



**COOPERS
HILL**

BRACKNELL TOWN CENTRE



WELCOME TO COOPERS HILL



A COLLECTION OF HIGH-QUALITY, SUSTAINABLE NEW HOMES IN THE HEART OF BRACKNELL.

At Coopers Hill, we have reimagined the concept of town living for the way we live today. Close to the centre of Bracknell, this exciting

development offers easy access to shops, entertainment, dining and transport links on your doorstep.

Whether you are taking your first step on the property ladder, raising a family or taking things easy in retirement, there is a high-quality home at Coopers Hill to fit your lifestyle in a prime location where you will feel a real sense of belonging.



FIND YOUR OWN SPACE

A BRAND NEW COLLECTION OF 2 & 3 BEDROOM APARTMENTS AND HOUSES.

The 52 houses and apartments at Coopers Hill have all been thoughtfully designed to provide versatile living space and modern comforts. The well-planned interiors are styled with neutral colours to enable you to put your own stamp on your new home.

Outside, the development has a friendly, established feel, with mature trees, neat landscaping and safe pathways connecting the homes and surrounding areas. Although the town centre is only a few minutes' walk away, there's also an abundance of green space within easy reach.





A HOME FOR LIVING





Bracknell Town Centre ^

IN TOUCH WITH THE TOWN

**BRACKNELL IS A PLACE
THAT IS FULL OF LIFE,
WITH GREAT AMENITIES
AND A STRONG
COMMUNITY SPIRIT.**

Since being carefully developed as a new town in the mid-twentieth century, Bracknell has established a strong heritage as a vibrant, forward-looking community and it is a town that ticks all the boxes for today's homeowners.

From high street shopping, leisure facilities and nightlife to green, open spaces and excellent transport connections to London, the South East and beyond, you will have easy access to everything you need.

COOPERS HILL



- 2 BEDROOM HOUSES
- 3 BEDROOM HOUSES
- AFFORDABLE RENT & SHARED OWNERSHIP
- PRIVATE APARTMENTS

These particulars should be treated as general guidance and for illustrative purposes only and should not be relied upon as statements or representations of fact. All landscaping, road and paving shown are indicative. We operate a policy of continual product development and individual features may vary. We recommend intending purchasers satisfy themselves by personal inspection or otherwise, as to the correctness of these particulars. The site plan is not to scale. June 2023.





FEEL THE CONNECTION

COOPERS HILL HAS GREAT TRAVEL CONNECTIONS, WHETHER YOU ARE COMMUTING, GETTING AWAY TO THE COAST OR JETTING OFF ON HOLIDAY.

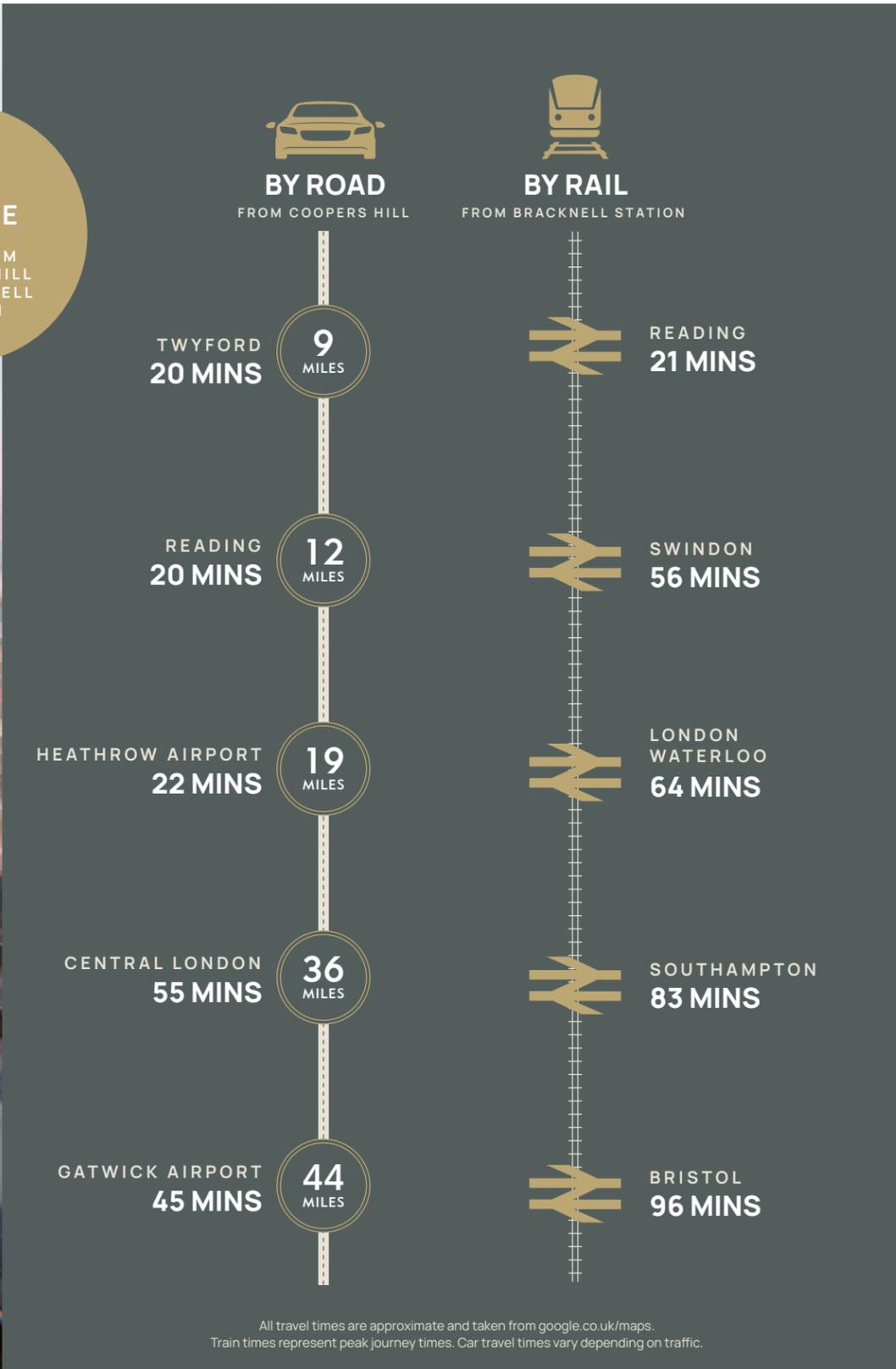
Travelling into London or planning to visit Central London for a theatre trip? Living at Coopers Hill makes getting there easy. It is just a short walk to nearby Bracknell rail station, which has direct links into Waterloo in just under one hour.

The M3 and M4 motorways are both within easy reach, connecting London with Reading, Swindon, Bristol and the South Coast, and offering easy access to the M25 northbound and southbound.

If you are planning an overseas business trip or holiday, London Heathrow Airport is under 19 miles away and London Gatwick is 45 miles away from Coopers Hill.



4
MINUTE
WALK FROM COOPERS HILL TO BRACKNELL STATION



All travel times are approximate and taken from google.co.uk/maps. Train times represent peak journey times. Car travel times vary depending on traffic.



ESCAPE IT ALL

WITH IN-TOWN PARKS AND SURROUNDING COUNTRYSIDE, BRACKNELL OFFERS PLENTY OF GREEN SPACE TO ENJOY.

There are more than 150 parks and countryside areas throughout the Bracknell Forest district, offering a rich variety of walking and cycling trails, wildlife habitats and scenic beauty.

The closest park to Coopers Hill is Station Green; a slice of green space right in the town centre. With a network of paths and picnic benches, it is the perfect place to enjoy an al fresco lunch or a break from shopping.

To the north-east of the town, less than a mile away, is The Elms, a recently refurbished town centre park. It features a children's play area, seating, picnic tables and junior football pitches, as well as a range of formal flower and shrub beds and a wildflower meadow.

Mill Park is just to the south of Bracknell, about a mile from Coopers Hill. It is a family-friendly green space with play areas and a skate park. Take a leisurely stroll around the lake before enjoying some refreshments in the old boat house café, which serves a varied menu of drinks, snacks and light bites.



INDEPENDENT LIVING

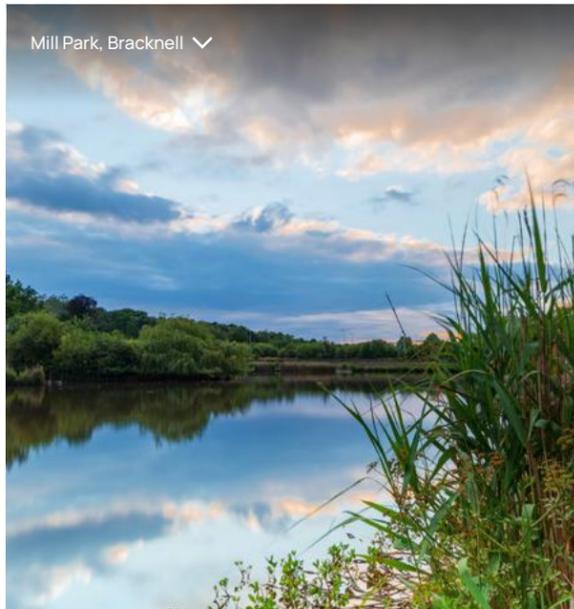
BRACKNELL TOWN CENTRE HAS A WIDE RANGE OF AMENITIES, INCLUDING SHOPS, EATERIES, ENTERTAINMENT AND LEISURE.

Whether you need to pick up some day-to-day essentials, you fancy a workout or you're planning a big night out, living at Coopers Hill means having everything close at hand in Bracknell town centre.

The Lexicon is one of the UK's leading shopping, dining and leisure destinations. It's home to a range of high street names, more than 25 cafés and restaurants, a 12-screen cinema. An ice skating rink and bowling alley are also located close by.

For eating out, Bracknell has everything from pizza and pasta to ethnic specialities and haute cuisine, including well-known chains such as Nando's, Las Iguanas and TGI Fridays. There are also traditional pubs serving home-cooked fare, as well as tearooms and coffee shops where you can enjoy a cuppa and a catch-up with friends.

As for sports and leisure facilities, you won't have to travel far to enjoy anything from a swim or gym session to a game of tennis or golf. Less than a mile from Coopers Hill is Bracknell Leisure Centre, which features three pools, a gym, group fitness studios, a sports hall, an outdoor pitch, athletics facilities and a spa.



Mill Park, Bracknell ▾



The Lexicon Shopping Centre ⤴



Bracknell Leisure Centre ⤴



The Lexicon, 12-screen cinema ⤴

BRACKNELL HIGHLIGHTS

Blue's Smokehouse
High Street

The Flying Bean Café
Arlington Square West

The Lexicon Shopping Centre
RG12 1AP

Bracknell Leisure Centre
Bagshot Road

Fuego
27 The Avenue

Mason + Rye
The Avenue

The Bull
56 High Street

Gail's Bakery
6 The Avenue

The Real Greek
12 Eagle Lane

The Couch
11 Market Street

Hollywood Bowl
The Point, Skimped Lane

South Hill Park Arts Centre
Ringmead



Hollywood Bowl, Bracknell ⤴



MAKE YOURSELF AT HOME





ENERGY EFFICIENCY

At Countryside, we understand the importance of building homes that help you live sustainably and cut the cost of your energy bills. Our homes at Coopers Hill are eco-friendly and energy-efficient, with lower environmental impact and lower running costs.

Energy-saving features include high-efficiency double glazing, excellent thermal performance with full-fill cavity insulation, low-flow taps and low-energy light fittings.

Coopers Hill will also include environmentally friendly features to help reduce climate change, including solar panels on the roofs of all apartments, electric vehicle charging points, 122 cycle parking bays, sustainable drainage systems, and new paths and cycle lanes directly into the town centre.



THE BENEFITS OF BUYING NEW



ELECTRIC VEHICLE READY

Many second-hand homes aren't equipped to supply the correct wattage to charge an electric vehicle. Our new homes are ready to power you up as standard!



ENERGY-EFFICIENT APPLIANCES

Our homes are fitted with modern energy saving appliances throughout. These could help to reduce your energy bills by up to £425 per year.²



LOW FLOW TAPS

Normal taps flow at a rate of 15-18 litres per minute. Our low flow taps use as little as 2.5 litres per minute, helping you to cut water consumption and reduce waste.



DUAL THERMOSTATS

Control your upstairs and downstairs heating separately – rest assured you'll be cosy and warm anywhere in your home, without wasting energy heating empty rooms.



LOW ENERGY LIGHT FITTINGS

Enjoy the same level of brightness from lower powered light fittings. Low energy lighting is 90% more efficient³, meaning a reduction in your energy bills.



REDUCED HEAT LOSS, DRAUGHTS & CONDENSATION

Countryside homes have excellent thermal performance, with full fill cavity insulation – keeping your home warm and toasty.



HIGH PERFORMANCE DOUBLE GLAZED WINDOWS

Designed to reduce heat loss, our double-glazed windows create twice the insulation of a single glazed unit, resulting in lower energy bills.



TESTED FOR AIR TIGHTNESS

Your home is tested for air tightness so you can say goodbye to any unwanted draughts while hanging onto the air you have warmed up in your home.

1 Currently electrical vehicle charging points are not provided. However, all homes have capacity for the provision of a car charger. 2 which.co.uk. 3 thegreenage.co.uk.



FEATURES THAT MAKE ALL THE DIFFERENCE



GENERAL FINISHES

- Amtico Spacia 'Nordic' flooring to hallway, bathroom, kitchen and living area
- Abingdon carpet to stairs and landing in 'Stainfree Soft Shades – Heron 06'
- Pendant lighting to living / dining room, hall and landing
- TV points wired for access for digital TV and Sky Q (subject to subscription)
- BT connection provided
- Hyperoptic superfast fibre broadband (3 months free, then subject to subscription)
- Front door with spyhole and 5 lever deadlock
- White finished internal doors
- White painted skirting and architraves
- White painted finish to walls and ceilings
- Mains supply smoke and heat detection
- Radiators with thermostatic valve

KITCHEN

- Contemporary Shaker designed kitchen with fitted base, tall and wall units in 'Light Grey'
- Full height laminate splashback and upstands in 'Rabac'
- 20mm slimline laminate in 'Rabac'
- Spot lights under wall units
- Stainless steel inset 1½ bowl sink with chrome mixer tap
- Integrated Electrolux single oven

- Integrated Electrolux Combination Microwave (3 beds only)
- Electrolux Induction hob
- Electrolux telescopic extractor hood
- Integrated Electrolux fridge/ freezer
- Integrated Electrolux dishwasher
- LED ceiling downlights

UTILITY CUPBOARD

- Amtico Spacia 'Sash Oak' flooring
- Freestanding Zanussi washer / dryer

BEDROOMS

- Abingdon carpet to bedrooms in 'Stainfree Soft Shades – Heron 06'
- TV point
- BT point (master bedroom only)
- Pendant lighting

- Amtico flooring
- Extractor ventilation
- Shaver socket
- Low voltage recessed downlighters

- Extractor ventilation
- Shaver socket
- Low voltage recessed downlighters

BATHROOM

- High-level fixed mirrored
- Bath panel in 'Light Grey'
- Back to wall WC pan with concealed cistern
- Heated chrome towel rail
- Glass shower screen
- Porcelanosa 'Madagascar Natural' wall tiles

EN SUITE

- High-level fixed mirrored
- Back to wall WC pan with concealed cistern
- Heated chrome towel rail
- Glass shower screen
- Shower tray with thermostatic shower mixer
- Porcelanosa 'Madagascar Natural' floor and wall tiles

EXTERNAL

- Door bell
- External light next to front door
- Paving slabs to patio
- Turf to rear garden
- External tap
- External lighting to balconies and power supply to rear terraces only



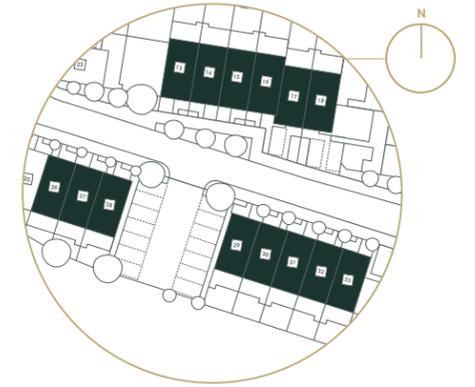
Bedroom 2



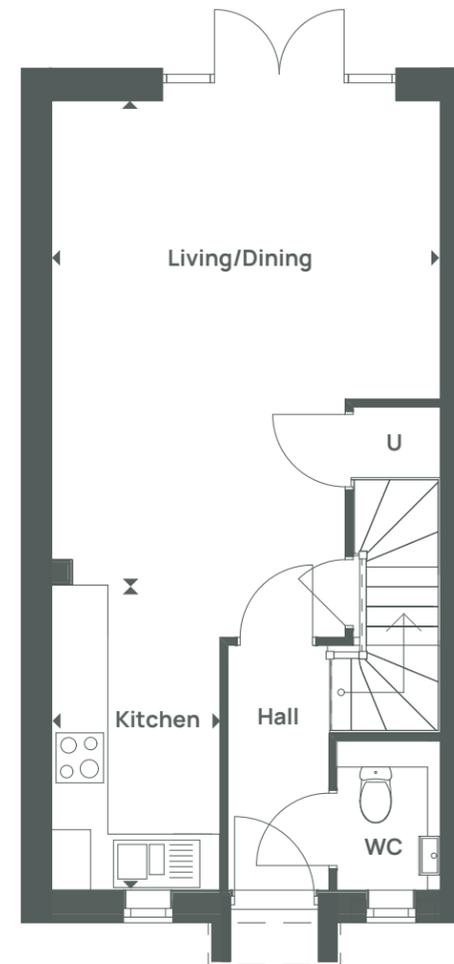
TWO BEDROOM

Plots: 13, 15, 17, 26, 28, 29, 31, 33

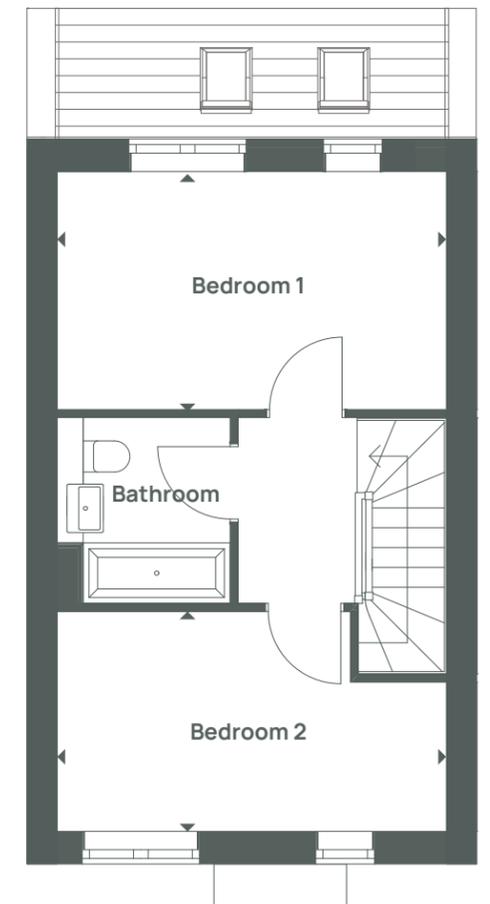
Handed: 14, 16, 18, 27, 30, 32



GROUND FLOOR



FIRST FLOOR



TOTAL AREA	75.3 SQM	811 SQ FT
Living/Dining	4.50 x 5.61m	14'9" x 18'4"
Kitchen	1.85 x 3.53m	6'0" x 11'6"
Bedroom 1	4.50 x 2.74m	14'9" x 8'11"
Bedroom 2	4.50 x 2.54m	14'9" x 8'3"

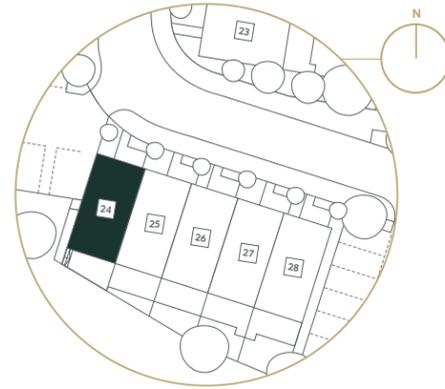
KEY	
▶ Measurement Points	W Wardrobe
U Utility Cupboard	* Handed Plot
C Cupboard	

All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units. They are to finished measurements and are not intended for carpet sizes or items of furniture. Countryside operate a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties.

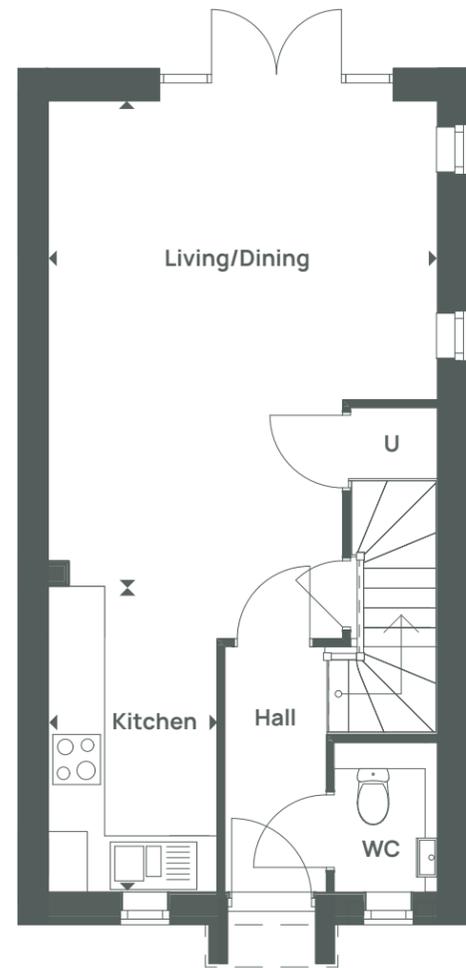


TWO BEDROOM

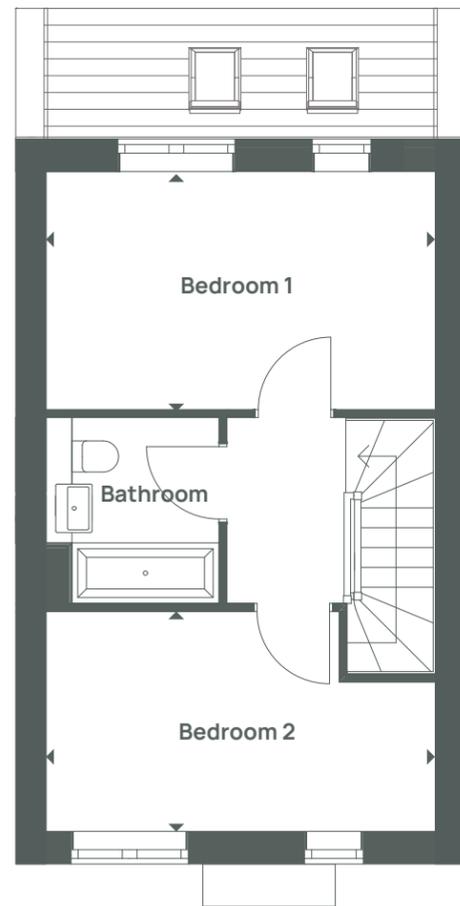
Plot: 24



GROUND FLOOR



FIRST FLOOR



TOTAL AREA	75.3 SQM	811 SQ FT
Living/Dining	4.50 x 5.61m	14'9" x 18'4"
Kitchen	1.85 x 3.53m	6'0" x 11'6"
Bedroom 1	4.50 x 2.74m	14'9" x 8'11"
Bedroom 2	4.50 x 2.54m	14'9" x 8'3"

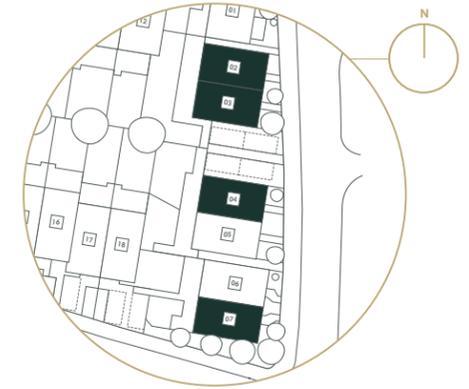
KEY	
▶ Measurement Points	C Cupboard
U Utility Cupboard	W Wardrobe

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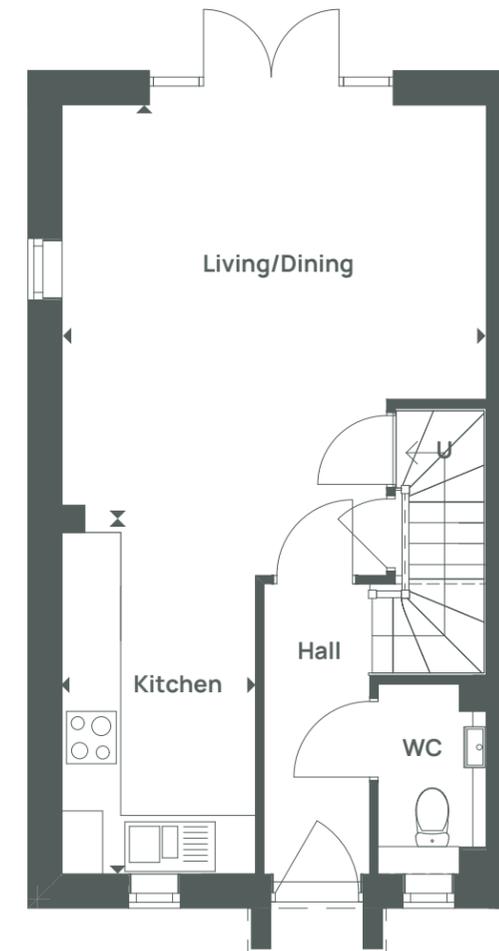


TWO BEDROOM

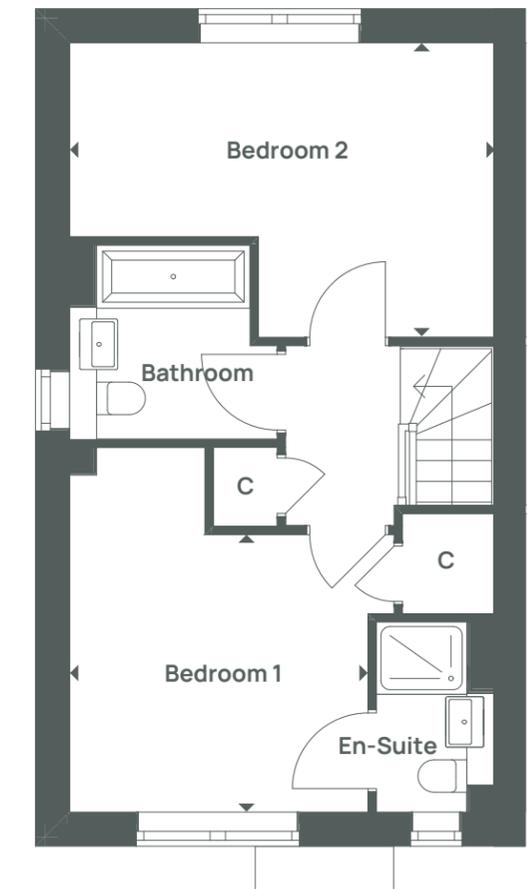
Plots: 03, 07
Handed: 02, 04



GROUND FLOOR



FIRST FLOOR



TOTAL AREA	80.2 SQM	863 SQ FT
Living/Dining	4.70 x 4.74m	15'5" x 15'6"
Kitchen	1.95 x 3.78m	6'4" x 12'4"
Bedroom 1	3.30 x 3.07m	10'9" x 10'0"
Bedroom 2	4.70 x 3.25m	15'5" x 10'7"

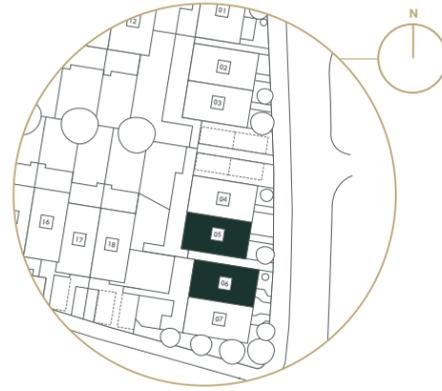
KEY	
▶ Measurement Points	W Wardrobe
U Utility Cupboard	* Handed Plot
C Cupboard	

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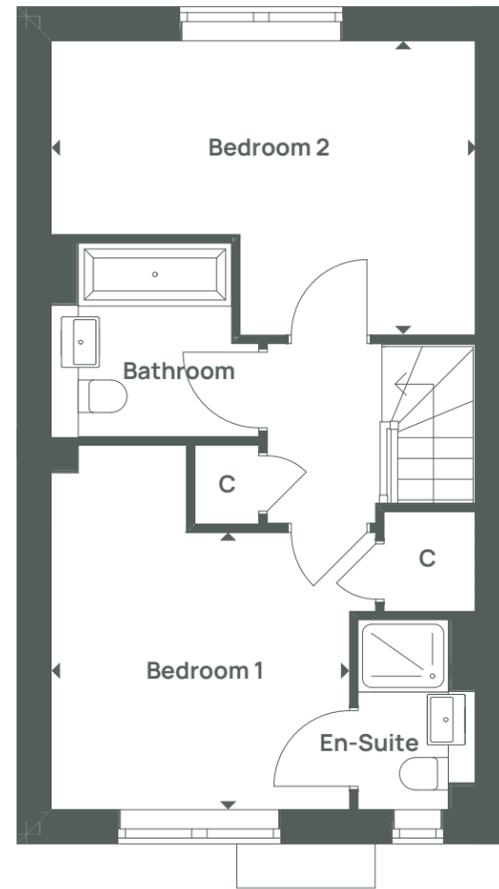
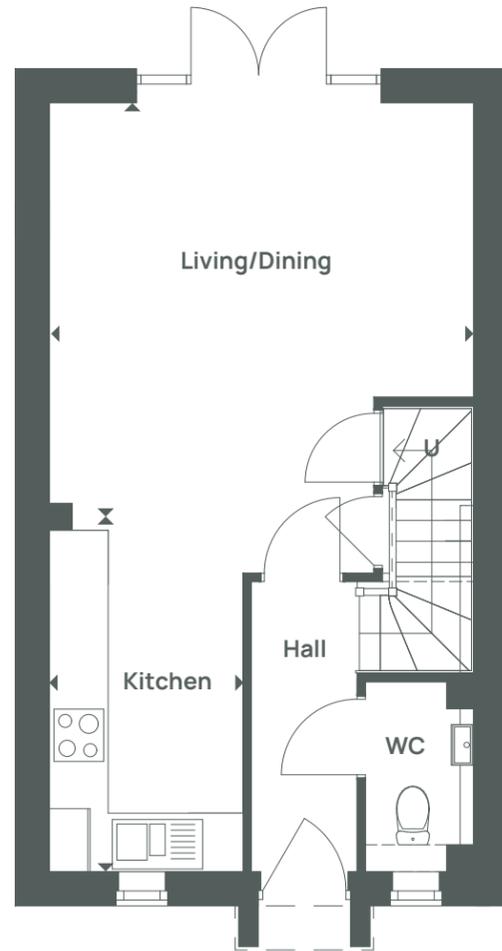
TWO BEDROOM

Plot: 05
Handed: 06



GROUND FLOOR

FIRST FLOOR



TOTAL AREA	80.2 SQM	863 SQ FT
Living/Dining	4.70 x 4.74m	15'5" x 15'6"
Kitchen	1.95 x 3.78m	6'4" x 12'4"
Bedroom 1	3.30 x 3.07m	10'9" x 10'0"
Bedroom 2	4.70 x 3.25m	15'5" x 10'7"

KEY	
▶ Measurement Points	W Wardrobe
U Utility Cupboard	* Handed Plot
C Cupboard	

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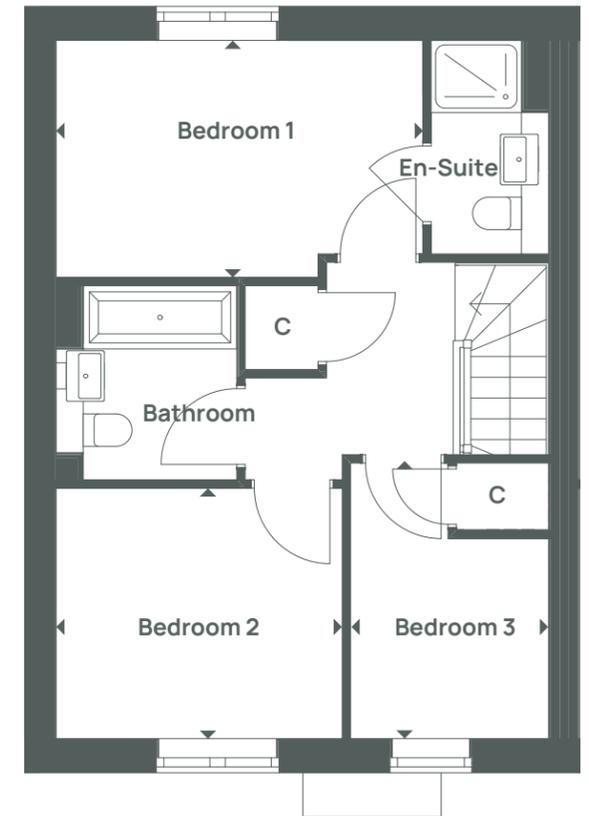
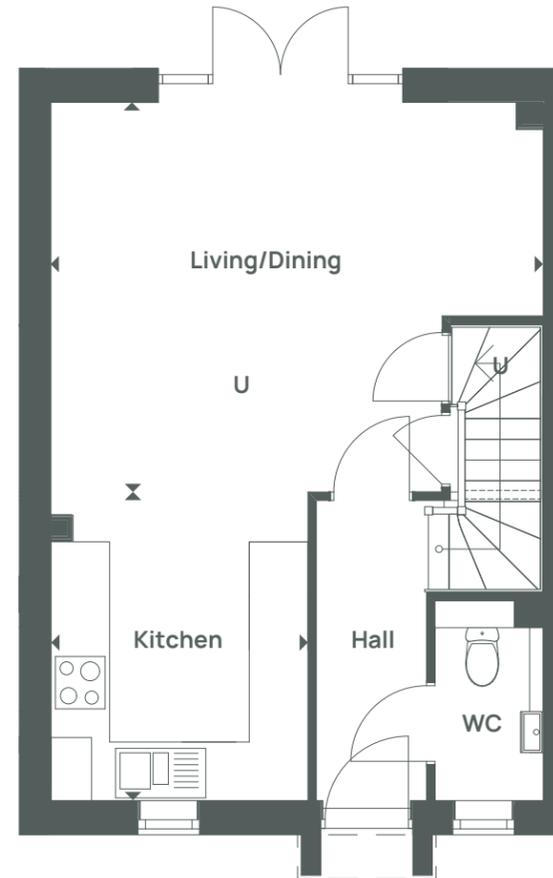
THREE BEDROOM

Plots: 08, 09, 10, 11, 12, 19, 21, 23
Handed: 20, 22



GROUND FLOOR

FIRST FLOOR



TOTAL AREA	84.3 SQM	908 SQ FT
Living/Dining	5.45 x 4.38m	17'10" x 14'4"
Kitchen	2.8 x 3.4m	9'2" x 11'1"
Bedroom 1	4.00 x 2.62m	13'1" x 8'6"
Bedroom 2	3.17 x 2.77m	10'4" x 9'1"
Bedroom 3	2.18 x 3m	7'1" x 9'10"

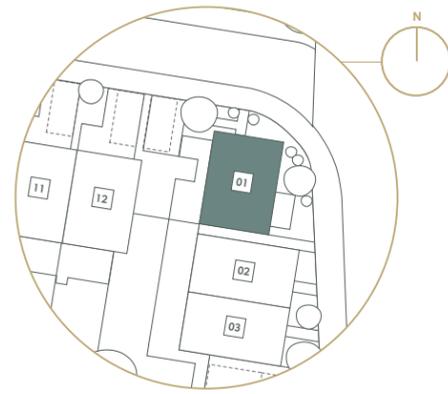
KEY	
▶ Measurement Points	W Wardrobe
U Utility Cupboard	* Handed Plot
C Cupboard	

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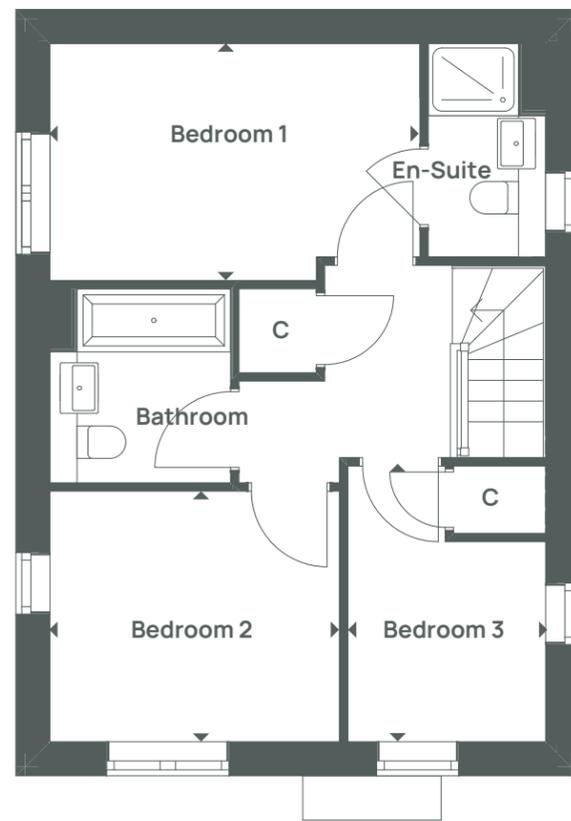
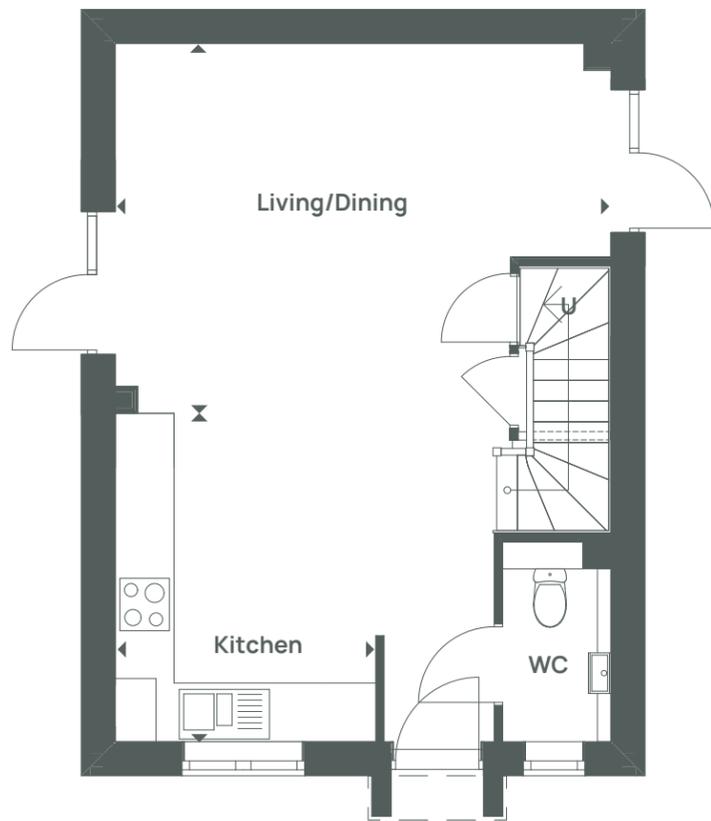
THREE BEDROOM

Plot: 01



GROUND FLOOR

FIRST FLOOR



TOTAL AREA	84.3 SQM	908 SQ FT
Living/Dining	5.49 x 4.10m	18'0" x 13'5"
Kitchen	2.46 x 3.64m	8'0" x 11'11"
Bedroom 1	4.09 x 2.62m	13'5" x 8'7"
Bedroom 2	3.20 x 2.77m	10'5" x 9'1"
Bedroom 3	2.18 x 2.77m	7'1" x 9'1"

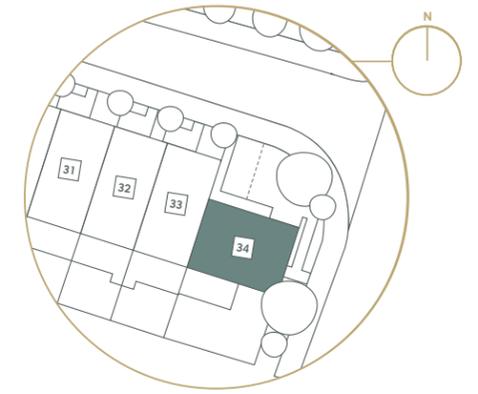
KEY	
▶ Measurement Points	W Wardrobe
U Utility Cupboard	* Handed Plot
C Cupboard	

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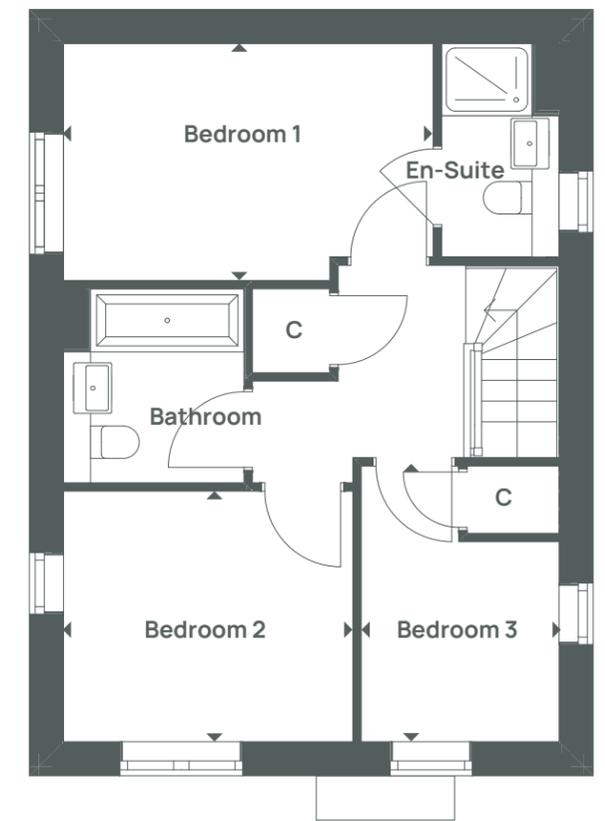
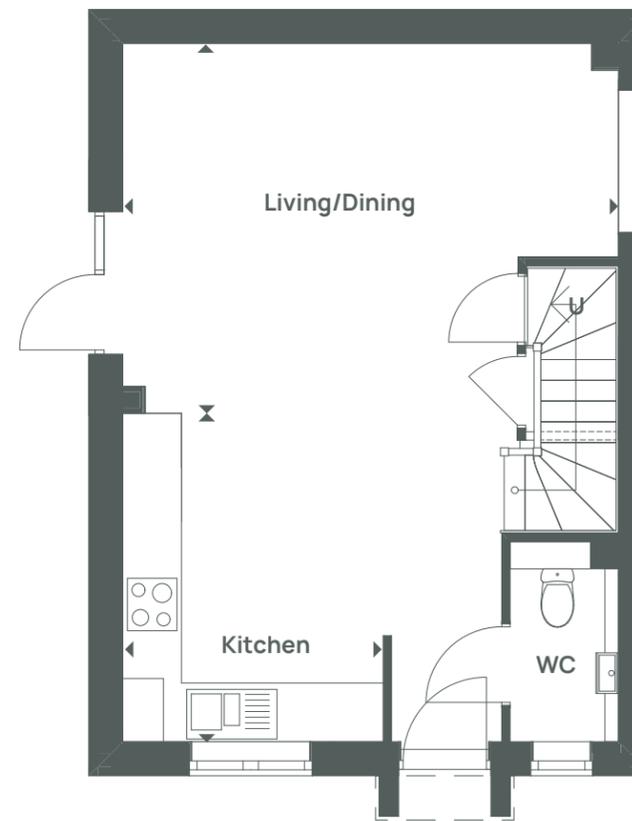
THREE BEDROOM

Plot: 34



GROUND FLOOR

FIRST FLOOR



TOTAL AREA	84.3 SQM	908 SQ FT
Living/Dining	5.49 x 4.10m	18'0" x 13'5"
Kitchen	2.46 x 3.64m	8'0" x 11'11"
Bedroom 1	4.09 x 2.62m	13'5" x 8'7"
Bedroom 2	3.20 x 2.77m	10'5" x 9'1"
Bedroom 3	2.18 x 2.77m	7'1" x 9'1"

KEY	
▶ Measurement Points	W Wardrobe
U Utility Cupboard	* Handed Plot
C Cupboard	

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COUNTRYSIDE HOMES IS A LEADING UK HOME BUILDER AND URBAN REGENERATION PARTNER.

We believe that where we live matters. We are passionate about creating places where people aspire to live. All our developments carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality.

Our exacting standards and sustainable credentials combine to create places that stand the test of time. As a result we hold more Housing Design Awards than any other developer.

From the character of the homes we build to the planning and unique detailing of environments, our creative approach to place making provides a greater sense of belonging, spirit of neighbourhood and quality of life. Countryside is a HBF 5* developer.



BRACKNELL FOREST COUNCIL IS THE LOCAL AUTHORITY OF BRACKNELL FOREST IN BERKSHIRE, ENGLAND.

Serving local authorities across the region for a variety of services including public planning, council taxes, and recycling.

Bracknell Forest Cambium Partnership is a Joint-Venture partnership between Bracknell Forest Council and Countryside to redevelop a number of key sites in Bracknell. This will continue the successful regeneration of Bracknell town centre following the launch of The Lexicon in 2017.

HOME TO QUALITY COMFORTS MEMBER



COMMITTED TO CUSTOMER SERVICE

The customer services team at Countryside is committed to providing you, our customers, with quality homes.

Countryside customer service begins with our trained sales consultants who offer guidance on the process involved in buying a new home and who can put you in touch with nominated solicitors and financial advisors.

Every home at Coopers Hill carries our commitment to quality. You have the added assurance of every Countryside home coming with a National House Building Council Warranty.



All of our homes carry the NHBC Builders Warranty plus a comprehensive two-year Customer Service Warranty as standard, giving you 24-hour emergency cover for your heating, plumbing and electrical items.



The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new home at Coopers Hill from the moment that you make your reservation, to the day you move in and beyond. No matter who you are dealing with or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our Charter and the 'Consumer Code for Home Builders'.

Each property is quality checked and commissioned by our dedicated Customer Service team before handover to you. That's why from the moment you reserve your plot, to the day you receive your keys and beyond a dedicated Sales and Customer Service team will ensure you receive the very best service from Countryside. Our entire team works to our own Customer Charter.

Copies of the 'Consumer Code for Home Builders' are available from our Marketing Suite and via our 'Countryside' website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

For more information, visit: consumercode.co.uk





HOW TO FIND COOPERS HILL

BY ROAD

From the M3, take the A322 northbound towards Bracknell. At the first roundabout, take the first exit and stay on the A322 (Bagshot Road).

At the second roundabout, take the second exit and continue on A322 (Bagshot Road).

At the Horse and Groom roundabout, take the third exit onto A3095 (Bagshot Road). Turn left onto Old Bracknell Lane East. Turn right onto Crowthorne Road North and the development is on your left, just past the New Covenant Church.

BY TRAIN

Coopers Hill is a short walk from Bracknell railway station, via Market Street and Crowthorne Road North.

CROWTHORNE ROAD NORTH BRACKNELL RG12 7QS

CALL: 01344 961 037

EMAIL: coopershill@countrysidepartnerships.com

VISIT: <https://www.countrysidepartnerships.com/coopers-hill>

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Bracknell Forest
**Cambium
Partnership**

A JOINT VENTURE BETWEEN



Bracknell
Forest
Council



COUNTRYSIDE
Homes