



THE GROVE COLLECTION

STYLISH TWO, THREE & FOUR BEDROOM HOMES



A greener place to call home





CONTENTS

A TRANQUIL PLACE

New homes designed for life

FLOORPLANS

Two, three & four bedroom homes

SPECIFICATION

Discover the Berkeley quality

HARESHILL



HARESHILL

CROOKHAM VILLAGE
HAMPSHIRE

Surrounded by rural countryside, Hareshill is an attractive new collection of one to five bedroom 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. A new community centre and landscaped central green are perfect for new and old friends to enjoy.

Within walking distance of village pubs, good schools and the Hart Leisure Centre with its multi-sport facilities, Hareshill offers a tranquil and outdoor lifestyle. For the daily commute Winchfield and Fleet stations are equidistant and both offer regular trains into Waterloo.

With beautiful views across the Hampshire countryside, an abundance of nature all around and part of an established English village, this stylish collection really is the perfect place to find your new home.

A greener place to call home

HARESHILL

HARESHILL

A TRANQUIL PLACE

IN A QUIET HAMPSHIRE
VILLAGE

HARESHILL

*A beautiful selection of one to five bedroom homes
built to Berkeley's exacting quality.*

Photography of Harehill is indicative only.

DISCOVER HARESHILL

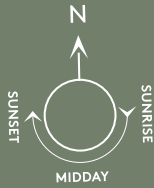
THE GROVE COLLECTION

Time and attention has been given to create a spacious and open environment with sustainable living in mind.

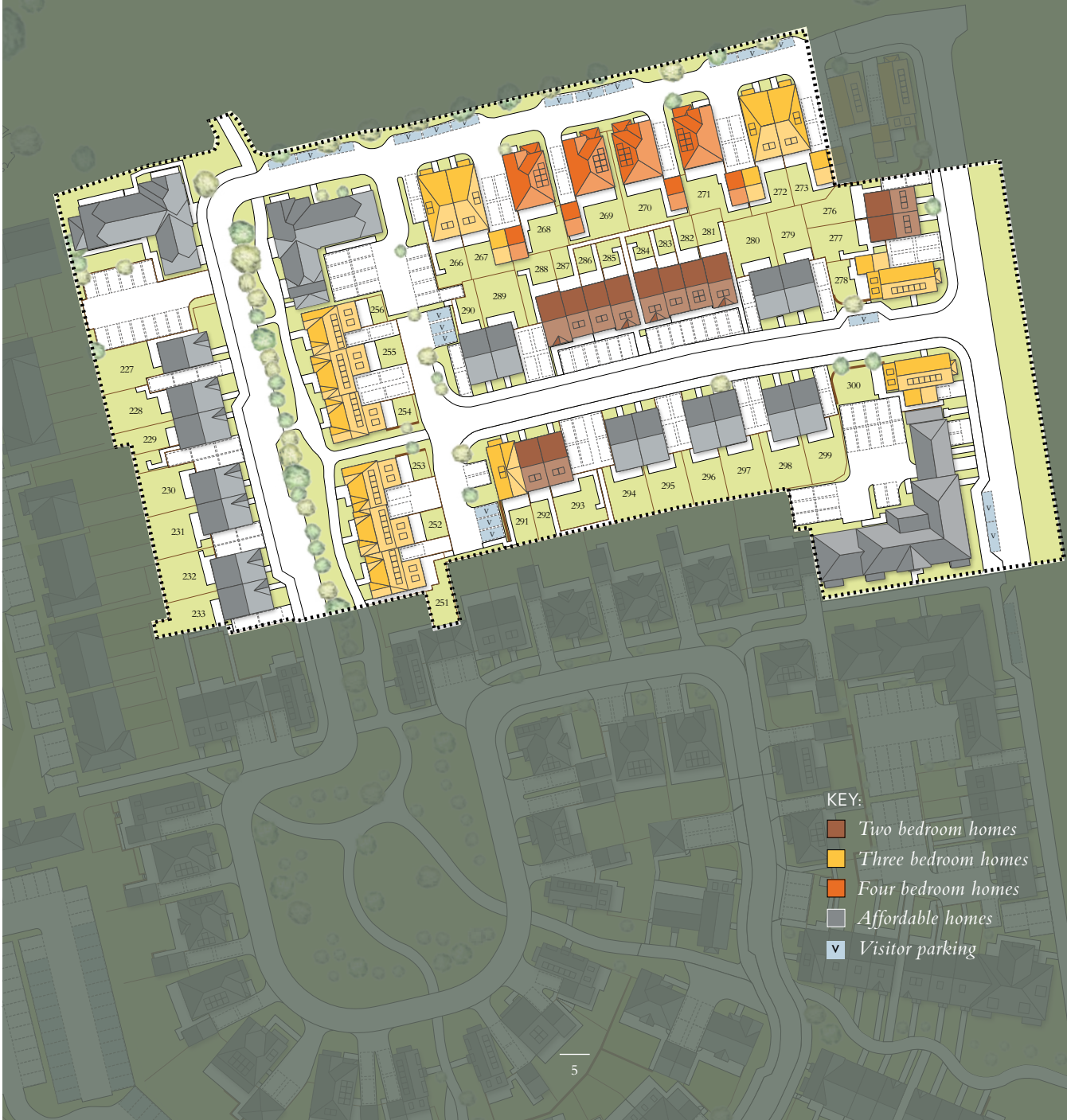
OVERALL SITEPLAN



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.



Future Open Space



KEY:

- Two bedroom homes
- Three bedroom homes
- Four bedroom homes
- Affordable homes
- Visitor parking

TWO BEDROOM HOMES

A GREENER PLACE TO CALL HOME

Light and airy, the two bedroom homes at Harehill offer a variety of different styles.



Photography and lifestyle imagery, indicative only.



Photography of the Showhome at Harehill is indicative only.



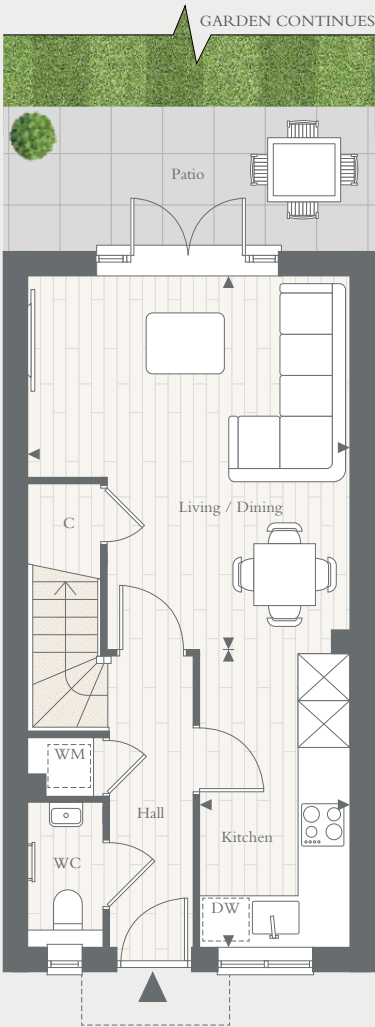
Computer generated image, indicative only.

THE BRACKEN

TWO BEDROOMS – PLOTS 282, 283*, 286 & 287*

Total area: 72.0 sq m 775 sq ft

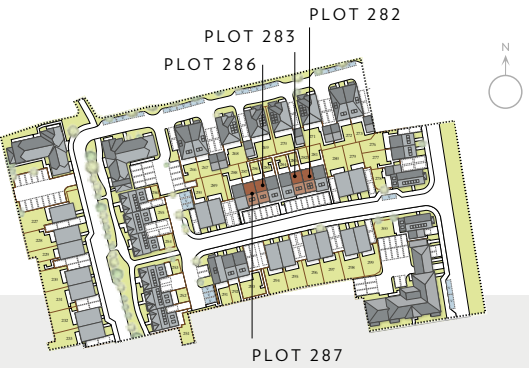
GROUND FLOOR



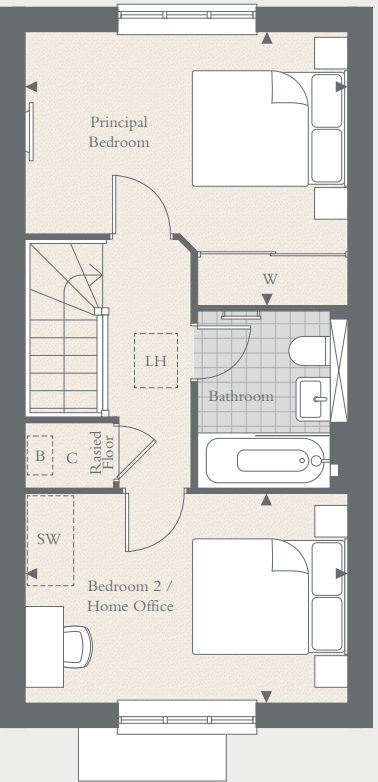
KITCHEN	4.00M X 2.07M	13' 1" X 6' 10"
LIVING / DINING	5.19M X 4.30M	17' 0" X 14' 1"

*Plot is handed

◀ ▶ Measurement Points C Cupboard DW Dishwasher WM Space for Washing Machine
B Boiler W Wardrobe SW Space for Wardrobe LH Loft Hatch



FIRST FLOOR



PRINCIPAL BEDROOM	4.15M X 3.58M	13' 8" X 11' 9"
BEDROOM 2 / HOME OFFICE	4.15M X 2.70M	13' 8" X 8' 10"

Floorplans shown for Harehill are for approximate measurements only. Exact layouts and sizes may vary. 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. For exact details of garden sizing and patio layouts, please speak to our Sales Consultants.



Computer generated image, indicative only.

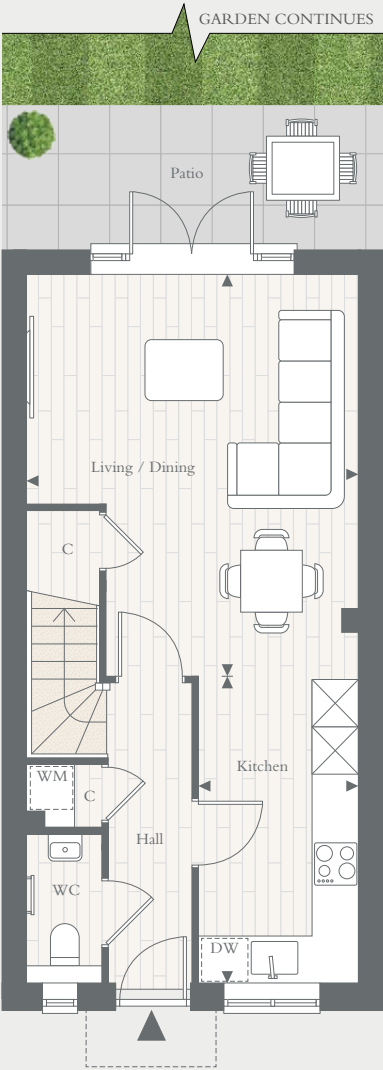


THE HOLLY

TWO BEDROOMS – PLOTS 276, 277*, 281, 284, 285, 288, 292 & 293

Total area: 72.0 sq m 851 sq ft

GROUND FLOOR

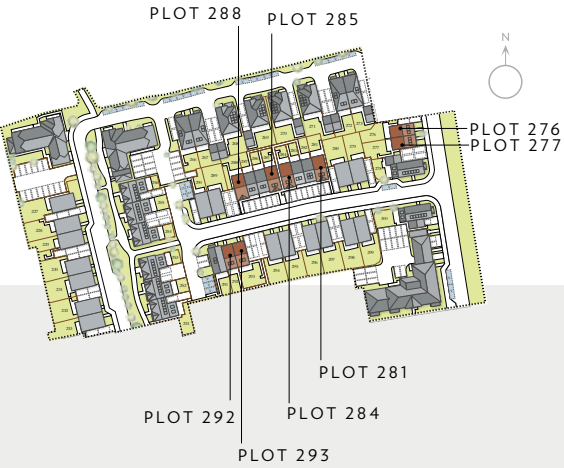


Side elevation for plots 276 & 277*

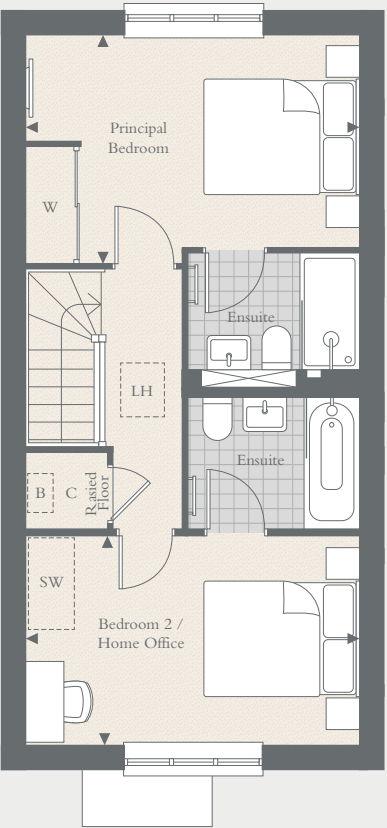
KITCHEN	3.95M X 2.07M	13' 0" X 6' 10"
LIVING / DINING	5.19M X 4.30M	17' 0" X 14' 1"

*Plot is handed

◀ ▶ Measurement Points C Cupboard DW Dishwasher WM Space for Washing Machine
B Boiler W Wardrobe SW Space for Wardrobe LH Loft Hatch



FIRST FLOOR



PRINCIPAL BEDROOM	4.30M X 2.95M	14' 1" X 9' 8"
BEDROOM 2 / HOME OFFICE	4.30M X 2.70M	14' 1" X 8' 10"

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THREE BEDROOM HOMES

A GREENER PLACE TO CALL HOME

A choice of different homes at Hareshill – each with their own private patio and garden – means there is something for everyone.



Photography and lifestyle imagery, indicative only.



Photography of the Showhome at Leighwood Fields is indicative only.

THE BIRCH
PLOT 254



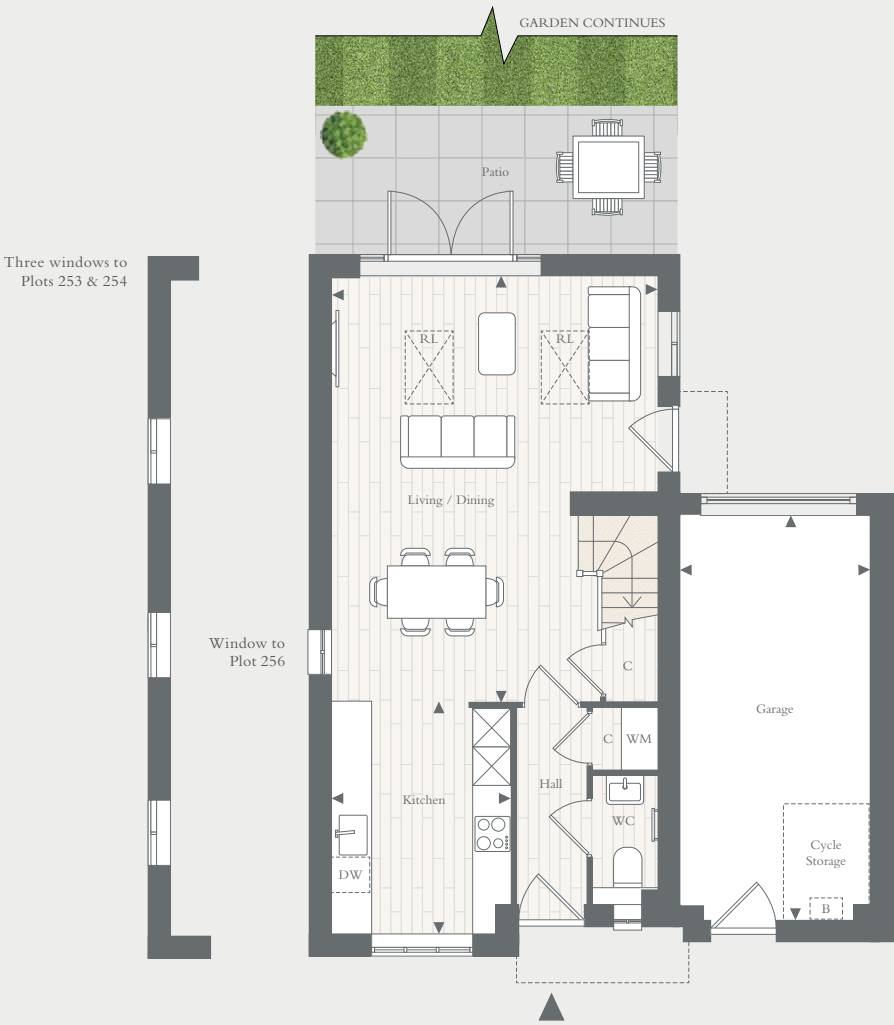
Computer generated image, indicative only.

THE BIRCH

THREE BEDROOMS – PLOTS 251*, 252*, 253, 254*, 255 & 256

Total area: 102.4 sq m 1,102 sq ft

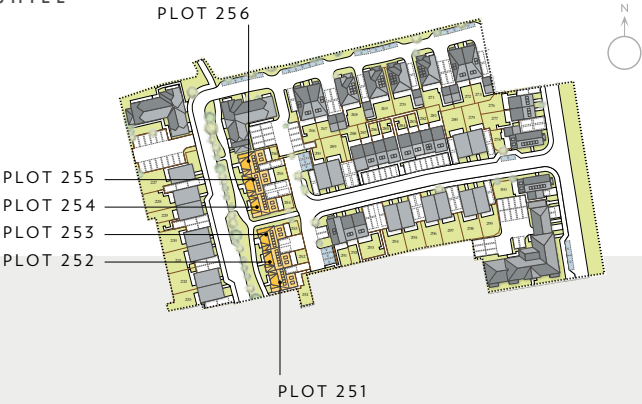
GROUND FLOOR



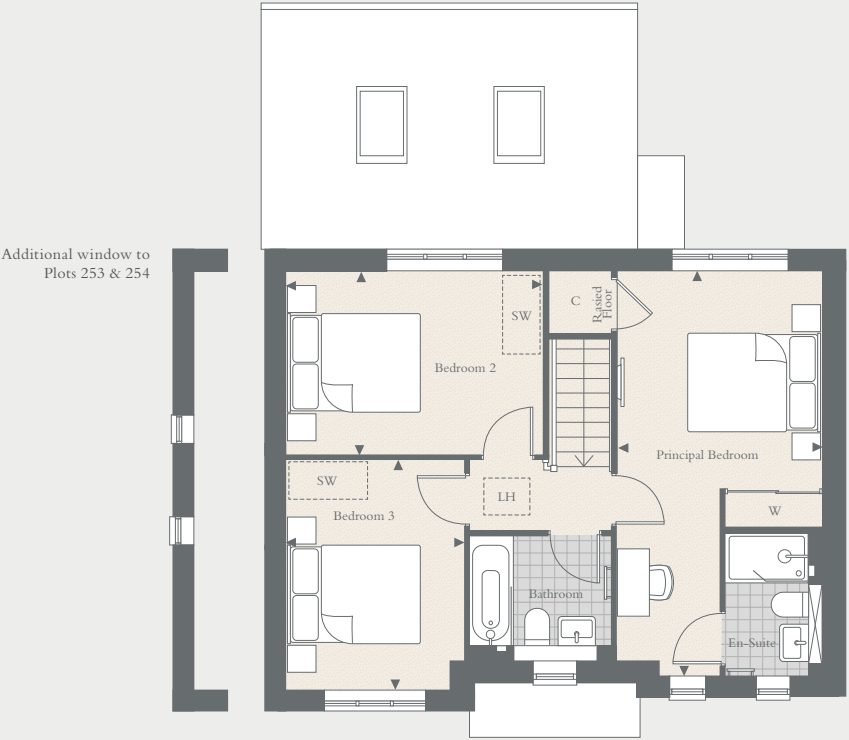
KITCHEN	3.60M X 2.81M	11' 8" X 9' 2"
LIVING / DINING	6.59M X 5.05M	21' 7" X 16' 7"
GARAGE	6.30M X 2.97M	20' 8" X 9' 7"

*Plot is handed

◀ ▶ Measurement Points C Cupboard DW Dishwasher WM Space for Washing Machine
B Boiler W Wardrobe SW Space for Wardrobe LH Loft Hatch RL Roof Light



FIRST FLOOR



PRINCIPAL BEDROOM	6.30M X 3.24M	20' 6" X 10' 6"
BEDROOM 2	4.03M X 2.85M	13' 2" X 9' 4"
BEDROOM 3	3.60M X 2.79M	11' 8" X 9' 1"

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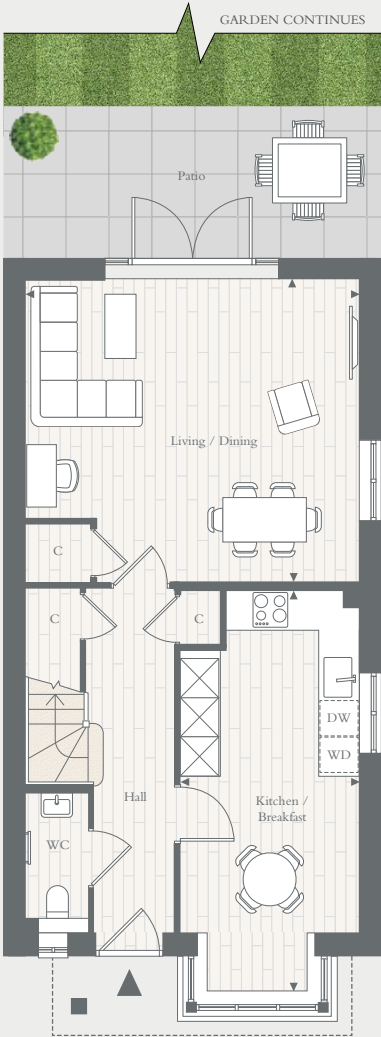


THE MAPLE

THREE BEDROOMS – PLOT 291

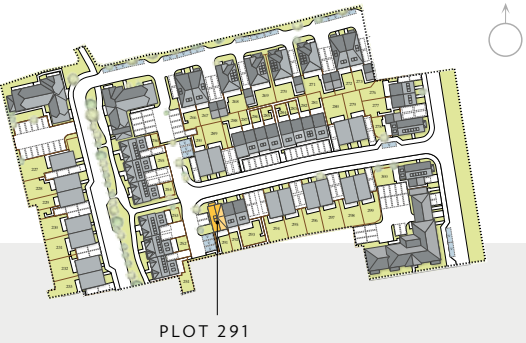
Total area: 106 sq m 1,141 sq ft

GROUND FLOOR

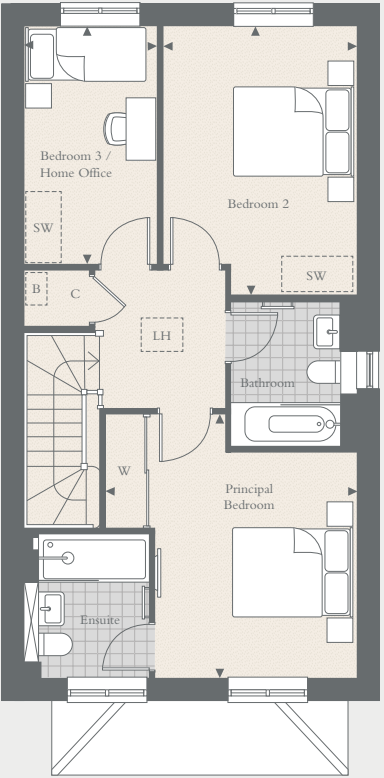


KITCHEN / BREAKFAST	6.19M X 2.74M	20' 5" X 9' 0"
LIVING / DINING	5.18M X 4.70M	16' 9" X 15' 4"

◀ ▶ Measurement Points C Cupboard DW Dishwasher WD Integrated Washer/Dryer
B Boiler W Wardrobe SW Space for Wardrobe LH Loft Hatch



FIRST FLOOR



PRINCIPAL BEDROOM	4.07M X 3.86M	13' 4" X 12' 7"
BEDROOM 2	4.19M X 3.01M	8' 11" X 14' 5"
BEDROOM 3 / HOME OFFICE	3.73M X 2.09M	12' 2" X 9' 8"

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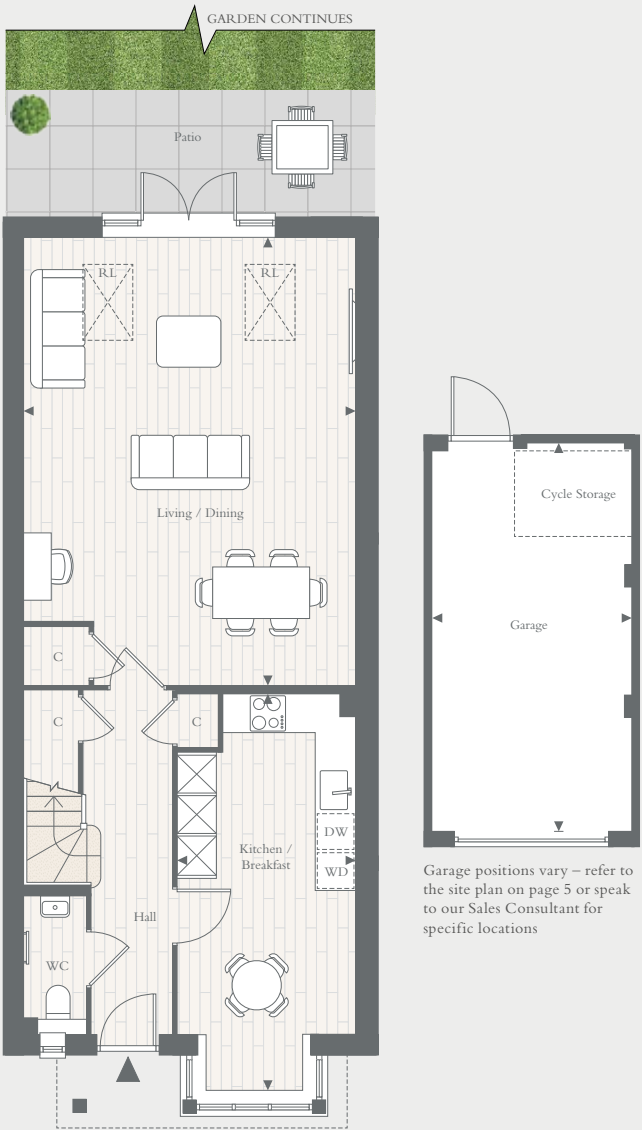
Computer generated image, indicative only.

THE COPSE

THREE BEDROOMS – PLOT 266, 267*, 272 & 273*

Total area: 116.4 sq m 1,253 sq ft

GROUND FLOOR



Garage positions vary – refer to the site plan on page 5 or speak to our Sales Consultant for specific locations

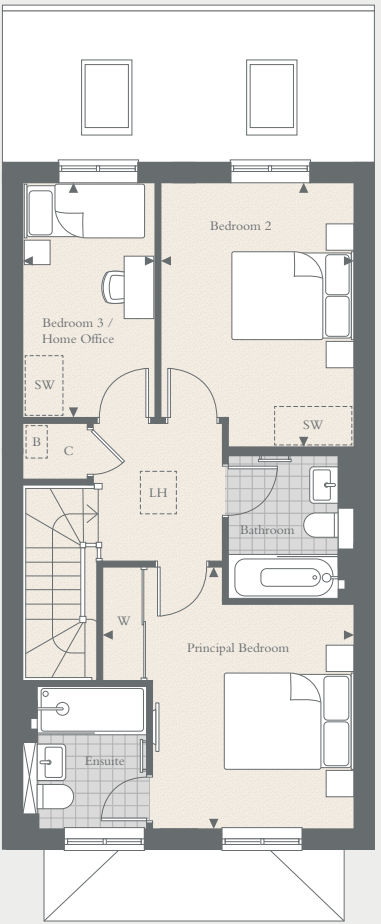
KITCHEN / BREAKFAST	6.19M X 2.74M	20' 4" X 9' 0"
LIVING / DINING	6.96M X 5.13M	21' 10" X 16' 10"
GARAGE	6.09M X 3.10M	20' 0" X 10' 2"

*Plot is handed

◀ ▶ Measurement Points C Cupboard DW Dishwasher WD Integrated Washer/Dryer RL Rooflight
B Boiler W Wardrobe SW Space for Wardrobe LH Loft Hatch



FIRST FLOOR



PRINCIPAL BEDROOM	4.07M X 3.90M	13' 4" X 12' 10"
BEDROOM 2	4.09M X 2.98M	13' 5" X 9' 9"
BEDROOM 3 / HOME OFFICE	3.63M X 2.06M	11' 11" X 6' 9"

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Computer generated image indicative only.

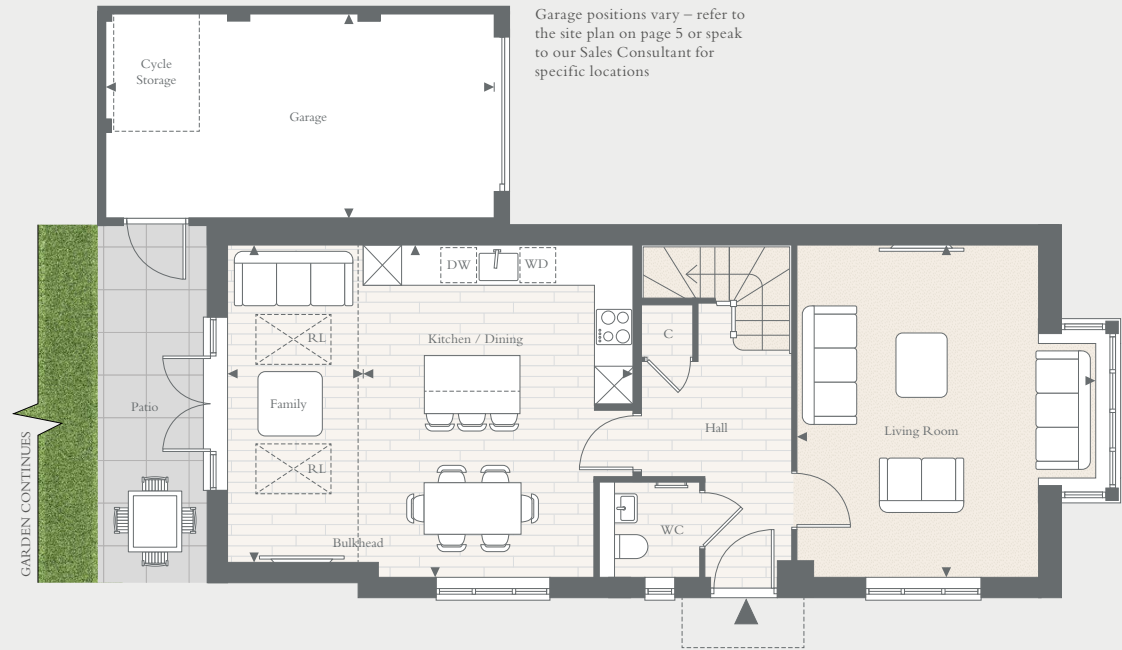
THE ALDER

THREE BEDROOMS – PLOTS 278 & 300★

Total area: 118.6 sq m 1,278 sq ft



GROUND FLOOR

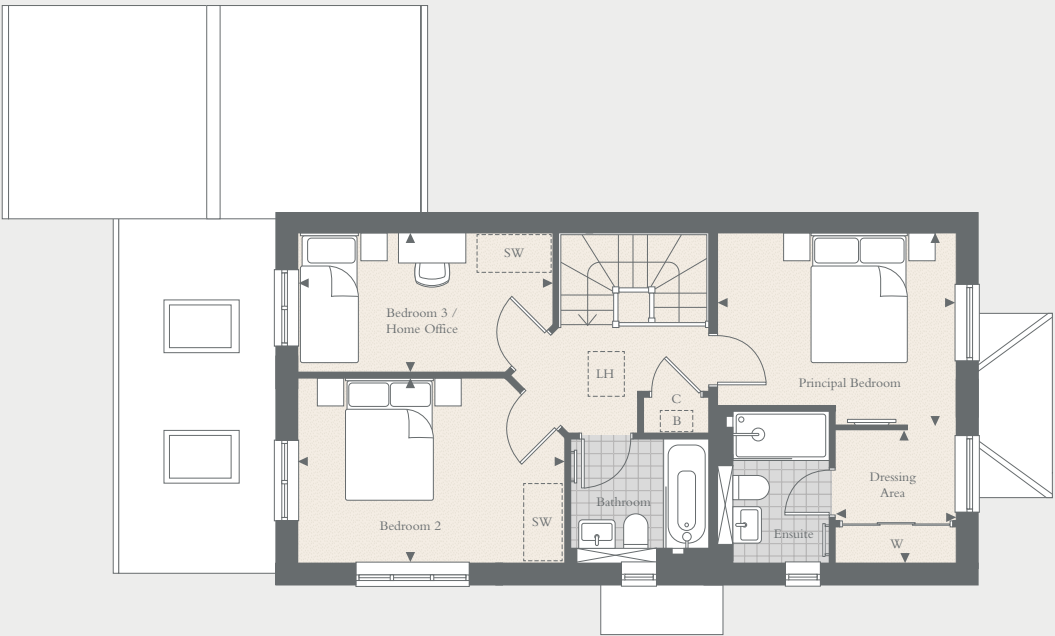


KITCHEN / DINING	5.13M X 4.25M	16' 10" X 13' 11"
LIVING ROOM	5.13M X 4.66M	16' 10" X 15' 3"
FAMILY	4.91M X 2.10M	16' 1" X 6' 11"
GARAGE	6.09M X 3.10M	20' 0" X 10' 2"

★Plot is handed

◀ ▶ Measurement Points C Cupboard DW Dishwasher WD Integrated Washer/Dryer RL Rooflight
B Boiler W Wardrobe SW Space for Wardrobe LH Loft Hatch

FIRST FLOOR



PRINCIPAL BEDROOM	5.13M X 3.76M	16' 10" X 12' 4"
PRINCIPAL BEDROOM DRESSING AREA	1.77M X 1.40M	5' 8" X 4' 5"
BEDROOM 2	4.17M X 2.87M	13' 8" X 9' 5"
BEDROOM 3 / HOME OFFICE	3.98M X 2.17M	13' 1" X 7' 1"

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FOUR BEDROOM HOMES

A GREENER PLACE TO CALL HOME

*The four bedroom homes at Hareshill are perfect for family life
— with a variety of styles each with generous outdoor space.*



Photography and lifestyle imagery, indicative only.



Photography of the Showhome at Hareshill is indicative only.



Computer generated image, indicative only.

THE ASHFORD

FOUR BEDROOMS – PLOT 269* & 270

Total area: 146.51 sq m 1,577 sq ft

GROUND FLOOR
ADAPTABLE UNIT



Garage positions vary – refer to the site plan on page 5 or speak to our Sales Consultant for specific locations

KITCHEN	4.56M X 3.30M	15' 0" X 10' 10"
UTILITY	1.64M X 1.56M	5' 4" X 5' 1"
FAMILY / DINING	5.66M X 3.93M	18' 7" X 12' 11"
LIVING ROOM	5.46M X 4.04M	17' 11" X 13' 3"
GARAGE	6.09M X 3.10M	20' 0" X 10' 2"

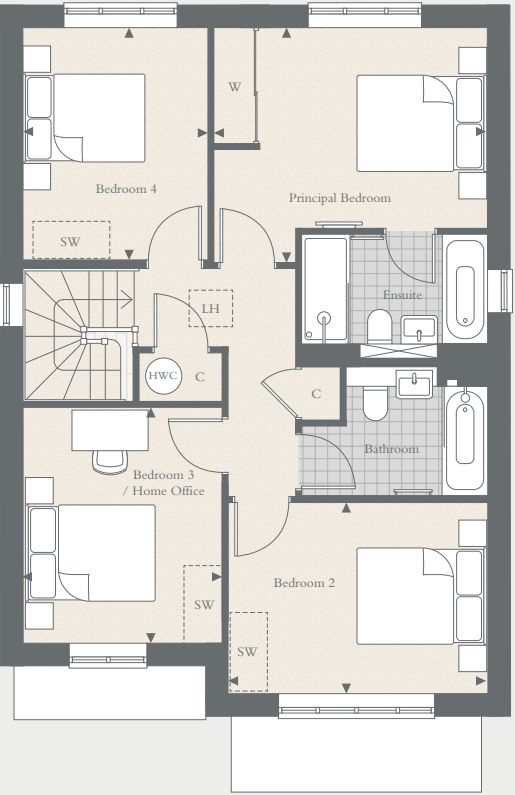
*Plot is handed

◀ ▶ Measurement Points C Cupboard DW Dishwasher HWC Hot Water Cylinder WM Space for Washing Machine
B Boiler W Wardrobe SW Space for Wardrobe LH Loft Hatch

PLOT 269 PLOT 270



FIRST FLOOR



PRINCIPAL BEDROOM	4.25M X 3.66M	13' 11" X 12' 0"
BEDROOM 2	4.04M X 2.98M	13' 3" X 9' 9"
BEDROOM 3 / HOME OFFICE	3.67M X 3.10M	12' 1" X 10' 2"
BEDROOM 4	3.61M X 2.89M	11' 10" X 9' 6"

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THE ASPEN
PLOT 271

Computer generated image, indicative only.

THE ASPEN

FOUR BEDROOMS – PLOT 268* & 271

Total area: 146.51 sq m 1,577 sq ft

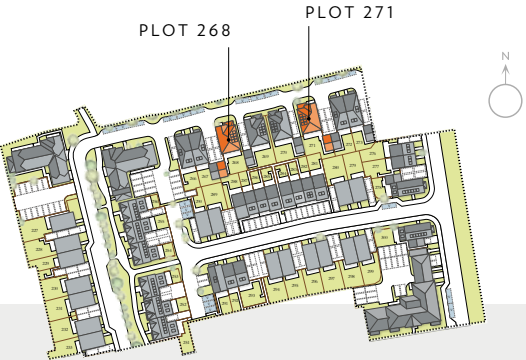
GROUND FLOOR



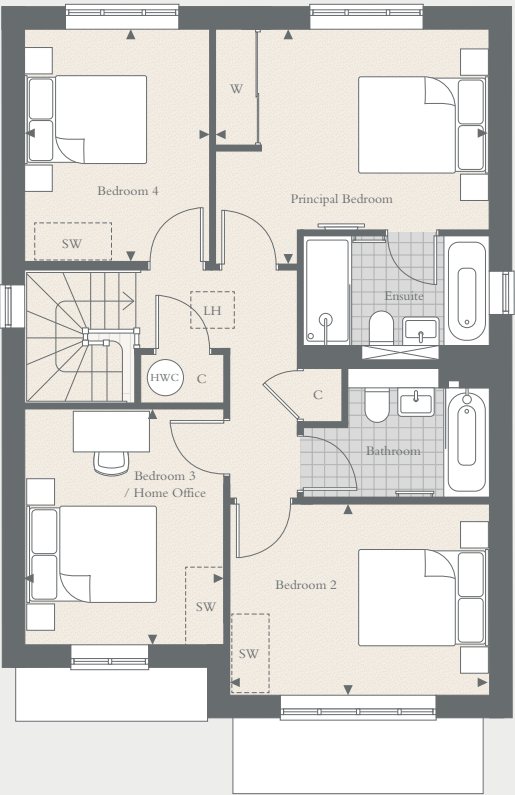
KITCHEN	4.56M X 3.30M	15' 0" X 10' 10"
UTILITY	2.00M X 1.56M	6' 6" X 5' 1"
FAMILY / DINING	5.66M X 3.93M	18' 7" X 12' 11"
LIVING ROOM	5.46M X 4.04M	17' 11" X 13' 3"
GARAGE	6.09M X 3.10M	20' 0" X 10' 2"

*Plot is handed

◀ ▶ Measurement Points C Cupboard DW Dishwasher HWC Hot Water Cylinder WM Space for Washing Machine
B Boiler W Wardrobe SW Space for Wardrobe LH Loft Hatch



FIRST FLOOR



PRINCIPAL BEDROOM	4.25M X 3.66M	13' 11" X 12' 0"
BEDROOM 2	4.04M X 2.98M	13' 3" X 9' 9"
BEDROOM 3 / HOME OFFICE	3.67M X 3.10M	12' 1" X 10' 2"
BEDROOM 4	3.61M X 2.89M	11' 10" X 9' 6"

Floorplans shown for Hareshill are for approximate measurements only. Exact layouts and sizes may vary. 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. For exact details of garden sizing and patio layouts, please speak to our Sales Consultants.



SPECIFICATION

DISCOVER THE BERKELEY QUALITY

INDIVIDUALLY DESIGNED KITCHEN

- Matt shaker style base units and satin flat slab wall units incorporating a Montelli worktop and tiled splashback*
- Gloss flat panel style units incorporating a Montelli worktop and splashback**
- Bosch multifunctional fan assisted oven
- Bosch built-in microwave in 2 and 3 bedroom homes
- Bosch built-in combination microwave in the 4 bedroom homes
- Bosch induction hob with touch controls
- Canopy extractor hood
- Beko integrated fridge/freezer
- Integrated wine cooler
- Beko integrated dishwasher
- Beko integrated washer/dryer, only when located in kitchen
- Space and plumbing for separate washer/dryer when not in the kitchen
- Belfast sink with single mixer tap
- LED under wall unit lighting

QUALITY BATHROOMS

- Contemporary styled bathrooms
- Chrome taps
- Vanity unit to bathroom†
- Inset mirrored cabinet to principal ensuite^
- Full width mirror to bathroom and cloaks^
- Walk-in 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
- 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), utility rooms and washing machine cupboards
- LED downlights to kitchen/breakfast (to selected plots), hall/landing, all bathrooms and cloakroom
- Shaver sockets provided to bathroom and ensuite(s)

HOME ENTERTAINMENT & COMMUNICATIONS

- TV points to living area
- Cat 6 pre-wired home network points provided to living area, kitchen/breakfast (where applicable) 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 oak handrail
- Full height wardrobe with sliding doors to principal bedroom
- Satin paint finish to all internal joinery
- Wood-effect flooring throughout the ground floor (except where living room is separate to dining area)
- Ceramic floor tiles to bathroom and en-suite
- Fitted carpets to the remainder of the property

EXTERNAL

- Feature entrance door with chrome door furniture
- uPVC windows and casement doors
- Garage with power and light†
- Parking space(s) provided
- Private driveway parking†
- 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
- Electric Vehicle charging
- Photovoltaic panels to roofs

SECURITY & PEACE OF MIND

- High security front entrance door with multi-point locking system
- External light 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
- 2-Year Berkeley Warranty

*All homes excluding The Birch. **The Birch homes only. †To selected homes. ^Subject to window position.

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. 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.

EXCEPTIONAL QUALITY SUSTAINABLE DESIGN

THIS IS HOW WE ARE ENSURING SUSTAINABILITY AT HARESHILL

CLIMATE ACTION, NATURE AND COMMUNITIES

Sustainability is fundamental to Berkeley. In simple terms, our approach is to develop the homes and places of the future without compromising the ability of younger generations to meet their needs. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Hareshill.

NATURE AND BIODIVERSITY

Within and around Hareshill, we are creating 13.3 hectares of Suitable Alternative Natural Green Space (SANG) incorporating open spaces, footpaths, trim trails, wild flower meadows and additional tree planting. These fundamentals of a thriving natural environment can be enjoyed by everyone and link directly to Edenbrook Country Park which we have enhanced close by. We are working with award-winning landscape architects Fabrik to engage residents in the natural landscapes that we have created.

WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste. For our business operations we've had a strong commitment to waste and reducing our impact for many years, and we strive to embed efficient waste management within our operations.

WATER EFFICIENCY

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and shower heads which use less water without compromising convenience and comfort. To conserve water for use in the garden, a 200 litre water butt is fitted externally and we also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.

ENERGY EFFICIENCY

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness. All lighting is low energy and kitchen appliances are A rated. Smart meters for gas and electric consumption are also fitted as standard to every property.

SUSTAINABLE MATERIALS

We commit to sourcing the materials for the construction of our buildings in a sustainable and responsible way. All timber and wood-based products used to build your home should be certified to either the Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC) scheme. This means it will have come from a responsibly managed forest. Our focus on materials doesn't just stop there – as a business we are committed to measuring and reducing the embodied carbon of our buildings, which where possible, includes sourcing low carbon materials, and those with high levels of recycled content.

NOISE REDUCTION

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

CLEAN AIR

It is hard to avoid polluted air, particularly in our cities. Throughout Hareshill we are planting trees, shrubs and flower beds to help create a cleaner air environment.

SUSTAINABLE TRANSPORT

We provide secure communal cycle storage areas for apartments and each house has either a secure garden shed or dedicated space within the garage for cycle storage. There are 9 dedicated Electrical Vehicle charging points throughout the site to encourage the use of sustainable vehicles.

STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with a management company and residents to ensure the development remains in pristine condition.

FUTURE-PROOF DESIGN

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall.



Photography of Hareshill is indicative only.

100%

of timber used will be sustainably sourced

Greener homes

energy efficient and highly insulated

Active living

Hareshill is within walking distance of local amenities, and is set amongst footpaths, play areas and cycle links

95%

of our construction waste will be reused or recycled

Surrounded by green

including a woodland glade, playing fields and central green, plus bordered by Edenbrook Country Park

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 well-being and quality of life for residents and visitors. Where people feel a sense of community.

CUSTOMERS DRIVE ALL OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of nature, amenities and good transport connections. Then we apply that understanding to all our planning and design decisions. And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

CHOICE AND DIVERSITY

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

QUALITY FIRST TO LAST

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

GREEN LIVING

We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. Our homes are designed to be water and energy efficient, promote recycling and enable residents to choose sustainable transport options.

COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.

TRANSFORMING TOMORROW

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives.



Photography of Harehill is indicative only.

We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us. We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten year plan which sets out how we will achieve this.



TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.



TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes and utilising lower carbon technologies for heating, with sustainable travel choices on the doorstep.



WHAT IS MYHOME PLUS?

MYHOME PLUS IS AN ONLINE SERVICE DESIGNED TO HELP YOU MANAGE BUYING YOUR NEW HOME AT ANY TIME IN ANY PLACE.

THE BUYING PROCESS

This is a step-by-step guide to the Buying Process from reservation through to completion, moving in and warranty. At each milestone, the Buying Process section advises on the next steps so that you can be absolutely clear on your current position and what to expect next.



1. FILING CABINET

In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.

2. MEET THE TEAM

This section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can e-mail any member of the team directly via this section.

3. OPTIONS & CHOICES SELECTION

We are able to offer some choices on certain internal finishes of your new home. Whether this option is available to you will depend on what stage of construction the property has reached at the time of you making your reservation. See the next steps section for further details on this.

4. CONSTRUCTION PROGRESS

Under this section, regular updates on the construction of your new property will be provided, keeping you up-to-date on the progress on site and the local area. Your Customer Relations Manager will issue regular updates and photographs to this section throughout your journey.

Next steps

1. GETTING STARTED

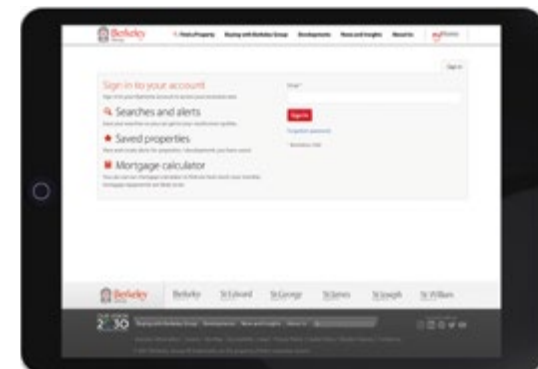
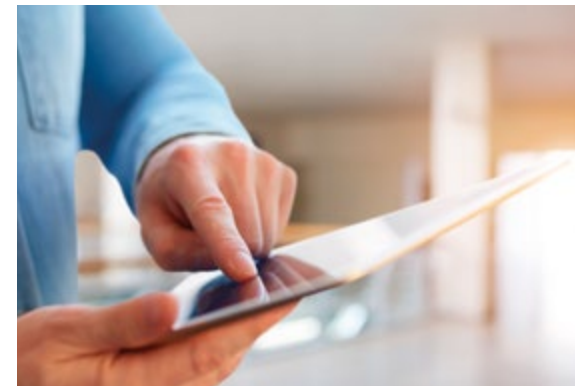
Your Sales Consultant will send you a link that you will need to activate to access MyHome Plus. The link will require you to set a password for access. Please note that for data protection reasons, the link is only valid for 24 hours. You are required to validate your account and change your password within 24 hours of receiving the e-mail, in order to access your personal property information and updates.

2. INTERIOR SELECTIONS

Customer Relations will then be in touch to invite you in to our Showhomes to view the interior selections available for the internal finishes that you have an option to select. If you cannot make it to the appointment, the options can be discussed over the telephone and selected via MyHome Plus. Customer Relations will need to receive your choices selection by the deadline date, which will be given in advance.



Sign in by visiting
BerkeleyGroup.co.uk/my-home/sign-in
or scan the QR Code on your smartphone



HARESHILL



CONTACT US

VISIT HARESHILL-FLEET.CO.UK
OR CALL 01252 233 070

Hareshill,
Hitches Lane, Crookham Village,
Fleet, Hampshire GU51 5EL

OUR VISION
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TRANSFORMING TOMORROW



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