



# HARTLAND

## *Village*

HAMPSHIRE

DISCOVER A VILLAGE FOR LIFE



*Cedar Lodge*

APARTMENTS

**St Edward**

Designed for life









# HARTLAND

*Village*

HAMPSHIRE

DISCOVER A VILLAGE FOR LIFE

*St Edward is delighted to introduce Lakeside, the first phase at Hartland Village. Set between the feature lake at the southern entrance and Linear Park, Lakeside features a wide range of houses and apartments set in a glorious natural environment.*





Computer Generated Image is indicative only

# The St Edward DIFFERENCE

*St Edward is a leading property developer with a number of exceptional developments in London and the south of England. As part of the Berkeley Group, we are renowned for the high quality of our developments and our commitment to excellent customer service.*

*Buy a new home from us with complete confidence.*

## *Exceptional Customer Service*

As a first-class business we place the highest priority on customer service and will help and support you throughout the buying process and beyond. Our levels of customer service exceeds that of other premium brands, recently receiving a Gold Award by Investor in Customers.

## *Placemaking*

We are dedicated to building exceptional places for people to live and to creating a strong community where people enjoy a fantastic quality of life. Set in 28 acres of green space, and adjacent to a new 70-acre country park, Hartland Village offers a lifestyle rarely found elsewhere.

## *Award-winning*

With a well deserved reputation, the Berkeley Group has won a number of prestigious awards including the UK's highest accolade for business success – The Queen's Award for Enterprise for Sustainable Development – and the WhatHouse? Award for Housebuilder of the Year 2017.

## *Sustainability*

Our homes are designed for the future, and include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods to create a more sustainable, eco-friendly way of life for you and the environment.

## *High Specification*

Individually designed kitchens with Bosch appliances, and a carefully selected range of choices and finishes allows you to personalise your home. Quality comes as standard in all our homes.

## *Attention to Detail*

With 40 years of experience, our expertise shines through in everything we do. From individually designing every home, to handpicking the very best in kitchen and bathroom specification, our attention to detail is where we make a difference.

## *10-Year NHBC Warranty*

For your peace of mind, our homes benefit from a 10-Year NHBC Warranty. This is complemented by a warranty from Berkeley for the first two years and a dedicated Customer Service Team on hand.



# DISCOVER

*a village for life*







BE INSPIRED  
*by our vision*



*St Edward's vision is for Hartland Village to be a highly sustainable village, defined by traditional values and its woodland setting, yet firmly connected to modern life.*



The Village Centre will be the hub of Hartland Village and the focal point of local life. As the village evolves, it will provide all the amenities and features that animate a development and turn it into a community. Regular events and seasonal activities will take place throughout the year, bringing neighbours together and forging community links and genuine friendships.


The 28 acres of open space include the village green, play areas, and Linear Park, perfect for relaxing, socialising or working out on.





# Lakeside

*Make your way over the traditional humpback bridge and Lakeside opens up before you: a beautiful collection of houses and apartments, arranged along leafy boulevards and quiet streets.*

-  Cedar Lodge
-  Private Homes
-  Affordable Homes

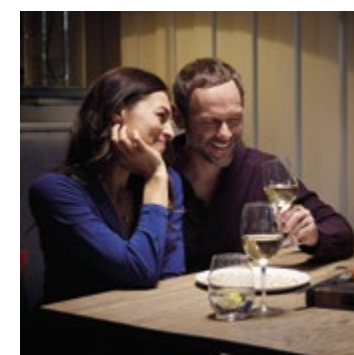
Map not to scale and is indicative only







*You'll discover an eclectic mix of high quality homes designed to reflect the local Hampshire vernacular, with a traditional country village feel.*



*Homes for everyone to*  
**ENJOY**

Lakeside offers a choice of 1 and 2 bedroom apartments in prime positions within Hartland Village. They have been individually designed to maximise space and light, and feature a range of different internal layouts to suit your taste and lifestyle.

Care and attention has been taken over choosing every element of the internal specification, creating beautifully crafted homes for a modern lifestyle.



RELAX  
*in elegant  
comfort*





*Designed to your*  
**TASTE**





SLEEP  
*in peace and  
tranquility*





# Bathrooms to suit YOUR STYLE



Photography depicts the Show Apartment at Hartland Village, indicative only





# SPECIFICATION



## KITCHENS

- Individually designed layouts
- Laminate work surfaces with matching upstands and full height laminate splashback to hob<sup>1</sup>
- Stainless steel 1½ bowl sink with drainer and polished chrome mixer tap
- Traditional kitchen scheme - shaker panel cabinet in matt lacquer finish with chrome handles<sup>1</sup>
- Contemporary kitchen scheme - handleless cabinets in high gloss lacquer finish<sup>1</sup>
- LED/energy efficient downlights and concealed lighting to wall cabinets<sup>2</sup>
- Concealed multi-gang appliance panel and chrome socket outlets above work surfaces<sup>2</sup>
- Bosch gas hob
- Re-circulating integrated extractor
- Bosch stainless steel multi-function oven
- Bosch stainless steel microwave<sup>3</sup>
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher<sup>4</sup>
- Space saving recycling bins

## BATHROOMS

- Single ended white bath with filler and bath panel
- Polished chrome wall mounted thermostatic bath/shower mixer/diverter with polished chrome showerhead, slide bar and glass bath screen over bath
- Polished chrome wall mounted thermostatic mixer and slide bar to shower
- White shower tray with glass shower panel or door to suit situation
- Traditional bathroom scheme - white basin with pedestal and deck mounted chrome basin mixer tap<sup>1</sup>
- Contemporary bathroom scheme - white wall mounted basin with deck mounted chrome basin mixer tap<sup>1</sup>
- Bespoke mirrored cabinets with shelving, shaver socket and concealed lighting to bathrooms/shower rooms<sup>5</sup>

- Traditional bathroom scheme - white floor mounted WC pan, concealed cistern and dual-flush plate<sup>1</sup>
- Contemporary bathroom scheme - white wall mounted WC pan with soft close seat/cover, concealed cistern and dual-flush plate<sup>1</sup>
- Polished chrome finish ladder style thermostatically controlled heated towel radiator to bathrooms/shower rooms
- Traditional bathroom scheme - tile wall finish to selected walls with tongue and groove panelling<sup>1</sup>
- Contemporary bathroom scheme - tile wall finish to selected walls<sup>1</sup>
- Porcelain tile floor finish<sup>1</sup>
- Extract ventilation to outside
- LED/energy efficient downlights to bathrooms/shower rooms/cloakrooms
- Accessories to include toilet roll holder and robe hook

## ELECTRICAL FITTINGS

- LED/energy efficient downlights where indicated<sup>6</sup>
- Energy efficient pendant lighting provided to living area
- LED lighting to coats/store cupboards<sup>2</sup>
- Television points to living area and bedroom one
- Telephone/data points to living area and bedroom one
- Dimmer/rocker light controls
- White electrical fittings at high and low levels
- Hyperoptic broadband with speeds up to 1Gb (subject to purchaser subscription)
- Provision for washer/dryer within store cupboard



## HEATING

- Gas fired boiler with electric immersion heater with thermostatic control to hot water storage tank<sup>5</sup>
- Heating to entrance hall and habitable areas
- Electric underfloor heating mat to en suite bathrooms

## INTERIOR FINISHES

- Feature entrance doors to apartments
- White painted internal doors
- White painted architraves, door linings and skirtings<sup>5</sup>
- Polished chrome door handles throughout
- Fitted wardrobe to bedroom one, internal fittings include rails and shelf
- Timber effect floor finishes to hallway, kitchen and living area<sup>1</sup>
- Carpet floor finishes to bedrooms<sup>1</sup>

## BALCONIES AND TERRACES

- Well-proportioned balconies and terraces with handrail and decking<sup>5</sup>
- Paving slab finish to terraces<sup>5</sup>

## SECURITY AND SAFETY

- Audio entry system – handset provided within entrance hallway
- Power provided for future wireless intruder alarm to be fitted at a later date by purchaser
- Mains supply smoke detectors, heat detector and carbon monoxide detectors<sup>7</sup>
- Multi-point locking and spy hole to front entrance doors

## PEACE OF MIND

- 999 year lease
- All apartments benefit from a 10-Year NHBC Warranty



## CAR PARKING

- Limited car parking spaces as allocated

## LIFTS

- Passenger lift serve each core and all levels

## MAIN ENTRANCE AND LIFT LOBBIES

- Feature finishes to main apartment block entrance lobby
- Tiled floor to entrance lobby. Carpeted floors and painted walls to apartment levels

## MANAGEMENT COMPANY

- A management company will be appointed to administer the effective operation and maintenance of the communal and estate facilities for which a service charge will be levied and apportioned to the benefit offered



# APARTMENT LOCATOR

## Cedar Lodge

Page Number	Apartment Number	Floor	Number of Bedrooms	Total internal Area (sq ft)	Total internal Area (sq m)
30	1.0.1	G	2	754	70
30	1.0.2	G	2	754	70
31	1.1.1	1	2	756	70
29	1.1.2	1	2	754	70
29	1.1.3	1	2	754	70
31	1.1.4	1	2	756	70
28	1.2.1	2	2	657	61
29	1.2.2	2	2	754	70
29	1.2.3	2	2	754	70
28	1.2.4	2	2	657	61
26	1.3.1	3	1	592	55
27	1.3.2	3	1	657	61
27	1.3.3	3	1	657	61
26	1.3.4	3	1	592	55



Photography depicts the Show Apartment at Hartland Village, indicative only.





# Cedar Lodge

Overlooking the Linear Park, with its wildflower meadow and natural pathways to the village green and centre, Cedar Lodge offers a selection of just fourteen spacious and carefully designed apartments.



APARTMENTS 1.3.1\* & 1.3.4  
1 BEDROOM APARTMENT



Apartment 1.3.4 shown. \*Apartment 1.3.1 is handed.

APARTMENTS 1.3.2\* & 1.3.3  
1 BEDROOM APARTMENT



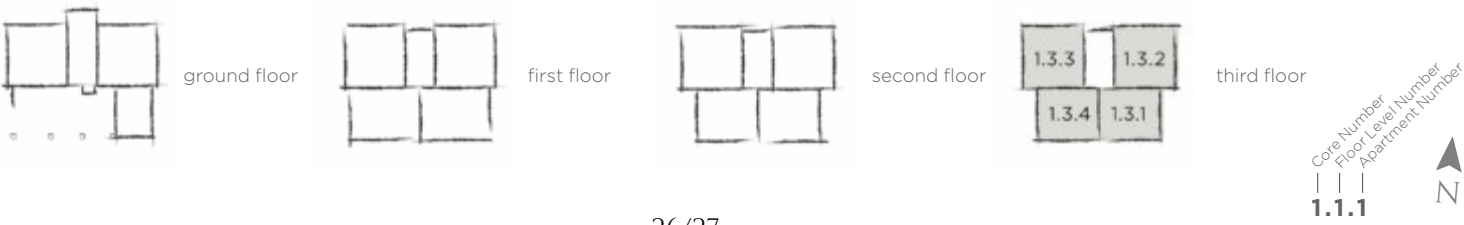
Apartment 1.3.3 shown. \*Apartment 1.3.2 is handed.

APARTMENTS 1.3.1 & 1.3.4

Living/dining	14'8" x 14'0"	4.48 m x 4.27 m
Kitchen	9'4" x 6'11"	2.85 m x 2.10 m
Bedroom	11'6" x 11'0"	3.50 m x 3.34 m
Total internal area	592 sq ft	55 sq m

APARTMENTS 1.3.2 & 1.3.3

Living/dining	18'5" x 14'0"	5.61 m x 4.27 m
Kitchen	9'4" x 6'11"	2.85 m x 2.10 m
Bedroom	12'4" x 9'4"	3.76 m x 2.84 m
Total internal area	657 sq ft	61 sq m



--- SKEILING

W WARDROBE

DP DOUBLE POLE SWITCH TO OPERATE LIGHTING AND BOOST VENTILATION

1 GANG SWITCH

2 GANG SWITCH

3 GANG SWITCH

Denotes measurement points. Plans are for approximate measurements only. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.

4 GANG SWITCH (DP INDICATES DIMMER SWITCH) (N/ DENOTES NEON INDICATOR) (H/L/ DENOTES MOUNTED AT HIGH LEVEL)

SHAVER SOCKET OUTLET

DOUBLE SWITCHED SOCKET (USB DENOTES SOCKETS WITH INTEGRATED TWIN USB SOCKETS) (W/P/ DENOTES WEATHER PROOF SOCKET PROTECTED TO IP66)

CONSUMER UNIT

BT/DATA POINT

MASTER COMBINED TV, RJ45 & SATELLITE POINT

COMBINED TV, RJ45 & SATELLITE POINT

DOOR BELL SOUNDER WITH 8V TRANSFORMER AS MK D846

ENERGY DISPLAY DEVICE

FLOOR HEATING THERMOSTAT/CONTROLLER

WALL MOUNTED LUMINAIRE

RADIATOR

HEATED TOWEL RAIL



APARTMENTS 1.2.1 & 1.2.4\*  
2 BEDROOM APARTMENT



Apartment 1.2.1 shown. \*Apartment 1.2.4 is handed.

APARTMENTS 1.1.2, 1.1.3\*, 1.2.2 & 1.2.3\*  
2 BEDROOM APARTMENT



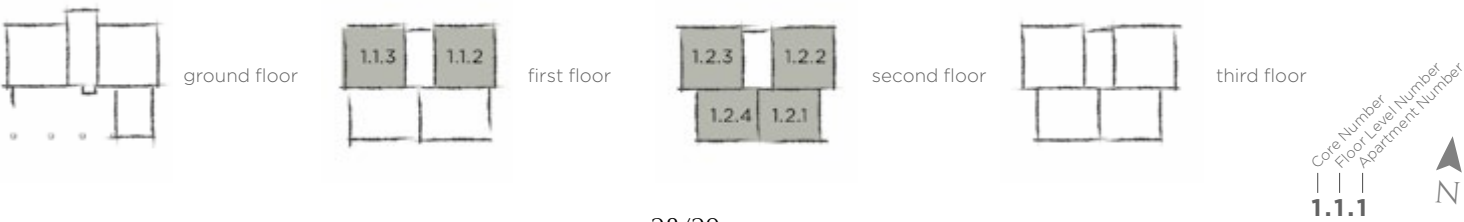
Apartments 1.1.2 & 1.2.2 shown. \*Apartments 1.1.3 & 1.2.3 are handed.

APARTMENTS 1.2.1 & 1.2.4

Living/dining	16'0" x 9'8"	4.88 m x 2.93 m
Kitchen	8'10" x 7'7"	2.69 m x 2.30 m
Bedroom 1	12'3" x 11'2"	3.73 m x 3.40 m
Bedroom 2	12'3" x 6'6"	3.73 m x 1.98 m
Total internal area	657 sq ft	61 sq m

APARTMENTS 1.1.2, 1.1.3, 1.2.2 & 1.2.3

Kitchen/living/dining	16'7" x 16'4"	5.05 m x 4.98 m
Bedroom 1	12'5" x 9'10"	3.78 m x 3.00 m
Bedroom 2	11'3" x 11'0"	3.41 m x 3.35 m
Total internal area	754 sq ft	70 sq m



--- SKEILING

W WARDROBE

DP DOUBLE POLE SWITCH TO OPERATE LIGHTING AND BOOST VENTILATION

1 GANG SWITCH

2 GANG SWITCH

3 GANG SWITCH

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4 GANG SWITCH (D\* INDICATES DIMMER SWITCH) (N\* DENOTES NEON INDICATOR) (H/L\* DENOTES MOUNTED AT HIGH LEVEL)

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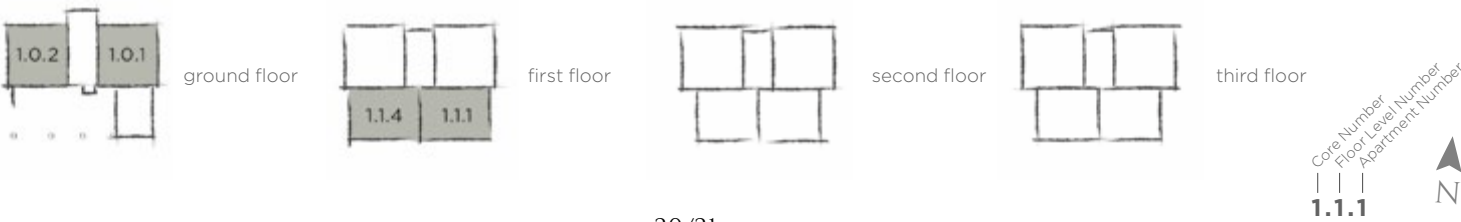


APARTMENTS 1.0.1\* & 1.0.2  
2 BEDROOM APARTMENT



Apartment 1.0.2 shown. \*Apartment 1.0.1 is handed.

APARTMENTS 1.0.1 & 1.0.2		
Kitchen/living/dining	16'7" x 16'4"	5.05 m x 4.98 m
Bedroom 1	12'5" x 9'10"	3.78 m x 3.00 m
Bedroom 2	11'3" x 11'0"	3.41 m x 3.35 m
Total internal area	754 sq ft	70 sq m

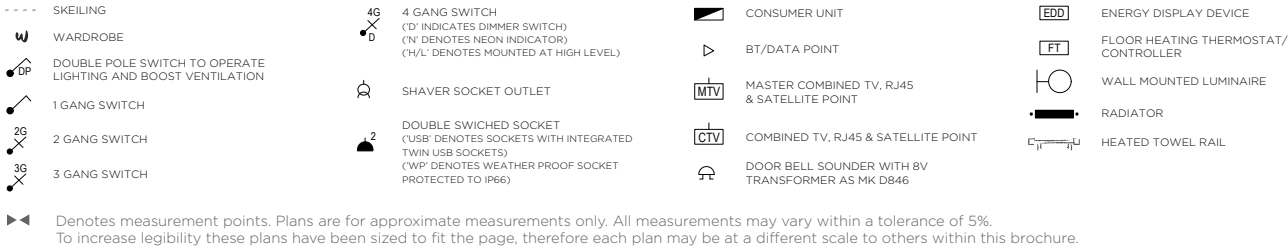


APARTMENTS 1.1.1 & 1.1.4\*  
2 BEDROOM APARTMENT



Apartment 1.1.1 shown. \*Apartment 1.1.4 is handed.

APARTMENTS 1.1.1 & 1.1.4		
Kitchen/living/dining	23'7" x 10'11"	7.18 m x 3.33 m
Bedroom 1	12'3" x 11'2"	3.73 m x 3.40 m
Bedroom 2	12'3" x 9'6"	3.73 m x 2.90 m
Total internal area	756 sq ft	70 sq m











# DESIGNED *for life*

**Buying a home is one of the most important decisions you will ever make. The qualities that make St Edward different mean that you can choose a new home from us with complete confidence. When you buy a home from St Edward you can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.**

## AWARD WINNING AND ROYALLY RECOGNISED

In addition to receiving numerous awards for quality, design and customer service, the Berkeley Group was granted the 2014 Queen's Award for Enterprise in Sustainable Development and in 2011 we won Britain's Most Admired Company award. These awards recognise and reward outstanding achievements in business performance.

## CUSTOMER SERVICE IS OUR PRIORITY

We place the highest priority on customer service and will manage the whole process for you. Our Customer Care Teams will contact you shortly after you complete on your purchase, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a ten year warranty, the first two years of which are covered by St Edward.

## GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

## QUALITY IS AT THE HEART OF EVERYTHING WE DO

At St Edward, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the ten year warranty all new homes receive, St Edward operates a two year policy with dedicated Customer Service Teams on hand 24 hours a day to deal with enquiries quickly and effectively.

## UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast - we build in the locations where you want to live.

## A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

St Edward's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



Proud to be members of the Berkeley Group of companies

**Berkeley**  
Designed for life

**St Edward**  
Designed for life

**St George**  
Designed for life

**St James**  
Designed for life

**St Joseph**  
Designed for life

**St William**  
Designed for life





**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 strategic plan for the business, designed to raise standards higher still. Our goal is to be a world-class business, defined by the quality of the places we create, generating long-term value and having a positive impact on society.

We take our responsibilities towards our customers, the environment, our workforce and the communities in which we work very seriously.

Our plan for the business has five areas of strategic focus: **Customers, Homes, Places, Operations and Our People.**

## OUR VISION

**To be a world-class business, defined by the quality of the places we create, generating long-term value and having a positive impact on society.**

### FIVE FOCUS AREAS

#### AN EXCEPTIONAL CUSTOMER EXPERIENCE

We 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

We aim to build high quality, well-designed homes with low environmental impact, where customers have the opportunity to achieve healthy, comfortable and sustainable lifestyles, now and in the future. Attention to detail in design is paramount to ensure our homes meet the needs of our customers.

#### GREAT PLACES

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

#### 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

The safety, health, wellbeing and development of our people is a high priority. We aim to have a positive impact on society through our support of the Berkeley Foundation.

Some features are only applicable to specific developments. Please ask a Sales Consultant for further information.



**We set up the Berkeley Foundation in 2011. It supports voluntary sector organisations to improve people's lives in the communities where we work, and last year worked with 49 different organisations and their beneficiaries.**

Our staff have been instrumental in making the Foundation grow, with over 60% getting involved last year and raising over £935,000. They also give their time and skills, for example by mentoring young people to help them become more confident and job ready.

Since its launch, the Foundation has committed over £14.9 million to more than 100 charities and worthy causes. Berkeley Group covers all overhead costs, so all money raised goes directly to charitable causes.

[berkeleyfoundation.org.uk](http://berkeleyfoundation.org.uk)

[berkeleygroup.co.uk](http://berkeleygroup.co.uk)



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# HARTLAND VILLAGE SALES & MARKETING SUITE

Ively Road, Fleet, Hampshire GU51 3GL  
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Email: HartlandVillage@stedward.co.uk  
**HartlandVillage.co.uk**



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St Edward's 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. Hartland Village, Cedar Lodge, Redwood House, Copper Beech House, Hartland Manor and Coach House, are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact St Edward to ascertain the availability of any particular property. 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. Area measurements in this document are given as Gross Internal Area (GIA). Measurements include areas occupied by upstands, plinths, protrusions, ceiling bulkheads, glazing mullions for full-height glazing, (measured to the internal face of the glazing, not mullion), skirtings, plaster and other in situ wall finishes, cornices and the like. Where a wall is made up of both full-height glazing and other external walling structure, dimensions are taken to the surface of both structures.

M116/02CA/0521





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