

WOODHURST
PARK

WARFIELD | BERKSHIRE

Lifestyle

Your companion guide to contemporary living at Woodhurst Park

Issue 2

A place to grow

See how the Woodhurst Park community has firmly put down roots.

Quality comes as standard

Leading brands, innovation and craftsmanship. Hallmarks of a Berkeley home.

People and nature, hand in hand

At the very heart of the Woodhurst Park lifestyle, green space in all its forms.

Berkeley
Designed for life

A woman wearing a wide-brimmed hat, a light-colored long-sleeved shirt, and blue jeans is walking on a path that winds through a large, mature tree. The tree's thick, gnarled trunk and sprawling branches are the central focus of the image. Sunlight filters through the dense green leaves, creating a dappled light effect on the path and the woman. In the background, a grassy field and other trees are visible under a bright sky.

Growing naturally.

MATURING BEAUTIFULLY

Within its picturesque country park setting, the Woodhurst Park community has firmly established roots. It's flourished into a thriving, sought-after address to enjoy a home where the name Berkeley is a byword for meticulously planned features and a high quality of design and finish. Somewhere that offers all the benefits of modern living amongst a wonderfully varied tapestry of green spaces. Welcome to Woodhurst Park.

Berkeley
Designed for life

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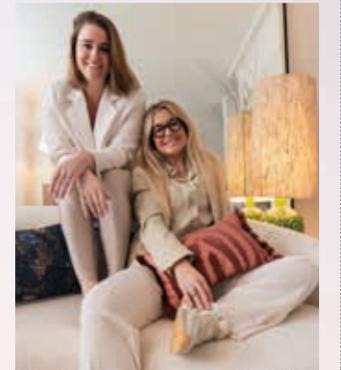
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All information contained within this brochure is correct at time of issue. May 2023

SOME PLACES ARE DESIGNED
TO NURTURE THE THINGS
THAT MATTER MOST IN LIFE.

AT WOODHURST PARK
IT COMES NATURALLY.



People



Place



Nature

CONNECT THEM ALL AND THE RESULT IS SOMEWHERE REMARKABLE.



Our vision for Woodhurst Park was, from the start, one that worked in harmony with the landscape in which it's located. From how the land flows and features, to the wildlife and plant life that feels at home here - then creating the spaces and places, pathways, trails and habitats that define this special environment.

This topographical and natural backdrop was the beginning of a journey where architects and landscapers, urban planners and arborists looked to develop the personality and design of its various aspects, creating a series of character areas. These distinctive areas have helped give residents a feeling of identity about where they live within the wider



Woodhurst Park, and also create what's called 'legibility', assisting navigation around the development.

Within the character areas, homes nestle in attractive street scenes that reflect and make the most of their natural surroundings, so for example, houses at the Riverside Cut feature wraparound balconies overlooking the river which make the most of views of sunsets. And from Woodland Walk to the

Riverside Cut, the Hill Fields and Country Park, Orchard Walk and Village Green, each locality has its own ambience and sense of place, yet is seamlessly interconnected to the rest of the site through a network of green, pedestrian and cycle routes where you can encounter nature and neighbours, meet friends on their way or four-legged ones on their walk - and really feel part of the Woodhurst Park community.

FIND YOUR

natural

ENVIRONMENT

WHETHER YOU LOVE THE FEEL OF BEING CLOSE TO WOODLAND OR ARE IN YOUR ELEMENT NEAR TRANQUIL WATER, YOU'LL FIND YOUR NATURAL ENVIRONMENT AT WOODHURST PARK.



WOODHURST PARK

Surrounded by acres of landscaped green open space, living at Woodhurst Park means your home will be within one of the beautifully designed character areas. The 65 acre Country Park is perfect to enjoy open skies while taking an early morning run or a stroll during the day, while young residents will love the dedicated play areas.

The Woodhurst Park Masterplan is indicative only. Please ask a Sales Consultant for further information.



HOMES OF STYLE & substance

Woodhurst Park offers a balanced collection of homes which means a breadth of choice in layout and size, where the design, materials and details are a natural evolution of the local architectural vernacular to create a new and fresh feel.

The choice of homes includes 2, 3, 4 and 5 bedroom styles from smart contemporary apartments to townhouses, coach-house designs and detached homes. So, whether you're starting out as a homeowner, a busy new parent, growing your family, or focusing on new interests and starting to welcome the grandchildren, whatever your life-stage or lifestyle, you'll find a home that complements it perfectly.

Whichever style you decide on, your Woodhurst Park home loves to welcome in the light, with features, according to house types, such as bay windows and balconies, dual-aspect rooms and doors opening to the garden. In fact, it's been part of our vision to make aspect and orientation a priority, so there are south-facing gardens where possible, and rooms such as the main living areas that take every advantage of good natural light as well as views. And that makes your Woodhurst Park home not just stylishly good looking, but intelligently planned, too.



Your space, your way.

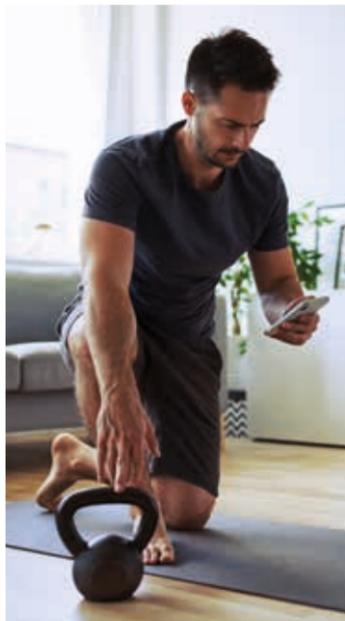
With their two very different layouts, the apartment and homes set over three storeys, sound like polar opposites, however these homes actually have more in common than you'd imagine. Each offers a different take on what everyone looks for – optimising the use of space.



The power of three

The three-storey townhouse-style home offers the advantages of 'zoned living', from the privacy appreciated by families with teenagers, to younger families being able to close a children's playroom after bed-time, leaving the main living room clutter-free. While the ground floor provides the perfect informal open-plan cooking, dining and family space opening out to the garden, there's a variety of usage options for the two upper floors.

Layouts with three top floor bedrooms are flexible to provide lounges/game rooms for older children – with a bathroom and ensuite also on this floor – or maybe use one of the bedrooms as a gym, cinema room, hobby room or spacious home office. Or for those with a baby or young child, it's perfect having the main bedroom and nursery conveniently close across a hallway. However you use your space, our three-storey homes take advantage of their height to take in the views too with first-floor living room or bedroom balconies, while you'll find the practical and efficient zoned heating will save energy.



Apartments on the level

The allure of the apartment which offers living across a single floor has long been seen in urban locations. While premium apartments are seldom found outside of towns, at Woodhurst Park you can enjoy the convenience of quality, one level apartment living in a setting that also offers acres of open space.

This type of home means no stairway and a home that's able to cleverly maximise the usable floorspace. The open-plan living and dining area is contemporary and relaxed, and at Woodhurst Park it can often be dual-aspect and/or include a balcony. And with two double bedrooms, one with en suite as well as a separate bathroom, it's easy to entertain family and friends too.



Nature, wildlife and people.

Park life at its best



The 65-acre / 26-hectare Country Park is a wide expanse at the heart of the community and offers a real sense of the openness, wide horizons, and freedom that represents what living at Woodhurst Park is all about.

Look closer and the Country Park is made up of a mosaic of many different habitats, with areas of rough grass and species-rich meadow grass, scrub and copses, alongside existing

and new hedgerows to enhance connectivity between habitats. As well as existing trees and woodland there's new planting from English Oak, Aspen, and Crab Apple to Silver Birch, Wild Cherry and Field Maple. Throughout, every opportunity has been made to create what ecologists call ecotones, areas that sit between two different habitats and which are often richer in species of

wildlife than those either side of them.

Criss-crossed with a network of well-signposted footpaths and cycle links, there's plenty of opportunity for walks and bike rides on circular routes, on timber-edged paths as well as mown grass and bark mulch woodland paths that makes up the 2.3km walking route around and within the Park.

NATURE AND wellness, HAND IN HAND

Green space in all its forms is at the heart of the Woodhurst Park lifestyle. This means a delightful mosaic of natural landscape areas; perfect open spaces in which to walk, unwind and clear your mind, explore with family or when friends come to visit. These are places where young ones explore the world, adults make new friends on a morning walk, and neighbours greet you as you take the children or grandchildren to feed the ducks at the Village Pond.

Unsurprisingly, all these activities contribute to wellness too. The feeling of coming home after being outdoors and breathing in fresh air, all play a role in helping us relax and feel calmer. The benefit of a good walk for better sleep that night has been well handed down the generations. Indeed, there is now an abundance of research worldwide on how getting out and about in green space promotes health and happiness. Share the pleasure as a family, letting children run off their energy, or wander on your own playing fetch with the dog. It's a feeling of freedom that comes from being outside four walls.



Riverside Cut

The natural watercourse is an important part of the landscape. Here, its habitats are enhanced with reedbeds, and you'll glimpse water from paths & boardwalks and the crossing point, The Splash.



The Woodland Walk

Awaken your senses amongst the colours, sights and sounds of the seasons, from birds in the summer trees to autumn's colours and scampering squirrels to crackling winter leaves. The perfect place to take a walk, clear your mind and explore with family and friends.



Village Green

The traditional village green has been the heart and hub for events and celebrations in communities for centuries and its appeal is as strong as ever; the perfect setting for residents to come together on long summer days and evenings.



Weir Valley

Carefully located throughout the development are a number of sites to allow wildlife to be a part of the community. One of these is the Weir Valley that runs through the heart of Woodhurst Park.



Hill Fields

A well-designed Local Equipped Area of Play (LEAP) that children love for its grassy hillocks to roll and slide down, and for its dens, tunnels and bridges. Designed for fun and active play that fires the imagination, and nurture a love for the outdoors.

MAKING WFH WORK FOR YOU

Whether home-based entirely, dividing time on a hybrid or an ad hoc basis, working from home has brought a whole new dimension to the working week.

Putting some work into your WFH environment means you can be more productive and comfortable. Choosing the right space for your work tasks is the important decision, so if you have frequent calls and video meetings, having a dedicated workspace makes sense to avoid noise from the rest of the house - being able to take and make calls without fear of interruption. Your WFH life needs to function during school holiday times too, while delineating your workspace also means you can put a distance between home and work at the end of the day.

At Woodhurst Park you'll find homes of all sizes, where an extra bedroom can make an ideal home office. Check out home layouts too where space on a landing can make a convenient location for your workstation.



Are you sitting comfortably?

If you're spending long periods of time sitting, choose a chair designed to maintain good back and lumbar support and the option of a headrest.

Do lunch

Taking time out for lunch is important; eat it in a different room from where you've been working in order to feel the benefit.



Bonus time

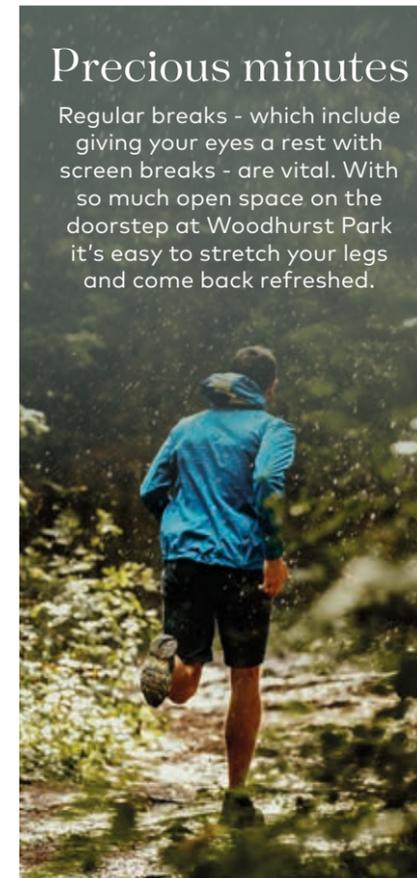
Use the time you used to spend commuting doing something that boosts your health and mood, whether a yoga workout or a jog outdoors.

“ Even just 5 to 10 minutes of short breaks each hour can really help your productivity. ”

NHS tip on working from home.

Precious minutes

Regular breaks - which include giving your eyes a rest with screen breaks - are vital. With so much open space on the doorstep at Woodhurst Park it's easy to stretch your legs and come back refreshed.

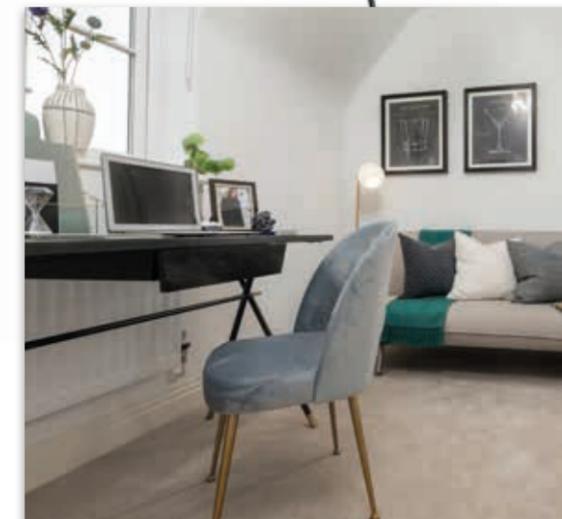


Switch it up

The type of lighting that works well for creating a mellow atmosphere at home doesn't work for extensive reading and keyboard work. Make sure you choose a desk or work lamp that directs quality light (consider using a Daylight bulb), and helps avoid eyestrain.

Tune out

Not expecting important calls? Temporarily pausing notifications or setting your phone to Do Not Disturb for a while will give you time to really concentrate on a task or deadline.



EVERYBODY *welcome*

Is there anything better you can say about where you live than, 'I feel like I belong here'? A community grows organically and naturally, but nurturing it at its early stages lays the foundation for growing that sense of belonging that many studies show, has such a big impact on our happiness.



That's why Berkeley worked closely with people with ties to the local area to help form the Woodhurst Park Community Plan. Indoor or outdoor community spaces such as the Village Green are a start but it's people who bring these areas to life - turning them into places where people meet and make connections, whether at social events, as part of a club, or informally making the first steps that start new friendships. Today the Woodhurst Park

community manages the Plan, organizing a year-round calendar of social events. The regular newsletter keeps everyone in the loop about the many clubs, from parent and toddler to gardening; a shared interest, hobby, or life-stage is the perfect start for making new friends. And

with such unique outdoor space, this is a community that also celebrates being outdoors, so you'll find events involving the Wildlife Trust where children love to go on intrepid 'bug hunts' and everyone can mix, meet and enjoy the landscape.



where people meet and make connections

It's a Keeper

ONCE THEY EXPERIENCE THE WOODHURST PARK LIFESTYLE, PEOPLE LOVE TO STAY...

With a range of two to five-bedroom homes, at Woodhurst Park you'll not only find the right home for now, but it's also easy to move within the development as your needs change. Meet some of the residents, from those arriving for the first time to others moving within Woodhurst after discovering how good life can be in one of Berkshire's most sought-after new communities.



“It's lovely having my family right on my doorstep within the same community.”

It's a family affair

Christine Healy had grown to love her Woodhurst Park life, but was ready to downsize. Like many people thinking of making the important downsizing decision she thought it through carefully but knew that she wanted to stay in the Woodhurst Park community she'd watched grow and where she, and dog Daisy, had settled in comfortably.

“I had particularly grown to love the layout of the development,” says Christine. “The differing styles of houses complement the diverse landscape perfectly and that makes it anything but boring to live here.”

And while she describes her former three-storey, four-bedroom house as “lovely and spacious”, she no longer had the need for so much space. However, her daughter Sian and her husband Mike were at exactly that stage of life when they were looking for the scale of space it offered. They purchased Christine's former four-bedroom Woodhurst Park home, while Christine relocated to a three-bedroom home just a short walk down the road.

Woodhurst Park has become a real family affair for Christine. “Both my daughters are living here too now. Not only does my new house fit me perfectly, living near to each other provides plenty of opportunities for us to all stay connected, and I can be involved in the life of my grandson. It's lovely having my family right on my doorstep within the same community.”

A place to grow

“It's good for the soul, looking out over the parkland every morning.”

Lisa Jarvis, an administration manager, and partner Tom King, a secondary school teacher, purchased their first home five years ago on an earlier phase of Woodhurst Park and have just moved from their three-bedroom semi-detached home to a five-bedroom detached.

It was a big step, but Lisa and Tom knew leaving Woodhurst Park just wasn't an option. “We had browsed other developments further afield, but the community we've found here just doesn't exist anywhere else - it's almost like a village, you know everyone,” says Lisa. “At the end of our road is a community garden, which I absolutely love. We all look after it, and I'll often pop out to pick herbs when I'm cooking dinner. Little touches like that make a place feel like home.”

Woodhurst Park's dedicated play areas make it special for Marcus too. “It's good for the soul, looking out over the parkland every morning, and it has been a joy to watch the kids all playing out together. It's a safe, nurturing environment - every family's dream. Our new home gives us peace of mind for the future too, coming pre-equipped with thermostat controls in each of the rooms to minimise unnecessary energy consumption,” adds Lisa. “We plan to stay here for a very long time.”



“The property has underfloor heating and it is a lot more energy efficient than some of the older buildings.”

The flexibility of apartment living

After a change in family circumstances, Matt Davies found himself searching for a new home. “I was returning to the position of a first-time buyer, and knew an apartment was my best bet at getting back on the property ladder, so it soon became the focus of my search,” explains Matt.

Matt, a Delivery Lead IT Manager, purchased a two-bedroom apartment at Woodhurst Park, a home that would meet his and his 9-year-old daughter's needs, following a period of renting. “Since I now mainly work from home, I need space to work, and with a busy life, a home that's low-maintenance,” says Matt. “I found that the apartments were finished to an extremely high standard, and with the two-bedroom, two-bathroom layout as well as open-plan living and kitchen area it feels like there's room to spare.

“The property also has underfloor heating and it is a lot more energy efficient than some of the older buildings I've lived in. Plus, there is also the extra security with its shared entrance.” Matt loves the fact he can retain access to outdoor space as well as enjoy views over green space from his private balcony. “As a keen runner and cyclist, it was important to find somewhere offering quality space for outdoor activities, and with such large open areas and trails Woodhurst Park is the perfect choice for me”.

The glory of gardening

Whether it's enjoying your own outside space or growing your own fresh food at the community allotments and herb garden, Woodhurst Park will encourage those green fingers!

As a nation it seems we love our gardens, and whatever the style or size of your outdoor space it can bring great enjoyment and be something you're immensely proud of. The key is designing your garden in a way that fits your time and commitments.

Don't forget the other creatures who'll enjoy your garden as much as you. Allocate a small area for wildflowers – sprinkle a packet of ready-mixed seeds or plant from pots. Even an area a metre square will be a magnet for butterflies and bees. Adding water is one of the biggest ways of attracting and helping birds and wildlife too.

“The love of gardening is a seed once sown that never dies.”

Gertrude Jekyll

4 GARDEN DESIGN TIPS

Growing up!

Whatever size your garden, the secret of maximising the space is to plant vertically. Covering walls and fences - and also trellises, arbors and pergolas - in climbing plants or climbing shrubs can bring a different decorative dimension, adding a blanket of greenery and colour.

Just add water

Water has a mesmerising effect in any setting, creating movement, sound and interest to any garden – as well as creating a habitat and drinking provision for wildlife. Whether it's a pond or a fountain, from a design point of view make sure the water feature is in proportion to the size of your garden and for safety, install it where it's visible from the house.



A secret garden

Concealing parts of the garden can create real interest and intrigue! You can divide or screen it off into different sections, each with its own theme and/or type of planting. These divisions can be achieved by hard landscaping, sleepers or by tall planting or clipped hedges.

Trees add drama

Trees add a real focal point to any garden, shade in the summer and impact through their rich autumnal colours. Of course, trees also help wildlife, providing habitation and berries for an amazing variety of creatures including birds, bats, insects and squirrels.



The Community Allotments*

Fresh, healthy food at your fingertips

Fresh vegetables picked and cooked within the hour, sprinkled with fresh herbs at their aromatic best; Woodhurst Park features community allotments and a herb garden that serve up a wealth of benefits on a plate. What's more, maintaining these amenities is great for connecting to your community.

Sow, grow and enjoy all the benefits of fresh seasonal produce

- Being down at the allotments is good exercise, whether it is clearing, weeding, digging, bending or tending, watering and picking.
- Grow pesticide-free herbs and vegetables so that you know exactly what you're eating – and save paying a premium for organic produce in the supermarket.
- Allotments are a great opportunity to get the next generation involved. Children and grandchildren love being down on the allotment, from tasting what's growing to feeling valued helping out. Get them to plant their own produce and enjoy the results too.

* Allotments are available on application via Warfield Parish Council





Happy Days

A nurturing and caring education in the heart of the community.

With its state-of-the-art indoor and outdoor learning facilities, the Warfield Church of England Primary School* at Woodhurst Park is the school's second site, having been educating the children of Warfield and creating happy memories for more than 200 years.

Drawing on its strong educational foundations, the school is open to youngsters from all religious denominations, welcoming young people on the first steps on their education journey. Up to 420 children from nursery age through to 11 years* can enjoy a well-resourced, simulating environment and high-quality teaching, where the shared values include Kindness, Achievement, Curiosity, Faith, Teamwork, and Respect. And being close to home, pupils can get to class on foot, a bike, or just scoot along, enjoying the health benefits of stretching their legs along imaginatively planned, traffic-free pathways.



A good start to the day

The school hosts a Breakfast Club for children from Reception to Year 6 with the WASPS, and in2sport running a Wake-Up Breakfast Club Monday to Fridays from 7.45 as well as an after-school club which working parents will appreciate.

Strong performer

Warfield doesn't just have a long history it also has a consistent level of performance and has an Ofsted rating of Good.

Join the club(s)

The school offers breakfast, after-school and holiday clubs offering a wide range of activities under the supervision of qualified and experienced staff.

Hurray for Holidays

Children from Reception to Year 6 can participate in school-holiday time fun in a friendly, stimulating environment, under the care and supervision of qualified, experienced staff. It can be booked for the whole day, morning or afternoon sessions, and proves very popular.

*Please note, places are not automatic for Woodhurst Park residents. They are made subject to the admission policy of the Local Education Authority and the school.

In addition to Warfield C of E Primary at Woodhurst Park there are several high performing schools as well as nurseries and independent sector schools in convenient travelling distance.

Nurseries and Pre-school

Little Acorns – Bracknell
Bright Horizons Day Nursery and Pre-school - Bracknell
Garth under 5s Nursery – Bracknell
Bramley Wood Day Nursery - Bracknell

Primary Education

Sandy Lane Primary - Bracknell
Whitegrove Primary – Warfield

Secondary Education

The Ranelagh School – Bracknell
Garth Hill College – Bracknell
Charters School – Sunningdale

Independent sector

LVS - Ascot
Meadowbrook Montessori - Warfield
Papplewick School – Ascot
Newbold School – Binfield
Lambrook School - near Ascot
Wellington College – Crowthorne

Further Education

Bracknell and Wokingham College - Bracknell

Higher Education

Royal Holloway, University of London - Egham
University of Reading - Reading

The Berkeley Difference

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

For 40 years we have stayed true to the values that define us, where achieving distinction and a desire to excel at placemaking drives us to do even better. From the interior of your new home to the landscaping of the public open space, we believe in delivering the homes and creating the communities, as well as enhancing existing ones, that people love to live in, and which make a difference to their quality of life.

At its heart, it means having integrity, showing respect for people, especially, every customer. That commitment is at the core of our Charter so, when you buy a new home from Berkeley you can be safe in the knowledge that

it is built to high standards of design, build quality, specification, and craftsmanship, with a low environmental impact, and that you will receive a professional, customer-focused, and helpful service from us.

Today we bring an in-depth experience, a passion for innovation, and an industry-wide reputation. From landscaping to building design, sustainability to customer service, interior design to regeneration projects, we have won a wealth of awards and accolades, year after year. We are proud of the recognition our homes and developments continue to receive - a testament to the Berkeley Difference.

“Wherever you live, people want the same thing. A home where they feel safe. Their own front door. A gentle view of the park or the trees. A community with character, friends and a sense of belonging.”

Tony Pidgley, Founder of the Berkeley Group



Quality in both design and specification

Generously proportioned and always with an eye to bringing the outdoors in,
there is living space, then there is space for living.



Space to create

A Berkeley kitchen is the perfect space to spend - and share - quality time.



Look for the Berkeley Difference

A Berkeley kitchen features an individually designed layout that feels as good to be in as it does to cook in. Plenty of wall cabinets provide easily organised storage from food items to baking trays, and some of the larger homes feature a kitchen island to gather around.

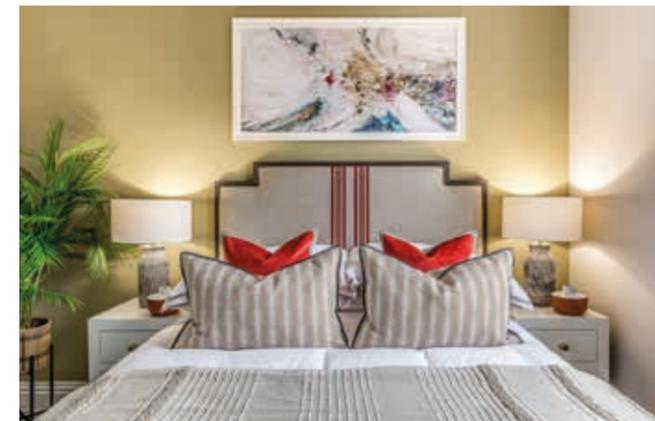
Our kitchens also come with integrated appliances including dishwasher, fridge-freezer - as well as multi-function oven, hob and extractor hood, and an integrated microwave. As you would expect, Berkeley choose only premium brands such as Bosch, with a reputation for the highest level of technological innovation, producing not only some of the most high-performing and dependable appliances in the world today but also some of the most eco-efficient. We look at every detail too, from dishwashers renowned for being incredibly quiet to ensuring the feature and the recessed LED lighting are perfectly placed, which is why a Berkeley kitchen is a very special place.





Sip back and relax

Taking time to step away for some calm, quiet moments is not an indulgence but an essential counterbalance to modern living.

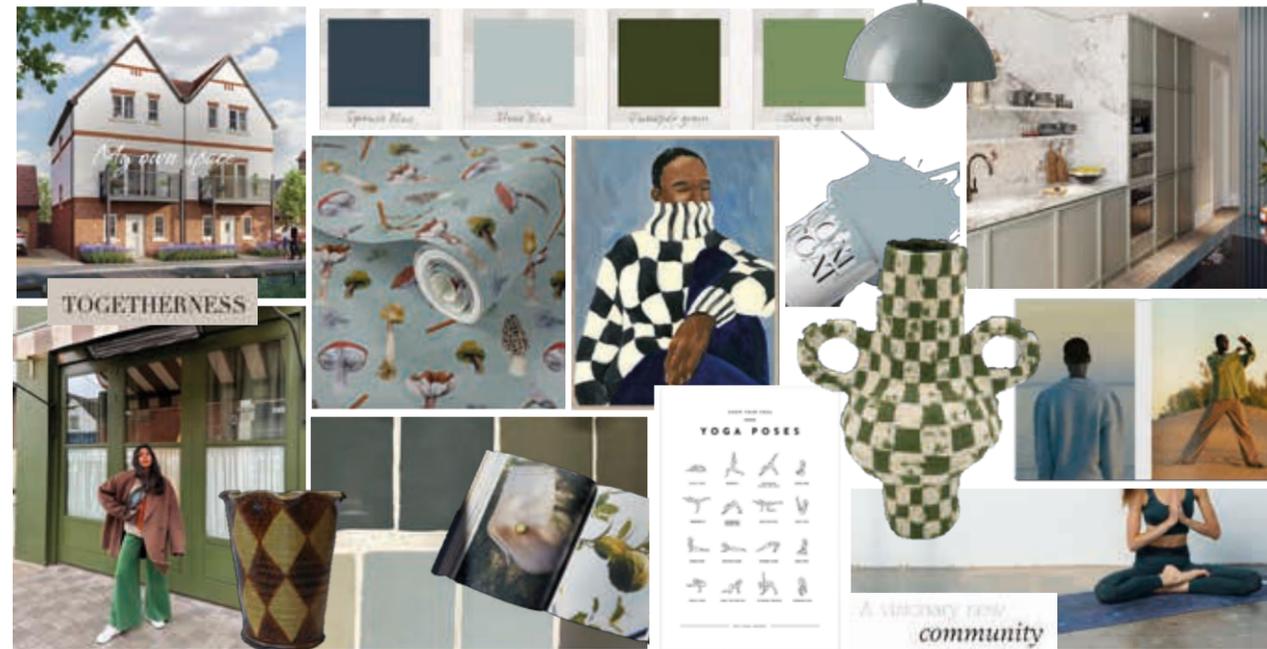


Look for the Berkeley Difference

Relax in bedrooms that come fully carpeted and benefit from fitted wardrobes to bedroom 1. Bathrooms and en suite shower rooms feature leading brands like Duravit and Vado, as well as mirrored cabinets or vanity units with mirror above, that are a Berkeley hallmark. Add chrome heated towel rails to recessed LED downlights for soft lighting, and luxury soft-to-the-foot vinyl flooring - and a Berkeley bathroom is the perfect place to unwind after a busy day.



INSPIRATION



INTERIORS
INSPIRED
BY
nature

LEADING INTERIOR DESIGNERS ZETTER BLUNT WERE APPOINTED BY BERKELEY TO DESIGN A BRAND NEW SHOWHOME AT WOODHURST PARK. FOUNDERS HANNAH BLUNT AND GRACE ZETTER REVEAL HOW WOODHURST PARK INSPIRED THE COLOUR PALETTE, TEXTURES AND FINISHING TOUCHES.

ZETTER BLUNT DESIGN

Tell us about the actual showhome which became your 'blank canvas'

It's a Starling 4-bedroom semi-detached townhouse. A great family home that really ticks the box of 'flexible living' that most house hunters are seeking these days. More people are moving away from the traditional 'downstairs is for living, upstairs is for sleeping' convention and instead, are looking for a layout that's adaptable and more suited to modern living.

As it's set across three floors with a spacious kitchen/family area to the ground floor, the first and second floor living spaces can be easily adapted to meet a buyer's changing needs. This could be an additional snug living area, an office, a home gym, a nursery or playroom, a games room, or even a home cinema. The opportunities here are endless!

What was the starting point for your design?

We wanted to create a family home whose design reflects the natural surroundings at Woodhurst Park. The forest hues that make the palette colour were inspired by and celebrate the greener lifestyle available at the development. This extends to a range of natural textures 'foraged' from the country park next to the development. This includes driftwood, mushroom wallpaper and statement artwork.

What features did you include to help enhance or define the living spaces?

The home's open plan family/living area includes finishing touches such as fluted panelling behind the walnut wood dining table, bespoke shelving and a tall palm tree lamp in the family space, all of which help to divide the dining and living spaces to create informal but distinct areas helping you feel right at home. The large kitchen includes a family breakfast bar, ideal for casual dining and family time, with the dining table and matching bench offering a more formal dining setting. Motivated by the trend of wellness that's enhanced by living in natural surroundings, we also wanted to show the importance of wellbeing through the flexibility of the study, acting as both a home office and a yoga room.

How essential is it to make the showhome's design accessible to the actual house buyer?

It's incredibly important. While we want buyers to take a degree of inspiration from the showhome, there are some who'd like to recreate large parts of the design in their own home - so we have to make sure that things like the paints, fabrics and even furniture & accessories are all accessibly priced and easily available. When it came to the decoration, we chose shades of blue and green from the sustainable yet affordable Coat paint company which can be bought from many high-street shops. (see www.coatpaints.com). Some of our favourite pieces in the show home include the Cassamance fabrics, and all the soft materials are from our own range, now available at www.adelfiliving.com

KITCHEN



ZETTER BLUNT DESIGN

LIVING AREA



ZETTER BLUNT DESIGN

MASTER BEDROOM SUITE



ZETTER BLUNT DESIGN



THE BRACKNELL BUZZ

Bracknell already enjoys a strategic advantage with its location within the Thames Valley, and has attracted global names including Dell, Fujitsu, Waitrose and Honda - and many more. The M4 corridor plays a major role in the digital economy too, where from cloud computing to software development, the area's tech hub is worth over £10 billion, second only to the capital. For commuters, excellent transport links mean convenient access to the capital and major employment centres in the region across a breadth of sectors from finance to engineering and technology.

A £770 million investment across the Bracknell Forest area has already seen the town centre transform into one for the 21st Century, with the 60,000 square metres of the £240 million award-winning Lexicon at its heart. A destination for shopping, dining and entertainment with a 12-screen Cineworld as well as a Hollywood Bowl, unsurprisingly, since the arrival of the Lexicon, Bracknell has risen meteorically in best shopping destination lists - and it's all just 1.4 miles from Woodhurst Park.



Investing in quality of life

From £112 million for education projects and £250 million for healthcare, plus millions more on leisure centres, the public realm, and roads and transport, the regeneration of Bracknell Forest is happening on a broad front, making it a better place to be, now and in the future.



Nothing succeeds like success

Bracknell Forest Council with the Bracknell Regeneration Partnership and other partners are spearheading one of the largest urban regeneration projects in the last 25 years, and that success is driving further investment into the centre.



Regeneration recognition

The regeneration of Bracknell town centre has been recognised in several prestigious awards from a Gold 'Best of the Best' retail reconstruction category of the Revo awards to a Thames Valley Development of the Year award.



Make a splash

DAYS OUT FOR LEISURE



Head to The Lexicon for dining and entertainment all in one place, inside and al fresco, with an impressive choice from a Greek restaurant serving up an authentic contemporary Aegean experience to pizza places and restaurants with live-action cooking stations to watch chefs cook your meal and a culinary world-tour. Stay on for the Hollywood Bowl or for a film - the Cineworld now shows immersive 4DX films. Enjoy as a group with a special family ticket, or without the need for a babysitter, on one of the special Parent and Cinebabies quieter screenings

Bracknell's Look Out Discovery Centre offers more than 90 activities that will stimulate young children, while letting off steam in the adventure play area and working up an appetite for the Woodlarks Café next to a forest, just four miles from home. All ages will love Bracknell's Coral Reef Waterworld, one of the UK's largest interactive water worlds, offering everything from thrill-filled waterslides, rapids, and an erupting volcano - to the serenity of the grown up's Spa.

When it comes to outdoor fun, Go Ape in Swinley Forest is open February to November for treetop adventures that challenge and exhilarate all ages on wobbly bridges and zip wire rides. Explore the forest on a Segway along the special trails and experience the magic of a forest illuminated night on a Sundowner session. Golfers will find relaxed play at one of the many golf hubs around the area from Lavender Park and Billingbear Park Golf Clubs to Birds Hill Golf Centre.



Make a splash

NIGHTS OUT FOR PLEASURE



With welcoming hostelrys and gastropubs that are full of character around the area, you'll find plenty of places that are welcoming to families, and in the evening a great setting for a night out as a couple or with a group, from the Yorkshire Rose in Warfield with its fine-dining with a Mediterranean flavour to the Cricketers, also in Warfield, a country pub with dining rooms, beer garden and outdoor patio for summer dining. A refurbished 19th century public house, if you do visit during the day, perhaps for a traditional Sunday lunch, they welcome your four-legged friends complete with jar of treats in the porch.

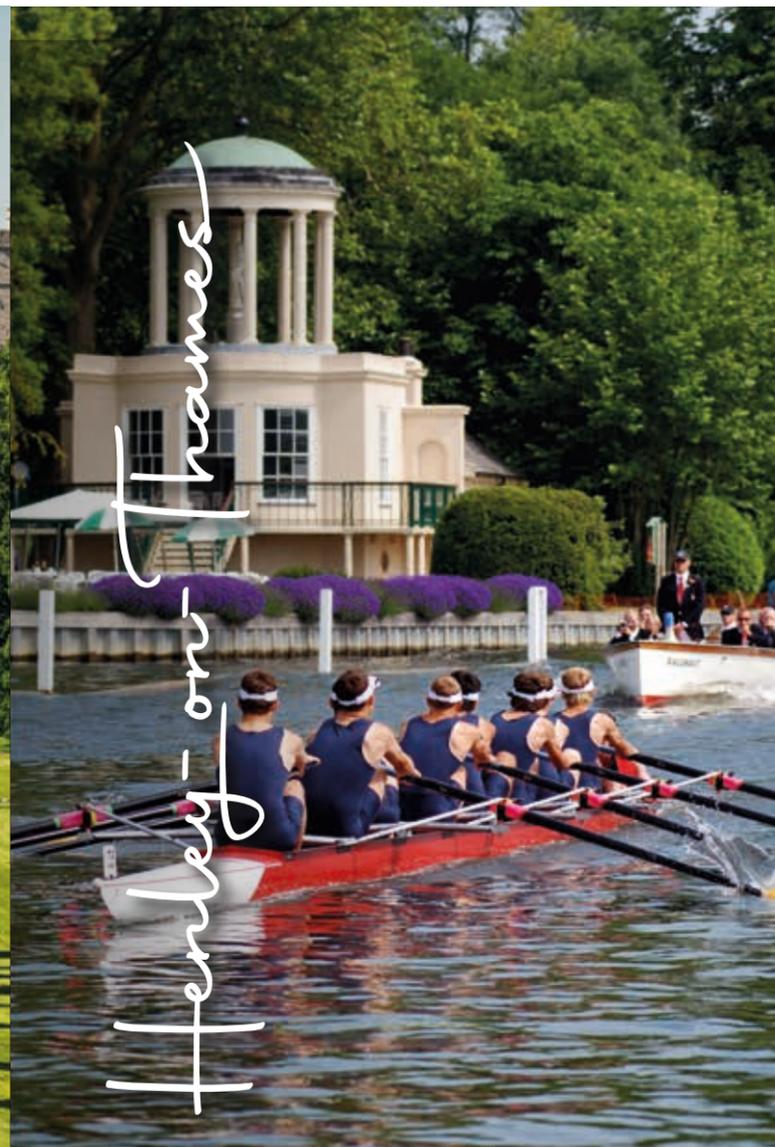
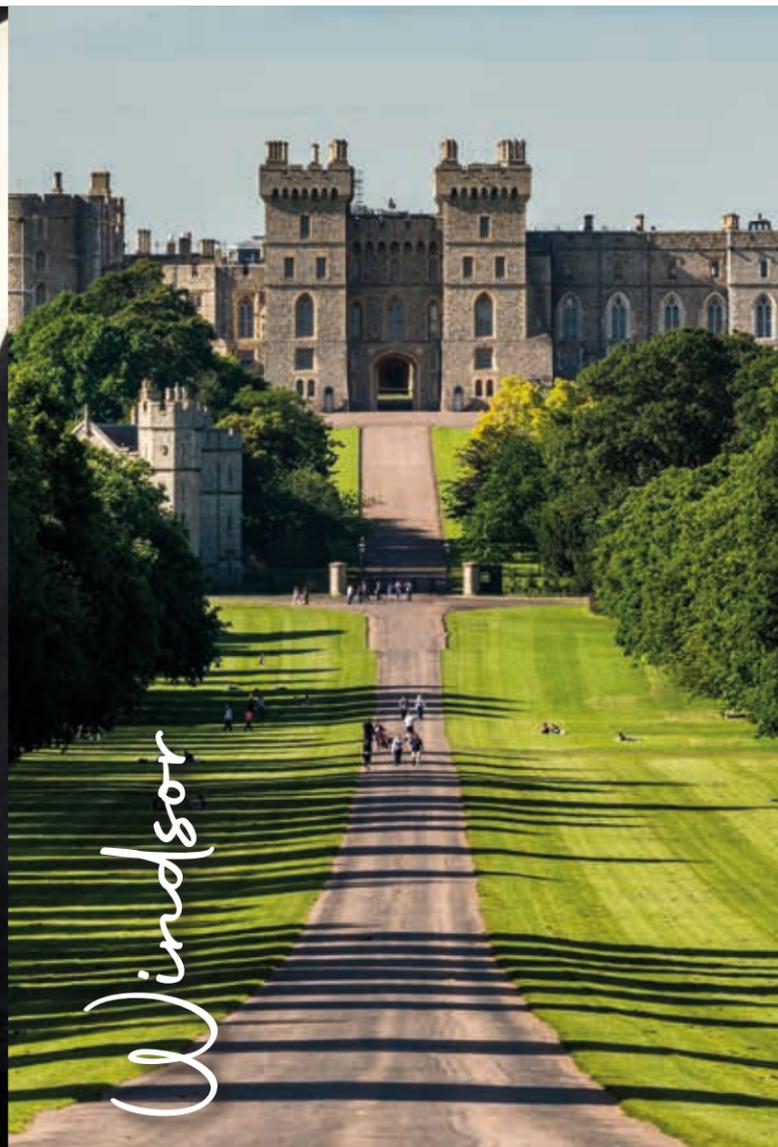
At Woodhurst Park you're also just fifteen minutes' drive from a gastronomic epicentre that draws discerning diners and restaurant critics alike. If there's a special occasion to celebrate, you can push the boat out in the riverside village of Bray. A culinary constellation of Michelin three-star restaurants, you'll find the Fat Duck where Heston Blumenthal dreams up his fantastical flavours and creations and the Waterside Inn where the Roux family have long been creating the cuisine that has given it its stellar reputation.

When it comes entertainment, Bracknell's South Hill Park, set in the grounds of an 18th century mansion house with an arts centre designed like the courtyard theatres used in Shakespeare's time is the place for everything from dance to conservatoire music and comedy. Reading's Hexagon venue features everything from tribute bands to Rhythm and Blues with Jools Holland and international ballet, while just a 40-minute drive away, is Guildford's Yvonne Arnaud Theatre, one of the country's leading regional theatres.



Local Days Out

PLACES THAT ARE WONDERFUL TO VISIT ALL-YEAR-ROUND AS WELL AS HOLDING SPECTACULAR WELL-LOVED EVENTS TO LOOK FORWARD TO.



Ascot attracts over half a million visitors each year to its racing and the highlight of the calendar is Royal Ascot, when the Royals parade by carriage down the course in a tradition dating back to 1825. It is also attractive to visit the rest of the year with its shops and restaurants along the High Street and Sunninghill Road.

5 miles/8.5km away

Shopping along streets where the magnificent castle is a backdrop, in Windsor Yards or the chic Windsor Royal Station, Windsor combines history, heritage and culture every day. Enjoy events like the Royal Windsor Horse Show and the pageants of musical, military and equestrian spectacles with the National Symphony Orchestra and the Household Cavalry.

9 miles/14km away

Nestling in the Chiltern Valley landscape, the riverside town has a relaxing ambience, and is host to the annual Royal Regatta. Take your own boat trip down the Regatta course - boater not essential - and listen to classical, jazz, and pop to the unique black-tie Henley Festival of Music and Arts, jacket definitely required.

12 miles/20km away

Whether it is the cultural hub of the South Bank - minutes from Waterloo with riverside watering holes like the Royal Festival Hall roof-terrace, South Kensington for some of the best museums in the world, elegant shopping on Regent Street and names from Liberty and Hamleys to the Apple Store, as well as Hyde Park's Proms in the Park and Winter Wonderland, London has it all.

35 miles/56km away

Great connections
getting even better



The Elizabeth Line (Crossrail) at Maidenhead and Reading, direct into the capital.

Whether by road or rail, for work or leisure, Woodhurst Park is well-placed. Set between the M4 and the M3 motorways with the M25's Thorpe Park Interchange just 13 miles away, together with £6.5 million of investment in the highway infrastructure around Bracknell, it means fast, direct routes to town and cities across the region, with Guildford just 25 miles away, both Swindon and Oxford under an hour's drive, and Heathrow airport half an hour away.

Bracknell railway station with car park and bicycle storage facilities is 1.5 miles away, with direct services into London Waterloo in 64 minutes, from where it's a short hop through to Bank on the Waterloo & City Line. Frequent services from Bracknell also run to Reading in 21 minutes. Maidenhead station is a 15-minute drive away, and part of the new Elizabeth Line route. When the final timetable is in place in 2023, at peak times an Elizabeth line service will run every ten minutes from here, offering connections to Heathrow Airport Terminals 2 & 3, 4 & 5 via a change at Hayes & Harlington.



Bracknell Station (1.5 miles from Woodhurst Park)	Ascot 7 minutes	Reading 21 minutes	Richmond 45 minutes	Waterloo 64 minutes
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Bracknell 4 mins 1.4 miles 2.3km	Maidenhead 15 mins 8 miles 13km	Reading 26 mins 12 miles 21km	Heathrow T1 30 mins 21.5 miles 34.5km	London Kensington 55 mins 32 miles 52km	Gatwick 61 mins 46.5 miles 75km
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A woman with blonde hair, wearing a dark blazer over a white shirt and a red scarf, is smiling warmly. She has a name tag that says "Berkeley". She is sitting at a desk with a man in a dark suit who is looking at a laptop. The background is a modern office or showroom with large windows.

Making buying your Berkeley home the best experience it can be

98% of customers would recommend Berkeley to their friends

We're extremely proud of the Berkeley homes we build, but just as important is having the right people on our teams, people who share a passion for exemplary customer service, with the in-depth knowledge and time to help find the right property for you and provide support right through to Exchange and Completion - and beyond.

As one of our customers we offer you tailored support and information at every stage of the home buying process, whether that's providing you with regular updates on the progress of construction, inviting you to choose interior options from a selection of carefully curated quality choices, or simply being there to help with any questions you may have. From Exchange, your Customer Relations Representative ensures you always have an expert to talk to, and prior to legal completion we invite you for a full Home Demonstration to ensure you are comfortable about how every aspect of your home operates.

This is complemented by rigorously efficient processes and monitoring measures that work to

ensure your home will be finished to the highest of standards the day you move in. It will also come with a 10 Year Premier building warranty for extra peace of mind in addition to Berkeley's 2-year policy where dedicated Customer Service teams are on hand to deal with enquiries quickly and effectively.

What's more, we hold a 'world-class' Net Promoter Score (an international measurement of customer experience) of 82.9%, far higher than construction industry average of 45, putting us on a par with the most respected global and national companies for customer service excellence. 98% of our customers would recommend us.

Making a real impact

A new build home can save you on average £2,000* on household bills per year. Berkeley homes are designed with sustainability in mind, which means better insulation and super-efficient heating systems. That's great news for your wallet and for the planet – you'll be saving on your energy bills and reducing your carbon footprint.

The 'Future Homes Standard 2025', means the energy efficiency of new homes will become even greater in the years ahead. As we become increasingly eco-conscious, new build properties will be ever more important to protecting not only our values but the planet.

*Source: Home Builders Federation 2022 Report 'Watt a Save'

REDUCE, CONSERVE, SAVE. ENERGY SAVING TIPS TO TRY.



The World Health Authority claims that 18 degrees is optimum for healthy adults. Turning down the temperature by one degree can save over £100 a year for a typical home.



Switch off unused appliances and devices – and don't leave them on 'standby'. Smart speakers for example use up energy known as 'Phantom Load' – where energy is invisibly drained and costs the average UK household £140 a year.



A low-tech but effective way to heat your home using less energy is closing the curtains before it gets dark – it can mean a 15% reduction in heat loss.



Reduce your washing machine use by just one run per week for a year.



Run your dishwasher only when it is full to reduce both water and energy use.



Use eco mode on your dishwasher and washing machine which often use even less water than on a short cycle. Up to 90% of the energy a washing machine uses can be heating the water.



Convenient though it is, avoid using the tumble dryer where possible. Try drying your clothes on an airer – but leave a window open – and check out the heated airers on the market.



Cutting just a minute off your shower time could save £207 a year in energy bills, and a further £105 a year in water bills – £312 a year for an average four-person household.



Keep your shower time to just 4 minutes (set the timer on your phone) and you could save a typical household £95 a year on their energy bills.



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