



WOODHURST
PARK

WARFIELD | BERKSHIRE

Bluebell Way

A collection of 2, 3 and 4 bedroom homes
in a beautiful country park setting

Berkeley
Designed for life

Welcome to Bluebell Way

at

WOODHURST
PARK

WARFIELD | BERKSHIRE

- 6. The Greenway
- 8. Woodhurst Park masterplan
- 9. Bluebell Way layout
- 12. 2 bedroom homes
- 18. 3 bedroom homes
- 28. 4 bedroom homes

- 36. Specification
- 40. The Berkeley Difference
- 42. Customer service is our priority
- 44. Designed for life
- 46. A commitment to the future
- 48. Location and directions

Berkeley
Designed for life



Where place making becomes place keeping

At Woodhurst Park, as at all Berkeley developments, we put people first. We create real places that work for everyone, and communities where people are happy, connected and self-reliant.

External photography of Woodhurst Park.



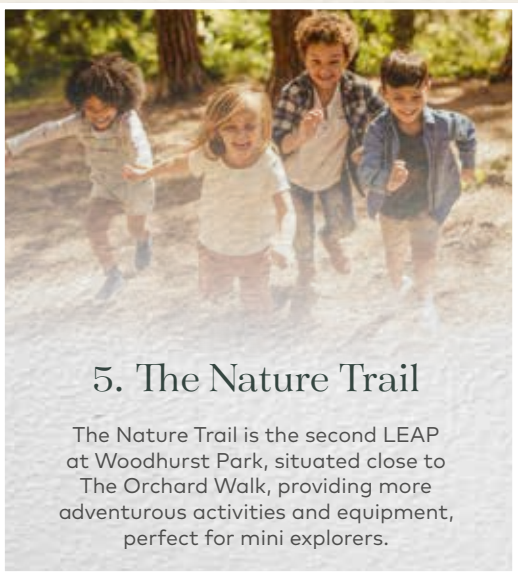
1. The Country Park

Situated to the west, this large area of natural green space is bordered by existing woodland and features cycle and footpaths, the perfect place to take the dog for an evening stroll after work, or venture out on a family bike ride.



2. The Village Green

This traditional design provides an open-air meeting place for residents and will undoubtedly become a hub for relaxing, picnics and community celebrations.



5. The Nature Trail

The Nature Trail is the second LEAP at Woodhurst Park, situated close to The Orchard Walk, providing more adventurous activities and equipment, perfect for mini explorers.



6. The Riverside Cut

Located to the east, this natural watercourse provides a stunning and diverse environment waiting to be explored. "The Splash" will be retained as the crossing point of the river, leading to the brand new primary school.



The Greenway

Leading off from the Country Park and flowing through the heart of the development, the landscaped Greenway links the community together through a collection of unique, exciting open spaces for all residents to enjoy throughout the seasons.



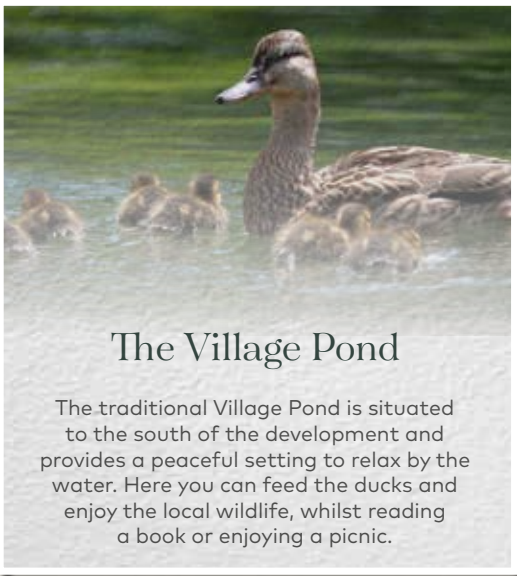
3. The Hill Fields

Located close to The Village Green, The Hill Fields is the first of two Local Equipped Areas of Play (LEAP) at Woodhurst Park, and is named for its low grass hillocks for informal play, with slides, tunnels and bridges creating a fun experience.



4. The Orchard Walk

An oasis of tranquillity, with both fruit and flowering trees, informal paths and seating, The Orchard Walk is the perfect place to unwind and meet friends.



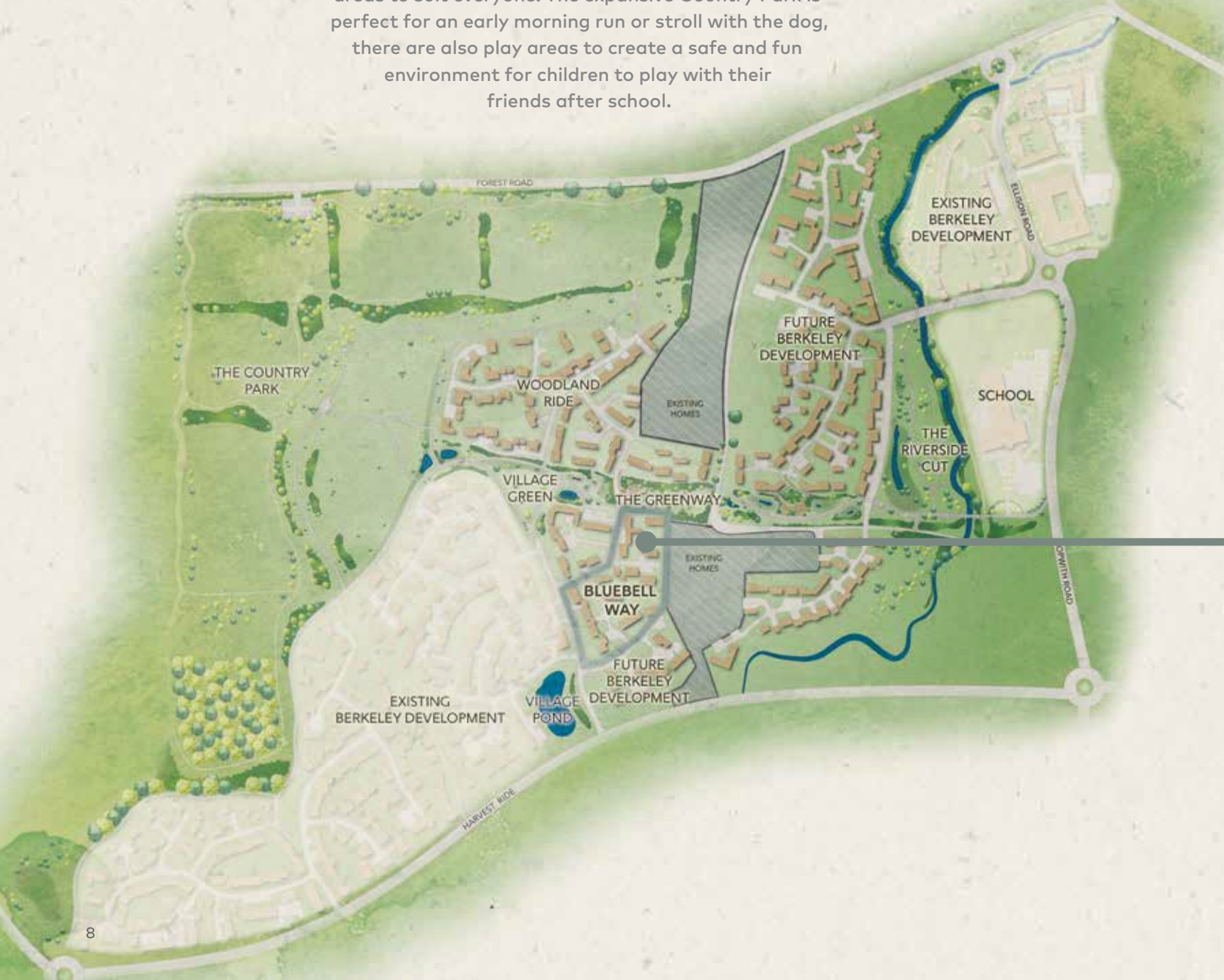
The Village Pond

The traditional Village Pond is situated to the south of the development and provides a peaceful setting to relax by the water. Here you can feed the ducks and enjoy the local wildlife, whilst reading a book or enjoying a picnic.

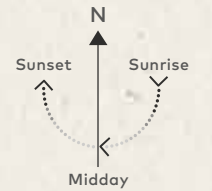
The Woodhurst Park Masterplan

Warfield, Bracknell

Surrounded by 65 acres of landscaped open space, Woodhurst Park features a delightful collection of character areas to suit everyone. The expansive Country Park is perfect for an early morning run or stroll with the dog, there are also play areas to create a safe and fun environment for children to play with their friends after school.



Bluebell Way



2 Bedroom Home
 3 Bedroom Home
 4 Bedroom Home

Site plans are indicative only and subject to change. Parking positions to be confirmed. 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.

Feel connected in beautiful
surroundings at Bluebell Way.

Nestled between the Greenway and
Village Pond, the latest collection
of 2, 3 and 4 bedroom homes at
Bluebell Way are located at the
heart of the community.



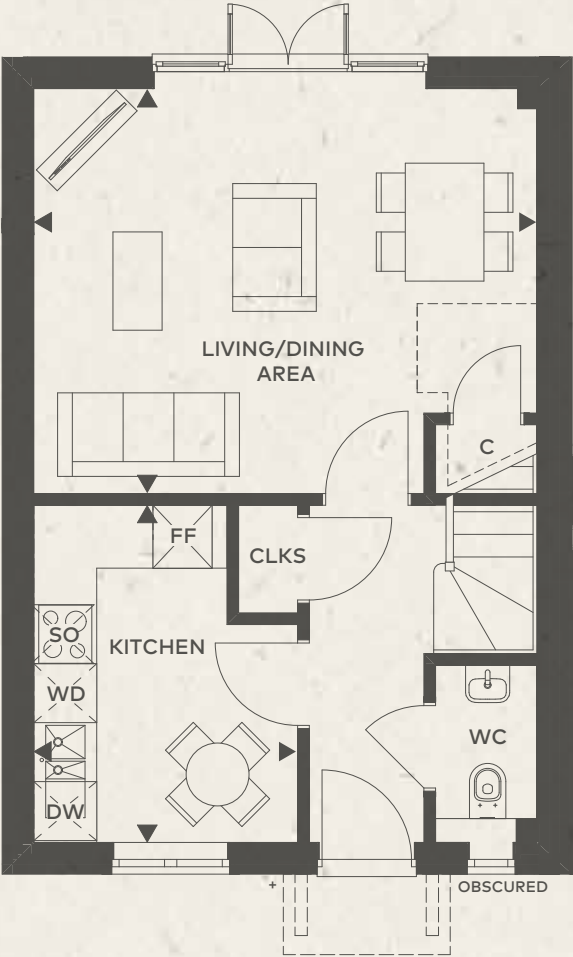
Computer generated imagery of Bluebell Way, indicative only.

The Robin

2 Bedroom Home
Plots 603 and 605



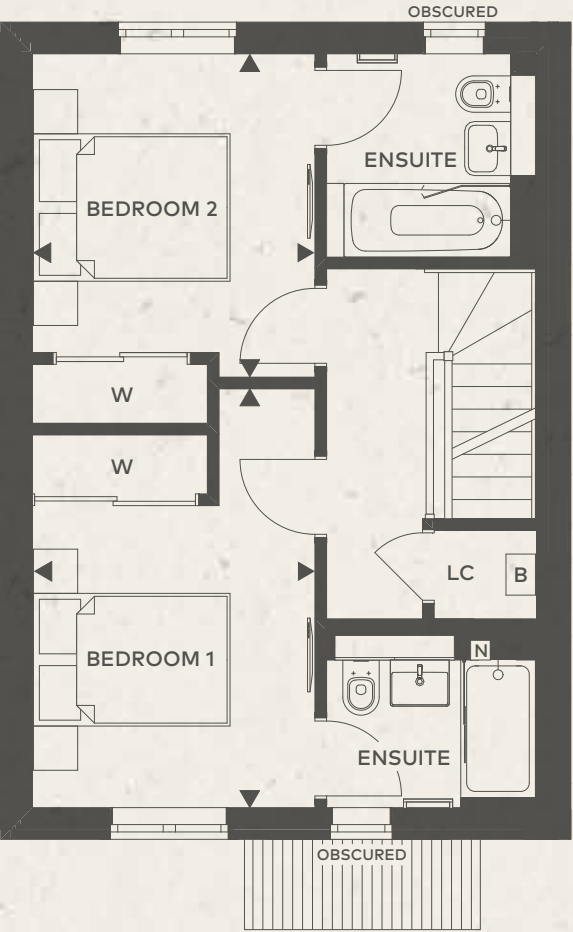
CGIs of Plots 603 (L) & 605 (R)



Ground Floor

Kitchen
3.43m x 2.62m
(max) (max) 11'3" x 8'7"
(max) (max)

Living/Dining Area
5.11m x 4.12m 16'9" x 13'6"



First Floor

Bedroom 1
4.26m x 2.87m 14'0" x 9'5"

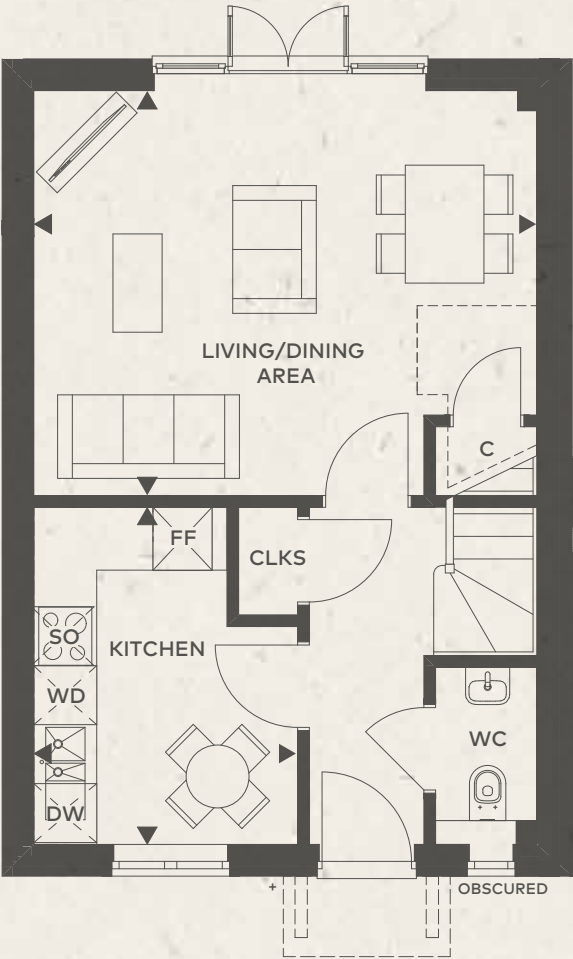
Bedroom 2
3.29m x 2.87m 10'10" x 9'5"

◀▶ Measurement Points ☒ Tall Units ☒ Under Counter Units C Cupboard W Wardrobe
WM Space and plumbing for Washing Machine TD Space for Tumble Dryer N Niche B Boiler DW Dishwasher
SO Single Oven FF Combined Fridge Freezer LC Linen Cupboard

Floorplans are for approximate measurements only. Exact layouts and dimensions may vary between individual homes. 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. Furniture and electrical layouts are indicative only. Kitchen layout subject to change. Please ask a Sales Consultant for further information.

The Sparrow

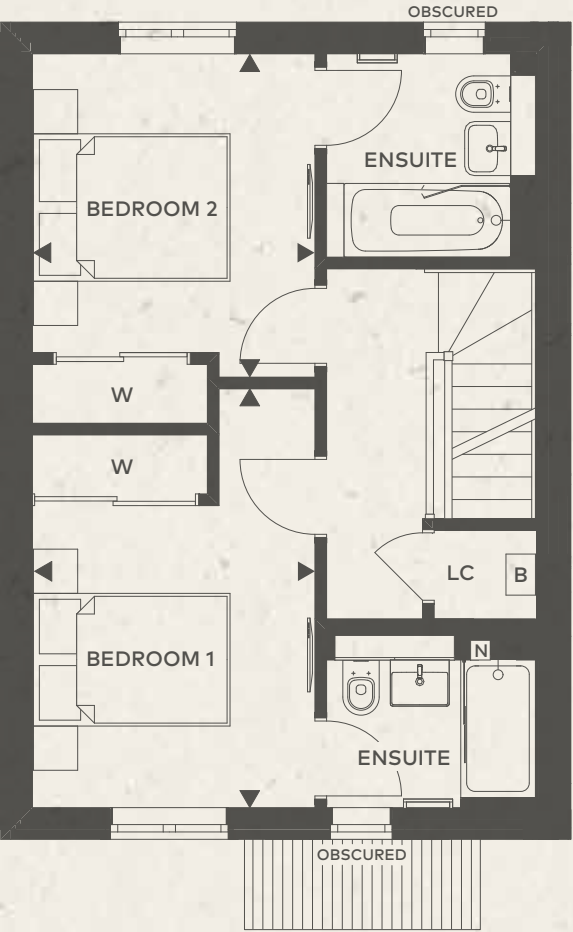
2 Bedroom Home
Plot 592



Ground Floor

Kitchen
3.43m x 2.62m
(max) (max) 11'3" x 8'7"
(max) (max)

Living/Dining Area
5.11m x 4.12m 16'9" x 13'6"



First Floor

Bedroom 1
4.26m x 2.87m 14'0" x 9'5"

Bedroom 2
3.29m x 2.87m 10'10" x 9'5"

◀▶ Measurement Points ☒ Tall Units ☒ Under Counter Units C Cupboard W Wardrobe
WM Space and plumbing for Washing Machine TD Space for Tumble Dryer N Niche B Boiler DW Dishwasher
SO Single Oven MW Microwave Oven FF Combined Fridge Freezer LC Linen Cupboard

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The Marinette

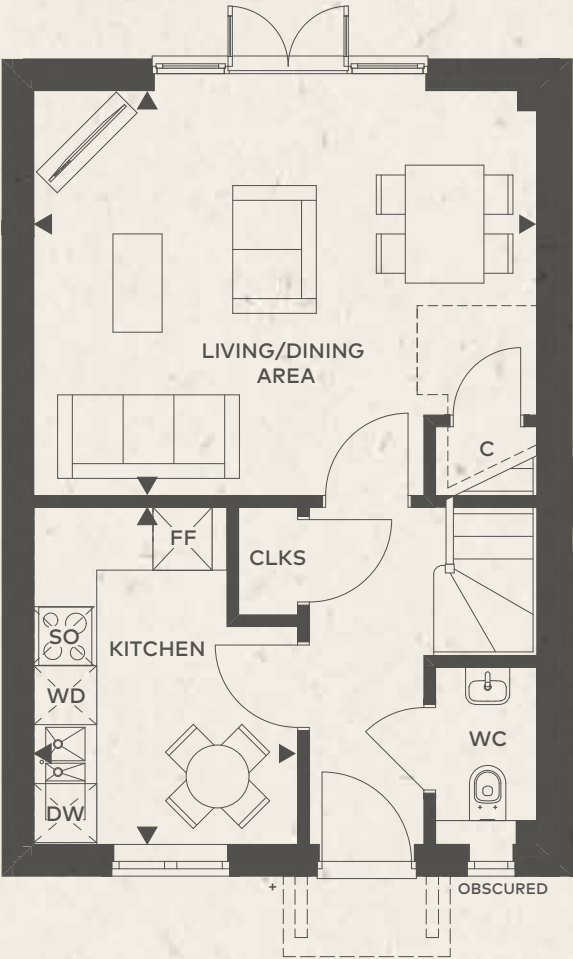
2 Bedroom Home
Plots 587, 588 and 589



◄► Measurement Points ☒ Tall Units ☒ Under Counter Units C Cupboard W Wardrobe
WM Space and plumbing for Washing Machine TD Space for Tumble Dryer N Niche B Boiler DW Dishwasher
SO Single Oven MW Microwave Oven FF Combined Fridge Freezer LC Linen Cupboard

+ Porch varies per plot

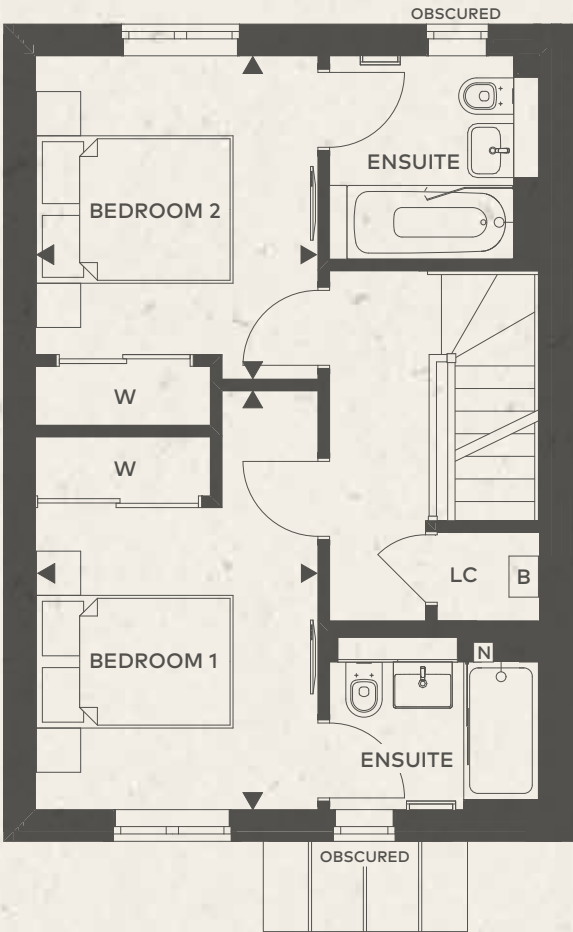
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Ground Floor

Kitchen
3.43m x 2.62m
(max) (max) 11'3" x 8'7"
(max) (max)

Living/Dining Area
5.11m x 4.12m 16'9" x 13'6"



First Floor

Bedroom 1
4.26m x 2.87m 14'0" x 9'5"

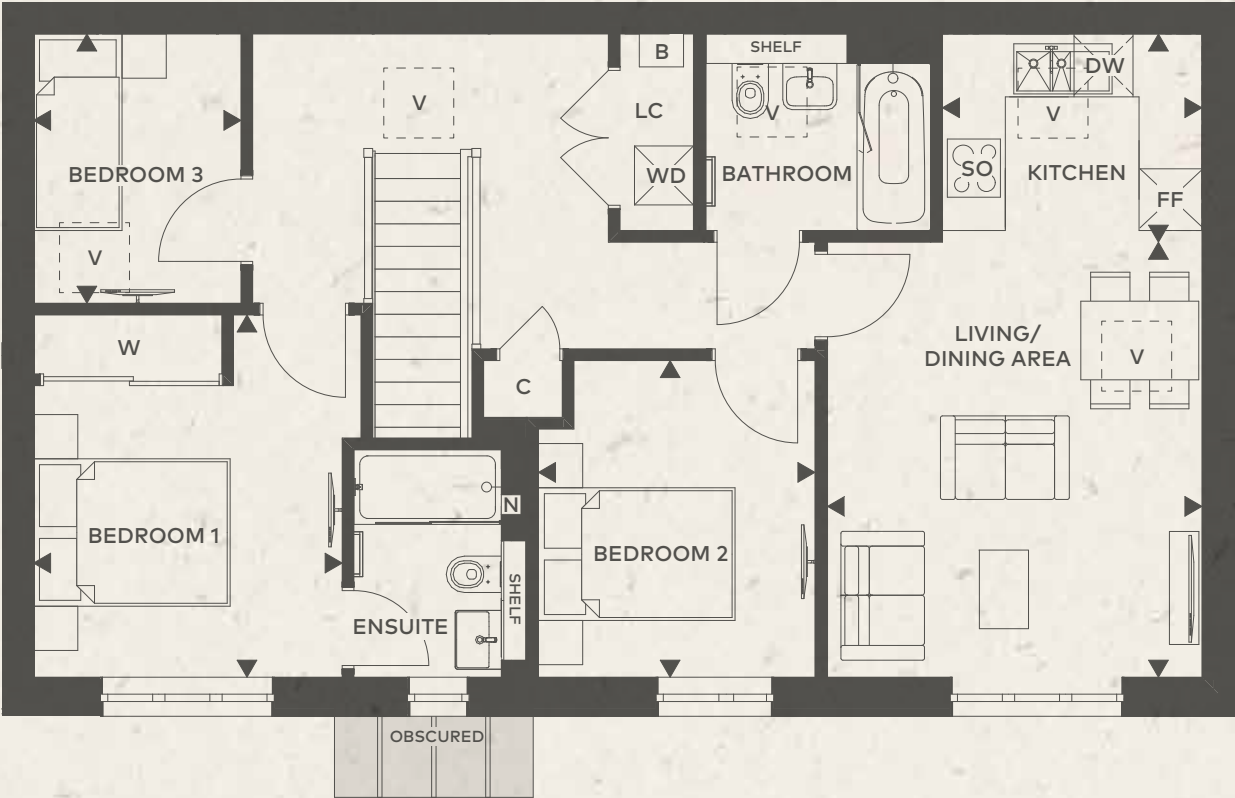
Bedroom 2
3.29m x 2.87m 10'10" x 9'5"

The Grayling

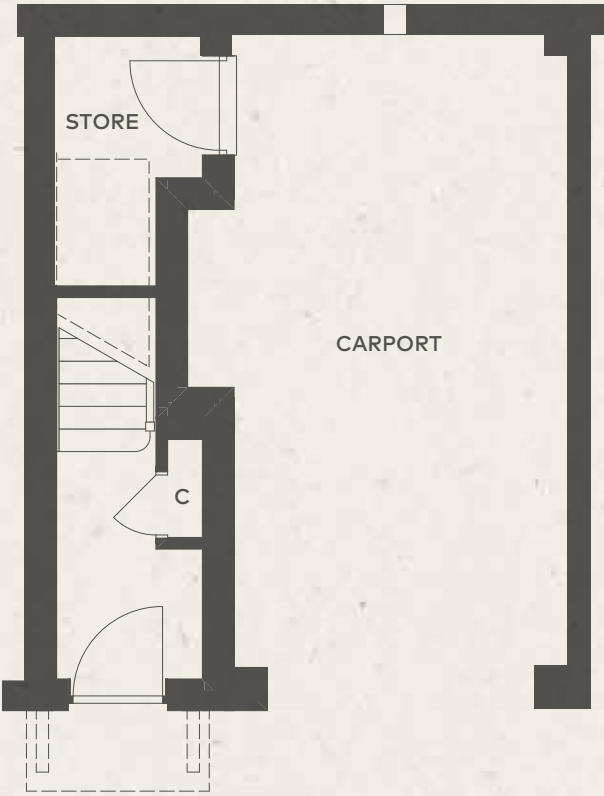
3 Bedroom Home
Plot 590



CGI of Plot 590



Kitchen	2.64m x 2.11m	8'8" x 6'11"
Living/Dining Area	4.42m x 3.81m	14'6" x 12'6"
Bedroom 1	3.68m max x 3.14m (max)	12'1" x 10'4" (max)
Bedroom 2	3.22m x 2.81m	10'7" x 9'3"
Bedroom 3 / Study	2.74m x 2.11m	9'0" x 6'11"



◀▶ Measurement Points ☒ Tall Units ☒ Under Counter Units C Cupboard W Wardrobe
WD Space and plumbing for Washer Dryer N Niche B Boiler DW Dishwasher
SO Single Oven FF Combined Fridge Freezer LC Linen Cupboard V Velux Window

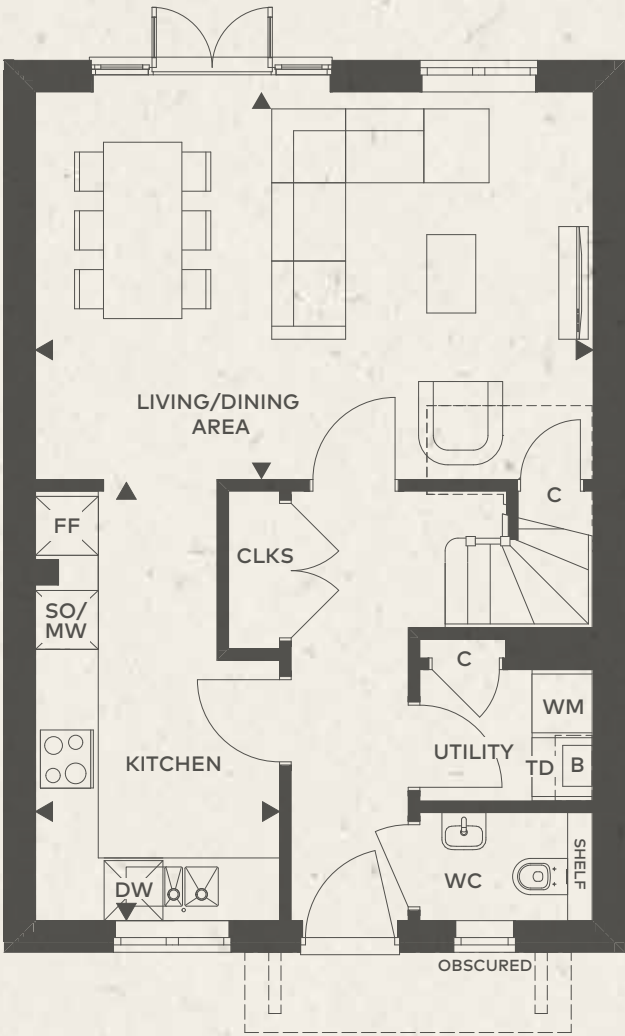
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The Chalkhill

3 Bedroom Home
Plot 604

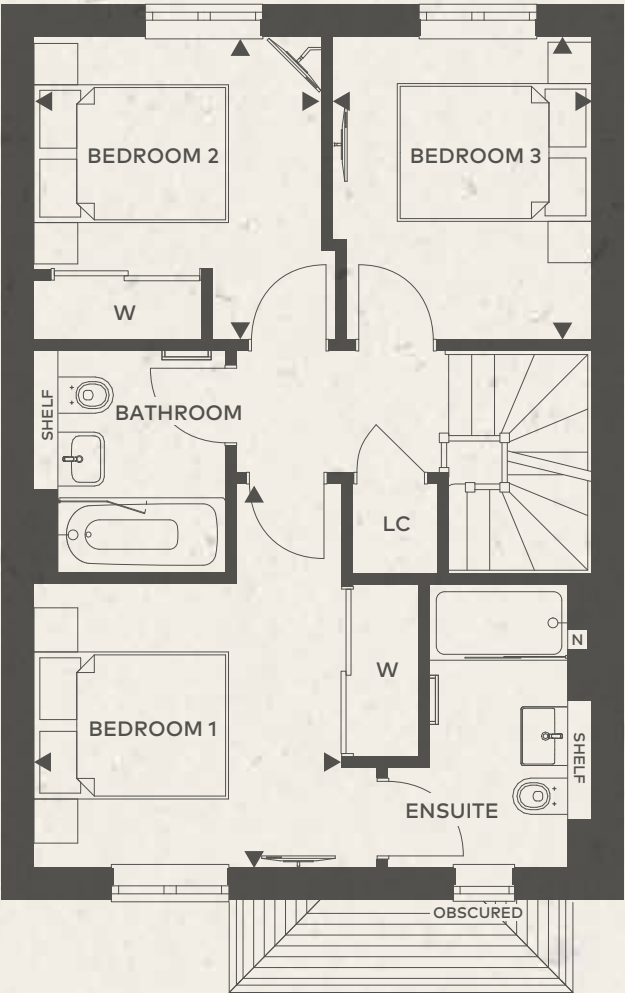


CGI of Plot 604 (Centre)



Ground Floor

Kitchen	4.50m x 2.49m (max)	14'9" x 8'2" (max)
Living/Dining Area	5.69m x 3.95m	18'8" x 13'0"



First Floor

Bedroom 1	3.13m x 3.90m (max)	10'3" x 12'10" (max)
Bedroom 2	2.92m x 3.08m	9'7" x 10'1"
Bedroom 3	3.08m x 2.64m	10'1" x 8'8"

◀▶ Measurement Points ☒ Tall Units ☒ Under Counter Units C Cupboard W Wardrobe
WM Space and plumbing for Washing Machine TD Space for Tumble Dryer N Niche B Boiler DW Dishwasher
SO Single Oven FF Combined Fridge Freezer LC Linen Cupboard

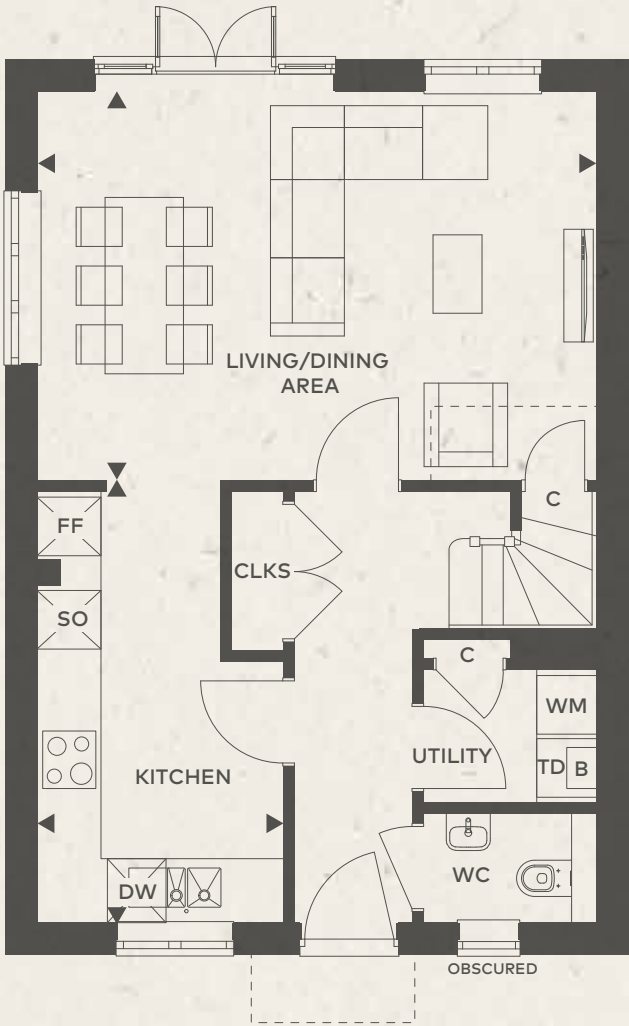
Floorplans are for approximate measurements only. Exact layouts and dimensions may vary between individual homes. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture and electrical layouts are indicative only. Kitchen layout subject to change. Please ask a Sales Consultant for further information.

The Peacock

3 Bedroom Home
Plot 591



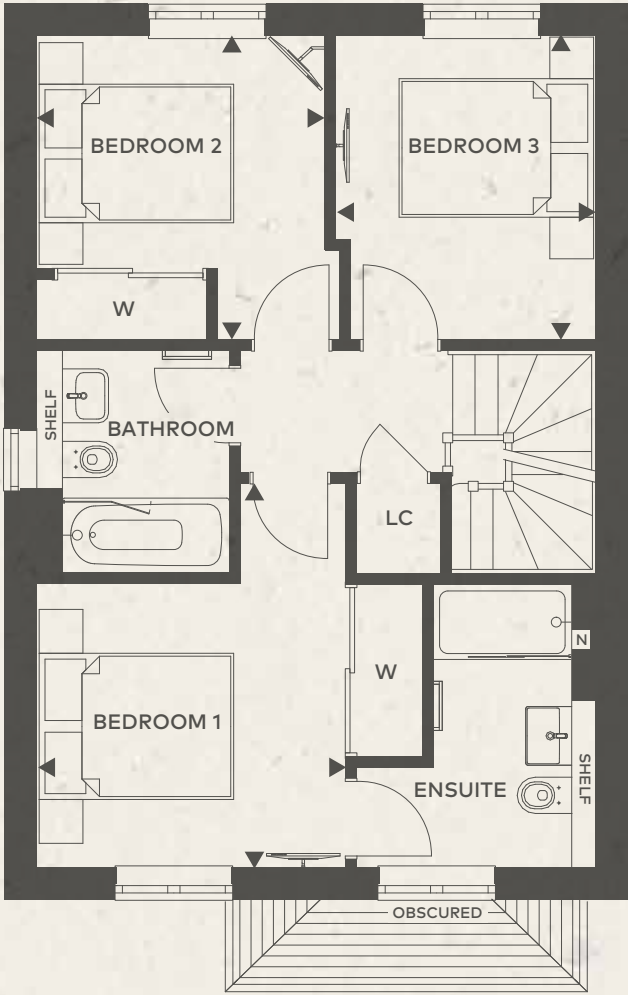
CGI of Plot 591



Ground Floor

Kitchen
4.50m x 2.49m
(max) (max) 14'9" x 8'2"
(max) (max)

Living/Dining Area
5.69m x 3.95m 18'8" x 13'0"



First Floor

Bedroom 1
3.13m x 3.90m
(max) (max) 10'3" x 12'10"
(max) (max)

Bedroom 2
2.92m x 3.08m 9'7" x 10'1"

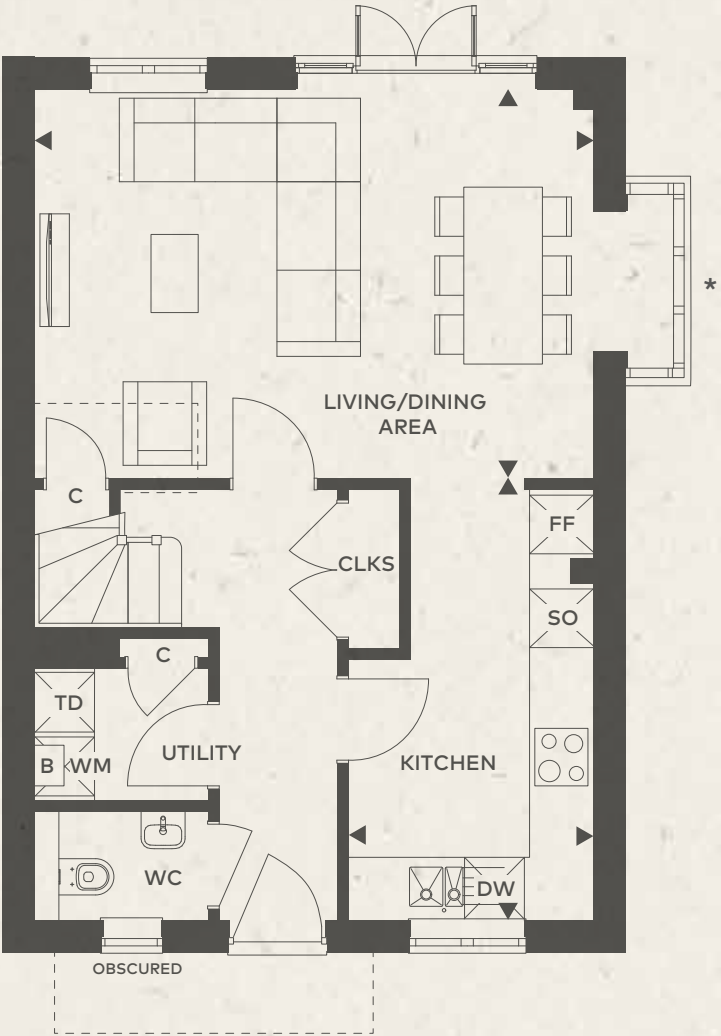
Bedroom 3
3.08m x 2.64m 10'1" x 8'8"

◀▶ Measurement Points ☒ Tall Units ☒ Under Counter Units C Cupboard W Wardrobe
WM Space and plumbing for Washing Machine TD Space for Tumble Dryer N Niche B Boiler DW Dishwasher
SO Single Oven MW Microwave Oven FF Combined Fridge Freezer LC Linen Cupboard

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The Holly

3 Bedroom Home
Plots 580, 581(h), 582 and 583



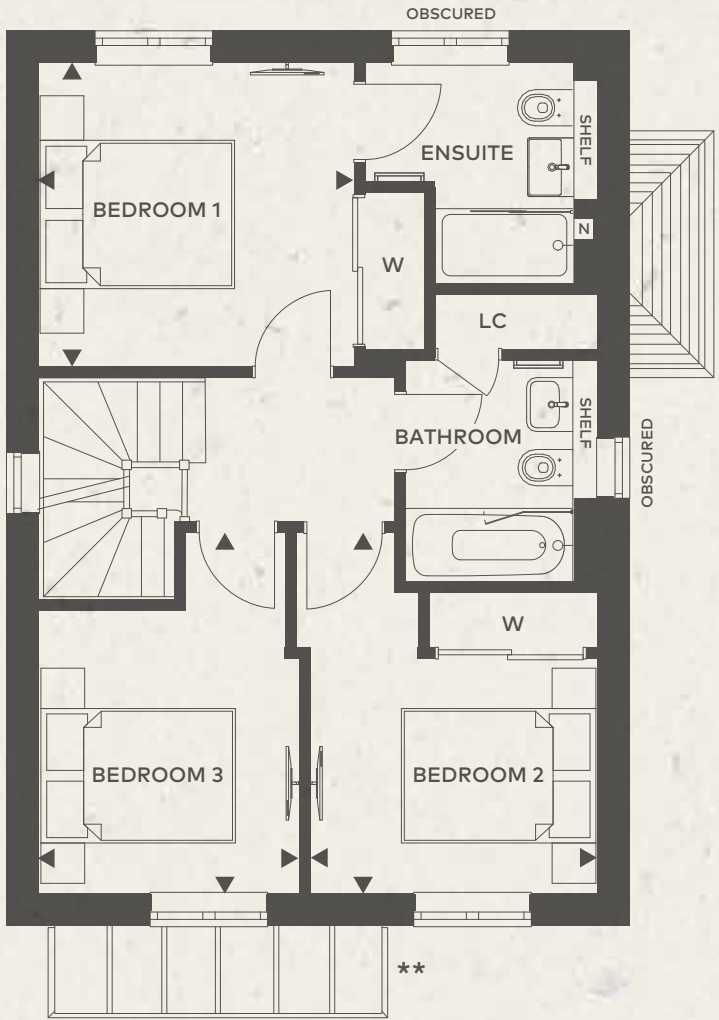
Ground Floor

Kitchen
4.50m x 2.49m
(max) (max)

14'9" x 8'2"
(max) (max)

Living/Dining Area
5.69m x 3.95m

18'8" x 13'0"



First Floor

Bedroom 1
3.20m x 3.08m

10'6" x 10'1"

Bedroom 2
2.92m x 3.67m
(max)

9'7" x 12'0"
(max)

Bedroom 3
2.64m x 3.67m
(max)

8'8" x 12'0"
(max)

◀▶ Measurement Points ☒ Tall Units ☒ Under Counter Units C Cupboard W Wardrobe

WM Space and plumbing for Washing Machine TD Space for Tumble Dryer N Niche B Boiler DW Dishwasher

SO Single Oven MW Microwave Oven FF Combined Fridge Freezer LC Linen Cupboard

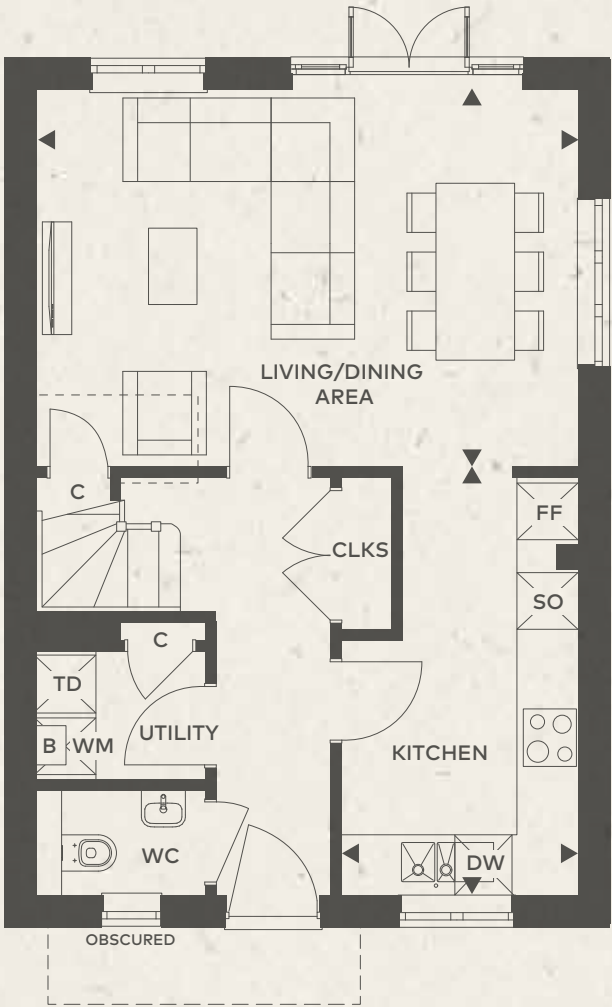
* Bay window to Plot 583 only ** Porch varies

(h) Denotes Handed Plot

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The Rowan

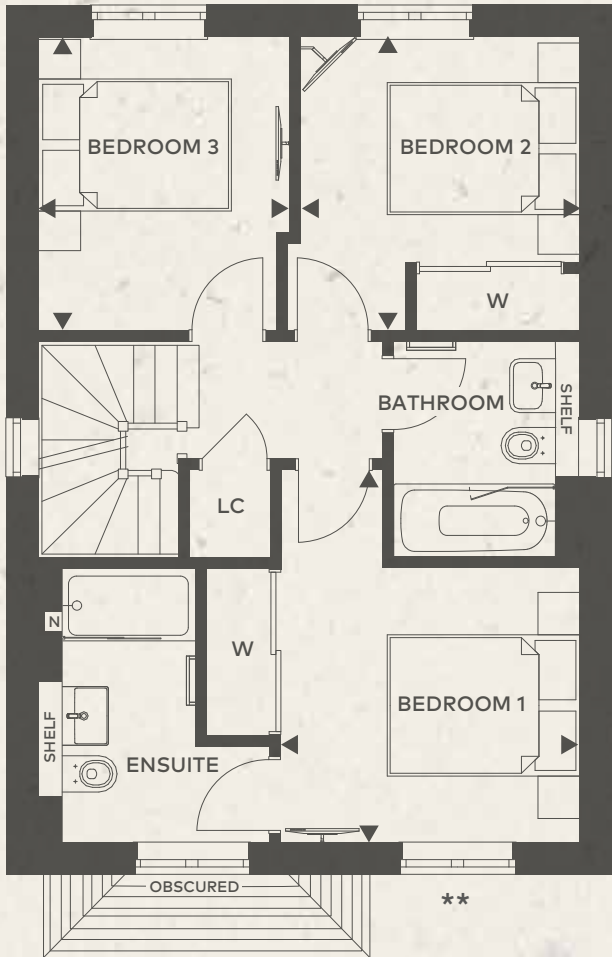
3 Bedroom Home
Plots 584, 585(h), 586 and 606(h)



Ground Floor

Kitchen
4.50m x 2.49m
(max) (max) 14'9" x 8'2"
(max) (max)

Living/Dining Area
5.69m x 3.95m 18'8" x 13'0"



First Floor

Bedroom 1
3.13m x 3.90m
(max) 10'3" x 12'10"
(max)

Bedroom 2
2.92m x 3.08m 9'7" x 10'1"

Bedroom 3
3.08m x 2.64m 10'1" x 8'8"

◀▶ Measurement Points ☒ Tall Units ☒ Under Counter Units C Cupboard W Wardrobe
WD Space and plumbing for Washer Dryer N Niche B Boiler DW Dishwasher SO Single Oven
FF Combined Fridge Freezer AC Airing Cupboard LC Linen Cupboard

* Window to plot 586 only ** Porch varies

(h) Denotes Handed Plot

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The Swan

4 Bedroom Home
Plots 594, 595(h), 597, 598(h), 601 and 602(h)



CGI of Plots 601 & 602

◄► Measurement Points ☒ Tall Units ☒ Under Counter Units C Cupboard W Wardrobe
WD Space and plumbing for Washer Dryer N Niche B Boiler DW Dishwasher SO Single Oven
FF Combined Fridge Freezer AC Airing Cupboard LC Linen Cupboard V Velux Window

* No door to plot 597

(h) Denotes Handed Plot

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The Maple

4 Bedroom Home
Plots 593, 596(h), 599(h) and 600

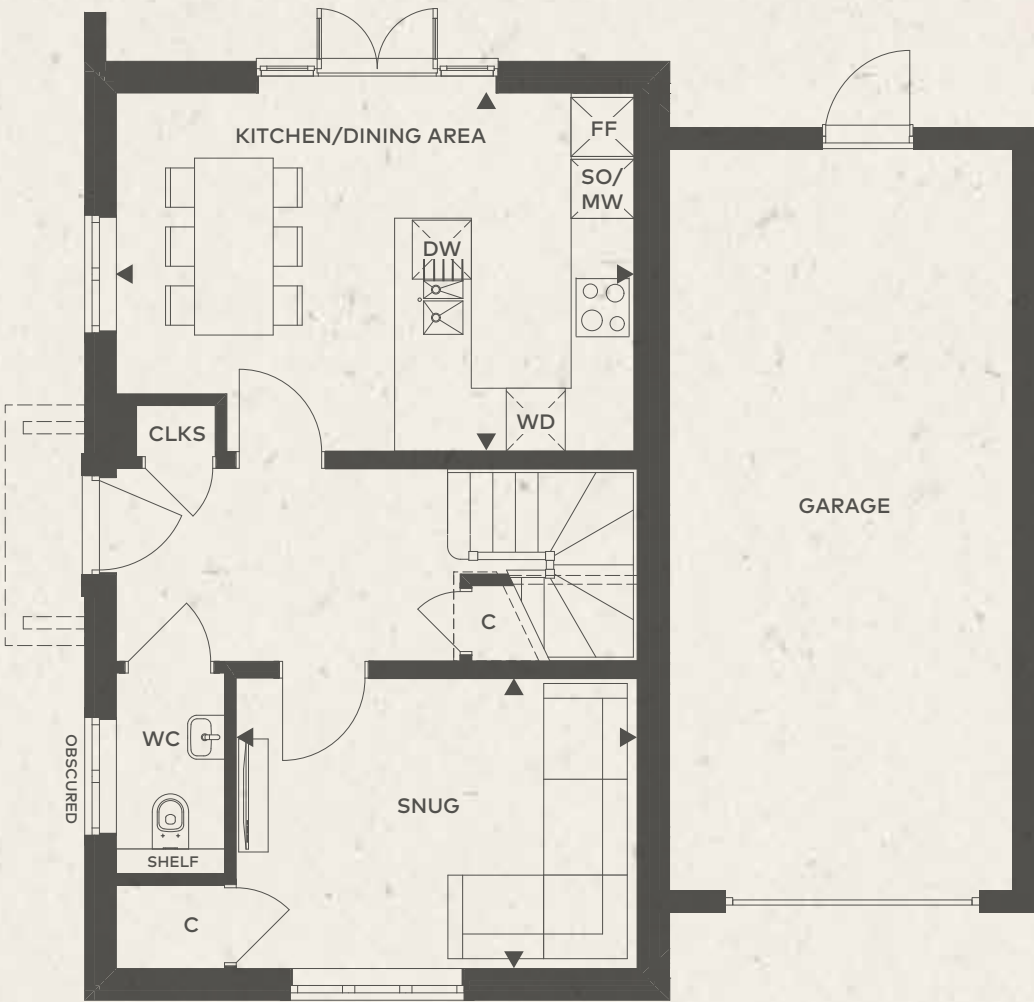


CGI of Plot 593

◀▶ Measurement Points --- Change in Ceiling Height ☒ Tall Units ☒ Under Counter Units
C Cupboard W Wardrobe WD Space and plumbing for Washer Dryer N Niche B Boiler
DW Dishwasher SO Single Oven MW Microwave Oven FF Combined Fridge Freezer
LH Loft Hatch AC Airing Cupboard V Velux Window

(h) Denotes Handed Plot

Floorplans are for approximate measurements only. Exact layouts and dimensions may vary between individual homes. 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. Furniture and electrical layouts are indicative only. Kitchen layout subject to change. Please ask a Sales Consultant for further information.



Ground Floor

Kitchen/Dining Area
5.30m x 3.64m
(max) (max) 17'5" x 11'11"
(max) (max)

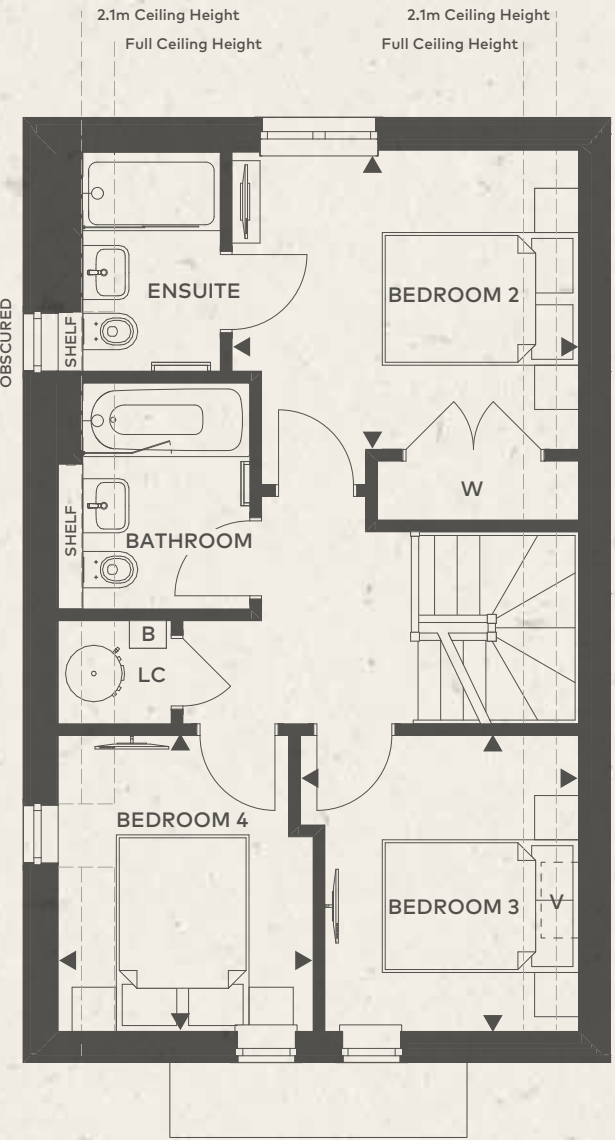
Snug
4.08m x 2.95m 13'5" x 9'8"



First Floor

Drawing Room
5.30m x 3.64m 17'5" x 11'11"

Bedroom 1
4.58m x 2.95m
(max) (max) 15'0" x 9'8"
(max) (max)



Second Floor

Bedroom 2
3.53m x 3.00m
(max) (max) 11'7" x 9'10"
(max)

Bedroom 3
3.01m x 2.84m
(max) (max) 9'11" x 9'4"
(max)

Bedroom 4
3.01m x 2.59m
(max) (max) 9'11" x 8'6"
(max)



↪ Lift to reveal floorplans



Supert Specification



2, 3 & 4 Bedroom Homes

(Excluding The Maple - 593, 596, 599 & 600)

Kitchen

- Individually designed layouts
- Laminate worktops to 2 and 3 bedroom houses and coach house with glass backsplash and upstand
- Stone worktops to 4 bedroom houses (594, 595, 597, 598, 601, 602) with glass backsplash and upstand
- Bosch stainless steel appliances including:
 - Integrated microwave
 - Single multi-function oven
 - 4 zone induction hob
 - Integrated multi-function dishwasher
 - Integrated fridge / freezer
 - Extractor hood to suit design
- Integrated washer dryer within Homes 587 – 589, 592, 594, 595, 597, 598, 601 - 603, 605
- Inset 1.5 bowl stainless steel sink with drainer and chrome mixer tap to 2 and 3 bedroom houses
- Undermount 1.5 bowl stainless steel sink with drainer grooves in stone and chrome mixer tap to 4 bedroom homes (594, 595, 597, 598, 601, 602)
- Inset single bowl sink with drainer and chrome mixer tap to Coach House number 590
- Feature LED lighting to underside of wall units
- Recessed LED downlights to kitchen area
- Satin chrome socket outlets above work surfaces to include a USB point
- Porcelain floor tiles to 2, 3 and 4 bedroom houses
- Luxury vinyl flooring to Coach House 590

Utility/Laundry Cupboard (where applicable)

- Utility room to Homes 580-586, 591, 604, 606 will have space and plumbing provided for washing machine and tumble dryer with laminate worktop above
- Laundry cupboard to Coach House 590 will have space and plumbing provided for free standing washer/dryer
- Recessed LED downlights
- Porcelain floor tiles to match kitchen within utility rooms
- Luxury vinyl flooring to match kitchen within laundry cupboard to Coach House 590

En-suite 1

- Villeroy & Boch basin with contemporary Hansgrohe single lever basin mixer
- Villeroy & Boch back-to-wall floor standing WC, soft-closing seat and cover
- Concealed cistern and dual flush plate
- Shower enclosure with glass sliding door, Hansgrohe chrome thermostatic mixer, wall mounted shower riser rail and shower set
- Bath (where applicable) with Hansgrohe chrome thermostatic mixer and chrome hand shower set
- Recessed double fronted mirrored cabinet with shaver socket and concealed lighting
- Tiled niche within shower area
- Chrome heated towel rail
- Recessed LED downlights
- Ceramic/Porcelain wall tiling to selected areas
- Luxury vinyl flooring.

Guest En-suite / Family Bathroom

- Villeroy & Boch basin with contemporary Hansgrohe single lever basin mixer
- Villeroy & Boch back-to-wall floor standing WC, soft-closing seat and cover
- Concealed cistern and dual flush plate
- Bath fitted with a two panel bath screen and Hansgrohe chrome thermostatic mixer/diverter and a wall mounted shower bar and hand shower where applicable
- Shower enclosure with glass sliding door, Hansgrohe chrome thermostatic mixer, wall mounted shower riser rail and shower set where applicable
- Mirror to be fitted over basin with satin chrome shaver socket
- Chrome heated towel rail
- Recessed LED downlights
- Ceramic/Porcelain wall tiling to selected areas
- Luxury Vinyl flooring

Cloakroom (where applicable)

- Villeroy & Boch basin with contemporary Hansgrohe single lever basin mixer

- Villeroy & Boch back-to-wall floor standing WC, soft-closing seat and cover
- Concealed cistern and dual flush plate
- Mirror to be fitted over basin
- Recessed LED downlights
- Ceramic/Porcelain wall tiling to selected areas
- Porcelain floor tiling

Electrical Fittings and Home Entertainment

- Television (Sky Q/terrestrial) point to main reception room
- Television (terrestrial) point to all bedrooms
- Telephone points provided to reception room and master bedroom
- Data points will be provided adjacent to every television point
- Downlights to feature in Kitchen/ Family / Dining room to numbers 594, 595, 597, 598, 601, 602 with pendant lighting to Living room
- Pendant lighting to feature in living / dining and family areas to remaining homes
- Pendant lighting to feature in hallways, landings and bedrooms to all homes

Heating

- Gas fired central heating with mains pressure hot water and cylinder to Homes 594, 595, 597, 598, 601, 602
- Gas fired central heating and hot water system fitted with combination boiler to remaining homes
- Underfloor heating to ground floor only to 2, 3 and 4 bedroom houses with radiators throughout the remaining floors
- Radiators to the first floor within coach house 590

Interior Finishes

- Two panelled satin painted internal doors with polished chrome door furniture
- Feature glazed door to family/dining room with polished chrome door furniture
- Satin painted skirting and architraves to match internal doors
- Painted staircase, with oak effect newel caps and handrail to houses

- Staircase with oak effect handrail to coach house 590
- Bespoke sliding wardrobe doors within Master Bedroom with single shelf and hanging rail
- Wardrobes to remaining bedrooms where applicable will be fitted with satin painted internal doors and single shelf and hanging rail
- Carpet laid to remainder of the property

Security and Peace of Mind

- Property pre-wired for intruder alarm
- Mains supply smoke detectors and heat detectors with battery back up
- Multi-point locking to entrance door
- External light provided to front and wiring for external lighting to rear or property (houses only)
- 10 Year Premier Guarantee issued on build completion

External Features (houses only)

- Landscaping to front of the properties and turf to the rear garden
- Patio area
- External tap
- Garages to selected plots

A number of choices and options are available to personalise your home. Choices and options are subject to time frames, availability and change.

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 Homes reserves the right to make these changes as required.



4 Bedroom Homes - The Maple

Kitchen

- Individually designed layouts
- Composite stone worktops with inset drainer grooves and glass backsplash and upstand
- Bosch stainless steel appliances including:
 - Integrated microwave
 - Two multi-function single ovens
 - 4 zone induction hob
 - Integrated multi-function dishwasher
 - Integrated Fridge/Freezer
 - Built-In extractor hood
 - Integrated Washer Dryer
- Undermount 1.5 bowl stainless steel sink with drainer and chrome mixer tap
- Feature LED lighting to underside of wall units
- Recessed LED downlights to kitchen area
- Satin chrome socket outlets above work surfaces to include a USB point
- Porcelain floor tiles

En-suite 1

- Villeroy & Boch basin with contemporary Hansgrohe single lever basin mixer
- Villeroy & Boch back-to-wall floor standing WC, soft-closing seat and cover
- Concealed cistern and dual flush plate
- Shower enclosure with glass sliding door, Hansgrohe chrome thermostatic mixer, wall mounted shower riser rail and shower set
- Recessed double fronted mirrored cabinet with shaver socket and concealed lighting
- Tiled niche within shower area
- Chrome heated towel rail
- Recessed LED downlights
- Ceramic/Porcelain wall tiling to selected areas
- Luxury vinyl flooring

Guest En-suite

- Villeroy & Boch basin with contemporary Hansgrohe single lever basin mixer
- Villeroy & Boch back-to-wall floor standing WC, soft-closing seat and cover

- Concealed cistern and dual flush plate
- Shower enclosure with glass sliding door, Hansgrohe chrome thermostatic mixer, wall mounted shower riser rail and shower set
- Mirror to be fitted over basin with satin chrome shaver socket
- Chrome heated towel rail
- Recessed LED downlights
- Ceramic/Porcelain wall tiling to selected areas
- Luxury vinyl flooring



Family Bathroom

- Villeroy & Boch basin with contemporary Hansgrohe single lever basin mixer
- Villeroy & Boch back-to-wall floor standing WC, soft-closing seat and cover
- Concealed cistern and dual flush plate
- Bath fitted with a two panel bath screen and Hansgrohe chrome thermostatic mixer/diverter, a wall mounted shower bar and hand shower and tiled bath panel
- Mirror to be fitted over basin with satin chrome shaver socket
- Chrome heated towel rail
- Recessed LED downlights
- Ceramic/Porcelain wall tiling to selected areas
- Luxury vinyl flooring

Cloakroom

- Villeroy & Boch basin with contemporary Hansgrohe single lever basin mixer
- Villeroy & Boch back-to-wall floor standing WC, soft-closing seat and cover
- Concealed cistern and dual flush plate
- Mirror to be fitted over basin
- Recessed LED downlights
- Ceramic/Porcelain wall tiling to selected areas
- Porcelain floor tiling

Electrical Fittings and Home Entertainment

- Television (Sky Q/terrestrial) point to drawing room
- Television (terrestrial) point to all bedrooms and snug
- Telephone points provided to drawing room, snug and master bedroom
- Data points will be provided adjacent to every television point
- Downlights to feature within kitchen area
- Pendant lighting to feature in dining area, snug, drawing room, hallway, landings and bedrooms

Heating

- Gas fired central heating with mains pressure hot water and cylinder
- Underfloor heating to ground floor only with radiators to the remaining floors

Interior Finishes

- Two panelled satin painted internal doors with polished chrome door furniture
- Feature glazed door to kitchen/dining room and drawing room with polished chrome door furniture
- Satin painted skirting and architraves to match internal doors
- Painted staircase, with oak effect newel caps and handrail
- Bespoke sliding wardrobe doors within Bedroom 1 with single shelf and hanging rail
- Wardrobes to remaining bedrooms where applicable will be fitted with satin painted internal doors and shelf/hanging rail
- Carpet laid to remainder of the property



Security and Peace of Mind

- Property pre-wired for intruder alarm
- Mains supply smoke detectors and heat detectors with battery back up
- Multi-point locking to entrance door
- External light provided to front and wiring for external lighting to rear or property
- 10 Year Premier Guarantee issued on build completion

External Features

- Landscaping to front of the properties and turf to the rear garden
- Patio area
- External tap
- Garage with manually operated door

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



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*Our customers are
at the heart of all our
decisions. We aim to
understand their needs
and consistently meet or
exceed their expectations.*

.....



The Berkeley Difference

.....

From the moment you arrive at our developments, you will notice the Berkeley difference. This won't just be in the quality of the craftsmanship, the stunning surroundings or the enviable location. There is something intrinsically special about the experience we offer you. When you buy a home from Berkeley 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 a superb customer experience.

Customer service is our priority

The service we provide is focused on making the home buying process as straightforward and enjoyable as possible. From exchange of contracts, we will provide you with a Customer Relations Representative to ensure you always have an expert to talk to. We will provide regular updates on the progress of construction, and invite you to choose the interior of your home from a selection of carefully designed palettes. Prior to legal completion we will invite you to visit for a full Home Demonstration to personally show you all the functions and facilities of your apartment. Following completion, we will also include a Berkeley 2 year warranty with the 10 Year Premier building warranty.

98% of customers would recommend us to their friends

Our planting schemes are created to encourage eco systems of the natural world

With a net promoter score of 70.5, we have industry-leading customer service

Designed for life

Our customers are at the heart of all our decisions. We aim to understand their needs and consistently meet or exceed their expectations. The service we provide is professional, efficient and helpful to make the home buying process as straightforward and enjoyable as possible. Our levels of customer service aim to be comparable to other top brands.

Customer service is our priority

All our customers are provided with a commitment that when they buy a new home from Berkeley they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience. Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

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 Berkeley, 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 10-year warranty all new homes receive, Berkeley operates a 2-year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.



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 William
Designed for life

St Joseph
Designed for life



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 you want to live.

A commitment to creating sustainable communities

Berkeley'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.



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

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

CUSTOMER SERVICE IS OUR PRIORITY

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.



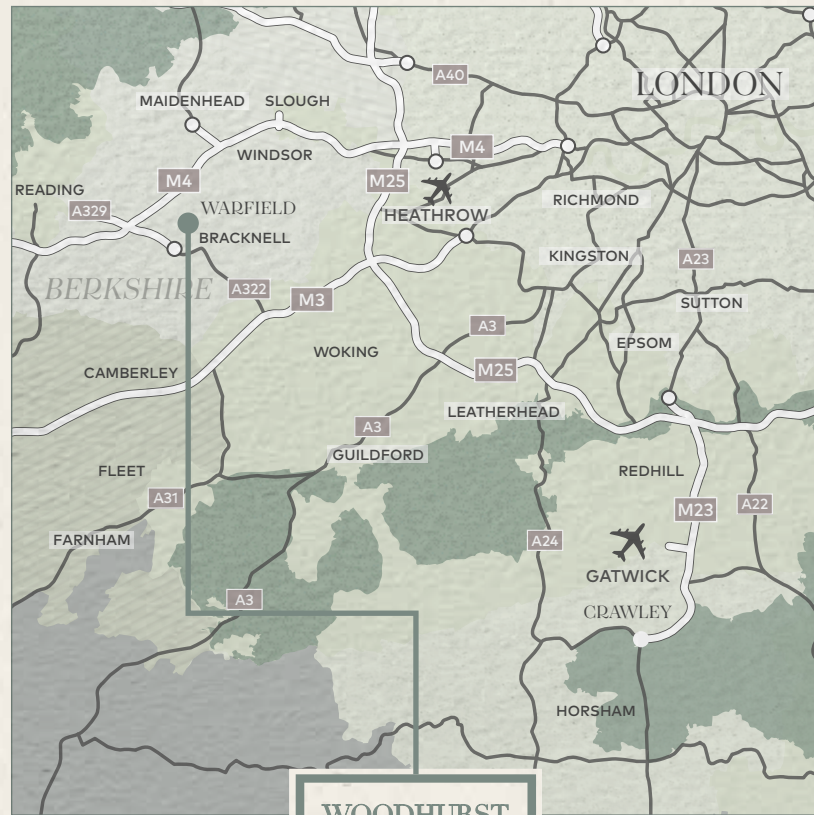
BERKELEY FOUNDATION

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.berkeleygroup.co.uk

www.berkeleyfoundation.org.uk





**WOODHURST
PARK**

WARFIELD | BERKSHIRE



From the South and West

Leave the M3 at junction 3, then at the roundabout take the first exit onto the A322 towards Bracknell/Bagshot. Continue forward, at the next roundabout take the second exit onto the A322 towards Bracknell/Reading and continue forward at the next set of traffic lights. At the roundabout take the second exit onto the A322 towards Wokingham/ Maidenhead, then at the next roundabout take the third exit onto the A3095 towards Maidenhead Town Centre. At the roundabout, take the third exit onto the A3095, then at the Met Office roundabout take the third exit onto the A3095. At Warfield roundabout take the first exit onto Harvest Ride, then at the next roundabout take the second exit onto Harvest Rise. Continue for ½ mile and Woodhurst Park is situated on your right hand side.

From the North and East

Leave the M4 at junction 8/9, then at the roundabout take the second exit onto the A308(M) towards Maidenhead. Continue for a mile, at the roundabout take the fourth exit onto the A330 to Ascot/Bracknell, continue for 3.5 miles and take the second exit at the roundabout onto the A330. Turn right onto the A3095 towards Bracknell. At the 'Three Legged Cross' public house, turn left onto the A3095. At the 'Plough and Harrow' public house turn right onto the A3095, then at Warfield roundabout take the third exit onto Harvest Ride. At the next roundabout, take the second exit onto Harvest Ride, continue for ½ mile and Woodhurst Park is situated on your right hand side.

Information taken from www.google.com/maps and www.theaa.com

**WOODHURST
PARK**

WARFIELD | BERKSHIRE

FOR FURTHER INFORMATION

Woodhurst Park, Harvest Ride, Warfield, Berkshire
Nearest postcode: RG42 5AB

01344 513 015

woodhurstpark@berkeleygroup.co.uk

www.woodhurstpark.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 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. All landscaping proposals are subject to planning and detailed design. Woodhurst Park and Woodland Ride are marketing names 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. 0386/15CA/ 0621

OUR VISION
2030
TRANSFORMING TOMORROW

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**Investor in
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