



HARTLAND
Village
HAMPSHIRE

DISCOVER A VILLAGE FOR LIFE

HARTLAND MEWS

St Edward
Designed for life



HARTLAND

Village

HAMPSHIRE

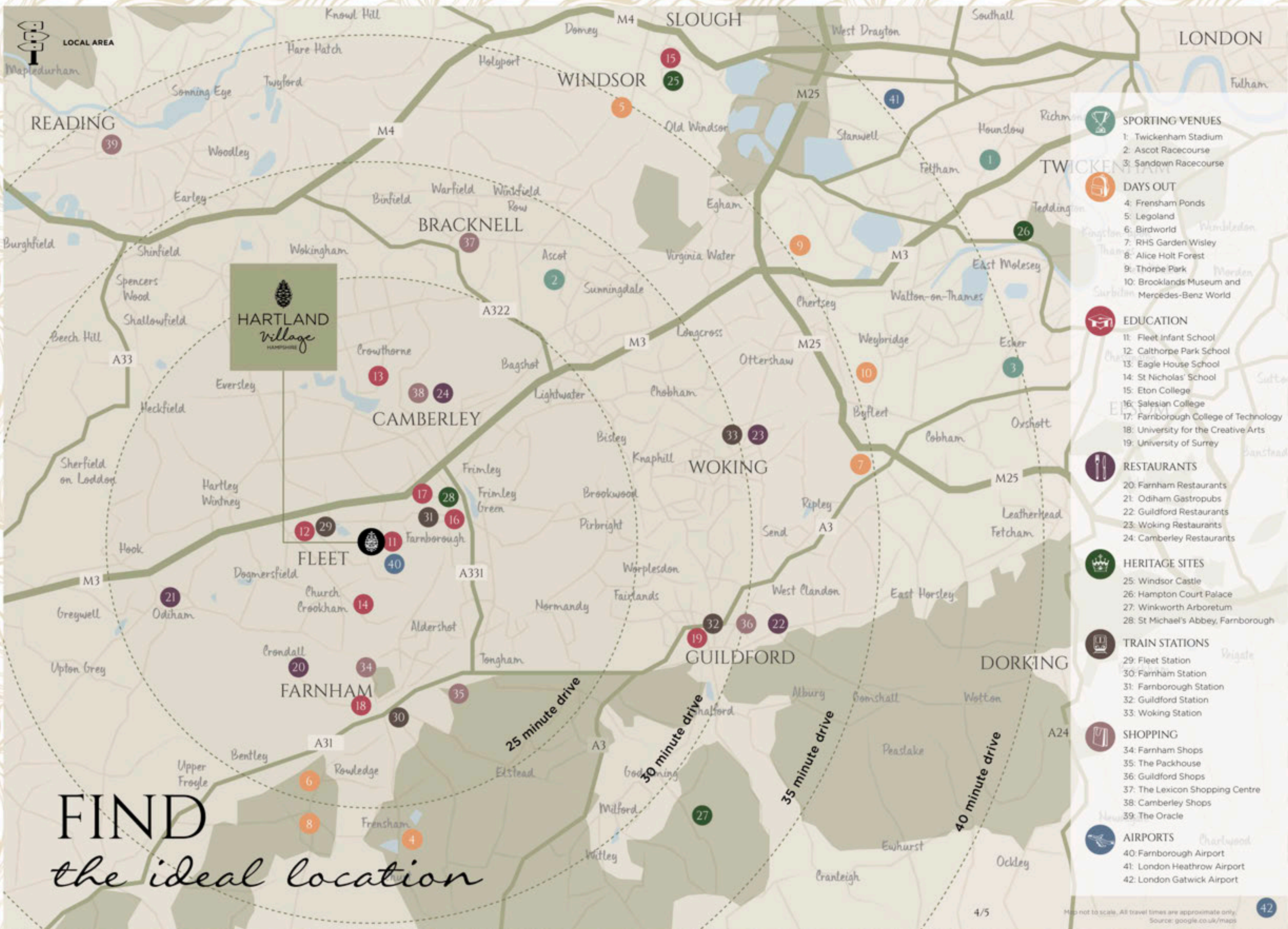
DISCOVER A VILLAGE FOR LIFE

*Discover a village for life in the idyllic
Hampshire countryside. Hartland Village brings
St Edward's undisputed quality to a choice location,
creating a new community of thoughtfully designed
homes and amenities, surrounded by
rich natural woodland.*



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*Commuters have two stations
to choose from, both within easy reach.*

Fleet Station is just a 6 minute drive from Hartland Village and offers a journey time to London Waterloo via Woking, of approximately 40 minutes. 8 minutes by car, Farnborough Main Station is only a little further away, and trains run from here to London Waterloo in as little as 36 minutes.

For non-London travel, Farnborough North Station is on the line to Reading (27 minutes) and Guildford (17 minutes). Road users will also find it easy to get around, with Junction 4a of the M3 only 10 minutes' drive from home.

Guildford	26 MINS	
Bracknell	22 MINS	
Camberley	17 MINS	
Farnham	16 MINS	London Waterloo • 41 MINS
M3 Junction 4a	10 MINS	Clapham Junction • 39 MINS
Farnborough North Station	9 MINS	London Waterloo * 36 MINS
Farnborough Main Station	8 MINS	Reading † 27 MINS
Farnborough	8 MINS	Guildford † 17 MINS
Fleet Station	6 MINS	Wokingham † 17 MINS
Fleet	5 MINS	Woking • 14 MINS



ROAD

TRAIN



All travel times and distances are approximate only.
Source: google.co.uk/maps and tfl.gov.uk
† Times from Farnborough North Station
* Times from Farnborough Main Station
• Times from Fleet Station



Life is a
JOURNEY



*Hartland Village is located on the edge of Fleet in the district of Hart, an area consistently voted as one of Britain's 'best places to live.'**



As a county, Hampshire has even more to enjoy. The landscape includes two National Parks, the South Downs, the New Forest and the beaches of the south coast. Winchester is the county town, distinguished by its superb cathedral, while market towns such as Farnham and Romsey retain their historic appeal.

Numerous villages nestle amid the countryside, including Hartley Wintney, Crookham and Odiham. Historic and picturesque, these are places that epitomise the quintessential village lifestyle, with their welcoming communities and traditional pubs.

There are also countless ways to enjoy your leisure hours close to Hartland Village. Spend time in the natural beauty of Alice Holt Forest, Frensham Ponds and Fleet Pond; go sailing on Hawley Lake; or enjoy a family trip to Coral Reef Waterworld and the Lookout Discovery Centre. For something a little more sedate, Farnborough and Camberley each have a Vue Cinema, and in Fleet, The Harlington puts on a programme of music, film, comedy and panto.

*Halifax Quality of Life Survey



- Alice Holt Forest
24 MINS
- Frensham Ponds
23 MINS
- The Lookout Discovery Centre
20 MINS
- Coral Reef Waterworld
18 MINS
- Oak Park Golf Club
10 MINS
- Gravity Force Camberley Trampoline Park
10 MINS
- Hawley Lake
10 MINS
- The Harlington, Fleet
8 MINS
- Vue Cinema, Farnborough
7 MINS
- Farnborough Leisure Centre
6 MINS
- Oakley Park
4 MINS



Unlimited places to
EXPLORE



Charming cafés, welcoming gastropubs, independent boutiques and bustling markets; the local shopping and dining scene has something for all tastes.



Between them, Fleet, Farnborough, Camberley, Farnham and the outlying villages offer an excellent choice of dining out. Local cafés serve traditional breakfasts, light lunches, wickedly tempting cakes and expertly made coffee. For an evening out or dinner with friends, there are upmarket gastropubs and independent restaurants such as Bel & The Dragon and Trattoria La Casa, and family favourites including Bill's.

Local shops feature unique businesses such as The Packhouse, a treasure house of vintage finds, antiques, original fashion accessories and gifts. Farnham has a monthly farmers' market, while you'll find a tempting range of independent food shops in the area such as Loaf bakery and Morgan's butcher in Farnham, and The Pickled Pepper Deli in Odiham.

For more comprehensive retail therapy and top high street brands, there is Guildford with its extensive range of shops. Large department stores in the area include M&S at The Meadows near Camberley.



LIFESTYLE



SEEK OUT
something special



QUEST
for knowledge

1.3 MILES AWAY

*The closest school to Hartland Village,
Fleet Infant School is Ofsted rated
Outstanding*

NURSERY & PRIMARY SCHOOL IN THE VILLAGE CENTRE*

*The school will take over 400 pupils from
Reception to Year 6, alongside playing fields,
a sports pitch and natural play area*

OUTSTANDING

*3.5 miles from the development,
Elvetham Heath Primary School
is Ofsted rated Outstanding*

NUMBER 1

*St Nicholas' School, 3.4 miles away,
topped Hampshire education league
table in 2016*

95% A* - C

*A-Level results at independent
secondary school Salesian College,
3.8 miles away**

TOP RATED

*3.1 miles away, Farnborough College
of Technology offers hundreds of courses
and is Ofsted rated Outstanding*



*Forthcoming, please speak to a Sales Consultant
for further information. *Salesian College website, August 2021

All distances are approximate only.
Source: google.co.uk/maps & school websites
Lifestyle Imagery is indicative only



*There is an excellent choice of educational
opportunities for children and young people
of all ages in the local area.*



Schools and colleges close to Hartland Village reach high standards. Elvetham Heath Primary School and Fleet Infant School are both Ofsted rated Outstanding, and Calthorpe Park School, for older children, is Good.

Independent schools, all with an ISI Excellent rating, include St Nicholas' School, Farnborough Hill and Salesian College. Farnborough College of Technology provides a very wide range of courses: degrees, apprenticeships, vocational and technical studies, adult education, GCSEs and short courses.

DISCOVER A VILLAGE FOR LIFE

THE DEVELOPMENT



*The new community in the
Hampshire countryside*

Hartland Village brings St Edward's undisputed quality to a superb location close to Fleet in Hampshire. With our wide range of homes and glorious natural setting, there's nothing else like it in the area.





25,000
SQ. FT.

*of Village Centre
community and
commercial space*

ON YOUR DOORSTEP

*The everyday shops and
services you need for that
village feel*

FIT AND WELL

*Enjoy every day with a
village wellness centre, sport
and fitness facilities and
acres of outdoor space*

A village
UNFOLDS



*The Village Centre will be the hub of Hartland Village,
the location for a range of services and shops,
as well as being the focus of local life.*



The attractively landscaped paved area will have outdoor seating. It will be a place where you can meet friends and neighbours, do some shopping and join community events.

The Village Centre will have over 25,000 sq. ft. of indoor space, so will have the potential to accommodate all the everyday facilities, healthcare, fitness and wellbeing, and local shops offering those everyday necessities.

As Hartland Village evolves, it will provide all the amenities and features that animate a development and turn it into a community.



HARTLAND Country Park HAMPSHIRE

Your own COUNTRY PARK

Think of the Country Park as an extension to your own back garden. We've made sure there are plenty of activities and places to enjoy, from picnic and play areas to dog-trails, an eco-garden and even a bike area.

We're actively working to boost the number and species of plants and wildlife across the site, helping improve the air quality and creating a better environment for everyone's wellbeing.



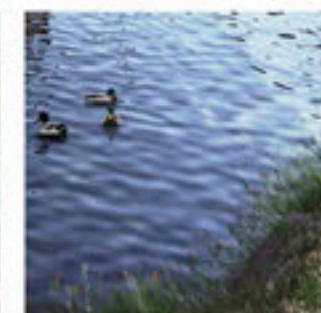
Picnic areas



Dog walking paths



Play areas



Ponds

— COUNTRY PARK BOUNDARY

— FOOTPATHS

..... DOG WALKING PATHS

← PARK ENTRANCES

— ECO AREA AND
WILDFLOWER MEADOW

— BIKE AREA

1 BIKE STANDS

2 PICNIC AREAS

3 PLAY AREAS

4 CAR PARK

5 PONDS

6 GREEN ROUTES AND SPACES

All Phases except Lakeside (Phase 1) and Hartland Mews (Phase 2) are subject to Reserved Matters applications and subject to change. Map/Site plan not to scale and indicative only. Lifestyle imagery is indicative only.



HARTLAND MEWS

at Hartland Village

DISCOVER

Hartland Mews

Welcome to Hartland Mews, a beautiful collection of traditionally crafted 2, 3, 4 and 5 bedroom houses, all built to St Edward's exceptional standards.

With private gardens, leafy streets and a position close to the Village Green and Linear Park, these homes enjoy a particularly verdant setting.

Hartland Mews is also conveniently located for the new primary school and Village Centre, so you can enjoy a wide array of amenities and community facilities just a few moments from your front door.

FUTURE PHASE





Make your ENTRANCE

Step through your front door into a calm and stylish space, the gateway to your home.

The entrance hall is both welcoming and distinguished, making a wonderful first impression. Feel right at home as soon as you step through the front door into the light and spacious hallway, with its high quality finishes and design features that set the tone for the whole house.

The heart of THE HOME

Bright and spacious kitchens are designed as a cook's dream, with individual layouts, stylish cabinets, high-end appliances and beautiful flooring.



Beautiful finishes STYLISH DETAILS

Relax in light-filled living spaces, where every detail is carefully considered and crafted to the highest standard.



The ultimate SANCTUARY

Bedrooms are luxurious retreats, with soft carpet underfoot and well-considered space so that everything has its place.



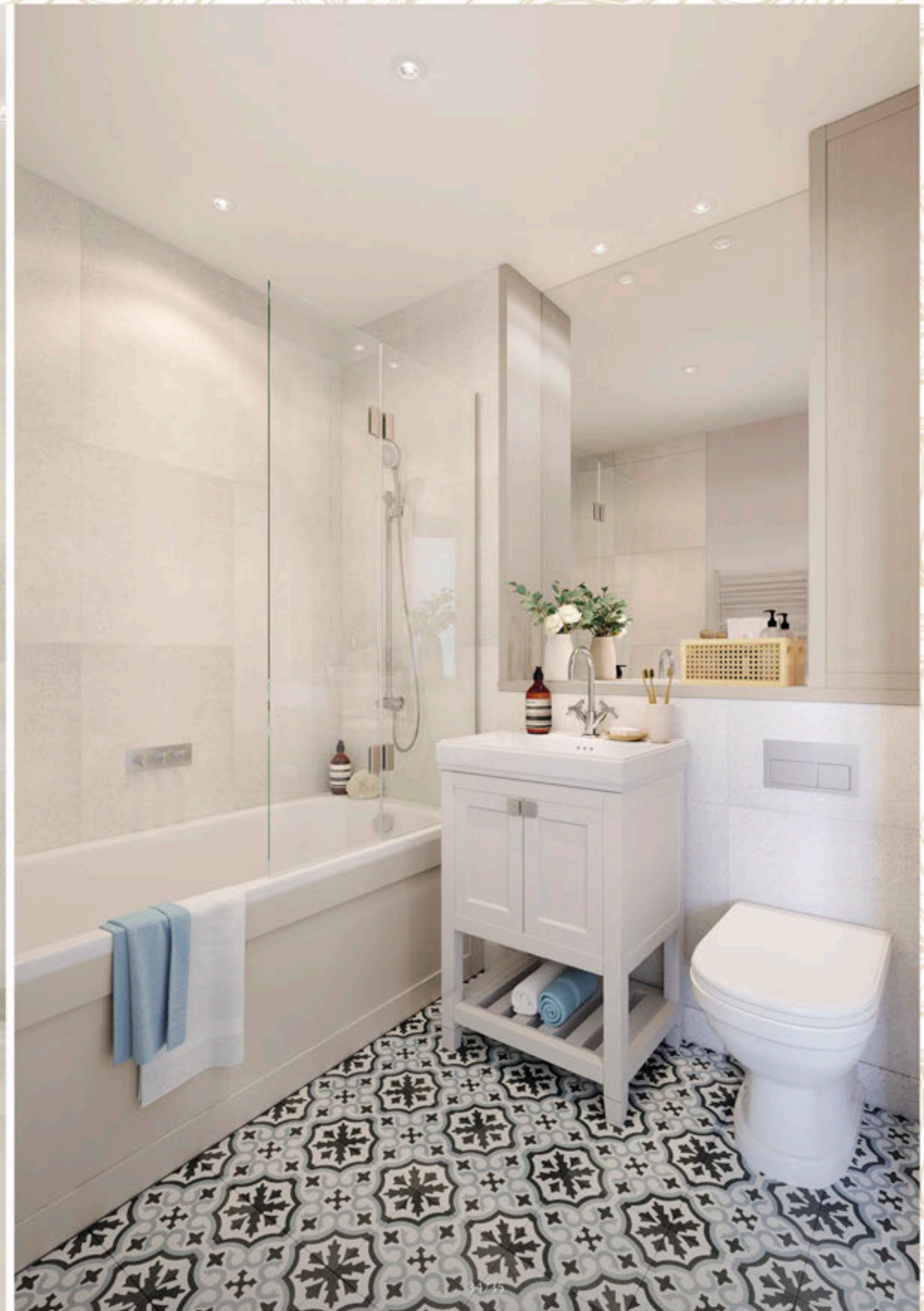
ELEGANCE

and function combine

Bathrooms and shower rooms offer the perfect blend of form and function, with high quality sanitaryware and fittings, and a harmonious design palette for an elegant look.



Computer Generated Images are indicative only

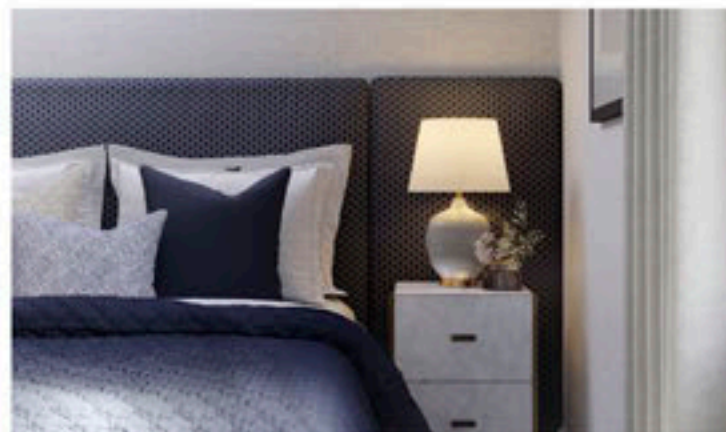


Your own GREEN SPACE

Gardens feel like a natural extension of the homes, your own pocket of nature to enjoy as you wish, with plenty of room for children to let their imagination roam.

THE HOUSES

Specification



KITCHEN

- Individually designed layout
- Matt lacquer finish to shaker cabinet doors with handles
- Composite stone work surface with upstands and full height splashback to hob
- Belfast style sink with drainer grooves to work surface and polished chrome mixer tap
- LED/energy efficient downlights and concealed lighting to wall cabinets
- Concealed multi-gang appliance panel and polished chrome socket outlets above work surfaces
- Integrated extractor fan
- Siemens induction hob
- Siemens stainless steel multi-function oven
- Siemens stainless steel microwave oven
- Integrated fridge/freezer
- Integrated multi-function dishwasher
- Provision for boiling water tap (as optional upgrade)
- Wine cooler ●
- Separate utility room with plumbing for washer/dryer ●

CLOAKROOM

- Wall hung white basin with deck mounted chrome basin taps with fixed mirror above
- White back-to-wall WC pan with soft close seat/cover, concealed cistern and dual-flush plate
- Natural finish tiles to selected walls*
- Feature timber effect plank vinyl floor finish*
- LED/energy efficient downlights
- Accessories to include toilet roll holder

BATHROOM

- Feature painted timber vanity unit with open shelf, soft close doors and chrome mixer tap
- Feature painted timber effect cupboard with shaver socket
- Fixed vanity mirror with feature framed vanity top and side panel detail
- Single ended bath with glass bath screen, bath filler and shaker panelled bath panel
- Polished chrome wall mounted thermostatic bath/shower mixer/diverter with polished chrome showerhead and slide rail above bath
- White back-to-wall WC pan with soft close seat/cover, concealed cistern and dual-flush plate
- Polished chrome ladder style thermostatically controlled heated towel radiator
- Natural finish tiles to selected walls*
- Patterned or natural finish porcelain tile floor finish*
- LED/energy efficient downlights
- Accessories to include toilet roll holder and robe hook

4 PIECE BATHROOM

- Feature painted timber vanity unit with open shelf, soft close doors and chrome mixer tap
- Feature painted timber effect cupboard with shaver socket
- Fixed vanity mirror with feature framed vanity top and side panel detail
- Double ended bath with bath filler and shaker panelled bath panel
- Polished chrome wall mounted thermostatic control and hand shower to bath
- Polished chrome wall mounted thermostatic mixer/diverter, showerhead and slide rail to separate shower area
- White shower tray with glass shower panel and door

- White back-to-wall WC pan with soft close seat/cover, concealed cistern and dual-flush plate
- Polished chrome ladder style thermostatically controlled heated towel radiator
- Natural finish tiles to selected walls*
- Patterned or natural finish porcelain tile floor finish*
- LED/energy efficient downlights
- Accessories to include toilet roll holder and robe hook

SHOWER ROOM

- Feature painted timber vanity unit with open shelf, soft close doors and chrome mixer tap (applicable to bedroom one en suite only) ●●●●● (applicable to bedroom two en suite only) ●
- Wall hung basin with polished chrome mixer tap and bottle trap (applicable to secondary en suites only) ●●●
- Feature painted timber effect cupboard with shaver socket
- Fixed vanity mirror with feature framed vanity top and side panel detail
- Polished chrome wall mounted thermostatic mixer/diverter, showerhead and slide rail
- White shower tray with glass shower panel and door
- White back-to-wall WC pan with soft close seat/cover, concealed cistern and dual-flush plate
- Polished chrome ladder style thermostatically controlled heated towel radiator
- Natural finish tiles to selected walls*
- Patterned or natural finish porcelain tile floor finish*
- LED/energy efficient downlights
- Accessories to include toilet roll holder and robe hook

ELECTRICAL FITTINGS

- LED/energy efficient downlights to entrance hallway, kitchen, living/dining room, bedroom one, bathroom(s) and shower room(s)
- Energy efficient pendant lighting provided to living room ●●●●
- Energy efficient pendant lighting provided to landings and bedrooms
- Lighting to stores and cupboards
- Television (terrestrial and satellite) points to living/dining room and bedroom one
- Telephone and data points to living/dining room and bedroom one
- Hyperoptic and BT ready
- Dimmer/rocker lighting controls to selected rooms
- White electrical fittings at high and low levels
- Power and light to loft

HEATING

- Energy efficient gas fired central heating
- Radiators with individual thermostatic controls
- Electronic programming for heating and hot water systems
- Thermostatically controlled underfloor comfort heating to bedroom one en suite
- Plumbing provision for a washer/dryer

INTERIOR FINISHES

- Coloured entrance door
- Light grey painted internal doors
- Light grey painted architraves and skirting
- Feature brushed and polished chrome door handles
- Staircase with light grey painted handrail and balustrades

- Built-in wardrobe to bedroom one, internal fittings include rail and shelf
- Dressing room to bedroom one, internal fittings include rail and shelf ●
- Feature timber effect plank vinyl floor finish to entrance hallway, store and cloakroom*
- Feature timber effect herringbone vinyl floor finish to kitchen/dining/living room*
- Carpet floor finish to staircase, landings and bedrooms*
- Tiled skirting to bathroom(s) and shower room(s)
- Feature fireplace with stone surround and electrical provision for installation of electric fire in living room ●

EXTERIOR FINISHES

- Paved paths to front and rear garden
- Patio area to rear garden
- External power, lighting and water tap
- Refuse storage
- Dedicated bike store
- Water butt provided to rear garden
- First floor balcony to bedroom one ●

SECURITY & PEACE OF MIND

- Power provided for future wireless intruder alarm to be fitted at a later date by purchaser
- Mains supply smoke detectors, carbon monoxide and heat detectors
- UPVC, double glazed windows/doors
- Multi-point locking and spy hole to front entrance door
- Lockable windows
- Hardwired doorbell
- Freehold
- All houses benefit from a 10-year NHBC build warranty from completion
- All houses benefit from a 2-year St Edward warranty

CAR PARKING

- Allocated paved off-street parking to all houses with visitor parking allocations across the development
- Garage parking to selected houses
- Car port parking to selected houses
- Ducting for future cable installation for car charging
- General use electric car charging points across the development

MANAGEMENT COMPANY

- A management company will be appointed to administer the effective operation and maintenance of the communal landscaping and estate facilities for which a service charge will be levied and apportioned to the benefit offered

- Applies to The Holly house type
- Applies to The Chestnut house type
- Applies to The Rowan house type
- Applies to The Sycamore house type
- Applies to The Willow house type
- Applies to The Lavender house type
- Applies to The Hazel house type
- Applies to The Cherry Blossom house type

*A number of options are available to personalise your home. Options are subject to timeframe, availability and charge. Please ask a Sales Consultant for details.

Your attention is drawn to the fact that it may not be possible to provide branded products as referred to in the specification. In such cases, a similar alternative will be provided. St Edward reserves the right to make these changes if required.

Computer Generated Images are indicative only.



The Holly

2 BEDROOM HOUSE

Houses 44, 45 & 46
860 sq ft (79.9 sq m)

10/21

Computer Generated Image. Not for sale.

The Holly

GROUND floor



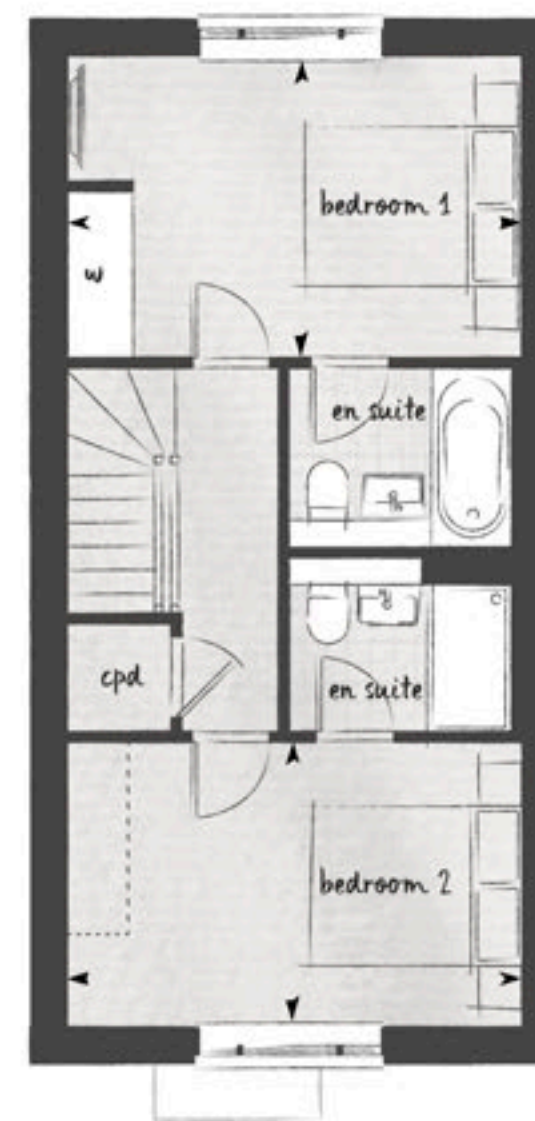
GROUND FLOOR

Living/Dining Room	16'4" x 14'1"	4.98m x 4.31m
Kitchen	13'9" x 6'7"	4.20m x 2.01m



Houses 44 - 46
Terraced - as shown

FIRST floor



FIRST FLOOR

Bedroom 1	14'1" x 9'4"	4.31m x 2.85m
Bedroom 2	14'1" x 8'10"	4.31m x 2.70m

►► Denotes measurement points clk Cloakroom cpd Cupboard w Wardrobe *** Indicative wardrobe position Provision for washer/dryer

Layouts provide approximate measurements only and are subject to change. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Areas are provided as gross internal areas under the RICS measuring practice. All internal measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Please note, to increase legibility these plans have been scaled to fit the page. As a result this plan may not be at the same scale as those on other pages. The flooring is indicative only and does not necessarily represent the orientation and scale of the pattern as this will vary.

The Chestnut

2 BEDROOM HOUSE

Houses 18, 19, 41, 42, 43, 51, 52, 68, 69, 80, 96 & 97
963 sq ft (89.5 sq m)

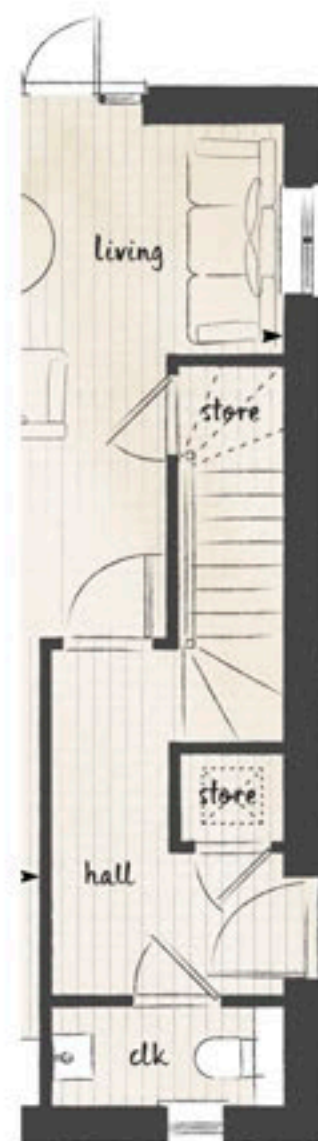


Computer Generated image depicts Houses 41, 42 & 43 and is indicative only.
External finishes will vary for Houses 18, 19, 31, 52, 68, 69, 80, 96 & 97.

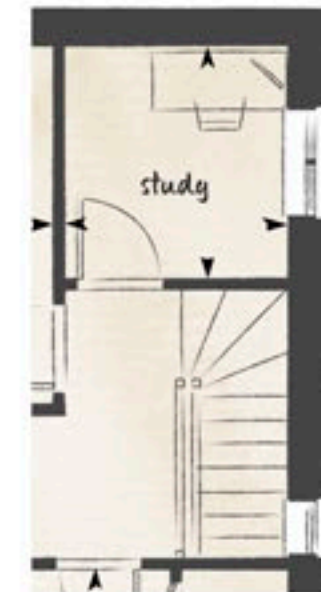
The Chestnut

GROUND floor

FIRST floor



Side entrance and window in Living Room to Houses 19, 80 (handed) & 96 (handed)



Side windows in Study and on Landing to Houses 19, 80 (handed) & 96 (handed)

GROUND FLOOR

Living/Dining Room	16'10" x 15'7"	5.14 m x 4.75 m
Kitchen	13'8" x 8'1"	4.16 m x 2.46 m

FIRST FLOOR

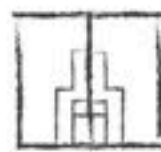
Bedroom 1	13'4" x 9'8"	4.06 m x 2.96 m
Bedroom 1 Dressing Area	5'7" x 4'10"	1.70 m x 1.47 m
Bedroom 2	11'1" x 8'5"	3.38 m x 2.56 m
Study	8'2" x 6'10"	2.49 m x 2.09 m



Houses 18 & 19
Semi-detached
(side entrance to House 19)



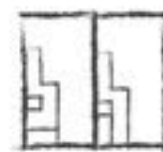
Houses 41 - 43
Terraced - as shown



Houses 51 & 52, 68 & 69
Semi-detached



House 80
Detached with
side entrance



Houses 96 & 97
Semi-detached
(side entrance to House 96)

►► Denotes measurement points clk Cloakroom cpd Cupboard w Wardrobe *** Indicative wardrobe position Provision for washer/dryer

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The Rowan

3 BEDROOM HOUSE

Houses 5, 6, 7, 8, 25 & 26

1,038 sq ft (96.4 sq m)



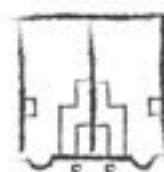
The Rowan

GROUND floor



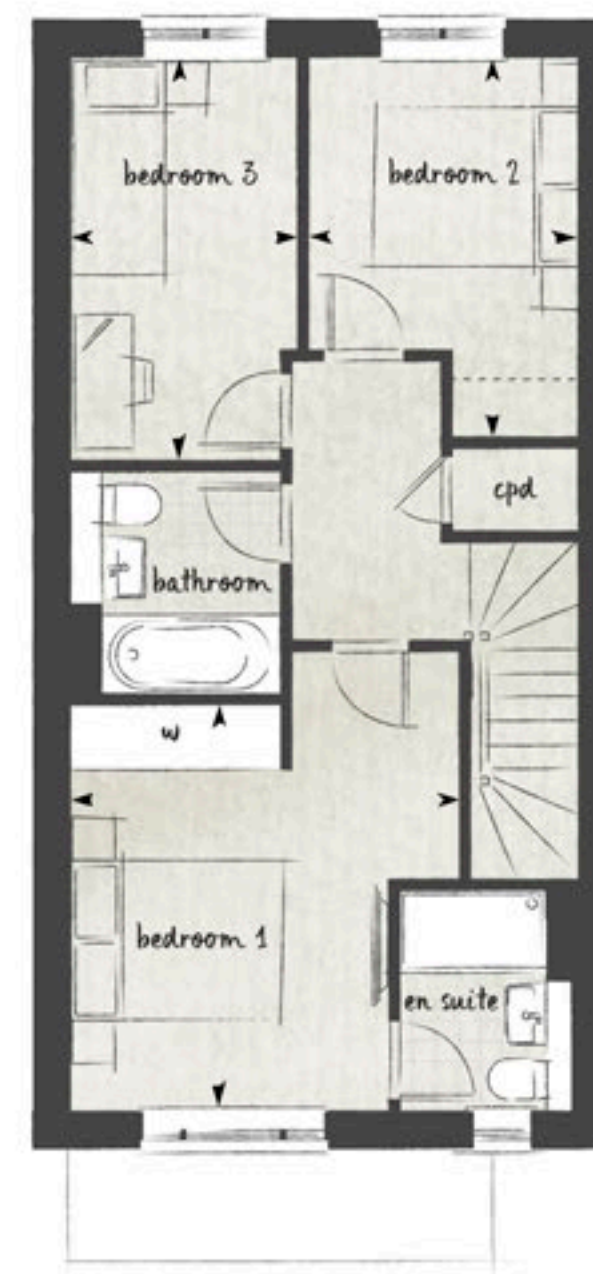
GROUND FLOOR

Living/Dining Room	20'11" x 15'9"	6.38m x 4.81m
Kitchen	11'10" x 7'11"	3.60m x 2.42m



Houses 5 & 6, 7 & 8, 25 & 26
Semi-detached - as shown

FIRST floor



FIRST FLOOR

Bedroom 1	12'7" x 12'1"	3.83m x 3.69m
Bedroom 2	11'10" x 8'5"	3.61m x 2.56m
Bedroom 3	12'7" x 7'1"	3.83m x 2.15m

►► Denotes measurement points clk Cloakroom cpd Cupboard w Wardrobe *** Indicative wardrobe position Provision for washer/dryer

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The Sycamore

3 BEDROOM HOUSE

Houses 34, 35, 36 & 37

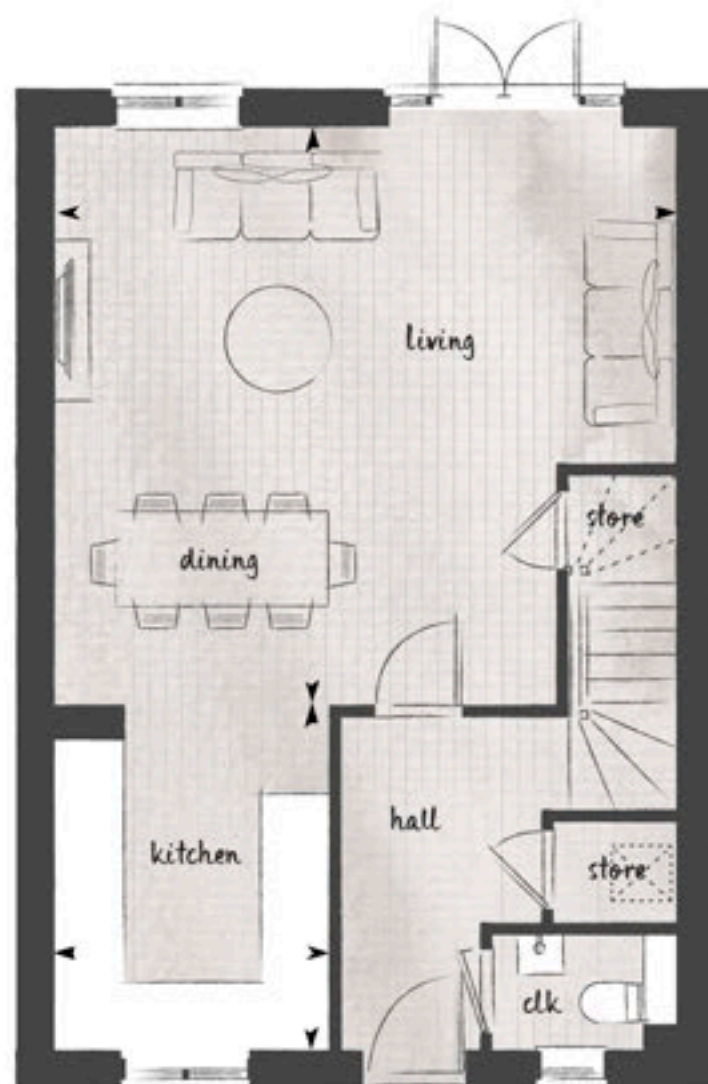
1,113 sq ft (103.4 sq m)



The Sycamore

GROUND floor

FIRST floor

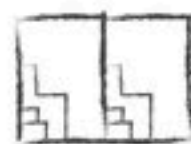


GROUND FLOOR

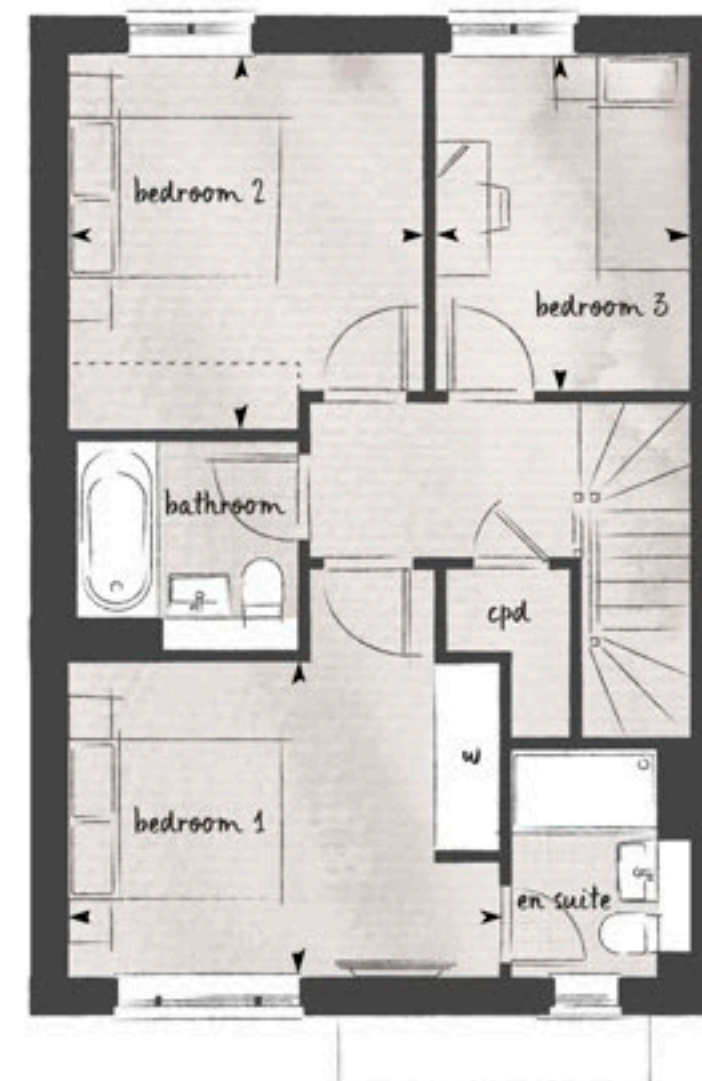
Living/Dining Room	19'3" x 17'9"	5.88m x 5.41m
Kitchen	10'11" x 8'7"	3.32m x 2.61m



Houses 34 & 35
Semi-detached - as shown



Houses 36 & 37
Semi-detached (handed)



FIRST FLOOR

Bedroom 1	13'5" x 9'10"	4.08m x 2.99m
Bedroom 2	11'8" x 11'1"	3.56m x 3.37m
Bedroom 3	10'6" x 7'11"	3.19m x 2.41m

►► Denotes measurement points clk Cloakroom cpd Cupboard w Wardrobe *** Indicative wardrobe position Provision for washer/dryer

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The Willow

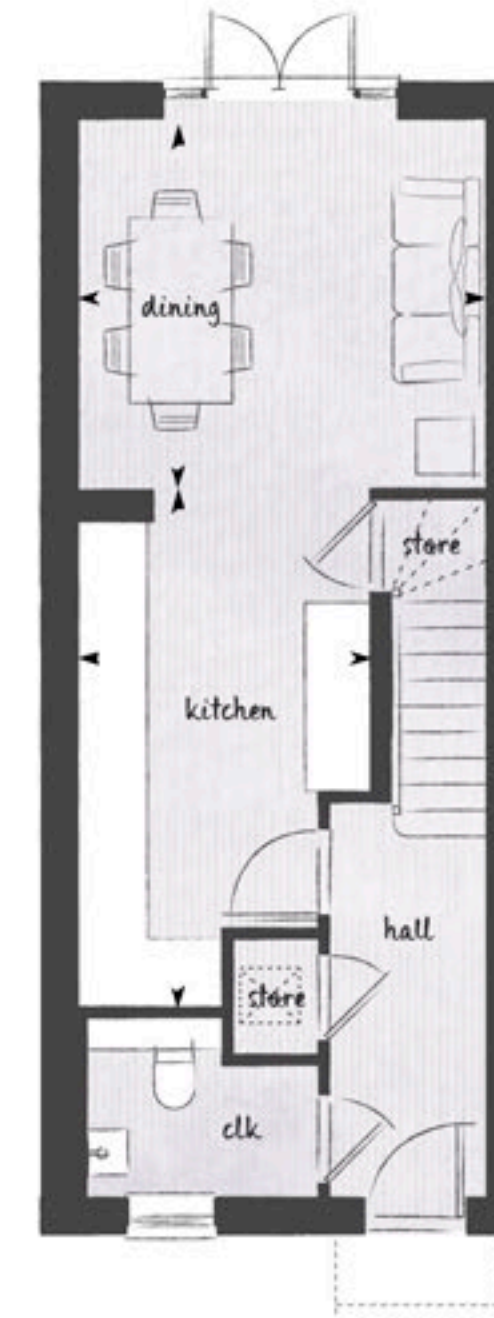
3 BEDROOM HOUSE

Houses 2, 3, 4, 9, 10, 14, 15, 20, 21, 22, 23, 24, 27, 28, 38, 39, 47, 48, 49, 50, 53, 54, 65, 66, 67, 70, 71, 72, 76, 77, 78, 79, 81, 82, 83, 84, 85, 98 & 99
1,282 sq ft (119.1 sq m)



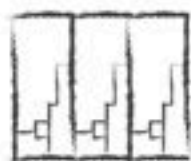
The Willow

GROUND floor



GROUND FLOOR

Dining Room	12'8" x 11'5"	3.86 m x 3.49 m
Kitchen	16'1" x 9'0"	4.90 m x 2.75 m



Houses 2 - 4, 20 - 22,
65 - 67, 70 - 72, 81 - 83
Terraced - as shown



Houses 9 & 10, 14 & 15, 23 & 24,
27 & 28, 38 & 39, 47 - 50, 53 & 54,
76 - 79, 84 & 85, 98 & 99
Semi-detached

Denotes measurement points clk Cloakroom Provision for washer/dryer

Layouts provide approximate measurements only and are subject to change. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Areas are provided as gross internal areas under the RICS measuring practice. All internal measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Please note, to increase legibility these plans have been scaled to fit the page. As a result this plan may not be at the same scale as those on other pages. The flooring is indicative only and does not necessarily represent the orientation and scale of the pattern as this will vary.

The Willow

FIRST floor



FIRST FLOOR

Living Room	13'8" x 12'8"	4.18 m x 3.86 m
Bedroom 1	12'8" x 11'5"	3.86 m x 3.49 m

SECOND floor



SECOND FLOOR

Bedroom 2	12'8" x 11'5"	3.86 m x 3.49 m
Bedroom 3	12'8" x 10'8"	3.86 m x 3.24 m

►► Denotes measurement points cpd Cupboard w Wardrobe *** Indicative wardrobe position --- Skirting lines

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The Lavender

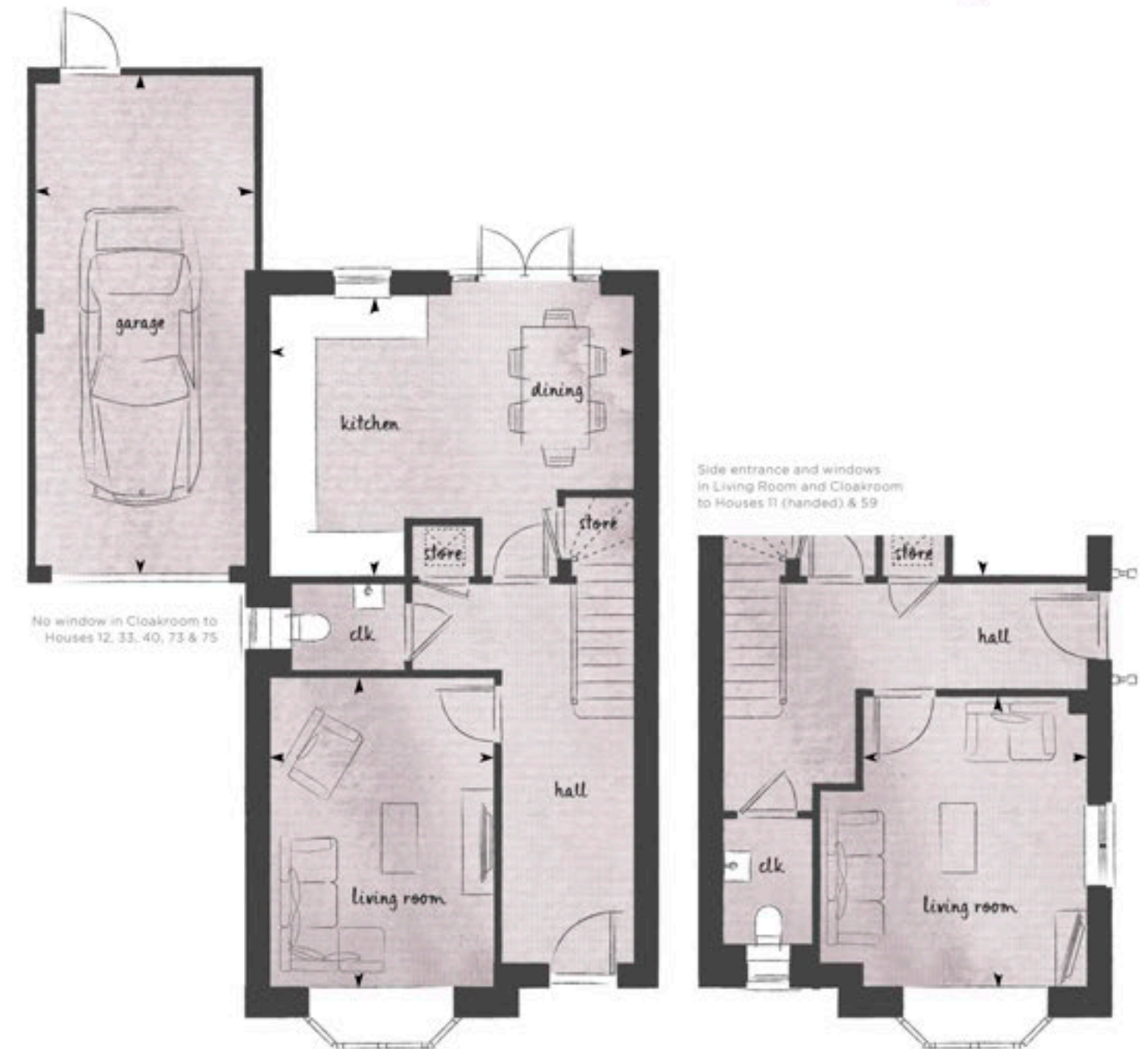
4 BEDROOM HOUSE

Houses 11, 12, 13, 16, 17, 29, 30, 31, 32, 33, 40,
55, 56, 57, 58, 59, 63, 64, 73, 74 & 75
1,449 sq ft (134.6 sq m)



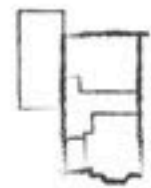
The Lavender

GROUND floor

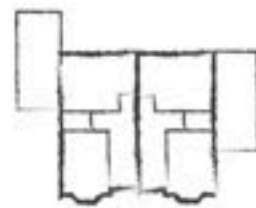


GROUND FLOOR

Kitchen/Dining Room	17'3" x 13'4"	5.25m x 4.08m
Living Room	14'8" x 10'7"	4.48m x 3.22m
Garage	23'0" x 9'6"	7.00m x 2.90m



Houses 11 (handed) & 59
Detached & side entrance



Houses 12 & 13, 16* & 17*, 30* & 31*,
32 & 33, 55* & 56*, 57* & 58*,
63 & 64, 73 & 74
Semi-detached - as shown (left)
*No garage to Houses 16, 17, 30,
31, 55, 56, 57, 58 & 74



Houses 29 (handed)*, 40 & 75
Detached
*No garage to House 29

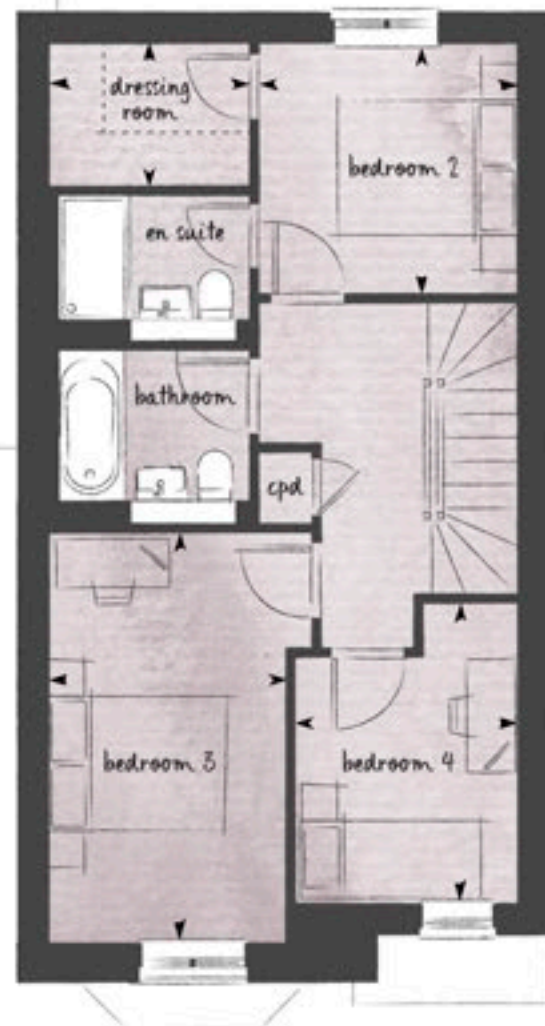
►◄ Denotes measurement points clk Cloakroom Provision for washer/dryer

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The Lavender

FIRST floor

SECOND floor



FIRST FLOOR

Bedroom 2	9'6" x 9'3"	2.90m x 2.82m
Bedroom 2 Dressing Room	7'5" x 5'4"	2.25m x 1.63m
Bedroom 3	15'0" x 8'8"	4.58m x 2.65m
Bedroom 4	11'0" x 8'3"	3.35m x 2.51m



SECOND FLOOR

Bedroom 1	13'7" x 11'4"	4.14m x 3.46m
Bedroom 1 Dressing Area	9'9" x 5'9"	2.98m x 1.76m

►► Denotes measurement points cpd Cupboard w Wardrobe --- Indicative wardrobe position --- Skirting lines HWF Hot water cylinder Rooflight

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The Hazel

4 BEDROOM HOUSE

Houses 60, 61 & 62
1,855 sq ft (172.3 sq m)



The Hazel

GROUND floor



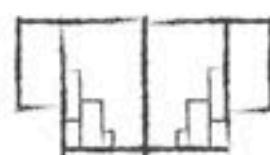
Side windows in Kitchen & Family Area/Dining Room to House 60

GROUND FLOOR

Family Area & Dining Room	18'4" x 18'4"	5.59 m x 5.58 m
Kitchen	11'5" x 9'6"	3.49 m x 2.90 m
Garage	20'0" x 9'8"	6.09 m x 2.94 m



House 60
Detached - as shown



Houses 61 & 62
Semi-detached

►◄ Denotes measurement points clk Cloakroom □□ Provision for washer/dryer

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SECOND
floor



Living Room	18'4" x 11'3"	5.59m x 3.44 m
Bedroom 2	19'10" x 9'6"	6.04 m x 2.89 m
Bedroom 4	11'6" x 10'11"	3.49m x 3.32m



Side windows in
Bedrooms 1 & 3
to House 60

Bedroom 1	12'1" x 11'4"	3.70 m x 3.44 m
Bedroom 1 Dressing Room	7'4" x 5'7"	2.25 m x 1.70 m
Bedroom 3	14'8" x 11'3"	4.47 m x 3.44 m

►• Denotes measurement points **cup** Cupboard **w** Wardrobe *** Indicative wardrobe position --- Sealing lines **HW** Hot water cylinder

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The Cherry Blossom

5 BEDROOM HOUSE

House 1

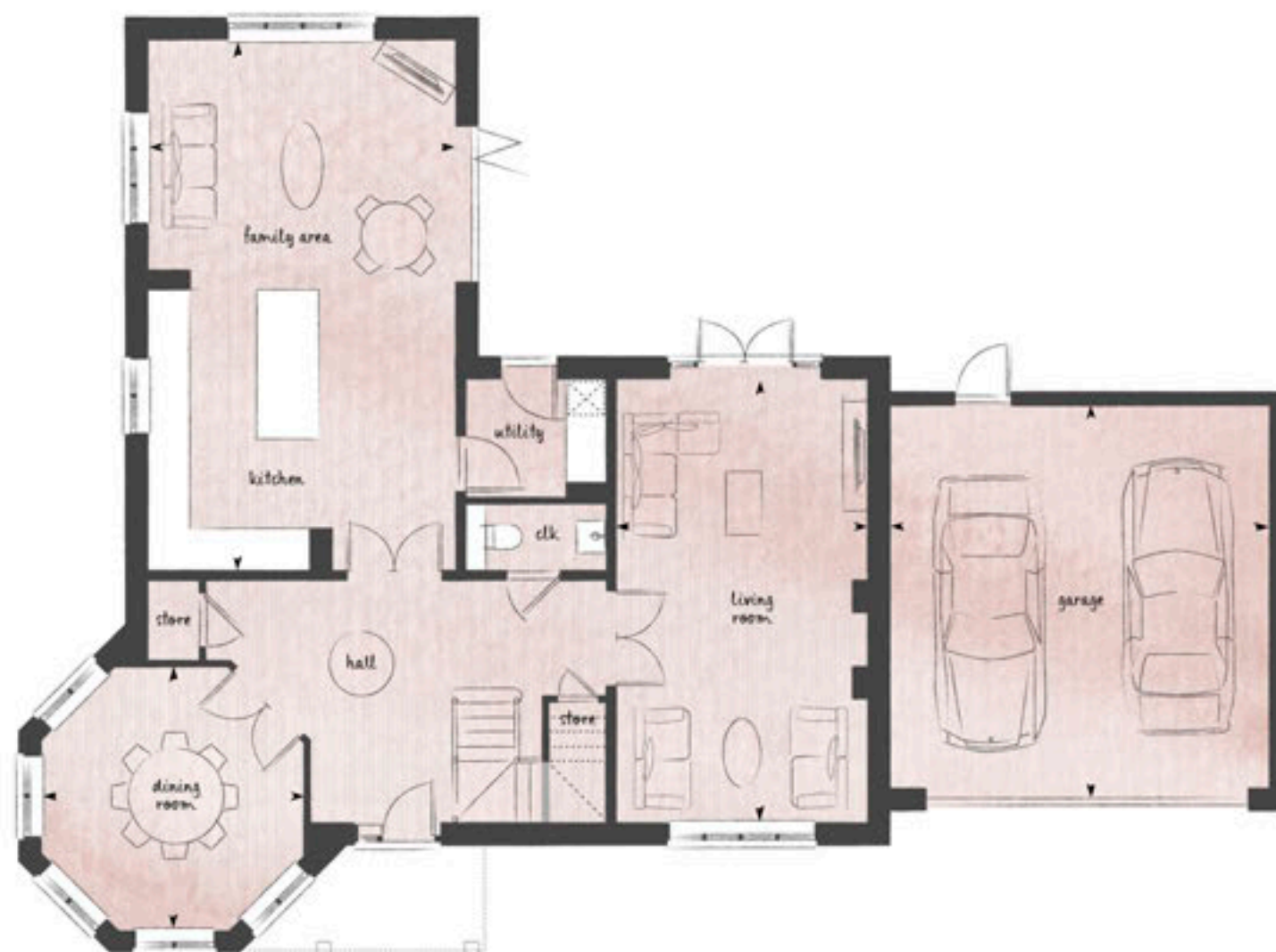
2,434 sq ft (226.2 sq m)



The Cherry Blossom

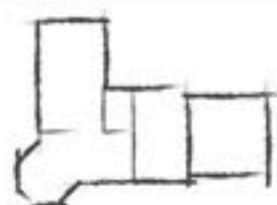
GROUND floor

FIRST floor



GROUND FLOOR

Kitchen/Family Area	27'2" x 15'9"	8.29 m x 4.80 m
Living Room	22'9" x 12'9"	6.94 m x 3.90 m
Dining Room	13'6" x 13'6"	4.11 m x 4.11 m
Garage	19'7" x 19'5"	5.97 m x 5.93 m



House 1
Detached - as shown



FIRST FLOOR

Bedroom 1	15'11" x 15'7"	4.86 m x 4.75 m
Bedroom 1 Dressing Area	6'5" x 4'10"	1.95 m x 1.47 m
Bedroom 2	15'9" x 9'2"	4.80 m x 2.80 m
Bedroom 2 Dressing Area	5'7" x 4'7"	1.70 m x 1.40 m
Bedroom 3	12'11" x 10'9"	3.94 m x 3.27 m
Bedroom 4	13'0" x 11'9"	3.95 m x 3.58 m
Bedroom 5	10'6" x 8'0"	3.20 m x 2.45 m

►► Denotes measurement points. **clk** Cloakroom. **cpd** Cupboard. **w** Wardrobe. ******* Indicative wardrobe position. **WD** Provision for washer/dryer. **HW** Hot water cylinder.

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SUSTAINABILITY

EXCEPTIONAL QUALITY *sustainable design*

Photography of Hartland Village

This is how we are ensuring sustainability at Hartland Village

People, planet, prosperity

Sustainability is fundamental to St Edward's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. 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 Hartland Village.

Nature and biodiversity

Parkland, trees, flowers, ponds, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to net biodiversity gain on our developments. Within and around Hartland Village, we have created natural habitats that encourage wildlife to flourish. In addition to the new 70 acre country park, we have translocated 2.6 acres of acid grassland, will be planting over 1,000 new trees, and are providing many new biodiverse features, including swift and bee bricks, butterfly banks and bird boxes.

Waste and recycling

We actively encourage all residents to reduce their waste wherever possible. We provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

Water efficiency

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. 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 energy efficient.

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.

Sustainable transport

Fleet, Farnborough Main and Farnborough North train stations are all local to the development. Trains from Fleet and Farnborough Main provide easy access to London and from Farnborough North there are direct links to Guildford and Reading. We offer a shuttle bus service in the mornings and evenings, transporting residents to and from the development and Farnborough Main station. The service is available Monday – Friday excluding Bank Holidays.* In addition to cycle paths across the development, and cycle storage for each home, communal electric vehicle charging points will be installed across Hartland Mews. This will encourage the use of more sustainable methods

of transport, to help reduce air pollution around the development and the wider area. These active methods of transport also help encourage healthier lifestyles.

Stewardship

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

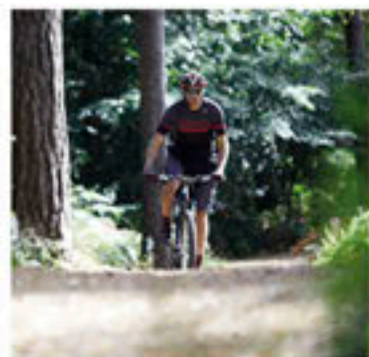
Future-proof design

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. For example, at Hartland Village all homes benefit from rainwater harvesting, whilst Sustainable Urban Drainage features, such as swales and ponds, will help manage surface water runoff and minimise risk of localised flooding.

*Terms and conditions apply. Please speak to a Sales Consultant for further information.



Buying a home is one of the most important decisions you will ever make. The qualities that make St Edward different mean that you can choose a new home from us with complete confidence. When you buy a home from St Edward you can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.



St Edward's vision is for Hartland Village to be a highly sustainable community, defined by our traditional values and woodland setting, yet firmly connected to modern life, with amenities such as Hyperoptic broadband, 21 times faster than standard broadband.

Homes are designed to high standards of sustainability with water and energy efficient features, recycling facilities and cycle spaces, while the external environment offers amenities for outdoor life and protected habitats for wildlife.

At Hartland Mews we will be installing swift and bee bricks at a number of locations to further boost biodiversity, whilst a number of electric car charging points will also be available in support of our commitment to sustainable travel.

100%
of timber used will be sustainably sourced

A new build home will save on average
£629
in electricity and heating costs per year compared to an older home

GREENER HOMES
energy efficient and highly insulated

100 ACRES OF OPEN SPACE
including a new 70 acre Country Park and over 6 miles of trails

ACTIVE LIVING
Hartland Village will include sports, games and play areas, and a bike and scooter track

95%
of our construction waste will be reused or recycled

SUSTAINABLE
living

*Source: Home Builders Federation. Lifestyle imagery is indicative only.



BERKELEY GROUP

DESIGNED *for life*

At St Edward, 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 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 St Edward 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 St Edward 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 St Edward 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

For St Edward, sustainability isn't simply the latest buzzword. 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. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

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.



Proud members of the Berkeley Group

Berkeley
Designed for life

St Edward
Designed for life

St George
Designed for life

St James
Designed for life

St Joseph
Designed for life

St William
Designed for life



TRANSFORMING *tomorrow*



Photography of Harland Village, lifestyle photography and Computer Generated Image are all indicative only

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

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



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 FUTURES

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



Please scan this QR code for more information on how we are TRANSFORMING TOMORROW

OUR VISION
2030
TRANSFORMING TOMORROW



St Edward complies with the Consumer Code for Home Builders which ensures that home buyers are treated fairly, know what service levels to expect, are given reliable information upon which to make their decision and know how to access fast, low-cost dispute resolution arrangements if they are dissatisfied.

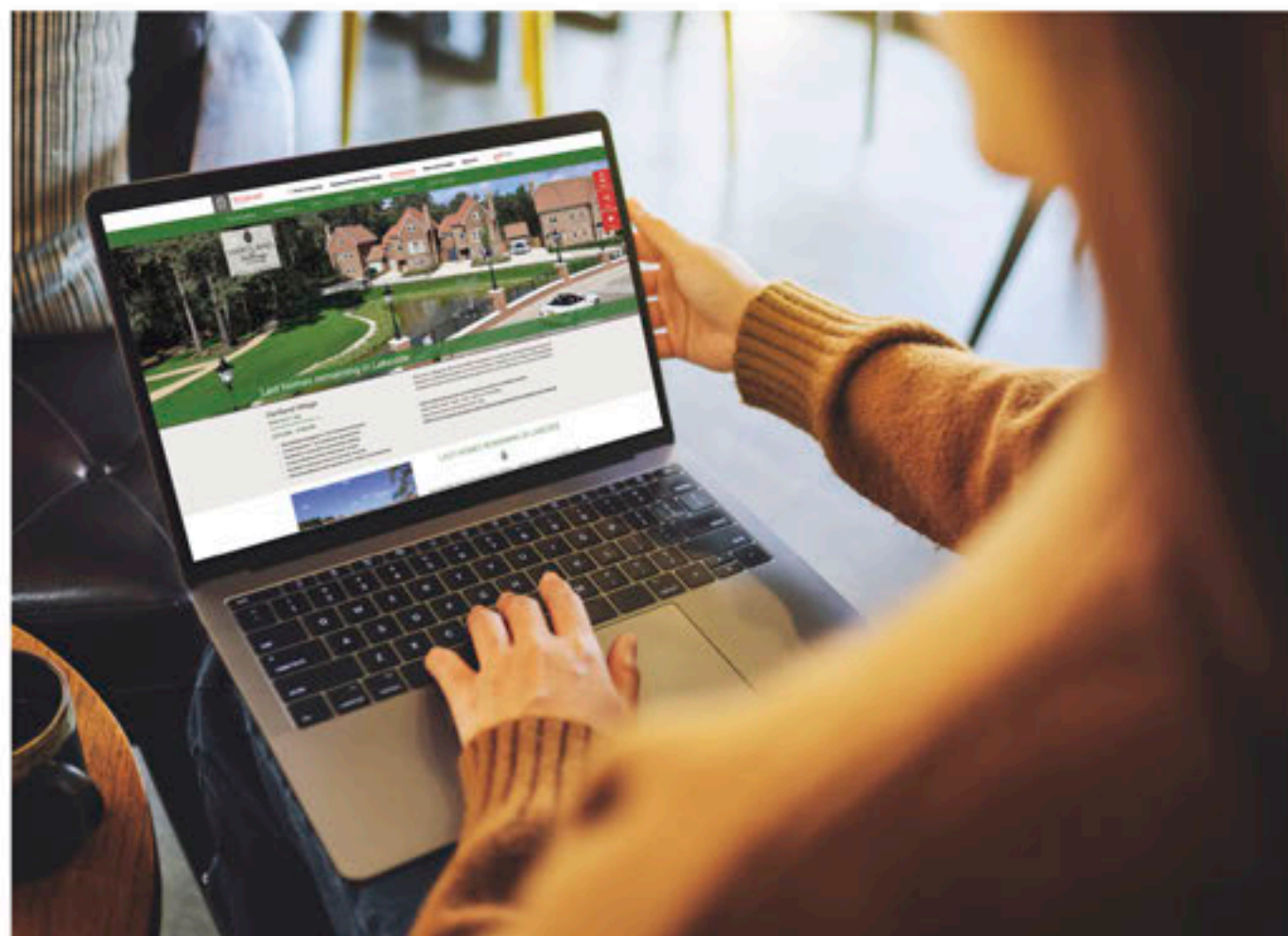


What is MYHOME PLUS?

MyHome Plus is a new online service designed to help you manage buying your new home at any time in any place.

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.

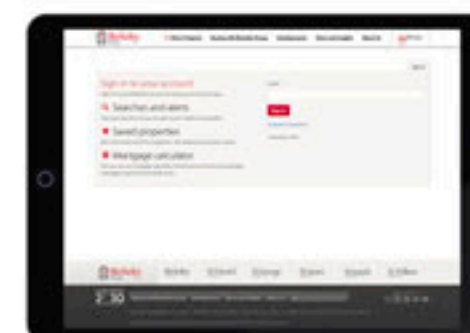
NEXT STEPS

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](https://berkeleygroup.co.uk/my-home/sign-in)
or scan the QR Code on your smartphone

myHome
PLUS

Contact us

HARTLAND VILLAGE SALES & MARKETING SUITE

Ively Road, Fleet, Hampshire GU51 3GL

Telephone: 01252 888 444

Email: HartlandVillage@StEdward.co.uk

HartlandVillage.co.uk



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St Edward's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. Hartland Village and Hartland Mews are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact St Edward to ascertain the availability of any particular property. Hartland Village was granted planning permission on 13th July 2018 by Hart District Council. The Planning Application number is 17/00471/OUT. Phase 2 was granted planning permission on 6th May 2021. The Planning Application number is 21/00420/AMCON. Through the purchase of a property at Hartland Village, the buyer is acquiring a freehold house. Like any investment, purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision.

MR6/02CA/0222

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St Edward
Designed for life

A joint venture company owned by
M&G  **Berkeley**
Investments Group