

HOMES TO
SET YOUR
HEART
RACING

Where quality lives

David Wilson Homes





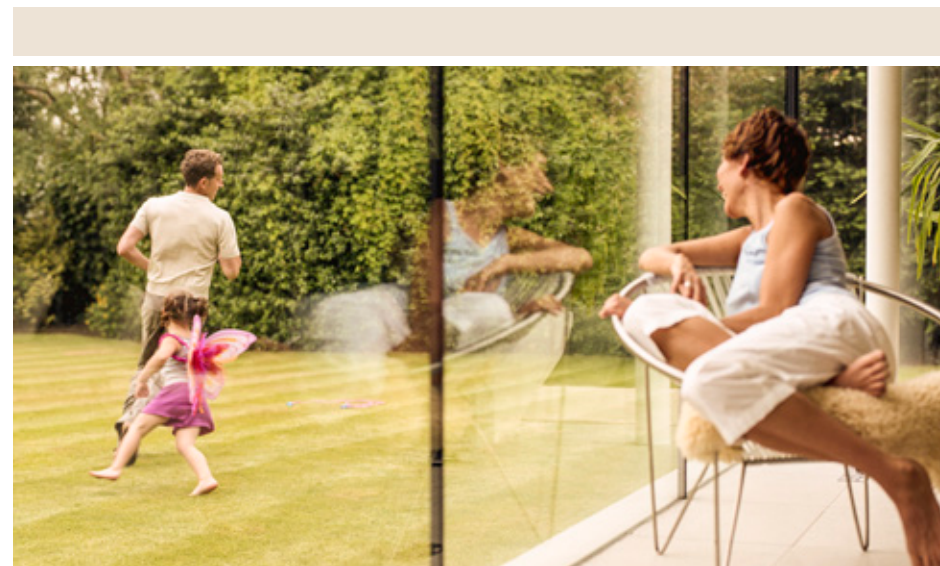
This is your chance to be part of a vibrant community in a truly unique location. Our bespoke portfolio of contemporary homes will offer you an exclusive and luxurious living experience, unlike any other.

Make your home at this beautiful urban retreat and you can wake up to panoramic views of the lush Berkshire countryside, as well as enjoy close proximity to prestigious Newbury with its plentiful arts, entertainment and shopping facilities.

AN EXCLUSIVE
LUXURIOUS LIVING
EXPERIENCE,
UNLIKE ANY
OTHER



WELCOME TO
THE RACECOURSE NEWBURY
THE PERFECT PLACE TO CALL HOME





OUR STORY

At David Wilson Homes we have been building quality homes across the UK for over 40 years. Our reputation is founded on our commitment to providing traditional homes in desirable locations built to a superb specification.

As Managing Director of David Wilson Southern I am proud to say that our customers agree, with 99% recommending us to their family and friends.

The Racecourse Newbury is our latest collection of beautiful homes offering a variety of accommodation for the people of Newbury and the wider Berkshire area.

We would encourage you to visit and enjoy the David Wilson experience.

We look forward to seeing you at The Racecourse Newbury.

Paul Crispin
Managing Director
David Wilson Southern

Where quality lives

David Wilson Homes





UNPARALLELED
STYLE, COMFORT
AND LUXURY



LIVING AT THE RACECOURSE

The new development at the Racecourse Newbury offers unparalleled style, comfort and luxury. Built to exacting specifications, the properties benefit from bright, expansive interiors, forward-thinking design and contemporary fixtures and fittings.

Whether you are looking for a beautiful family home, a sleek trackside apartment or an executive home amid a leafy square, The Racecourse's elegant properties will provide the lifestyle and surroundings you have always dreamed of.

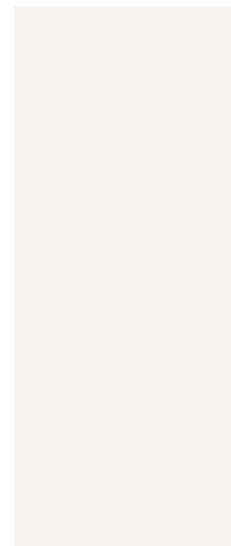
EXCEPTIONAL
HOMES
CREATED JUST
FOR YOU



THE PLACE TO BE

The Racecourse Newbury is within touching distance of the bustling market town of Newbury and the peaceful Berkshire countryside.

Once you're home, you won't want to go far. Spoilt for choice, there are hundreds of acres of green spaces to explore with dedicated cycle and walking paths, as well as the beautiful Greenham Common just next door. Adding to this, the onsite facilities including the gym, golf course and Rocking Horse Nursery will make your life at home even more special.





EVERYTHING YOU WANT ... AND MORE

The sought-after market town of Newbury is a short stroll from the racecourse. Here, you will find a unique mix of heritage, culture and entertainment within the town's pretty lattice of streets. Smart contemporary shopping complexes such as Parkway sit alongside quirky boutiques and independent shops, while the local weekly farmers' market offers a delicious selection of fresh local produce.

The town's thriving arts and cultural scene has drawn many artists and craftspeople to the area. Arts facilities such as the Watermill Theatre and Corn Exchange stage a diverse range of theatre, music and comedy events, and the venues are well patronised by local people. Places to eat are plentiful and, whether you are looking for a hearty Sunday lunch, a Ploughman's lunch mid-walk, or a leisurely meal before the theatre, you will be spoilt for choice.

Once the shopping is done, The Kennet and Avon canal, which flows through the town centre, is a picture perfect place to enjoy an afternoon stroll.





ONE OF THE
UK'S PREMIER
AWARD-WINNING
RACECOURSES



STEEPED IN HISTORY

With a rich racing history and one of the most beautiful views of any UK racecourse, The Racecourse Newbury is a truly premier racecourse, and you can enjoy around 30 days and evenings of top quality racing each year.

Boasting over 100 years of history, The Racecourse is a favourite with HRH The Queen, and hosts the prestigious Hennessy Gold Cup during the annual Winter festival.



LET US ENTERTAIN YOU

A packed itinerary of events means residents of the Racecourse Newbury enjoy a showcase of eclectic entertainment throughout the year. Put your dancing shoes on for global pop sensations at Party in the Paddock, or make the kids smile with a firework night or family-friendly festival. Classic car shows, antique fairs and specialist markets provide plenty of interest no matter what your taste.





PROFESSIONAL
CHILDCARE IN A
NURTURING
AND CREATIVE
ENVIRONMENT

PERFECT FOR CHILDREN

Residents can benefit from a priority waiting list at The Racecourse Newbury's newly refurbished Rocking Horse Nursery. The spacious and well-equipped facility provides professional childcare in a nurturing and creative environment for children aged from 12 weeks to 5 years old.



A ROOM WITH A VIEW

Set within 300 acres of awe-inspiring countryside, The Racecourse Newbury offers stunning panoramic views. Take breakfast alfresco with croissants and coffee on the balcony, or enjoy an evening drink while the sun sets over the track and distant hills. You will never tire of the views that The Racecourse provides, beautiful and breathtaking in every season.

BEAUTIFUL AND
BREATH-taking IN
EVERY SEASON

GETTING TO KNOW YOUR NEW HOME

This bespoke development of 2, 3 & 4 bedroom homes offer you a design and build that is second-to-none.



THE LOCKHEED
2 Bedroom Home
49, 50, 51, 52



THE KIRKWOOD
3 Bedroom Home
14, 15, 16, 17, 18, 19, 39, 40, 41, 42, 43, 44, 54, 55, 56, 57, 133, 134, 135



THE HADLEY
3 Bedroom Home
48, 53



THE MIDDLETON
3 Bedroom Home
60, 61, 62, 73, 74, 136, 137, 138, 139, 140



THE HUNSWORTH
3 Bedroom Home
10, 11, 20, 21, 22, 23, 24, 25, 29, 30, 31, 35, 36, 37, 38, 58, 59, 141, 142, 143



THE HUNSWORTH SPECIAL
3 Bedroom Home
12, 13, 27, 28, 32, 33, 34



THE PARKHALL
3 Bedroom Home
75



THE KINTBURY
4 Bedroom Home
3, 4, 5, 6



THE BUCKLEBURY
4 Bedroom Home
7, 8, 9



THE HIGHCLERE
4 Bedroom Home
63, 64, 65, 66, 67, 68, 69, 70, 71, 72



THE EDDINGTON
4 Bedroom Home
1, 2





COUNTRYSIDE LIVING

Take time to explore the quiet footpaths which wend their way through the racecourse's picturesque grounds and you won't be disappointed. Watch the landscape open into the lush expanse of Greenham Common, or the blissful serenity of the Kennet and Avon Canal. It's time to venture into the great outdoors and discover the pleasures that lie there.





FIT FOR PURPOSE

The Nuffield Health Centre offers top-notch facilities within the racecourse grounds. Enjoy an early morning swim in the 25m pool or an exercise session in the well-appointed fitness suite. An evening sauna, steam or soak in the spa pool is the perfect way to relax and leave the stresses of the day behind.



THE SWING OF THINGS



WHILE AWAY A PEACEFUL SUNDAY AFTERNOON PUTTING ON THE GREEN



With a golf course in your back garden, you can while away a peaceful Sunday afternoon putting on the green. The 18-hole course provides an excellent place for entertaining visiting friends and family, from friendly games to competitive rounds.



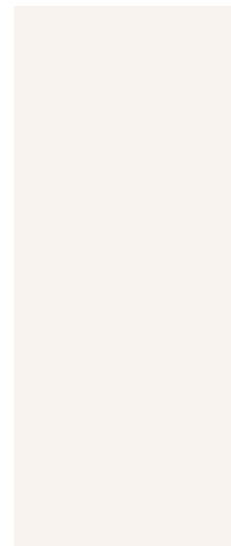
EXCLUSIVE BENEFITS

As a resident of the Racecourse Newbury, you will benefit from exclusive benefits including discounts, preferential rates at the hotel and full use of the range of on-site state-of-the-art facilities.

THE FINISHING TOUCHES

David Wilson Homes' bespoke Expressions service gives homebuyers the chance to make their new property their own before they've stepped through the door. We will work with you at various stages of the build to ensure you have the fixtures, fittings, design features and finishes you want without stress, hassle or hard work.

Speak to one of our Sales Advisers for more details





TRAVEL FROM THE RACECOURSE

BY FOOT

A new footbridge and pedestrian path offer a quick and scenic walk into Newbury town centre.

BY TRAIN

Newbury Racecourse station offers direct links to London Paddington in 1 hour and Reading in 30 minutes.

BY CAR

The M4 motorway can be reached within 10 minutes and offers swift connections to London and the West.

BY AIR

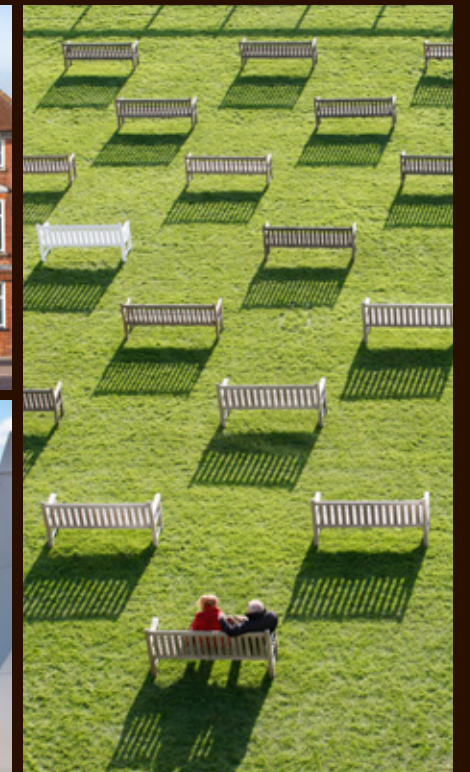
London Heathrow and Southampton airports are less than 1 hour's drive from the Racecourse Newbury.



LOOKING TO THE FUTURE

At David Wilson Homes we are proud to have joined forces with The Racecourse Newbury in this unique, first of its kind, project.

Over the course of our 10 year plan we will work together to rejuvenate the existing grounds into a world-class site, and provide an outstanding development of 1500 unique homes, all of which will be built to our award winning standards of design and construction.





DAVID WILSON HOMES

David Wilson Homes has been building quality contemporary properties since 1958. We provide the highest standards of design, construction and customer service which has helped us win a host of major industry awards. In 2012, we were named Housebuilder of the Year and, for the past four years, we have been awarded an exclusive Five Star Housebuilder Award by the Homebuilders Federation. We are proud that 99 per cent of our customers would recommend us to a friend or family member.

SUSTAINABLE LIVING

As a responsible housebuilder, we are as passionate about the environment as we are about building homes. We are proud of our environmental credentials and have a complex sustainability strategy in place. We believe our customers are at the heart of our business, and work hard to deliver good quality, affordable and well-designed homes.



HOW TO FIND US



THE RACECOURSE NEWBURY
RACECOURSE ROAD, NEWBURY, BERKSHIRE, RG14 7GA



Visit us at livingattheracecourse.co.uk
or call **08448 114 333**

Where quality lives

David Wilson Homes



The illustrations shown within this brochure are artist's impressions only and do not accurately depict landscaping, gradients or street furniture. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and David Wilson Homes reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale. Photography used depicts typical David Wilson developments. Principle dimensions are not measured into areas such as bay windows, alcoves or over raised floor areas unless they form part of a useable space. These dimensions are accurate to within + - 50mm. They are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Sanitaryware styles and provisions are provisional. Please ask your Sales Advisor for details. Times and distances are approximate. Sourced via www.theaa.com. Train times obtained from National Rail Enquiries website. MAR 2013.