. OAKLANDS JUNIOR SCHOOL
6. EDGBARROW SCHOOL
7. WESTENDE JUNIOR SCHOOL
8. ST CRISPIN'S SCHOOL
9. THE HOLT SCHOOL

FOOD AND DRINK

1. THE GOLDEN RETRIEVER
2. ESQUIRES COFFEE
3. VAULT 327
4. U BAKERY & CAFÉ
5. HALL & WOODHOUSE
6. STABLES COFFEE
7. BLUES SMOKEHOUSE
8. PRINCE OF WALES
9. THE REAL GREEK
10. THE BULL
11. OPUZ
12. BOMBAY

HEALTH/LEISURE

1. GREAT HOLLANDS RECREATIONAL GROUND
2. DOWNSHIRE GOLF COMPLEX
3. CORAL REEF WATERWORLD
4. BRACKNELL LEISURE CENTRE
5. DAVID LLOYD
6. CHURCH HILL
7. WOKINGHAM ROAD SURGERY
8. CROSSFIT BRACKNELL
9. EAST PARK GYM WOKINGHAM
10. CROWNWOOD
11. ROYAL BERKSHIRE BRACKNELL CLINIC
12. BERKSHIRE HEALTHCARE
13. SAND MARTINS GOLF CLUB

Map not to scale

The site plan



2 BEDROOM HOMES

THE PURBECK

3 BEDROOM HOMES

THE HADDINGTON

THE BOOKHAM

THE KINGSLEY

THE HARTWELL

4 BEDROOM HOMES

THE LANGSTONE

THE WISTLEY A

THE WISTLEY B

BS = Bin Store
 CS = Cycle Store
 RCP = Refuse Collection Point
 SS = Sub Station
 V = Visitor Parking



Site plan is indicative only and may be subject to change. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Please ask one of our Sales Executives for further information.

In Harmony with the Forest

Elmstead is more than just homes, it's a carefully crafted landscape designed to nurture wildlife, protect green spaces and create a welcoming environment for residents to enjoy now and into the future.



Buckler's Forest, Crowthorne.

Stewardship & Sustainability

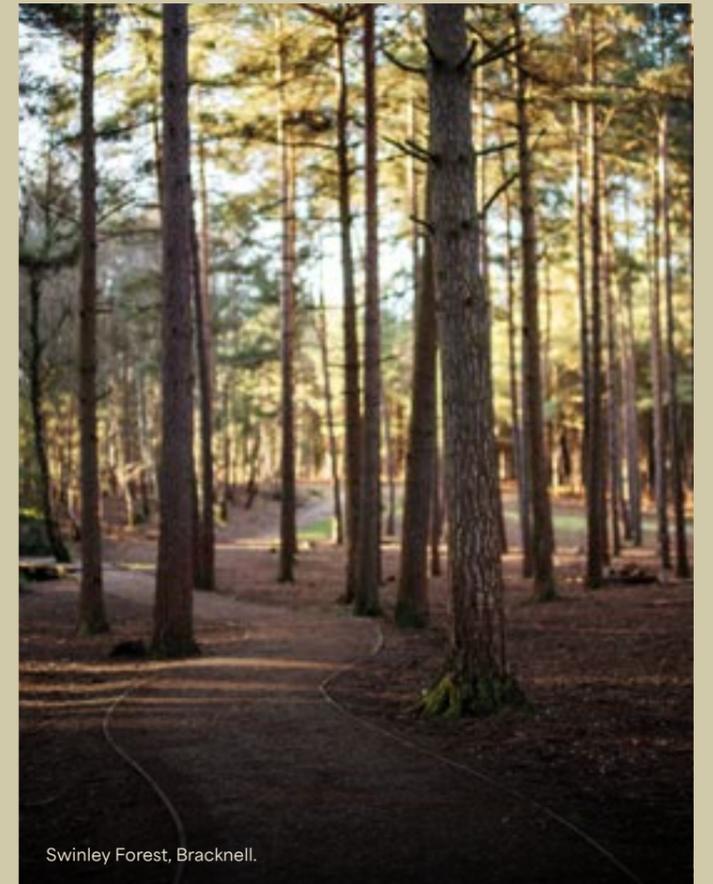
Thoughtfully designed to protect and enhance Elmstead's natural setting for generations to come.

- A 5.5-hectare natural green space enhanced and opened for walking.
- Tranquil routes through open landscapes and shaded woodland.
- Space to unwind and enjoy the changing seasons, close to home.
- Over 100 bird, bat and insect boxes installed across the development.
- Strengthened habitats to encourage thriving local biodiversity.
- Protected woodland, newly planted trees and safeguarded land working in harmony.
- Air source heat pumps installed in homes and Photovoltaic panels for renewable energy generation.
- High-performance insulation to maximise efficiency and minimise heat loss.
- Advanced systems and responsibly sourced materials.

Adventures among the trees

Green spaces are carefully woven into everyday life, creating a setting that feels both natural and connected.

- Play areas thoughtfully positioned throughout the development.
- Green spaces throughout offer ideal spots for neighbours to connect and walk their dogs.
- Responsibly sourced materials used throughout.
- Designed to blend seamlessly into the woodland setting.



Swinley Forest, Bracknell.



Image indicative only.

A living landscape

Elmstead's 5.5-hectare Suitable Alternative Natural Green Space (SANG) is a carefully enhanced natural landscape, created to safeguard nearby heathland while providing residents with an expansive, purpose-built setting for everyday walking, relaxation and connection with nature.

5.6 hectares of safeguarded land protected

Over 500 mature trees to be planted

1.2km circular gravel walk through woodland and open land

Tranquil routes through open landscapes and shaded woodland

New habitats created to achieve a 13% Biodiversity Net Gain

Space to unwind and enjoy the changing seasons, close to home

11.6 hectares of existing woodland carefully preserved

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How our homes are designed...

At Hill, our design and construction philosophy is rooted in a simple principle: creating high-quality, future-proof homes that genuinely enhance your life. We combine decades of experience with a forward-thinking approach to ensure every property is a space of lasting value and comfort.

We build with sustainability and long-term efficiency in mind. By adopting a 'Fabric First' approach, we ensure our homes are inherently efficient, featuring superior insulation and advanced heating systems. Experience the peace of mind that comes from owning an expertly crafted home - where quality is paramount and the future is built in.

Thoughtful, contemporary design

Carefully crafted by a dedicated interior design team, each home has been thoughtfully considered to balance style and practicality, creating beautifully finished spaces designed for modern living. We focus on contemporary architecture and generous layouts, ensuring each home is thoughtfully planned for real-world living. Every detail, from the flow of natural light to optimal spatial planning, is considered to create uplifting and harmonious environments.

Premium specifications, included as standard

Your new home is delivered with a premium, all-inclusive specification, meaning you can move in and feel at home from the outset. This includes: modern kitchens with fully integrated appliances, quality flooring fitted throughout and luxury details, such as underfloor heating for optimal comfort and energy efficiency.

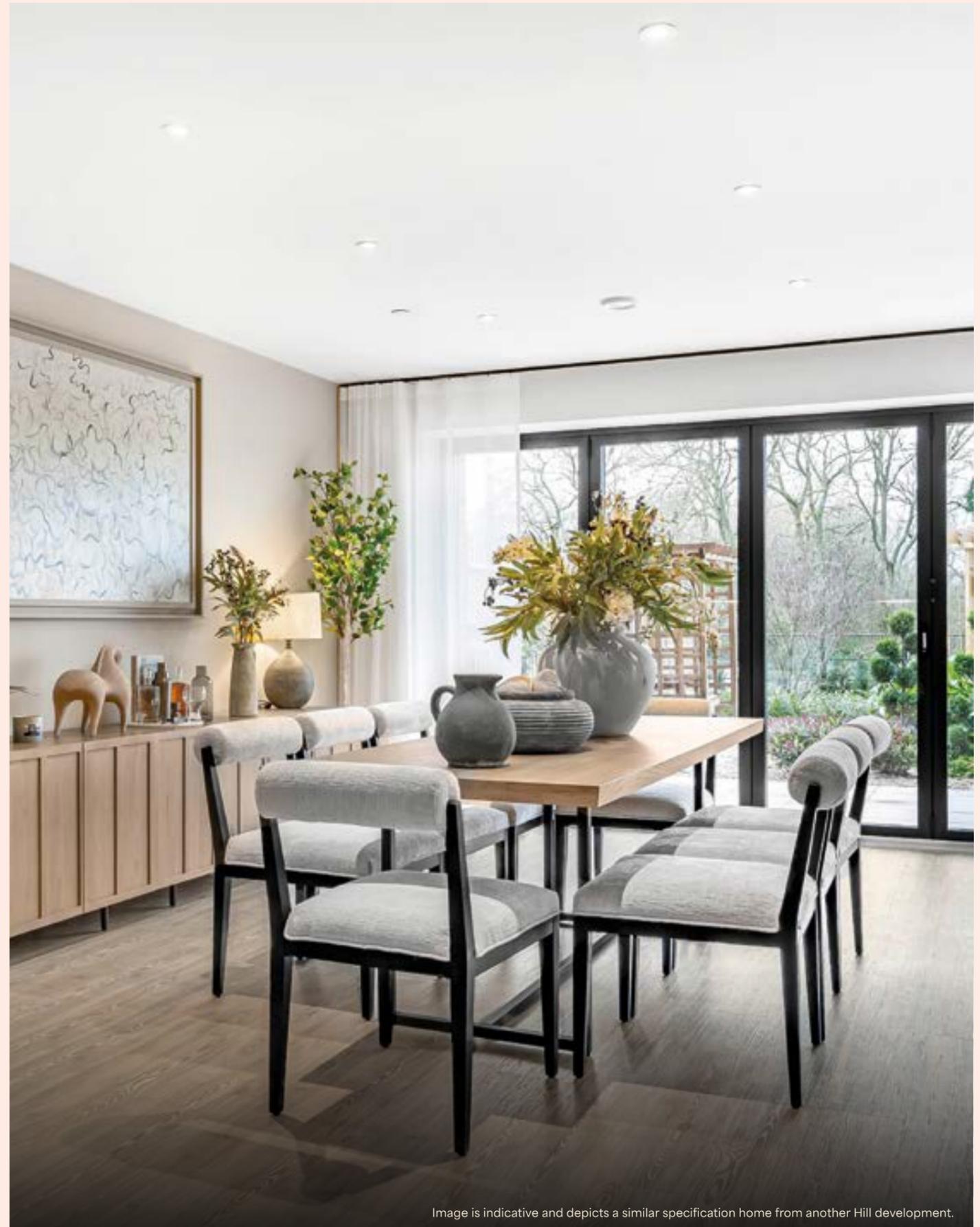


Image is indicative and depicts a similar specification home from another Hill development.

Specification

The Purbeck, The Haddington, The Bookham, The Kingsley, The Hartwell and The Wistley.

Kitchen

- Matt finish handleless units with soft close to doors and drawers
- Caesarstone worktops with matching upstand and splashback behind hob
- Induction hob
- Integrated single oven
- Integrated microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated cooker hood
- Stainless steel under mounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units
- Integrated washer/dryer

Bathrooms

- Bath with shower over and glass screen
- Bath panel to match vanity top
- Framed feature mirror with shelf
- Large format wall and floor tiles
- Heated chrome towel rail

En-suite

- Low profile shower tray with glass shower door
- Framed feature mirror with shelf to match vanity top
- Large format wall and floor tiles
- Heated chrome towel rail



Image is indicative and depicts a similar specification home from another Hill development.

Decorative Finishes

- Timber staircase with carpeted treads and risers
- White painted flush internal doors with contemporary dual finish ironmongery
- Built in mirrored wardrobe with sliding doors to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

Floor Finishes

- Amtico flooring throughout ground floor
- Carpet to stairs, landings and bedrooms
- Large format tiles to bathroom and en-suite

Doors and windows

- Composite front door with multi-point locking system
- High efficiency double glazed uPVC windows, with matching doors
- Up and over garage door, colour to match front door (where applicable)

Heating and water

- Underfloor heating to ground floor, radiators to upper floor
- Heated chrome towel rails to bathroom and en-suite
- Air source heat pump
- Hot water storage tank

External Finishes

- Landscaping to front garden
- Turf to rear garden
- Paved patios
- External tap
- Garden shed where no garage present, as shown on siteplan layout

Electrical

- Downlights to entrance hall, kitchen, open plan kitchen/dining/living room, bathroom, en-suite and WC
- Pendant fittings to separate living/family room, landings and all bedrooms
- LED feature lighting to wall units in kitchen
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
- Openreach & Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- External lighting to front and rear of property
- External power socket to rear
- Light and power to garage (where applicable)
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel
- Electric car charging point

Construction

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- Exterior treatments are a combination of buff or red facing bricks with grey or red roof tiles
- uPVC rain-water goods
- PV panels to all properties

Warranty

- 10 year NHBC warranty

A Management Company has been formed at Elmstead and will be responsible for the management and maintenance of the shared services and external communal areas of the development, including the green open spaces, play areas, un-adopted estate roads and footpaths. All homeowners will automatically be made members of the Management Company when they purchase a home at Elmstead.

A managing agent has been appointed on behalf of the Management Company and will take on the day-to-day management and maintenance responsibilities. All homeowners will be required to pay a contribution towards the maintenance of the development, which will be collected by the managing agent in the form of an annual estate charge.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.

The Langstone Specification

Kitchen

- Matt finish handleless units with contemporary black trim and soft close to doors and drawers
- Caesarstone worktop with matching upstand
- Induction hob with built in extractor
- Integrated single oven
- Integrated compact combi oven/microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel under mounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units

Utility Room

- Matt finish handleless units with contemporary black trim and soft close doors
- Caesarstone worktops with matching upstand
- Stainless steel under mounted sink with contemporary brushed steel mixer tap
- Freestanding washing machine
- Freestanding condenser dryer

Kitchen and utility room designs and layouts vary; please speak to our Sales Executives for further information.

Bathrooms

- Bath with shower over and glass screen
- Bath panel to match vanity top
- Feature mirror cabinet with LED lighting
- Recessed shower shelf
- Large format wall and floor tiles
- Heated chrome towel rail

En-suites

- Low profile shower tray with glass shower door
- Feature mirror cabinet with LED lighting (to principal en-suite only)
- Recessed shower shelf
- Large format wall and floor tiles
- Heated chrome towel rail

Decorative Finishes

- Timber staircase with carpeted treads and risers
- White painted flush internal doors with contemporary dual finish ironmongery
- Built in hinged wardrobe with LED lighting to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

Floor Finishes

- Amtico flooring throughout ground floor
- Carpet to stairs, landing and bedrooms
- Large format tiles to bathroom and en-suites

Doors and windows

- Composite front door with multi-point locking system
- High efficiency double glazed uPVC windows with matching doors
- Electrically controlled up and over garage door, colour to match front door

Heating and water

- Underfloor heating to ground floor, radiators to upper floor
- Heated chrome towel rails to bathroom and en-suites
- Air source heat pump
- Hot water storage tank

Electrical

- Downlights to entrance hall, open plan kitchen/dining/living room, bathroom, en-suites, WC, utility room and principal bedroom
- Pendant fittings to separate family room, dining room, landing and other bedrooms
- LED feature lighting to wall units in kitchen
- Selected sockets with integrated USB port
- Shaver sockets to bathroom and en-suites
- TV, BT and data points to selected locations
- Openreach & Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- External lighting to front and rear of property
- External power socket to rear
- Light and power to garage
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel
- Electric car charging point

External Finishes

- Landscaping to front garden
- Turf to rear garden
- Paved patios
- External tap

Construction

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- Exterior treatments are a combination of buff or red facing bricks grey or red roof tiles
- uPVC rain-water goods
- PV panels to all properties

Warranty

- 10 year NHBC warranty

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Image is indicative and depicts a similar specification home from another Hill development.



The Hill difference...

Choosing a Hill home means choosing a legacy of trust, quality, and lasting value. For over 25 years, Hill has been dedicated to creating vibrant, sustainable communities where people can truly grow and thrive, making the decision to buy with us a confident one. This is more than just a home - it's an investment in exceptional living. Open the door to the 'Hill difference' - where quality and care come as standard.

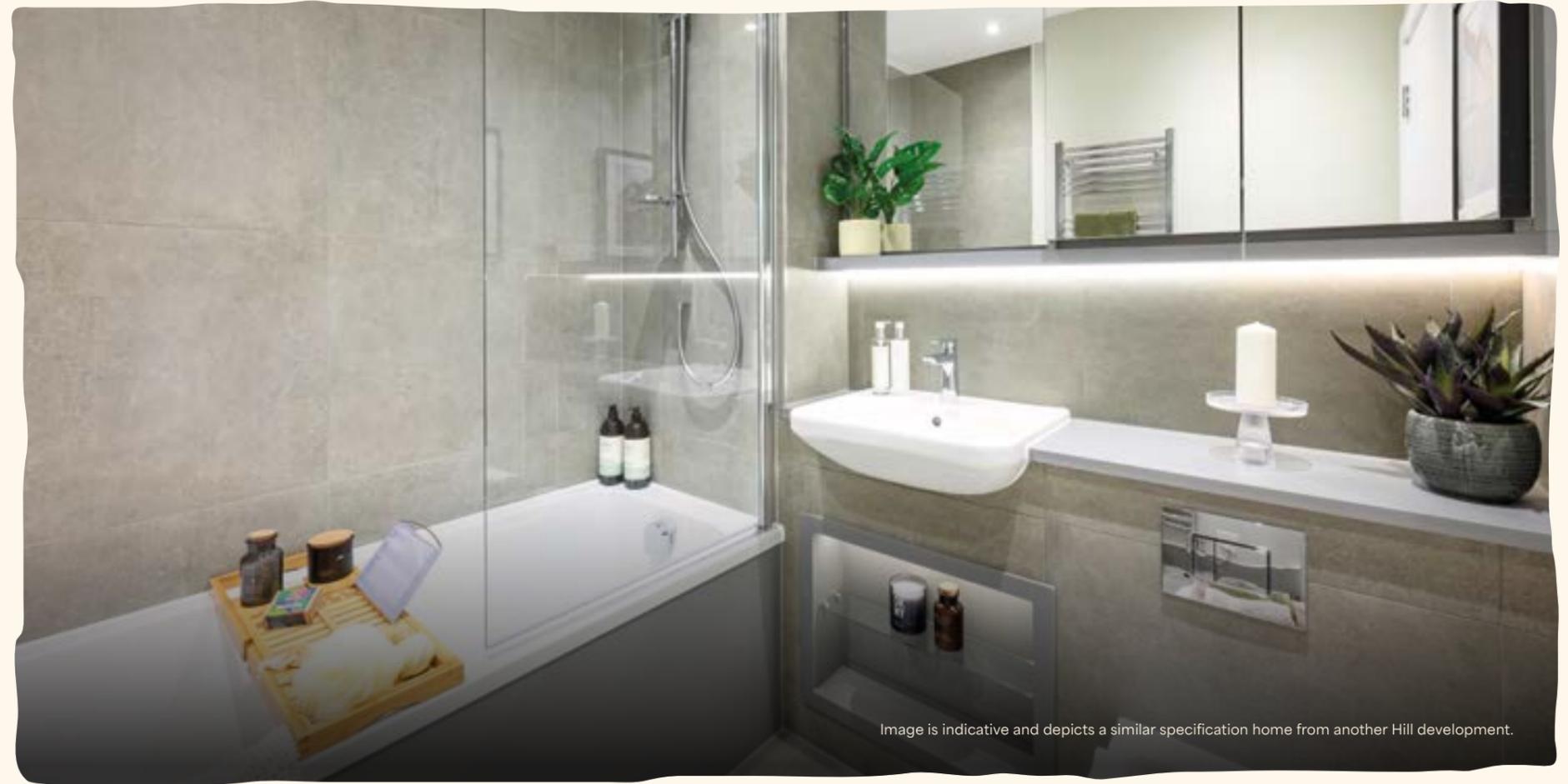


Image is indicative and depicts a similar specification home from another Hill development.



Buckler's Forest, Crowthorne.

Award-winning assurance

We have been proudly awarded the Home Builders Federation 5 Star Award for Customer Satisfaction for eight consecutive years. Plus, with more than 500 awards collected over the past 25 years, our commitment to quality and excellence speaks for itself.

Building communities, not just houses

Hill are renowned for creating vibrant, sought-after communities that bring people together. Through our thoughtfully designed homes, to investment in local infrastructure, each neighbourhood is designed to feel connected and built to last.



Homes designed for everyday life

Every Hill home is built with expert craftsmanship, offering energy efficiency, lasting value, and a design that perfectly fits the demands of modern living. A space you will be genuinely proud to call home.

A seamless journey

From first enquiry to moving in and beyond, Hill are committed to supporting our buyers throughout their journey. Every home comes with a 10-year warranty, including a two-year NHBC period, with Hill covering you for the full 10 years from completion. Our team of experts are at your disposal, offering guidance, expertise and aftercare, arming customers with the knowledge and confidence they need to make their dream home a reality.



Image is of a different Hill development and is indicative only.

About Sovereign Network Group



As one of the UK's leading housing associations, we are passionate about giving everyone the opportunity to own a home of their own. We've been building and managing homes across the South of England since 1974 and continue to work closely with local authorities to deliver high-quality, affordable homes in desirable places for our customers. We currently provide over 85,000 homes across a range of tenures.

We're proud to partner with local organisations and initiatives across the South to deliver projects that improve wellbeing, tackle isolation and homelessness, and give people the tools to thrive.

We know that the more high quality houses we can build, the more home owners we can help, and that's the best part. To date, we've helped thousands of customers take their first or next step on the property ladder with Shared Ownership, and thanks to our social purpose we will continue to help thousands more.

At SNG, our work goes far beyond building homes. A significant proportion of the money we make is invested into supporting local people, strengthening neighbourhoods and creating change that makes a lasting impact.

About Hill

The Hill Group is a top 10 housebuilder* and one of the leading developers in London, the home counties, and the South. The company is renowned for its partnership ethos, specialising in the building of distinctive new places and communities where people want to live, work, and socialise.

In its 26th year, this family-run company has grown to establish itself as the UK's second-largest privately-owned housebuilder, with an impressive and diverse portfolio of projects ranging from landmark, mixed-use regenerations, and inner-city apartment developments to homes in rural communities.

Employing over 980 people, the company operates from five strategically located regional offices including Bristol and Abingdon to help facilitate growth in the South West and the Midlands, with its head office based in Waltham Abbey, Essex.

Hill completed more than 2,800 homes in the last financial year and has a development pipeline of over 32,000 homes, including 10,200 with planning consent. Around half of its portfolio is in joint ventures to deliver a range of mixed-tenure developments, reflecting Hill's commitment to partnerships with government, local authorities, housing associations, and private clients.

Since the company was founded in 1999, Hill has won over 500 industry awards, including the esteemed title of WhatHouse? Housebuilder of the Year in 2015, 2020 and 2023. Most recently, Canalside Quarter won Gold for Best House, and Hollymead Square won Gold for Best Sustainable Development at the 2025 WhatHouse? Awards.

Hill's dedication to delivering the highest quality homes and exceptional customer service has earned the housebuilder its 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past eight years. Hill is a registered developer with the New Homes Quality Board (NHQB) and follows the New Homes Quality Code (NHQC), a new industry standard to ensure high-quality homes and an exceptional customer experience. With a score of 4.9 out of 5, Hill is also ranked as the number one housebuilder on Trustpilot.

In addition, Hill is donating 200 fully equipped modular homes to local authorities and homeless charities as part of a £15 million pledge through its Foundation 200 programme, launched in 2019 to mark Hill's 20th anniversary.

Follow us on LinkedIn and Instagram @createdbyHill



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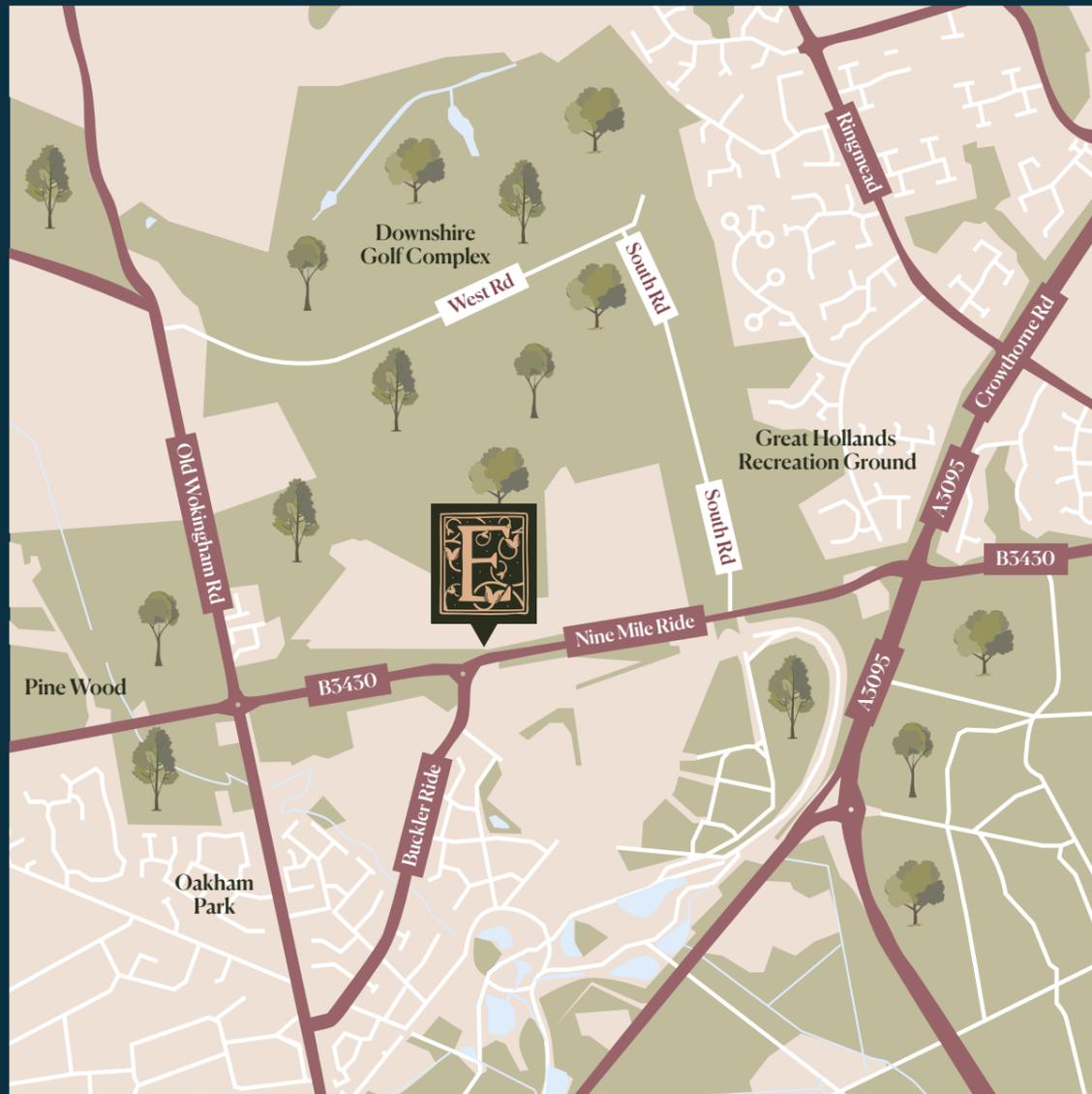
*The Hill Group was listed within the top 10 of the Top 50 Housebuilders published by Housing Today in December 2025.



WOKINGHAM

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How to find us



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