

WILLOWSTEAD

Modern village living

HIGHWOOD
VILLAGE

Berkeley
Designed for life

Welcome to Willowstead, the latest collection of two, three, four and five bedroom homes at Highwood Village.

Located within walking distance of the picturesque town of Horsham and with excellent road and rail links, this is a place where the quality of your home is as important as the place in which it sits. Where spaces for residents have been created alongside places for nature and wildlife.

Highwood Village is a neighbourhood for all ages to enjoy, with a strong sense of community in a modern village setting.



Welcome to
**HIGHWOOD
VILLAGE**

Photography of Highwood Village



Lifestyle image is indicative only

The homes have been thoughtfully designed with gardens and parking for at least two cars.

The environment is a blend of high quality contemporary and traditional materials, with a beautiful selection of plants creating an attractive and welcoming setting. With its established trees and a sculpture created by local artist John Edgar, the central Landmark Square has been designed to encourage informal relaxation and to provide a backdrop to events and get togethers.

Whether buying your first house, downsizing, or wanting that forever family home, there's somewhere here for you at Highwood Village.



HIGHWOOD
VILLAGE

Warnham Local Nature Reserve

Rookwood Golf Centre

Horsham Trinity Cricket Club

Greenway Academy

The College of Richard Collyer

Tesco Express

Shelley Primary School

Shell

Homebase

Tesco Extra

Horsham Park

Lidl

Horsham Nursery School

Horsham Train Station

Newbridge Nurseries Garden Centre

Horsham Arun Badminton Club

The Bridge Leisure Centre

Tanbridge House School

John Lewis

HORSHAM

The Capitol

Broadbridge Heath Football Club

Arunside School

Waitrose

Dunelm

Everyman Horsham

Queen Elizabeth Silver Jubilee School

Highwood BMX Pump Track

St John's Catholic Primary School

Curry's PC World

Horsham Museum

The Forest School

Heron Way Primary School

The Needles Recreation Ground

Sainsbury's

Horsham Sports Club

Chesworth Farm

Tesco Express

Horsham Rugby Football Club

Christ's Hospital

Horsham Golf Club

Horsham Football Club

Hillier Garden Centre

Huxley's Birds of Prey Centre and Gardens

1 mile

2 miles

Map is not to scale and shows approximate locations only

5
4



ROAD

FROM HIGHWOOD VILLAGE



Dorking

14 miles



Gatwick

17 miles



Guildford

20 miles



Brighton

25 miles



Chichester

29 miles

Reach Gatwick in just 25 minutes by car and London Heathrow in under an hour. Fast trains from Horsham will take you to Gatwick in just 19 minutes, and there are frequent bus services from Horsham to both airports.

From the iconic pier, with its amusements and rides, to the wondrous Royal Pavilion, the vibrant coastal city of Brighton offers a bounty of opportunity.

You will be spoilt for choice when it comes to breathtaking countryside, with both the South Downs National Park and Surrey Hills Area of Outstanding Natural Beauty enviably close.



TRAIN

FROM HORSHAM STATION



Gatwick

19 mins



Clapham Junction

45 mins



London Victoria

53 mins



Brighton

52 mins



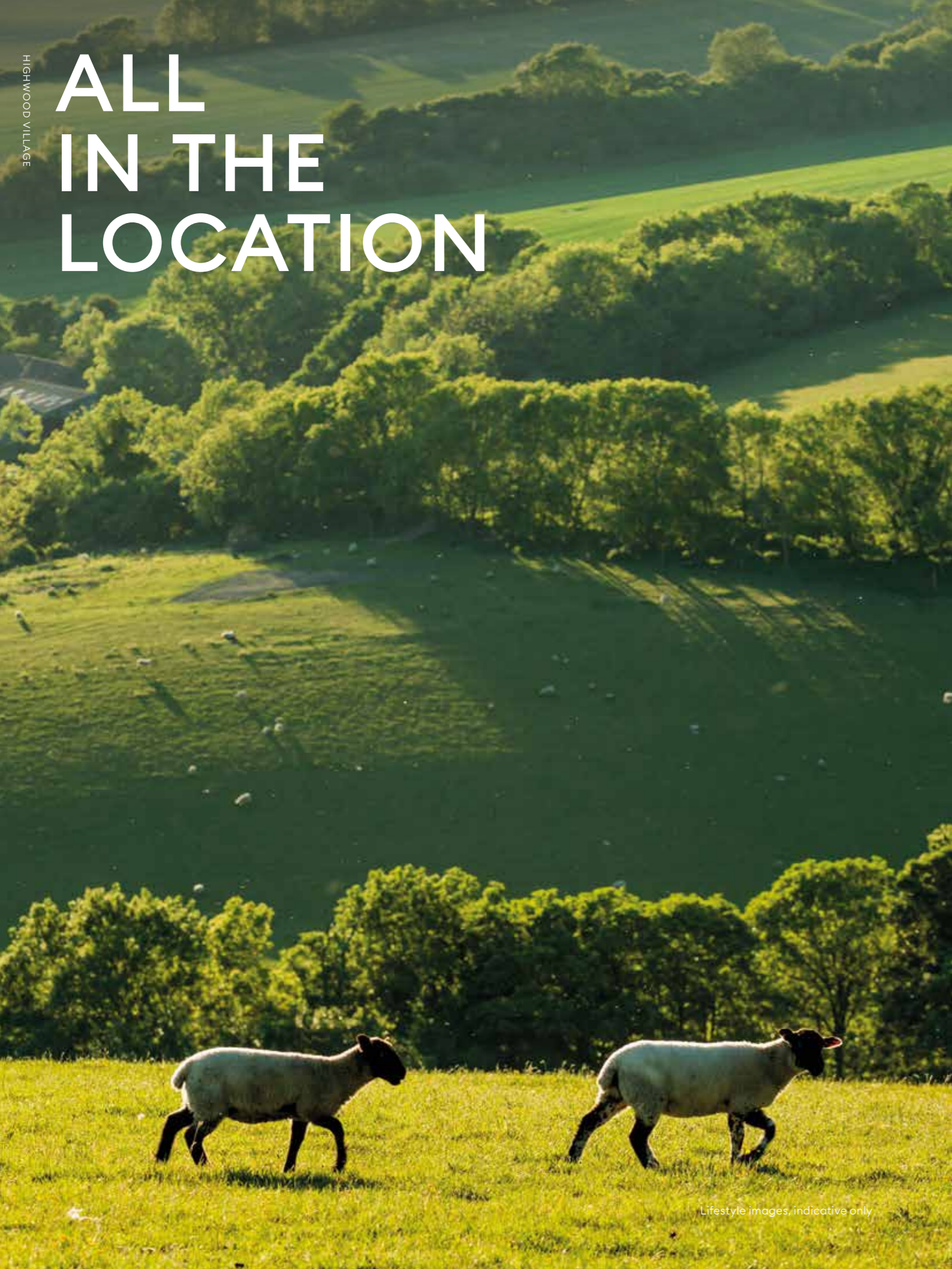
London Waterloo

66 mins

With the bright lights of London only 36 miles away, and services to Victoria, Clapham Junction and London Bridge taking under an hour, everything the metropolis has to offer is in remarkably easy reach from Highwood Village.

Located around 25 miles away, it is the ideal place for a day trip or a reinvigorating long weekend.

ALL IN THE LOCATION



Nestled in the heart of the Sussex countryside, Highwood Village enjoys access to beautiful surroundings, historic homes, ancient woodland, rolling hills and spectacular coastlines.

There is plenty to discover and enjoy, from glorious summer outings to rainy day treasures.

With activities such as cycling, golf, horse riding and walking, there are so many ways to enjoy this varied and beautiful landscape.

This is also the ideal location to take a trip into London to see a West End show, visit a museum, hit the shops or just enjoy a relaxing meal with friends.



Lifestyle images, indicative only



With a mix of independent retailers and high street brands, including John Lewis, Horsham is a popular shopping destination and means you never have to travel far to enjoy the brands you love.

The town centre has an abundance of bars and restaurants including favourites such as Wagamama and Bill's.

There is also a thriving cultural life with regular theatre productions at The Capitol and an Everyman cinema. The newly refurbished Horsham Museum and Art Gallery is the ideal place to learn about local history and culture. Here you will find maps for a host of heritage trails, that will allow you to explore the surrounding area.



HORSHAM:

An historic market town with a bustling heart



Lifestyle images, indicative only

A FIRST CLASS EDUCATION

Highwood Village is within the catchment area of Tanbridge House School, whilst nearby primary schools offer a fantastic start for your children.



Lifestyle images, indicative only



Christ's Hospital

TANBRIDGE HOUSE SCHOOL

⌚ 0.6 MILES BY FOOT
🚗 1.3 MILES BY CAR

A specialist science, mathematics and computing school for 11 to 16 year olds, with an ethos of achieving 'the exceptional every day'. Tanbridge House has gained an excellent reputation and currently holds an 'Outstanding' Ofsted rating.

ARUNSIDE SCHOOL

⌚ 1 MILE BY FOOT
🚗 1.8 MILES BY CAR

Long commended for their friendly, caring atmosphere as well as the impressive learning environment and enriching curriculum, Arunside School welcomes children from Reception to Year 6 and holds a 'Good' rating from Ofsted.

THE COLLEGE OF RICHARD COLLYER

⌚ 1.9 MILES BY FOOT
🚗 2.5 MILES BY CAR

A co-educational Sixth Form College offering a wide choice of A Levels, 'Collyers' has a reputation for its

learning environment where students fully develop academic and personal potential. With an Ofsted 'Good' rating its pass rates are amongst the highest in the region.

HORSHAM NURSERY SCHOOL

⌚ 2.2 MILES BY FOOT
🚗 3 MILES BY CAR

Established back in 1942, Horsham Nursery School has been providing early years education for generations. Admissions start at six months old with the nursery divided into the Under 3's section and the Over 3's Nursery School. The nursery has been rated 'Good' by Ofsted.

THE FOREST SCHOOL

⌚ 2.5 MILES BY FOOT
🚗 3.3 MILES BY CAR

A high-achieving comprehensive school for boys aged 11 to 16, with results above the national average. Ofsted have rated the Forest School 'Good' where pupils thrive and are intellectually stimulated within a positive learning environment.

FARLINGTON SCHOOL

⌚ 2.3 MILES BY FOOT
🚗 2.3 MILES BY CAR

Founded in 1896, the Independent day and boarding school provides an all-round education for girls aged 3 to 18. Farlington's Prep School has been shortlisted for a Prep School of the Year award in 2018 and was listed in the Top 100 UK Prep Schools by the Sunday Times.

CHRIST'S HOSPITAL

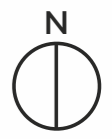
⌚ 2.6 MILES BY FOOT
🚗 3.6 MILES BY CAR

Founded in 1552, Christ's Hospital is a leading boarding and day school for boys and girls aged 11 to 18, offering GCSEs and A levels as well as bursaries and scholarships. The Independent Schools' Inspectorate found it 'excellent' in teaching, extra-curricular activities and pupil achievement.

Sources: Travel times are approximate and courtesy of [google.co.uk/maps](https://www.google.co.uk/maps)

HIGHWOOD VILLAGE

So much to discover



-  The Wildlife Corridor
-  Future Natural Play Areas
-  The Riparian Edge
-  River Arun
-  Pump Track
-  Landmark Square
-  Village Green
-  Future Sports Pitches
-  Allotments*
-  Future Community Centre

The Highwood Village masterplan is indicative only and subject to change (and subject to planning). 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. *Allotment allocation via Horsham District Council.

HIGHWOOD VILLAGE

VILLAGE LIFE



Highwood Village has a range of homes and green spaces for everyone to enjoy.

From its origins in the Weald, the River Arun runs through the heart of Highwood Village. A new riverwalk follows the path of the river with tranquil places to sit and watch the water flow by.

Photography of Highwood Village



Lifestyle images, indicative only



GARDEN LIVING

Each home comes with a garden for you to create your perfect outdoor space. Whether it's a place for entertaining or somewhere for the children to play, a garden is an ideal extension to your home.

Photography depicts previous Berkeley Showhome and is indicative only



Lifestyle images, indicative only

YOUR OUTDOOR HOME

For the bikers and skateboarders, the sequence of rollers and banked turns of the Pump Track is the ideal place to practice skills and show off the latest tricks.

Sports pitches, natural play spaces, Landmark Square and the Village Green are places for quiet get togethers or energetic run arounds. Hubs for the neighbourhood to meet and socialise. The future village shop will be a fantastic addition to village life.



VILLAGE GREEN



RIVER WALKS



SPORTS PITCHES



PUMP TRACK



FUTURE VILLAGE SHOP



COMMUNITY CENTRE



Lifestyle images, indicative only



Photography depicts previous Berkeley Showhome and is indicative only



HOME OFFICE
SET UP A HOME OFFICE IN THE COMFORT OF YOUR LIVING ROOM OR BEDROOM



EV CHARGING
PROVISION FOR ELECTRIC VEHICLE CHARGING POINTS



HIGH-SPEED BROADBAND
HOMES ARE WIRED FOR CAT 6



SKY Q
HOMES ARE WIRED FOR SKY Q, BRINGING SKY TV TO MULTIPLE ROOMS, SCREENS AND DEVICES FOR A "FLUID VIEWING" EXPERIENCE



CONNECTIVITY

The homes at Highwood Village are designed to meet the demands of everyday life now and in the future. A high-speed broadband connection is integral to the homes we build so you can watch your favourite shows, catch up online with friends or work from home. As part of our commitment to the future we are also installing EV charging points*.

*Subject to availability by third party supplier. Lifestyle image, indicative only

LIGHT-FILLED SPACES



Photography depicts previous Berkeley Showhome and is indicative only



Photography depicts previous Berkeley Showhome and is indicative only

The homes at Highwood Village reflect the features of the local Sussex architecture. The interior design is inspired by simplicity and quality with a warm, soft palette of natural materials and tactile surfaces.

Beautifully modern kitchens with a heritage twist, combine shaker style cabinets with open shelving and handleless cupboards.



Photography depicts previous Berkeley Showhome and is indicative only



Photography depicts previous Berkeley Showhome and is indicative only



Photography depicts previous Berkeley Showhome and is indicative only

PLOT LOCATOR

WILLOWSTEAD



- 2 BEDROOM HOMES
- 3 BEDROOM HOMES
- 4 BEDROOM HOMES
- 5 BEDROOM HOMES
- DEREHAM COURT

Plot	Name	Bedrooms	Total Area (sq m)	Total Area (sq ft)
851, 853, 855	THE ALEXANDERS	2	72.04	775
852, 854	THE CELADINE	2	72.04	775
816, 863	THE SORREL	3	115.60	1244
817, 862	THE ELDER	3	115.60	1244
842, 843	THE MALLOW	3	115.60	1244
844, 848	THE HONEYSUCKLE	3	115.60	1244
845	THE CAMPION	3	115.60	1244
846	THE HOLLY	3	102.90	1108
847, 849	THE BELLFLOWER	3	102.90	1108
850	THE PARSLEY	3	107.52	1157
834, 840	THE ELM	4	135.40	1457
835, 841	THE SPINDLE	4	135.40	1457
825, 827, 830, 832, 836, 839	THE RUBUS	4	154.90	1667
826, 828, 829, 831	THE MAPLE	4	163.10	1755
837, 838	THE ROSE	4	170.71	1838
857, 858, 859, 860	THE MEADOWSWEET	4	139.50	1502
861	THE MEADOWSWEET	4	139.50	1502
815, 818, 822, 833	THE VIOLET	4	170.31	1833
820	THE MARIGOLD	4	139.39	1500
813, 821, 824, 856	THE HAWTHORN	4	146.07	1572
864	THE TEASEL	4	165.88	1786
814, 819	THE BLACKTHORN	4	138.85	1495
823, 865	THE HAZEL	5	181.90	1958



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THE ALEXANDERS

Plots 851, 853 & 855
775 sq ft



Ground Floor



First Floor

Ground Floor

Kitchen	3.73 x 1.94m	12'2" x 6'4"
Dining	3.22 x 2.24m	10'7" x 7'4"
Living	4.15 x 2.94m	13'7" x 9'7"

First Floor

Principal Bedroom	4.15 x 3.57m	13'7" x 11'8"
Bedroom 2	4.15 x 2.65m	13'7" x 8'8"

DW – Dishwasher WM – Washing Machine C – Cupboard TD – Tumble Dryer Location HWC – Hot Water Cylinder LH – Loft Access Hatch
B – Boiler SW – Suggested Wardrobe Location C – Cupboard TD – Tumble Dryer Location ◀▶ – Dimensions taken from here *Denotes handed plot

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THE CELADINE

Plots 852 & 854
775 sq ft



Ground Floor

Kitchen	3.73 x 1.94m	12'2" x 6'4"
Dining	3.22 x 2.24m	10'7" x 7'4"
Living	4.15 x 2.94m	13'7" x 9'7"

First Floor

Principal Bedroom	4.15 x 3.57m	13'7" x 11'8"
Bedroom 2	4.15 x 2.65m	13'7" x 8'8"

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THE SORREL

Plots 816 & 863
1244 sq ft



Plot 816



Computer generated images are indicative only

Plot 863



Ground Floor



First Floor

Ground Floor

Kitchen/Breakfast	4.45 x 2.74m	14'7" x 9'0"
Living/Dining	7.93 x 5.12m	26' x 16'9"

First Floor

Principal Bedroom	5.12 x 3.29m	16'9" x 10'9"
Bedroom 2	4.17 x 2.87m	13'8" x 9'4"
Bedroom 3	3.95 x 2.16m	13' x 7'1"

DW – Dishwasher WM – Washing Machine C – Cupboard TD – Tumble Dryer Location HWC – Hot Water Cylinder LH – Loft Access Hatch
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THE ELDER

Plots 817 & 862
1244 sq ft



Ground Floor

Kitchen/Breakfast	5.65 x 2.74m	18'6" x 9'0"
Living/Dining	7.35 x 5.12m	24'1" x 16'9"

First Floor

Principal Bedroom	5.12 x 3.29m	16'9" x 10'9"
Bedroom 2	4.17 x 2.87m	13'8" x 9'4"
Bedroom 3	3.95 x 2.16m	13' x 7'1"

DW – Dishwasher WM – Washing Machine C – Cupboard TD – Tumble Dryer Location HWC – Hot Water Cylinder LH – Loft Access Hatch
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THE MALLOW

Plots 842 & 843*
1244 sq ft



Ground Floor

Kitchen/Breakfast	4.45 x 2.74m	14'7" x 9'0"
Living/Dining	7.93 x 5.12m	26' x 16'9"

First Floor

Principal Bedroom	5.12 x 3.29m	16'9" x 10'9"
Bedroom 2	4.17 x 2.87m	13'8" x 9'4"
Bedroom 3	3.95 x 2.16m	13' x 7'1"

DW – Dishwasher WM – Washing Machine C – Cupboard TD – Tumble Dryer Location HWC – Hot Water Cylinder LH – Loft Access Hatch
B – Boiler SW – Suggested Wardrobe Location C – Cupboard TD – Tumble Dryer Location ◀▶ – Dimensions taken from here *Denotes handed plot

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THE HONEYSUCKLE

Plots 844 & 848
1244 sq ft



Ground Floor

Kitchen/Breakfast	5.18 x 2.74m	17'0" x 9'0"
Living/Dining	7.35 x 5.12m	24'1" x 16'9"

First Floor

Principal Bedroom	5.12 x 3.29m	16'9" x 10'9"
Bedroom 2	4.17 x 2.87m	13'8" x 9'4"
Bedroom 3	3.95 x 2.16m	13' x 7'1"

DW – Dishwasher WM – Washing Machine C – Cupboard TD – Tumble Dryer Location HWC – Hot Water Cylinder LH – Loft Access Hatch
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THE CHAMPION

Plot 845
1244 sq ft



Ground Floor



First Floor

Ground Floor

Kitchen/Breakfast	4.45 x 2.74m	14'7" x 9'0"
Living/Dining	7.98 x 5.12m	26'2" x 16'9"

First Floor

Principal Bedroom	5.12 x 3.29m	16'9" x 10'9"
Bedroom 2	4.17 x 2.87m	13'8" x 9'4"
Bedroom 3	3.95 x 2.16m	13' x 7'1"

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THE HOLLY

Plot 846
1108 sq ft



Computer generated image is indicative only

Plot 846



Ground Floor



First Floor

Ground Floor

Kitchen/Breakfast	4.46 x 2.74m	14'7" x 9'0"
Living/Dining	5.12 x 5.48m	16'9" x 17'11"

First Floor

Principal Bedroom	5.12 x 3.29m	16'9" x 10'9"
Bedroom 2	4.17 x 2.87m	13'8" x 9'4"
Bedroom 3	3.95 x 2.16m	13' x 7'1"

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THE BELLFLOWER

Plots 847 & 849*
1108 sq ft



Ground Floor



First Floor

Ground Floor

Kitchen/Breakfast	5.65 x 2.74m	18'6" x 9'0"
Living/Dining	5.12 x 4.91m	16'10" x 16'11"

First Floor

Principal Bedroom	5.12 x 3.29m	16'9" x 10'9"
Bedroom 2	4.17 x 2.87m	13'8" x 9'4"
Bedroom 3	3.95 x 2.16m	13' x 7'1"

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THE PARSLEY

Plot 850
1157 sq ft



Computer generated image is indicative only

Plot 850



Ground Floor



First Floor

Ground Floor

Kitchen/Dining	5.12 x 4.18m	16'10" x 13'9"
Living	5.12 x 3.75m	16'10" x 12'4"

First Floor

Principal Bedroom	5.12 x 3.75m	16'10" x 12'3"
Bedroom 2	4.38 x 2.87m	14'4" x 9'5"
Bedroom 3	4.16 x 2.16m	13'8" x 7'1"

DW – Dishwasher WM – Washing Machine C – Cupboard TD – Tumble Dryer Location HWC – Hot Water Cylinder LH – Loft Access Hatch
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THE ELM

Plots 834 & 840
1457 sq ft



Plot 834



Plot 840

Computer generated images are indicative only



Ground Floor

Ground Floor

Kitchen/Breakfast	4.86 x 2.81m	15'11" x 9'2"
Living/Dining	6.42 x 5.07m	21'1" x 16'8"



First Floor

First Floor

Principal Bedroom	4.79 x 3.05m	15'8" x 9'10"
Bedroom 2	4.02 x 3.06m	13'2" x 10'



Second Floor

Second Floor

Bedroom 3	3.99 x 3.93m	13'1" x 12'11"
Study/Bedroom 4	3.08 x 2.60m	10'1" x 8'6"

DW – Dishwasher WM – Washing Machine C – Cupboard TD – Tumble Dryer Location HWC – Hot Water Cylinder LH – Loft Access Hatch
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THE SPINDLE

Plots 835 & 841
1457 sq ft



Computer generated images are indicative only

Plot 835

Plot 841



Ground Floor

Ground Floor

Kitchen/Breakfast	6.16 x 2.81m	20'2" x 9'2"
Living/Dining	5.22 x 5.07m	17'1" x 16'8"



First Floor

First Floor

Principal Bedroom	4.79 x 3.05m	15'8" x 9'10"
Bedroom 2	4.02 x 3.06m	13'2" x 10'



Second Floor

Second Floor

Bedroom 3	3.99 x 3.93m	13'1" x 12'11"
Study/Bedroom 4	3.08 x 2.60m	10'1" x 8'6"

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THE RUBUS

Plots 825, 827, 830*, 832*, 836 & 839*
1667 sq ft



Ground Floor

Ground Floor

Dining	5.13 x 2.94m	16'10" x 9'7"
Kitchen	3.41 x 2.92m	11'2" x 9'7"
Lounge/TV	3.39 x 2.93m	11'1" x 9'7"



First Floor



Second Floor

First Floor

Principal Bedroom	3.85 x 3.01m	12'7" x 9'10"
Living	5.13 x 3.40m	16'10" x 11'2"

Second Floor

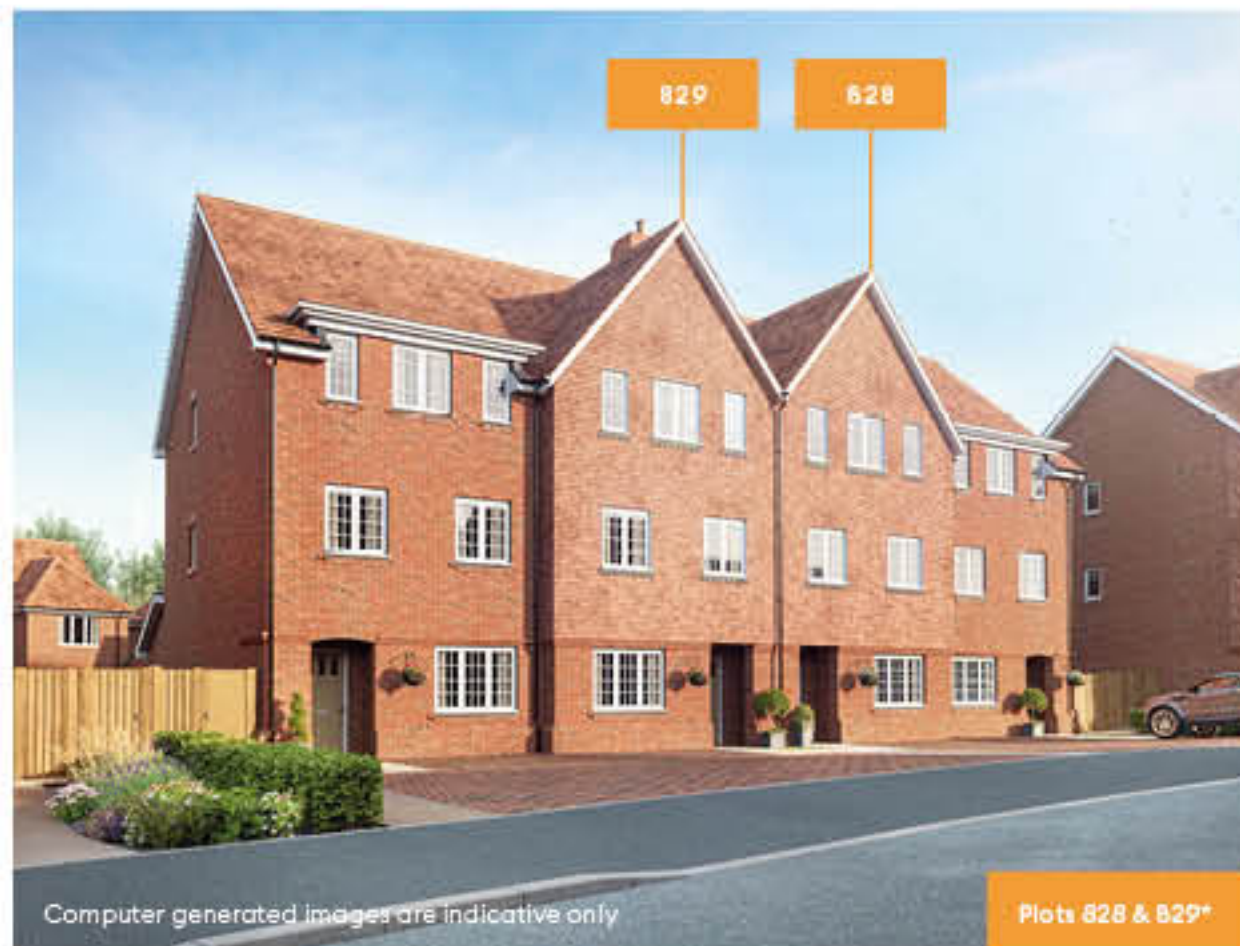
Bedroom 2	4.35 x 3.30m	14'3" x 10'9"
Bedroom 3	2.87 x 2.62m	9'4" x 8'7"
Bedroom 4	3.59 x 2.15m	11'9" x 7'1"

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THE MAPLE

Plots 826, 828, 829* & 831*
1755 sq ft



Ground Floor

Dining	5.13 x 3.39m	16'10" x 11'1"
Kitchen	3.41 x 2.92m	11'2" x 9'6"
Lounge/TV	3.39 x 2.93m	11'1" x 9'7"



First Floor

Principal Bedroom	4.30 x 3.01m	14'1" x 9'10"
Living	5.13 x 3.40m	16'10" x 11'2"



Second Floor

Bedroom 2	4.35 x 3.30m	14'3" x 10'9"
Bedroom 3	3.07 x 2.87m	10'1" x 9'4"
Bedroom 4	4.04 x 2.15m	13'3" x 7'0"

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THE ROSE

Plots 837* & 838
1838 sq ft



Computer generated image is indicative only

Plot 838 Also indicative of Plot 837*



Ground Floor

Ground Floor

Kitchen/Dining	5.12 x 3.40m	16'10" x 11'1"
Living	5.12 x 3.84m	16'10" x 12'7"
Family	4.90 x 2.65m	16'1" x 8'8"



First Floor

First Floor

Principal Bedroom	5.12 x 3.61m	16'10" x 11'10"
Bedroom 2	5.12 x 3.62m	16'10" x 11'10"
Dresser	3.88 x 1.42m	12'9" x 4'8"



Second Floor

Second Floor

Bedroom 3	5.12 x 3.88m	16'10" x 12'9"
Bedroom 4	3.61 x 2.72m	11'10" x 8'11"
Study	3.61 x 2.31m	11'10" x 7'7"

DW – Dishwasher WM – Washing Machine C – Cupboard TD – Tumble Dryer Location HWC – Hot Water Cylinder LH – Loft Access Hatch
B – Boiler SW – Suggested Wardrobe Location C – Cupboard TD – Tumble Dryer Location ◀▶ – Dimensions taken from here *Denotes handed plot

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THE MEADOWSWEET

Plots 857, 858*, 859 & 860*
1502 sq ft



Ground Floor

Living/Dining	6.64 x 5.13m	21'9" x 16'10"
Kitchen/Breakfast	5.77 x 2.74m	18'11" x 9'0"

First Floor

Principal Bedroom	4.46 x 3.89m	14'8" x 12'10"
Bedroom 2	4.53 x 3.10m	14'10" x 10'2"
Bedroom 3	3.81 x 3.10m	12'6" x 10'2"
Bedroom 4	3.27 x 2.97m	10'9" x 9'9"

DW – Dishwasher WM – Washing Machine C – Cupboard TD – Tumble Dryer Location HWC – Hot Water Cylinder LH – Loft Access Hatch
B – Boiler SW – Suggested Wardrobe Location C – Cupboard TD – Tumble Dryer Location ◀▶ – Dimensions taken from here *Denotes handed plot

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THE MEADOWSWEET

Plot 861
1502 sq ft



Computer generated image is indicative only



Ground Floor

Living/Dining	6.64 x 5.13m	21'9" x 16'10"
Kitchen/Breakfast	5.77 x 2.74m	18'11" x 9'0"

First Floor

Principal Bedroom	4.46 x 3.89m	14'8" x 12'9"
Bedroom 2	4.53 x 3.10m	14'10" x 10'2"
Bedroom 3	3.81 x 3.10m	12'6" x 10'2"
Bedroom 4	3.27 x 2.97m	10'9" x 9'9"

DW – Dishwasher WM – Washing Machine C – Cupboard TD – Tumble Dryer Location HWC – Hot Water Cylinder LH – Loft Access Hatch
B – Boiler SW – Suggested Wardrobe Location C – Cupboard TD – Tumble Dryer Location ◀▶ – Dimensions taken from here *Denotes handed plot

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THE VIOLET

Plots 815*, 818, 822* & 833
1833 sq ft



Ground Floor

Living	5.46 x 4.03m	17'10" x 13'2"
Study	2.78 x 2.50m	9'2" x 8'2"
Utility	2.80 x 1.80m	9'2" x 5'11"
Kitchen	3.77 x 2.70m	12'4" x 8'10"
Dining	3.87 x 2.67m	12'8" x 8'10"
Family	4.54 x 3.37m	14'10" x 11'1"

First Floor

Principal Bedroom	3.36 x 3.19m	11' x 10'5"
Dressing Room	2.28 x 2.07m	7'5" x 6'9"
Bedroom 2	3.85 x 2.99m	12'7" x 9'10"
Bedroom 3	3.84 x 2.98m	12'7" x 9'9"
Bedroom 4	3.11 x 3.43m	10'2" x 11'3"

DW – Dishwasher WM – Washing Machine C – Cupboard TD – Tumble Dryer Location HWC – Hot Water Cylinder LH – Loft Access Hatch B – Boiler SW – Suggested Wardrobe Location C – Cupboard TD – Tumble Dryer Location ◀▶ – Dimensions taken from here *Denotes handed plot
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THE MARIGOLD

Plot 820
1500 sq ft



Ground Floor

Kitchen	3.50 x 3.35m	11'5" x 11'0"
Dining	3.85 x 2.69m	12'7" x 8'10"
Family	6.20 x 2.45m	20'4" x 8'0"
Living	7.06 x 3.71m	23'1" x 12'2"

First Floor

Principal Bedroom	3.75 x 2.99m	12'3" x 9'10"
Bedroom 2	3.76 x 2.74m	12'4" x 9'0"
Bedroom 3	3.36 x 2.94m	11'0" x 9'8"
Bedroom 4	3.88 x 2.35m	12'9" x 7'8"

DW – Dishwasher WM – Washing Machine C – Cupboard TD – Tumble Dryer Location HWC – Hot Water Cylinder LH – Loft Access Hatch
B – Boiler SW – Suggested Wardrobe Location C – Cupboard TD – Tumble Dryer Location ◀▶ – Dimensions taken from here *Denotes handed plot

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THE HAWTHORN

Plots 813*, 821, 824 & 856
1572 sq ft



Ground Floor

Living	5.62 x 3.96m	18'5" x 12'11"
Kitchen	4.72 x 3.83m	15'5" x 12'7"
Family/Dining	3.83 x 2.50m	12'7" x 8'2"
Utility	3.15 x 1.87m	10'4" x 6'1"

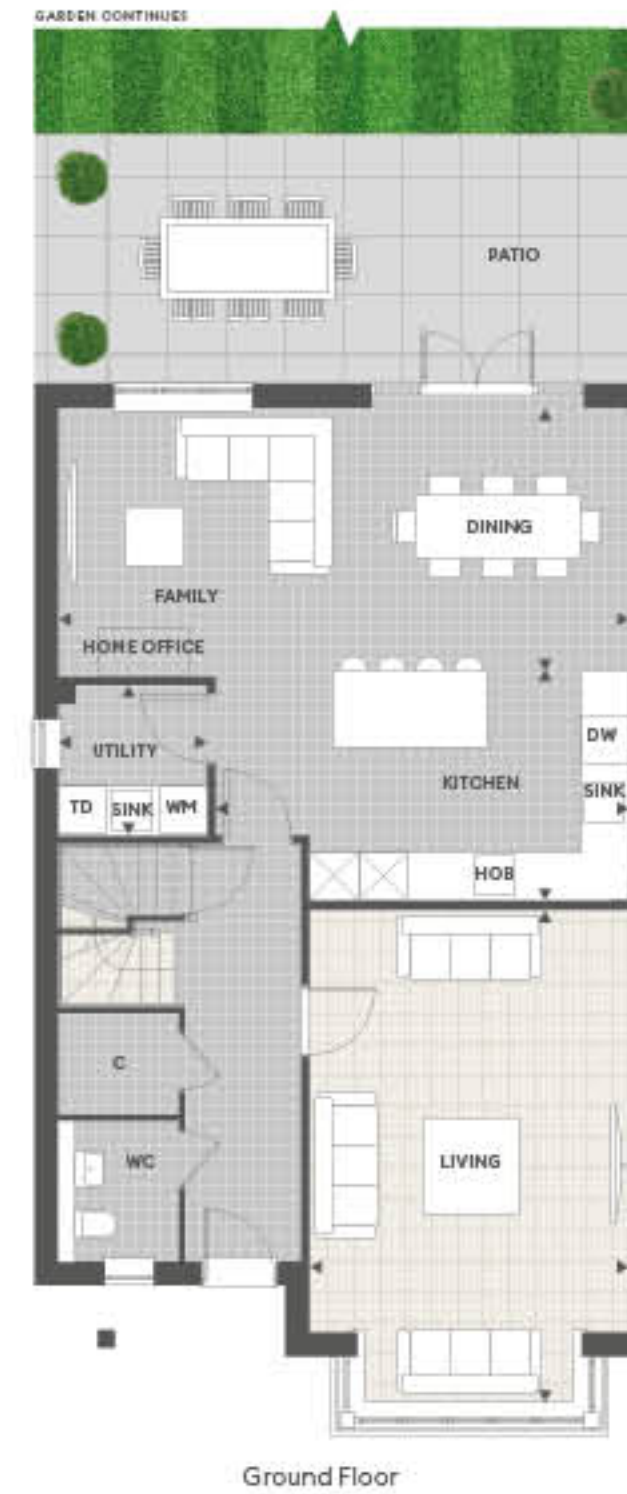
First Floor

Principal Bedroom	4.10 x 3.90m	13'5" x 12'9"
Bedroom 2	3.97 x 2.95m	13'0" x 9'8"
Bedroom 3	3.86 x 3.01m	12'7" x 9'10"
Bedroom 4	3.18 x 2.73m	10'5" x 8'11"

DW – Dishwasher WM – Washing Machine C – Cupboard TD – Tumble Dryer Location HWC – Hot Water Cylinder LH – Loft Access Hatch
B – Boiler SW – Suggested Wardrobe Location C – Cupboard TD – Tumble Dryer Location ◀▶ – Dimensions taken from here *Denotes handed plot
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THE TEASEL

Plot 864
1786 sq ft



Ground Floor

Living	6.23 x 4.03m	20'5" x 13'3"
Kitchen	5.24 x 2.92m	17'2" x 9'7"
Family/Dining	7.23 x 3.32m	23'9" x 10'10"
Utility	1.87 x 1.84m	6'1" x 6'0"

First Floor

Principal Bedroom	5.38 x 4.03m	17'8" x 13'3"
Bedroom 2	3.84 x 3.68m	12'7" x 12'0"
Bedroom 3	4.09 x 3.09m	13'5" x 10'2"
Bedroom 4	3.68 x 3.30m	12'0" x 10'10"

DW – Dishwasher WM – Washing Machine C – Cupboard TD – Tumble Dryer Location HWC – Hot Water Cylinder LH – Loft Access Hatch
B – Boiler SW – Suggested Wardrobe Location C – Cupboard TD – Tumble Dryer Location ◀▶ – Dimensions taken from here *Denotes handed plot

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THE BLACKTHORN

Plots 814 & 819*
1495 sq ft



Ground Floor

Living	6.85 x 3.56m	22'6" x 11'8"
Kitchen	3.12 x 2.82m	10'3" x 9'3"
Family/Dining	6.41 x 3.68m	21' x 12'1"

First Floor

Principal Bedroom	4.00 x 3.52m	13'1" x 11'6"
Bedroom 2	3.69 x 3.12m	12'1" x 10'3"
Bedroom 3	3.92 x 2.99m	12'10" x 9'10"
Bedroom 4	3.60 x 2.90m	11'10" x 9'6"

DW – Dishwasher WM – Washing Machine C – Cupboard TD – Tumble Dryer Location HWC – Hot Water Cylinder LH – Loft Access Hatch
B – Boiler SW – Suggested Wardrobe Location C – Cupboard TD – Tumble Dryer Location ◀▶ – Dimensions taken from here *Denotes handed plot

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THE HAZEL

Plots 823 & 865
1958 sq ft



Ground Floor

Living	5.33 x 3.95m	17'5" x 12'11"
Kitchen	4.75 x 3.30m	15'7" x 10'9"
Dining	4.01 x 3.01m	13'2" x 9'10"
Family	5.50 x 4.75m	18'2" x 15'7"
Utility	2.20 x 1.82m	7'2" x 6'0"

First Floor

Principal Bedroom	4.39 x 3.95m	14'5" x 12'1"
Bedroom 2	3.75 x 3.10m	12'3" x 10'2"
Bedroom 3	4.05 x 3.05m	13'3" x 10'0"
Bedroom 4	3.75 x 2.79m	12'3" x 9'1"
Bedroom 5	3.75 x 2.65m	12'3" x 8'7"

DW – Dishwasher WM – Washing Machine C – Cupboard TD – Tumble Dryer Location HWC – Hot Water Cylinder LH – Loft Access Hatch B – Boiler SW – Suggested Wardrobe Location C – Cupboard TD – Tumble Dryer Location ◀▶ – Dimensions taken from here *Denotes handed plot
 Floorplans shown 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.

SPECIFICATION



INDIVIDUALLY DESIGNED KITCHENS

- Kitchens incorporating a choice of door fronts with Mistral worktop and tiled splashback
- Bosch Multifunctional stainless steel fan assisted oven
- 60cm Bosch Induction hob with touch controls and integrated extractor
- Bosch Integrated fridge/freezer
- Bosch Integrated dishwasher
- Bosch Stainless steel microwave in 2 and 3 bedroom homes
- Bosch Stainless steel combi-microwave to 4 bedroom semi detached and terraced homes
- Integrated wine cooler
- Provision for freestanding washer/dryer when within utility cupboard
- Stainless steel one and a half bowl sink with chrome mixer tap
- LED under wall unit lighting
- Chrome power sockets above worktops
- Kitchen recycling bin provided

Kitchen enhancements to 4 and 5 bedroom detached homes only

- Miele Multifunctional stainless steel fan assisted oven
- Miele stainless steel combi-oven/microwave
- 90cm Miele Induction hob with touch controls and stainless steel extractor
- Silestone worktop
- Bosch Integrated in-column fridge (5 bedroom detached homes)
- Bosch Integrated in-column frostfree freezer (5 bedroom detached homes)

QUALITY BATHROOMS

- Contemporary styled bathrooms incorporating Laufen suites and bathroom furniture
- Washbasin with wall mounted chrome taps
- Bespoke vanity cabinet to bathroom and WC
- Inset mirrored cabinet to en-suite or bathroom as applicable
- Full width mirror to bathroom and cloakroom (depending on layout)
- Walk-in shower with fixed head and hand held shower to en-suite
- Bath with shower and screen to bathroom
- WC with chrome dual flush plate, concealed cistern and soft close seat
- Chrome Dual Fuel Heated Towel Rail
- Ceramic wall tiles to selected areas
- Ceramic floor tiles with tiled skirting

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
- Underfloor heating to ground floor with radiators to upper floors to all 4 and 5 bedroom detached homes
- White finished switches and sockets
- Master light switch
- LED downlights to hall/landing, kitchen, all bathrooms and cloakroom
- Energy efficient pendant lighting to living, dining and all bedrooms
- Shaver sockets provided to bathroom and en-suite
- Power and light to loft with ladder access



HOME ENTERTAINMENT & COMMUNICATIONS

- TV points to living room, family area and all bedrooms
- Satellite dish provided and wired for Sky Q to living room
- Digital TV aerial and distribution system provided
- Telephone points to living room and Principal bedroom
- Cat 6 pre-wired Home Network points to living room, family area and all bedrooms
- USB Charging Points provided to kitchen and all bedrooms



INTERIOR FINISHES

- Painted 2 panel internal doors and chrome finish door furniture
- Painted staircase with stained oak handrail to selected plots
- Walk in dressing room to Principal bedroom with internal fit out to selected plots
- Satin paint finish to all internal joinery
- Wood effect flooring to hall, kitchen/family/dining, cloakroom and utility area in 2 and 3 bedroom semi-detached homes
- Wood effect chevron flooring to hall, kitchen/family/dining, cloakroom and utility area in 4 bedroom semi-detached and terraced homes
- Ceramic floor tiles to hall, kitchen/dining/family area, cloakroom, all bathrooms and utility area in detached 4 and 5 bedroom homes
- Fitted carpets to the remainder of the property
- Full height wardrobe with sliding doors with shelf and hanging rail in Principal bedroom in 2 and 3 bedroom homes
- Full height hinged shaker style wardrobe doors with internal fit out or walk-in dressing room* to Principal bedroom in 4 and 5 bedroom homes

*WALK-IN DRESSING ROOM WITH WARDROBE DOORS WHERE NO SEPARATING DOOR TO PRINCIPAL BEDROOM

EXTERNAL

- Feature glazed entrance door set with chrome door furniture
- PVCu windows and casement doors
- Garage with power and light provided to selected plots
- Allocated parking
- Landscaped front garden and turf to rear gardens
- Natural sandstone paving to paths and patio areas
- External tap and water butt
- External power point

SECURITY AND 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 fitted smoke detector and carbon monoxide detector with battery back-up fitted to hall and landing
- 10 Year LABC Warranty Scheme
- EV Charger Infrastructure

THE BERKELEY DIFFERENCE



Photography depicts Berkeley Showhome and is indicative only.



Photography of Highwood Village.

At Berkeley quality is our priority, from outstanding materials and craftsmanship to our customer service.

Traditional skills, contemporary elegance and an elevated level of finish ensure that a Berkeley home offers the comfort, high performance and exemplary looks that stand the test of time.

Regardless of which home you choose, Berkeley create the light-filled living spaces that work for your lifestyle, while the attention to detail in every room means everything works together beautifully.

DESIGNED for LIFE



Photography of Highwood Village.

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 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

For Berkeley, 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.

How we are ensuring sustainability at Highwood Village

NATURE AND BIODIVERSITY

The retention of trees and shrubbery along the River Arun banks along with grasslands and wildflower planting provide a wildlife corridor and an ideal setting for habitats to develop and species to thrive. All existing trees have bat and bird boxes installed.

Sustainable Drainage System (SuDS) ponds are incorporated into the development. Not only do these aid effective and sustainable drainage, they also have the added benefit of supporting diverse habitats and associated ecosystems. When designed effectively, SuDS provide shelter, food and breeding opportunities for an array of species. Aquatic plants can thrive in drainage ponds and vegetation such as shrubs and trees can grow around these ponds, meaning more species can create habitats and build new ecosystems on site.

Over 1000 trees will be planted within the Highwood development. Enhancing biodiversity not only helps build resilience against climate change, it also aids in the creation of places which are beneficial to the health and wellbeing of new residents and the wider community.

WASTE AND RECYCLING

We actively encourage all residents to recycle their waste wherever possible. We provide 3 integrated bins within the kitchen units for general waste, recycling and food waste to make it easier to reduce, separate and recycle waste.

SUSTAINABLE TRANSPORT

We try to encourage sustainable methods of transport, and ensure that the development is well connected to the wider community. Secure Cycle storage for apartments is provided and the infrastructure for EV charging points are being installed. A travel plan for the development is in place which provides incentives for cycling and public transport, also encouraging a healthier lifestyle and reducing air pollution.

ENERGY EFFICIENCY

Efficient use of energy and gas helps to lower fuel bills and reduce carbon emissions. Berkeley take a fabric first approach ensuring that homes are well insulated, and our homes are installed with smart meters and energy display devices to assist in reducing energy consumption. All lighting is low energy LED's and kitchen appliances are energy efficient.

RESPONSIBLE SOURCING

Berkeley ensures that materials used in our developments are sourced sustainably including ensuring that the timber used is FSC or PEFC certified, this ensures that it has come from a forest that has been managed sustainably.

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.

COMMUNITY

We are providing community allotments which will be handed over to Horsham District Council, within this area there will be fruit trees planted as part of an orchard.



TRANSFORMING TOMORROW



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.

Photography of Highwood Village



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, training and programmes supported by the Berkeley Foundation.



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



Map is not to scale and shows approximate locations only.

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Proud to be a member of the Berkeley Group of Companies



Berkeley
Designed for life

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