



# LIFE IN HAMPSHIRE

Located on the south coast,  
this sunny, popular county offers  
an exceptional quality of life

**Berkeley**  
Designed for life



*Hampshire is famous for its watercress and often produces more than 300 tons of the crop each year, which makes it one of the largest producers in Europe. Most crops go straight to overseas markets across the globe*



# *A brief history of Hampshire*

*Hampshire is the perfect blend of city, coast and countryside,  
blessed with the natural beauty of two National Parks and  
thriving culture, with history and heritage at its heart.  
The birthplace of cricket and the home of world famous  
fashion brand, Burberry*



WHY BUY IN HAMPSHIRE

# QUINTESSENTIAL ENGLAND

*Beautiful rural landscapes  
and idyllic towns and villages*



Winchester High Street



# *Idyllic glades*

New Forest National Park



# *Country parks*

Edenbrook Country Park



# *Literary landmark*

Jane Austen's House Museum, Chawton





# *Canalside*

Basingstoke Canal



# *Coastline*

Milford on Sea





# *Rural countryside*

*Stretching from the South Downs National Park  
in the east to the New Forest National Park  
in the west and the North Wessex Downs  
in the north of the county*



► **South Downs National Park** Approximately 75% of Hampshire is classified as rural and the South Downs is an exceptional area of wild beauty to explore



*South Downs*



*The New Forest*



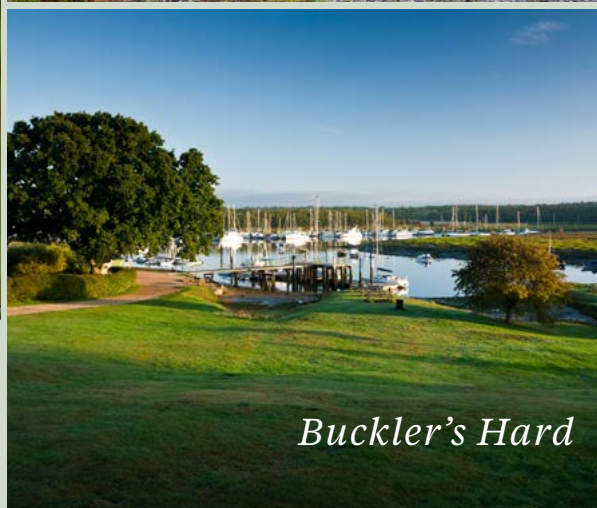
*River Test*



*Flyfishing*

▲ **River Test & Fly-fishing**

The River Test is world famous for its superb trout fishing and passes through the Mottisfont Estate and some of the most picturesque villages in Hampshire



*Buckler's Hard*

▲ **The New Forest National Park** is one of the largest remaining stretches of unspoilt woodland, heathland and river valleys in Southern England with over 3,000 protected ponies which roam free

◀ **Buckler's Hard** is a hamlet of picturesque Georgian cottages on the banks of the Beaulieu River on the Beaulieu estate



# *The coast*

*Over 230 miles of coastline along  
England's sunny southern shores*

Lepe Lighthouse overlooking Lepe Beach





*Isle of Wight*

▲ **Isle of Wight** is just 4 miles off the Hampshire coast and England's largest island. Easily reached by ferry it has attractive beaches and coastline and is home to Queen Victoria's beloved Osborne House

▶ **Lepe Beach** The long shingle beach is popular with kite and wind surfers. Part of Lepe Country Park, and in an Area of Outstanding Natural Beauty



*Lepe Beach*

**Southsea** is a popular resort with seafront gardens, a long beach, pier, and Southsea Castle



*Southsea*

**Calshot** beach is home to one of the UK's biggest outdoor and watersport centres



*Calshot*

*Ocean Village*

▲ **Ocean Village**, located on Southampton Water is a busy and lively 450-berth marina, surrounded by outstanding recreational facilities



# *City living*

*A wealth of theatre, music, art  
and sport in the county*



## Portsmouth

► **Portsmouth** is a thriving port city known for its maritime heritage and historic dockyard. The sail inspired Spinnaker Tower offers views across the harbour and Gunwharf Quays some excellent shopping



▲ **Gunwharf Quays** designer shopping outlet was built by the Berkeley Group as part of the regeneration of Portsmouth. It features over 100 stores and restaurants and includes designers Armani, Tommy Hilfiger and Paul Smith



▲ **Bars, clubs, restaurants** From Gin & Olive in Southsea for cocktails and sharing boards to The Liquorist, Gunwharf Quays' largest outdoor seating area



## Southampton



## Theatres & Galleries

▲ **Southampton**  
Conveniently located just a few minutes' walk from Southampton Central train station, West Quay is the premier shopping and leisure destination on the south coast

◀ **Theatres & Galleries**  
Southampton's Cultural Quarter boasts a £30m arts centre for galleries, theatre, music and open air events



# *Characterful places*

*From remote hills and rivers to  
bustling cities, discover the hidden  
gems of this historic county*





*Winchester Cathedral*



Unspoilt **Winchester** is England's ancient Capital and former seat of King Alfred the Great. Well-known for its eleventh century Cathedral and for the Great Hall, home for over 700 years to the mysterious King Arthur's Round Table. Winchester is popular for its bustling shopping streets, its floral summer season and quirky open air events



*High Street, Winchester*

**Lyndhurst** known as the Capital of The New Forest since William the Conqueror established it as a royal hunting ground in 1079



*Lyndhurst*



**Alresford & The Watercress Line** Hop on board the Watercress Line steam train which used to transport locally grown watercress to markets in London



*Alresford*



*Romsey*



**Romsey** The ancient and prosperous market town of Romsey sits on the banks of the River Test, one of the finest trout and salmon rivers in Europe



# *Easy connections*

*A rural location with excellent  
transport connections for both  
business and leisure*



# CONNECTIONS



*Portsmouth  
Ferry Terminal*

In just 50 minutes, you can reach more ferry routes than any other UK ferry port, serving popular destinations in France, Spain and the Channel Islands



*Southampton  
International  
Airport*

The airport handles 1.8 million passengers each year and serves around 30 destinations, with direct flights across the UK, Ireland and Northern Europe. Hampshire also has easy access to the UK's two largest international airports Heathrow and Gatwick



*Southampton  
International  
Cruise Terminal*

The UK's number one cruise port sees upwards of 400 cruises each year and is home to P&O Cruises, Cunard, Royal Caribbean and Celebrity Cruises



# CONNECTIONS



*Excellent connections  
to London and across  
the south of England*

Many journey times to London in under 30 minutes. Services include trains to London Waterloo, Gatwick Airport, Reading, Farnham and Portsmouth Harbour. There are also direct trains to Bournemouth, Birmingham, Manchester and Newcastle

Travel times taken from [nationalrail.co.uk](http://nationalrail.co.uk)



*Good connections  
across the south  
of England*

A series of A roads and the M3, M27 and M271 connect you to southern England's most interesting towns and cities



# MAJOR EMPLOYERS IN HAMPSHIRE

*De La Rue,  
Basingstoke*



DeLaRue

*IBM,  
Portsmouth*



*The AA,  
Basingstoke*



*Ordnance Survey,  
Southampton*



*Twinings,  
Andover*



*Fat Face,  
Havant*



*Bombay Sapphire,  
Whitchurch*



*Game,  
Basingstoke*





# *Brilliant futures*

*An array of exemplary schooling options  
and some excellent universities*



# EDUCATION



Berkeley Southern Counties' developments are located within close proximity to some of the country's leading schools and universities, including some of the oldest and most historic establishments in the region

## *Grammar Schools*

Grammar schools play a prominent role in the UK education system and historically, have their roots tracing back to the 16th century

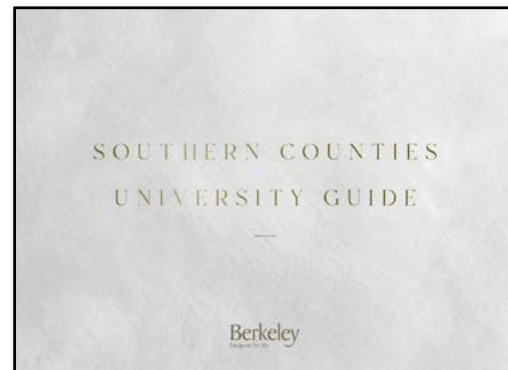
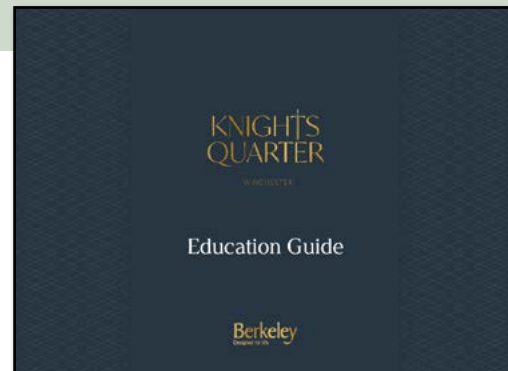
## *Private Schools*

Founded in 1382, Winchester College is the oldest independent boarding school for boys in the UK and ranks alongside Eton and Harrow as one of the world's most outstanding schools

## *Universities*

Hampshire is home to Southampton University, a Russell Group founder member and in the global top 100 (campus includes the Winchester School of Art). In addition, the county also hosts the University of Winchester, University of Portsmouth and the Solent University

[CLICK EDUCATION GUIDES FOR MORE INFORMATION](#)





# OVERVIEW

## *Positive Economy*



The blossoming economy and low unemployment rate improves the quality of living in this region

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## *World-renowned Education*



The University of Southampton is ranked Top 16 within the country, and the number one university in the South

## *A Wealth of History*



The old Capital of England, Winchester has a historical tone. The bustling markets and cheerful events provide people of all ages with an insight into its ancient past

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## *A Place for Nature to Thrive*



Home to the New Forest and the South Downs, there is plenty of opportunity to connect to the landscape and nature

## *Award-Winning local attractions*



Explore award-winning attractions starting with one of the largest cathedrals in Europe, Winchester Cathedral or follow the art trail at Sir Harold Hillier Gardens

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## *From Country to Coast*



Hampshire offers a fantastic lifestyle with the country, coast and city all in easy reach. There is always something to do



# DEVELOPMENTS

At Berkeley Group, we're proud to offer a range of property options across Hampshire



Map is for illustration only, locations are approximate



# BERKELEY'S THREE DEVELOPMENTS

*Within Hampshire are Knights Quarter in Winchester, Hartland Village and Hareshill both in Fleet.*

Hareshill, Fleet





WHY BUY IN HAMPSHIRE

# KNIGHTS QUARTER

WINCHESTER



Evening  
Standard  
NEW HOMES  
AWARDS 2023  
WINNER

# KNIGHTS QUARTER

WINCHESTER

*An exclusive collection of apartments and houses, situated in magnificent grounds in one of Winchester's most affluent and desirable locations. The city centre is just half a mile away – less than 10 minutes\* walk*

Apartments from £385,000

Houses from £1,475,000

## HIGHLIGHTS

- Luxurious specification
- Contemporary architecture
- Exclusive residents' gym
- Beautiful landscaping
- Central square and courtyard garden
- Stunning views across the city
- Great transport links
- Just over an hour\* by train to London
- Secure underground parking for all apartments
- Close to open countryside and the South Downs
- Concierge

\*Journey times are approximate only. Sources: tfl.co.uk and Google Maps



WHY BUY IN HAMPSHIRE



HARESHILL

CROOKHAM VILLAGE  
HAMPSHIRE





*A beautiful collection of homes in the picturesque village of Crookham near Fleet in Hampshire, edged with native trees and encompassing an ancient copse. The homes are located amongst green pathways, nature and play areas*

New Phase Launching 2024

### HIGHLIGHTS

- Brand new community centre
- Edenbrook Country Park on your doorstep
- Five minutes\* drive from fantastic shops, restaurants and pubs in Fleet town centre
- Surrounded by an excellent selection of schools
- Direct train line to London Waterloo in 40 minutes\*

\*Journey times are approximate only. Sources: tfl.co.uk and Google Maps



Computer enhanced photography is indicative only



WHY BUY IN HAMPSHIRE



# HARTLAND

*Village*

HAMPSHIRE



WHY BUY IN HAMPSHIRE



HARTLAND  
*Village*  
HAMPSHIRE

*Hartland Village brings Berkeley's undisputed quality to a choice location, creating a new village of thoughtfully designed houses surrounded by rich natural woodland*

Prices From £575,000

#### HIGHLIGHTS

- Beautifully designed 3, 4 & 5 bedroom houses
  - Nestled in a peaceful countryside setting
  - A short distance from Fleet town centre
  - Excellent transport links & schools close by
- 100 acres of open space including a 70 acre country park



# WHAT OUR CUSTOMERS ARE SAYING



**Charlotte**

Knights Quarter

*“The sales and customer care teams at Knights Quarter have been so helpful throughout – they made buying with Berkeley an easy and smooth process. If you are looking for a beautiful new home that is fully equipped to move into, I would highly recommend buying with Berkeley!”*

# WHY WE ARE DEVELOPING IN HAMPSHIRE

*Strong local market and  
railway connection into  
central London for commuters*



*Opportunity to provide  
unique, high quality and  
exclusive developments set  
within landscaped grounds*



*Support from Local  
Authority to deliver much  
needed housing*



*Attractive coast  
and countryside*





# THE BERKELEY DIFFERENCE

**Berkeley**  
Designed for life



## *Designed for Life*

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light filled, adaptable and finished to very high standards. Where carefully planned public areas enhance wellbeing and quality of life for residents and visitors. Where people feel a sense of community

## *Exceptional Customer Service*

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



## *High Specification*

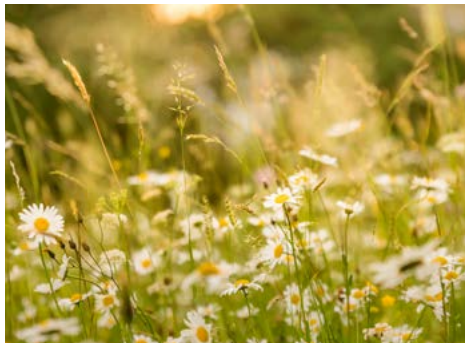
Individually designed kitchens with high quality appliances and a carefully selected range of luxury choices and finishes allow you to personalise your home. Quality comes as standard in all our homes

## *Placemaking*

We are renowned for our commitment to quality and it starts with choosing desirable locations, be that the city, village or countryside. Each development is different. We partner with world-leading architects to devise a wide choice of individually-designed homes, and with interiors specialists to create beautiful rooms using quality materials

# THE BERKELEY DIFFERENCE

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Designed for life



## *Attention to Detail*

With 40 years of experience, our expertise shines through in everything we do. From fitted wardrobes and underfloor heating, to selecting the style of the kitchen cabinets and handles, our attention to detail is where we make a difference

## *Award Winning*

With a richly deserved reputation, the Berkeley Group has won a number of prestigious awards including the UK's highest accolade for business success – Britain's most admired companies 2020 – and the Investor in Customers Gold Award

## *10-Year Premier Warranty*

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

## *Sustainability*

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



**Investor in  
Customers®**  
Gold 2022

