

Langley Mead

Shinfield



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Langley Mead Shinfield

A wonderful new collection of 2, 3, 4 & 5 bedroom homes.

Situated in the picturesque village of Shinfield, our new Langley Mead development offers beautiful homes that are ideal for anyone looking for their first or next home.

There is a lot on offer in this idyllic location. The village centre is just a few minutes' walk away where you'll find a food store, Post Office, florist, medical centre and pharmacy, and two pubs. For families, there is a great choice of Ofsted-rated schools for all ages within 3 miles of home.

A larger choice of amenities is available in the bustling town of Reading, just 5 miles away. And for commuters, the M3 and M4 are both within easy reach, as well as Reading station, which provides regular services to London Waterloo and Paddington.

Langley Mead

Shinfield, Reading RG2 9HE | 01189 117 804

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Around the local neighbourhood

- | | | |
|--|---|---------------------------------------|
| 1 Co-op | 5 Shinfield St Mary's C of E Junior School | 9 Reading Train Station |
| 2 Shinfield Infant and Nursery School | 6 Hillside Primary School | 10 Langley Mead Nature Reserve |
| 3 Dinton Pastures Country Park | 7 Asda | 11 Heathrow Airport |
| 4 Broad Street Mall | 8 Earley Train Station | 12 Thorpe Park Resort |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries).
March 2022.

SHOW HOME



Development layout



5 bedroom home

- The Wells

4 bedroom home

- The Mylne
- The Pembroke
- The Kempthorne
- The Leverton

3 bedroom home

- The Becket
- The Elmslie
- The Aldridge

2 bedroom home

- The Walton

Affordable Housing *

- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

V Visitor Parking Space ■ Shed

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Consultant for specific details.

Development layout



5 bedroom home

- The Wells

4 bedroom home

- The Mylne
- The Pembroke
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3 bedroom home

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2 bedroom home

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Affordable Housing *

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- 3 bedroom homes
- 4 bedroom homes

V Visitor Parking Space Shed

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Consultant for specific details. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. 11.2023.



Specification

2023

We give you so much more

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Specification

We give you so much more

Each home will be independently surveyed during construction by Premier Guarantee, who will issue their 10 year warranty certificate on completion of the home.

2 bedroom homes
3 bedroom homes
4 bedroom homes
5 bedroom homes

Kitchens

Choice of standard fitted kitchen (doors and worktops)*	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■
Indesit stainless steel single oven and gas hob	■	■	■	■
Indesit integrated hood, with stainless steel splashback	■	■		
Indesit stainless steel chimney hood, with stainless steel splashback			■	■
Space for fridge/freezer	■	■	■	■
Space for dishwasher	■	■	■	■
Space for washing machine	■	■	■	■
White batten holder for the light	■	■	■	■

Bathrooms, cloakrooms & ensuites

Ideal Standard contemporary white sanitary ware with chrome fittings (pedestal sink and floor standing toilet)	■	■	■	■
Choice of standard Porcelanosa wall tiling (splash back to all basins, half height over bath and full height to shower cubicle)*	■	■	■	■
Handheld hair wash attachment	■	■	■	■
Romans sliding shower screen to ensuites	■	■	■	■
White batten holder for the light	■	■	■	■

Electrical & lighting

Sky and TV outlet to living room (Sky subject to subscription by customer)	■	■	■	■
White pendant lamps to all other rooms	■	■	■	■
Light to front porch and wiring to the rear of house	■	■	■	■
Mains powered smoke detectors with back up battery	■	■	■	■
Carbon monoxide detector	■	■	■	■

Internal finishes

Internal doors with white finish and satin chrome ironmongery	■	■	■	■
Internal walls finished in white emulsion	■	■	■	■
Internal woodwork to be white gloss finish	■	■	■	■
Staircases to be white painted timber	■	■	■	■

Heating

Gas fired heating feeding radiators fitted with thermostatic valves	■	■	■	■
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General

Double glazed windows	■	■	■	■
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PLEASE NOTE: Elevations, materials and electrical layouts may differ on this phase to that shown in the marketing brochure. Elevations/CGI images are for indicative purposes only. For full details about your specific plot, please speak to the Sales Consultant.

Signed _____ Date _____

Linden Homes subscribes to the consumer Code of Conduct. Please refer to www.consumercodeforhomebuilders.com or ask your Sales Consultant for further information.

The specifications of all our homes is correct at the date of going to press but may be subject to change as necessary and without notice. Please ask your Sales Consultant for more information. February 2023.

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The Walton 2 bedroom home

Homes 520, 521, 522, 523, 531, 532, 533, 545, 546, 547, 550, 551 & 552

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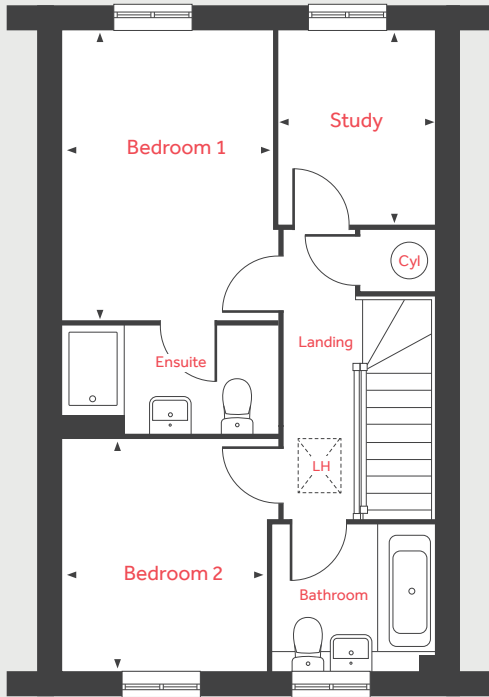
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The Walton

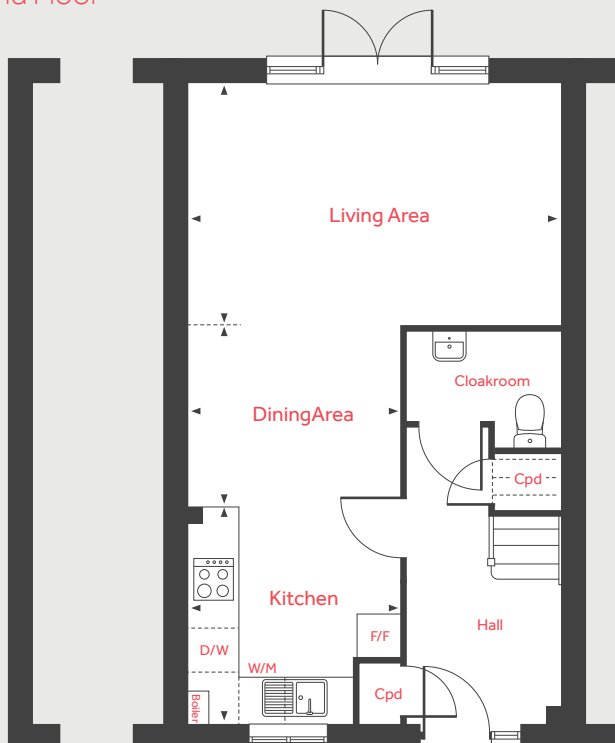
2 bedroom home

Homes 520, 521, 522, 523, 531, 532, 533, 545, 546, 547, 550, 551 & 552

First Floor



Ground Floor



Ground Floor

Living Area

4.96m x 3.24m 16'3" x 10'7"

Dining Area

2.82m x 2.42m 9'3" x 7'11"

Kitchen

2.89m x 2.82m 9'6" x 9'3"

First Floor

Bedroom 1

3.87m x 2.71m 12'8" x 8'8"

Bedroom 2

3.08m x 2.72m 10'1" x 8'11"

Study

2.59m x 2.16m 8'5" x 7'0"

LH	Loft hatch	D/W	Space for dishwasher
Cyl	Hot water cylinder	W/M	Space for washing machine
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Space for fridge freezer		

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The Becket 3 bedroom home

Home 542

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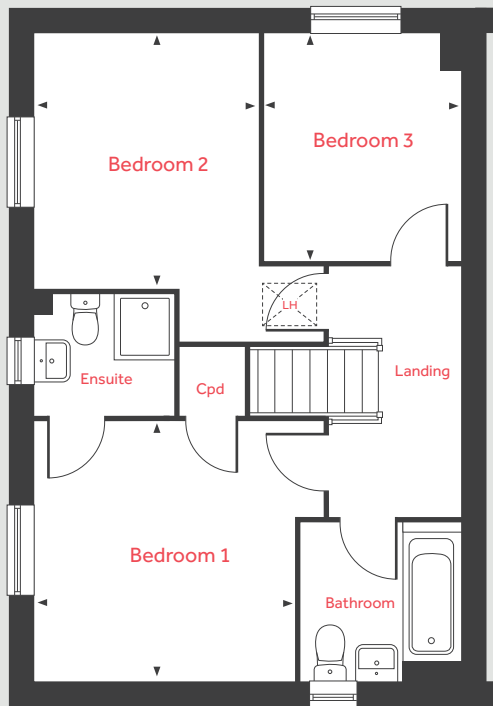
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The Becket

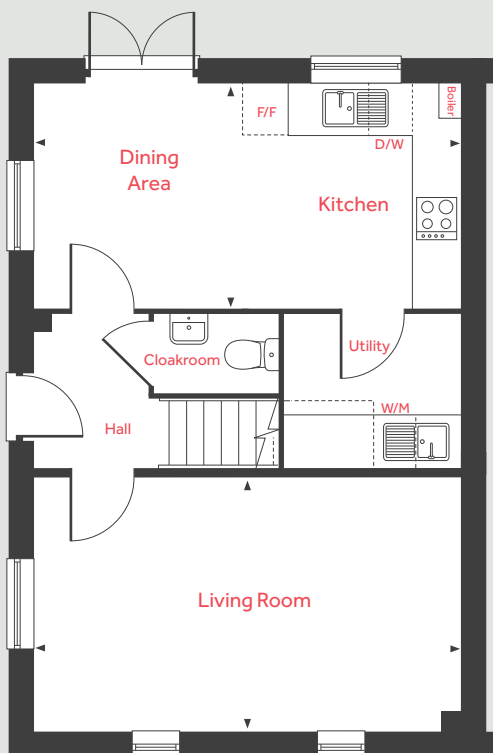
3 bedroom home

Home 542

First Floor



Ground Floor



Ground Floor

Living Room

5.59m x 3.33m 18'4" x 10'11"

Kitchen/Dining Area

5.59m x 2.93m 18'4" x 9'7"

First Floor

Bedroom 1

3.43m x 3.39m 11'3" x 11'1"

Bedroom 2

3.34m x 2.94m 10'11" x 9'8"

Bedroom 3

2.99m x 2.56m 9'10" x 8'5"

LH	Loft hatch	D/W	Space for dishwasher
Cpd	Cupboard	W/M	Space for washing machine
F/F	Space for fridge freezer	◀ ▶	Measuring points

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The Elmslie 3 bedroom home

Homes 518, 519, 543, 544, 548 & 549

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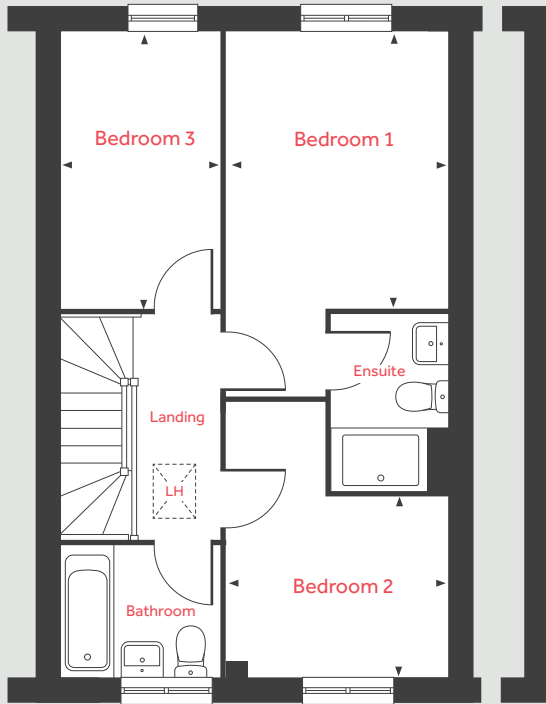
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The Elmslie

3 bedroom home

Homes 518, 519, 543, 544, 548 & 549

First Floor



Ground Floor

Living Room

5.12m x 3.69m 16'9" x 12'1"

Kitchen/Dining Area

4.78m x 2.89m 15'8" x 9'6"

First Floor

Bedroom 1

3.69m x 2.88m 12'1" x 9'5"

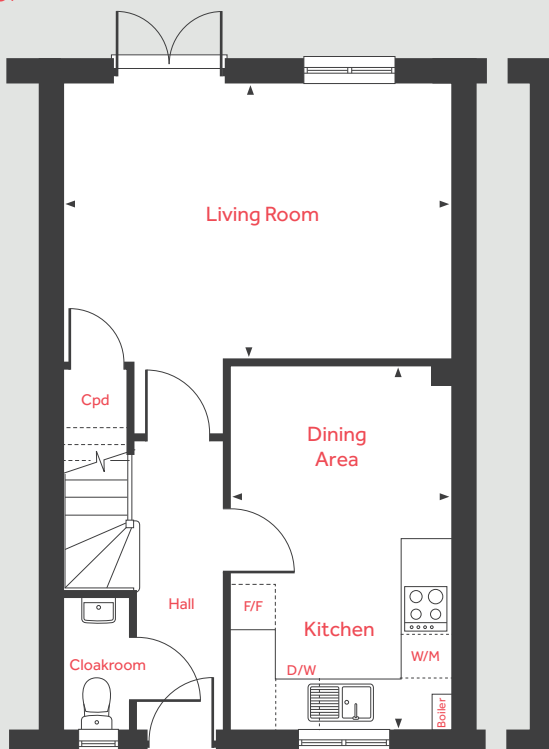
Bedroom 2

2.88m x 2.37m 9'5" x 7'9"

Bedroom 3

3.69m x 2.14m 12'1" x 7'0"

Ground Floor



LH	Loft hatch	D/W	Space for dishwasher
Cpd	Cupboard	W/M	Space for washing machine
F/F	Space for fridge freezer	◀ ▶	Measuring points

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Please note:

There are several elevations of this house type. The CGI is indicative of just one of these variants. Please speak to the Sales Consultant for full details.



The Aldridge 3 bedroom home

Homes 524, 525, 526, 580 & 581

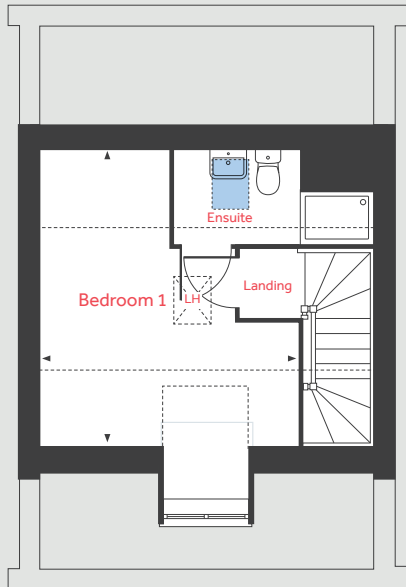
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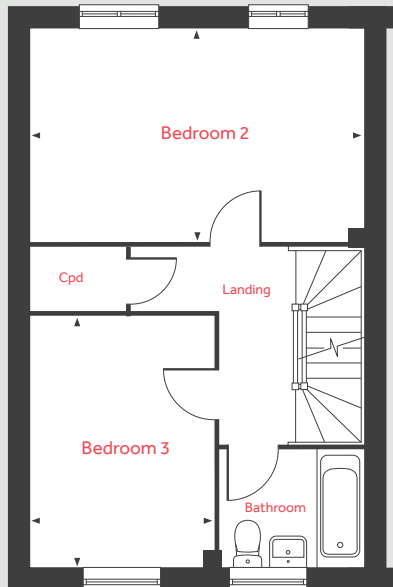
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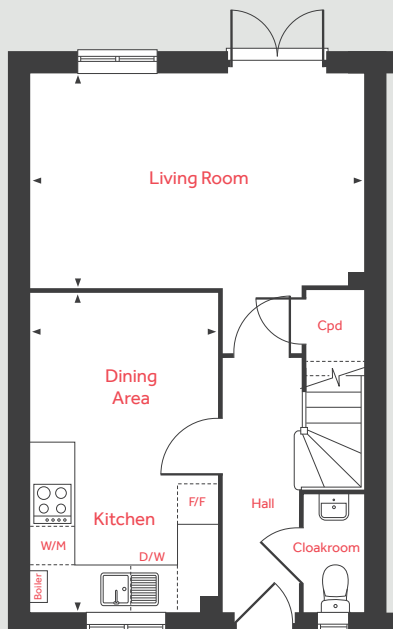
Second Floor



First Floor



Ground Floor



The Aldridge

3 bedroom home

Homes 524, 525 and 526

Ground Floor

Living Room
4.98m x 3.25m 16'4" x 10'8"

Kitchen/Dining Area
4.76m x 2.80m 15'7" x 9'2"

First Floor

Bedroom 2
4.98m x 3.24m 16'4" x 10'7"

Bedroom 3
3.74m x 2.77m 12'3" x 9'1"

Second Floor Homes 524, 525 & 526

Bedroom 1
4.50m x 3.87m 14'9" x 12'8"

Second Floor Homes 580 & 581

Bedroom 1
8.11m x 3.88m 26'7" x 12'9"

LH	Loft hatch	W/M	Space for washing machine
Cpd	Cupboard		Velux window
F/F	Space for fridge freezer		Measuring points
D/W	Space for dishwasher	- - -	Reduced ceiling height

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The Mylne 4 bedroom home

Homes 529, 530, 554, 560, 561, 566, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 585, 586, 591, 592, 594 & 595

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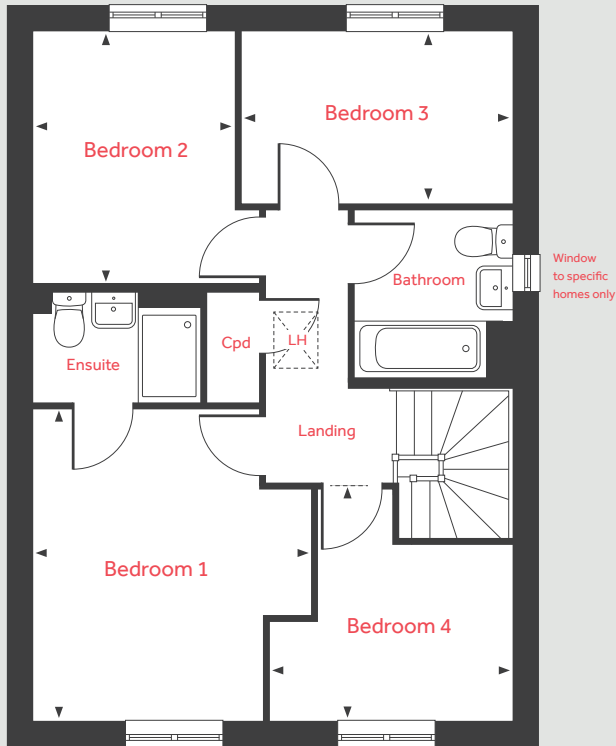
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The Mylne

4 bedroom home

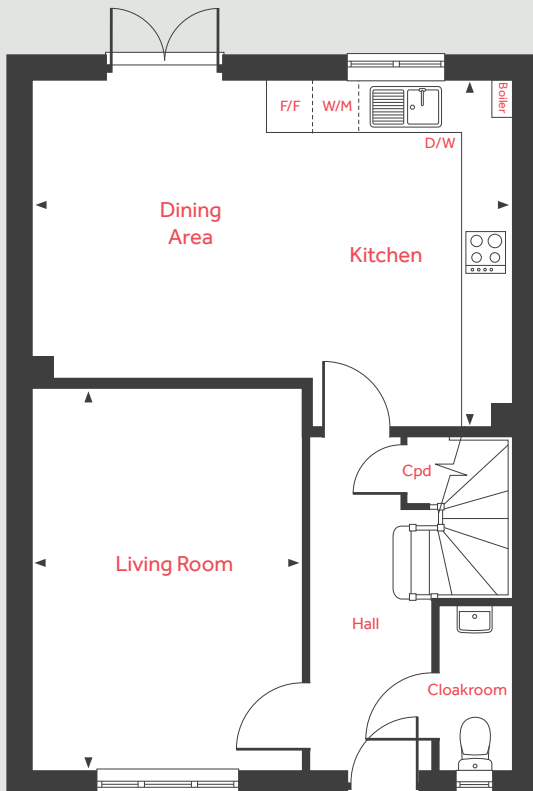
Homes 529, 530, 554, 560, 561, 566, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 585, 586, 591, 592, 594 & 595

First Floor



Window to specific homes only

Ground Floor



Ground Floor

Living Room
4.84m x 3.39m 15'10" x 11'1"

Kitchen/Dining Area
6.04m x 4.38m 19'10" x 14'4"

First Floor

Bedroom 1
3.93m x 3.55m 12'11" x 11'8"

Bedroom 2
3.21m x 2.51m 10'6" x 8'3"

Bedroom 3
3.43m x 2.18m 11'3" x 7'2"

Bedroom 4
3.05m x 2.92m 10'0" x 9'7"

LH	Loft hatch	D/W	Space for dishwasher
Cpd	Cupboard	W/M	Space for washing machine
F/F	Space for fridge freezer	◀ ▶	Measuring points

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The Pembroke 4 bedroom home

Homes 527, 528, 555, 557, 558, 559, 562, 564, 565, 567, 568, 582, 584, 588 & 596

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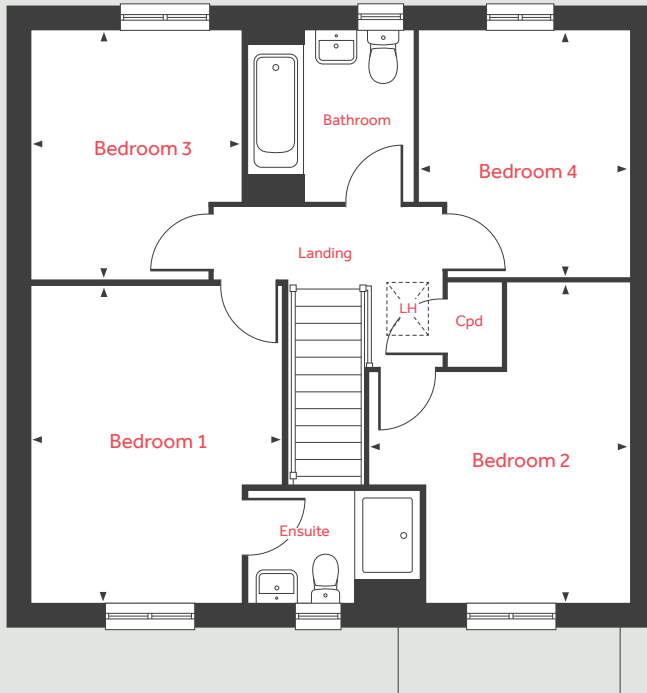
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The Pembroke

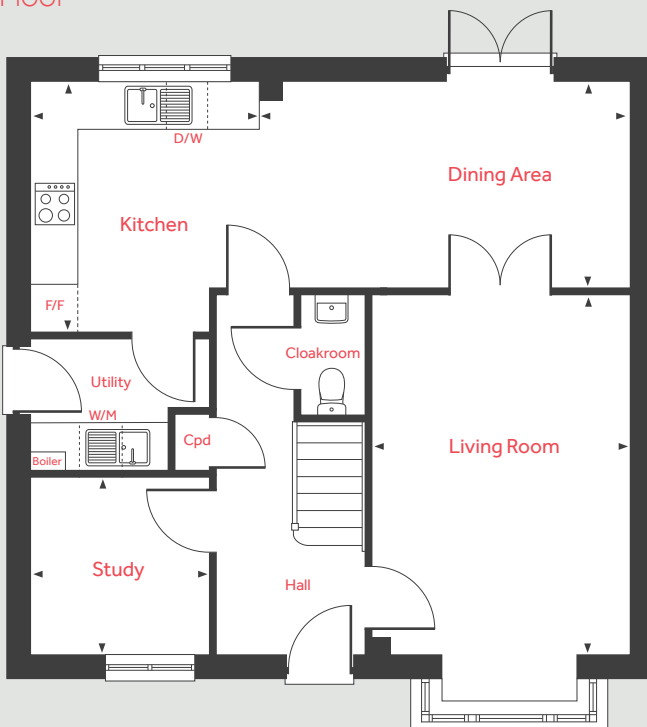
4 bedroom home

Homes 527, 528, 555, 557, 558, 559, 562, 564, 565, 567, 568, 582, 584, 588 & 596

First Floor



Ground Floor



Ground Floor

Living Room	4.86m x 3.52m	15'11" x 11'6"
Kitchen	3.38m x 3.05m	11'1" x 10'0"
Dining Area	5.06m x 2.78m	16'7" x 9'1"
Study	2.42m x 2.38m	7'11" x 7'8"

First Floor

Bedroom 1	4.30m x 3.41m	14'1" x 11'2"
Bedroom 2	4.33m x 3.50m	14'2" x 11'6"
Bedroom 3	3.38m x 2.88m	11'1" x 9'5"
Bedroom 4	3.35m x 2.83m	11'0" x 9'3"

LH	Loft hatch	D/W	Space for dishwasher
Cpd	Cupboard	W/M	Space for washing machine
F/F	Space for fridge freezer	◀ ▶	Measuring points

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The Kempthorne 4 bedroom home

Homes 553, 556, 563 & 569

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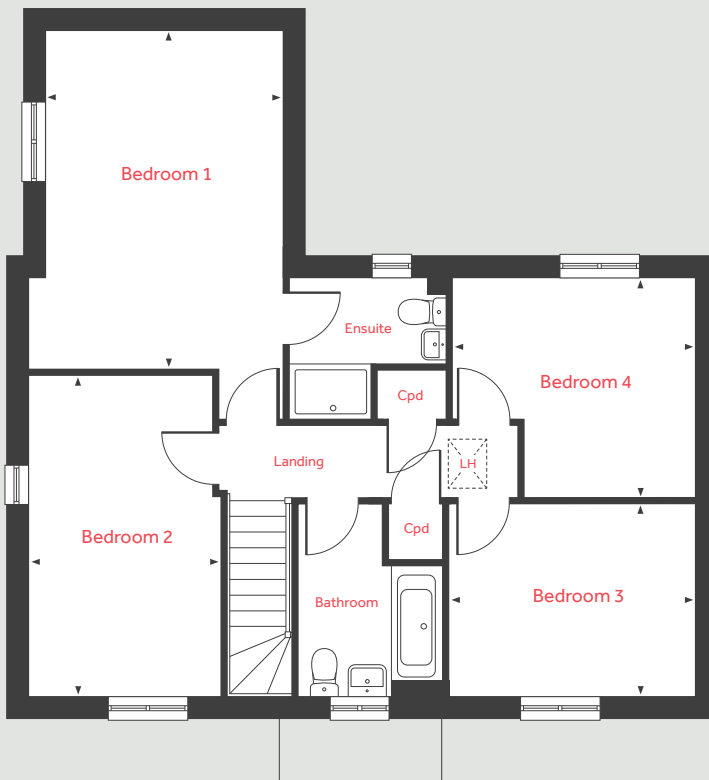
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The Kempthorne

4 bedroom home

Homes 553, 556, 563 & 569

First Floor



Ground Floor

Kitchen

3.50m x 3.30m 11'6" x 10'10"

Living Room

6.09m x 3.84m 20'0" x 12'7"

Dining Area

3.72m x 2.24m 12'2" x 7'4"

Dining Room/Study

2.81m x 2.60m 9'3" x 8'6"

First Floor

Bedroom 1

4.89m x 3.50m 16'0" x 11'6"

Bedroom 2

4.70m x 2.76m 15'5" x 9'1"

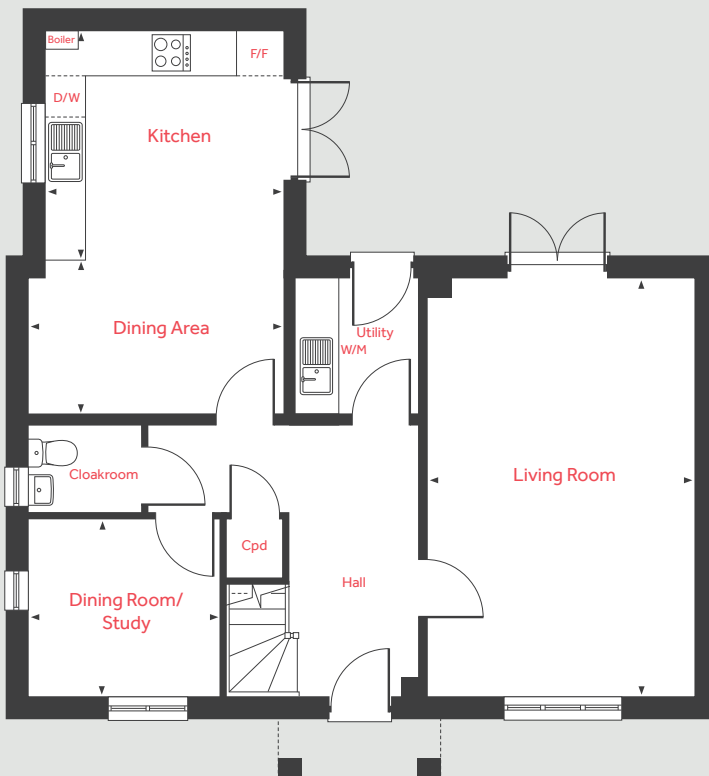
Bedroom 3

3.58m x 2.83m 11'9" x 9'3"

Bedroom 4

3.58m x 3.16m 11'9" x 10'4"

Ground Floor



LH	Loft hatch	D/W	Space for dishwasher
Cpd	Cupboard	W/M	Space for washing machine
F/F	Space for fridge freezer	◀ ▶	Measuring points

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The Leverton 4 bedroom home

Homes 583 & 593

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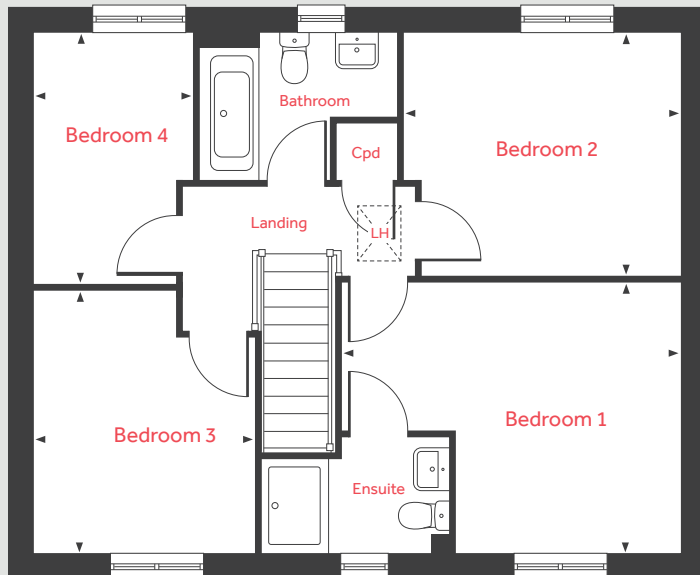
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The Leverton

4 bedroom home

Homes 583 & 593

First Floor



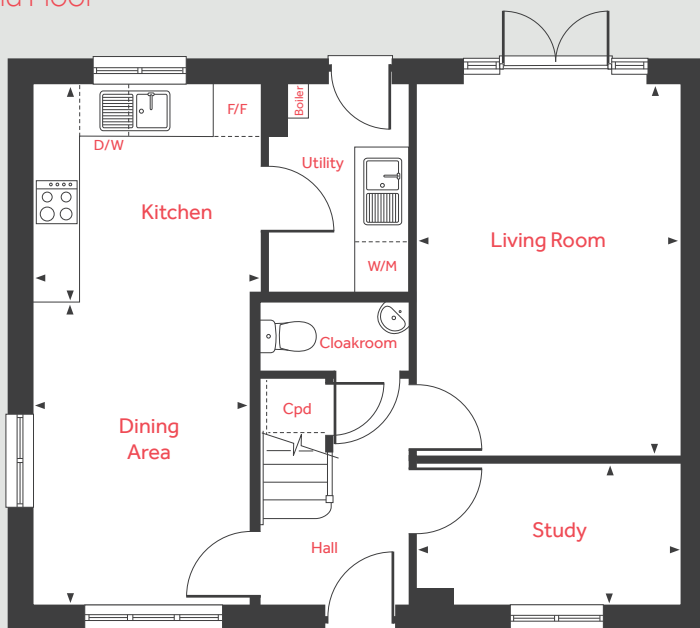
Ground Floor

Living Room	4.83m x 3.43m	15'10" x 11'1"
Kitchen	3.00m x 2.80m	9'11" x 9'2"
Dining Area	3.96m x 2.84m	13'0" x 9'4"
Study	3.43m x 1.84m	11'3" x 6'0"

First Floor

Bedroom 1	4.40m x 3.49m	14'5" x 11'5"
Bedroom 2	3.59m x 3.17m	11'9" x 10'5"
Bedroom 3	3.38m x 2.89m	11'1" x 9'6"
Bedroom 4	3.28m x 2.09m	10'9" x 6'10"

Ground Floor



LH	Loft hatch	D/W	Space for dishwasher
Cpd	Cupboard	W/M	Space for washing machine
F/F	Space for fridge freezer	◀ ▶	Measuring points

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The Wells 5 bedroom home

Homes 587, 589 & 590

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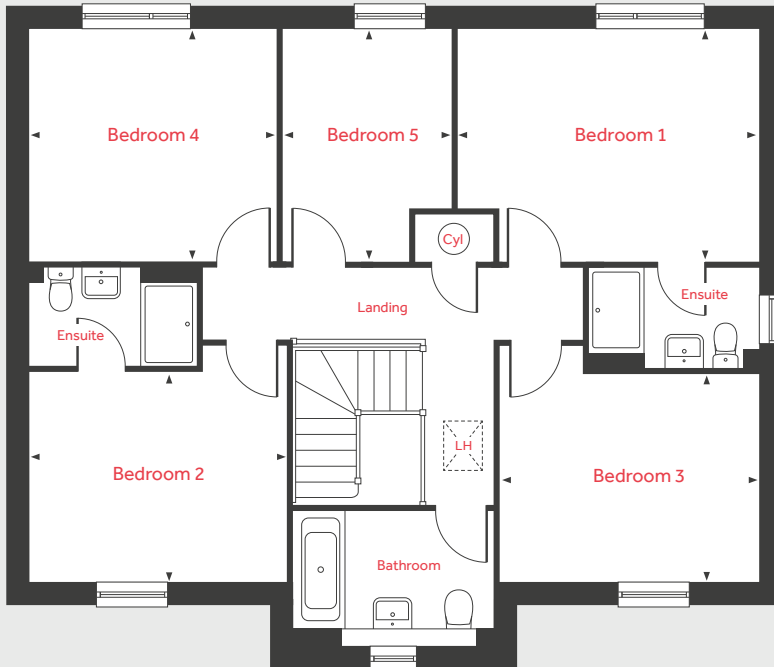
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The Wells

5 bedroom home

Homes 587, 589 & 590

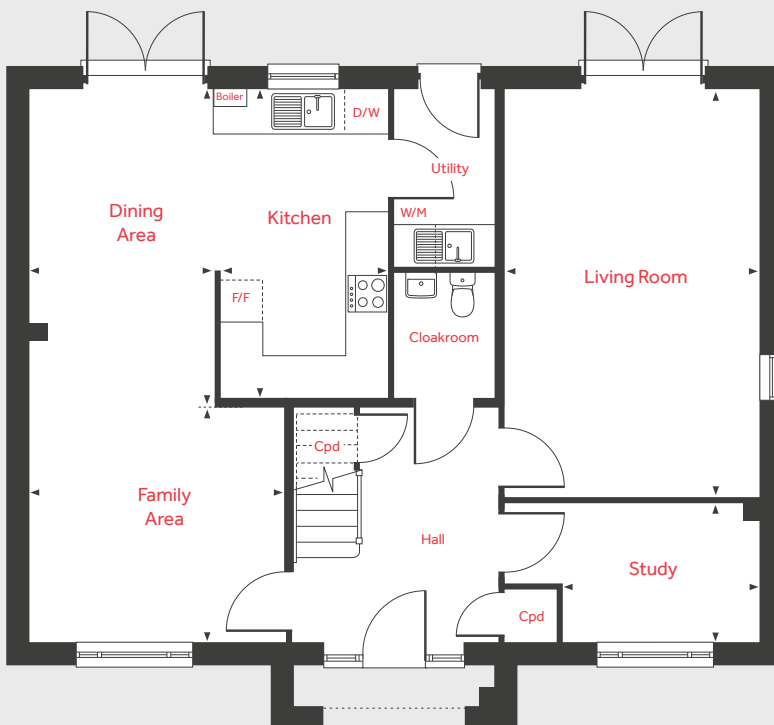
First Floor



Ground Floor

Living Room	5.88m x 3.70m	19'3" x 12'2"
Kitchen	4.44m x 2.39m	14'7" x 7'10"
Dining Area	4.51m x 2.70m	14'9" x 8'10"
Family Area	3.71m x 3.46m	12'2" x 11'4"
Study	2.86m x 2.02m	9'4" x 6'7"

Ground Floor



First Floor

Bedroom 1	4.36m x 3.33m	14'4" x 10'11"
Bedroom 2	3.73m x 3.03m	12'3" x 9'11"
Bedroom 3	3.73m x 3.03m	12'3" x 9'11"
Bedroom 4	3.61m x 3.33m	11'10" x 10'11"
Bedroom 5	3.33m x 2.42m	10'11" x 7'11"

LH	Loft hatch	D/W	Space for dishwasher
Cyl	Hot water cylinder	W/M	Space for washing machine
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Space for fridge freezer		

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