



THE BRACKEN

TWO BEDROOM HOUSE – PLOTS 169, 176, 177 & 178



A greener place to call home

Berkeley
Designed for life

DISCOVER HARESHILL

THE BRACKEN

Hareshill offers contemporary living in a unique environment, nestled in the Hampshire countryside. The Bracken is a beautiful two bedroom home built to Berkeley's exacting quality.



The development layout is indicative only and subject to change. 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.

SPECIFICATION

DISCOVER THE BERKELEY QUALITY

INDIVIDUALLY DESIGNED KITCHEN

- Kitchens incorporating a choice of door fronts with Mistral worktop and tiled splashback
- Bosch multifunctional fan-assisted oven (Energy Rated A)
- Bosch built-in microwave
- Bosch induction hob with touch controls and canopy extractor hood
- Bosch integrated fridge / freezer (Energy Rated A)
- CDA integrated wine cooler
- Bosch integrated dishwasher (Energy Rated AAA)
- Provision for washer / dryer, only when located in kitchen
- Space and plumbing for washing machine within the utility cupboard
- Belfast sink with chrome single mixer tap with spray rinse
- LED under wall unit lighting
- Brushed stainless steel sockets above worktops

QUALITY BATHROOMS

- Contemporary styled bathrooms incorporating Vitra suite
- Washbasin with wall mounted chrome taps
- Bespoke vanity unit to bathroom
- Inset mirrored cabinet to principal ensuite*
- Full width mirror to bathroom and cloaks*
- Walk-in shower with fixed head and hand held shower to principal ensuite
- Bath with shower and screen to bathroom and ensuite 2, where applicable

- WC with chrome flush plate, concealed cistern and soft-close seat
- Chrome heated towel rail to all bathrooms
- Ceramic wall tiles to selected areas

HEATING, ELECTRICAL & LIGHTING

- Energy efficient gas fired central heating and hot water system with central programmer
- Radiators with individual thermostatic control to all rooms except where room thermostat fitted
- Centralised mechanical extract ventilation to kitchen, bathroom, ensuite(s) and washing machine cupboards
- LED downlights to kitchen, hall / landing, all bathrooms and cloakroom
- Shaver sockets provided to bathroom and ensuite(s)
- Master light switch
- Power and light to loft with ladder access

HOME ENTERTAINMENT & COMMUNICATIONS

- TV points to living area, kitchen and all bedrooms
- Satellite dish and wiring for Sky Q to living area
- Digital TV aerial and distribution system provided
- Telephone points to living area and principal bedroom
- Cat 6 pre-wired home network points provided to living area, kitchen and all bedrooms
- USB charging points provided to kitchen and all bedrooms
- Provision for home office (refer to plot specific drawing)

INTERIOR FINISHES

- Shaker 2-panel painted internal doors with chrome finish door furniture
- Glazed door to living room and kitchen
- Painted staircase with stained oak handrail with stair runner
- Full height wardrobe with painted sliding doors and inset handles to principal bedroom
- Satin paint finish to all internal joinery
- Cork wood flooring provided to hall, kitchen / breakfast and cloakroom
- Fitted carpets to the remainder of the property

EXTERNAL

- Feature entrance door with chrome door furniture
- uPVC windows and casement doors
- Parking space(s) provided
- Landscaped front garden and turf to rear gardens
- Natural sandstone paving to paths and patio areas
- External power point
- External tap and water butt provided

SECURITY & PEACE OF MIND

- High security front entrance door with multi-point locking system
- External light to all external doors with PIR control to house frontage
- Facility for future wireless alarm system
- Mains-fed smoke detector with battery back up, fitted to hall and landing
- 10-year Premier Warranty scheme

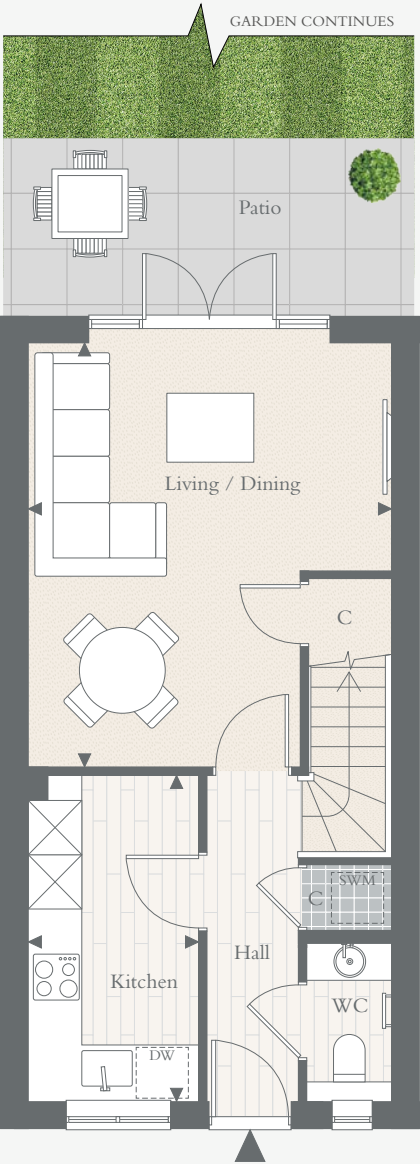
*Full width above WC / Basin subject to window position. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.

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Total area: 72.04 sq m 775 sq ft

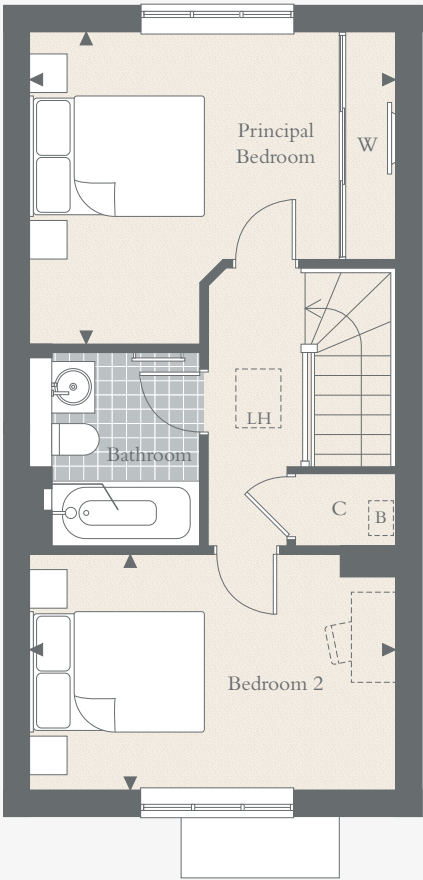
GROUND FLOOR



KITCHEN	3.73M X 1.95M	12' 3" X 6' 5"
LIVING / DINING	4.85M X 4.15M	15' 11" X 13' 7"

*Plot 169 is as above, plots 176, 177 & 178 are as above but handed

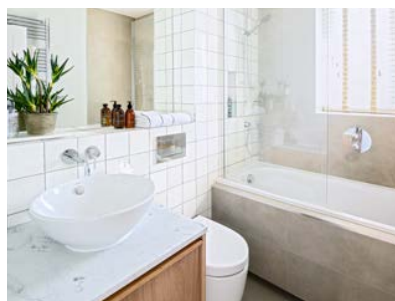
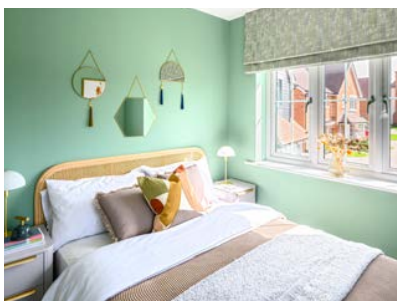
FIRST FLOOR



PRINCIPAL BEDROOM	4.15M X 3.57M	13' 7" X 11' 9"
BEDROOM 2	4.15M X 2.69M	13' 7" X 8' 10"



HARESHILL



CONTACT US

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