HARESHILL

CROOKHAM VILLAGE
HAMPSHIRE

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

Front cover: Computer generated image, indicative only.

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 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.

HARESHILL

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.

Hareshill Overall Siteplan

TWO BEDROOM HOMES

A GREENER PLACE TO CALL HOME

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





Photography and lifestyle imagery, indicative only.

Computer generated image, indicative only.

HARESHILL



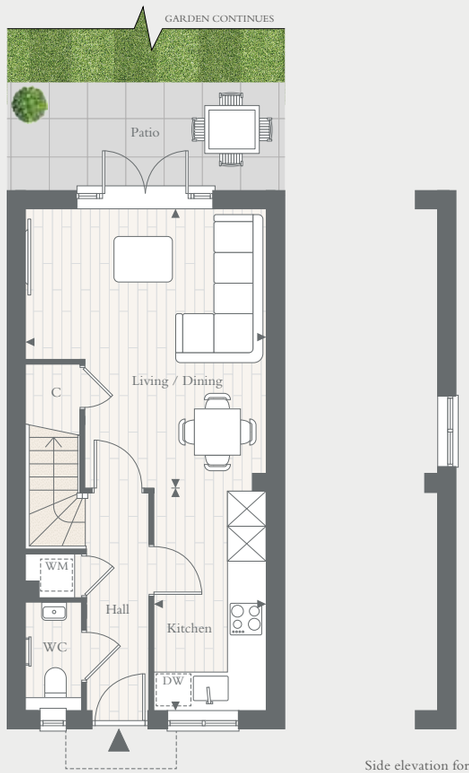
Computer generated image, indicative only.

THE BRACKEN

TWO BEDROOMS – PLOTS 333 & 334*

Total area: 72.0 sq m 775 sq ft

GROUND FLOOR



Side elevation for plot 334

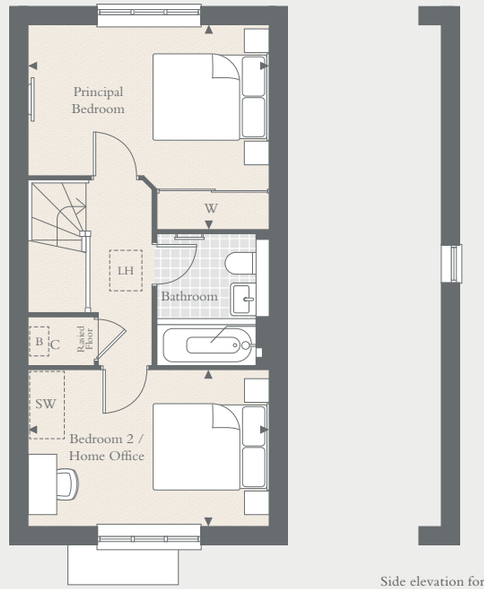
KITCHEN	3.83M X 1.95M	12′ 7″ X 6′ 5″
LIVING / DINING	4.86M X 4.15M	15′ 11″ X 13′ 8″

*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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HARESHILL



Computer generated image, indicative only.

HARESHILL



Computer generated image, indicative only.

THE HOLLY

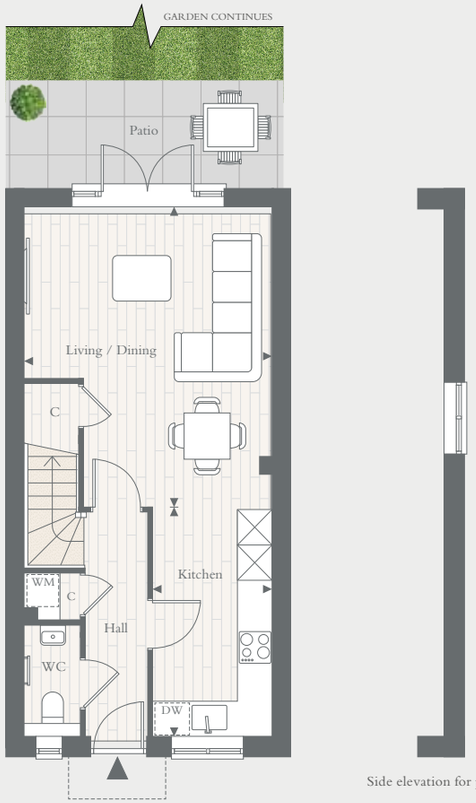
TWO BEDROOMS – PLOTS 339, 348*, 353* & 354

Total area: 79.0 sq m 851 sq ft

HARESHILL



GROUND FLOOR



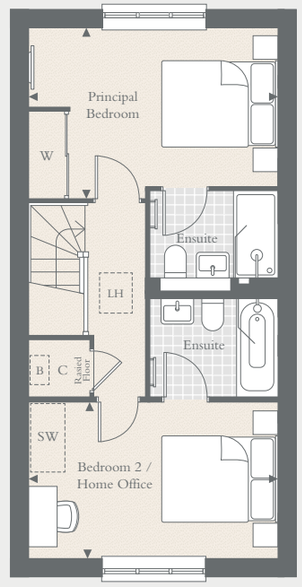
Side elevation for plot 353

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 Hareshill 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.

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Computer generated image, indicative only.

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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



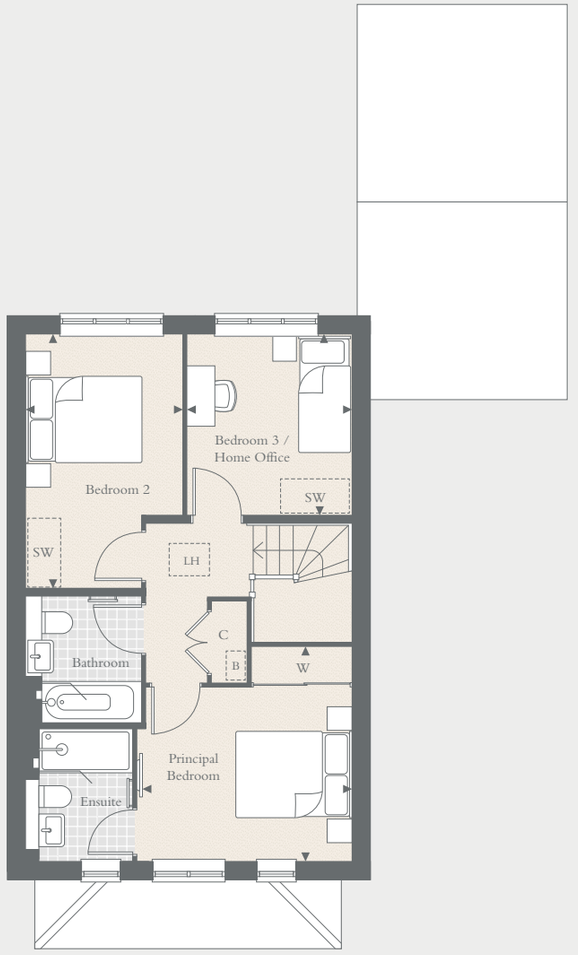
Side elevation for plot 337

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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HARESHILL



Computer generated image, indicative only.

HARESHILL



Computer generated image, indicative only.

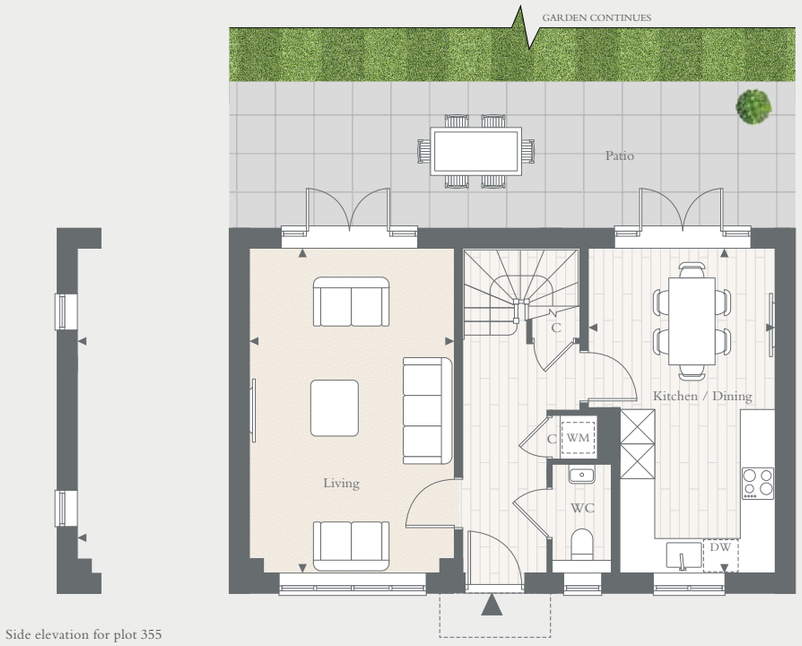
THE ASH

THREE BEDROOMS – PLOTS 322 & 335

Total area: 103.0 sq m 1,109 sq ft



GROUND FLOOR

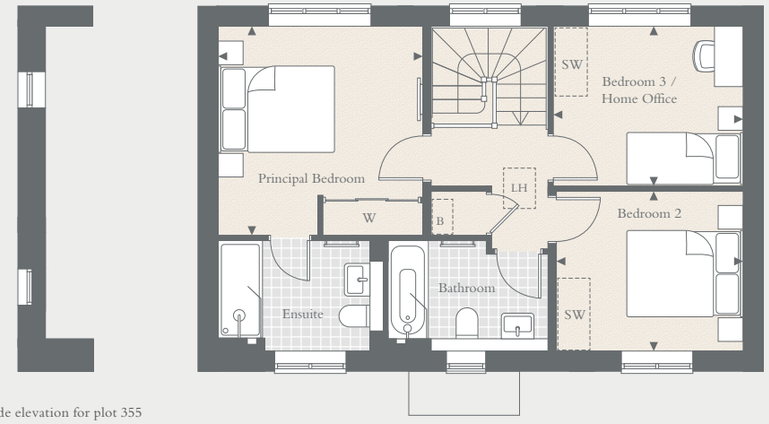


Side elevation for plot 355

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

FIRST FLOOR



Side elevation for plot 355

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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HARESHILL



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

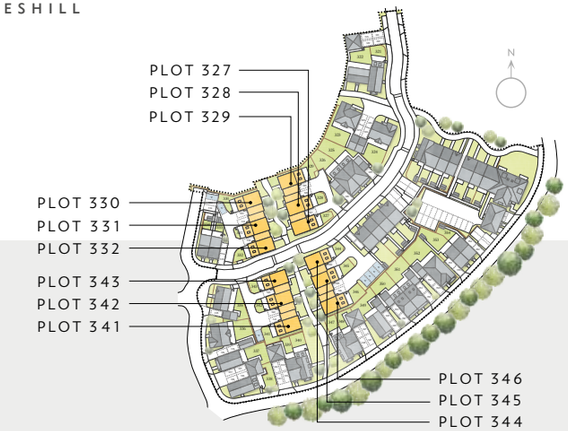


Side elevation for plots 327, 332, 343 & 344

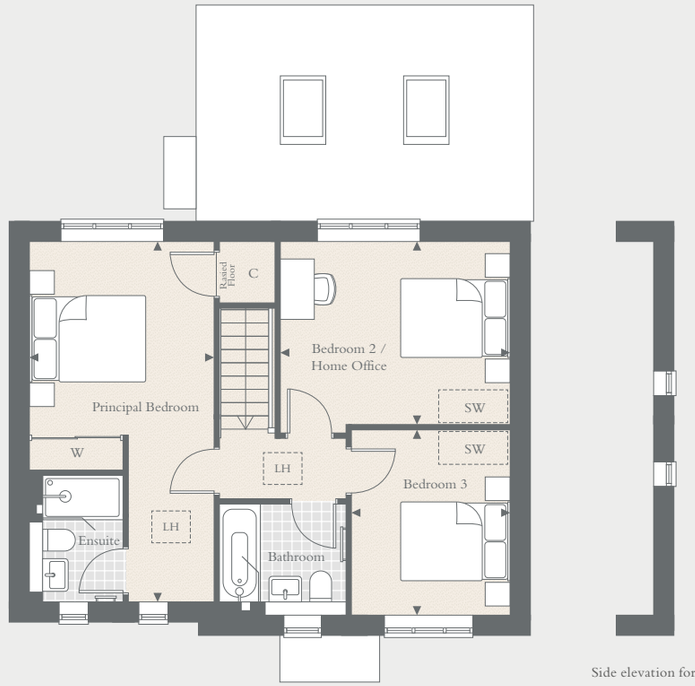
KITCHEN	3.53M X 2.81M	11′ 7″ X 9′ 3″
LIVING / DINING	6.67M X 5.05M	21′ 11″ X 16′ 7″
GARAGE	6.30M X 2.97M	20′ 8″ X 9′ 9″

*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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HARESHILL



Computer generated image, indicative only.

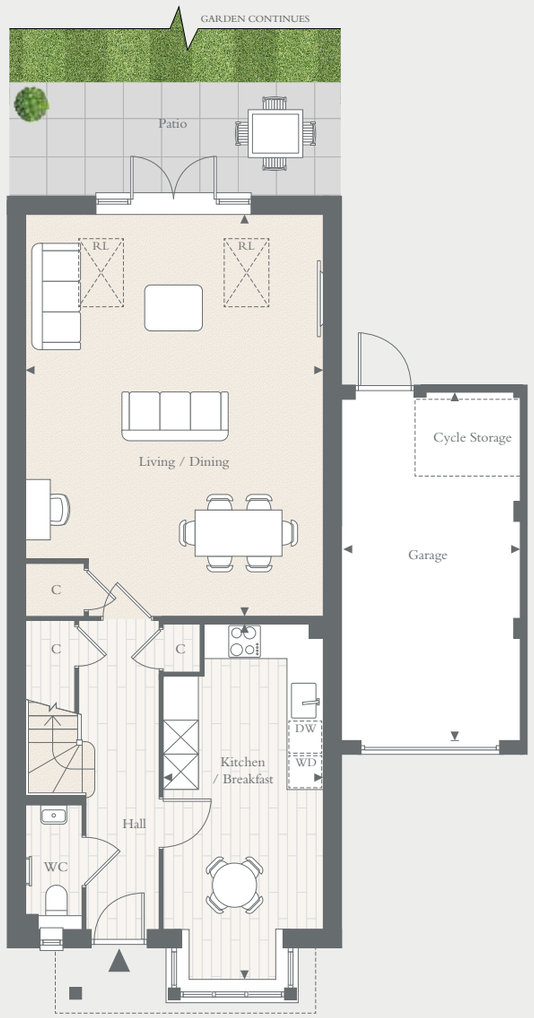
THE COPSE

THREE BEDROOMS – PLOTS 325 & 326*

Total area: 116.4 sq m 1,253 sq ft



GROUND FLOOR

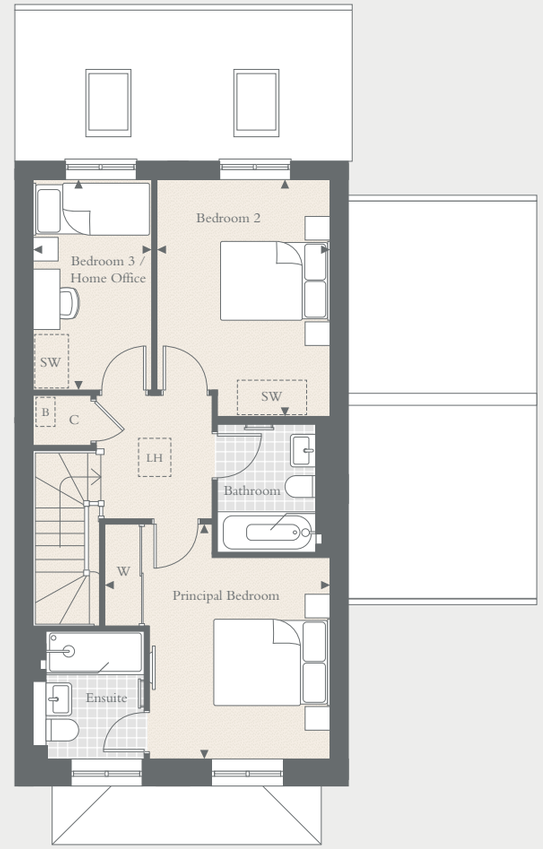


KITCHEN / BREAKFAST	6.19M X 2.74M	20′ 4″ X 9′ 0″
LIVING / DINING	6.96M X 5.13M	21′ 10″ X 16′ 10″
GARAGE	6.09M X 3.1M	20′ 0″ X 10′ 2″

*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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HARESHILL



Computer generated image, indicative only.

THE GROVE

THREE BEDROOMS – PLOT 338

Total area: 116.8 sq m 1,257 sq ft

GROUND FLOOR

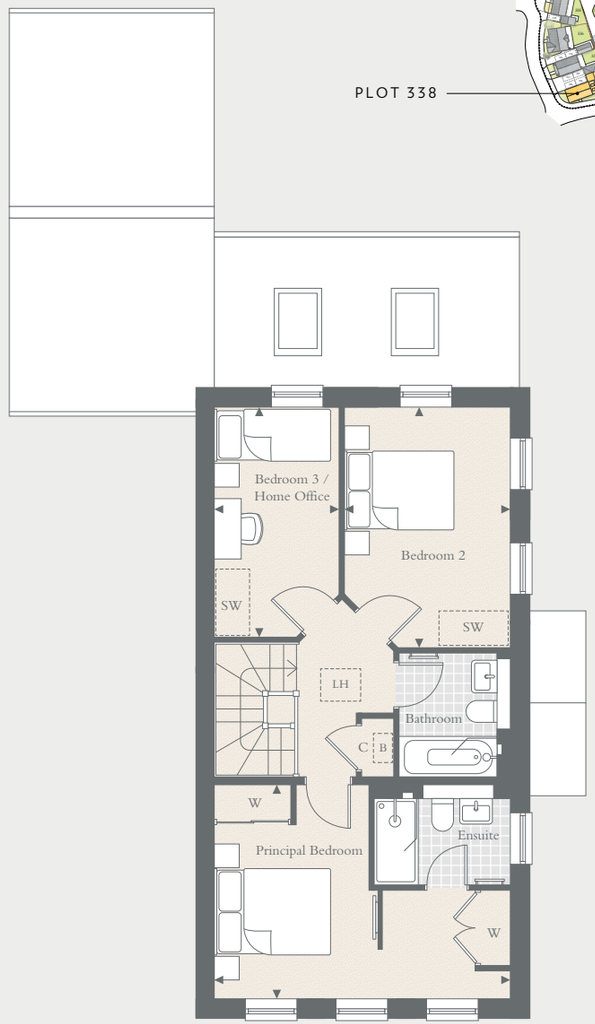


KITCHEN / DINING	5.13M X 4.20M	16′ 10″ X 13′ 9″
LIVING	5.13M X 3.76M	16′ 10″ X 12′ 4″
FAMILY	4.91M X 2.10M	16′ 1″ X 6′ 11″
GARAGE	6.09M X 3.22M	20′ 0″ X 10′ 7″

◄ ► 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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HARESHILL



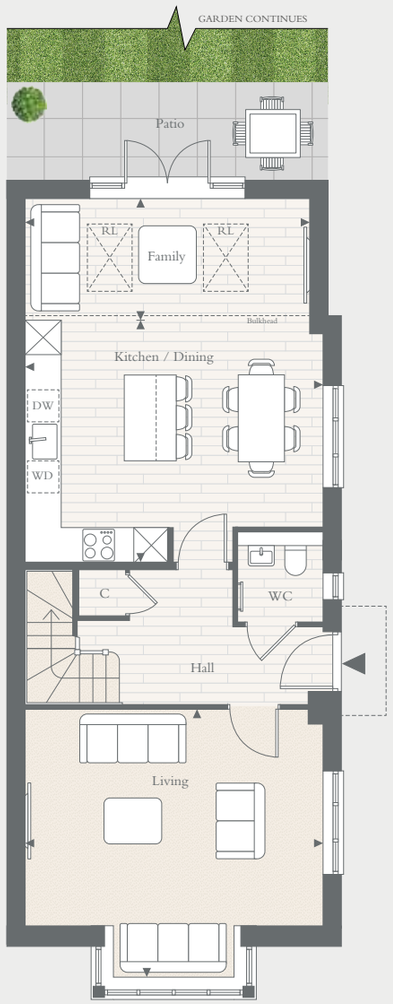
Computer generated image, indicative only.

THE ALDER

THREE BEDROOMS – PLOT 321

Total area: 118.6 sq m 1,278 sq ft

GROUND FLOOR

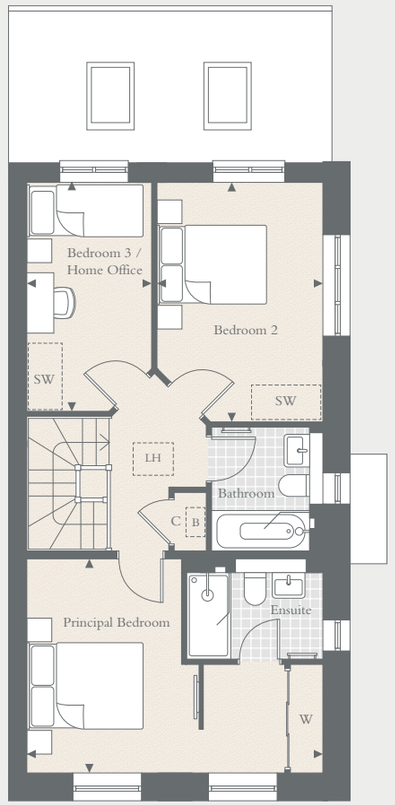


KITCHEN / DINING	5.13M X 4.25M	16′ 10″ X 13′ 11″
LIVING	5.13M X 4.66M	16′ 10″ X 15′ 3″
FAMILY	4.91M X 2.10M	16′ 1″ X 6′ 11″
GARAGE	6.09M X 3.10M	20′ 0″ X 10′ 2″

◄ ► 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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HARESHILL

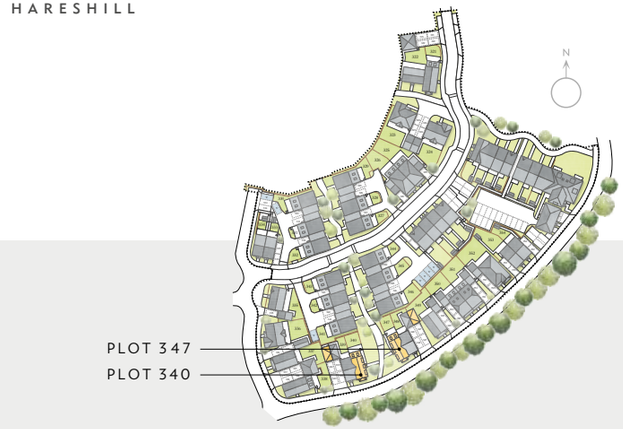


Computer generated image, indicative only.

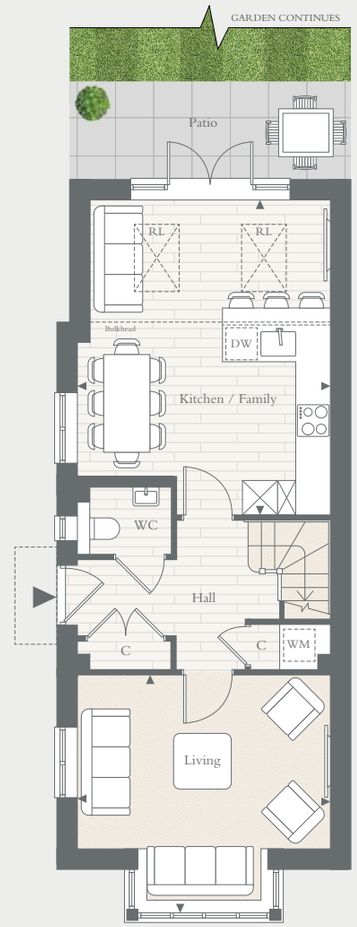
THE BEECH

THREE BEDROOMS – PLOTS 340* & 347

Total area: 128.1 sq m 1,380 sq ft



GROUND FLOOR

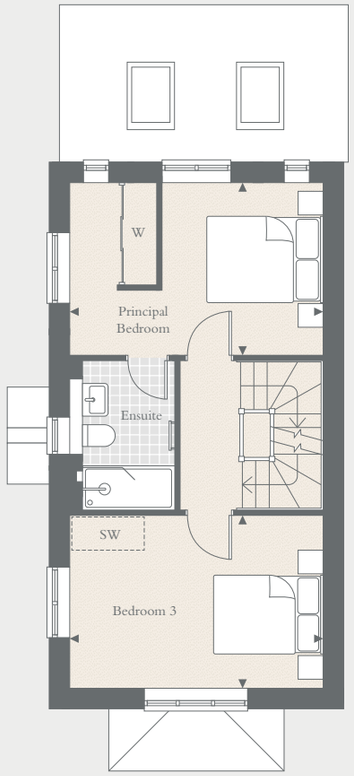


KITCHEN / DINING / FAMILY	5.47M X 4.40M	18′ 0″ X 14′ 5″
LIVING	4.40M X 3.93M	14′ 5″ X 12′ 11″
GARAGE	6.09M X 3.10M	20′ 0″ X 10′ 2″

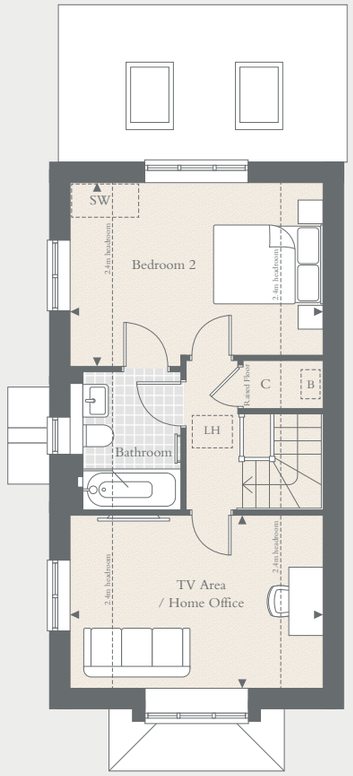
*Plot is handed

◄ ► 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



SECOND 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″

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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HARESHILL



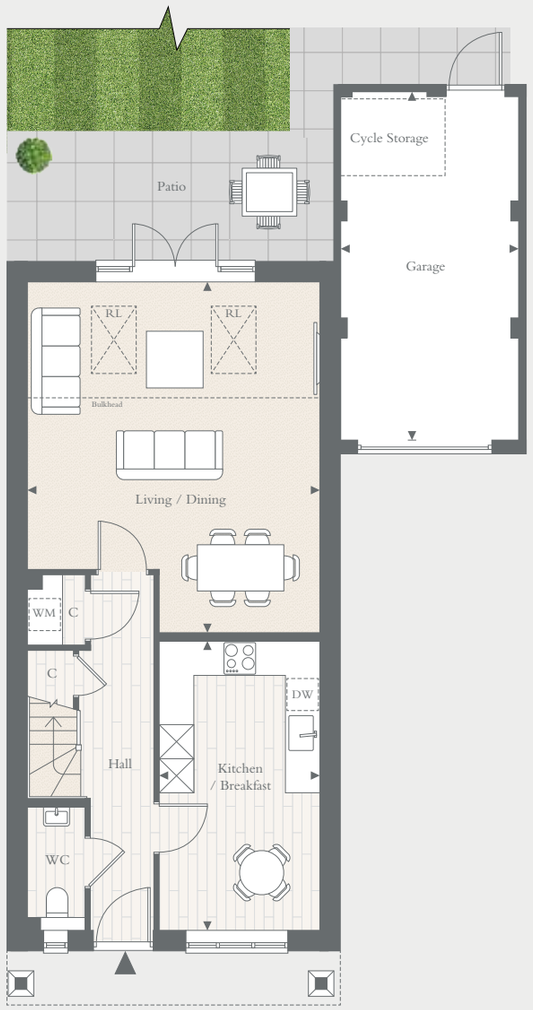
Computer generated image, indicative only.

THE ROWAN

THREE BEDROOMS – PLOTS 350* & 351

Total area: 133.7 sq m 1,439 sq ft

GROUND FLOOR



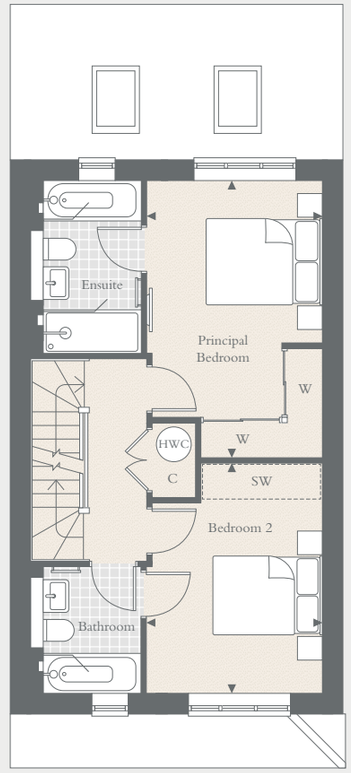
KITCHEN / BREAKFAST	5.03M X 2.78M	16′ 6″ X 9′ 2″
LIVING / DINING	6.10M X 5.07M	20′ 0″ X 16′ 8″
GARAGE	6.10M X 3.10M	20′ 0″ X 10′ 2″

*Plot is handed

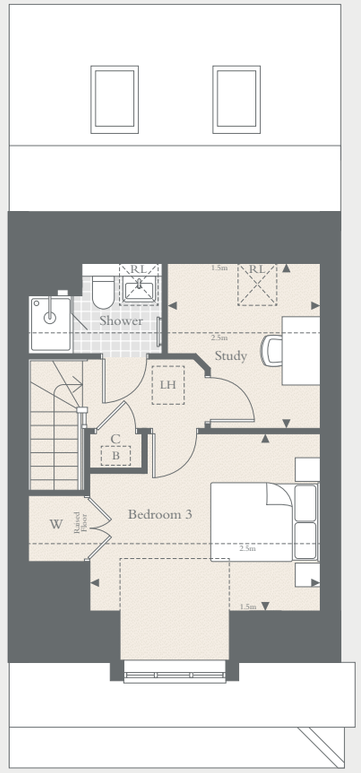
◄ ► Measurement Points **C** Cupboard **DW** Dishwasher **HWC** Hot Water Cylinder **WM** Space for Washing Machine **RL** Rooflight
B Boiler **W** Wardrobe **SW** Space for Wardrobe **LH** Loft Hatch



FIRST FLOOR



SECOND 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″

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 Hareshill are perfect for family life – with a variety of styles each with generous outdoor space.





Photography and lifestyle imagery, indicative only.

HARESHILL

Computer generated image, indicative only.

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Computer generated image, indicative only.

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Computer generated image, indicative only.

HARESHILL



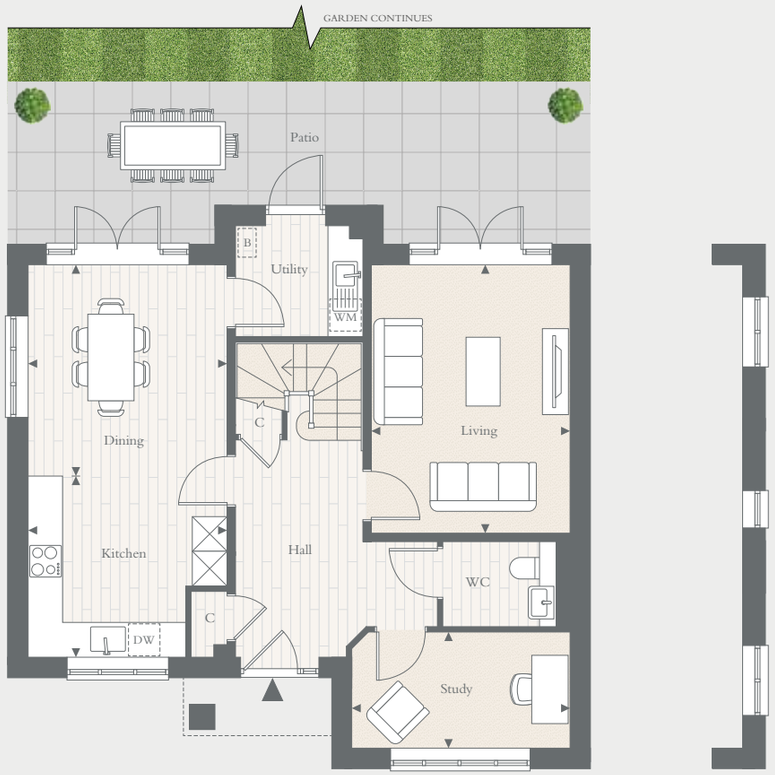
Computer generated image, indicative only.

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

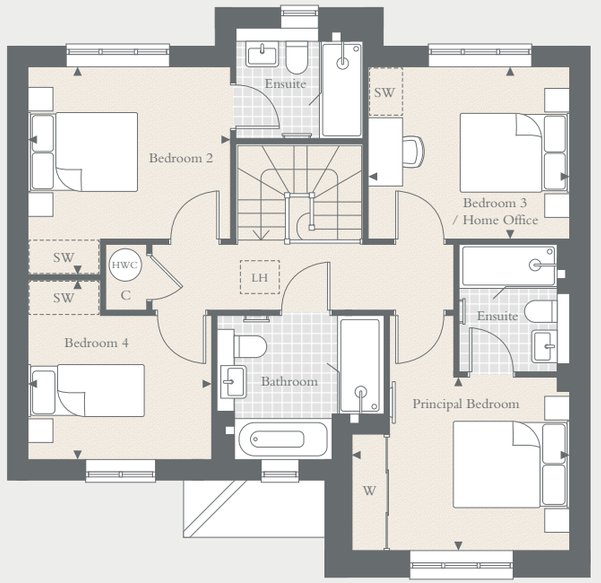
KITCHEN	3.45M X 3.15M	11′ 4″ X 10′ 4″
LIVING	4.67M X 3.45M	15′ 4″ X 11′ 4″
DINING	3.67M X 3.45M	12′ 1″ X 11′ 4″
STUDY	3.79M X 2.02M	12′ 5″ X 6′ 8″
GARAGE	6.09M X 3.10M	20′ 0″ X 10′ 2″

*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



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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HARESHILL



Computer generated image, indicative only.

THE ELM

FOUR BEDROOMS – PLOT 352

Total area: 166.0 sq m 1,787 sq ft

GROUND FLOOR



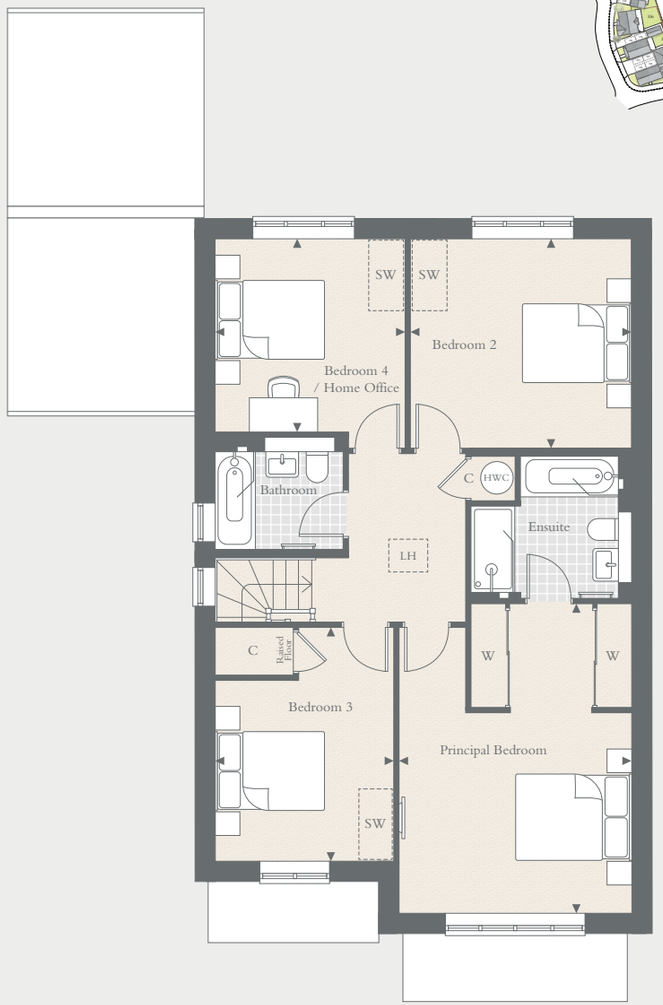
KITCHEN	4.04M X 2.90M	13′ 3″ X 9′ 6″
FAMILY / DINING	7.23M X 3.30M	23′ 9″ X 10′ 10″
LIVING	6.27M X 4.04M	20′ 7″ X 13′ 3″
GARAGE	6.09M X 3.10M	20′ 0″ X 10′ 2″

*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

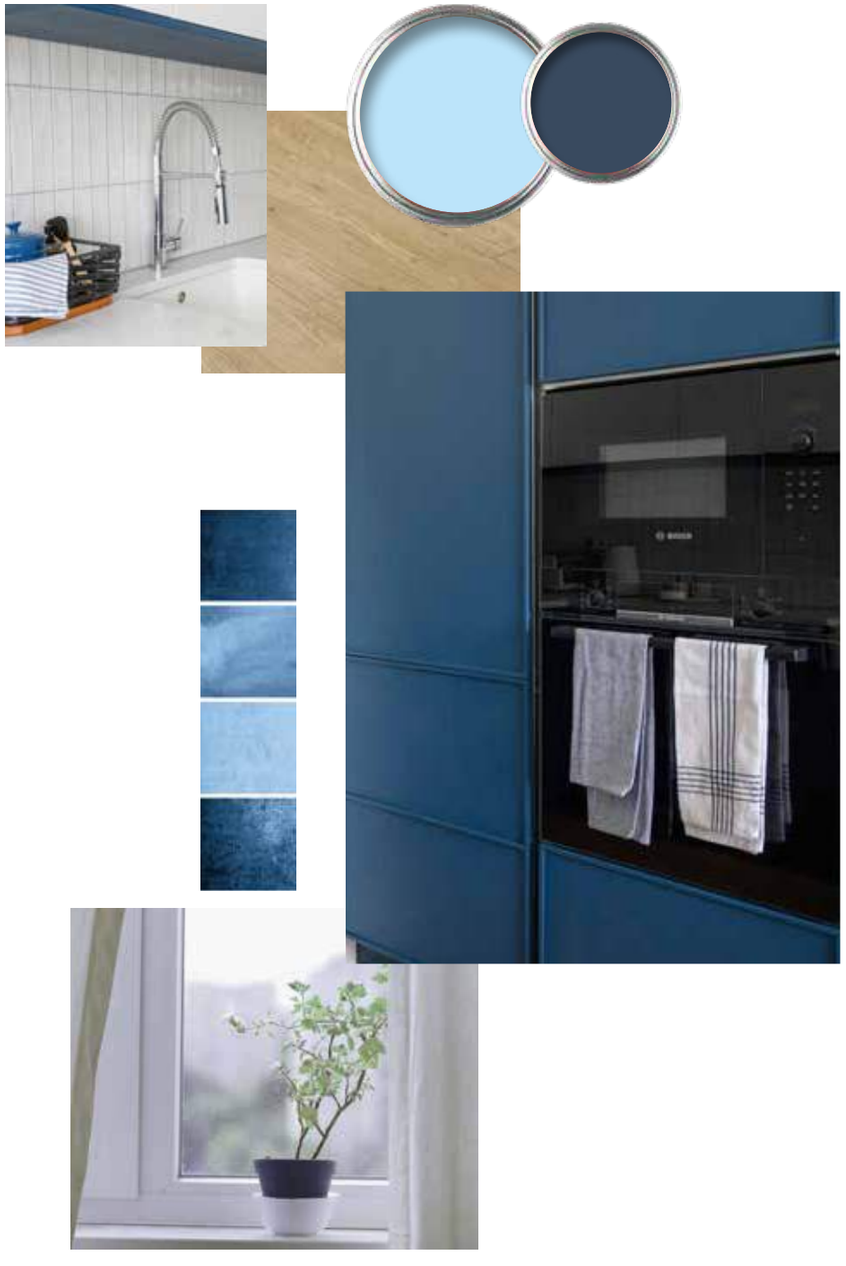


FIRST FLOOR



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″

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.



Photography is indicative only.

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 tiled 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 and canopy extractor hood
- Beko integrated fridge/freezer
- CDA 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 chrome single mixer tap with spray rinse
- 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
- Telephone points to living area and principal bedroom
- 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 and inset handles 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
- Provision for 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

CROOKHAM VILLAGE
HAMPSHIRE

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