



DEANFIELD
SQUARE



*Vibrant town living
meets a traditional
village community*





DEANFIELD SQUARE



A town location you'll love

Welcome to Deanfield Square, where Slough's commuter links, exceptional schools, employment hubs and the village of Burnham – with its own train station, thriving High Street and grammar school – are less than a mile from your front door.

This collection of 2, 3 and 4-bedroom homes brings the convenience of brand new living – energy efficiency, modern layouts and a premium specification – to everyone. Local first-time buyers may take advantage of our 'First Homes' scheme*, while those seeking more space can choose from a number of versatile three and four-bedroom properties.

*First Homes terms and conditions see page 30.

Computer generated image of plots 4 to 6 and plots 11 to 13 (left to right). CGI is indicative only. Actual details may vary.





Slough: it's got it all

Slough successfully mixes historic elements with contemporary architecture; possesses one of the most powerful employment hubs in the South East; benefits from the super-convenient Elizabeth Line and maintains its reputation for educational excellence. And did we mention there's the charming Burnham village and beautiful Buckinghamshire countryside on the doorstep?



Moxy Hotel



The Curve



The Curve

A master of reinvention



Burnham Village

Slough is constantly evolving, with ongoing regeneration and inward investment. The Curve is a multi award-winning example of the town's progressive approach – a bold building in the centre containing a live events venue, library, gallery, Slough Museum, community learning spaces and a café.

In Slough's centre are bars and restaurants, two award-winning hotels - the Marriot family Moxy and Residence Inn - which form part of a highly-recognised, £47m urban regeneration development, two shopping centres, a bustling High Street and supermarkets, while the town's fringes are home to Arbour Park, Slough Ice Arena, The Centre leisure centre and pool, Jump In trampoline park and Salt Hill Activity Centre.

Together, these amenities create a city-like experience that's close to villages and open space. Deanfield Square itself sits on the western edge of town bordering the welcoming village of Burnham. Benefiting from its own grammar school and train station on the Elizabeth line, Burnham residents enjoy connectivity to the heart of Slough from a more traditional, residential enclave.

Burnham's bunting-adorned High Street bustles with restaurants, pubs, a Costa Coffee and essential stores, such as Morrisons Daily, Boots and Tesco Express. Residents can also enjoy independent businesses including Woodstocks Coffee & Tea House, Oberon Art and May's Chocolate House. In the wider village is a dentist, a healthcare centre and an optician.



Learners for life

Families choose to live in the Slough area for good reason. High educational standards are across the board, with excellent attainment noted in state, grammar and faith schools. Deanfield Square's position is enviable, being within walking distance of Al-Madani Independent Grammar School and Burnham Grammar School. Nearby Priory Primary School is rated 'Good' by Ofsted, while Herschel Grammar School and Eden Girls' School are Slough secondaries each with an 'Outstanding' Ofsted rating.



Priory Primary School



Slough Trading Estate

Professional prospects

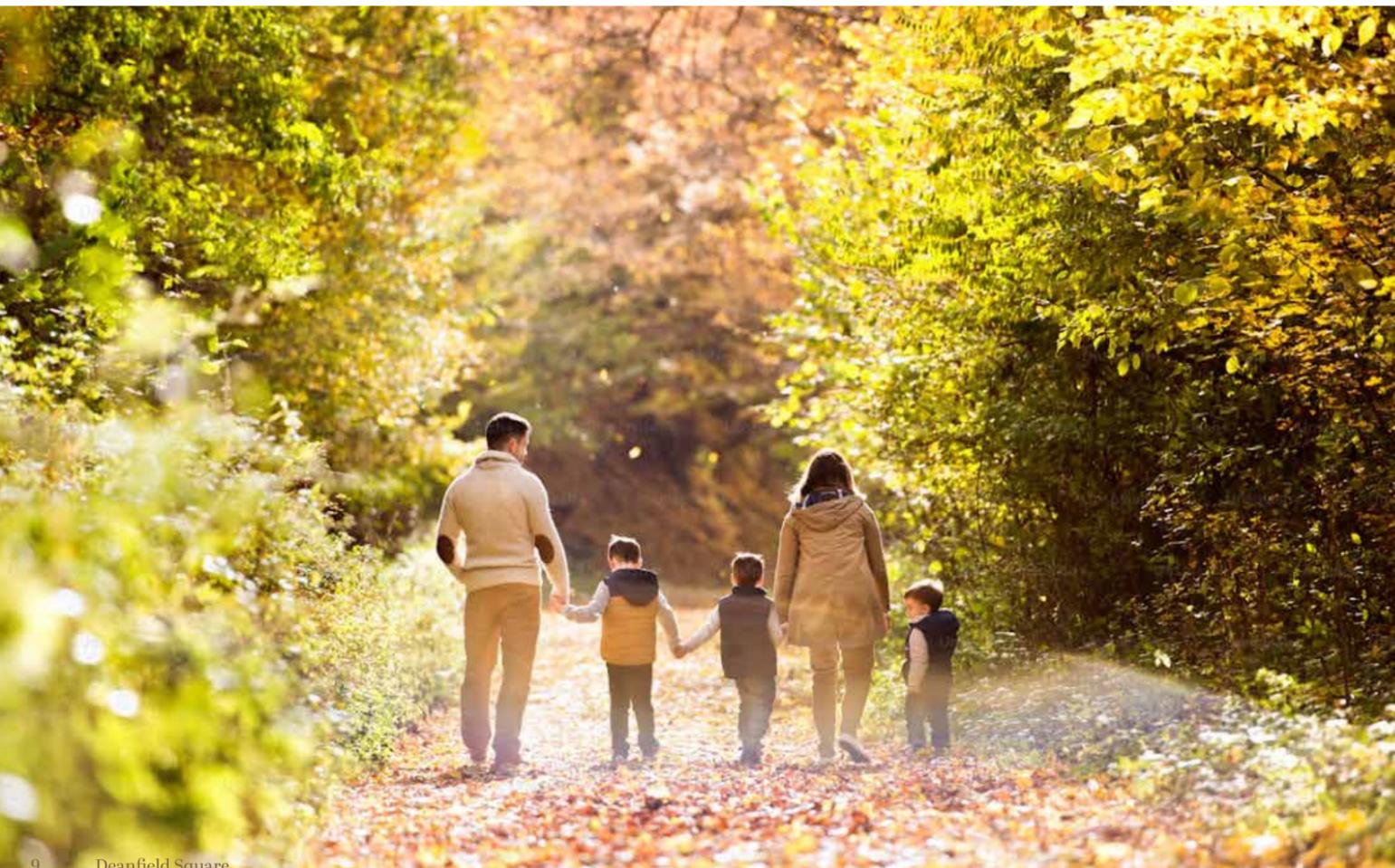
Slough fully exploits its strategic position in the M4 corridor's 'Silicon Valley'. The focal point is Slough Trading Estate - Europe's largest privately-owned business park. With one of the UK's highest concentrations of tech hubs and global headquarters, the Estate is an employment powerhouse, with an on-site nursery, gyms, shops, cafés and restaurants adding appeal. Slough is more than just Blue Chip companies, however. The town supports innovation, start-ups and hybrid working via several collaborative co-working spaces, including Link Spaces Botanica, Spaces The Porter Building and Plus X Innovation.

Escape the bustle with ease

In contrast to Slough's urban vibrancy is the pleasingly traditional feel of Burnham village and the surrounding countryside. Residents are never far from big skies, open spaces and the natural world. A short walk from Deanfield Square are Burnham Park and Cippenham Rec, both with play areas, sports facilities and plenty of space to burn off excess energy. Drive less than 10 minutes and discover Burnham Beeches Nature Reserve, where 220 hectares of ancient, bluebell-filled woodlands form part of the Chilterns National Landscape. Still close enough to be called 'local' are Herschel Park, the National Trust's Cliveden House, Black Park Country Park and Langley Country Park - all less than six miles from Deanfield Square.



Burnham Beeches Nature Reserve



Close to the Chilterns National Landscape

The places you'll go...

Walk, drive or travel by train from Deanfield Square and find yourself in some of the South East's most desirable destinations.

Burham High Street, Slough Trading Estate and some of Buckinghamshire's very best schools are all within walking distance of Deanfield Square. The development is also exceptionally well suited to rail travellers, with Burnham train station a five minute walk from the homes.

As a stop along the ultra-modern, high speed Elizabeth Line, Burnham offers a direct service to London's most coveted locations. Paddington, Bond Street, Farringdon and Canary Wharf are all less than an hour door-to-door from Deanfield Square, giving residents quick access to the capital's best retail, leisure and business districts.

Those traveling by car are equally well served, with the M4, the M25 and the M40 close by. Windsor (for the castle, Great Park and Legoland), Reading and Dorney Lake are each less than seven miles from the residences. Heathrow Airport is 13 miles away for one of the world's widest selections of domestic and international flights.



Travel times are based on minimum journey times available. Sources: Trainline.com and Google maps. Oct 2025. Distances from Deanfield Square.



On foot

Burnham Station	0.2 miles
Pure Gym	0.4 miles
Al-Madani Girls School	0.5 miles
The Priory School	0.5 miles
Burnham Grammar School	0.6 miles
M&S Food Hall	0.7 miles
Al-Madani Independent Grammar School	0.7 miles
Burnham High Street	1.0 mile
Old Five Bells Public House	1.0 mile



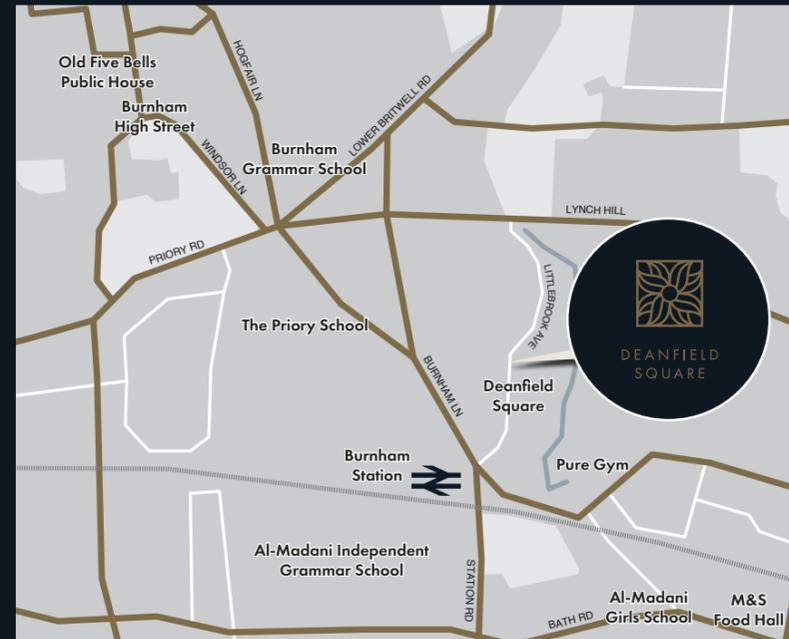
By road

Jump In by AirHop	1.0 miles
Slough Ice Arena	3.1 miles
Burnham Beeches Nature Reserve	3.3 miles
Dorney Lake	4.4 miles
Cliveden House	4.5 miles
Windsor Castle	6.7 miles
Legoland	7.0 miles
Heathrow Airport Terminal 5	13 miles

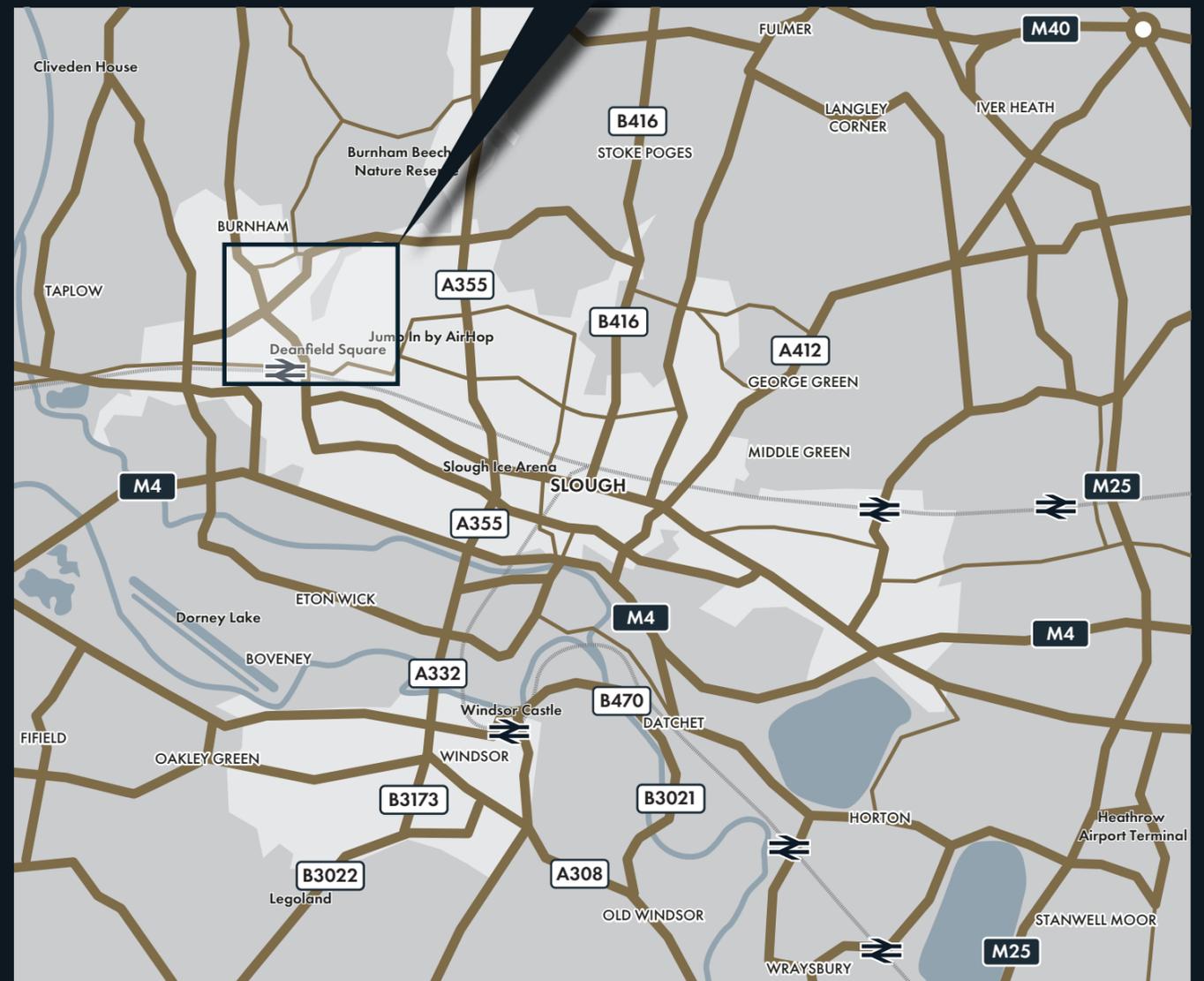


By rail (from Burnham Station)

Slough	4 minutes
Reading	20 minutes
London Paddington	32 minutes
Bond Street	36 minutes
Canary Wharf	49 minutes



Deanfield Square
Littlebrook Avenue,
Slough, SL2 2PF



Deanfield Square, Development Plan



Our Homes

The Burnham –

Plots 1, 3, 5, 12, 14, 16, 26 & 29 as shown
Plots 2, 4, 6, 13, 15, 27, 30 & 33 handed
3-bedroom semi & link-detached home

The Iver –

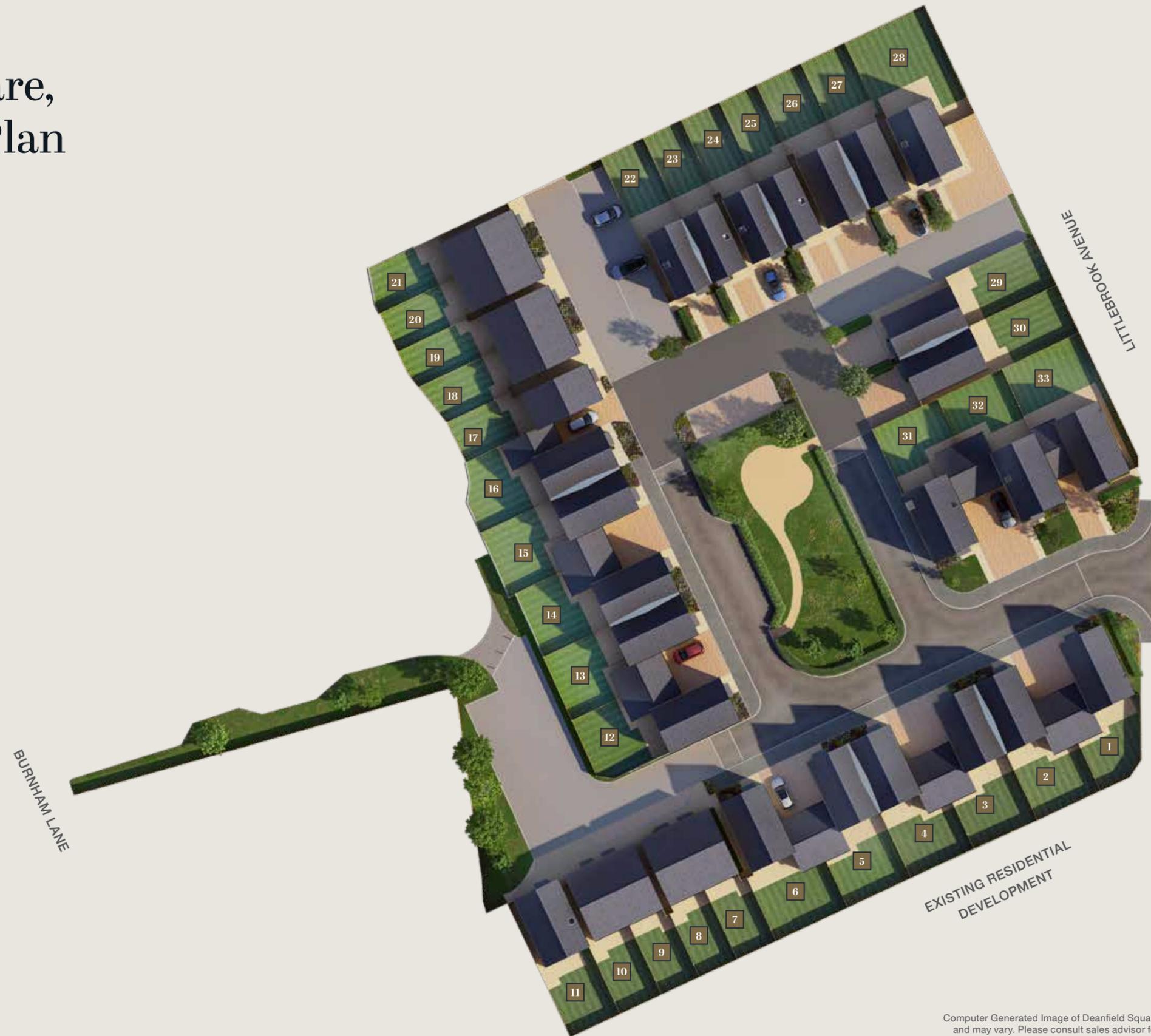
Plots 22 & 24 as shown
Plots 23 & 25 handed
3-storey, 3-bedroom semi-detached

The Langley –

Plots 17 & 19 as shown
Plot 18 handed
2-bedroom semi & link-detached home (First Homes)

The Taplow –

Plots 31 & 32
3-storey, 4 bedroom link-detached
Plot 28
3-storey, 4 bedroom detached



Plots 20-21 and 7-11 – Affordable Homes.

Computer Generated Image of Deanfield Square, levels, landscaping and play area are indicative and may vary. Please consult sales advisor for details of the scheme and plans detailing paths, patios, gates and parking allocation, and for details of materials and boundary treatments.



DEANFIELD
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Computer generated image of plots 22 to 28 (left to right). CGI is indicative only. Actual details may vary

The Burnham

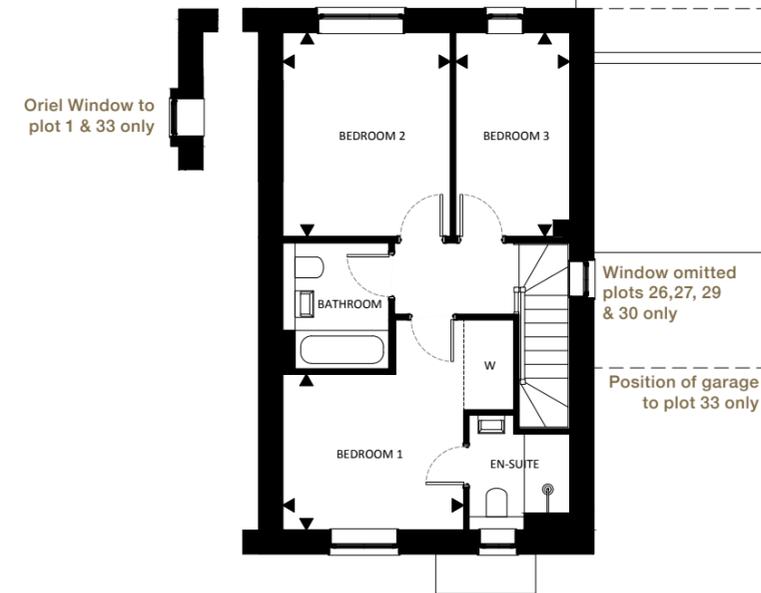
3-bedroom semi & link-detached home

Plots 1, 3, 5, 12, 14, 16, 26 & 29 as shown
Plots 2, 4, 6, 13, 15, 27, 30 & 33 handed



Computer generated image of Plots 15 & 16, The Burnham. CGI is indicative only, actual details may vary.

First Floor



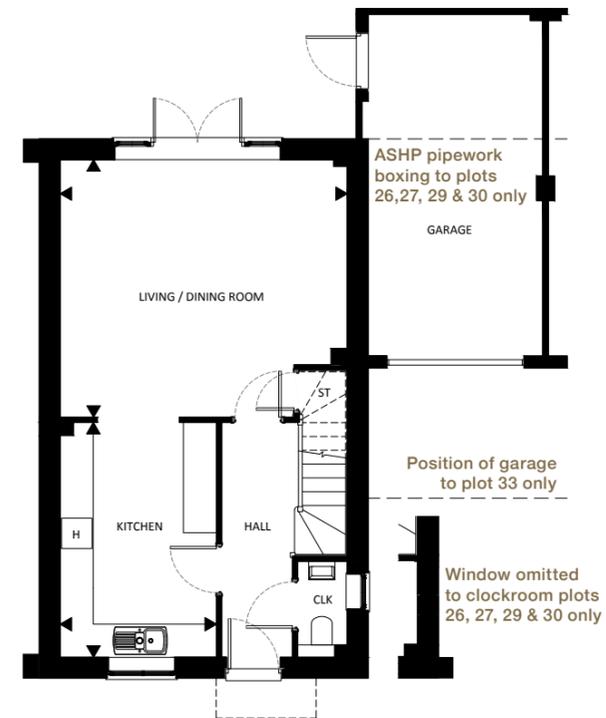
First Floor

Bedroom 1	3.26m x 2.83m	10'8" x 9'3"
Bedroom 2	3.70m x 3.02m	12'2" x 9'10"
Bedroom 3	3.70m x 2.06m	12'2" x 6'9"

Ground Floor

Kitchen	4.26m x 2.83m	14'0" x 9'3"
Living / Dining Room	5.19m x 4.66m	17'0" x 15'3"

Ground Floor



Key

- ST Storage
- A/C Airing Cupboard
- W Wardrobe
- CLK Cloakroom
- H Hob

Dotted line denotes reduced head height or structure above.
Note: Plots 26, 27, 29 & 30 are semi-detached with 2 parking spaces

The Iver

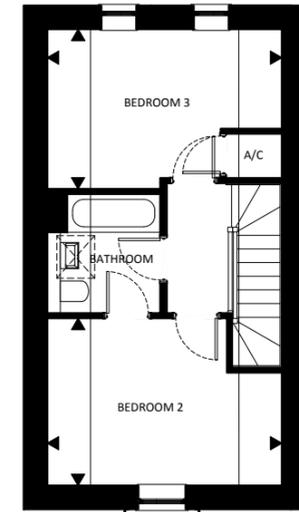
3-storey, 3-bedroom semi-detached

Plots 22 & 24 as shown
Plots 23 & 25 handed



Computer generated image of Plots 22 & 23, The Iver. CGI is indicative only, actual details may vary.

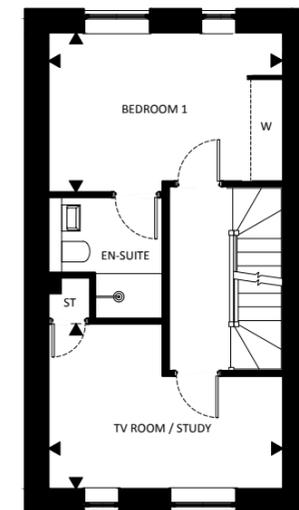
Second Floor



Second Floor

Bedroom 2	4.28m x 3.06m	14'1" x 10'1"
Bedroom 3	4.28m x 2.92m	14'1" x 9'7"

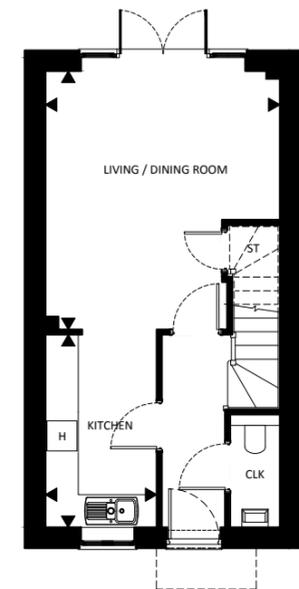
First Floor



First Floor

Bedroom 1	4.28m x 2.92m	14'1" x 9'7"
TV Room / Study	4.28m x 3.02m	14'1" x 9'11"

Ground Floor



Ground Floor

Kitchen	3.53m x 2.03m	11'7" x 6'8"
Living / Dining Room	4.73m x 4.28m	15'6" x 14'1"

Key

ST	Storage	CLK	Cloakroom
A/C	Airing Cupboard	H	Hob
W	Wardrobe		

Dotted line denotes reduced head height or structure above.
Thin solid line denotes full-height ceiling.

The Langley

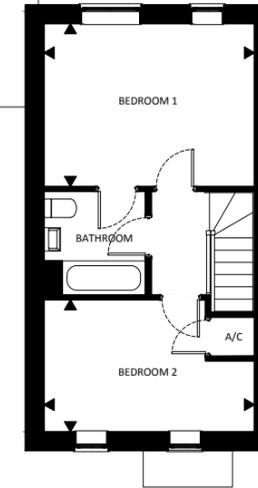
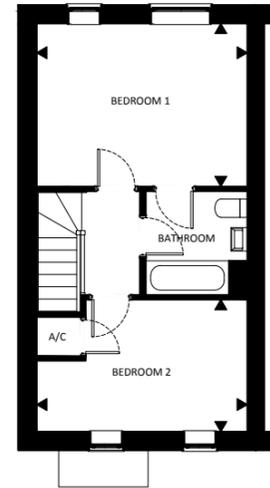
2-bedroom semi & link-detached home

Plots 17 & 19 as shown
Plot 18 handed



Computer generated image of Plots 18 & 19, The Langley. CGI is indicative only, actual details may vary.

First Floor



First Floor

Bedroom 1
4.30m x 3.33m 14'1" x 10'11"

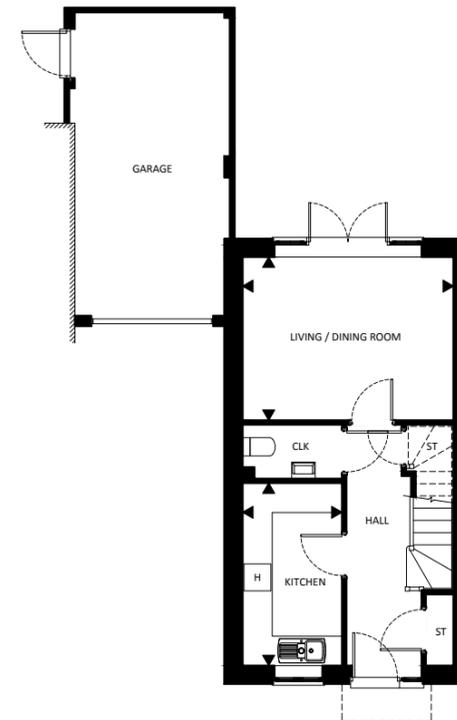
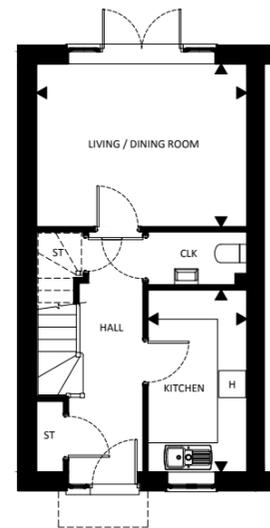
Bedroom 2
4.30m x 2.70m 14'1" x 8'10"

Ground Floor

Kitchen
3.73m x 2.02m 12'3" x 6'8"

Living / Dining Room
4.30m x 3.33m 14'1" x 10'10"

Ground Floor



Plots 18 & 19

Plot 17



Key

- ST Storage
- A/C Airing Cupboard
- W Wardrobe
- CLK Cloakroom
- H Hob

Dotted line denotes reduced head height or structure above.
Plot 18 as shown, Plots 17 & 19 handed
Note: Plot 17 is link-detached. Attached garage belongs to plot 16.
Plots 17, 18 & 19 benefit from 2 allocated parking spaces

The Taplow

3-storey, 4-bedroom link-detached and detached

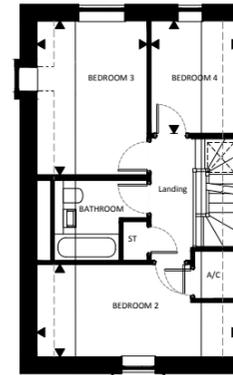
Plot 31 as shown
Plots 28 & 32 handed



Computer generated image of Plot 31, The Taplow. CGI is indicative only, actual details may vary.

Second Floor

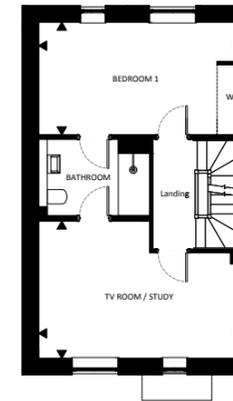
Oriel Window to plot 31 only



Second Floor

Bedroom 2	4.04m x 2.89m	13'3" x 9'6"
Bedroom 3	5.31m x 2.42m	17'5" x 7'11"
Bedroom 4	2.95m x 2.33m	9'8" x 7'8"

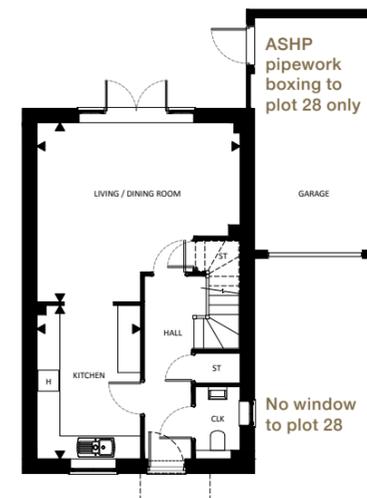
First Floor



First Floor

Bedroom 1	4.66m x 2.95m	17'5" x 9'8"
TV Room / Study	5.31m x 3.59m	17'5" x 11'10"

Ground Floor



Ground Floor

Kitchen	4.02m x 2.71m	13'2" x 8'11"
Living / Dining Room	5.31m x 4.70m	17'5" x 15'5"

Key

ST	Storage	CLK	Cloakroom
A/C	Airing Cupboard	H	Hob
W	Wardrobe		

Dotted line denotes reduced head height or structure above.
Thin solid line denotes full-height ceiling.
Note: Plot 28 has 3 allocated parking spaces only.
Plots 31 & 32 each have a single garage plus 2 driveway parking spaces.



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Computer generated image of plots 31 to 33 (left to right). CGI is indicative only. Actual details may vary



It's all in the detail

Every Deanfield home is finished with fixtures, fittings and appliances designed for modern living and maximising light and space throughout. Our focus on sustainability is demonstrated through provision of low carbon heating via air source heat pumps, thermally-efficient glazing, superior levels of insulation and water-saving appliances, all contributing to the cost-efficiency of our homes.



Computer generated image. Hammonds



Computer generated image of the Burnham show home. For indicative purposes only

Sustainability and Energy Efficiency

- Low carbon heating through air source heat pump
- High performance double-glazed PVCu windows giving an excellent level of thermal insulation and reduced heat loss
- 150mm wall cavities and superior levels of insulation within roof spaces to limit heat loss in the winter and reduce heat gain in summer
- Water saving appliances and sanitaryware
- Low energy lighting to all homes
- 7kW Electric vehicle charging point fitted to each home

Construction

- Main structure is of traditional masonry construction



Computer generated image.

Kitchen

- Professionally designed kitchen with handleless contemporary wall and floor cabinets. (choice of door colour & work surface subject to build stage).
- Contemporary post formed work-surface with upstand*
- Franke 1 1/2 bowl stainless steel sink with drainer
- Built-in SMEG single oven, induction hob and hood
- Integrated fridge/freezer 70/30 split
- Integrated dishwasher and washer/dryer
- Amtico style flooring*

Family Bathroom, En-suite(s) and Cloakroom

- Contemporary white ROCA bathroom suites with Vado chrome brassware
- Vado thermostatic shower over the bath to the family bathroom and in shower cubicle to ensuites
- Wall mirror above basin to family bathroom and bedroom 1 ensuite
- Heated chrome towel rail to family bathroom and ensuites
- Amtico-style flooring to the cloakroom, family bathroom and ensuites*

Warranty

- 10 year Premier Guarantee

*upgrades available for worksurfaces and floor coverings subject to the stage of construction. Please ask our Deanfield Homes sales advisor for further information.

For First Homes specification, please ask our sales advisor for further information.



Electrical & Multimedia

- Stainless steel sockets and switches fitted in the kitchen above work-surfaces
- USB-C socket to kitchen, study* and bedroom 1
- TV/FM/DAB sockets to living room, kitchen, family/dining room, study* and bedroom 1
- Designated data distribution system consisting of CAT6 wiring allowing for a faster high-definition connection in living room, family/dining room, study* and bedroom 1
- Satellite/Freeview television distribution system to all rooms with a TV socket following purchase and installation of suitable equipment
- Central master phone/fibre socket to the hall cupboard, and additional data points to all media plates
- Provision for full fibre broadband
- 7kW electric vehicle charging point

Heating, Lighting & Internal Finishes

- Air source heat pump, providing sustainable heating
- Underfloor heating to ground floor, radiators to first floor.
- Downlights to kitchen, utility, cloakroom, family bathroom and en-suites with pendant lighting to all remaining rooms
- Hammonds built-in wardrobes to bedroom 1 (see floor plans for details and choice of colour available depending on build stage)
- Contemporary white ladder style internal doors
- Painted walls and woodwork throughout
- Light and double socket to loft area
- Fitted carpets to hall, stairs, landing, all bedrooms, study and living room. Amtico-style flooring elsewhere

External features and Security

- Landscaped and/or turfed front garden and turf to rear garden
- External bin store fitted to those homes without rear access
- Outside water tap
- Power point fitted for optional electric garage door opener*
- Outside light with PIR motion sensor to front door*
- Multi-point locking system to all external doors
- Secured by Design accredited

* Where applicable



Computer generated image of the Burnham show home. For indicative purposes only.

First Homes scheme

Discounts for local first-time buyers

Deanfield Homes is delighted to be operating its First Homes scheme at Deanfield Square. This initiative is designed specifically for local first-time buyers who would like to make Slough their home.

At Deanfield Square, First Homes will apply to our two-bedroom 'Langley' homes. Qualifying first-time buyers will enjoy a purchasing discount of 30%, compared to the usual open market price, and the first sale price of the property is capped at £250,000, after the discount has been applied.

The discounts will apply to the homes forever, meaning that generations of new buyers and the local community will continue to benefit every time a First Homes property is sold.

Eligibility criteria

- Purchasers of First Homes at Deanfield Square must be first-time buyers and must have a household income not exceeding £80,000
- A First Home should be the buyer's only home and a purchaser will need to use a mortgage for at least 50% of the purchase price
- Local eligibility criteria will apply if any are set by the relevant local authority**

**At the time of publication, local eligibility criteria has not been set by the local authority. Should local eligibility criteria be published, additional criteria may apply.

Q. I used to own a property but I have sold it, do I qualify?

A. You need to be a true first-time buyer to qualify for the First Homes scheme - that means everyone involved in the purchase must never have owned a property before, even if you have since sold it.

Q. Are First Home scheme properties stamp-duty free?

A. Each First Homes property at Deanfield Square is stamp-duty free as first-time buyers pay zero stamp duty on homes worth up to £300,000.

Q. How much will I need to borrow using a mortgage?

A. When buying using the First Homes scheme, you will need to take out a mortgage for at least 50% of the home's value.

Q. What value of deposit will I need?

A. Those purchasing using the First Homes scheme will need a minimum deposit of 5%.

Q. Can I use a Help to Buy ISA or Lifetime ISA in conjunction with the First Homes scheme?

A. If you have deposit money saved in a Help to Buy ISA or Lifetime ISA, you can use this alongside the First Homes scheme, as long as the purchase price complies with the ISA's upper price cap rules. Please speak to a financial advisor for further information.

Q. Is there any rent to pay?

A. There is no rent to pay when you purchasing using the First Homes scheme - you will own 100% of the property.

Q. What happens if I need to remortgage or use an equity release scheme?

A. The lender or financial institution will use your home's discounted price in any calculations.

Q. What happens when I want to sell a First Homes scheme property?

A. You'll need to let the local authority know at the same time you appoint an estate agent. The 30% discount stays with the property and only a buyer who also meets the First Homes scheme criteria will be able to purchase the property.

Q. How do I apply for the First Homes scheme at Deanfield Square?

A. Please contact our sales adviser for further information.



Customer Testimonials

Read what some of our recent purchasers love about their new Deanfield home.



“We found Deanfield didn’t just include the bare minimum, but instead put considerable thought into creating a desirable specification for its buyers. This was a really important factor that attracted us to purchasing our first home.”

Jenny & Alfie
Deanfield Park, Ickford



“The houses are built in the local stone, sympathetic to the rest of the village, which is perfect. Some new builds I’ve been in, you can hear people walking and talking upstairs, but you can’t hear here, they’re really solid. I would totally recommend it.”

Jo-Anna
Deanfield Heights, Sibford Ferris



“I’m so impressed with the fixtures and fittings and everything is really good quality. I’ve heard such nightmares about other people moving into new builds so I was a bit cautious, but I’m thrilled with everything.”

Jude
Deanfield Rise, Binfield

With you every step of the way

Our Customer Charter

At Deanfield Homes we will do all we can to make buying your new home a simple, straightforward and enjoyable process. We are a Registered Developer of the New Homes Quality Board, committed to building to the very highest standards to deliver homes people love to live in. We adhere to the New Homes Quality Code, which follows ten guiding principles, ensuring that we act with transparency and fairness, with the interests of our customers at the fore. We want you to be delighted with your new home and the level of service you receive from our entire team.

Be Confident in your Choice

With Deanfield Homes you can be confident in your decision to purchase a brand new home. At each step of the purchasing process you will be kept fully informed and given the opportunity to ask questions.

Reserving your new home

Once you have found the right home for you, you will enter into a reservation agreement which details the reservation fee and an agreed date by which exchange of contracts must take place. We know circumstances change and you can reserve your new home with the reassurance of a 14-day cooling off period, within which you may cancel the agreement and receive a full refund of the reservation fee.

Before you exchange contracts

Prior to exchange of contracts, you will be invited to an Information Giving Meeting to enable the sales and construction teams to fully explain the benefits of the development and your chosen home. This will also be your opportunity to ask any questions you may have prior to committing to your purchase.



Before completion

After exchange of contracts and approximately two weeks prior to your completion date, you will be invited to visit and view your home in its virtually complete condition, or to appoint a qualified inspector to undertake the visit on your behalf, at your cost, if you prefer.

Prior to completion, a home demonstration will also be undertaken, where details of how to look after your new home, including how to maintain the heating and electrical equipment, will be explained.

After completion

Our dedicated Customer Service team are on hand to provide you with peace of mind for two years after you move in.

Your new home benefits from a 10-year Premier Guarantee warranty which is valid from completion. You will also be provided with access to an online portal containing all relevant contact details, including our dedicated Customer Service team and out-of-hours contact information. The portal will also contain details and instructions relating to all fitted appliances and specific information on how to care for your home.



Registered developer

About Deanfield Homes

We are an award winning, independent housebuilder, specialising in small to medium-sized residential developments in exceptional locations across Oxfordshire, Buckinghamshire, Berkshire and Hertfordshire.

The Deanfield team takes inspiration from the architectural style and character of the locations in which we build, and we pride ourselves on delivering the highest standards of design, craftsmanship and service to our customers, establishing new communities which blend seamlessly with the local area.



At Deanfield Homes, sustainability is high on our agenda. We are a member of the Future Homes Hub, a cross-industry body focused on the delivery of a sector-wide approach to addressing climate change. The fabric of our properties are already designed to outperform current building regulations. We now include air source heat pumps and EV charging points as standard, design homes to be 'zero carbon ready' and partner with social enterprises to recycle waste wood from our sites.

We look forward to welcoming you to Deanfield Square and assisting you with your search for a new home.



Contact us

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High Wycombe,
Bucks, HP11 1JU

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W: deanfieldhomes.co.uk



This brochure is printed on recycled paper using carbon neutral printing

This brochure is designed to provide an overview of the development and does not form a contract. Computer generated images and landscaping are indicative and actual details may vary. Whilst the floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide. Dimensions are taken from the widest points and may vary from actual and are within a tolerance of +/- 5%. Dotted lines denote reduced head height or structure above. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture, or appliances. The specification detailed can be subject to change at any time, without prior notice. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Wardrobes in some properties may vary. Please confirm the most up-to-date details with our sales advisor on reservation.

