



Badgerwood Park

W O K I N G H A M

TING DENE
RESIDENTIAL PARKS



THE LIFESTYLE YOU'VE ALWAYS WANTED IN A PLACE YOU'LL LOVE

Nestled amongst woodland in the heart of Berkshire sits Badgerwood Park. A brand-new community of 70, one and two-bedroom individually designed park homes close to the market town of Wokingham.

Admire the rich woodland that surrounds the park, listen to the sweet sounds of nature and gaze at the beautiful scenery from your living room. Pull into the driveway adjacent to your home and treasure time spent in your own private garden. Step out day or night to enjoy the many dining and recreation options on your doorstep or simply stay in for a quiet evening at home, safe within the community of the park.

Welcome to Badgerwood Park,
a new way of living.





AT THE HEART OF IT ALL



Badgerwood Park benefits from lying between two distinct places. Anchored by several high-street retailers, the streets of Wokingham to the north are peppered with stylish boutiques, café-styled restaurants and entertainment options.

Head down south, and you'll find the quieter village of Crowthorne with independently owned shops and restaurants, as well as all your necessary amenities and services. So, whether you're looking to pick up a few essentials, or enjoy a more leisurely wander around the shops followed by a night out, Badgerwood Park is convenient to it all.

A CONVENIENT COMBINATION OF VILLAGE, TOWN AND COUNTRY LIFE.

When it comes to leisure time Badgerwood Park has numerous clubs, parks and sports centres close by. Three golf clubs, one bowls club and one tennis club are just around the corner. That's without mentioning the Pinewood Centre over the road which offers a wide range of activities and classes, plus an adult trim trail to keep you active. And if the visiting grandchildren need entertaining, you can always head along to the adventure play area and miniature railway for an afternoon of fun.

Wokingham also benefits from a lively arts and music scene. Wokingham Theatre is a thriving community theatre and The Everyman Cinema provides a diverse programme of mainstream, independent and classic films which you can enjoy from the comfort of a big red sofa!

Alongside the plentiful woodland walks close to the park, the surrounding areas is also dotted with country parks and gardens providing ample opportunity to get active and enjoy the great outdoors. Plus, with a wealth of places of interest and tourist attractions to visit close by Badgerwood Park sure is a great place to call home.



GET OUT & ABOUT

YOU'RE SURROUNDED
BY THINGS TO SEE
AND DO

Whether you prefer to stay local or head further afield life at Badgerwood blends rural living with a host of urban amenities for the best of all worlds. Choose from Reading, Bracknell and Camberley for a day of retail therapy. Or if the bright lights of the capital are calling, take a direct train to London Waterloo and enjoy a West End show before returning home in time for bed.

Beat the crowds when the sun's shining and hit the south coast within a 45-minute drive for a stroll along the sea front. And forget about airport parking- with Heathrow just 20 miles away simply hop in a taxi and enjoy the ride!

Whatever your lifestyle choices, living at Badgerwood Park certainly puts everything on your doorstep.



Local Amenities

Doctor Dentist Vet		5 mins
Bus Stop		5 mins
Supermarket		4 mins
Hospital		18 mins
Train Station		9 mins

Getting Around

London		76 mins
M3		17 mins
M4		7 mins
Heathrow Airport		30 mins
Seaside		45 mins

BADGERWOOD PARK PLAN
PHASE 1

Please note this drawing is for guidance only. It is not to scale and may be subject to change.



YOUR NEW HOME

The time has come to indulge in the benefits of park home living and to experience the feeling of moving into a brand-new home that has been created by you.

The excellent design and versatile floor plan layouts of Tingdene's residential park homes afford buyers flexibility in tailoring a home to suit their individual needs. Meticulously constructed and beautifully appointed Tingdene homes each have their own unique characteristics.

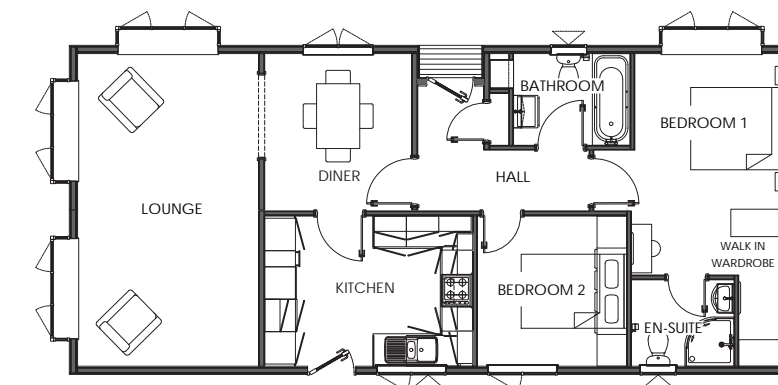
All homes feature a generously-sized lounge, a dining area, a kitchen, a master bedroom with an en-suite, a second bedroom and a family bathroom. The option for a third bedroom or study is available on some models and sizes.



THE BARNWELL

Spaciously styled the traditional bungalow layout of the Tingdene Barnwell makes it an ever-popular choice. Distinct kitchen, lounge and dining areas provide essential space as well as privacy, whilst large bay windows throughout the home ensure there is an abundance of natural light. Indulge in the luxury of a generously sized master bedroom complete with en-suite and spacious walk-in wardrobe. All-included for optimum comfort.

2 double bedrooms | 2 bathrooms



Suitable for plot sizes:

40' x 20' | 40' x 22' | 42' x 20' | 45' x 20' | 50' x 22'

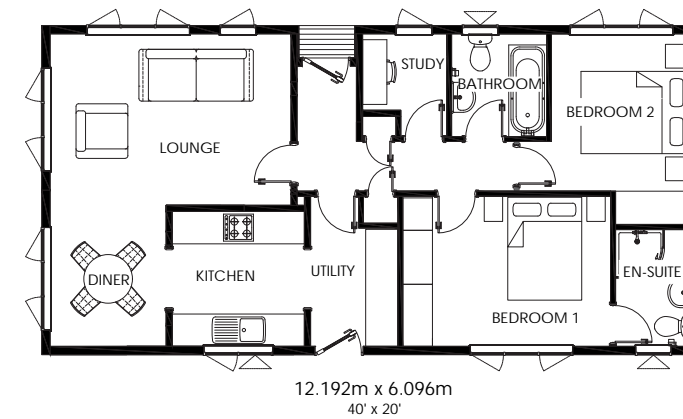




THE LAMPORT

The thoughtfully-appointed Lamport presents comfortable modern living at its finest. A delight for entertaining, a spacious lounge opens into a well-lit dining area, which in turn is served by an elegant galley kitchen. Functional in its entirety, the addition of a utility and separate study means you have plenty of space for storage and a dedicated place to use for work or hobbies. Add in two double bedrooms, one with an en-suite, plus a family bathroom and you're ready to enjoy a new way of living.

2 double bedrooms | 2 bathrooms



Suitable for plot sizes:
40' x 20' | 42' x 20'

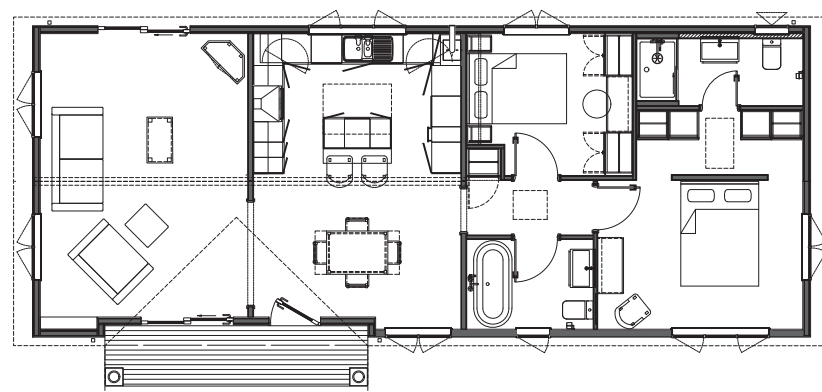




THE ADDINGTON

Be amazed by the feeling of space from the moment you enter the fabulous Addington. The kitchen/diner, with its striking vaulted ceiling, is flooded with natural light. Made for entertaining, the open and airy living area exudes a modern elegance, whilst the fully equipped gourmet kitchen will inspire your inner chef. And at the end of the day you can retire to your spacious master bedroom with full en-suite and walk-in wardrobe for a well-deserved spot of 'you time'.

2 double bedrooms | 2 bathrooms



Suitable for plot sizes:

45' x 20' | 46' x 22' | 50' x 20' | 52' x 20'

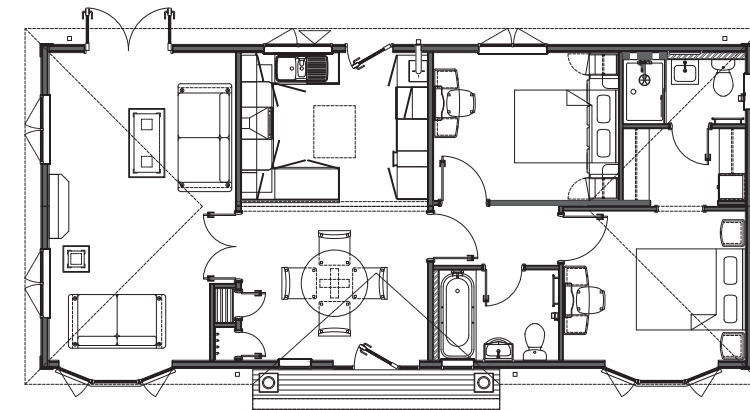




THE REGENCY

Drawing inspiration from Georgian architecture the external appearance of the Tingdene Regency certainly makes a statement. A grand entrance opens into a sophisticated and luxurious home with generously proportioned rooms that flow effortlessly from bright and airy living space to warm and inviting bedrooms. The master bedroom boasts a sleek en-suite and generous walk-in wardrobe so you won't be stuck for storage. Well suited to larger plot sizes the Regency is available in 2 or 3- bedroom configurations.

2 double bedrooms | 2 bathrooms



Suitable for plot sizes:

40' x 20' | 42' x 20' | 44' x 22' | 50' x 20'



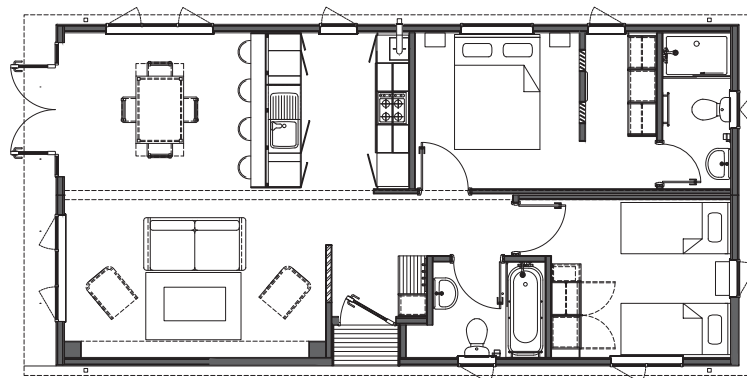


THE HARRINGTON

Influenced by Nordic open-plan living the Tingdene Harrington is a fusion of contemporary residential and holiday styling that is designed to give you the best of both worlds. The comfort and flow of the generously-sized living room, dining room and fully-fitted kitchen make entertaining a true delight. Escape to your master bedroom with customised walk-in wardrobe and stylish en-suite.

Family and friends can also enjoy their own privacy with two and three-bedroom options available, alongside a separate family bathroom.

2 or 3 bedrooms | 2 bathrooms



Suitable for plot sizes:

40' x 20' | 42' x 20' | 44' x 22' | 45' x 20'





THE KENSINGTON

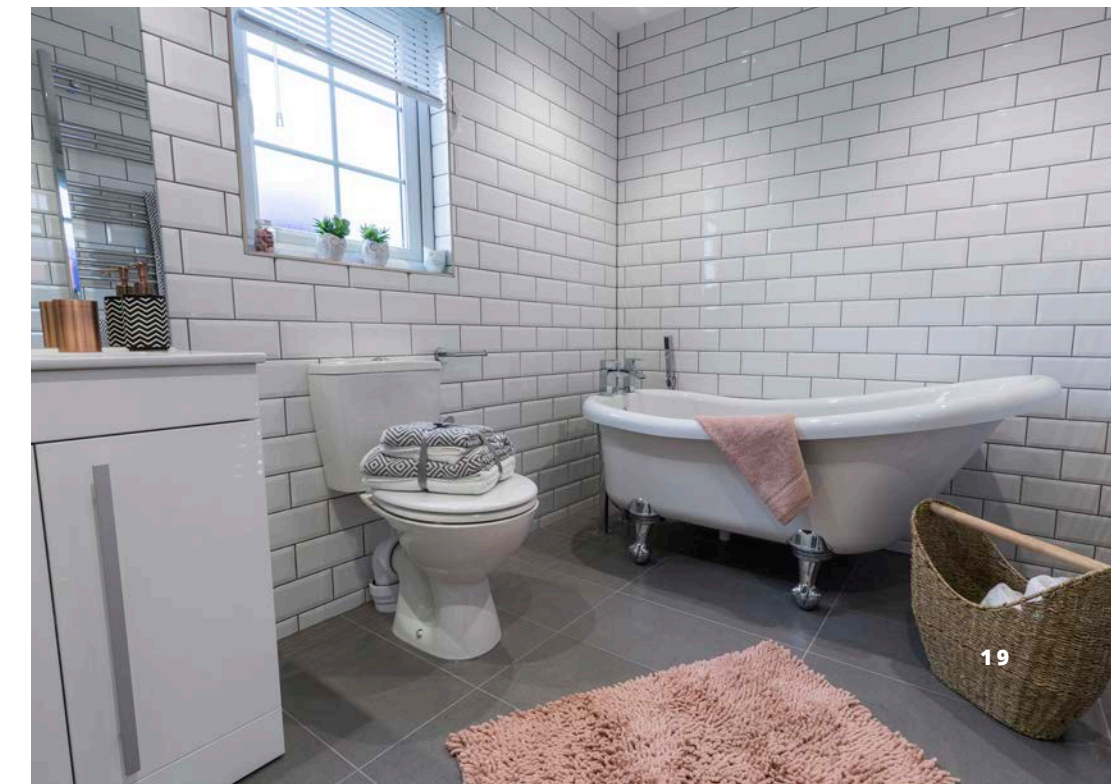
The impeccably-designed Tingdene Kensington embodies the best of park home living as the wonderful Georgian exterior is executed to perfection. The enviable kitchen readily meets the practical demands of the discerning cook, while the light-filled living space ensures morning coffee with the neighbours and an afternoon nap are all equally comfortable in this warm and inviting space. The master bedroom suite is a splendidly appointed refuge where you can enjoy a long soak and perhaps a good book!

2 or 3 bedrooms | 2 bathrooms



Suitable for plot sizes:

45' x 20' | 46' x 22' | 50' x 20' | 52' x 20'



A SMOOTH MOVE

If you'd love to move but are unsure about the whole buying and selling process, then we'd like to put your mind at rest. When you buy a home with Tingdene Parks you will receive one-to-one support from our friendly advisers and you will also have the opportunity to take advantage of our Moving Made Easy or part exchange schemes.

Handling everything from start to finish and giving you the best market value for your current home, Moving Made Easy provide a comprehensive service to make things as easy as possible for you.

Offering accurate, realistic valuations of your property 80% of homes are sold within four weeks of going on the market. So you could find yourself beginning your new lifestyle much sooner than you had expected.



Alongside our assisted move scheme we also work with associated specialist companies to offer part exchange. Taking away the uncertainty that moving home can cause and giving you the flexibility to stay in your property until your new home is ready, part exchange helps relieve the stress of moving.

If you are interested in using either of these services please ask us for more details.

WHAT OUR CUSTOMERS SAY

"The process was extremely simple. I was offered a good, market value price for my home, so I was able to continue with the purchase of my new home and didn't miss out on the plot available. It was a lot easier than I thought it would be and I was kept well informed throughout. In fact, overall the help I received was phenomenal."

Come and experience the wonderful setting of Badgerwood Park for yourself.

Call 01933 427816 to book your personal tour.





ABOUT TINGDENE PARKS

Since starting our first residential park home development in 1996 Tingdene Parks has grown to become one of the UK's most prestigious operators of residential parks. Based in Northamptonshire we specialise in creating distinctive park home communities in desirable locations. Now with 26 parks across the country our portfolio continues to develop and expand - with Badgerwood Park being our latest venture.

Whilst successfully delivering many exciting new developments our commitment to sustainability, the environment and the local community remains strong. Our robust environmental policy makes sure we are constantly looking for opportunities to minimise our environmental impact whilst future proofing our developments and ensuring minimal disruption to the local community. Our goal is to enhance the well-being and satisfaction of our customers as we focus on operating a safe and sustainable business.



Badgerwood Park

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Disclaimer

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