



HERONS LAKE
THE ALE

RIDGEPOINT
— HOMES —

In various cultures the Heron symbolises renewal and rejuvenation



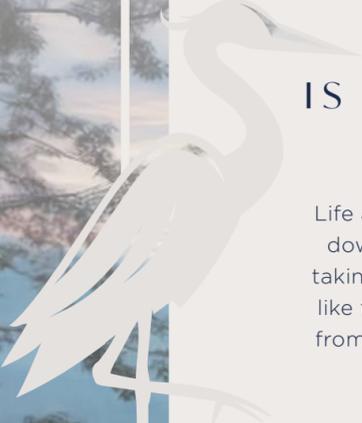
– and a prompt to pause and reflect.

WELCOME TO HERONS LAKE



ENJOY THE BENEFITS OF SERENE WATERSIDE LIVING AND WELLBEING

Reflecting a unique vision, Herons Lake was created as an antidote to the stresses of modern life. Whether your home here overlooks the lake or is close-by, you'll benefit from the wellbeing aspects associated with waterside living. Secluded from the bustle of nearby towns, yet still in easy reach of them, these homes can suit commuters, growing families and downsizers alike. Add the low maintenance and energy-saving benefits of a brand-new home, and you'll see this is the ideal place to pause, take a breath, and decompress.



TODAY, HOW YOU LIVE
IS AS IMPORTANT AS WHERE YOU LIVE

Life at Herons Lake offers more than just a beautiful setting, it invites you to slow down and reconnect. Whether you're walking along the water's edge or simply taking it all in, the gentle movement of the water and the subtle sounds of nature, like the splash of a bird or the quiet stir of wildlife, help shift your attention away from the everyday. It's a place where stress fades, the mind settles, and a deeper connection to the natural world begins.



BEGIN YOUR DAY WITH THE QUIET BEAUTY OF GENTLE MIST RISING OFF THE TRANQUIL LAKE

At Herons Lake, although your home is your personal retreat, it never feels disconnected from the world outside. Whether your windows open to serene lake views or you're sipping coffee on the balcony as the sun comes up, nature is always just a glance away. This is a place that invites you out, to move, to unwind, and to witness the subtle changes of the landscape through each passing season.



Herons Lake is designed to support natural rhythms
- for both people and wildlife.



Computer generated image, indicative only.

FIND YOUR BALANCE IN A HOME DESIGNED FOR THE WAY YOU LIVE

Whether you're drawn to an apartment, townhouse, or detached home, every property at Herons Lake reflects thoughtful design, practical layout, and quality finishing throughout.

All apartments feature two bedrooms, ideal for welcoming guests, setting up a home office, or simply having a little more space. Private patios and balconies offer room to relax or dine outdoors, and a select number of coach house apartments bring added privacy and character.



The two, four and five-bedroom houses are available in a variety of styles to suit different needs. Layouts offer evenly sized bedrooms, great for growing families, while others feature top-floor bedroom suites with walk-in dressing rooms. Kitchens flow seamlessly into living areas, perfect for everyday living and entertaining alike, while dining spaces open into the garden with light-filled bi-fold or French doors.





MAKE FRIENDS, MAKE WAVES, MAKE THE MOST OF EVERY MOMENT

Theale High Street, just a short walk away, offers a good selection of independent coffee houses and welcoming pubs, plus thriving clubs for golf, cricket and football. Here you'll also find stunning countryside walks and cycling routes, while Theale Water Sports Club offers wakeboarding and waterskiing. The nearby Berkshire villages of Sonning and Pangbourne offer a wider choice of amenities and being located on the River Thames, offer the opportunity for relaxing riverside walks and a wide range of water activities.



TRAVEL TIME FROM HERONS LAKE BY CAR

LOCAL SHOPPING

Co-op Food	2 mins
Sainsburys	6 mins
Waitrose	15 mins

PRIMARY SCHOOLS

Theale C of E Primary School and Nursery	3 mins
Englefield C of E Primary School	4 mins

SECONDARY SCHOOLS

Theale Green School	2 mins
The Willink School	10 mins

INDEPENDENT EDUCATION

Bradfield College	6 mins
St Andrews Berkshire	12 mins
Pangbourne College	13 mins

Source: [google.com/maps](https://www.google.com/maps)





The River Thames at Reading Bridge



The Oracle



Green Park Business Park

READING. A CULTURALLY AND COMMERCIALY RICH AND VIBRANT HUB

Known as the commercial hub of the Thames Valley, Reading offers a rich and diverse choice when it comes to the arts, shopping, dining, leisure and sporting activities. It's long held a reputation for some of the highest performing educational establishments for all school ages including The University of Reading and the Henley Business School. When it comes to employment opportunities, the latest EY Regional Economic Forecast predicts that Reading will be the UK's fastest-growing location outside of London between 2025-2028 and it continues to attract global players including multinational organisations including Oracle, Microsoft, Huawei, Cisco Systems, Ericsson and PepsiCo.





CONNECTED AND CONVENIENT

You'll find Theale station less than a mile from Herons Lake, and from there, easy direct travel to Reading and London's West End, the City and beyond. The M4 motorway is under two miles from home, giving you easy access to the West of England and London, and easy onward connections to the M3, M5, M25 and M40.

TRAIN TIMES TO DESTINATION

- 6 mins READING 
- 34 mins LONDON PADDINGTON 
- 54 mins BOND STREET 
- 55 mins TOTTENHAM COURT ROAD 
- 59 mins FARRINGDON 
- 61 mins LONDON LIVERPOOL STREET 
- 68 mins CANARY WHARF 

Source: trainline.com
 GWR  Elizabeth Line 



- ### MILES TO DESTINATION BY CAR
- 4 miles PANGBOURNE
 - 6 miles READING
 - 15 miles DINTON PASTURES COUNTRY PARK
 - 16 miles HENLEY-ON-THAMES
 - 17 miles SONNING
 - 23 miles NORTH WESSEX DOWNS
 - 26 miles WINDSOR
 - 26 miles OXFORD
 - 32 miles HEATHROW T5
 - 34 miles GUILDFORD
 - 60 miles BICESTER DESIGNER VILLAGE

Source: google.com/maps



DESIGNED FOR LAKESIDE LIVING

KITCHENS

- Individually designed contemporary kitchens with a generous number of drawers, wall and base units
- Laminate worktops to apartments
- Quartz worktops to houses and selected apartments
- Stainless steel single oven to apartments and 2 bedroom houses
- Double stainless steel oven to 4 and 5 bedroom houses
- Integrated extractor hood to apartments and 2 bed houses. Chimney extractor hood to 4 and 5 bed houses. Island extractor hood to selected houses
- Induction hob
- Glass splashback to hob
- Stone splashback to selected plots
- Integrated fridge freezer
- Integrated dishwasher
- Integrated washer dryer to apartments and selected houses. Space provided in houses with utility rooms
- Stainless steel sink and mixer tap
- Downlights
- Energy efficient kitchen appliances to reduce water and energy use
- Karndean flooring

LUXURY BATHROOMS & ENSUITE SHOWER ROOMS

- Contemporary white sanitaryware with chrome fittings
- Monsoon shower head
- Vanity unit with sit on basin
- Heated chrome towel rail
- Downlights
- Porcelanosa ceramic tiling to selected areas
- Shaver point
- Extractor fan
- Ceramic tiling to floors in houses, Karndean flooring to apartment bathrooms

INTERNAL FINISHES

- Panelled internal doors with contemporary chrome door handles
- Wardrobe to master bedroom in apartments and 2 bed houses
- Carpets to bedrooms
- Telephone points in living room and bedroom 1
- USB socket to all bedrooms and kitchen
- Feature skirtings with matching architrave
- Multiplate TV, Sky Plus and FM point in living room and bedroom 1 (Sky subject to subscription)
- Walls and ceilings finished in white matt emulsion
- All woodwork in white

SECURITY, ENERGY EFFICIENCY & HEATING

- Future wireless alarm system to houses
- Gas fired central heating with thermostatic radiator valves
- Dual flush mechanism to toilets to reduce water usage
- High levels of insulation within the roof spaces and walls
- Low energy lighting
- Mains operated smoke detectors with battery backup to hall and landing
- Front door with multi-point mortice locking
- Chrome door furniture
- Security locks to all windows
- Windows - White PVCu with multipoint locking handles
- Secure door entry system to apartments
- Communal EV charging facilities with private EV charging points to houses

EXTERNAL

- Secure cycle storage area to apartments
- Landscaping to shared gardens and front gardens of houses
- External patio area or balcony to all plots
- External water tap to selected plots
- External lighting
- Turfed rear gardens to houses

NEW HOME WARRANTY

The homes will be independently surveyed during the construction and a 10 year NHBC warranty certificate will be issued on completion.

OPTIONAL EXTRAS

Influence the design and finish of your new home by choosing from the following items, which, subject to the stage of construction, may be fitted at an extra cost.

- Kitchen hot water tap
- Wardrobes
- Additional wall tiling to bathroom and ensuite walls
- Fixed mirrors and mirror lighting
- Additional patio paving





RIDGEPOINT HOMES CREATING DISTINCTIVE, VIBRANT NEW COMMUNITIES

Founded in 2006, Ridgepoint Homes has become a successful and trusted developer of high-quality homes across Berkshire, Buckinghamshire, Hertfordshire and Bedfordshire. We boast an impressive portfolio of completed schemes from apartments to family homes, designed to appeal to all segments of the market from first-time buyers and investors to those seeking more space for growing families.

We focus on building practical, well-designed homes in places people want to live, always with an eye on local needs, affordability, and quality. Wherever possible, we regenerate underused land to create vibrant neighbourhoods that benefit both new residents and the wider community.

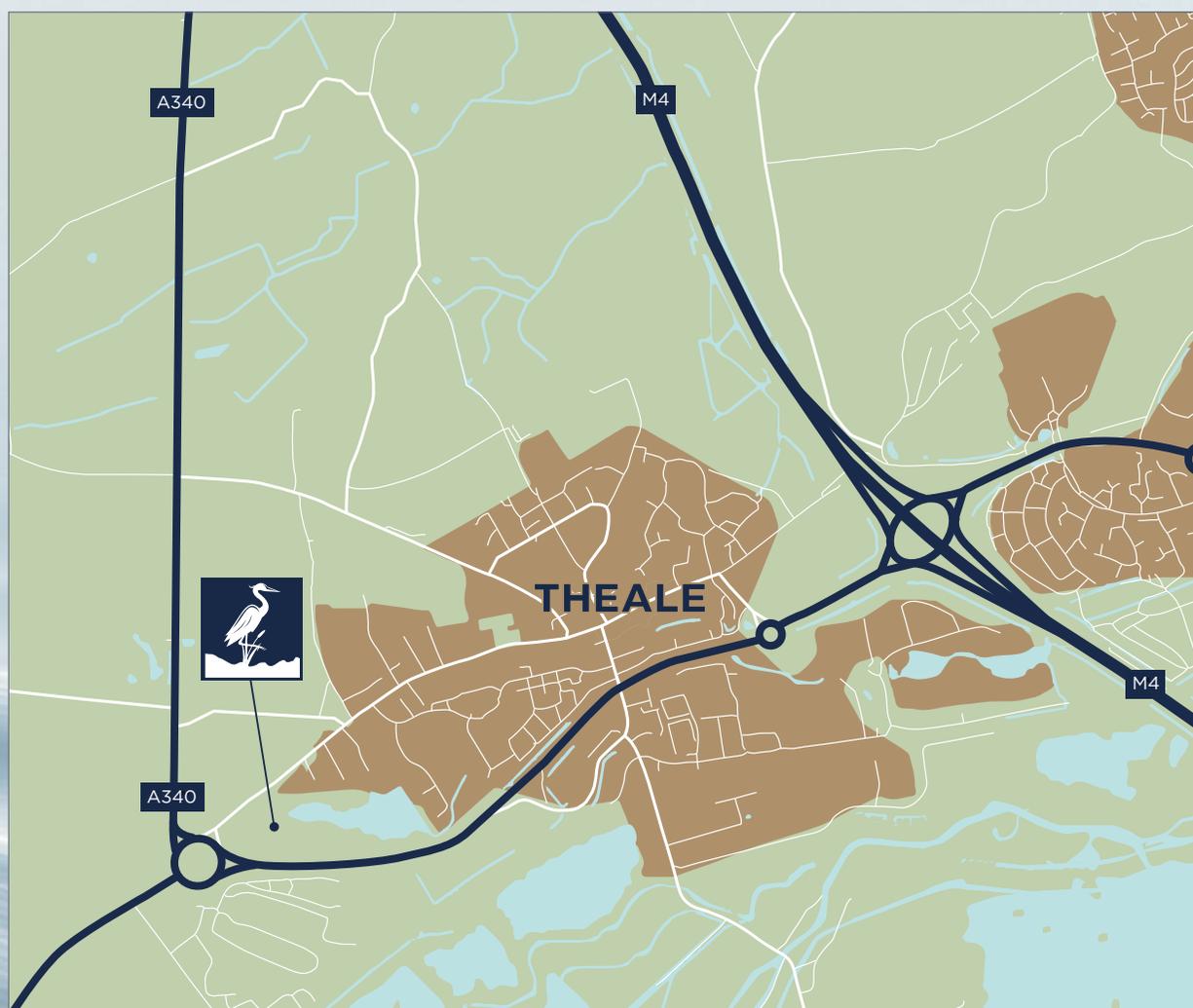
Our approach has earned national recognition, including a place in The Sunday Times Fast Track 100 for the UK's fastest-growing private companies.





HERONS LAKE

The Green, Theale RG7 5JG



RIDGEPOINT
HOMES

Terriers House, 201 Amersham Road, High Wycombe, Buckinghamshire HP13 5AJ

T: 01494 781950

ridgepointhomes.co.uk

This brochure is intended to give a general impression of the range, quality and variety of the homes for sale at Herons Lake. The computer-generated images are for illustrative purposes only, and are intended to serve as a general guide to the appearance of the properties. Our policy of continuous product development means that there may be material differences between the accommodation depicted in our literature and that on offer. Floorplans shown are for approximate measurements only. All measurements may vary within a tolerance of 5% and are not intended to be used for carpet or appliance sizes or items of furniture. Furniture layouts are indicative only. Maps are not drawn to scale. Travel times and road distances quoted are approximate only and are correct at time of issue. All internal photography of properties is for guidance only. Other photographs are of the local area or indicative lifestyle images. Herons Lake is the chosen marketing name, and it has not been approved by the Local Authority. September 2025.