



Copenhagen Rise

S P E N C E R S W O O D . R E A D I N G

Retreat to the countryside, but stay connected to town and city

Looking to slow down or live a more rural life...but don't want to be too far from the urban buzz? Copenhagen Rise is an idyllic option in the charming village of Spencers Wood.

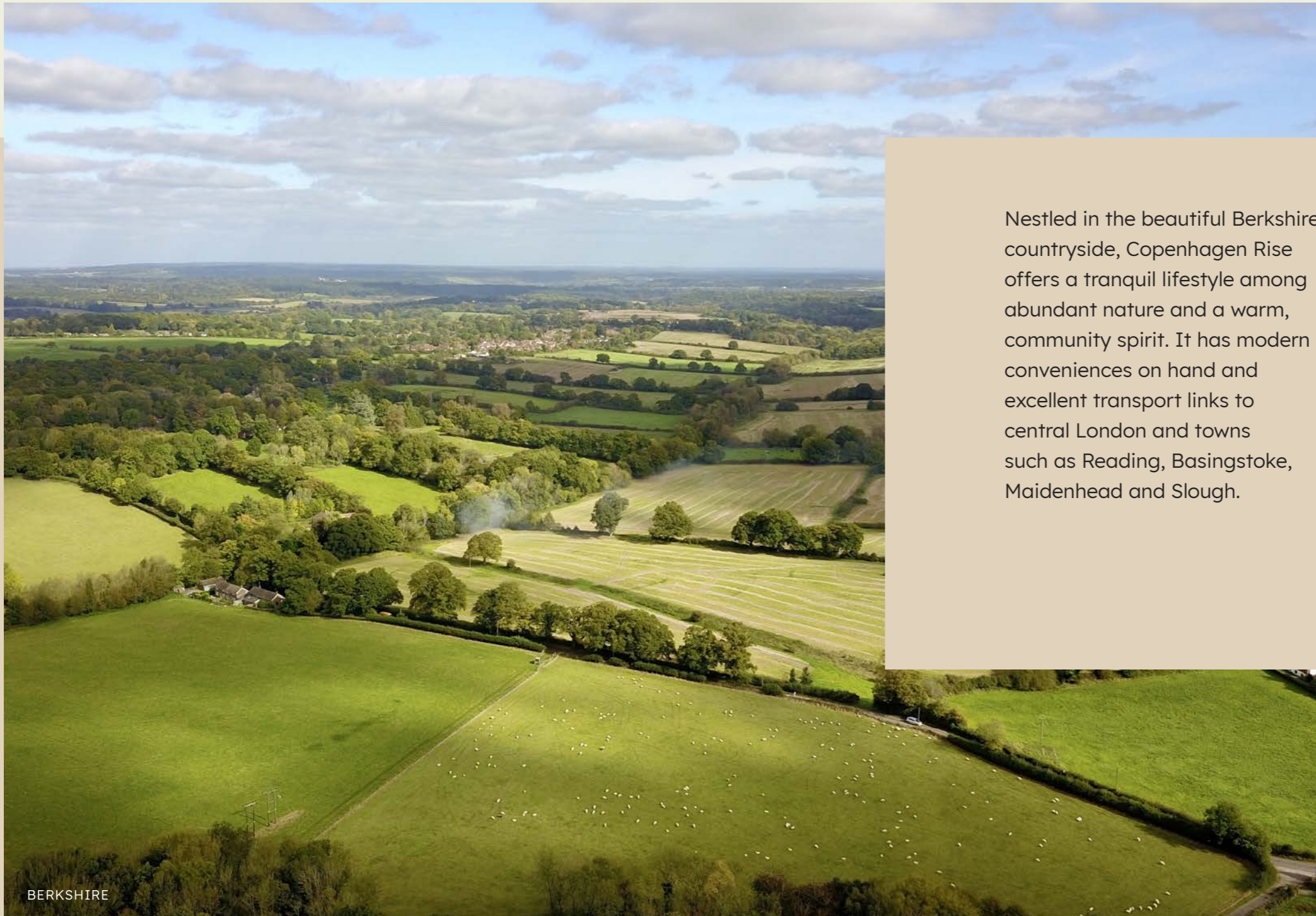


PLOTS 17-18



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A village community in a handy location



Nestled in the beautiful Berkshire countryside, Copenhagen Rise offers a tranquil lifestyle among abundant nature and a warm, community spirit. It has modern conveniences on hand and excellent transport links to central London and towns such as Reading, Basingstoke, Maidenhead and Slough.

Just a 12 minute drive from Reading, these brand new, spacious homes are thoughtfully designed to blend with their historic surroundings and accommodate modern lifestyles.

We have four, 2 bedroom and three, 3 bedroom houses available to buy through shared ownership at Copenhagen Rise. This makes buying in this picturesque, well-connected village a more affordable option*.

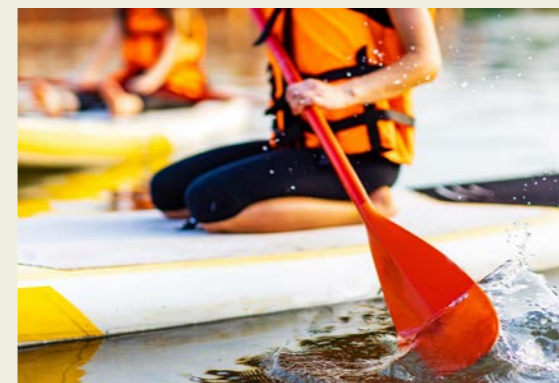
GREAT TRANSPORT LINKS

Copenhagen Rise is just 5.5 miles from Reading train station and 1.5 miles from the M4. So, you can enjoy the peaceful ambience of Spencers Wood and a convenient commute to work and urban entertainments.



Get back to nature

In Spencers Wood, you're set between the breathtaking scenery of the North Wessex Downs, South Downs National Park, Surrey Hills and Chiltern Hills. You have open green spaces, right on your doorstep, including Stanbury Park, May's Farm Meadows, the village recreation ground, sprawling fields and dense woodland.



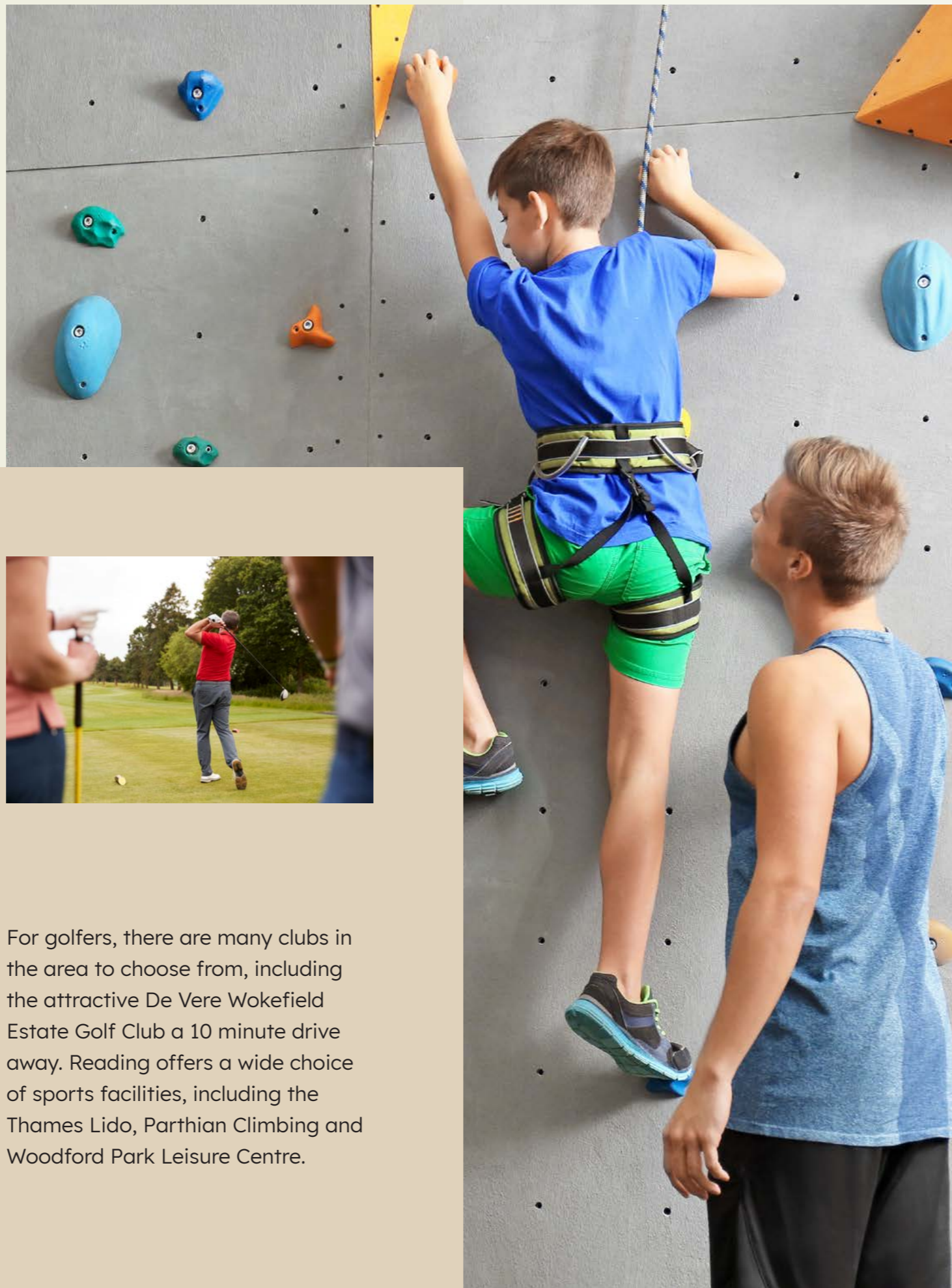
Wellington Country Park, just a 6 minute drive or 14 minute cycle from the village, boasts everything from an adventure playground and splash zone to a miniature railway and mini golf. The extensive grounds of Swallowfield Park (a 7 minute drive or 12 minute cycle) are a lovely place to stroll or jog.

At Dinton Pastures Country Park, a 15 minute drive away, you can climb, sail, paddleboard and more. If you enjoy the sea air, you can be in Bournemouth in less than an hour and a half.

PLOTS 27-28



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ENTERTAINMENT FOR ALL AGES



A feel-good lifestyle

There are all kinds of ways to get active and stay healthy in Spencers Wood. The village hall, a 4 minute walk from Copenhagen Rise, offers a packed programme of sessions, including badminton, karate, mini athletics, yoga, Clubbercise and Zumba. There's also a youth football club, skatepark and pilates studio in the village, and Ryeish Green Sports Hub is just a 7 minute cycle away.

For golfers, there are many clubs in the area to choose from, including the attractive De Vere Wokefield Estate Golf Club a 10 minute drive away. Reading offers a wide choice of sports facilities, including the Thames Lido, Parthian Climbing and Woodford Park Leisure Centre.

Reading is also a hotbed of entertainment options, from escape rooms to TeamSport Go Karting, Lagoona aqua park, RedKangaroo Trampoline Park, and Spinners Crazy Golf and Bowling. Prefer something more sedate? You can take a river cruise, catch a film at Showcase, gamble at Grosvenor casino or see a show at The Hexagon, which hosts comedy, ballet, heavy metal concerts and more.

Also in the area are Legoland Windsor, Beale Wildlife Park and Gardens and the National Trust's Basildon Park, all within a 30 minute drive.

LOTS OF PLACES TO MEET AND EAT



For a wide choice of bars, pubs, restaurants and cafés, Reading is on hand. Nando's is just a 7 minute drive from Copenhagen Rise. The town centre is home to a wide array of independents and well known eateries, many of which line the River Kennet, such as Miller & Carter, Las Iguanas, Côte and Wagamama.

Just a couple of minutes' walk from Copenhagen Rise, you have the family-friendly Farriers Arms and Miah's Indian restaurant. On Thursday evenings, Pizzatron brings its wood fired pizza truck to the village recreation ground, a 5 minute walk away. Pasticceria Alia's authentic, homecooked Malaysian and South East Asian dishes are available for delivery or takeaway, a 5 minute drive away.



Shops and amenities conveniently close by

Spencers Wood's welcoming library is only a minute walk from Copenhagen Rise. There's a bakery, a convenience store, a pharmacy and a vet's surgery within a 5 minute walk. The village also has a selection of hairdressers and beauty salons.

For your weekly or top-up shops there's lots of choice, including Waitrose (a 3 minute drive), Budgens (a 2 minute drive) and Aldi (a 7 minute drive). You can be at Reading's showcase shopping centre, The Oracle (which boasts more than 80 stores) in 13 minutes and Ikea is just a 12 minute drive away.



GOOD LOCAL SCHOOLS

Families with young children are well catered for, with Spencers Wood Day Nursery and Preschool and Chapel Lane Preschool within a 5 minute walk. Lambs Lane Primary School is a 17 minute walk and has a good Ofsted rating and there are lots of good secondary schools in the area too.



Fast connections for a relaxed lifestyle



BY BUS

There's a bus stop a 2 minute walk from Copenhagen Rise with regular routes into Reading and the local area.

BY PLANE

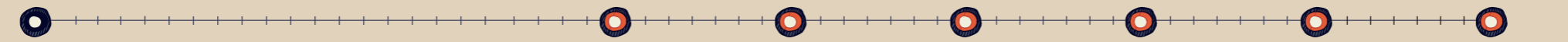
Heathrow Airport is around a 30 minute drive from Copenhagen Rise, and you can be at Gatwick and Luton airports in just over an hour, so getting abroad is easy.



With excellent travel links on hand, Copenhagen Rise is perfectly placed for commuters. So, you can spend less time travelling and more time enjoying the countryside and everything else this area has to offer.



BY TRAIN

Reading Station



 5.5 miles / 17 min drive
 31 min cycle

London Paddington	Slough	M Maidenhead	B Basingstoke	G Guildford	W Winchester
16 mins	45 mins	12 mins	17 mins	37 mins	34 mins



BY CAR

Copenhagen Rise is just a mile from the A33, which takes you north to Reading and south to Basingstoke and the M3, which leads to the south coast. It's only 1.5 miles from the M4, which goes west to Wales and east into London.

Reading	M Maidenhead	B Basingstoke	W Windsor	M Marlow	S Slough	H Henley-on-Thames	B Bournemouth
4.5 miles 12 mins	16 miles 20 mins	13 miles 22 mins	21 miles 24 mins	21 miles 27 mins	21 miles 27 mins	13 miles 34 mins	72 miles 1hr 17 mins

Sources: google.com/maps. Times shown are approximate and subject to traffic. thetrainline.com. Times shown are for one of the fastest travel times - average journeys may be longer.

Places of Interest

Shopping

- 1 Aldi
- 2 Budgens
- 3 Day Lewis Pharmacy
- 4 Ikea
- 5 One Stop
- 6 Spencers Wood Stores
- 7 The Oracle
- 8 Waitrose
- 9 Warings Bakery

Food & Drink

- 10 Côte
- 11 Las Iguanas
- 12 Miah's
- 13 Miller & Carter
- 14 Nando's
- 15 Pasticceria Alia
- 16 Pizzatron
- 17 The Farriers Arms

Leisure

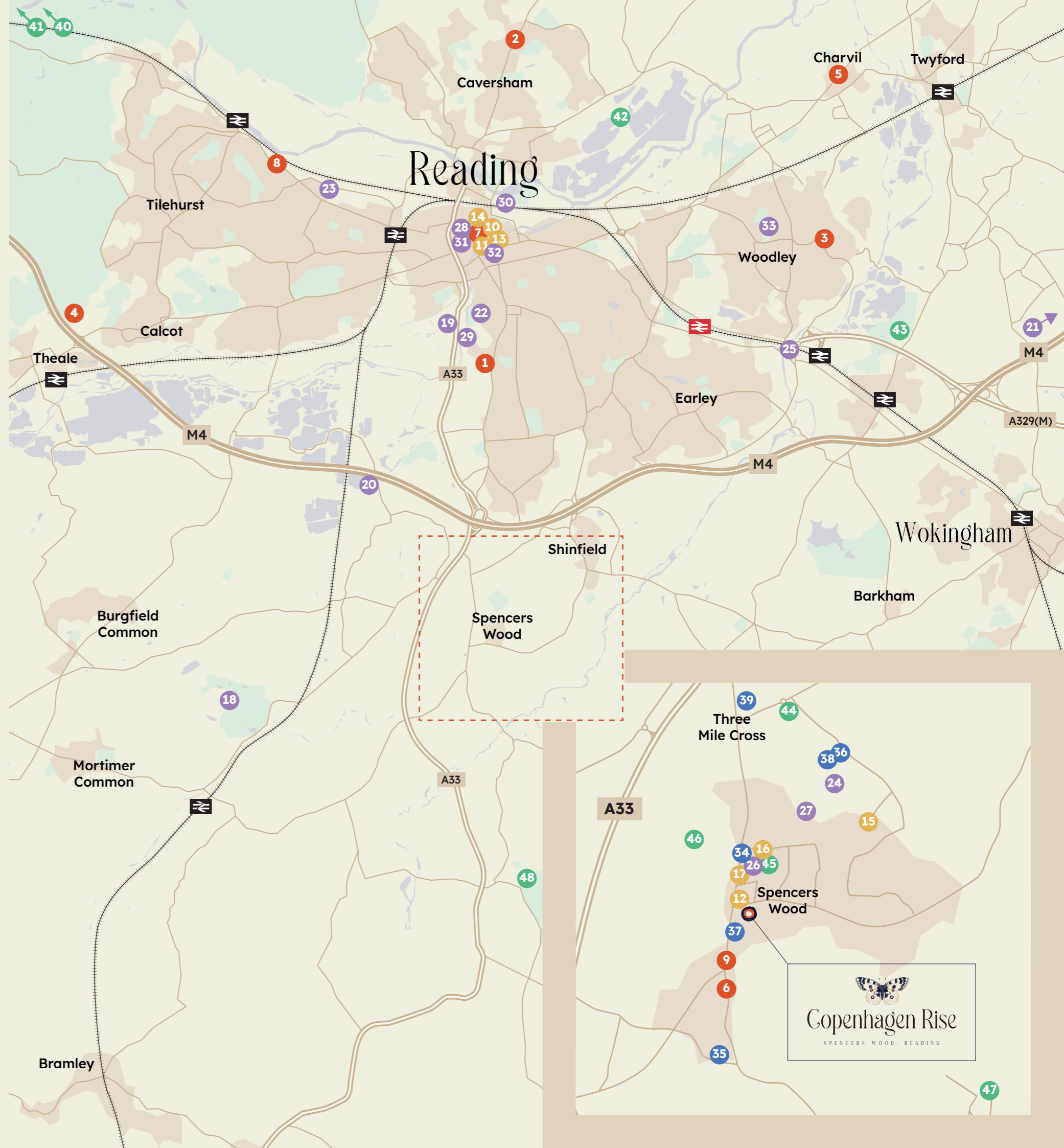
- 18 De Vere Wokefield Estate Golf Club
- 19 Grosvenor Casino
- 20 Lagoon Park
- 21 Legoland Windsor
- 22 Parthian Climbing
- 23 RedKangaroo Trampoline Park
- 24 Ryeish Green Sports Hub
- 25 Showcase Cinema de Lux
- 26 Spencers Wood Skatepark
- 27 Spencers Wood Youth Football Club
- 28 Spinners Crazy Golf & Bowling
- 29 TeamSport Go Karting
- 30 Thames Lido
- 31 The Hexagon Theatre
- 32 Vue Cinema
- 33 Woodford Park Leisure Centre

Education

- 34 Chapel Lane Preschool
- 35 Lambs Lane Primary School
- 36 Oakbank School
- 37 Spencers Wood Day Nursery and Preschool
- 38 Starmaker Stage School
- 39 The Vine Christian School

Green Spaces

- 40 Basildon Park
- 41 Beale Wildlife Park & Gardens
- 42 Caversham Lakes
- 43 Dinton Pastures Country Park
- 44 Mays Meadow Nature Reserve
- 45 Spencers Wood Recreation Ground
- 46 Stanbury Park
- 47 Swallowfield Park
- 48 Wellington Country Park





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Specification



Kitchen

- Symphony Woodbury Gloss Platinum units
- Symphony Tectonica worktop and upstand
- Integrated oven and hob
- Integrated fridge freezer
- Integrated dishwasher
- Integrated washer/dryer
- Amtico White Ash flooring

Bathroom

- White bath, toilet and sink
- Chrome mixer taps
- Glass screen over bath
- Porcelanosa wall tiles around bath/shower
- Chrome towel rail
- Amtico White Ash flooring

Electrical

- Pendant lights in living areas, hall, landing and bedrooms
- Downlights in kitchen and bathroom
- Wired smoke detector(s) with battery backup
- Carbon monoxide detection alarm

General

- Carpet in bedrooms, landing and stairs
- Flush, white, internal doors with chrome lever handles

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Copenhagen Rise

SPENCERS WOOD, READING

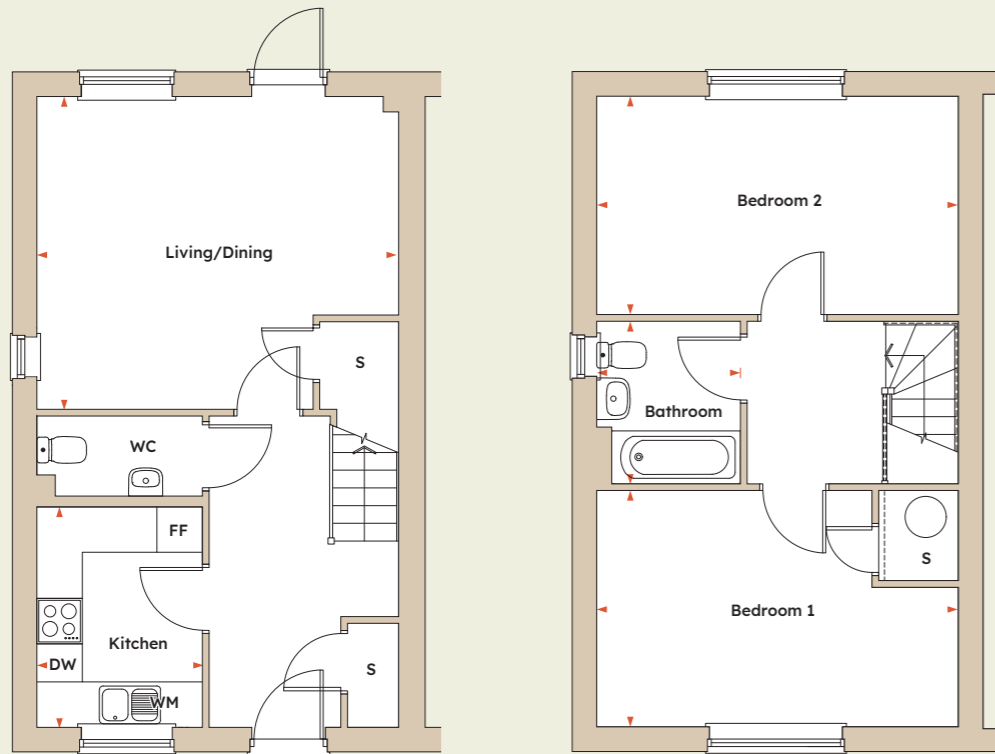
Development Site Plan





2 Bedrooms

PLOTS 17, 18, 22, 23



GROUND FLOOR

FIRST FLOOR

Living/Dining	4.17m x 4.83m
Kitchen	2.95m x 2.22m
Bedroom 1	3.16m x 4.83m
Bedroom 2	2.92m x 4.83m
Bathroom	2.17m x 2.18m

79.7m²

- FF Fridge Freezer
- S Store
- DW Dishwasher
- WD Washer Dryer

Please note: Some plots are handed layouts of the plan shown above. Speak to our sales advisor for more details.

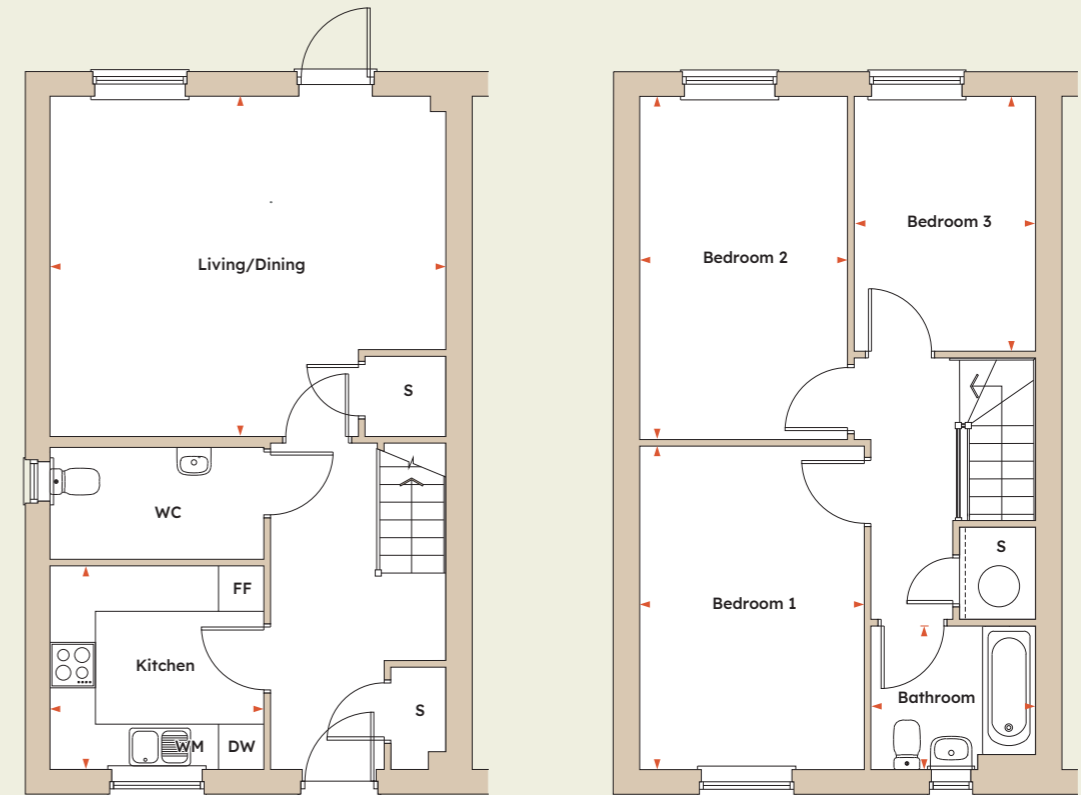
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Please note: All measurements shown above, are taken at their maximum point and are for general guidance only.



3 Bedrooms

PLOTS 27, 28, 29



GROUND FLOOR

FIRST FLOOR

Living/Dining	4.53m x 5.28m
Kitchen	2.72m x 2.86m
Bedroom 1	4.31m x 3.00m
Bedroom 2	4.57m x 2.78m
Bedroom 3	3.40m x 2.43m
Bathroom	1.93m x 2.21m

93.1m²

- FF Fridge Freezer
- S Store
- DW Dishwasher
- WD Washer Dryer

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