



THE WOODLAND COLLECTION

STYLISH TWO, THREE & FOUR BEDROOM HOMES



A greener place to call home

Berkeley
Designed for life

CONTENTS

A TRANQUIL PLACE

New homes designed for life

FLOORPLANS

Two, three & four bedroom homes

SPECIFICATION

Discover the Berkeley quality



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 these stylish homes really are the perfect place to find your new home.

A greener place to call home

A TRANQUIL PLACE

IN A QUIET HAMPSHIRE
VILLAGE

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



DISCOVER HARESHILL

THE WOODLAND COLLECTION

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



- KEY:
- Two bedroom homes
 - Three bedroom homes
 - Four bedroom homes
 - Visitor parking

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.



The Woodland Collection

Hareshill Overall Siteplan

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.



Computer generated image, indicative only.



THE BRACKEN
PLOT 334

THE BRACKEN
PLOT 333

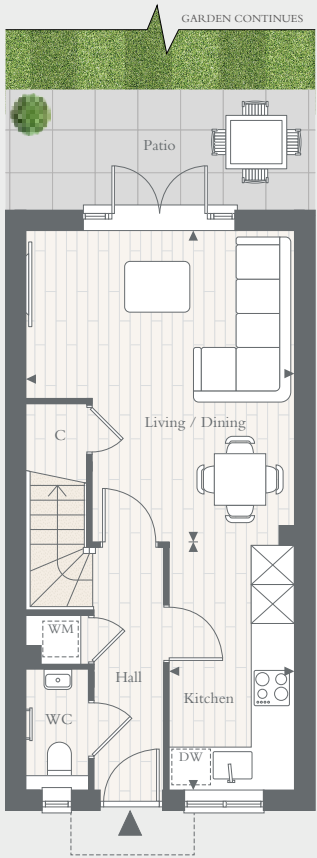
Computer generated image, indicative only.

THE BRACKEN

TWO BEDROOMS – PLOTS 333 & 334*

Total area: 72.0 sq m 775 sq ft

GROUND FLOOR



Side elevation for plot 334

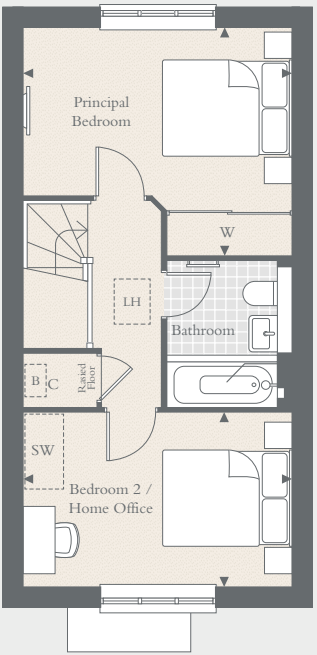
KITCHEN	3.83M X 1.95M	12' 7" X 6' 5"
LIVING / DINING	4.86M X 4.15M	15' 11" X 13' 8"

*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



Side elevation for plot 334

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"

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Computer generated image, indicative only.



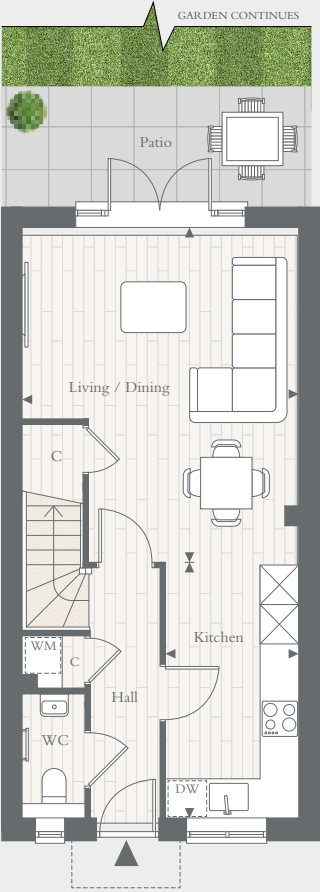
Computer generated image, indicative only.

THE HOLLY

TWO BEDROOMS – PLOTS 339, 348*, 353* & 354

Total area: 79.0 sq m 851 sq ft

GROUND FLOOR



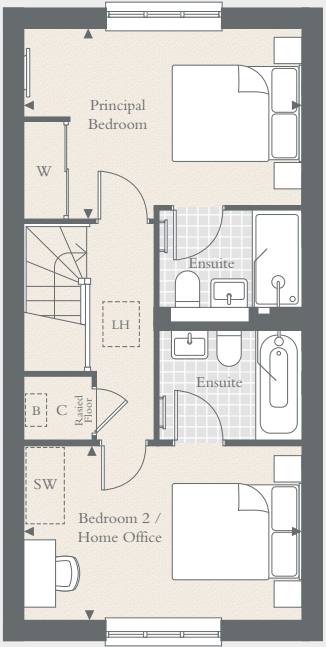
Side elevation for plot 353

KITCHEN	3.95M X 2.07M	13' 0" X 6' 10"
LIVING / DINING	5.24M X 4.30M	17' 2" X 14' 1"
GARAGE	6.09M X 3.10M	20' 0" X 10' 2"

*Plots are 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 three bedroom homes at Harehill means there is something for everyone, each with their own private patio and garden.



Photography and lifestyle imagery, indicative only.



Computer generated image, indicative only.



Computer generated image, indicative only.



Computer generated image, indicative only.

THE HAZEL

THREE BEDROOMS – PLOTS 337 & 349

Plot 337 total area: 104.3 sq m 1,123 sq ft Plot 349 total area: 102.9 sq m 1,109 sq ft

GROUND FLOOR

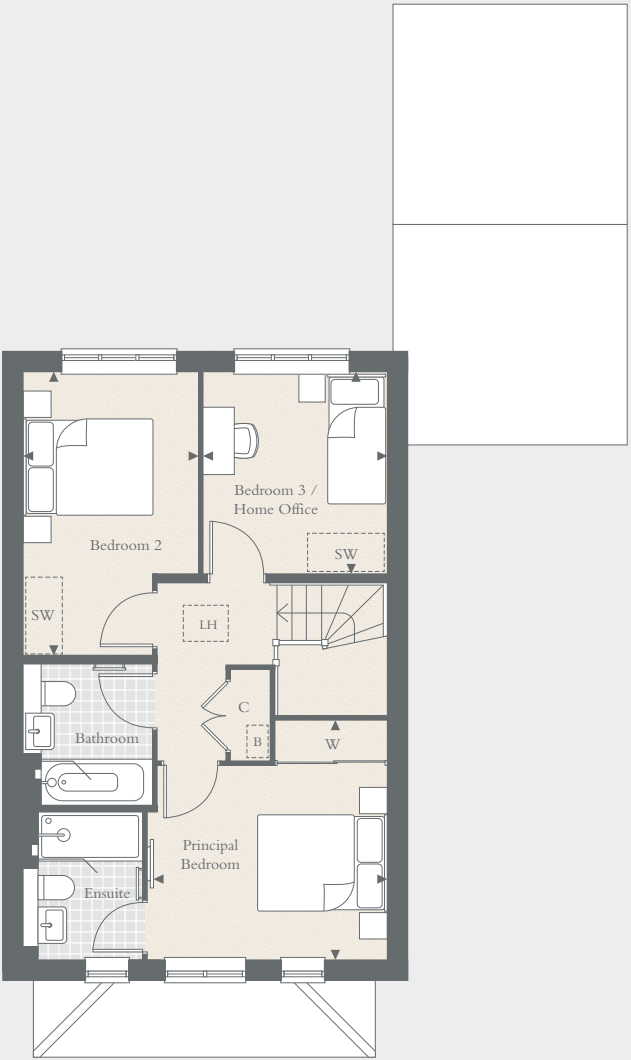


Side elevation for plot 337

KITCHEN	3.73M X 2.55M	12' 3" X 8' 4"
LIVING / DINING	5.64M X 5.26M	18' 6" X 17' 3"
GARAGE	6.09M X 3.10M	20' 0" X 10' 2"

◀ ▶ 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	3.70M X 3.60M	12' 2" X 11' 10"
BEDROOM 2	4.39M X 2.71M	14' 5" X 8' 11"
BEDROOM 3 / HOME OFFICE	3.13M X 2.84M	10' 3" X 9' 4"

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Computer generated image, indicative only.



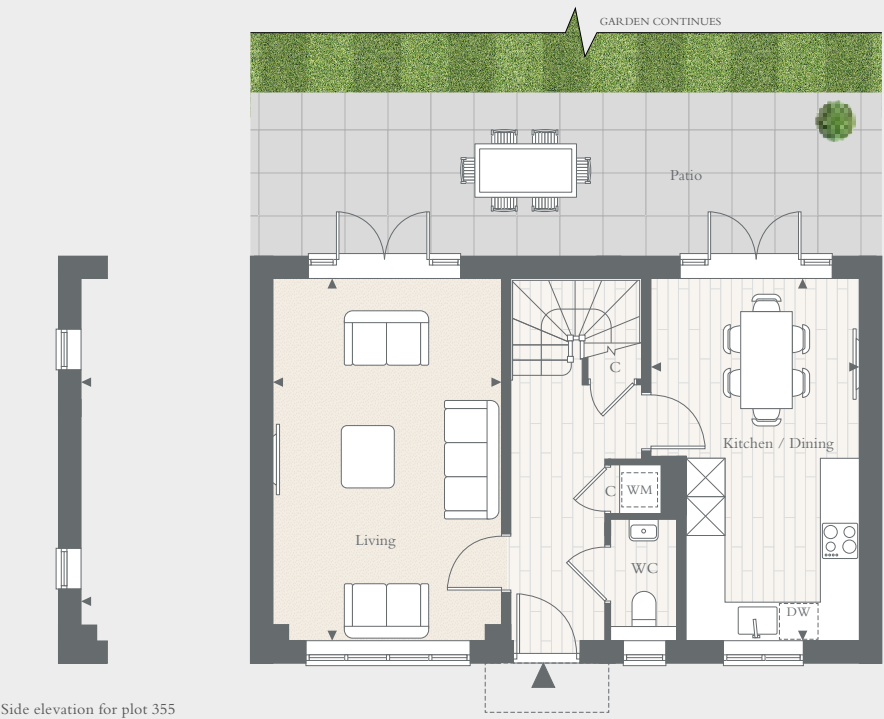
Computer generated image, indicative only.

THE ASH

THREE BEDROOMS – PLOTS 322 & 335

Total area: 103.0 sq m 1,109 sq ft

GROUND FLOOR



KITCHEN / DINING	5.64M X 3.25M	18' 6" X 10' 8"
LIVING	5.64M X 3.55M	18' 6" X 11' 8"
GARAGE	6.09M X 3.10M	20' 0" X 10' 2"

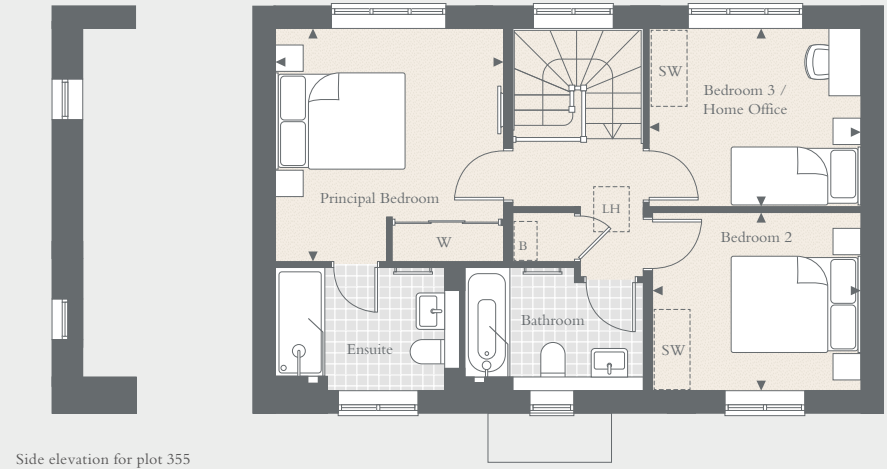
◀ ▶ Measurement Points C Cupboard DW Dishwasher WM Space for Washing Machine
B Boiler W Wardrobe SW Space for Wardrobe LH Loft Hatch

PLOT 322

PLOT 335



FIRST FLOOR



PRINCIPAL BEDROOM	3.63M X 3.56M	11' 11" X 11' 8"
BEDROOM 2	3.25M X 2.77M	10' 8" X 9' 1"
BEDROOM 3 / HOME OFFICE	3.30M X 2.77M	10' 10" X 9' 1"

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Computer generated image, indicative only.

THE BIRCH

THREE BEDROOMS – PLOTS 327, 328, 329*, 330, 331*, 332*, 341*, 342, 343, 344*, 345* & 346

Total area: 104.4 sq m 1,124 sq ft

GROUND FLOOR



Side elevation for plots 327, 332, 343 & 344

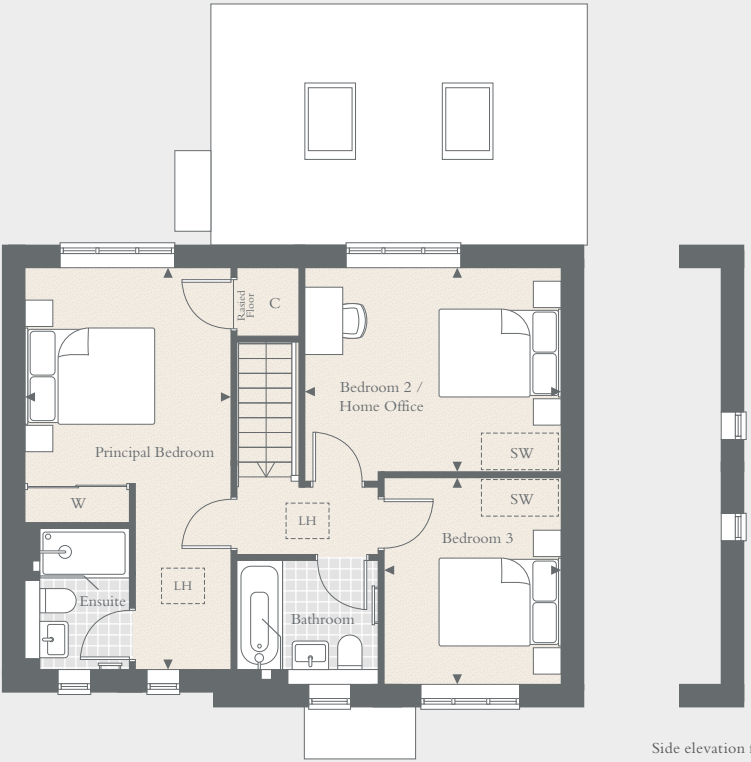
KITCHEN	3.53M X 2.81M	11' 7" X 9' 3"
LIVING / DINING	6.67M X 5.05M	21' 11" X 16' 7"
GARAGE	6.30M X 2.97M	20' 8" X 9' 9"

*Plots are handed

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



FIRST FLOOR



Side elevation for plots 327, 332, 343 & 344

PRINCIPAL BEDROOM	6.26M X 3.20M	20' 6" X 10' 6"
BEDROOM 2 / HOME OFFICE	3.99M X 3.17M	13' 1" X 10' 5"
BEDROOM 3	3.22M X 2.76M	10' 7" X 9' 1"

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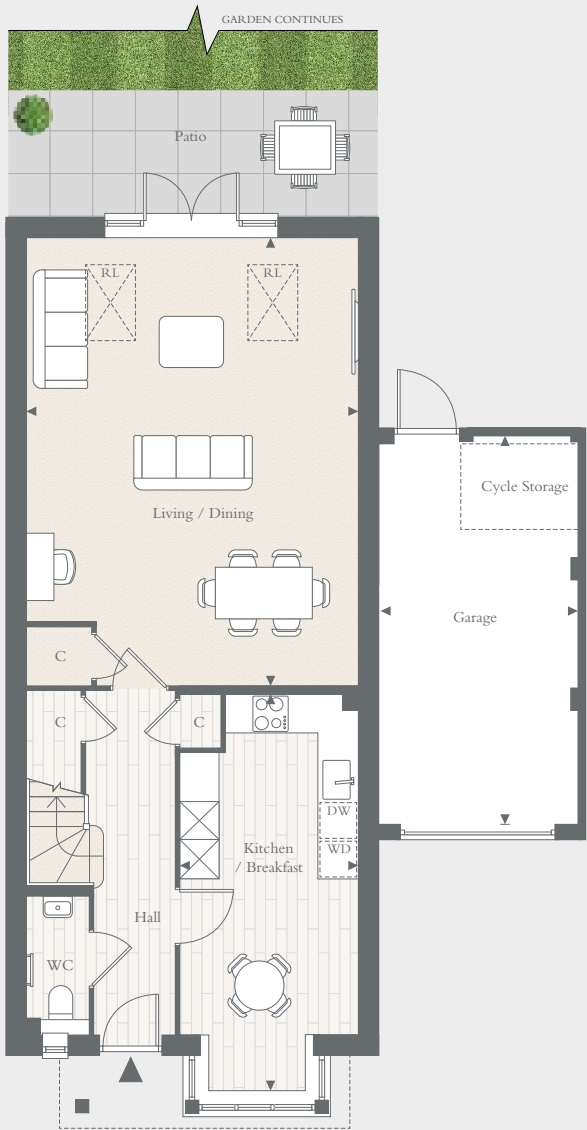
Computer generated image, indicative only.

THE COPSE

THREE BEDROOMS – PLOTS 325 & 326★

Total area: 116.4 sq m 1,253 sq ft

GROUND FLOOR



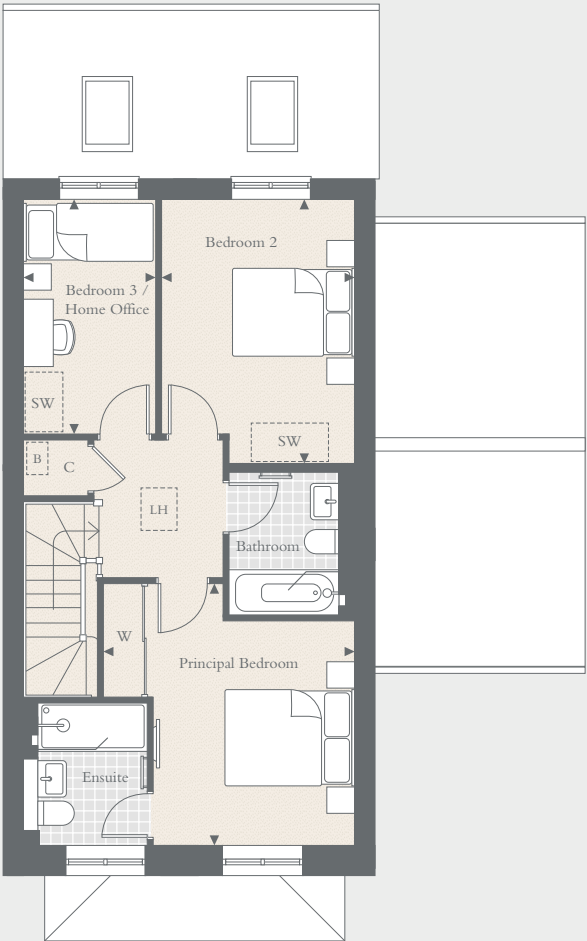
KITCHEN / BREAKFAST	6.19M X 2.74M	20' 4" X 9' 0"
LIVING / DINING	6.96M X 5.13M	21' 10" X 16' 10"
GARAGE	6.09M X 3.1M	20' 0" X 10' 2"

★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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THE GROVE
PLOT 338

Computer generated image, indicative only.

THE GROVE

THREE BEDROOMS – PLOT 338

Total area: 116.8 sq m 1,257 sq ft

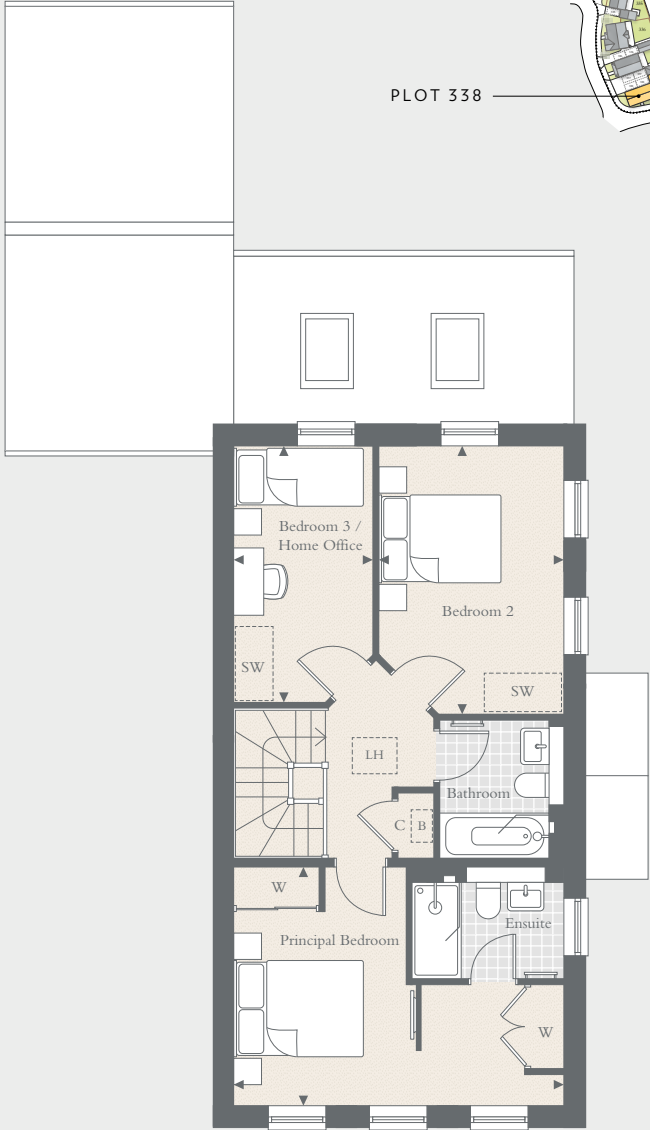
GROUND FLOOR



KITCHEN / DINING	5.13M X 4.20M	16' 10" X 13' 9"
LIVING	5.13M X 3.76M	16' 10" X 12' 4"
FAMILY	4.91M X 2.10M	16' 1" X 6' 11"
GARAGE	6.09M X 3.22M	20' 0" X 10' 7"

◀ ▶ 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 3.71M	16' 10" X 12' 2"
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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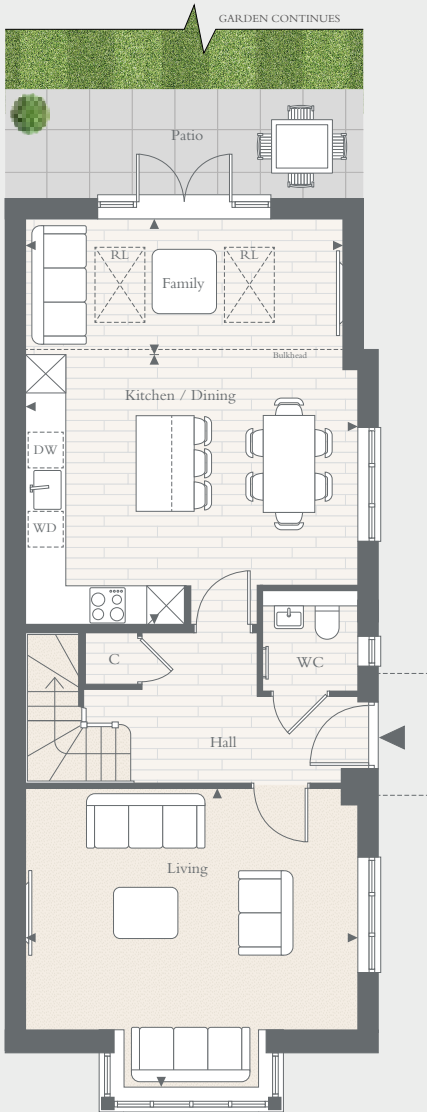
Computer generated image, indicative only.

THE ALDER

THREE BEDROOMS – PLOT 321

Total area: 118.6 sq m 1,278 sq ft

GROUND FLOOR

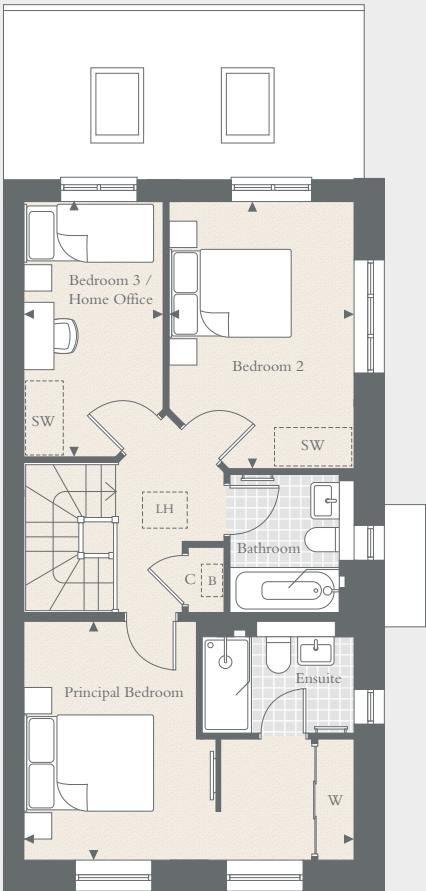


KITCHEN / DINING	5.13M X 4.25M	16' 10" X 13' 11"
LIVING	5.13M X 4.66M	16' 10" X 15' 3"
FAMILY	4.91M X 2.10M	16' 1" X 6' 11"
GARAGE	6.09M X 3.10M	20' 0" X 10' 2"

◀ ▶ 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"
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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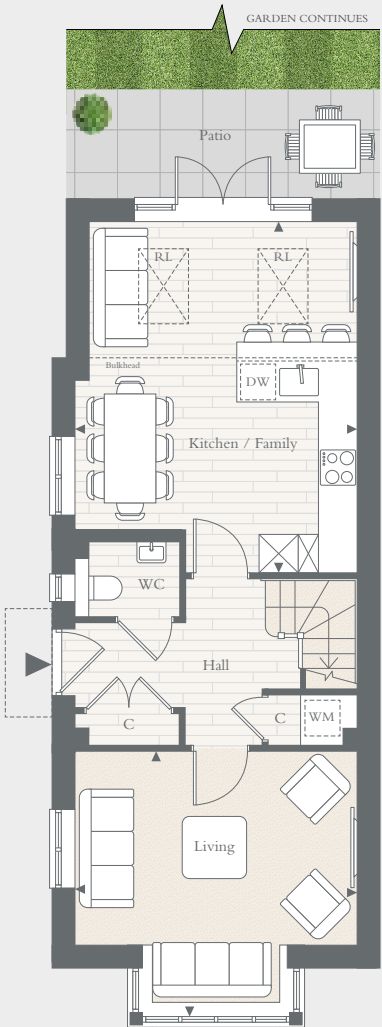
Computer generated image, indicative only.

THE BEECH

THREE BEDROOMS – PLOTS 340★ & 347

Total area: 128.1 sq m 1,380 sq ft

GROUND FLOOR



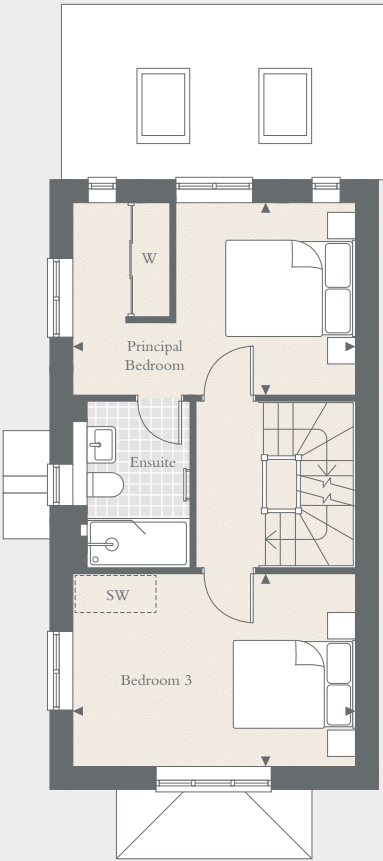
KITCHEN / DINING / FAMILY	5.47M X 4.40M	18' 0" X 14' 5"
LIVING	4.40M X 3.93M	14' 5" X 12' 11"
GARAGE	6.09M X 3.10M	20' 0" X 10' 2"

*Plot is handed

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

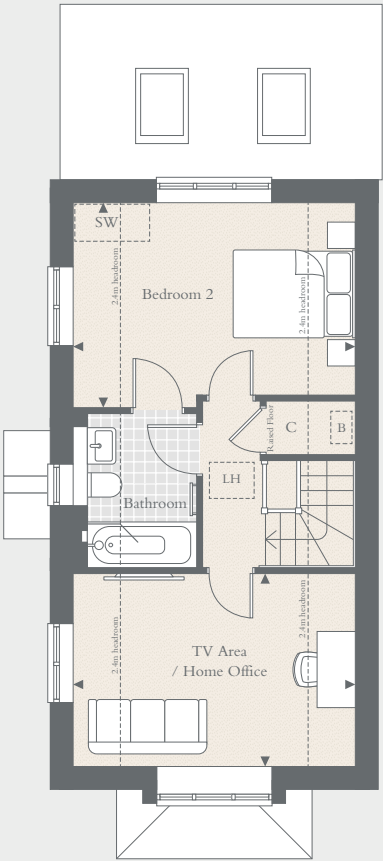


FIRST FLOOR



PRINCIPAL BEDROOM	4.40M X 3.00M	14' 5" X 9' 10"
BEDROOM 3	4.40M X 3.01M	14' 5" X 9' 11"

SECOND FLOOR



BEDROOM 2	4.40M X 3.17M	14' 5" X 10' 5"
TV AREA / HOME OFFICE	4.40M X 3.01M	14' 5" X 9' 11"

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Computer generated image, indicative only.

THE ROWAN

THREE BEDROOMS – PLOTS 350★ & 351

Total area: 133.7 sq m 1,439 sq ft

GROUND FLOOR



KITCHEN / BREAKFAST	5.03M X 2.78M	16' 6" X 9' 2"
LIVING / DINING	6.10M X 5.07M	20' 0" X 16' 8"
GARAGE	6.10M X 3.10M	20' 0" X 10' 2"

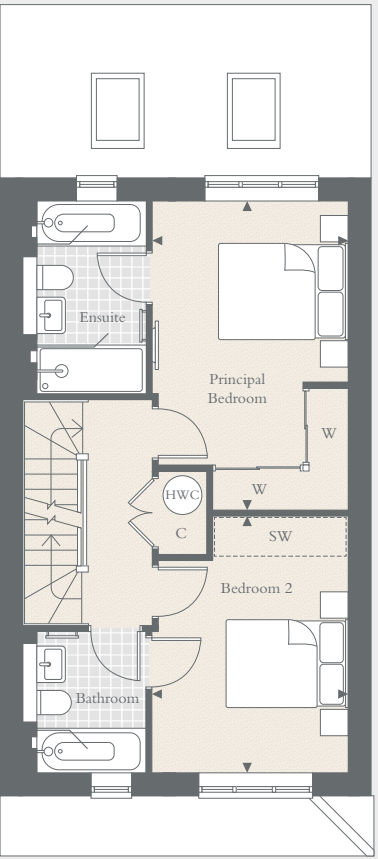
*Plot is handed

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



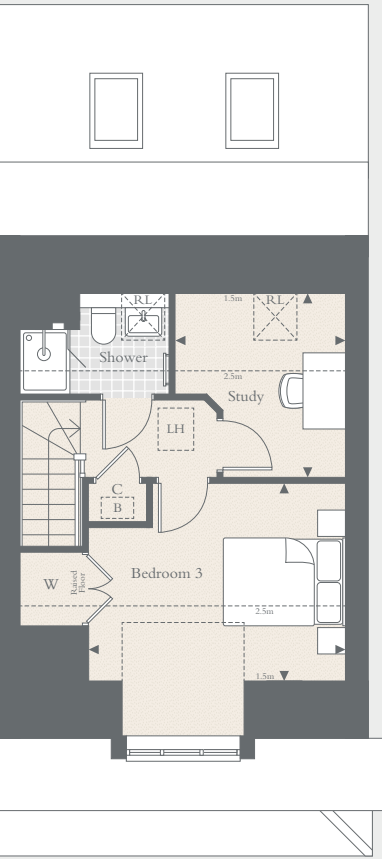
PLOT 351
PLOT 350

FIRST FLOOR



PRINCIPAL BEDROOM	4.81M X 3.05M	15' 10" X 10' 0"
BEDROOM 2	4.00M X 3.05M	13' 2" X 10' 0"

SECOND FLOOR



BEDROOM 3	4.01M X 3.08M	13' 2" X 10' 1"
STUDY	2.87M X 2.65M	9' 5" X 8' 8"

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FOUR BEDROOM HOMES

A GREENER PLACE TO CALL HOME

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



Photography and lifestyle imagery, indicative only.



Computer generated image, indicative only.



Computer generated image, indicative only.



THE CHESTNUT
PLOT 324

Computer generated image, indicative only.



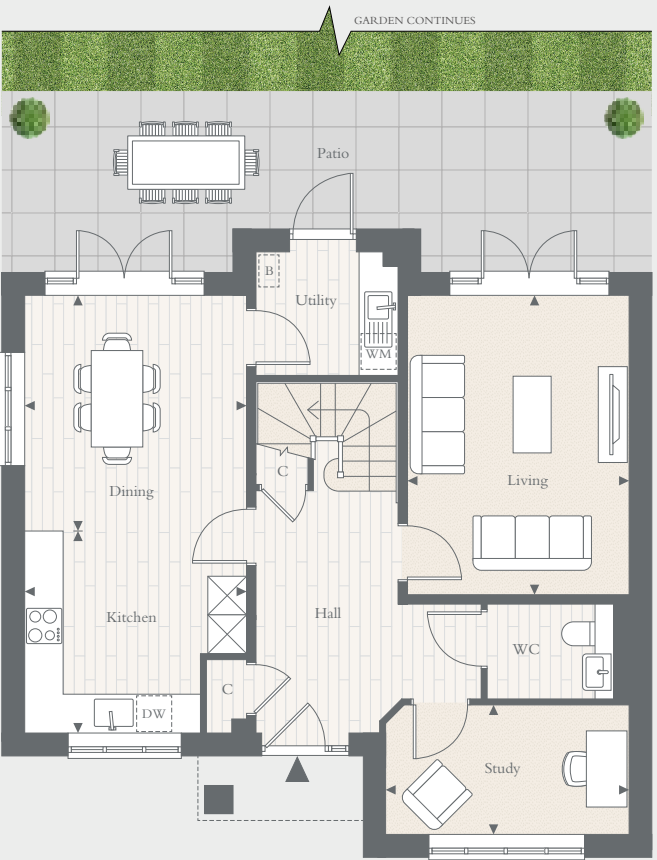
Computer generated image, indicative only.

THE CHESTNUT

FOUR BEDROOMS – PLOTS 323, 324★ & 336

Total area: 143.3 sq m 1,543 sq ft

GROUND FLOOR



Side elevation for plot 324

KITCHEN	3.45M X 3.15M	11' 4" X 10' 4"
LIVING	4.67M X 3.45M	15' 4" X 11' 4"
DINING	3.67M X 3.45M	12' 1" X 11' 4"
STUDY	3.79M X 2.02M	12' 5" X 6' 8"
GARAGE	6.09M X 3.10M	20' 0" X 10' 2"

*Plot is handed

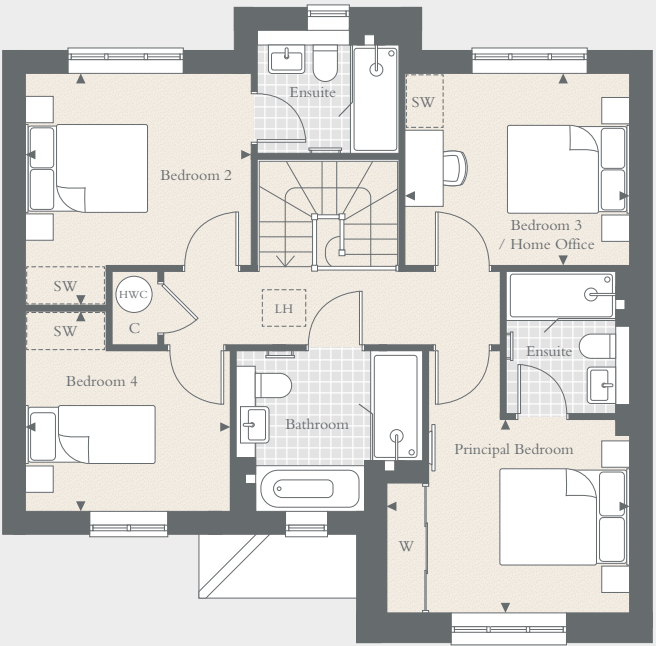
◀ ▶ Measurement Points C Cupboard DW Dishwasher HWC Hot Water Cylinder WM Space for Washing Machine
RL Rooflight B Boiler W Wardrobe SW Space for Wardrobe LH Loft Hatch

PLOT 323
PLOT 324

PLOT 336



FIRST FLOOR



Side elevation for plot 324

PRINCIPAL BEDROOM	3.79M X 3.01M	12' 5" X 9' 10"
BEDROOM 2	3.61M X 3.51M	11' 10" X 11' 6"
BEDROOM 3 / HOME OFFICE	3.51M X 3.00M	11' 6" X 9' 10"
BEDROOM 4	3.18M X 3.12M	10' 5" X 10' 3"

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Computer generated image, indicative only.

THE ELM

FOUR BEDROOMS – PLOT 352

Total area: 166.0 sq m 1,787 sq ft

GROUND FLOOR



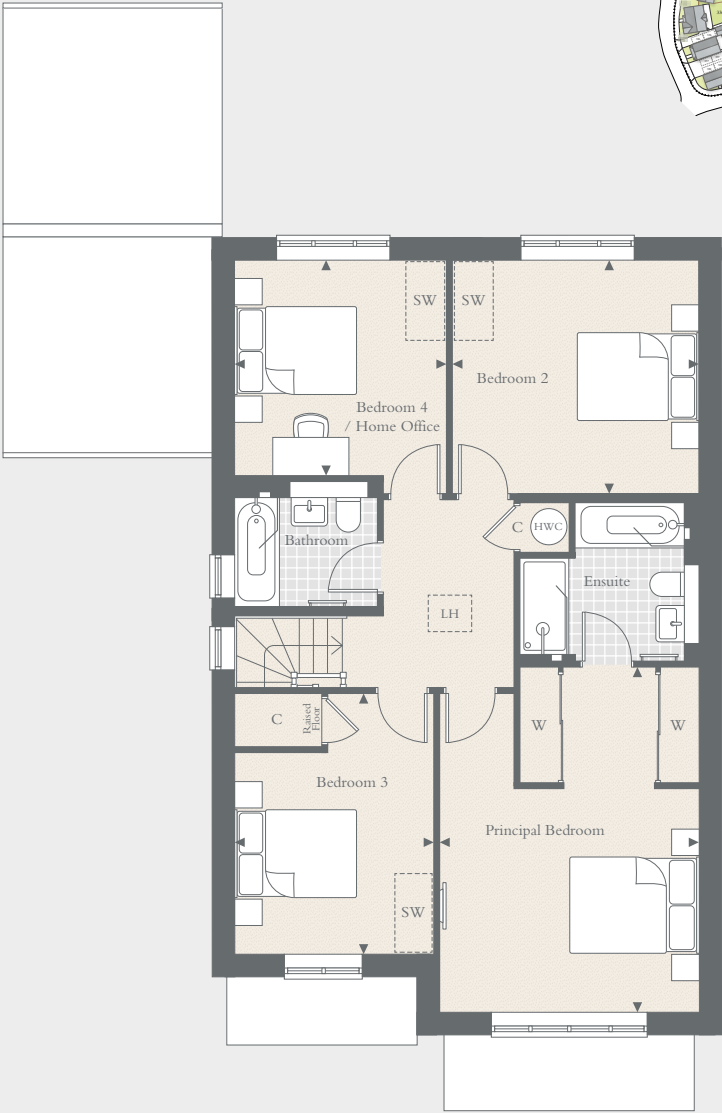
KITCHEN	4.04M X 2.90M	13' 3" X 9' 6"
FAMILY / DINING	7.23M X 3.30M	23' 9" X 10' 10"
LIVING	6.27M X 4.04M	20' 7" X 13' 3"
GARAGE	6.09M X 3.10M	20' 0" X 10' 2"

*Plots are handed

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



FIRST FLOOR

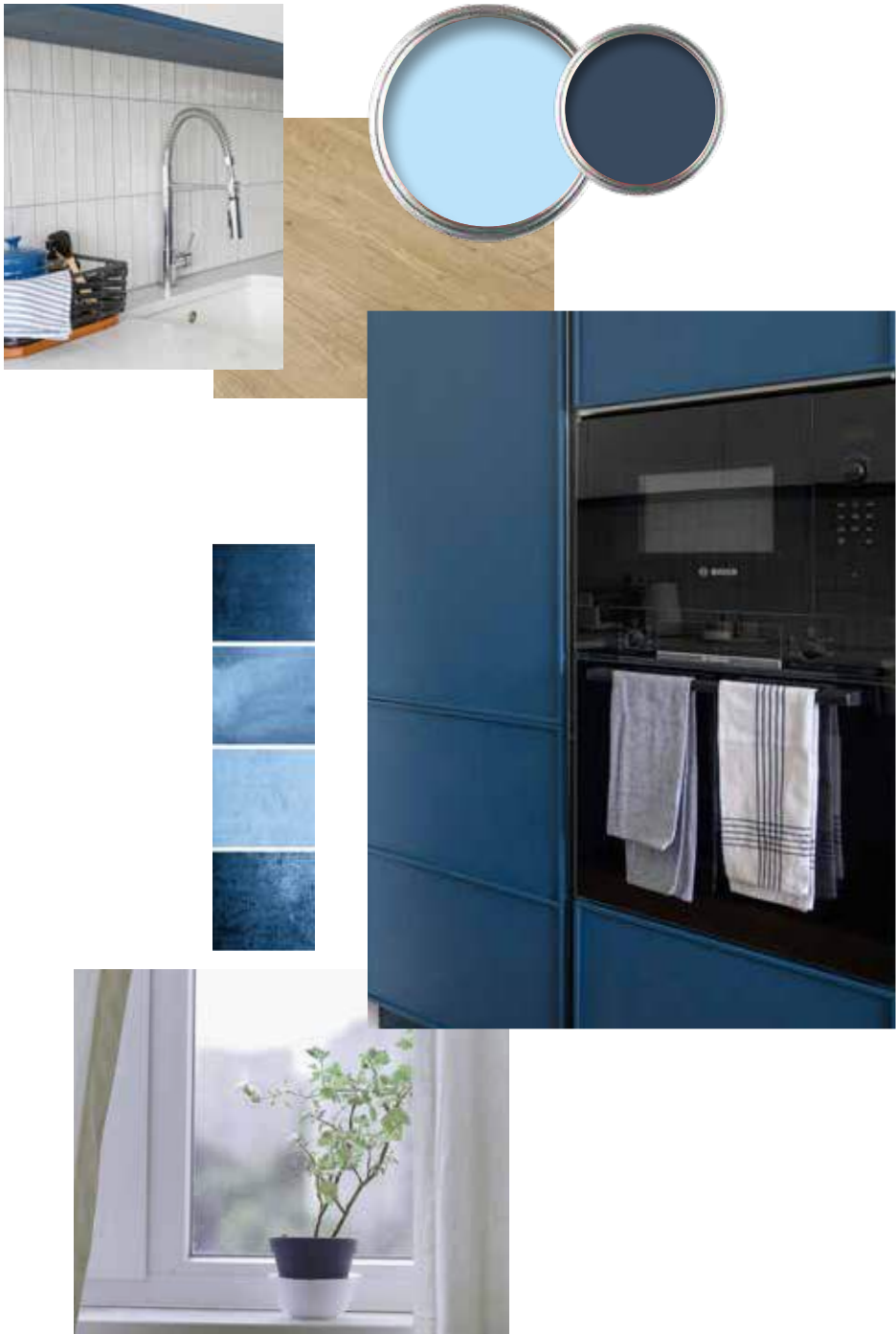


PRINCIPAL BEDROOM	5.38M X 4.04M	17' 8" X 13' 3"
BEDROOM 2	3.84M X 3.69M	12' 7" X 12' 1"
BEDROOM 3	4.07M X 3.10M	13' 4" X 10' 2"
BEDROOM 4 / HOME OFFICE	3.36M X 3.30M	11' 0" X 10' 10"

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SPECIFICATION

DISCOVER THE BERKELEY QUALITY



INDIVIDUALLY
DESIGNED KITCHEN

- Shaker style kitchens incorporating a Mistral worktop and tiled splashback
- Contemporary kitchens incorporating a Mistral worktop and splashback to The Birch
- Bosch multifunctional fan assisted oven
- Bosch built-in microwave in 2 and 3 bedroom homes
- Bosch built-in microwave oven in 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 (excluding The Birch) with single mixer tap with pull out spray
- LED under wall unit lighting
- Brushed polished chrome sockets above worktops

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) 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)
- Master light switch
- Power and light to loft with ladder access

HOME ENTERTAINMENT
& COMMUNICATIONS

- TV points to living area, kitchen/breakfast (where applicable) and all bedrooms
- Satellite dish and wiring for Sky Q to living area
- Digital TV aerial and distribution system provided
- 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
- Full height wardrobe with sliding doors to principal bedroom
- Satin paint finish to all internal joinery
- Wood-effect flooring provided to hall, kitchen and family/breakfast area**
- 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 to selected plots
- 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
- PV Panels to roofs

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
- 2-Year Berkeley Warranty

*Full width above WC/Basin subject to window position. **Throughout ground floor where property is open plan. †To selected homes.

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.

HARESHILL



CONTACT US

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

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



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