



BROADACRES

SOUTHWATER
WEST SUSSEX

WATER MEADOWS
4 & 5 BEDROOM HOMES

Berkeley
Designed for life

BROADACRES
SOUTHWATER
WEST SUSSEX

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Get in Touch

WELCOME TO

BROADACRES

SOUTHWATER
WEST SUSSEX

Introducing a stunning collection of 2, 3, 4 and 5 bedroom homes in the welcoming village of Southwater.

This stunning new destination combines traditional architecture with sophisticated interiors to create a beautiful collection of new homes designed to suit every lifestyle. With its countryside location, large open spaces, beautiful landscaping and strong sense of community, Broadacres offers the very best of Sussex living.



Photography of Broadacres



WATER MEADOWS

— SITE PLAN —



2 BEDROOM HOMES



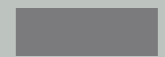
3 BEDROOM HOMES



4 BEDROOM HOMES



5 BEDROOM HOMES



SHARED OWNERSHIP

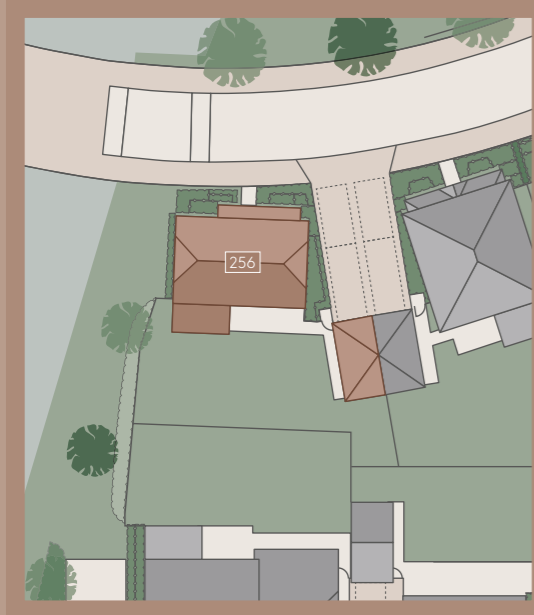
The Broadacres site plan is indicative only and subject to change (and subject to planning). In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.

4 BEDROOM HOME

— *the* —

GRASSWREN

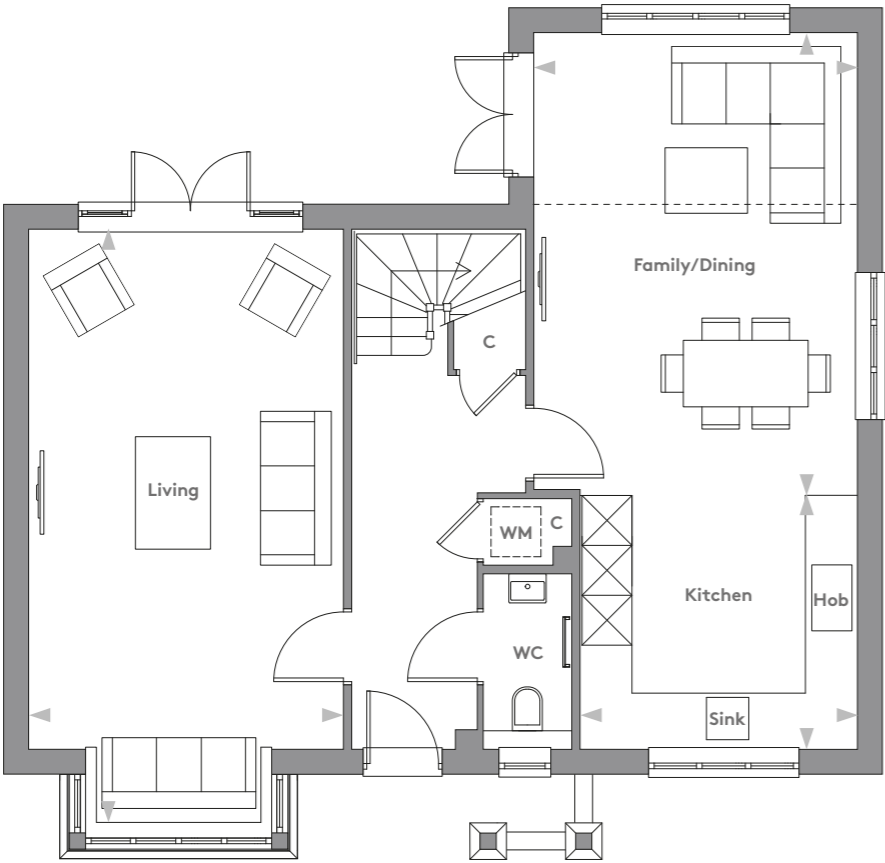
PLOT 256



Computer generated image is indicative only

— *the* —
GRASSWREN

PLOT 256 | 1441 SQ FT



GROUND FLOOR

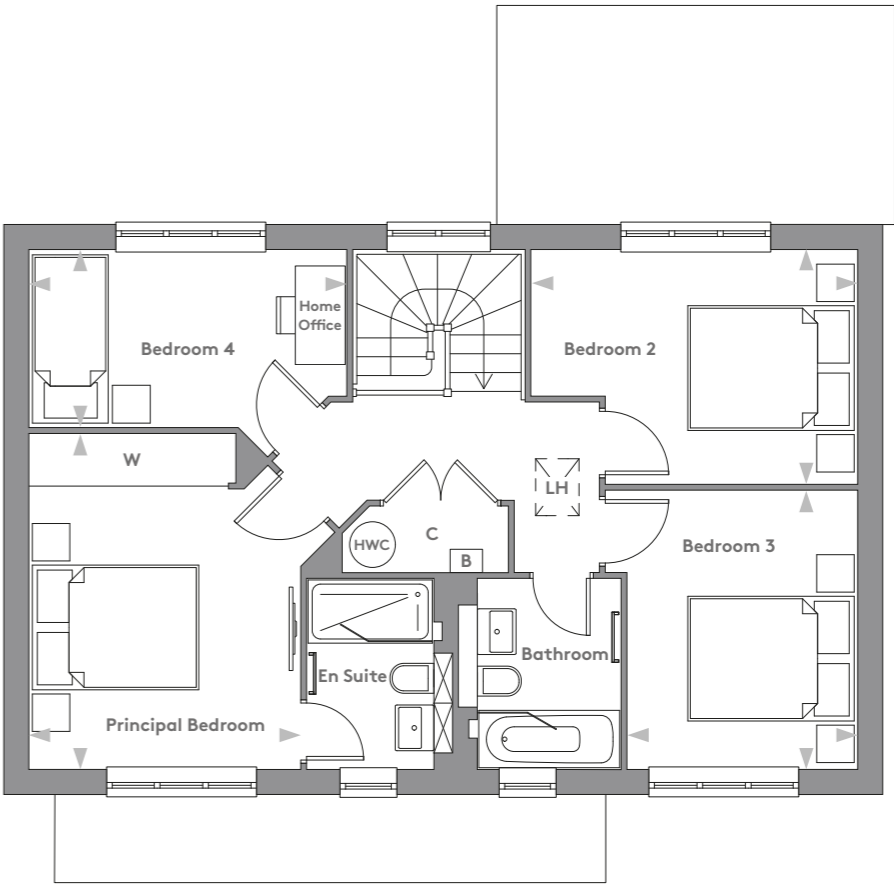
Living	7.11m x 3.73m	23'4" x 12'3"
Family/Dining	5.45m x 3.84m	17'10" x 12'7"
Kitchen	3.29m x 3.12m	10'9" x 10'3"

◀▶ Measurement Points W Fitted Wardrobe C Cupboard B Boiler HWC Hot Water Cylinder DW Dish Washer LH Loft Access Hatch - - - - Reduced Head Height Roof Light WM Space for Washing Machine

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

— *the* —
GRASSWREN

PLOT 256 | 1441 SQ FT



FIRST FLOOR

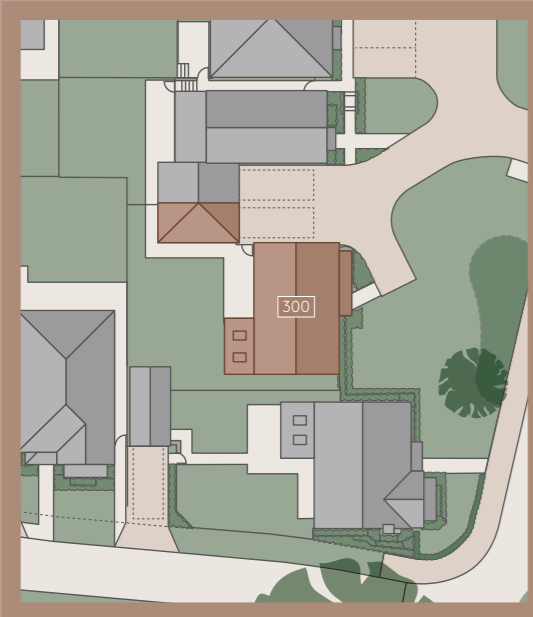
Principal Bedroom	4.01m x 3.23m	13'2" x 10'7"
Bedroom 2	3.88m x 2.79m	12'9" x 9'2"
Bedroom 3	3.32m x 2.74m	10'11" x 9'0"
Bedroom 4	3.78m x 2.10m	12'5" x 6'11"

◀▶ Measurement Points W Fitted Wardrobe C Cupboard B Boiler HWC Hot Water Cylinder DW Dish Washer LH Loft Access Hatch - - - - Reduced Head Height Roof Light WM Space for Washing Machine

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4 BEDROOM HOME
— the —
GREENLET

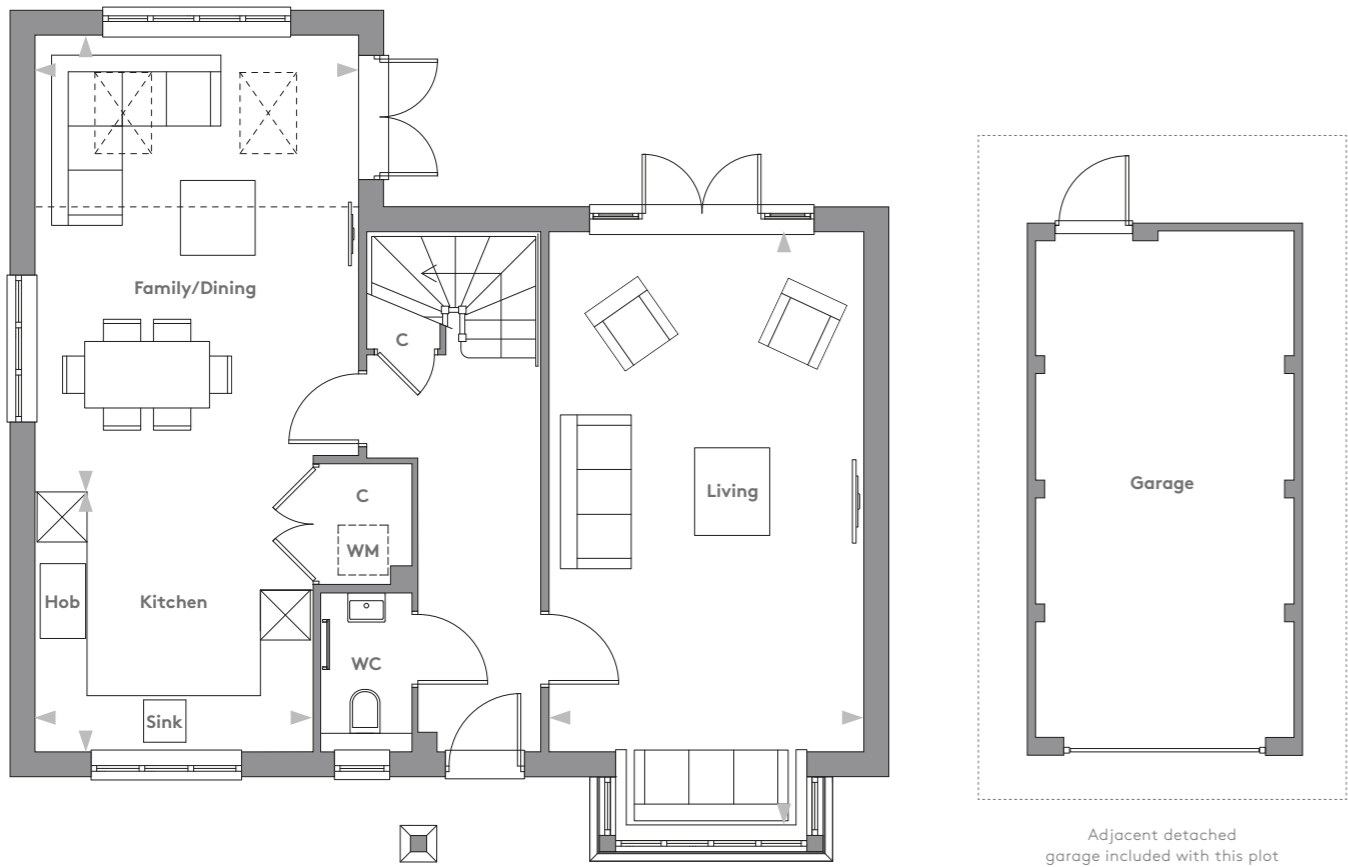
PLOT 300



Computer generated image is indicative only

— *the* —
GREENLET

PLOT 300 | 1441 SQ FT



GROUND FLOOR

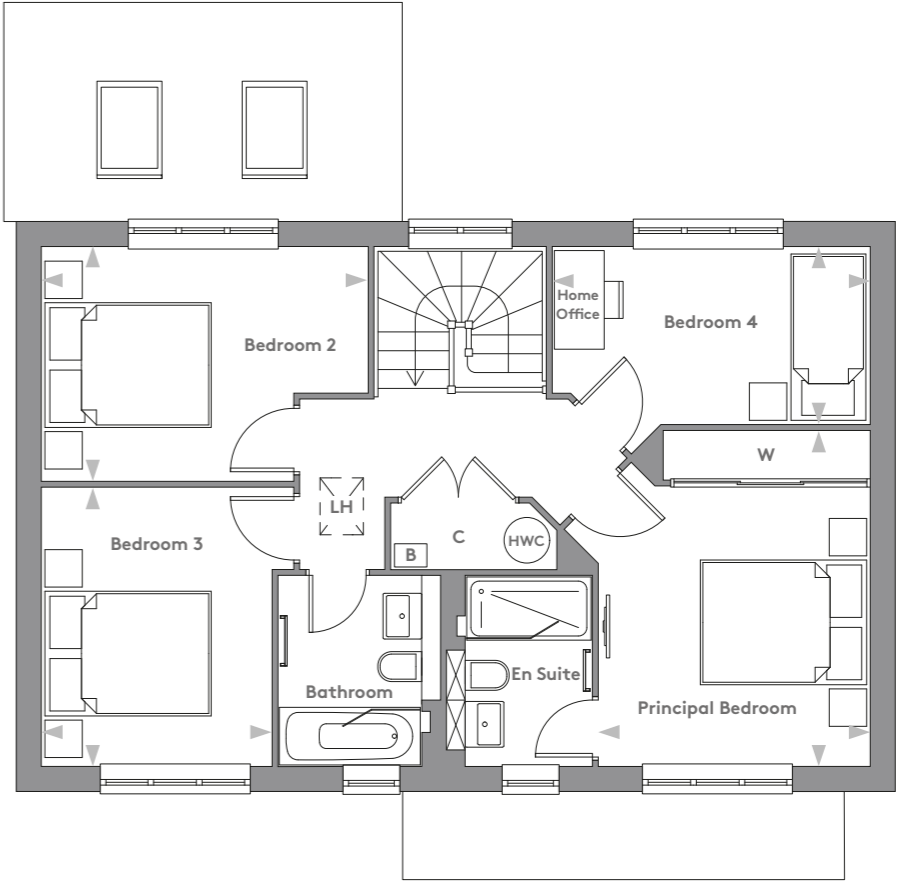
Living	7.11m x 3.73m	23'4" x 12'3"
Kitchen	3.30m x 3.10m	10'10" x 10'2"
Family/Dining	5.47m x 3.84m	17'11" x 12'7"



Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

— *the* —
GREENLET

PLOT 300 | 1441 SQ FT



FIRST FLOOR

Principal Bedroom	4.01m x 3.23m	13'2" x 10'7"
Bedroom 2	3.88m x 2.79m	12'9" x 9'2"
Bedroom 3	3.32m x 2.74m	10'11" x 9'0"
Bedroom 4	3.78m x 2.10m	12'5" x 6'11"



Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

4 BEDROOM HOME

— the —
KINGFISHER

PLOT 249

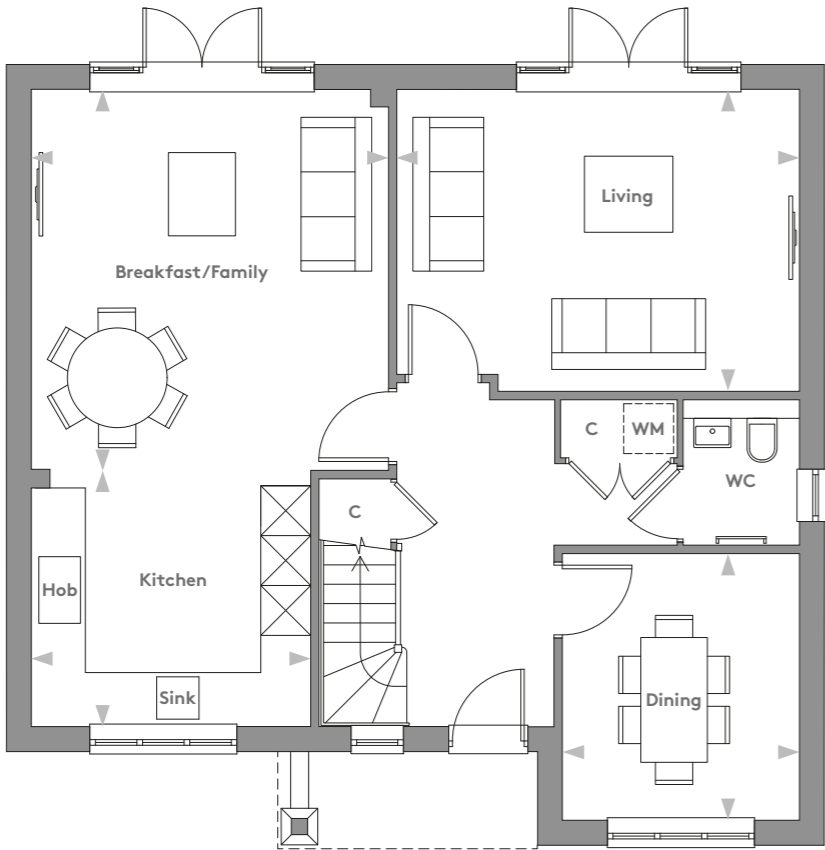


Computer generated image is indicative only

— *the* —

KINGFISHER

PLOT 249 | 1574 SQ FT



GROUND FLOOR

Living	4.79m x 3.58m [†]	15'9" x 11'9" [†]
Dining	3.16m x 2.80m	10'4" x 9'2"
Kitchen	3.32m x 2.85m	10'11" x 9'4"
Breakfast/Family	4.77m x 4.25m [†]	15'8" x 13'11" [†]

[†] Maximum Measurement

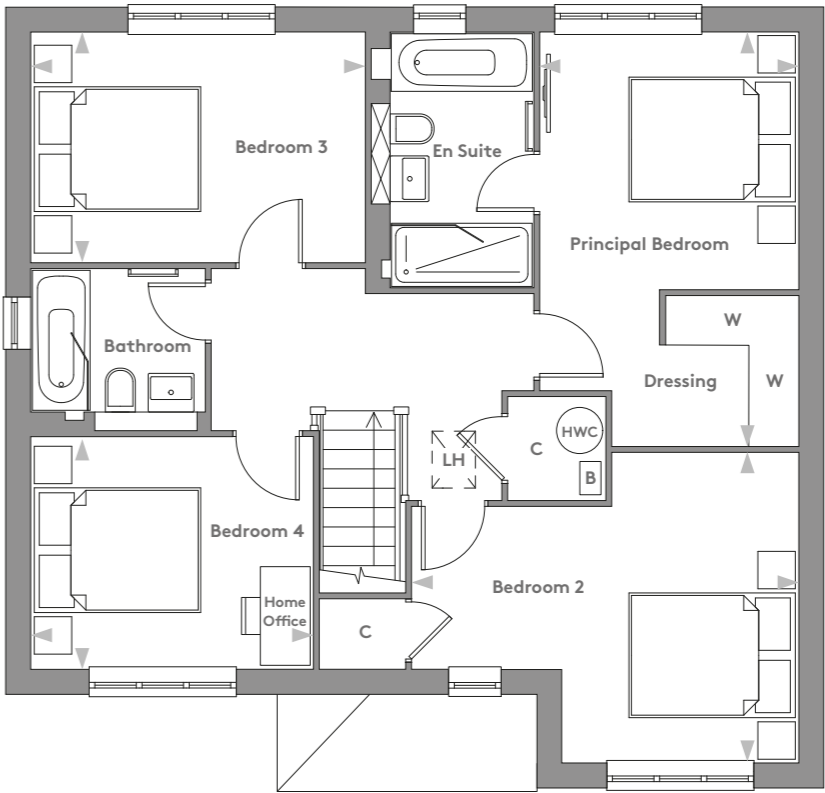


Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

— *the* —

KINGFISHER

PLOT 249 | 1574 SQ FT



FIRST FLOOR

Principal Bedroom [†]	4.94m x 3.09m	16'3" x 10'1"	Bedroom 3	3.97m x 2.73m	13'0" x 9'0"
Dressing Area	2.22m x 1.49m	7'3" x 4'11"	Bedroom 4	3.36m x 2.76m	11'0" x 9'1"
Bedroom 2	4.62m [†] x 3.70m [†]	15'2" [†] x 12'2" [†]			

[†]Including Wardrobe [†]Maximum Measurement



Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

4 BEDROOM HOME

— the —
DUNNOCK

PLOTS 250, 255, 257 & 260

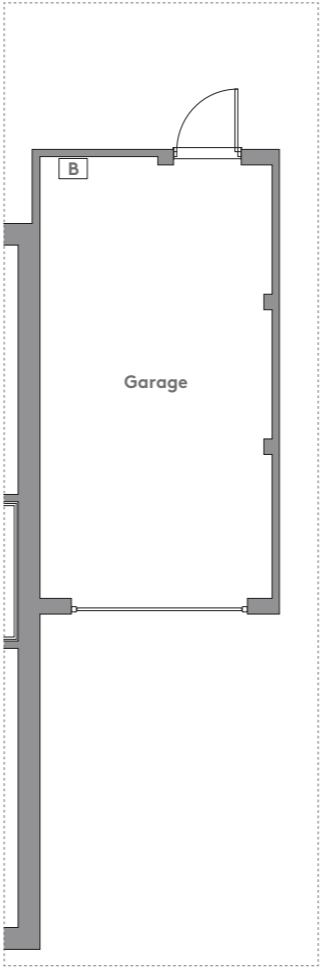


PLOT 250

Computer generated images are indicative only

— *the* —
DUNNOCK

PLOTS 250, 255, 257 & 260* | 1855 SQ FT



Garage position to
Plots 257 & 260

GROUND FLOOR

Living	5.50m [†] x 3.54m	18'1" [†] x 11'7"
Dining	4.70m [†] x 3.32m	15'5" [†] x 10'11"
Kitchen/Breakfast	5.30m [†] x 3.90m	17'5" [†] x 12'10"
Family	4.38m x 3.44m	14'11" x 11'1"

[†] Maximum Measurement

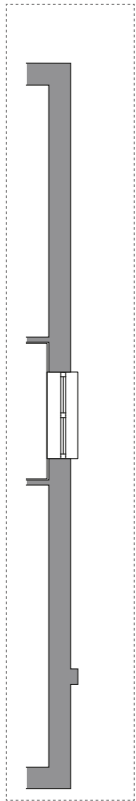
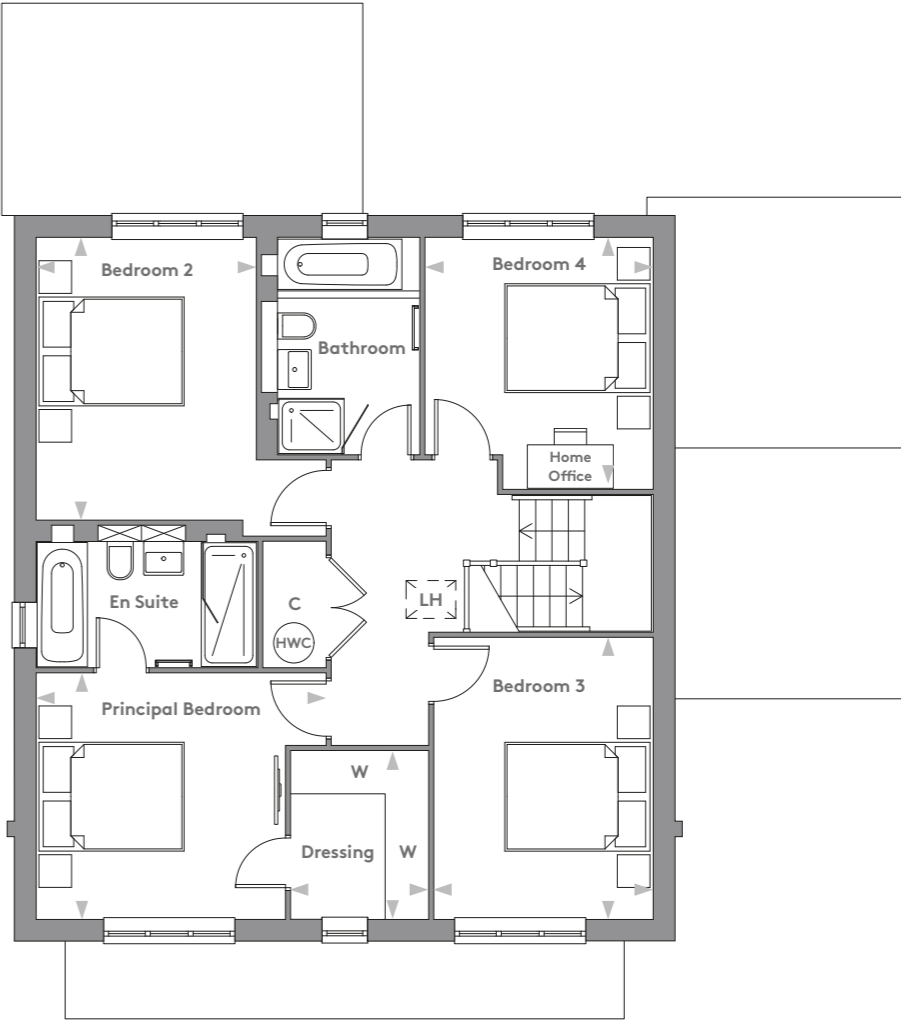
*Plot 260 is handed



Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

— *the* —
DUNNOCK

PLOTS 250, 255, 257 & 260* | 1855 SQ FT



Additional window
to Plot 255 only

FIRST FLOOR

Principal Bedroom	3.95m [†] x 3.40m	13'0" [†] x 11'2"	Bedroom 3	3.85m x 2.99m	12'7" x 9'10"
Dressing Room	2.29m x 1.87m	7'6" x 6'2"	Bedroom 4	4.70m [†] x 3.32m	15'5" [†] x 10'11"
Bedroom 2	3.86m [†] x 2.99m	12'8" [†] x 9'10"			

[†] Maximum Measurement

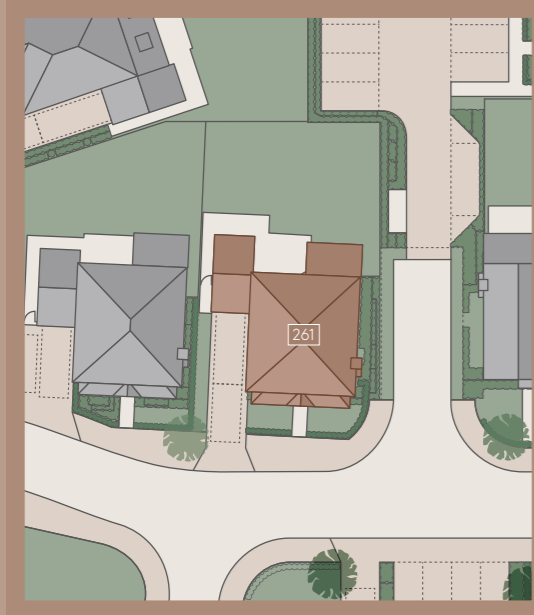


Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

4 BEDROOM HOME

— the —
GREENFINCH

PLOT 261



Computer generated image is indicative only

— the —
GREENFINCH

PLOT 261 | 1855 SQ FT



GROUND FLOOR

Living	5.50m [†] x 3.54m	18'1" [†] x 11'7"
Dining	4.70m [†] x 3.32m	15'5" [†] x 10'11"
Kitchen/Breakfast	5.30m [†] x 3.90m	17'5" [†] x 12'10"
Family	4.55m x 3.38m	14'11" x 11'1"

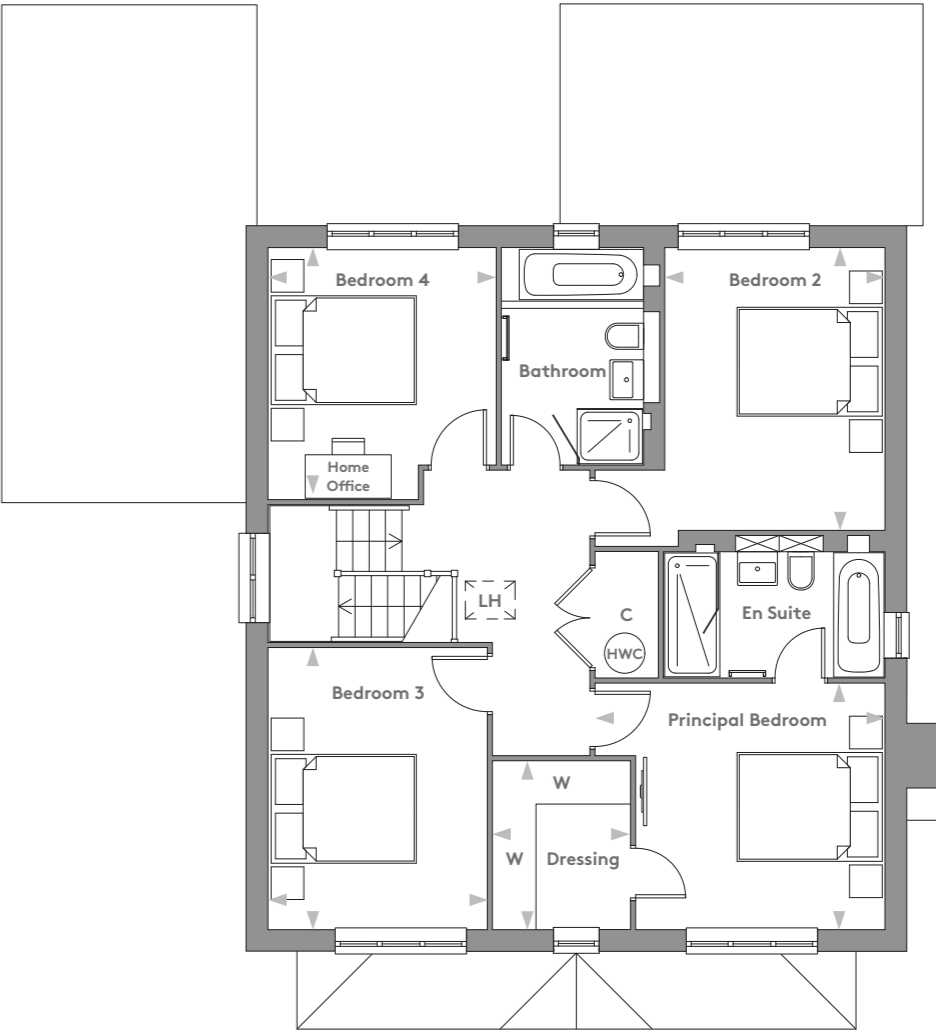
[†] Maximum Measurement



Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

— the —
GREENFINCH

PLOT 261 | 1855 SQ FT



FIRST FLOOR

Principal Bedroom	3.96m [†] x 3.36m	13'0" [†] x 11'0"	Bedroom 3	3.85m x 2.99m	12'7" x 9'10"
Dressing Room	2.29m x 1.87m	7'6" x 6'2"	Bedroom 4	3.44m [†] x 3.12m	11'3" [†] x 10'3"
Bedroom 2	3.96m [†] x 3.86m	13'0" [†] x 12'8"			

[†] Maximum Measurement



Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

4 BEDROOM HOME
— *the* —
NUTHATCH

PLOTS 251, 258 & 259



PLOT 251



PLOT 258



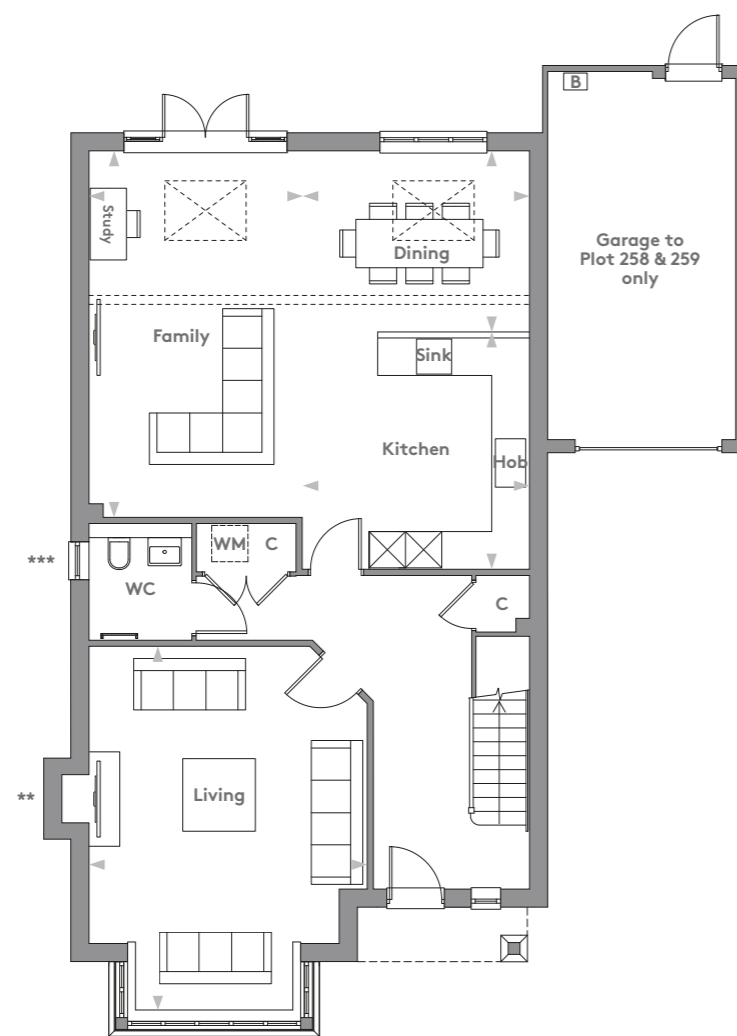
PLOT 259

Computer generated images are indicative only.

— the —

NUTHATCH

PLOTS 251, 258* & 259 | 1793 SQ FT



GROUND FLOOR

Living	5.99m [†] x 4.55m	19'8" [†] x 14'11"
Dining	3.71m x 2.97m	12'2" x 9'9"
Kitchen	3.90m x 3.71m	12'10" x 12'2"
Family	6.06m x 3.52m	19'9" x 11'7"

*Plot 258 is handed
**Fireplace to Plot 251 only
***No window to Plot 259

[†] Maximum Measurement

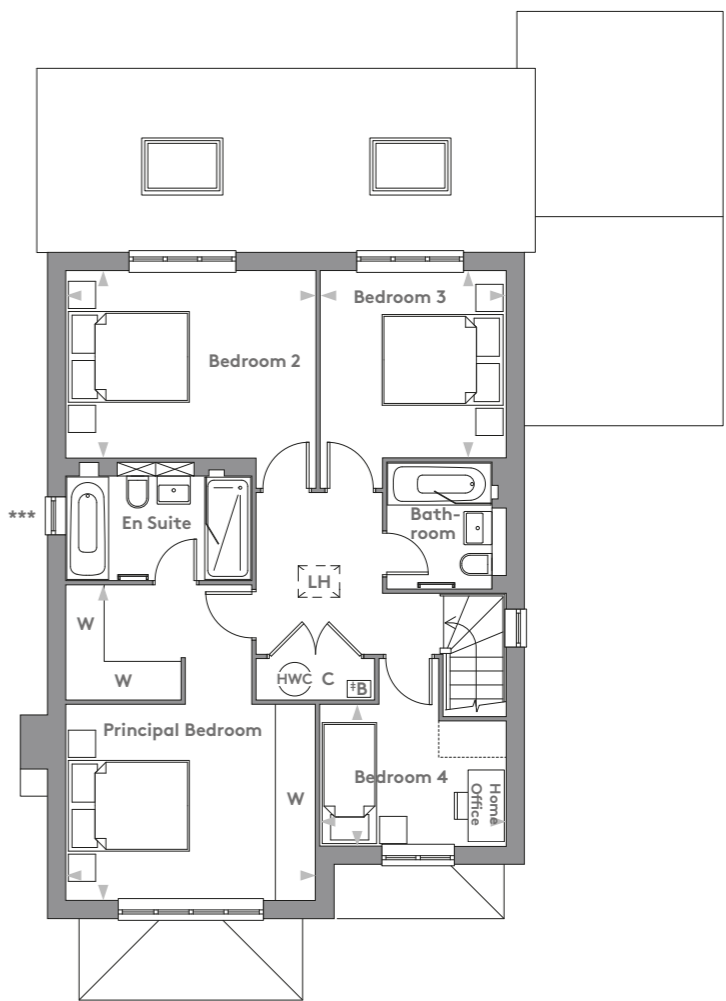


Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

— the —

NUTHATCH

PLOTS 251, 258* & 259 | 1793 SQ FT



FIRST FLOOR

Principal Bedroom	5.18m [†] x 4.09m	17'0" [†] x 13'5"
Bedroom 2	4.10m x 3.07m	13'5" x 10'1"
Bedroom 3	3.06m x 3.04m	10'1" x 9'11"
Bedroom 4	3.05m x 2.31m [†]	10'0" x 7'7" [†]

[†]Boiler location for plot 251 only

[†] Maximum Measurement

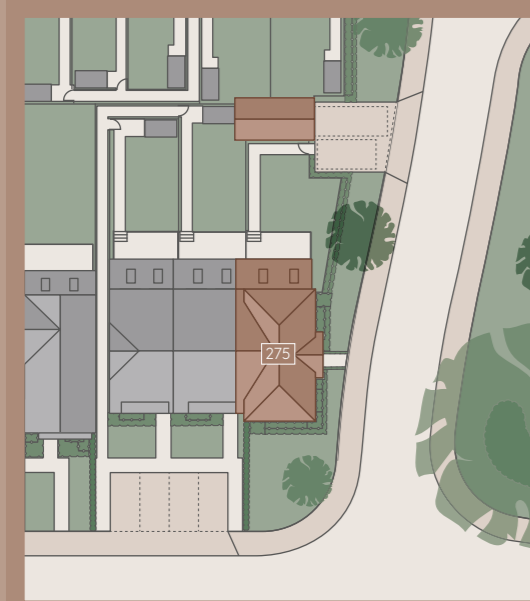


Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

4 BEDROOM HOME

— the —
O W L

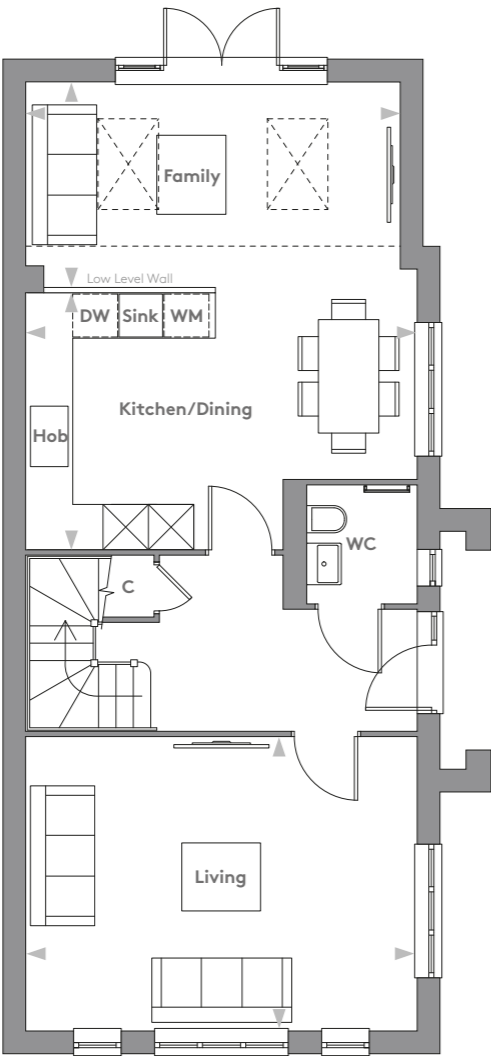
PLOT 275



Computer generated image is indicative only

— the —
O W L

PLOT 275 | 1837 SQ FT



GROUND FLOOR

Living	5.13m x 3.86m	16'10" x 12'8"
Kitchen/Dining	5.13m x 3.37m [†]	16'10" x 11'1" [†]
Family	4.91m x 2.68m	16'1" x 8'10"

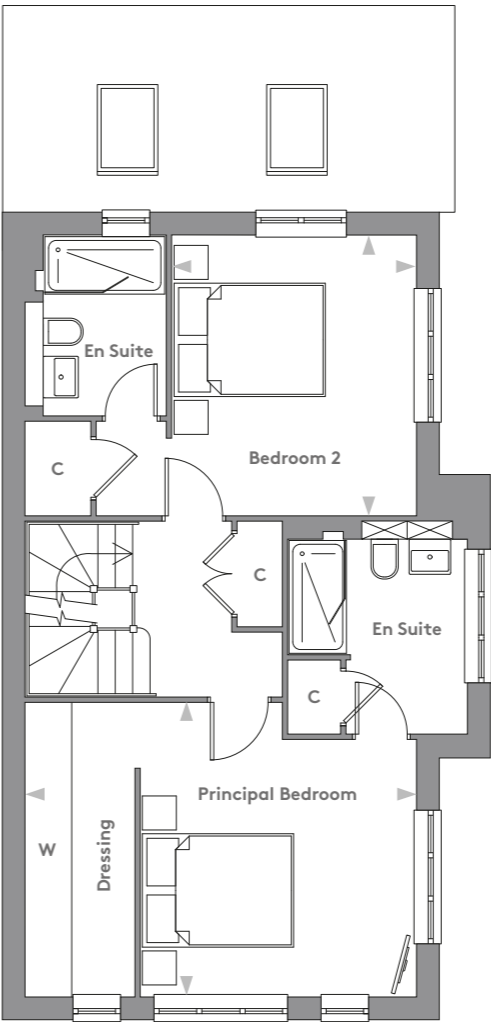
[†]Maximum Measurement

◀▶ Measurement Points W Fitted Wardrobe C Cupboard B Boiler HWC Hot Water Cylinder DW Dish Washer LH Loft Access Hatch - - - - Reduced Head Height Roof Light WM Space for Washing Machine

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

— the —
O W L

PLOT 275 | 1837 SQ FT



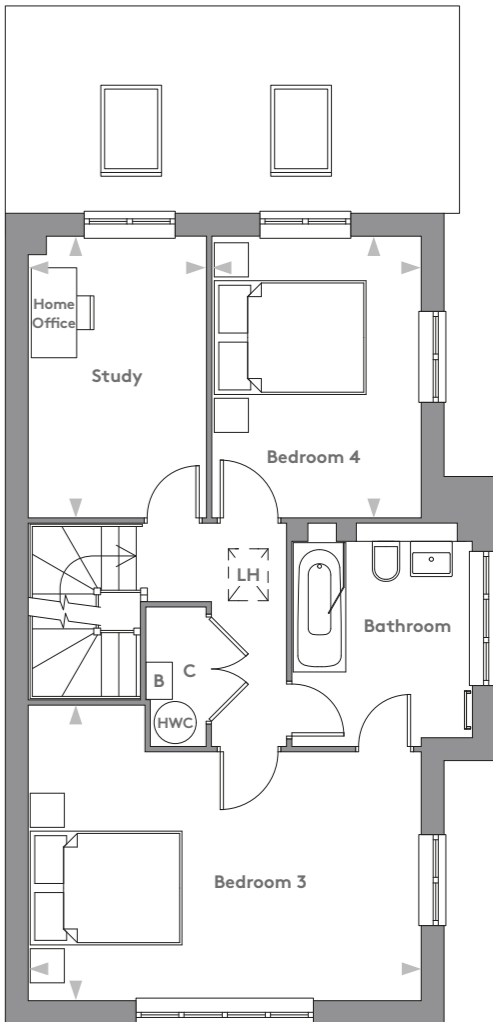
FIRST FLOOR

Principal Bedroom [†]	5.13m x 3.86m [†]	16'10" x 12'8" [†]
Bedroom 2	3.68m x 3.20m	12'1" x 10'6"

[†]Including Dressing Room [†]Maximum Measurement

◀▶ Measurement Points W Fitted Wardrobe C Cupboard B Boiler HWC Hot Water Cylinder DW Dish Washer LH Loft Access Hatch - - - - Reduced Head Height Roof Light WM Space for Washing Machine

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.



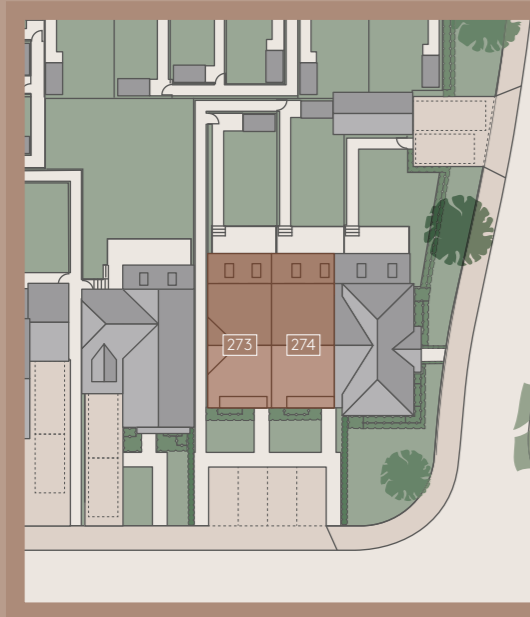
SECOND FLOOR

Study	3.68m x 2.31m	12'1" x 7'7"
Bedroom 3	5.13m x 3.86m [†]	16'10" x 12'8" [†]
Bedroom 4	3.68m x 2.72m	12'1" x 8'11"

4 BEDROOM HOME

— *the* —
MOORHEN

PLOTS 273 & 274

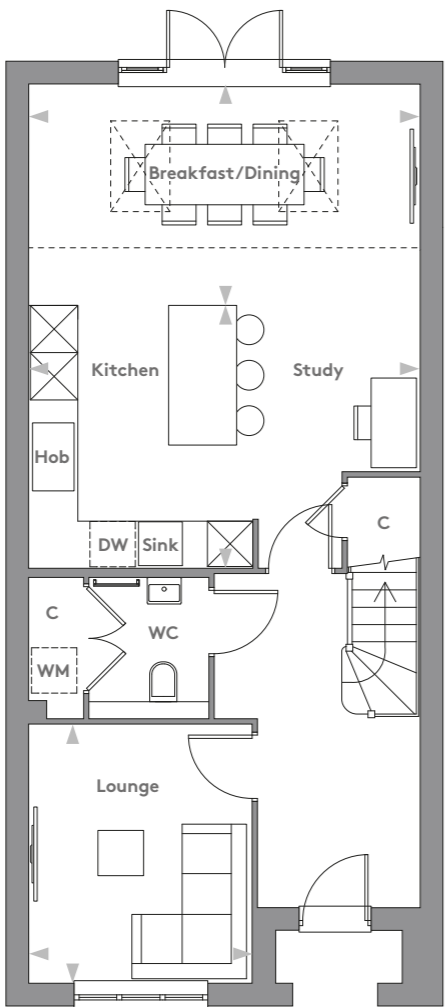


PLOT 273

Computer generated image is indicative only

— *the* —
M O O R H E N

PLOTS 273 & 274 | 1665 SQ FT



GROUND FLOOR

Kitchen/Study	5.13m [†] x 3.46m [†]	16'10" [†] x 11'4" [†]
Breakfast/Dining	5.13m x 2.90m	16'10" x 9'6"
Lounge	3.39m [†] x 2.92m	11'2" [†] x 9'7"

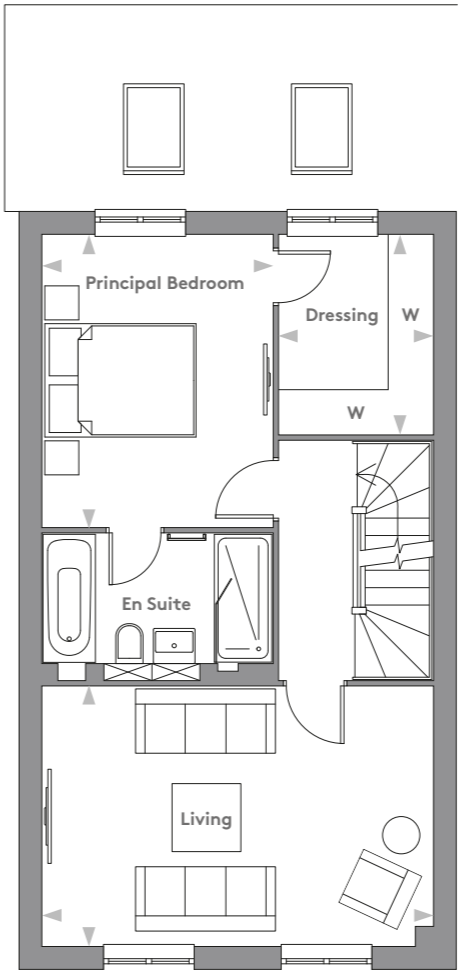
[†]Maximum Measurement

◀▶ W C B HWC DW LH Reduced Head Height Roof Light WM
Measurement Points Fitted Wardrobe Cupboard Boiler Hot Water Cylinder Dish Washer Loft Access Hatch Reduced Head Height Roof Light Space for Washing Machine

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

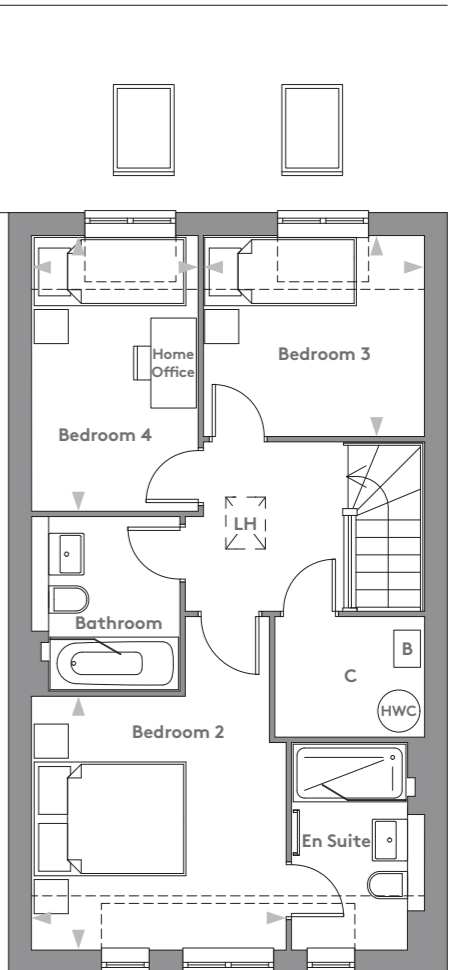
— *the* —
M O O R H E N

PLOTS 273 & 274 | 1665 SQ FT



FIRST FLOOR

Principal Bedroom	3.84m x 3.02m	12'7" x 9'11"
Dressing Room	2.62m x 2.01m	8'7" x 6'7"
Living Room	5.13m x 3.41m	16'10" x 11'2"



SECOND FLOOR

Bedroom 2	3.32m [†] x 3.31m	10'11" [†] x 10'10"
Bedroom 3	2.88m x 2.61m	9'5" x 8'7"
Bedroom 4	3.60m x 2.16m	11'10" x 7'1"

[†]Maximum Measurement

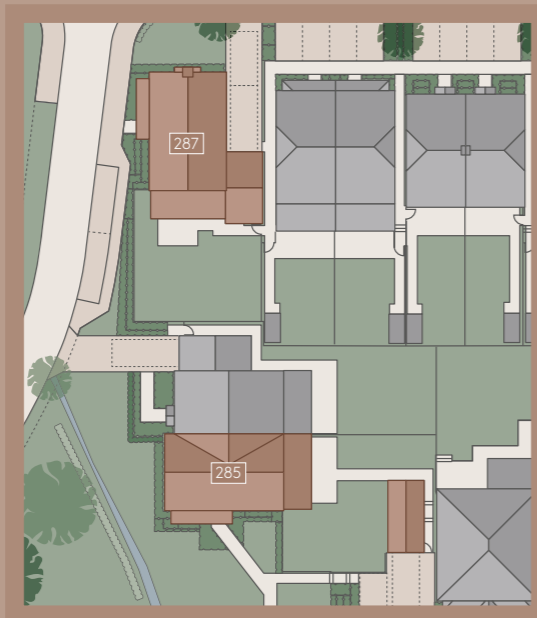
◀▶ W C B HWC DW LH Reduced Head Height Roof Light WM
Measurement Points Fitted Wardrobe Cupboard Boiler Hot Water Cylinder Dish Washer Loft Access Hatch Reduced Head Height Roof Light Space for Washing Machine

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

4 BEDROOM HOME

— *the* —
SANDERLING

PLOTS 285 & 287



PLOT 285

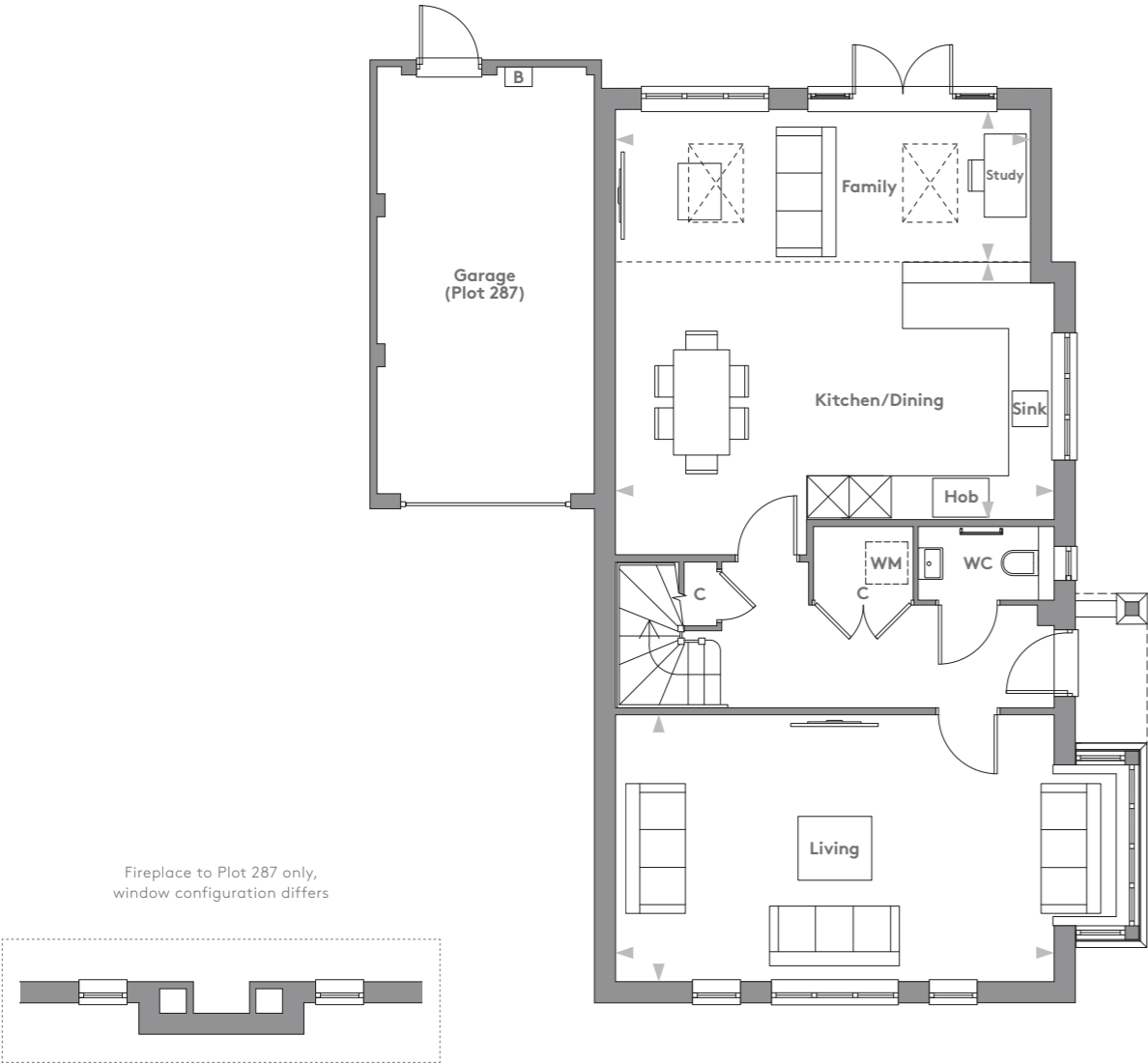


Computer generated images are indicative only

PLOT 287

— the —
S A N D E R L I N G

PLOTS 285 & 287 | 1500 SQ FT



GROUND FLOOR

Living	7.10m [†] x 3.76m	23'4"† x 12'4"
Kitchen/Dining	6.20m x 4.16m [†]	20'4" x 13'8"†
Family	5.87m x 2.16m	19'3" x 7'1"

† Maximum Measurement

◀▶ Measurement Points W Fitted Wardrobe C Cupboard B Boiler HWC Hot Water Cylinder DW Dish Washer LH Loft Access Hatch Reduced Head Height Roof Light WM Space for Washing Machine

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

— the —
S A N D E R L I N G

PLOTS 285 & 287 | 1500 SQ FT



FIRST FLOOR

Principal Bedroom	3.69m [†] x 2.99m	12'1"† x 9'10"
Bedroom 2	3.80m x 2.78m	12'5" x 9'2"
Bedroom 3	3.32m x 2.94m	10'11" x 9'8"
Bedroom 4	3.84m x 2.40m	12'7" x 7'10"

† Maximum Measurement

*Boiler location for plot 285 only

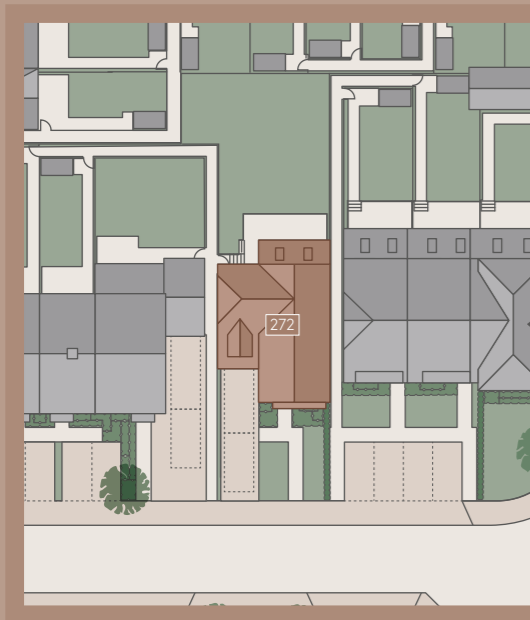
◀▶ Measurement Points W Fitted Wardrobe C Cupboard B Boiler HWC Hot Water Cylinder DW Dish Washer LH Loft Access Hatch Reduced Head Height Roof Light WM Space for Washing Machine

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

4 BEDROOM HOME

— the —
SUNBIRD

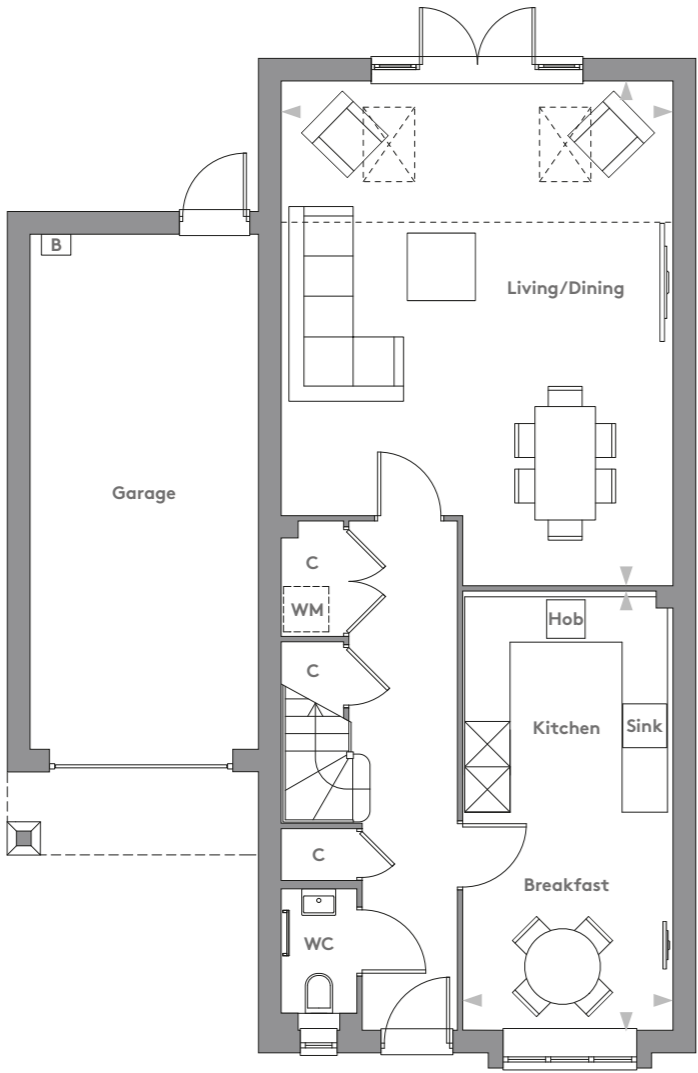
PLOT 272



Computer generated image is indicative only

— *the* —
S U N B I R D

PLOT 272 | 1491 SQ FT



GROUND FLOOR

Living/Dining	5.77m x 5.13m [†]	18'11" x 16'10" [†]
Kitchen/Breakfast	6.64m [†] x 3.76m	21'9" [†] x 12'4"

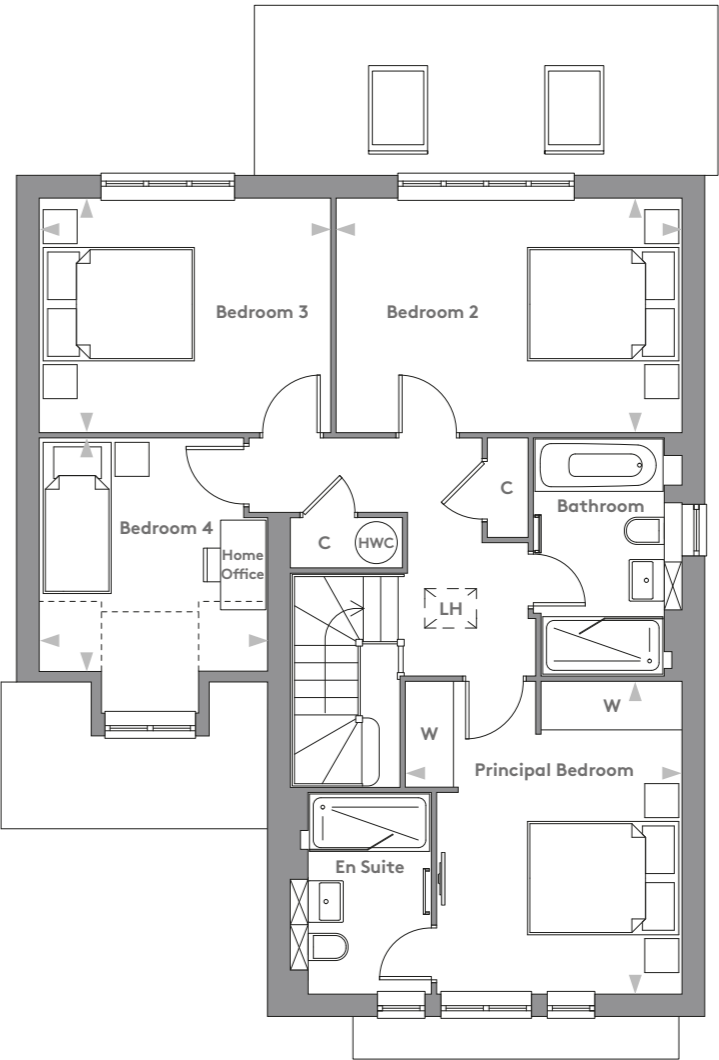
[†] Maximum Measurement

◀▶ Measurement Points W Fitted Wardrobe C Cupboard B Boiler HWC Hot Water Cylinder DW Dish Washer LH Loft Access Hatch - - - - Reduced Head Height Roof Light WM Space for Washing Machine

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

— *the* —
S U N B I R D

PLOT 272 | 1491 SQ FT



FIRST FLOOR

Principal Bedroom	4.11m x 3.62m [†]	13'6" x 11'11" [†]
Bedroom 2	4.54m x 3.06m	14'11" x 10'1"
Bedroom 3	3.82m x 3.01m	12'6" x 10'1"
Bedroom 4	3.60m [†] x 2.98m	11'10" [†] x 9'9"

[†] Maximum Measurement

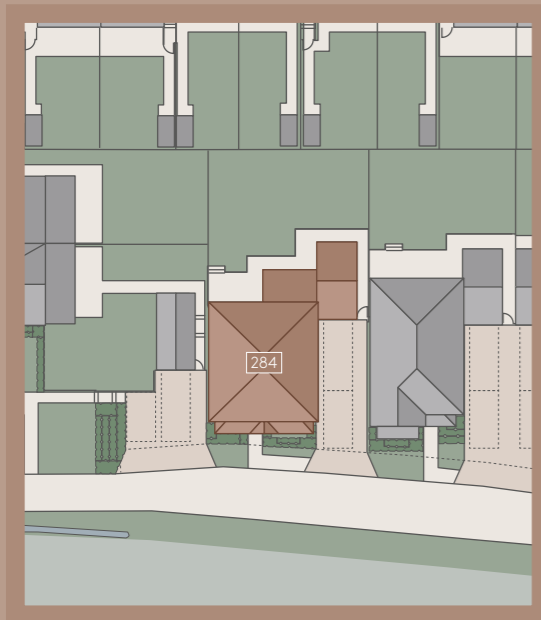
◀▶ Measurement Points W Fitted Wardrobe C Cupboard B Boiler HWC Hot Water Cylinder DW Dish Washer LH Loft Access Hatch - - - - Reduced Head Height Roof Light WM Space for Washing Machine

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

4 BEDROOM HOME

— the —
P L O V E R

PLOT 284



Computer generated image is indicative only

— *the* —

PLOVER

PLOT 284 | 1834 SQ FT



GROUND FLOOR

Living	5.50m [†] x 4.04m	18'1" [†] x 13'3"	Family	4.38m x 3.44m	14'11" x 11'1"
Dining	4.50m [†] x 3.38m	14'9" [†] x 11'1"	Study	2.78m x 2.51m	9'2" x 8'3"
Kitchen	5.35m [†] x 3.95m	17'6" x 13'0"			

[†]Maximum Measurement

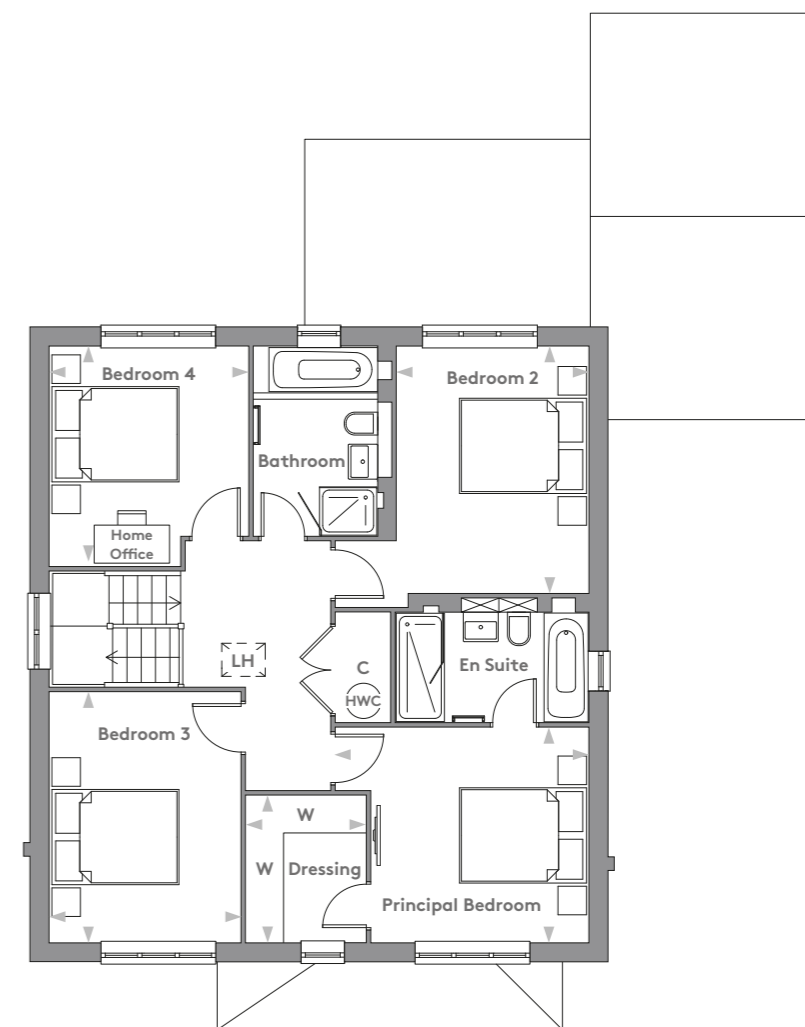


Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

— *the* —

PLOVER

PLOT 284 | 1834 SQ FT



FIRST FLOOR

Principal Bedroom	3.95m [†] x 3.36m	13'0" [†] x 11'0"	Bedroom 3	3.92m x 2.98m	12'10" x 9'9"
Dressing Room	2.29m x 1.87m	7'6" x 6'2"	Bedroom 4	3.43m [†] x 3.12m	11'3" [†] x 10'3"
Bedroom 2	3.86m [†] x 2.99m	12'8" [†] x 9'10"			

[†]Maximum Measurement

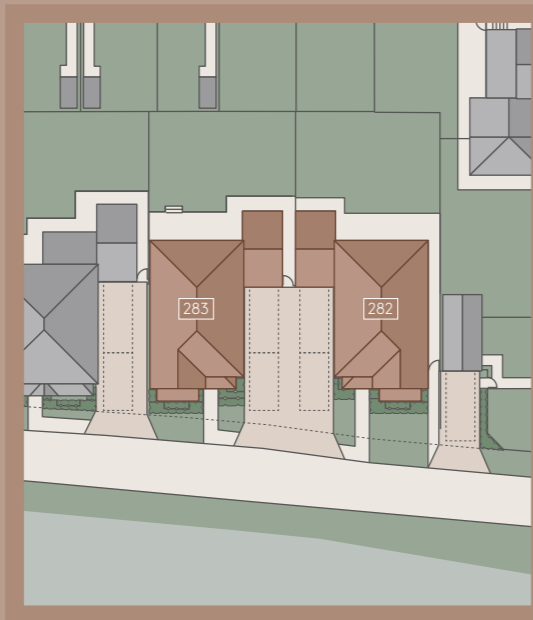


Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

4 BEDROOM HOME

— *the* —
P I P I T

PLOTS 282 & 283



PLOT 282

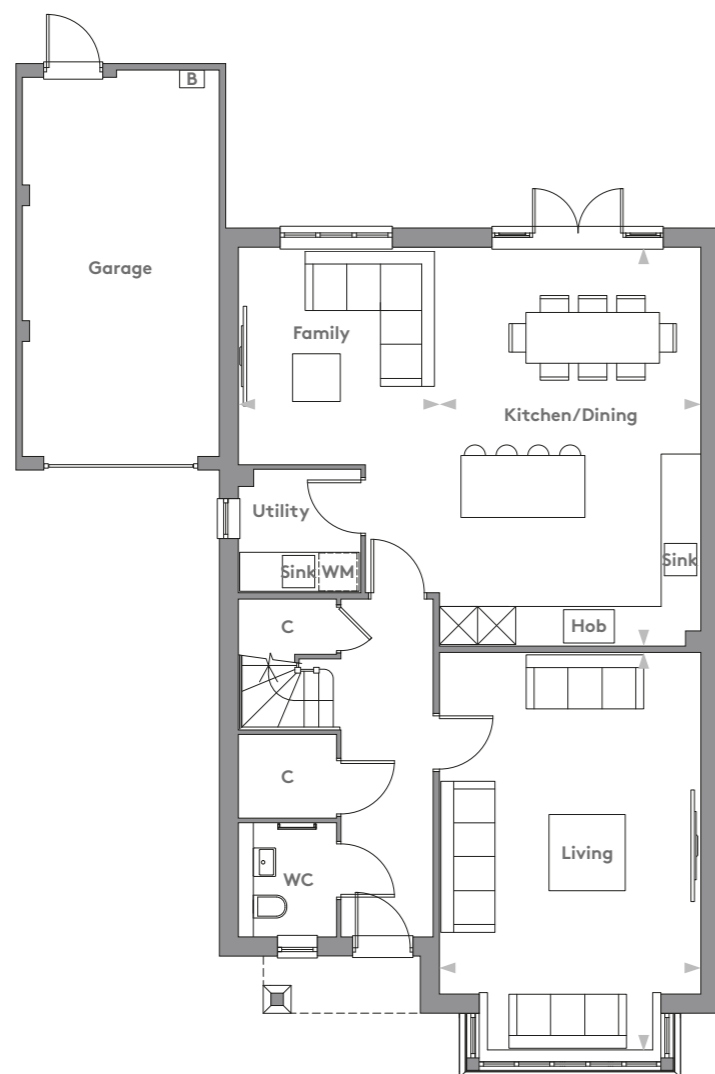


Computer generated images are indicative only

PLOT 283

— the —
P I P I T

PLOTS 282 & 283* | 1787 SQ FT



GROUND FLOOR

Living	6.24m [†] x 4.08m	20'6" [†] x 13'4"
Family	3.39m x 3.14m	11'1" x 10'4"
Kitchen/Dining	6.25m x 4.09m	20'6" x 13'5"

[†] Maximum Measurement

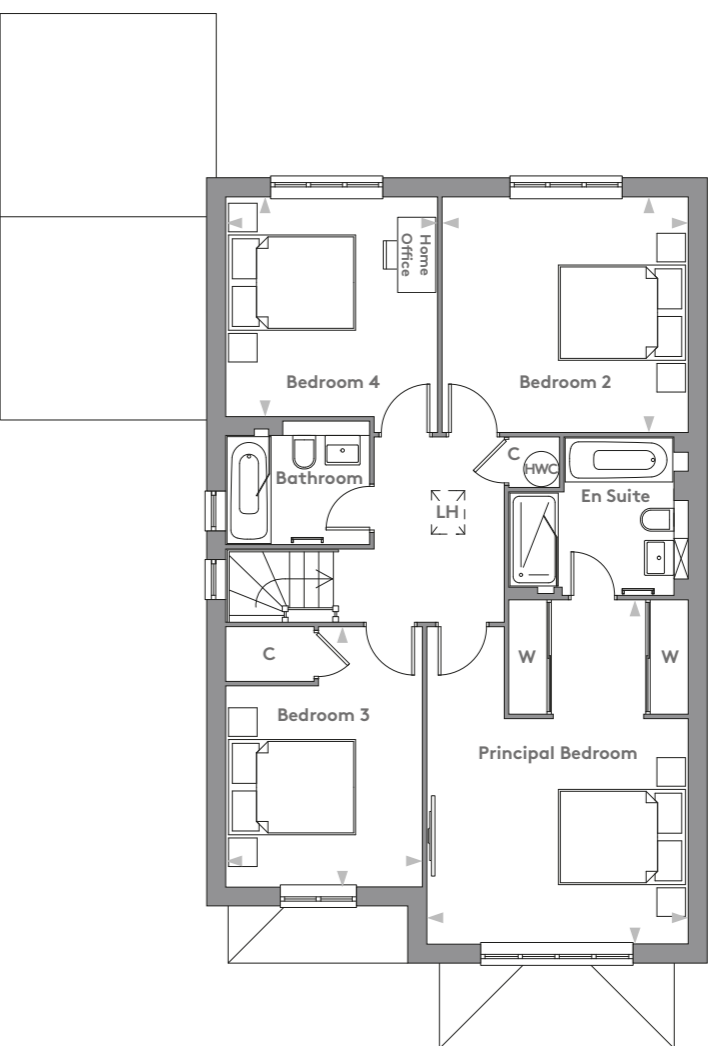
*Plot 283 is handed



Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

— the —
P I P I T

PLOTS 282 & 283* | 1787 SQ FT



FIRST FLOOR

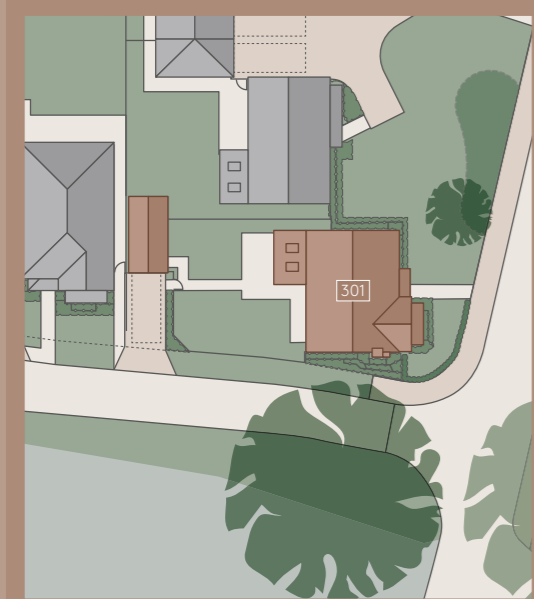
Principal Bedroom	5.38m [†] x 4.08m	17'8" [†] x 13'4"
Bedroom 2	4.06m x 3.06m	13'4" x 10'0"
Bedroom 3	3.84m x 3.67m	12'7" x 12'0"
Bedroom 4	3.42m x 2.30m	11'3" x 10'10"

[†] Maximum Measurement



Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

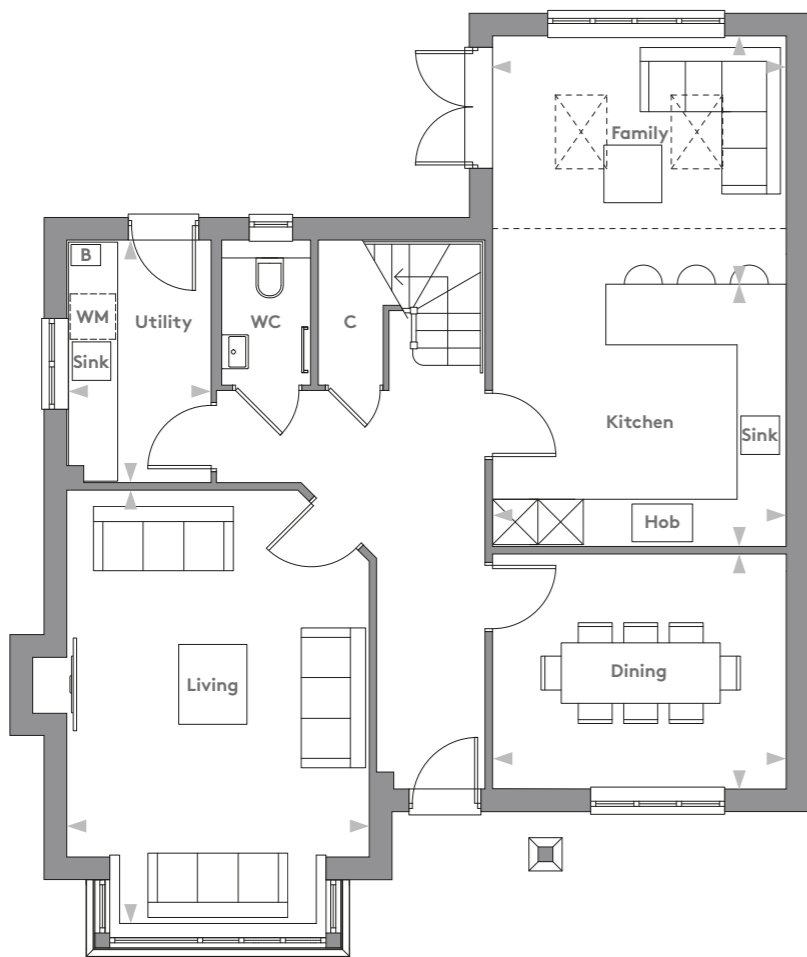
4 BEDROOM HOME
— the —
L O N G B I L L
PLOT 301



Computer generated image is indicative only

— *the* —
L O N G B I L L

PLOT 301 | 1683 SQ FT



GROUND FLOOR

Living	5.70m [†] x 3.95m [†]	18'8" [†] x 13'0"	Family	3.84m x 3.25m	12' 7" x 10' 8"
Dining	3.84m x 3.06m	12' 7" x 10'0"	Utility	3.17m x 1.87m	10' 5" x 6' 2"
Kitchen	3.84m x 3.46m	12' 7" x 11' 4"			

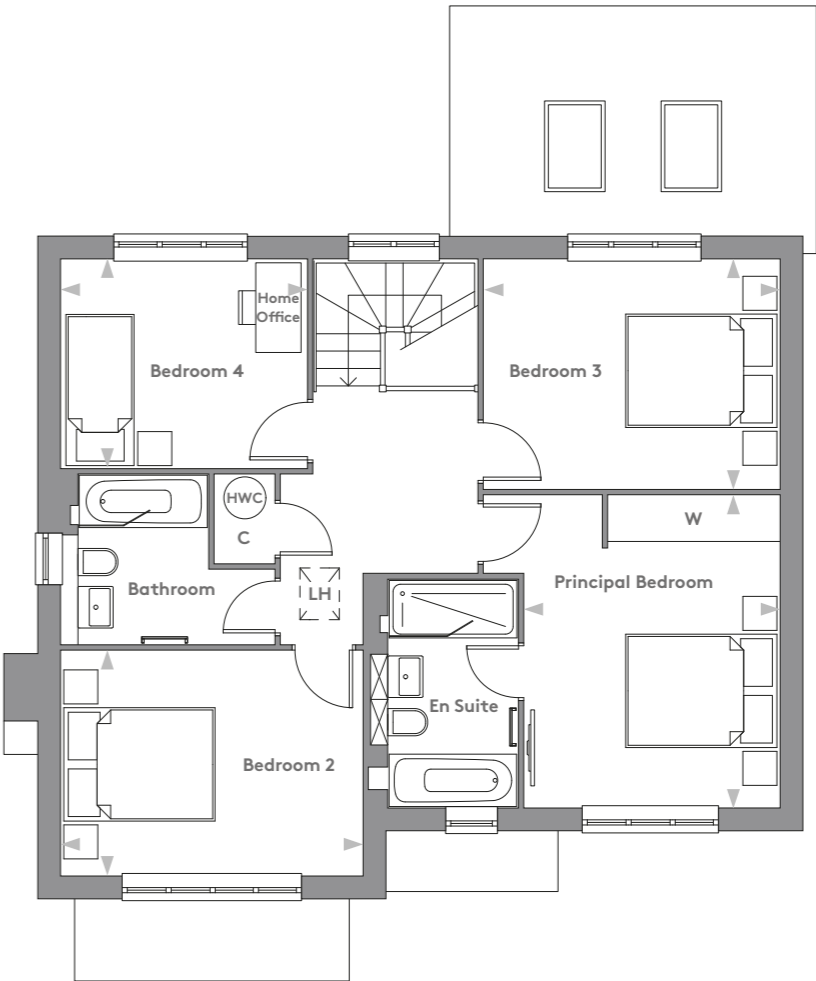
[†]Maximum Measurement

◀▶	W	C	B	HWC	DW	LH	----	RL	WM
Measurement Points	Fitted Wardrobe	Cupboard	Boiler	Hot Water Cylinder	Dish Washer	Loft Access Hatch	Reduced Head Height	Roof Light	Space for Washing Machine

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

— *the* —
L O N G B I L L

PLOT 301 | 1683 SQ FT



FIRST FLOOR

Principal Bedroom	4.11m [†] x 3.35m	13'6" [†] x 11'0"
Bedroom 2	3.95m x 2.95m	13'0" x 9'8"
Bedroom 3	3.88m x 3.01m	12'9" x 9'11"
Bedroom 4	3.23m x 2.74m	10'7" x 9'0"

[†]Maximum Measurement

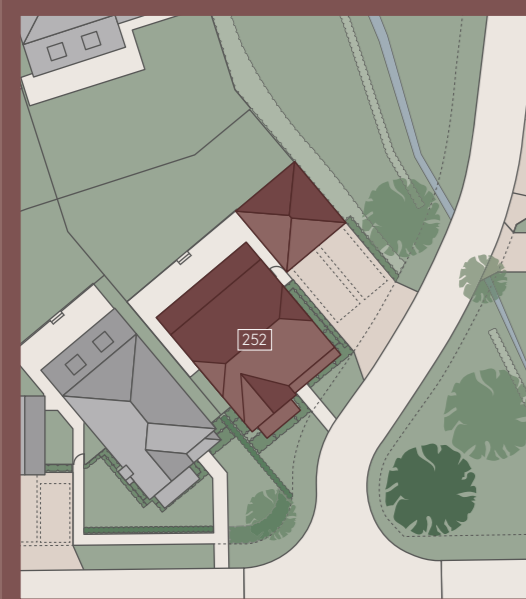
◀▶	W	C	B	HWC	DW	LH	----	RL	WM
Measurement Points	Fitted Wardrobe	Cupboard	Boiler	Hot Water Cylinder	Dish Washer	Loft Access Hatch	Reduced Head Height	Roof Light	Space for Washing Machine

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

5 BEDROOM HOME

— the —
FIELDFARE

PLOT 252

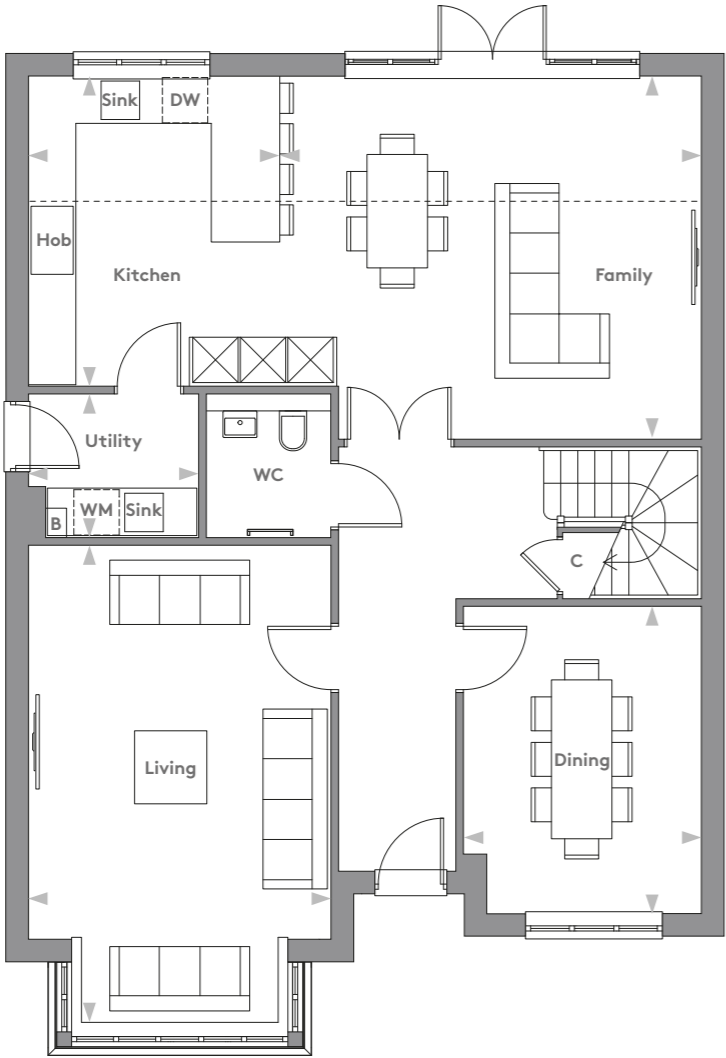


Computer generated image is indicative only

— *the* —

F I E L D F A R E

PLOT 252 | 1947 SQ FT



GROUND FLOOR

Living	6.29m [†] x 3.95m	20'8" [†] x 13'0"	Family	5.55m [†] x 4.76m	18'2" [†] x 15'7"
Dining	4.02m [†] x 3.10m	13'2" [†] x 10'2"	Utility	2.21m [†] x 1.87m	7'3" [†] x 6'2"
Kitchen	4.07m x 3.30m	13'4" x 10'10"			

[†]Maximum Measurement

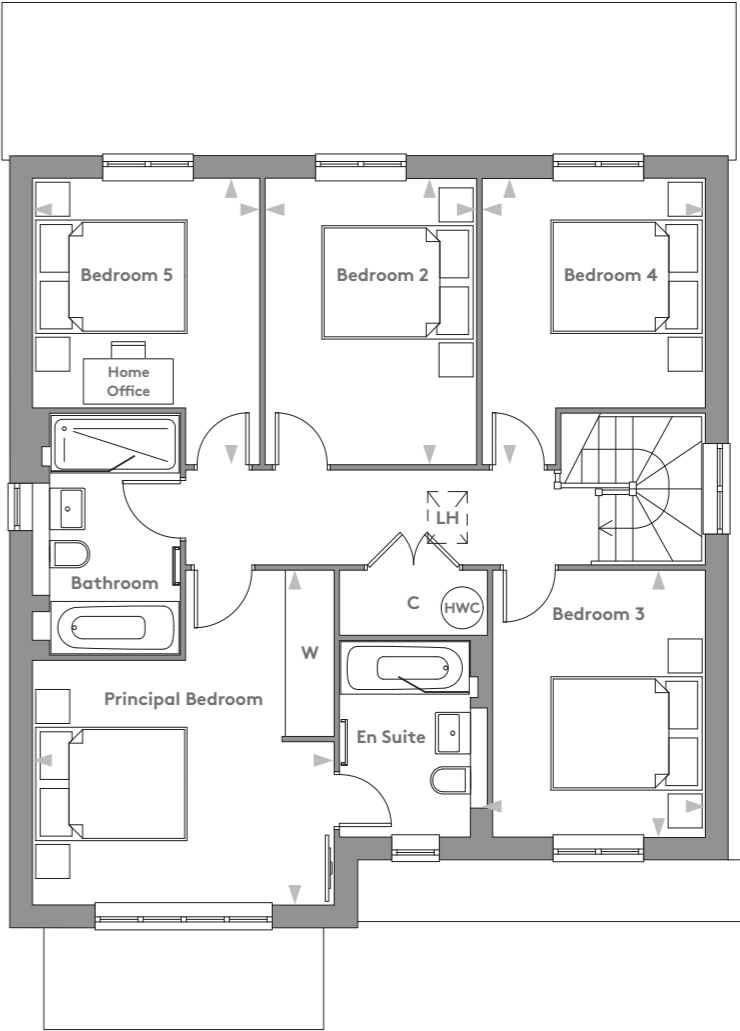
◀▶	W	C	B	HWC	DW	◀▶ LH	-----	◀▶ LH	WM
Measurement Points	Fitted Wardrobe	Cupboard	Boiler	Hot Water Cylinder	Dish Washer	Loft Access Hatch	Reduced Head Height	Roof Light	Space for Washing Machine

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

— *the* —

F I E L D F A R E

PLOT 252 | 1947 SQ FT



FIRST FLOOR

Principal Bedroom	4.39m [†] x 3.96m	14'5" [†] x 13'0"	Bedroom 4	3.75m [†] x 2.91m	12'4" [†] x 9'7"
Bedroom 2	3.71m x 2.77m	12'4" x 9'1"	Bedroom 5	3.75m x 2.96m	12'4" x 9'9"
Bedroom 3	3.49m [†] x 2.76m	11'6" [†] x 9'1"			

◀▶	W	C	B	HWC	DW	◀▶ LH	-----	◀▶ LH	WM
Measurement Points	Fitted Wardrobe	Cupboard	Boiler	Hot Water Cylinder	Dish Washer	Loft Access Hatch	Reduced Head Height	Roof Light	Space for Washing Machine

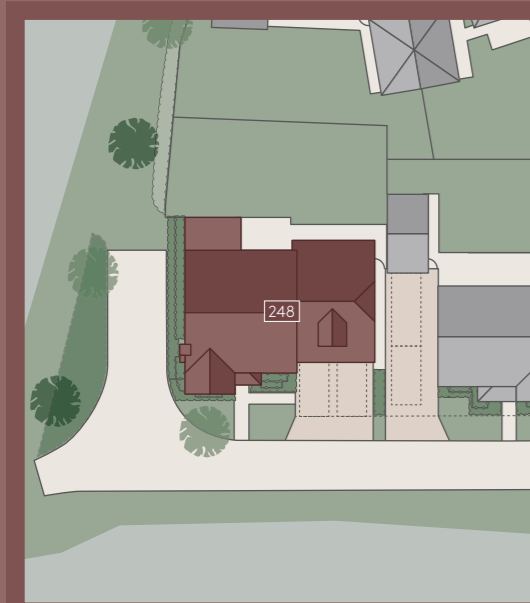
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

5 BEDROOM HOME

— *the* —

BRAMBLING

PLOT 248

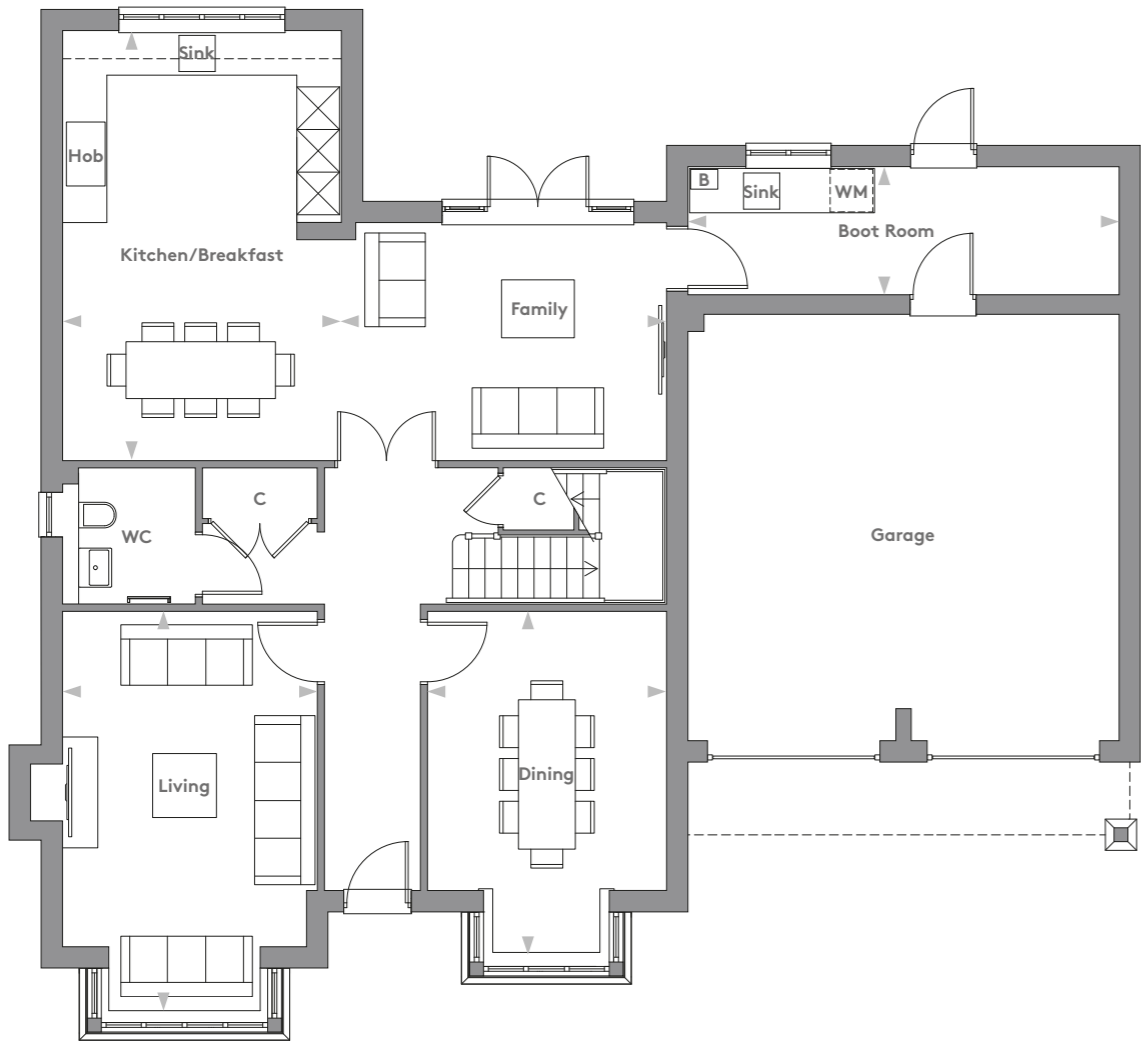


Computer generated image is indicative only

— the —

BRAMBLING

PLOT 248 | 2443 SQ FT



GROUND FLOOR

Living	5.58m [†] x 3.55m	18'4" [†] x 11'8"	Family	4.55m x 3.30m	14'11" x 10'10"
Dining	4.79m [†] x 3.32m	15'9" [†] x 10'11"	Boot Room	6.02m x 1.75m	19'9" x 5'9"
Kitchen/Breakfast	6.01m x 3.90m	19'9" x 12'9"			

[†]Maximum Measurement

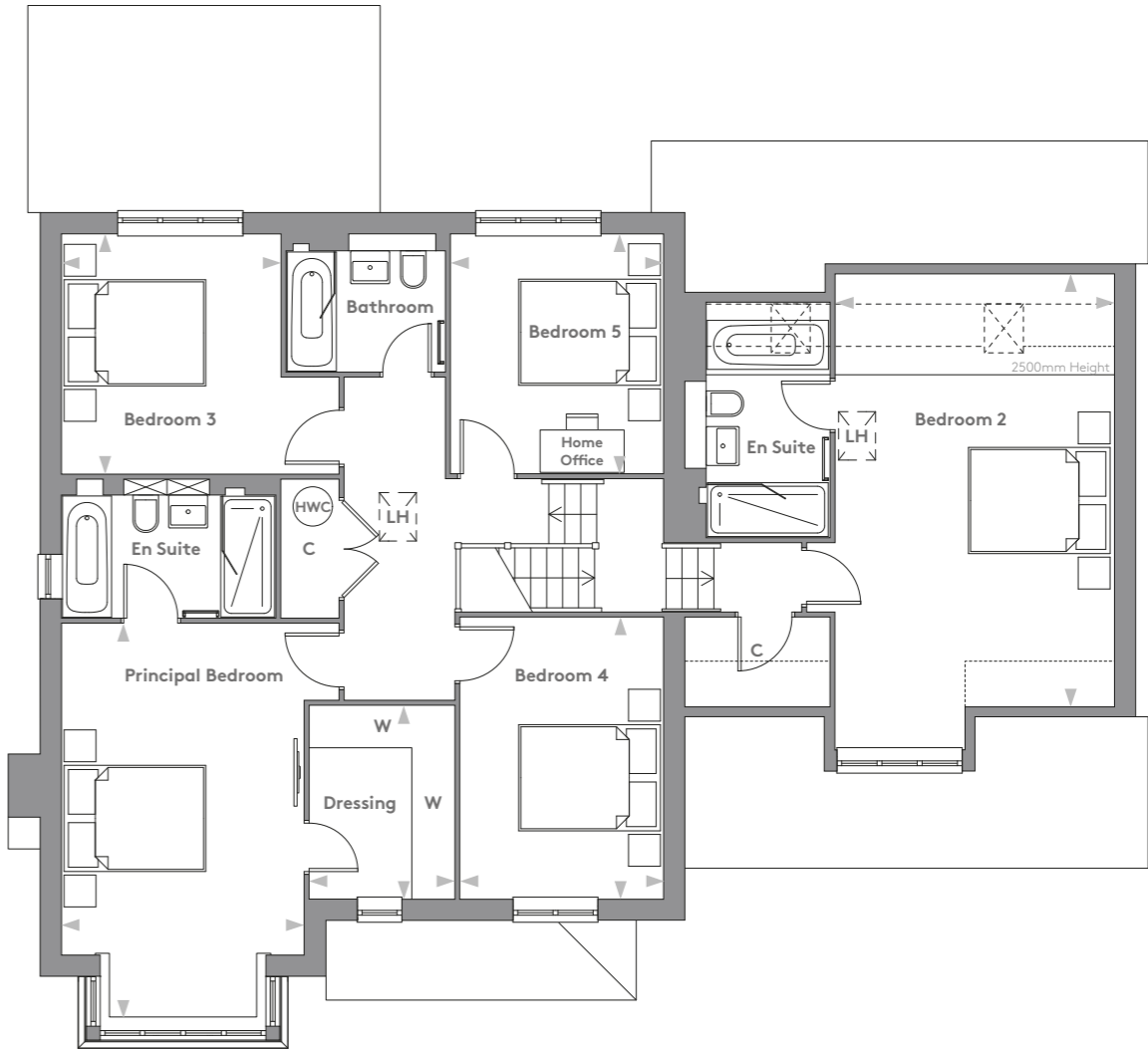


Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

— the —

BRAMBLING

PLOT 248 | 2443 SQ FT



FIRST FLOOR

Principal Bedroom	5.55m [†] x 3.39m	18'3" [†] x 11'1"	Bedroom 3	3.36m x 3.06m	11'0" x 10'0"
Dressing Room	2.70m x 2.03m	8'10" x 6'8"	Bedroom 4	3.95m x 2.84m	12'11" x 9'4"
Bedroom 2	6.28m [†] x 3.91m	20'7" [†] x 12'10"	Bedroom 5	3.35m x 2.97m	11'0" x 9'9"

[†]Maximum Measurement



Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

5 BEDROOM HOME

— *the* —
 MOCKINGBIRD

PLOTS 253 & 254



PLOT 253



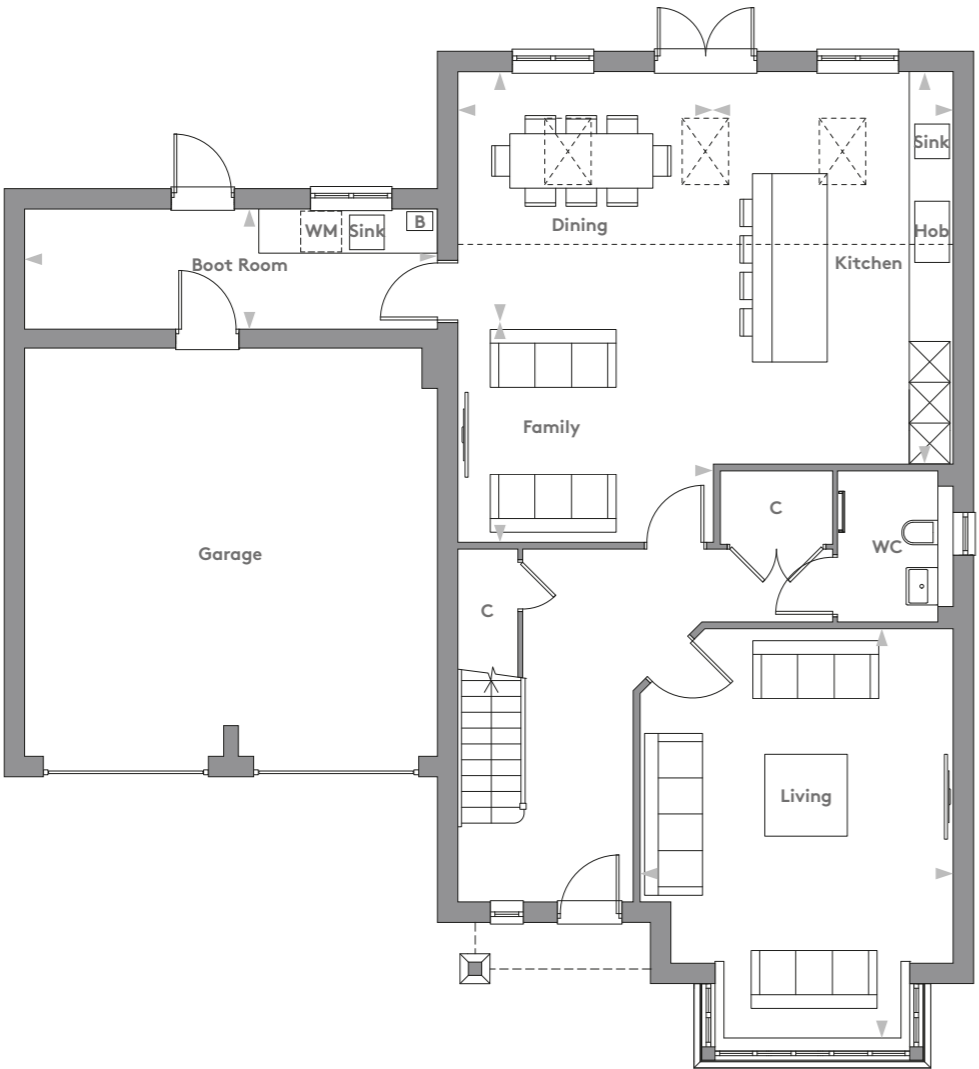
Computer generated images are indicative only

PLOT 254

— *the* —

MOCKINGBIRD

PLOTS 253 & 254 | 2299 SQ FT



GROUND FLOOR

Living	6.00m [†] x 4.56m	19'8" [†] x 15'0"	Family	3.73m x 3.21m	12'3" x 10'6"
Dining	3.73m x 3.67m	12'3" x 12'0"	Boot Room	6.02m x 1.72m	19'9" x 5'8"
Kitchen	5.72m x 3.50m	18'9" x 11'6"			

[†]Maximum Measurement

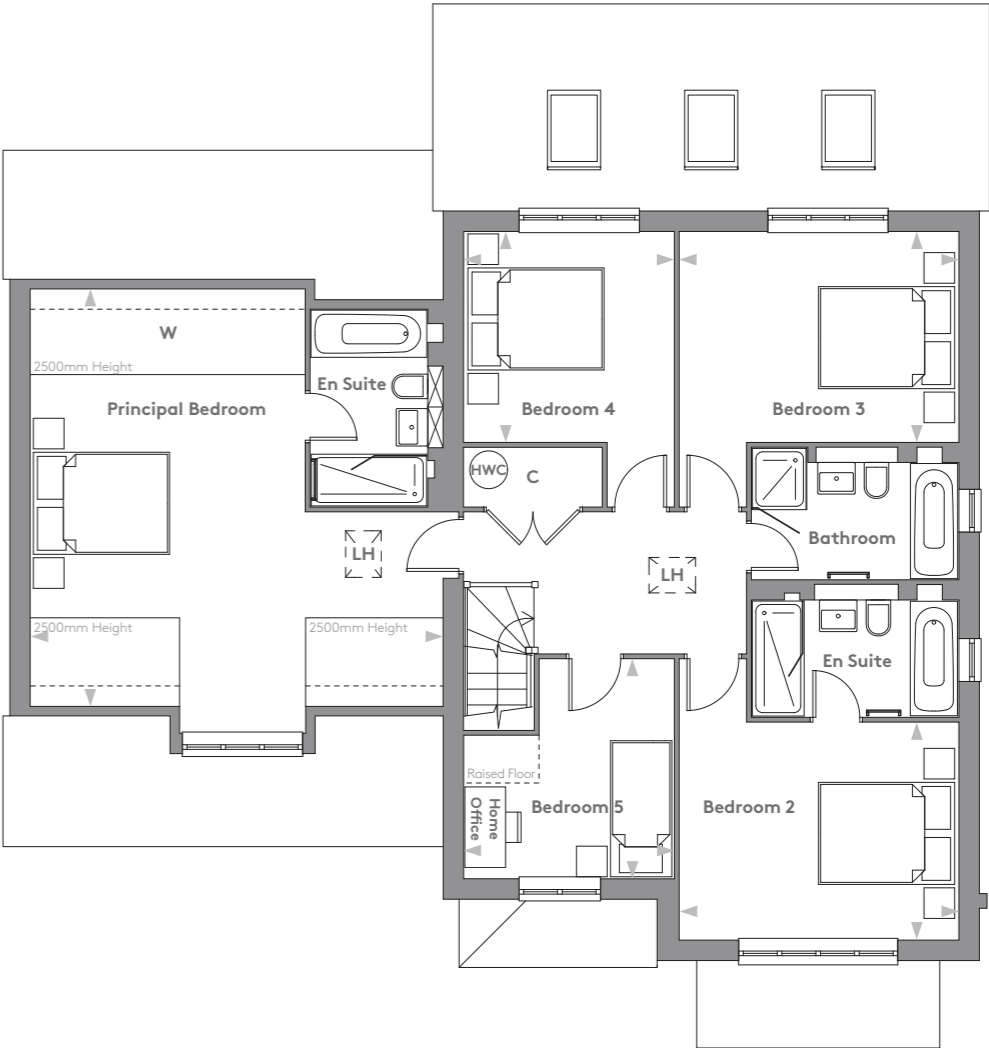


Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

— *the* —

MOCKINGBIRD

PLOTS 253 & 254 | 2299 SQ FT



FIRST FLOOR

Principal Bedroom	6.21m [†] x 6.01m [†]	20'4" [†] x 19'9" [†]	Bedroom 4	3.06m x 3.06m	10'0" x 10'0"
Bedroom 2	4.07m x 3.17m	13'4" x 10'5"	Bedroom 5	3.20m x 3.06m [†]	10'6" x 10'0" [†]
Bedroom 3	4.07m x 3.06m	13'4" x 10'0"			

[†]Maximum Measurement



Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

SPECIFICATION

INDIVIDUALLY
DESIGNED KITCHENS

- Individually styled kitchen incorporating a choice of door with Karonia Mistral worktop and fully tiled splashback
- Bosch Multifunctional Stainless steel fan assisted oven
- Bosch Stainless steel combination oven
- Bosch Induction hob with touch controls and canopy extractor hood
- Bosch Integrated seperate fridge/freezer
- Bosch Integrated dishwasher
- Provision for freestanding washer/dryer within utility/utility cupboard
- Integrated washer/dryer provided when within the kitchen
- Integrated wine cooler
- Stainless steel one and a half bowl sink with chrome mixer tap
- LED under wall unit lighting
- Chrome power sockets above worktops

UTILITY

- Utility furniture incorporating laminate worktop and tiled splashback
- Space and plumbing for separate washing machine and condenser dryer
- Stainless steel single bowl sink with chrome mixer tap
- Wall unit to enclose boiler housing

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided.

Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.

QUALITY
BATHROOMS

- Contemporary styled bathrooms incorporating Laufen suite with Hans Grohe chrome taps
- Bespoke vanity unit to bathroom
- Inset mirrored cabinet to principal en suite – subject to window position
- Fully recessed mirror with designated lighting to bathrooms
- Walk-in shower to en suite
- Bath with shower and screen to bathroom
- WC with chrome dual flush plate, concealed cistern and soft close seat
- Chrome heated towel rail to cloaks and all bathrooms
- Ceramic wall tiles to selected areas
- Ceramic floor tiles with tiled skirting to all bathrooms



HEATING, ELECTRICAL
& LIGHTING

- Energy efficient gas fired central heating and hot water system with central programmer
- Radiators with individual thermostatic control to all rooms except where room thermostat fitted
- Fireplace opening with gas point provided to living room to selected plots
- Centralized mechanical extract ventilation to kitchen, bathroom and en suite(s) with humidistat control
- White finished switches and sockets
- Master light switch
- LED Downlights to hall/landing, kitchen/ breakfast, all bathrooms and cloakroom
- Power and light to loft with ladder access

HOME ENTERTAINMENT
& COMMUNICATIONS

- TV points to living room/area, breakfast or family area (as applicable), dining room when separate and all bedrooms
- Satellite dish provided and wired for Sky Q to living room/area
- Telephone points to living room/area and principal bedroom
- Cat 6 pre-wired Home Network points to Living room/area, breakfast or family area (as applicable), dining room when separate and all bedrooms
- USB Charging Points provided to kitchen and all bedrooms
- Bedroom home office includes media plate with power points, LAN cable and telephone point

INTERIOR FINISHES

- Painted 2 panel internal doors and chrome finish door furniture
- Painted staircase with oak handrail
- Full height wardrobe with sliding doors to principal bedroom including interior furniture
- Satin paint finish to all internal joinery
- Wood effect flooring to hall, kitchen, cloakroom and all bathrooms
- Fitted carpets to the remainder of the property

EXTERNAL

- Feature entrance door with chrome door furniture
- PVCu windows and casement doors
- Garage with power and light provided to selected plots. Garage includes 32 volt electric supply for future electric vehicle charger
- Parking space(s) provided
- Landscaped front garden and turf to rear gardens
- Textured garden paving to paths and patio areas
- External Tap provided
- Water butt provided

SECURITY &
PEACE OF MIND

- High security front entrance door with multi point locking system
- External light with PIR control to front door
- Facility for future wireless alarm system
- Mains fed smoke detector with battery back up, fitted to hall and landing
- 10 Year NHBC Buildmark Scheme and 2 year Berkeley warranty

— CARE & COMMUNICATION —

CUSTOMER
RELATIONS

We want to ensure you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication. From first contact to completion day and beyond, our dedicated Sales Team will help with any questions you may have.



- From the day you reserve until the day you move in, we will update you regularly on progress
- You will be given your own log in credentials at reservation to access your personal MyHome Plus account where you will be able to view the development, property, construction progress and buying process information
- Sustainability is high on any responsible builder's agenda. We promise to fully communicate the environmental features of our developments to all our customers
- Our Sales Team will present a selection of designer-conceived colour palettes to help you find the interior finish that most suits your style
- We'll meet you in your new home to demonstrate all its functions and facilities
- We personally hand over your key on completion day and make sure everything is to your satisfaction
- The 2-year Berkeley Homes warranty with 24-hour emergency service has a dedicated customer service telephone number and you will have the added security protection of a 10 year NHBC warranty

— ONLINE SERVICES —

MAKING YOUR MOVE

easier with **myHome**
PLUS

MyHome Plus is an online service designed to help you manage key aspects of your new home at anytime from anywhere around the world.



1. FILING CABINET

In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.



2. MEET THE TEAM

This section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can email any member of the team directly via this section.

3. OPTIONS & CHOICES
SELECTION

We are able to offer some choices on certain internal finishes of your new home. This will of course depend on what stage of construction the property has reached at the time of your reservation. We will invite you to view the interior selections available for the internal finishes that you have an option to choose from. Alternatively, the options can be discussed over the telephone and selected via MyHome Plus.

4. CONSTRUCTION
PROGRESS

Under this section, regular updates on the construction of your new property will be provided, keeping you up to date on the progress on site and the local area. Your Customer Service Manager will issue regular newsletters and photographs to this section throughout your journey.

REGISTER BY VISITING [BERKELEYGROUP.CO.UK/MY-HOME/SIGN-IN](https://www.berkeleygroup.co.uk/my-home/sign-in)

— A LEADER IN —

S U S T A I N A B I L I T Y



The Berkeley Group is a leader in sustainable urban regeneration. Our goal is to be world-class in the area of sustainability, both in terms of running our business efficiently and considerately and by developing sustainable places for people to thrive in. Winners of the Sustainable Housebuilder of the Year 2019, we are committed to being a responsible business which thinks about the long-term. Sustainability to the Berkeley Group, in its simplest terms, is about people, the planet and prosperity. We think about these three aspects during our operational activities and also in terms of the places we create.



SIMPLY A BETTER WAY OF LIVING

The Berkeley Group has won many prestigious awards for the quality, design and sustainability of our developments. We have a strategy designed to raise our standards higher still. The 'Our Vision' strategy means that you are buying a home from a sustainable business that takes its responsibilities towards the environment, its workforce and the communities in which it works, very seriously.

GREENER, MORE ECONOMICAL HOMES

At Broadacres, we have incorporated a range of features that make it easy for residents to live a sustainable lifestyle, from energy saving light fittings and energy efficient kitchen appliances to recycling bins and high levels of thermal insulation. These homes are also designed to use less water and their CO2 emissions are lower than an average home, saving you significant amounts on your utility bills and reducing the overall contribution to climate change.

REDUCING WATER USE

The water consuming fixtures and fittings in the homes at Broadacres are carefully selected to make sure that they use less water than the average household in the UK. Water efficient features in these homes include toilets with dual flush mechanisms.

A COMMITMENT TO THE FUTURE

We set targets to reduce water use and CO2 emissions associated with our construction and business operations. We also aim to reuse or recycle a high proportion of our construction, demolition and excavation waste.

LET'S HELP THE HEDGEHOGS

As part of Berkeley's commitment to nature, we've promised to take action to help prevent Hedgehog numbers dropping further. We are working with wildlife rescue centres, and have volunteered Broadacres as a safe place for this endangered native species to thrive. Every home with a garden fence will feature a 'Hedgehog Highway'. These are specially designed 150mm holes at the bottom of timber fences which will allow Hedgehogs to safely move through back gardens without the need to go onto roads or footpaths.





— OUR VISION —

A COMMITMENT TO THE FUTURE

Over the years, The Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments. Our Vision is Berkeley's plan for the business, designed to raise standards higher still. Our goal is to be a world-class company creating successful, sustainable places where people aspire to live. We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously. Our plan for the business has five areas of focus: Customers, Homes, Places, Operations and Our People.

OUR VISION



OUR VISION

To be a world-class business generating long-term value by creating successful, sustainable places where people aspire to live.

A SUPERB CUSTOMER EXPERIENCE

We aim to put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

HIGH QUALITY HOMES

When you buy a new home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.

GREAT PLACES

We seek to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and amenities. These are places where people choose to live, work and spend their time and which directly encourage people's well-being and quality of life.

EFFICIENT AND CONSIDERATE
OPERATIONS

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

A COMMITMENT TO PEOPLE
AND SAFETY

Safety is a high priority on all of our construction sites. We also aim to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.

THE BERKELEY FOUNDATION

Berkeley takes social responsibility very seriously. In 2011 we set up The Berkeley Foundation, with the aim of supporting Britain's young people and their communities.

We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

We have set a goal for The Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.



WWW.BERKELEYFOUNDATION.ORG.UK
WWW.BERKELEYGROUP.CO.UK



Proud to be a member
of the Berkeley Group
of Companies





GET IN TOUCH

Sales & Marketing Suite

Open daily 10am - 5pm
Worthing Road, Southwater,
West Sussex, RH13 9FB

Tel: 01403 334000
www.broadacres-southwater.co.uk
sales@broadacres-southwater.co.uk



Maps are not to scale and show approximate locations only. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley Homes' policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Broadacres is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley Homes to ascertain the availability of any particular property.

