WOODHURST PARK

WARFIELD | BERKSHIRE

Woodland Ride

A collection of 3, 4 and 5 bedroom homes
in the mature country park setting of Woodhurst Park

Berkeley
Designed for life

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Welcome to
Woodland Ride
at
WOODHURST
PARK
WARFIELD | BERKSHIRE
Berkeley
Designed for life

Where place makin becomes place

At Woodhurst Park, as at all our 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.

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.

5. The Nature Trail

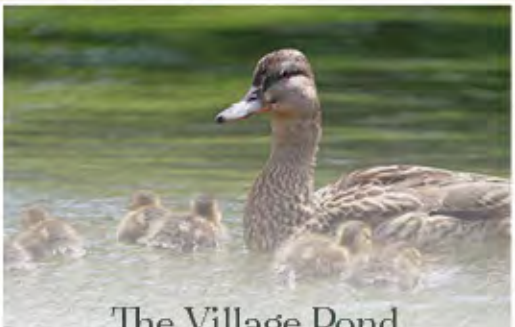
The Nature Trail is the second LEAP at Woodhurst Park, situated close to The Orchard Walk, providing more adventurous activities and equipment, perfect for mini explorers.

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.

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

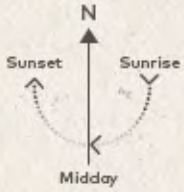
The traditional Village Pond is situated to the south of the development and provides a peaceful setting to relax by the water. Here you can feed the ducks and enjoy the local wildlife, whilst reading a book or enjoying a picnic.

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.

Woodland Ride



3 Bedroom Home | 4 Bedroom Home | 5 Bedroom Home

Woodland Ride phase layout is indicative only and subject to change (and subject to detailed design). 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.

View of the Peacock and Glanville house types from the Village Green.

Feel connected in beautiful surroundings at Woodland Ride.

Nestled between the Country Park and Village Green, the latest collection of 3, 4 & 5 bedroom homes at Woodland Ride are located at the heart of the community.

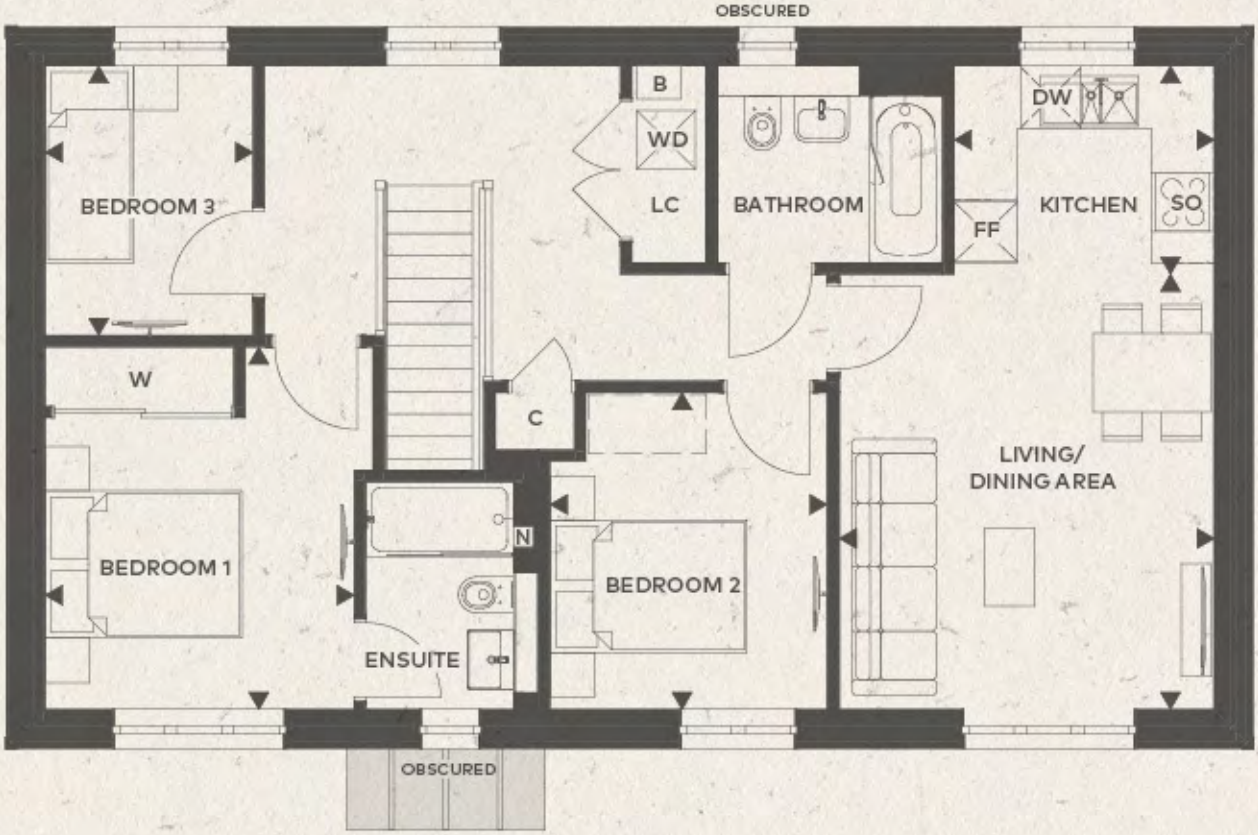
The Corvedale

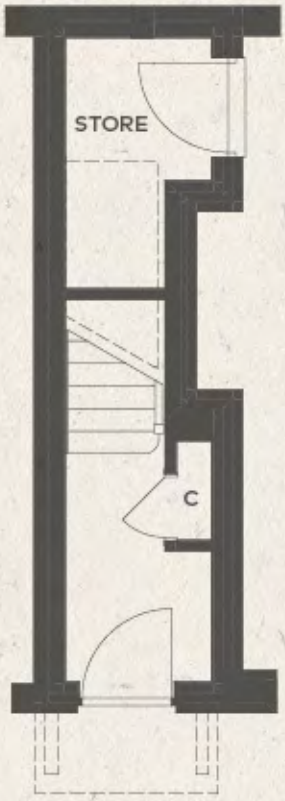
3 Bedroom Home
Plot 553

CGI of Plot 553

◄► 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

Floorplans for The Corvedale at Woodhurst Park 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 (House Type F). Please ask a Sales Consultant for further information.





Kitchen 2.64m x 2.11m	8'8" x 6'11"
Living/Dining Area 4.42m x 3.80m	14'6" x 12'6"
Bedroom 1 3.68m x 3.14m (max)	12'1" x 10'4" (max)
Bedroom 2 3.22m x 2.81m (max)	10'7" x 9'3" (max)
Bedroom 3 2.74m x 2.11m	9'0" x 6'11"

The Peacock

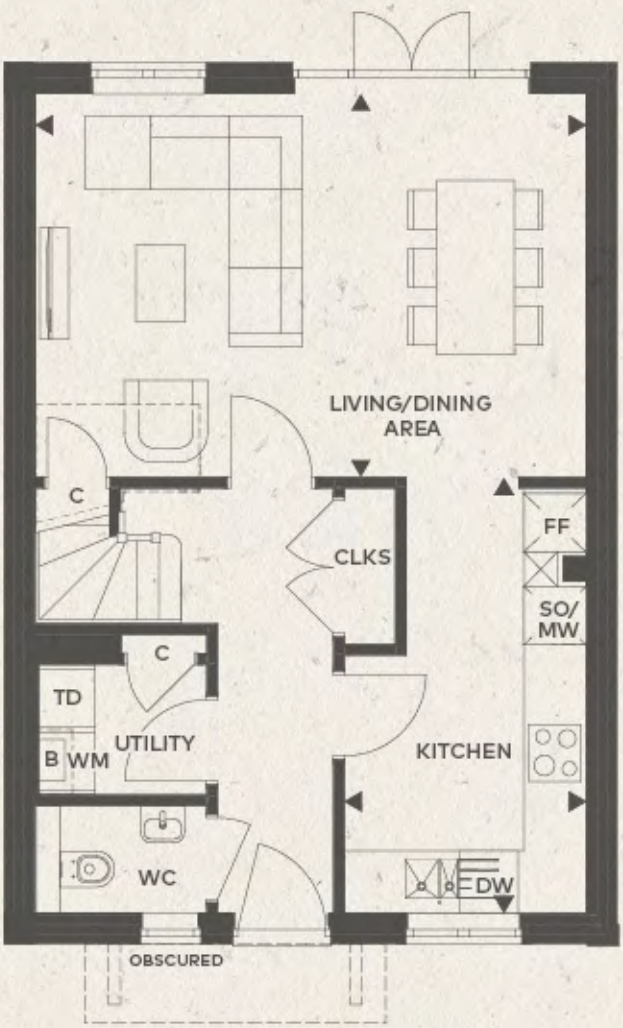
3 Bedroom Home
Plots 549(h), 550, 578 and 579(h)

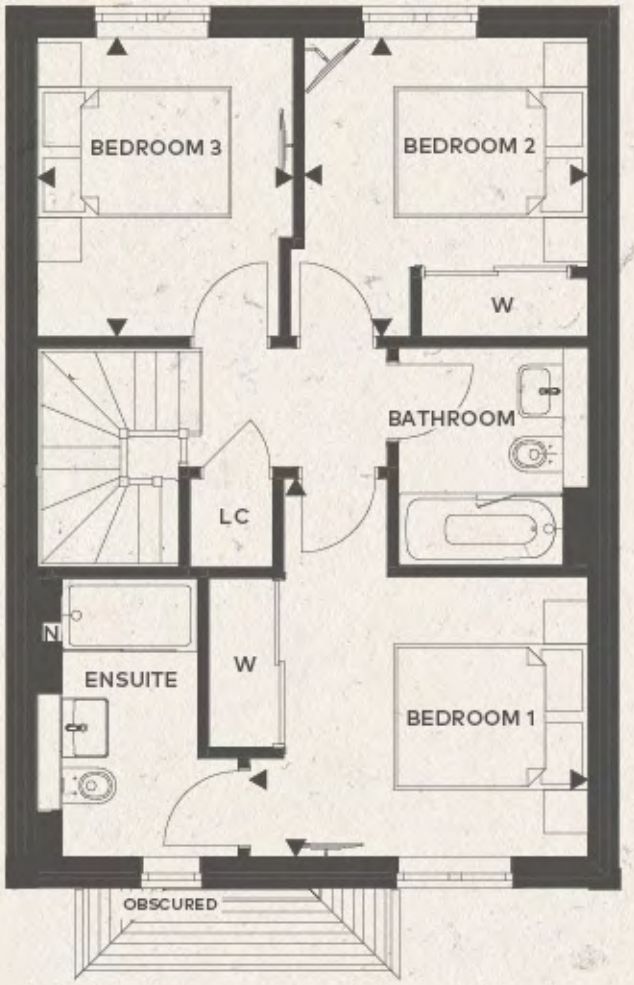
CGI of Plots 550 & 549

◄► 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

(h) Denotes Handed Plot

Floorplans for The Peacock at Woodhurst Park 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 (House Type B10). Please ask a Sales Consultant for further information.





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
3.90m x 3.49m — 12'10" x 11'5"

Bedroom 2
3.08m x 2.92m (max) — 10'1" x 9'7" (max)

Bedroom 3
3.08m x 2.63m — 10'1" x 8'8"

The Holly

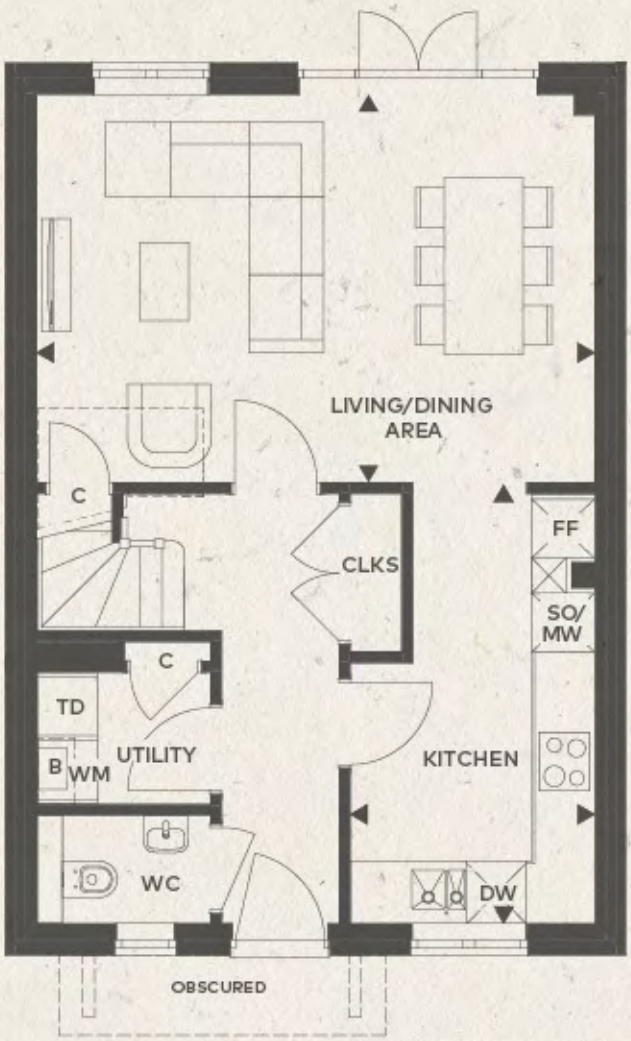
3 Bedroom Home
Plots 563, 564, 565(h), 566 and 567(h)

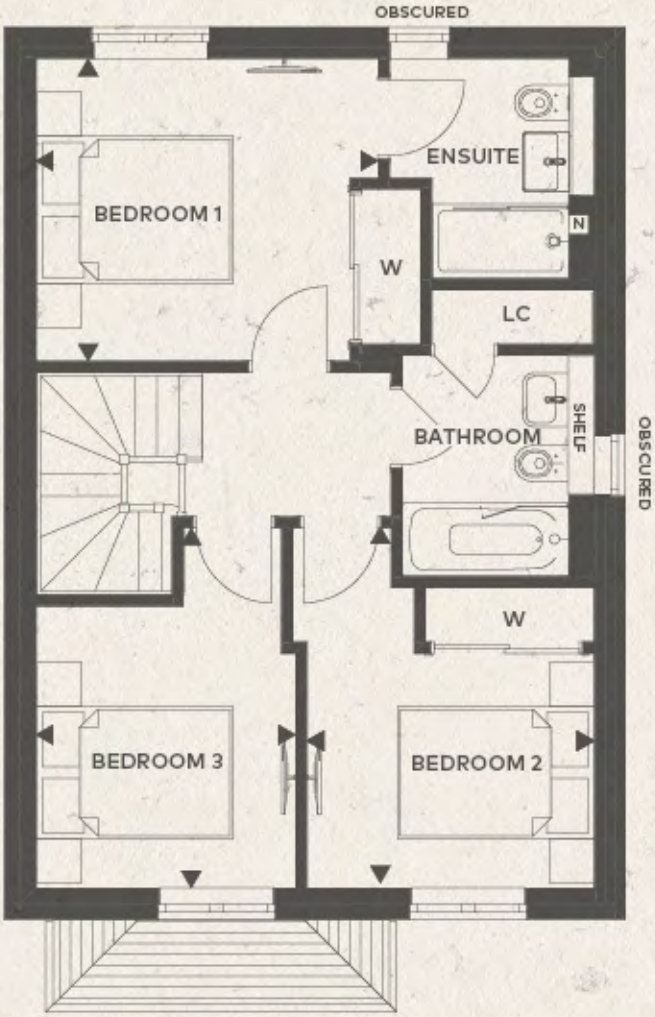
CGI of Plots 565 and 566

◄► 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

(h) Denotes Handed Plot

Floorplans for The Holly at Woodhurst Park 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 (House Type B). Please ask a Sales Consultant for further information.





Ground Floor

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

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

First Floor

Bedroom 1
3.08m x 3.48m — 10'1" x 11'5"

Bedroom 2
3.67m x 2.92m (max) — 12'0" x 9'7" (max)

Bedroom 3
3.67m x 2.64m (max) — 12'0" x 8'8" (max)

The Glanville

3 Bedroom Home
Plots 546(h), 551, 552, 554(h), 556, 557(h), 577(h)

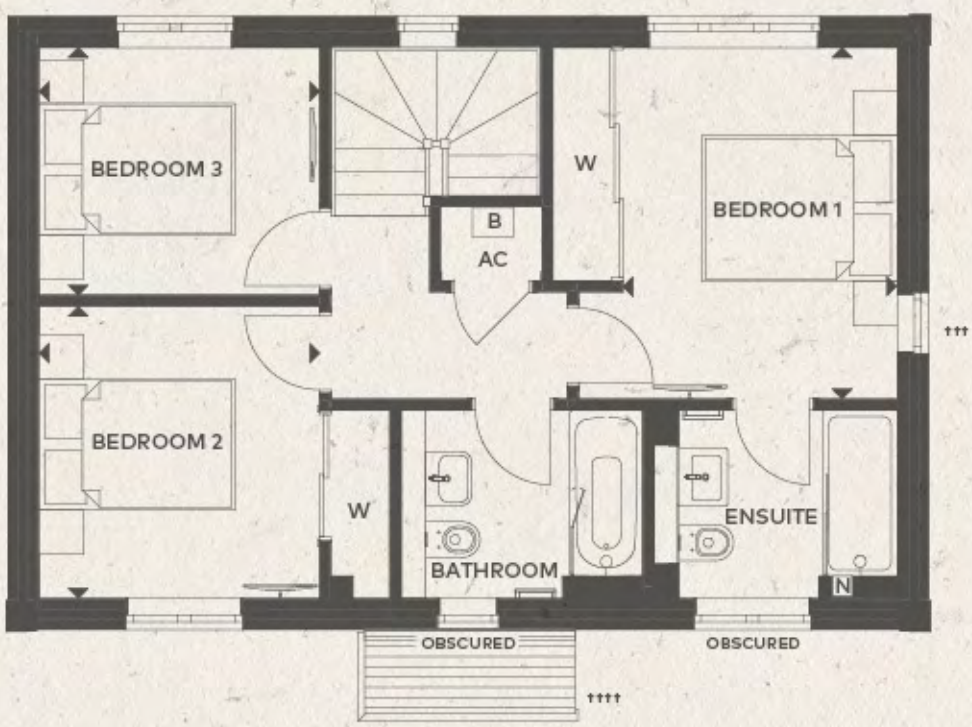
CGI of Plot 551

◄► 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

† Triple window to Plots 552, 556, 557 & 577 †† No window to Plots 546, 551 & 556 ††† No window to Plot 546 ††† Porch varies per Plot

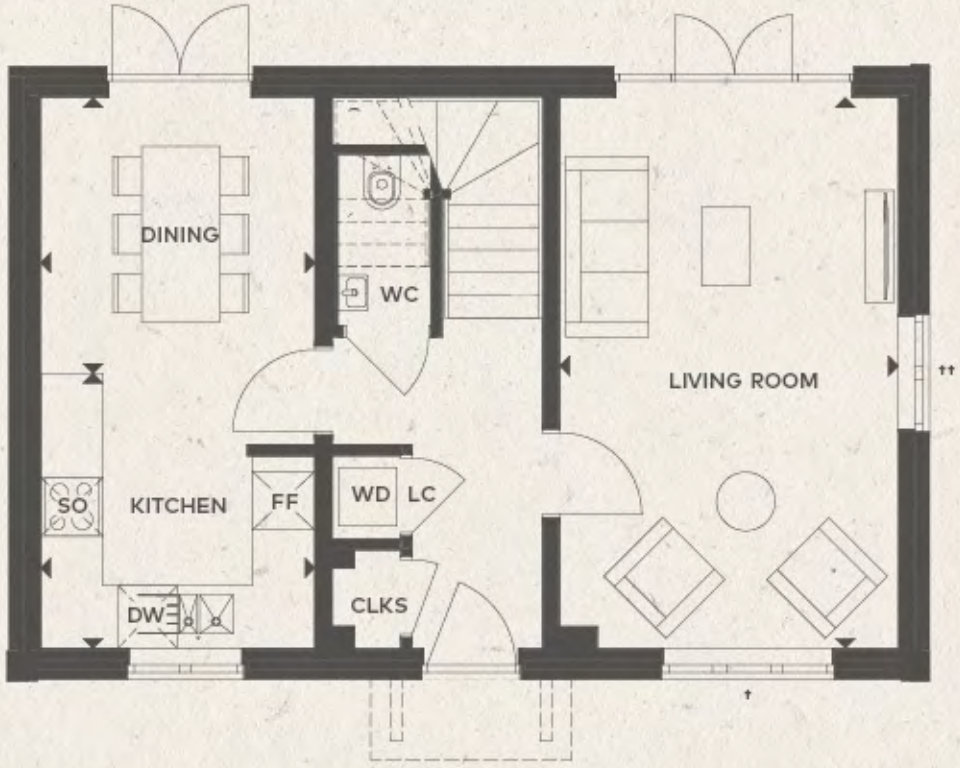
(h) Denotes Handed Plot

Floorplans for The Glanville at Woodhurst Park 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 (House Type G, G6, G10). Please ask a Sales Consultant for further information.



First Floor

Bedroom 1 3.60m x 2.81m	11'10" x 9'3"
Bedroom 2 2.99m x 2.87m	9'10" x 9'5"
Bedroom 3 2.87m x 2.53m	9'5" x 8'4"



Ground Floor

Kitchen 2.81m x 2.81m (max)	9'3" x 9'3" (max)
Dining 2.82m x 2.81m	9'3" x 9'3"
Living Room 5.64m x 3.47m	18'6" x 11'5"

The Maple

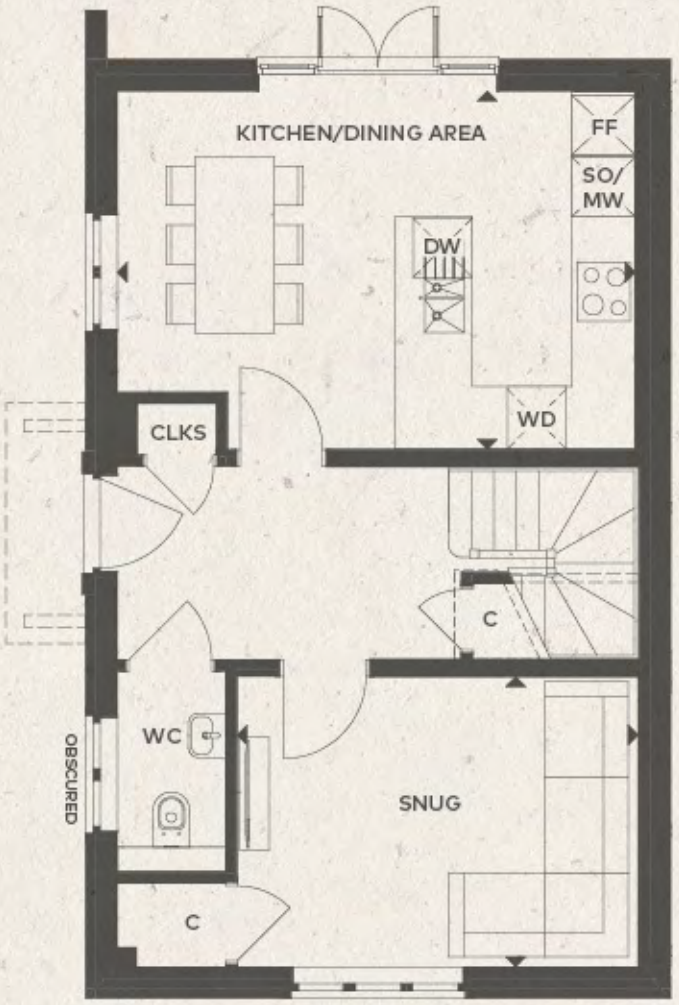
4 Bedroom Home
Plot 555

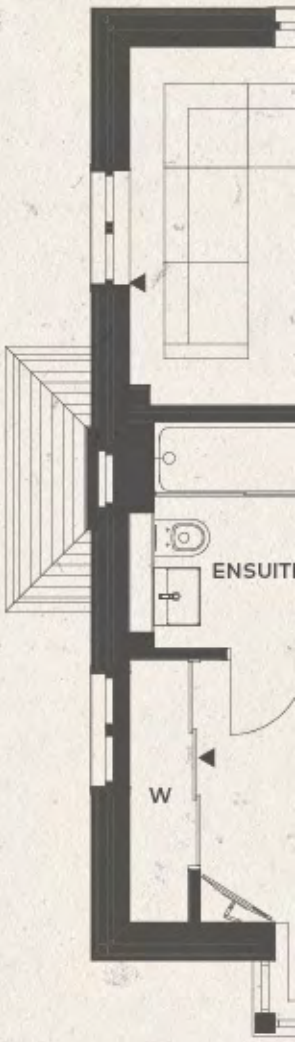
CGI of Plot 555

◄► 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 for The Maple at Woodhurst Park 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 (House Type C4). Please ask a Sales Consultant for further information.





Ground Floor

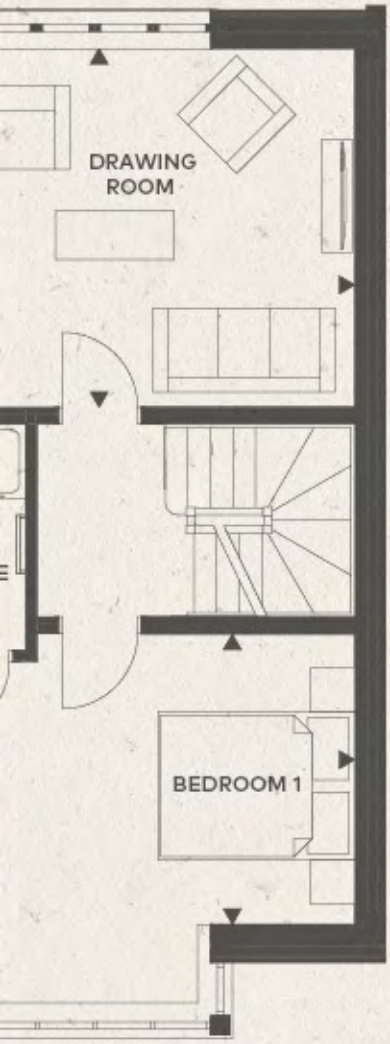
Kitchen/Dining Area
5.30m x 3.64m (max) (max) 17'5" x 11'11" (max) (max)

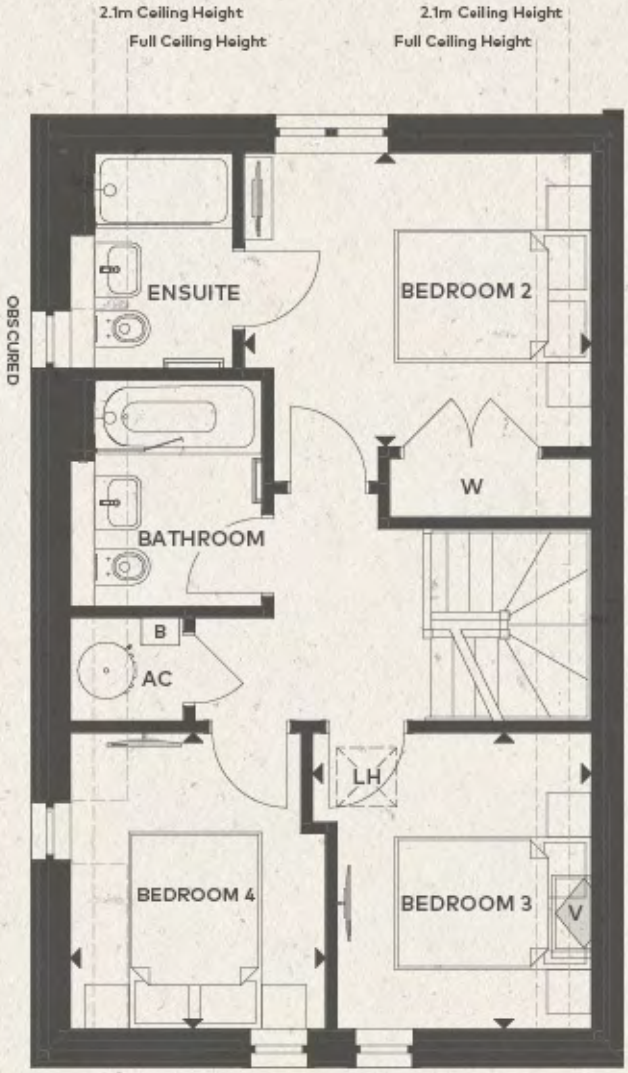
Snug
4.08m x 2.95m 13'5" x 9'8"

First Floor

Drawing Room
5.30m x 3.64m

Bedroom 1
4.58m x 2.95m





17'5" x 11'11"

15'0" x 9'8"

Second Floor

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

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

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

Lift to reveal floorplans

A superb Specification

Show home photography of Woodhurst Park 3 bedroom show homes.

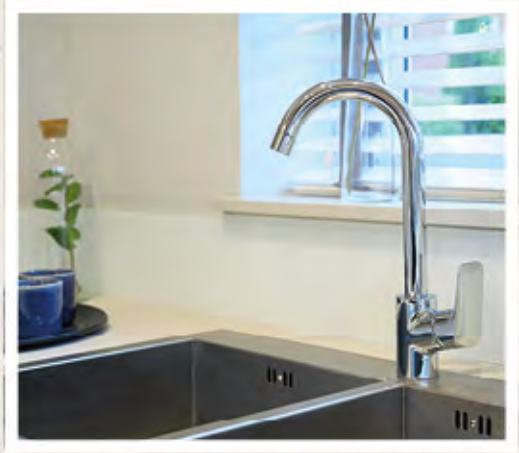
Kitchen

- Individually designed layouts
- Laminate worktops to 3 bedroom homes with glass backsplash and upstand
- Stone worktops to Plot 555 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 Plot 555
- Inset 1.5 bowl stainless steel sink with drainer and chrome mixer tap to houses
- Undermount 1.5 bowl stainless steel sink with drainer grooves in stone and chrome mixer tap to Plot 555
- Inset single bowl sink with drainer and chrome mixer tap to Plot 553
- 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 3 and 4 bedroom homes
- Luxury vinyl flooring to Plot 553

Show home photography of Woodhurst Park show homes.

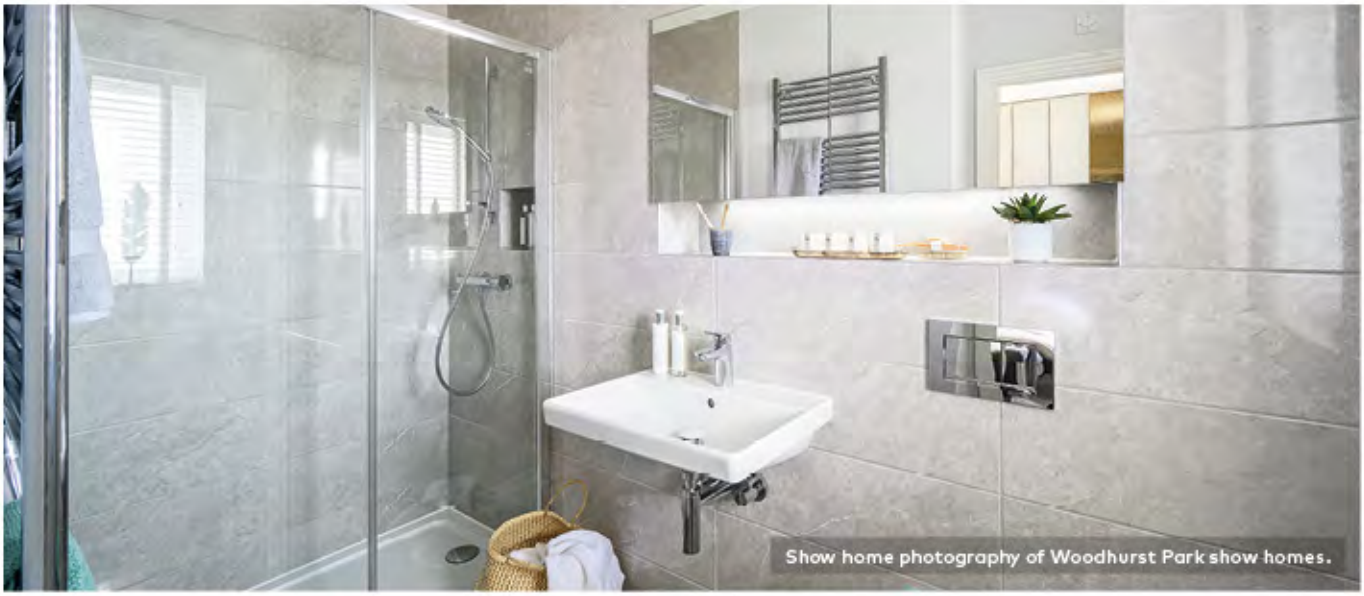
Utility/Laundry Cupboard

- Utility room to Plots 549, 550, 563-567, 578 & 579 will have space and plumbing provided for washing machine and tumble dryer with laminate worktop above
- Laundry cupboards to Plots 546, 551-554, 556, 557 & 577 will have space and plumbing provided for free standing washer/dryer
- Recessed LED downlights
- Porcelain floor tiles to match kitchen to 3 and 4 bedroom homes
- Luxury vinyl flooring to match kitchen to Plot 553



Interior Finishes

- Two panelled satin painted internal doors with polished chrome door furniture
- Feature glazed door to living/dining area to Plots 549, 550, 553, 563-567, 578 & 579 with polished chrome door furniture
- Feature glazed doors to living room and kitchen/dining areas in Plots 546, 551, 552, 554, 556, 557 & 577
- Feature glazed doors to kitchen/dining room and drawing area to Plot 555
- Satin painted skirting and architraves to match internal doors
- Painted staircase, with oak 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 single shelf and hanging rail
- Carpet laid to remainder of the property


Show home photography of Woodhurst Park show homes.

Bedroom 1 Ensuite

- 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

Family Bathroom/Bedroom 2 Ensuite

- 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

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 (SkyQ/terrestrial) point to main reception room
- Television (terrestrial) point to all bedrooms
- Telephone points provided to reception room and bedroom 1
- Data points will be provided adjacent to every television point
- Pendant lighting to feature in living/dining and family areas, hallways, landings, bedrooms, to the snug and drawing room within Plot 555

Heating

- Gas fired central heating with mains pressure hot water and cylinder to Plot 555
- Gas fired central heating and hot water system fitted with combination boiler to remaining homes
- Underfloor heating to ground floor only to 3 and 4 bedroom homes with radiators throughout the remaining floors
- Radiators to the first floor within Plot 553

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 of 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

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.

Show home photography of Woodhurst Park show homes.

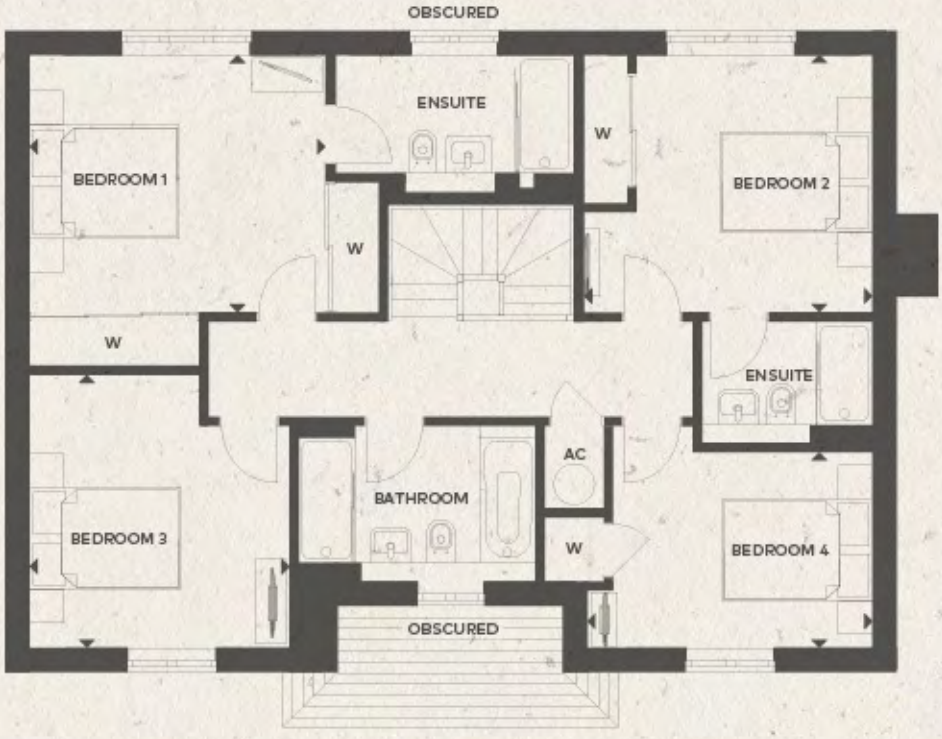
The Brimstone

4 Bedroom Home
Plot 568

CGI of Plot 568

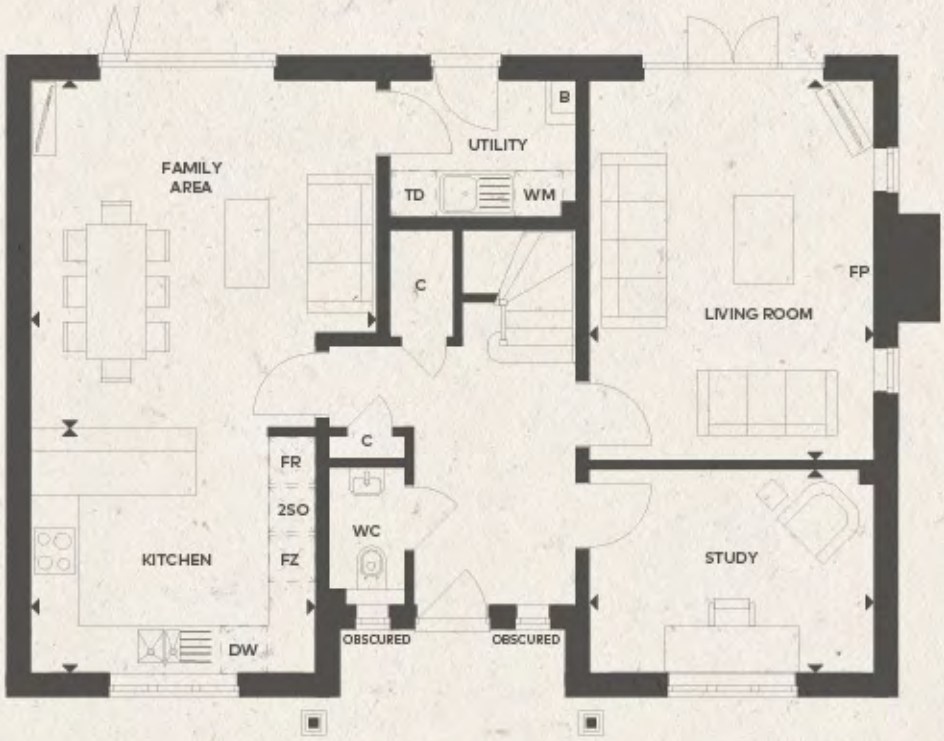
◀▶ Measurement Points ☒ Tall Units ☒ Under Counter Units C Cupboard W Wardrobe
WM Space and plumbing for Washing Machine TD Space for Tumble Dryer N Niche B Boiler DW Dishwasher
SO Single Oven MW Microwave Oven FR Fridge FZ Freezer LC Linen Cupboard AC Airing Cupboard FP Fireplace

Floorplans for The Brimstone at Woodhurst Park 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 (House Type J2). Please ask a Sales Consultant for further information.



First Floor

Bedroom 1 4.00m x 3.47m	13'1" x 11'5"
Bedroom 2 3.90m x 3.47m (max) (max)	12'10" x 11'5" (max) (max)
Bedroom 3 3.69m x 3.51m (max) (max)	12'1" x 11'6" (max) (max)
Bedroom 4 3.45m x 2.64m (max) (max)	11'4" x 8'8" (max) (max)



Ground Floor

Kitchen 3.84m x 3.29m	12'7" x 10'10"
Family Area 4.70m x 4.66m (max) (max)	15'5" x 15'3" (max) (max)
Living Room 5.13m x 3.84	16'10" x 12'7"
Study 3.84m x 2.75m	12'7" x 9'0"

The Gatekeeper

4 Bedroom Home
Plots 558 and 559

◀▶ Measurement Points --- Change in Ceiling Height ☒ 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 FR Fridge
FZ Freezer LC Linen Cupboard AC Airing Cupboard FP Fireplace

† Windows to Plot 559 only

Floorplans for The Gatekeeper at Woodhurst Park 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 (House Type P). Please ask a Sales Consultant for further information.

First Floor

Bedroom 1 4.55m x 3.72m	14'11" x 12'2"
Bedroom 2 3.74m x 3.13m	12'3" x 10'3"
Bedroom 3 3.84m x 2.90m	12'7" x 9'6"
Bedroom 4 3.84m x 2.80m	12'7" x 9'2"

Ground Floor

Kitchen 5.08m x 3.36m	16'8" x 11'0"
Family Area 5.08m x 4.16m	16'8" x 13'8"
Living Room 6.36m x 3.84m	20'10" x 12'7"
Dining Room 3.84m x 3.06m	12'6" x 10'0"
Study 3.84m x 2.63m	12'7" x 8'8"

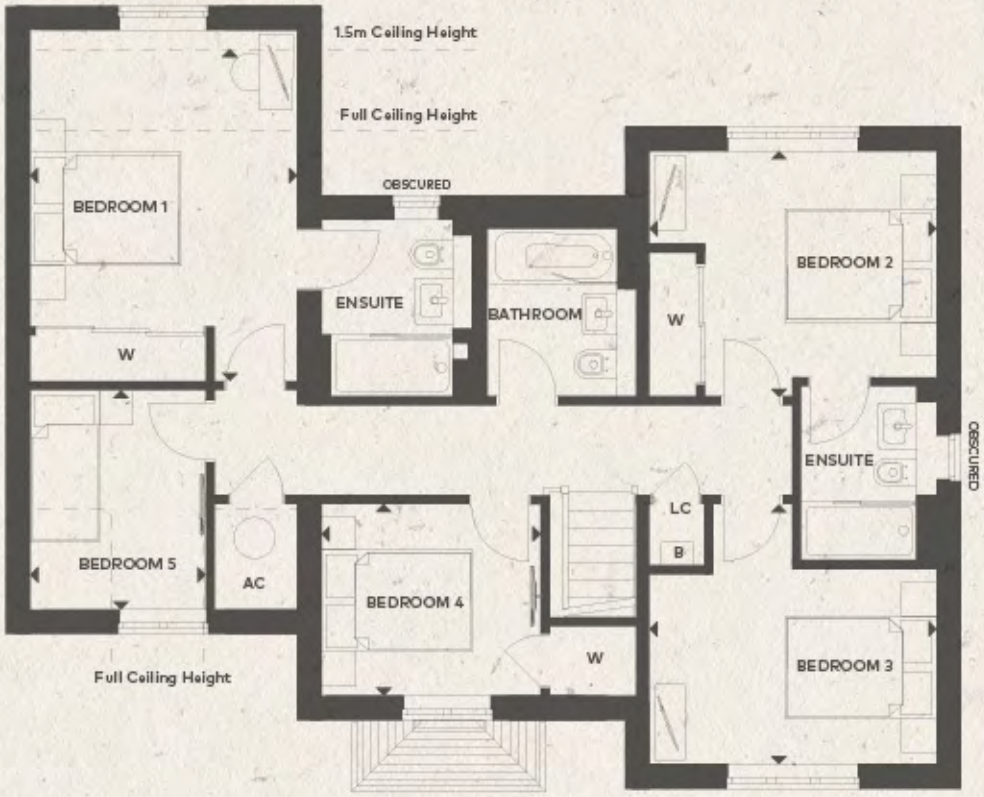
The Mallard

5 Bedroom Home
Plot 573

CGI of Plot 573

◀▶ Measurement Points --- Change in Ceiling Height ☒ 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 FR Fridge
FZ Freezer LC Linen Cupboard L Laundry AC Airing Cupboard

Floorplans for The Mallard at Woodhurst Park 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 (House Type X2). Please ask a Sales Consultant for further information.



First Floor

Bedroom 1 4.33m x 3.47m (max)	14'2" x 11'5" (max)
Bedroom 2 3.73m x 3.20m (max)	12'3" x 10'6" (max)
Bedroom 3 3.73m x 3.40m	12'3" x 11'2"
Bedroom 4 2.83m x 2.50m	9'3" x 8'2"
Bedroom 5 - 2.86m x 2.29m	9'5" x 7'6"

Ground Floor

Kitchen 4.27m x 2.72m	14'0" x 8'11"
Dining Area 3.73m x 2.97m	12'3" x 9'9"
Living Room 4.91m x 3.73m	16'1" x 12'3"

The Rivulet

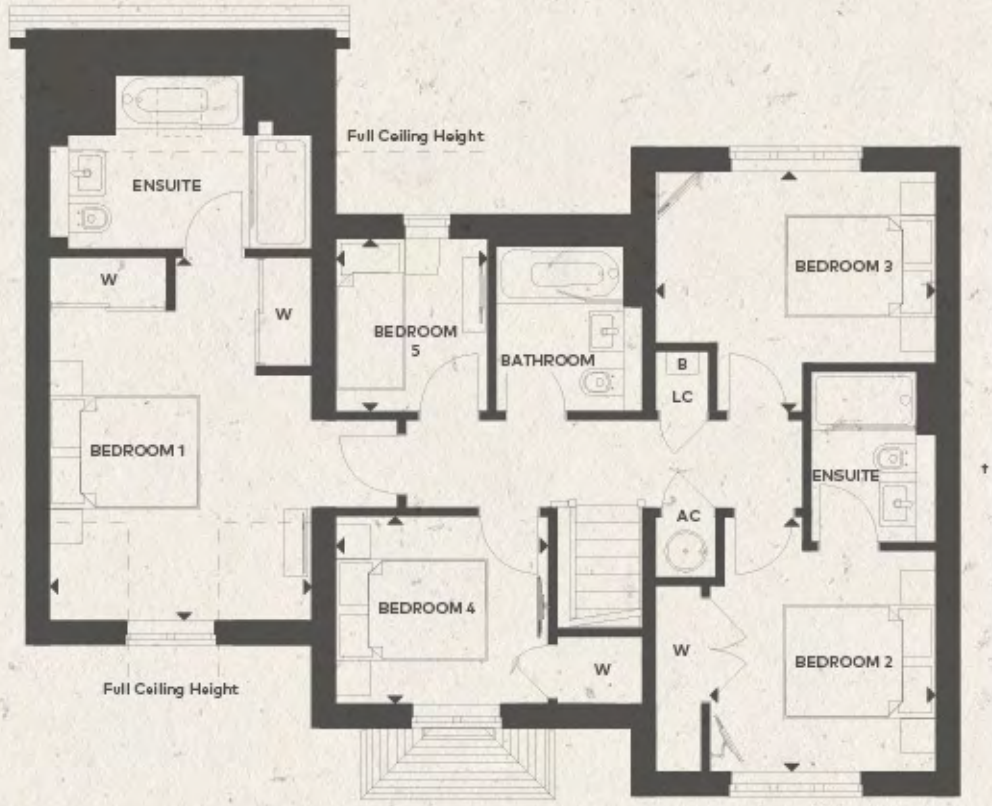
5 Bedroom Home
Plots 547, 548, 575, 561(h) and 562(h)

CGI of Plot 548

◀▶ Measurement Points --- Change in Ceiling Height ☒ 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 FR Fridge
FZ Freezer LC Linen Cupboard L Laundry AC Airing Cupboard

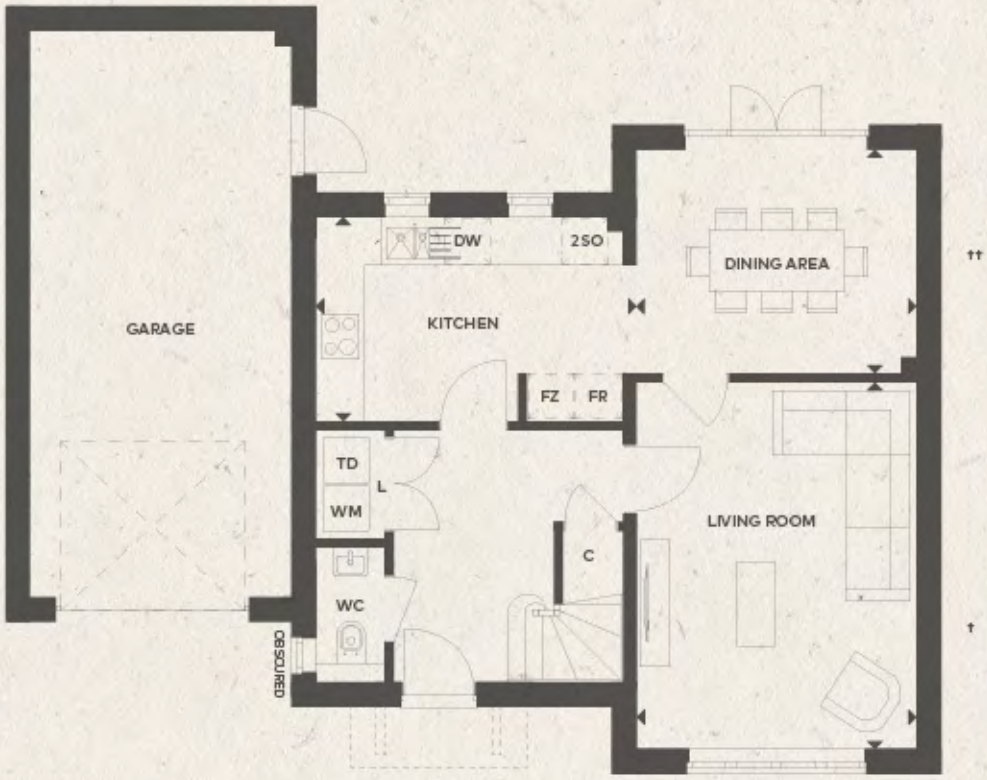
(h) Denotes Handed Plot † Window to Plots 548, 562 & 575 †† Window to Plots 548 & 562

Floorplans for The Rivulet at Woodhurst Park 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 (House Type X, X1 & X3). Please ask a Sales Consultant for further information.



First Floor

Bedroom 1 4.85m x 3.47m (max)	15'11" x 11'5" (max)
Bedroom 2 3.40m x 2.95m	11'2" x 9'8"
Bedroom 3 3.73m x 3.20m	12'3" x 10'6"
Bedroom 4 2.83m x 2.50m	9'3" x 8'2"
Bedroom 5 2.30m x 2.02m	7'7" x 6'8"



Ground Floor

Kitchen 4.27m x 2.72m	14'0" x 8'11"
Dining Area 3.72m x 2.97m	12'2" x 9'9"
Living Room 4.91m x 3.73m	16'1" x 12'3"

The Egret

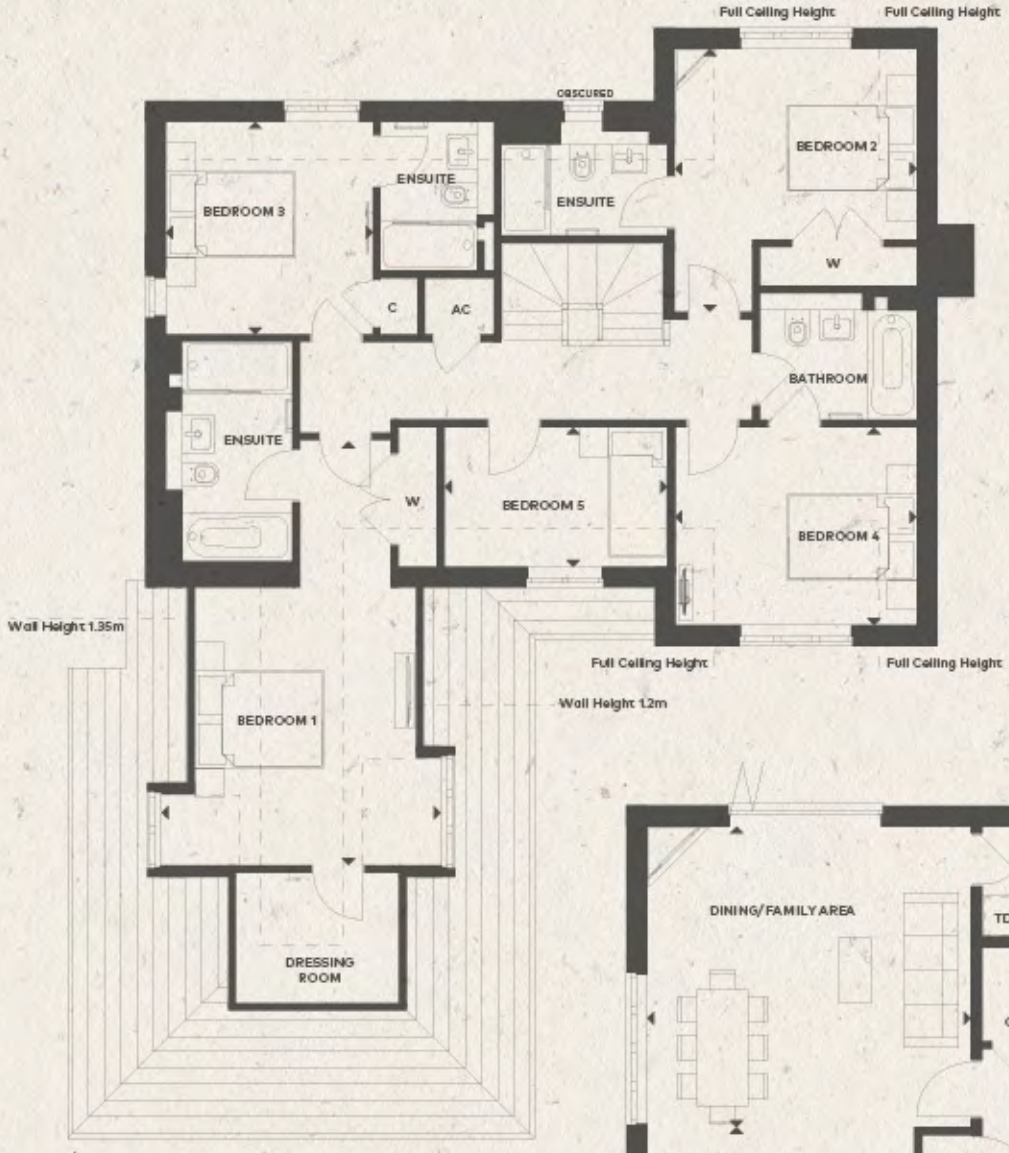
5 Bedroom Home
Plots 569, 570(h) and 572

CGI of Plot 572

◀▶ Measurement Points --- Change in Ceiling Height ☒ 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 FR Fridge
FZ Freezer LC Linen Cupboard AC Airing Cupboard FP Fireplace

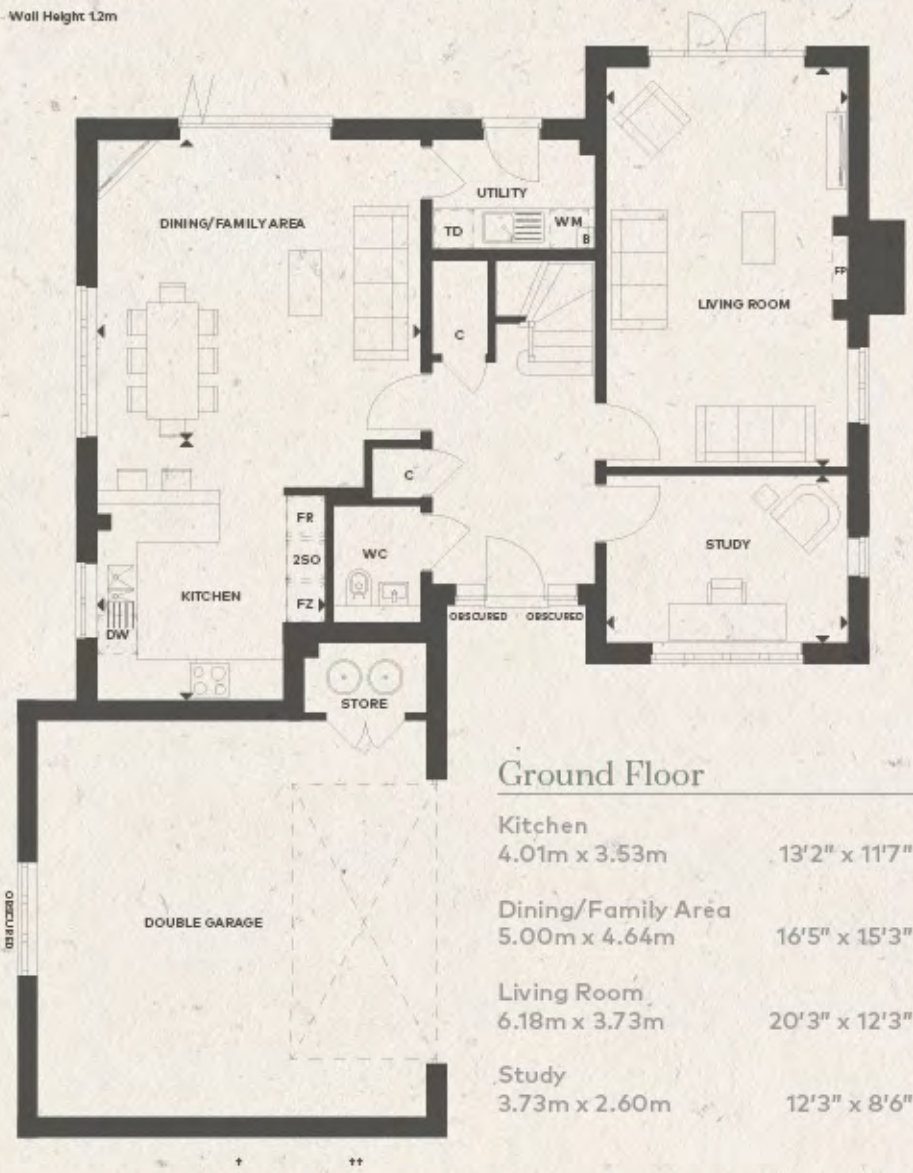
(h) Denotes Handed Plot † Door Position to Plot 572 †† Door Position to Plots 569 & 570

Floorplans for The Egret at Woodhurst Park 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 (House Type L2). Please ask a Sales Consultant for further information.



First Floor

Bedroom 1 4.31m (max) x 4.27m (max)	14'2" (max) x 14'0" (max)
Bedroom 2 4.06m x 3.73m (max)	13'4" x 12'3" (max)
Bedroom 3 3.28m x 3.19m	10'9" x 10'6"
Bedroom 4 3.73m x 3.05m	12'3" x 10'0"
Bedroom 5 3.44m x 2.16m	11'3" x 7'1"



Ground Floor

Kitchen 4.01m x 3.53m	13'2" x 11'7"
Dining/Family Area 5.00m x 4.64m	16'5" x 15'3"
Living Room 6.18m x 3.73m	20'3" x 12'3"
Study 3.73m x 2.60m	12'3" x 8'6"

The Argent

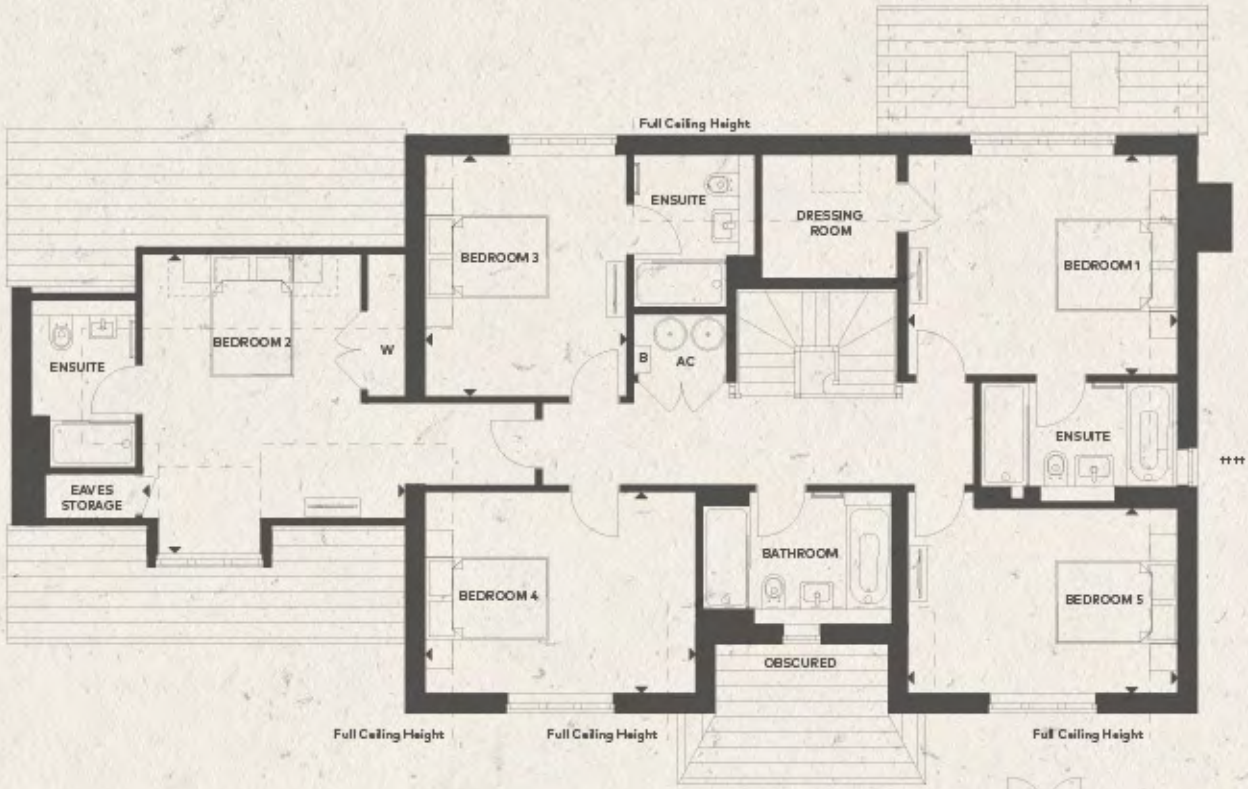
5 Bedroom Home
Plots 560, 571 and 574

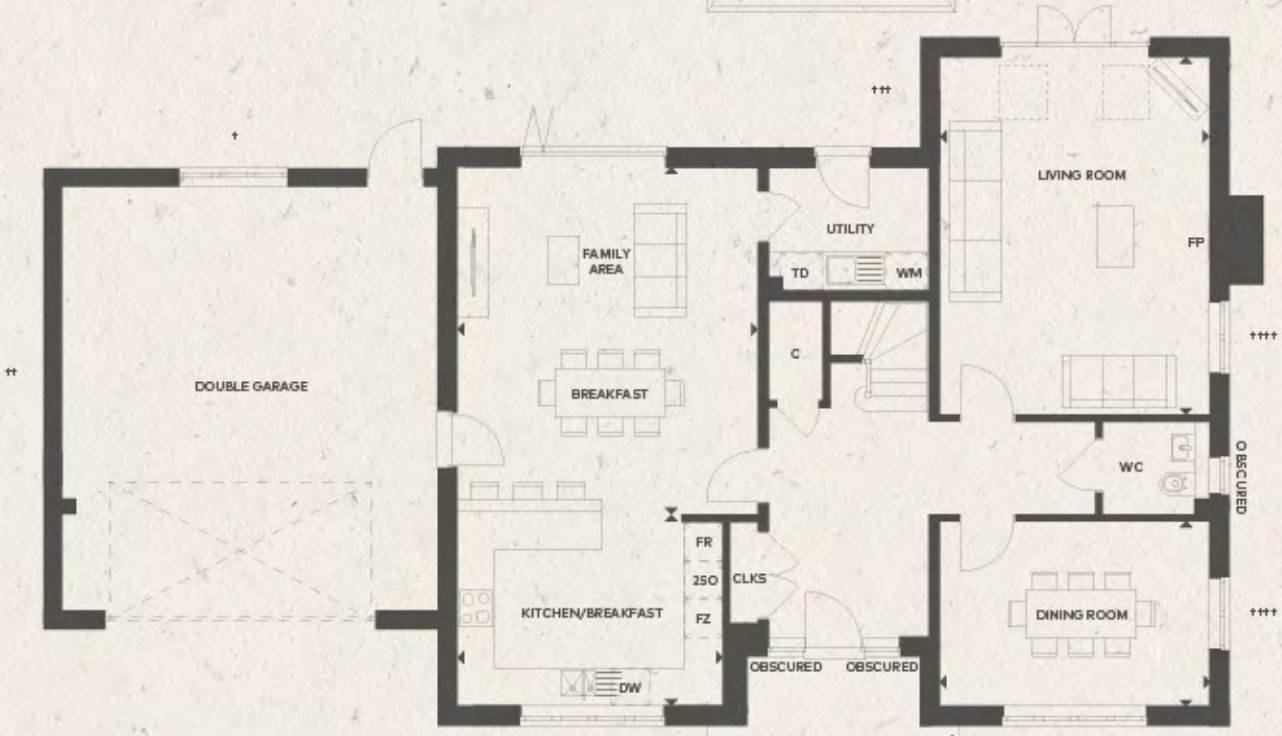
CGI of Plot 574

◀▶ Measurement Points --- Change in Ceiling Height ☒ 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 FR Fridge
FZ Freezer LC Linen Cupboard AC Airing Cupboard FP Fireplace

(h) Denotes Handed Plot † No windows to Plots 571 & 574 †† Window to Plots 571 & 574 ††† Windows to Plots 560 & 571
†††† No windows to Plot 571

Floorplans for The Argent at Woodhurst Park 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 (House Type N2, N3, N4). Please ask a Sales Consultant for further information.





Ground Floor

Kitchen/Breakfast 4.34m x 3.11m	14'3" x 10'2"
Family Area 4.90m x 5.67m	16'1" x 18'7"
Living Room 4.40m x 5.84m	14'5" x 19'2"
Dining Room 4.40m x 3.01m	14'5" x 9'11"

First Floor

Bedroom 1 4.40m x 3.59m	14'5" x 11'9"
Bedroom 2 4.27m x 4.88m (max)	14'0" x 16'0" (max)
Bedroom 3 3.28m x 3.93m	10'9" x 12'11"
Bedroom 4 4.42m x 3.28m	14'6" x 10'9"
Bedroom 5 4.40m x 3.01m	14'5" x 9'11"

The Kingfisher

5 Bedroom Home
Plot 576

CGI of Plot 576

◀▶ Measurement Points --- Change in Ceiling Height ☒ 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 FR Fridge
FZ Freezer LC Linen Cupboard S Store FP Fireplace

Floorplans for The Kingfisher at Woodhurst Park 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 (House Type M2). Please ask a Sales Consultant for further information.

Ground Floor

Kitchen/Breakfast 4.34m x 7.10m	14'3" x 23'4"
Family Area 4.72m x 4.85m	15'6" x 15'11"
Living Room 4.34m x 5.55m	14'3" x 18'3"
Dining Room 3.52m x 4.87m	11'7" x 15'12"
Study 3.20m x 3.76m (max)	10'6" x 12'4" (max)

First Floor

Bedroom 1 3.90m x 4.93m	12'10" x 16'2"
Bedroom 2 5.43m x 6.32m (max) (max)	17'10" x 20'9" (max) (max)
Bedroom 3 3.90m x 3.56m	12'10" x 11'8"
Bedroom 4 2.82m x 3.78m	9'3" x 12'5"
Bedroom 5 3.25m x 4.85m	10'8" x 15'11"

A superb Specification

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BOSCH
BOSCH

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 larder fridge
  - Integrated larder freezer
  - Extractor hood to suit design
- 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

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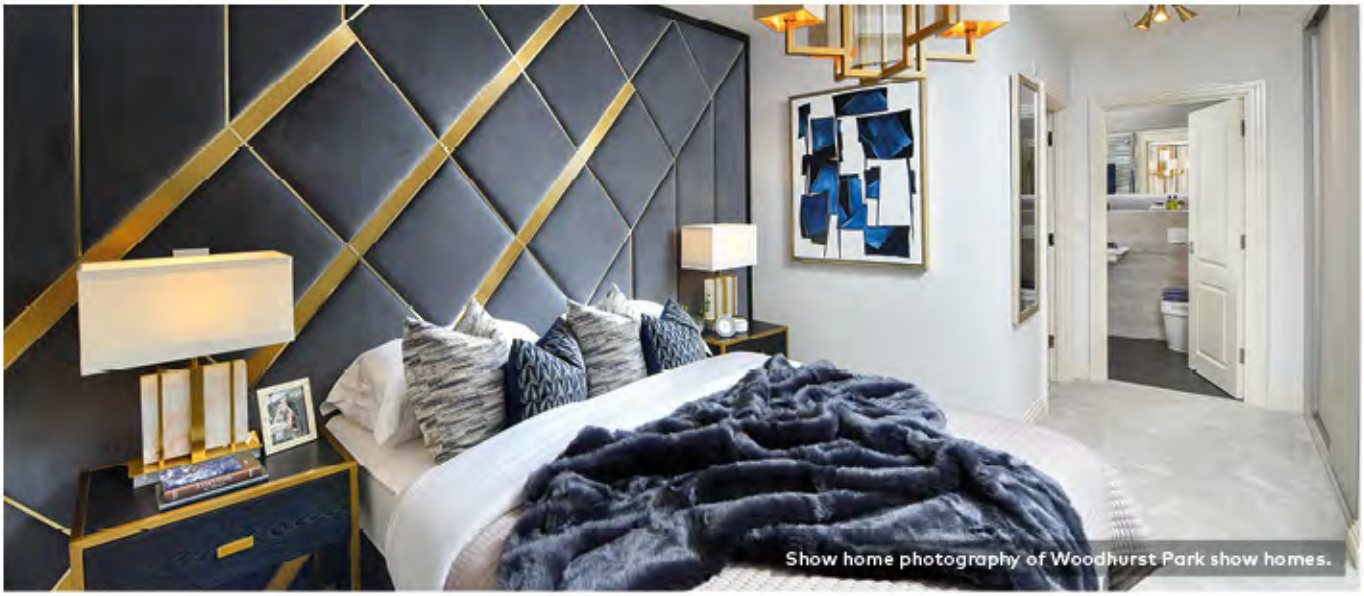
Utility/Laundry Cupboard

- Utility room to Plots 558-560, 568-572 and 574 will have space and plumbing provided for washing machine and tumble dryer with laminate worktop above and inset single bowl sink
- Laundry cupboard to Plots 547, 548, 561, 562, 573 & 575 will have space and plumbing provided for washing machine and tumble dryer with laminate worktop above
- Recessed LED downlights
- Porcelain floor tiles to match kitchen

Interior Finishes

- Two panelled satin painted internal doors with polished chrome door furniture
- Feature glazed door to living room and kitchen/family/dining areas with polished chrome door furniture to Plots 568-570 & 572
- Feature glazed door to living room, kitchen/family/dining areas and formal dining room to Plots 558-560, 571 & 574
- Feature glazed door to kitchen area and living room to Plots 547, 548, 561, 562, 573 & 575
- Double feature glazed doors to living room and kitchen/dining area and single glazed door to dining room to Plot 576
- Satin painted skirting and architraves to match internal doors
- Painted staircase, with oak newel caps and handrail
- Bedroom 1 will feature either a dressing room with satin painted internal door or wardrobe with bespoke sliding doors and fitted interiors
- 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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Bedroom 1 Ensuite

- 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 and tiled bath panel
- 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

Secondary Ensuites

- 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 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

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 to Plots 561, 569, 570, 572, 573, 575 & 576 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
- Bath to Plots 558-560, 568, 571 & 574 fitted with hansgrohe chrome thermostatic mixer and chrome hand shower set and tiled bath panel

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- Shower enclosure to Plots 558-560, 568, 571 & 574 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

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 (SkyQ/terrestrial) point to living room
- Television (terrestrial) point to all bedrooms and snug and study where applicable
- Telephone points provided to kitchen/family/ dining areas, living room and bedroom 1 and to study where appropriate
- Data points will be provided adjacent to every television point
- Downlights to feature throughout kitchen/ dining area within Plot 576
- Pendant lighting to feature in living/dining and family areas, hallways, landings and bedrooms, study and formal dining room where applicable

Heating

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

Security & 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

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.

Show home photography of Woodhurst Park show homes.

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 an exceptional customer experience.

An exceptional customer experience

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.

Berkeley Group

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

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

Photography of previous Berkeley developments

Photography of previous Berkeley developments

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.

Photography of previous Berkeley developments

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

Our vision

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.

AN EXCEPTIONAL CUSTOMER EXPERIENCE

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

HIGH QUALITY HOMES

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

GREAT PLACES

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

EFFICIENT AND CONSIDERATE OPERATIONS

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

A COMMITMENT TO PEOPLE AND SAFETY

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

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

Berkeley Foundation

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

01753 366 724
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/ 0620

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Investor in Customers Gold 2020

Our vision

Berkeley Group
Proud to be members of the Berkeley Group of companies

Berkeley
Designed for life

Berkeley
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