



PRINCES CHASE

LEATHERHEAD

2, 3, 4 & 5 bedroom
HOUSES



Berkeley
Designed for life



PRINCES CHASE



PRINCES CHASE

LEATHERHEAD



CONTEMPORARY LIVING IN A TRULY EXCLUSIVE LOCATION

Encircled by mature woodland, Princes Chase is a collection of new homes conveniently nestled between the sought-after areas of Stoke d'Abernon and Oxshott close to Leatherhead and Cobham.

Representing the very essence of refined country living, Princes Chase is the perfect place for those looking for the best of city and countryside. Situated in affluent Surrey, just a short distance from central London, at Princes Chase residents can enjoy all the excitement of the Capital from a peaceful, private neighbourhood.

Designed by award-winning developer Berkeley Homes and showcasing stunning architecture and sophisticated interiors, this beautiful collection of new homes offers something to suit every lifestyle. From one and two bedroom apartments to two, three, four and five bedroom homes perfect for families.

— 🍇 —

BEAUTIFUL DESIGN TIMELESS APPEAL

*Uncover a collection of 2, 3, 4 & 5 bedroom
homes at Princes Chase.*

Everything from the individual architectural features and interior design through to the beautiful landscaping has been carefully considered to reflect its surroundings. Open spaces and a play area for children as well as nature trails leading through the woods offer residents safe and secluded places to enjoy life.

So much more than just new homes,
at Princes Chase you'll find yourself forming
part of a welcoming community where you can
enjoy modern, living, surrounded by nature.



Computer generated image of a Princes Chase street scene, indicative only.



2.8 miles

Cobham

1.3 miles

Stoke d'Abernon

5.3 miles

Esher

2.3 miles

Oxshott

13.4 miles

Richmond

Woodlands Park Hotel



PRINCES
CHASE

LEATHERHEAD

Queen Elizabeth's
Foundation

1.9 miles

Leatherhead

Map shows approximate locations only.



Surrounded by countryside
PRINCES CHASE is an ideal
home for those looking for
modern living in a *convenient*
location with outstanding
schools and fast access to
HEATHROW, GATWICK,
the M25 and LONDON.



Church of St Mary & St Nicholas, Leatherhead

AN EXCLUSIVE
LOCATION

Favoured by those seeking space and serenity, great shopping, leisure and sporting activities, the area also offers exceptional transport connections, local days out and some of the best golf courses in the country.



POSITIONED FOR THE BEST
OF CITY AND COUNTRYSIDE

The nearest mainline railway station is under 2 miles away, with 6 direct trains to London each hour. Average journey times to London Victoria are 48 minutes, London Bridge 53 minutes and London Waterloo 44 minutes.

*Travel times are from Princes Chase:**

Road

M25 (Junction 9)	6 minutes
A3 (via Oxshott)	11 minutes
M23 (Junction 7 M25).....	14 minutes
M3 (Junction 12 M25).....	26 minutes
M4 (Junction 15 M25).....	36 minutes

Rail

Leatherhead	4 minutes
Stoke d'Abernon (Cobham)	6 minutes
Oxshott.....	7 minutes

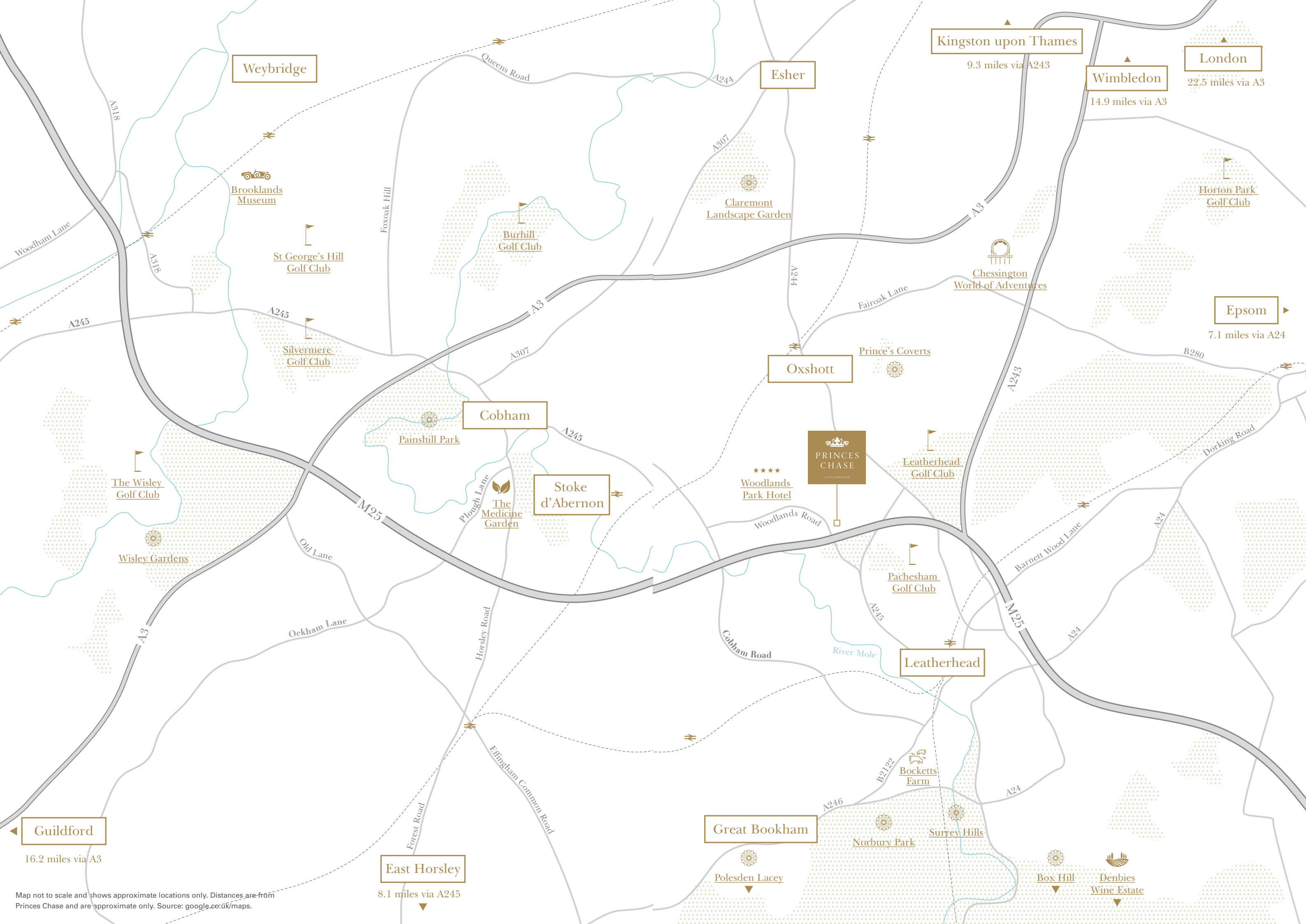
Air

Gatwick	26 minutes
Heathrow	30 minutes

Towns & Villages close by

Stoke d'Abernon	5 minutes
Oxshott.....	5 minutes
Leatherhead	6 minutes
Cobham	8 minutes
Fetcham.....	8 minutes
Chessington	10 minutes
Great Bookham	11 minutes
Esher	14 minutes
Epsom	17 minutes
Dorking	21 minutes
Weybridge.....	25 minutes
Wimbledon.....	28 minutes
Guildford	29 minutes
Kingston upon Thames.....	29 minutes

* Travel times are from Princes Chase and based on travel time by car. Travel times are approximate only. Source: google.co.uk/maps.





A STATEMENT OF QUALITY

Berkeley builds homes for life, with a commitment to a high specification and an attention to detail rarely found in new homes today.

Renowned for building contemporary, cutting-edge and environmentally friendly homes of quality, our specification and attention to detail are intrinsic in the appeal of our homes.

Add to this the benefits of a modern, energy efficient home combined with a superb calibre of materials

sourced from partners who share Berkeley Homes' values. The result is a stunning quality that you can enjoy for years to come.

For your peace of mind, there's also a 10-year NHBC warranty in addition to a 2-year Berkeley Homes Warranty.



INTERIORS

Step into any two, three, four or five bedroom home at Princes Chase and one of the first things you sense is the scale of your surroundings.

The two, three, four and five bedroom homes at Princes Chase bring together superior design and smart use of space to create a wonderful new home.

These stunning homes have been designed for those seeking a luxurious country lifestyle. From spacious, light filled living areas to contemporary fitted kitchens and luxury bathrooms, every detail has been carefully considered to deliver a finish that you can see, feel and enjoy for years to come.

For those who love to entertain or spend time with family, the generous kitchen, dining and living spaces provide the perfect place to cook, socialise and unwind.

With doors opening directly onto the garden, these rooms provide a wonderful space for your morning coffee and offer superb garden views throughout the year. The three and four bedroom homes also offer a separate living room, providing the ideal retreat for a cosy night in.

The well appointed master bedrooms offer a haven for relaxation after a busy day, whilst the other generous bedrooms throughout ensure everyone has a space to call their own.

Designed for people to enjoy time together, to welcome guests and feel truly at home, every detail delivers comfort, quality and a sense of distinction.



Photography of a kitchen at Princes Chase, indicative only.



Photography of a living room at Princes Chase, indicative only.



The Princes Chase site plan 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.



SITE PLAN

1&2 BEDROOM APARTMENTS

2 BEDROOM HOMES

Barnsoak

Plots 26-28

Evergreen

Plots 29-36

3 BEDROOM HOMES

Meadowhill

Plots 5-8, 10, 11,
24, 25, 65 & 66

Wrenscroft

Plots 21 & 22

Osprey

Plots 39 & 40

Aspen

Plots 17 & 18

Woodside

Plot 37

Brookheath

Plots 41-44

Fairoaks

Plot 38

4 BEDROOM HOMES

Hawkshill

Plots 12, 67 & 68

The Clarendon

Plots 19 & 20

The Grange

Plots 23 & 64

Elmgrove

Plots 15 & 16

Fairmiles

Plots 9, 14
& 71-73

The Firs

Plot 13

The Furlongs

Plots 69 & 70

The Warren

Plots 74 & 75

5 BEDROOM HOME

Leopold House

Plot 76



THE FLOORPLANS

2 & 3 bedroom houses





EVERGREEN

Two bedroom, semi-detached, mid and end of terrace

Plots 29, 30*, 31, 32*, 33, 34, 35* & 36*

TOTAL AREA:
66 SQ M 714 SQ FT



GROUND FLOOR

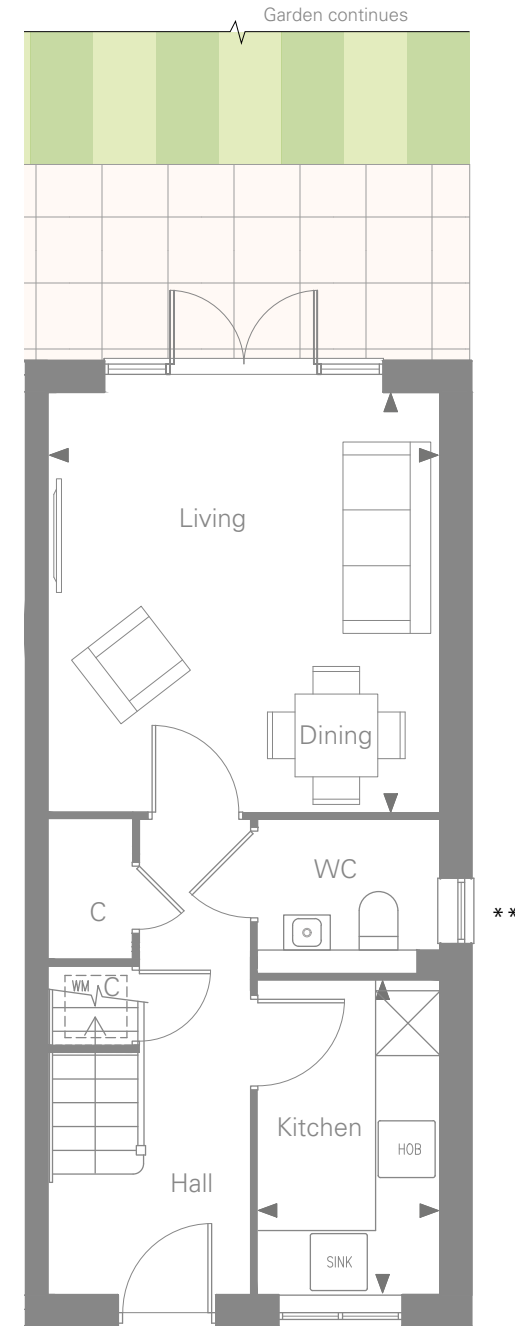
- Contemporary high specification kitchen
- Living room with double doors to garden
- WC
- Storage cupboard
- Utility cupboard

FIRST FLOOR

- Master bedroom with fitted wardrobes
- Second bedroom
- Family bathroom with bath and overhead shower
- Large storage cupboard

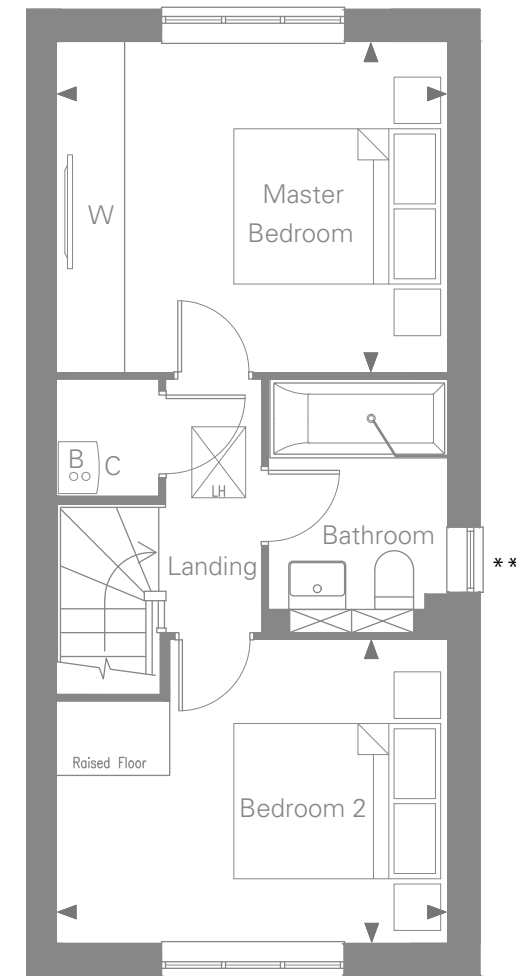
OUTSIDE

- Two private parking spaces
- Landscaped front garden
- Rear garden with paving to paths and patio areas
- Cycle storage



Ground floor

Living/Dining	4.04m x 3.75m	13'3" x 12'4"
Kitchen	3.01m x 1.73m	9'1" x 5'8"



First floor

Master Bedroom	3.75m [†] x 3.16m	12'4" [†] x 10'5"
Bedroom 2	3.75m [†] x 2.91m	12'4" [†] x 9'7"



*Plots 30, 32, 35 & 36 are mirrored. **Plots 34 & 35 have no window in WC and first floor bathroom. †Maximum dimension.

- C Cupboard W Built-in wardrobe WM Washing machine
- B Boiler HWC Hot water cylinder LH Loft access hatch
- ◄ ► Measurement points

Floorplans shown for Princes Chase 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. Computer generated image(s) are indicative only. Gardens and patios are indicative only.



BARNSOAK

Two bedroom, mid and end of terrace

Plots 26, 27 & 28

TOTAL AREA:
72 SQ M 775 SQ FT



GROUND FLOOR

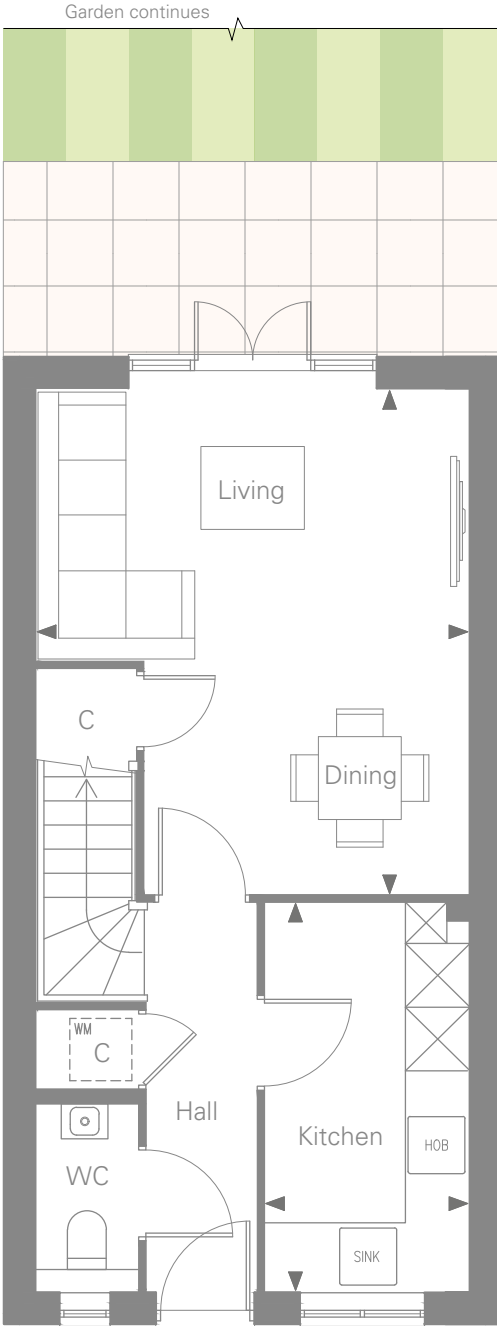
- Contemporary high specification kitchen
- Living/dining room with double doors to garden
- WC
- Storage cupboard
- Utility cupboard

FIRST FLOOR

- Master bedroom with fitted wardrobes
- Second bedroom
- Family bathroom with bath and overhead shower
- Large storage cupboard

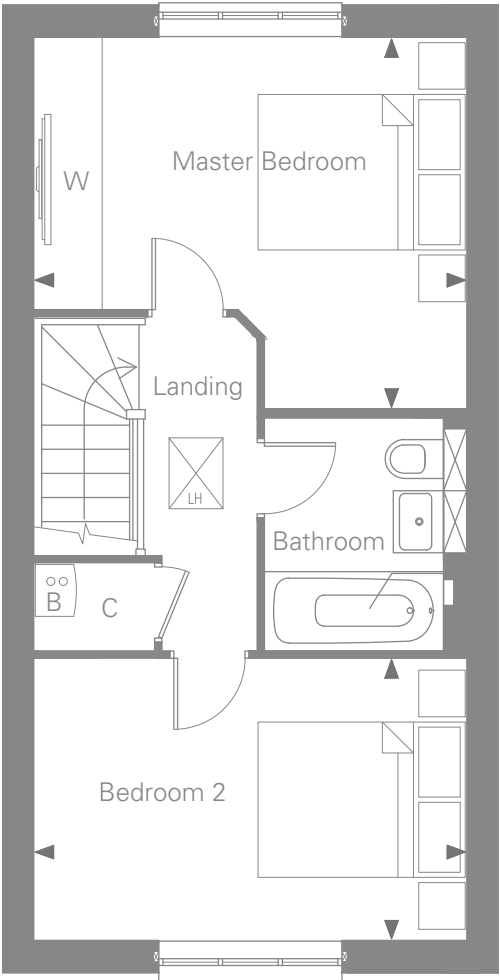
OUTSIDE

- Two private parking spaces
- Landscaped front garden
- Rear garden with paving to paths and patio areas
- Cycle storage



Ground floor

Living/Dining	4.85m x 4.15m†	15'11" x 13'7"†
Kitchen	3.73m x 1.95m	12'3" x 6'5"



First floor

Master Bedroom	4.15m x 3.55m†	13'5" x 11'8"†
Bedroom 2	4.15m x 2.69m	13'7" x 8'10"



†Maximum dimension.

- C Cupboard W Built-in wardrobe WM Washing machine
- B Boiler HWC Hot water cylinder LH Loft access hatch
- ◄ ► Measurement points

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WRENSCROFT

Three bedroom semi-detached

Plots 21 & 22*

TOTAL AREA PLOT 21: 96 SQ M 1035 SQ FT
TOTAL AREA PLOT 22: 94 SQ M 1018 SQ FT



GROUND FLOOR

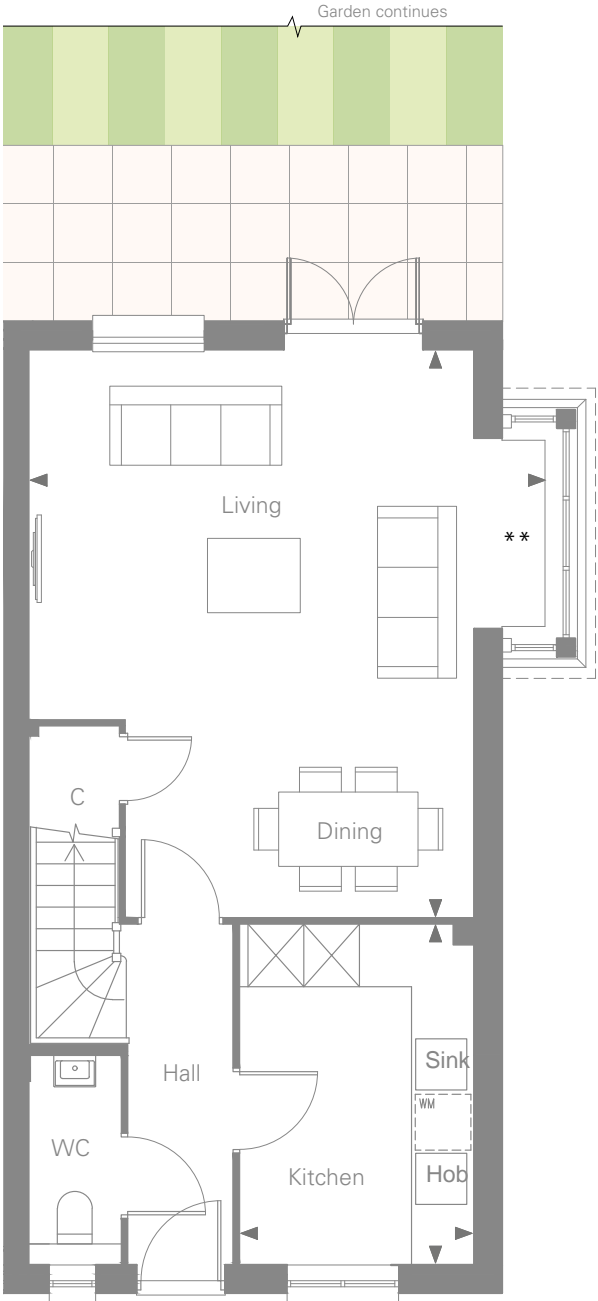
Contemporary high specification kitchen
Living/dining room with double doors to garden
WC
Storage cupboard

FIRST FLOOR

Master bedroom with fitted wardrobes and ensuite with walk-in shower
Large second bedroom
Third bedroom or study
Family bathroom with bath and overhead shower
Large storage cupboard

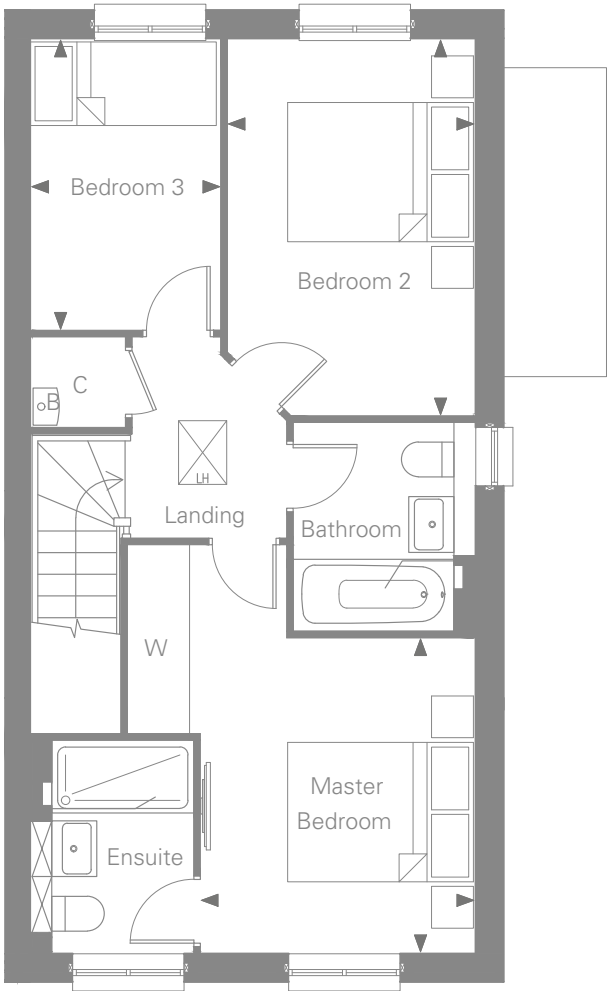
OUTSIDE

Private driveway with two parking spaces
Landscaped front garden
Rear garden with paving to paths and patio areas
Cycle storage



Ground floor

Plot 21 Living/Dining	6.07m x 5.53m†	19'11" x 18'2"†
Plot 22 Living/Dining	6.07m x 4.75m	19'11" x 15'7"
Kitchen	3.63m x 2.48m	11'11" x 8'2"



First floor

Master Bedroom	3.36m x 2.92m	11'0" x 9'7"
Bedroom 2	4.02m† x 2.63m†	13'2"† x 8'8"†
Bedroom 3	3.10m x 2.01m	10'2" x 6'7"



*Plot 22 is mirrored.
**Plot 22 has no bay window to ground floor living room.
†Maximum dimension.

C Cupboard W Built-in wardrobe WM Washing machine
B Boiler HWC Hot water cylinder LH Loft access hatch
◄ ► Measurement points

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MEADOWHILL

Three bedroom semi-detached
Plots 5, 6*, 7, 8*, 10, 11*, 24, 25*, 65* & 66

TOTAL AREA:
108 SQ M 1163 SQ FT



GROUND FLOOR

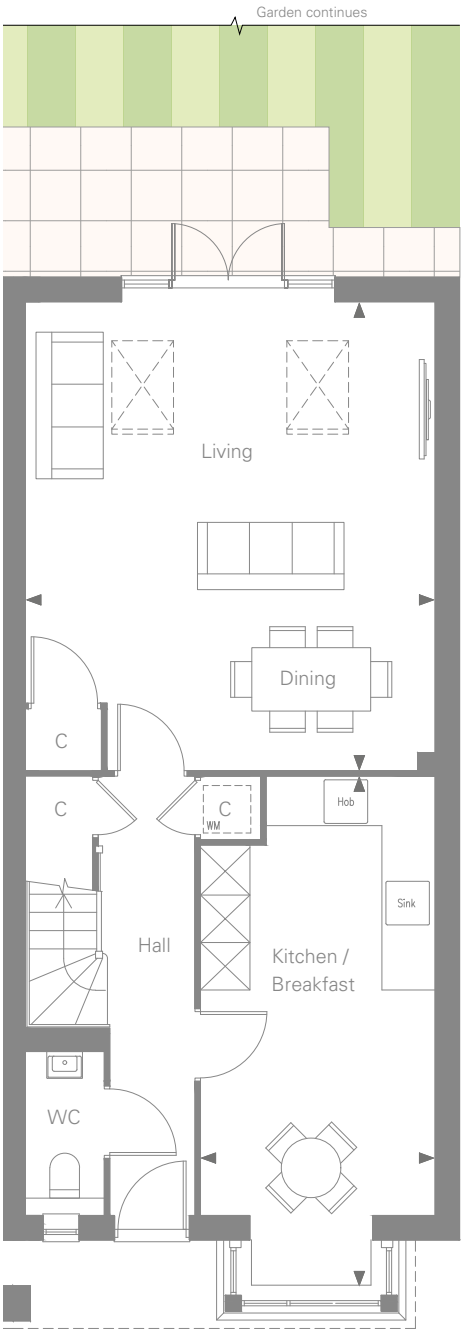
- Spacious kitchen with breakfast area by bay window
- Bright living/dining area with velux windows and double doors to garden
- WC
- Two storage cupboards
- Utility cupboard

FIRST FLOOR

- Master bedroom with fitted wardrobes and ensuite with walk-in shower
- Large second bedroom
- Third bedroom or study
- Family bathroom with bath and overhead shower
- Large storage cupboard

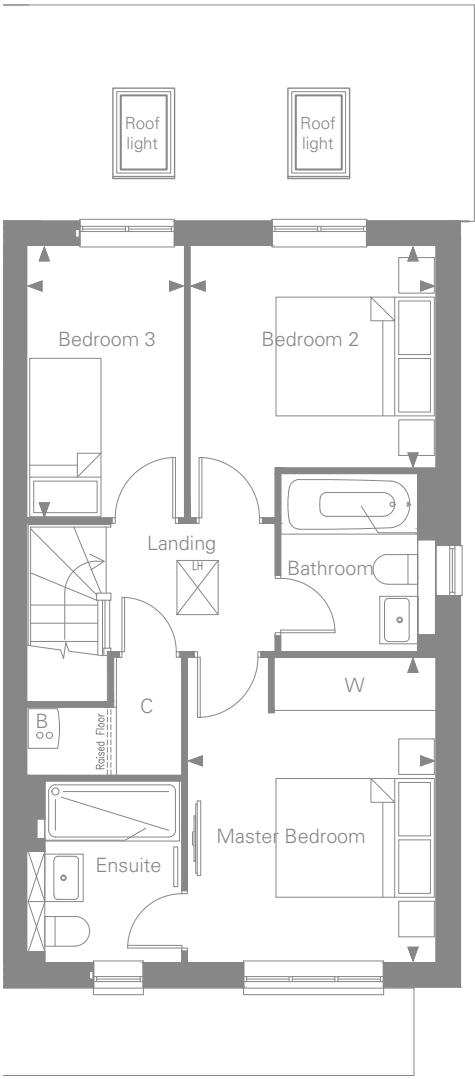
OUTSIDE

- Private driveway with two parking spaces
- Landscaped front garden
- Rear garden with paving to paths and patio areas
- Cycle storage



Ground floor

Living/Dining	5.88m x 5.13m	19'3" x 16'10"
Kitchen/Breakfast	6.41m† x 2.92m	21'0"† x 9'7"



First floor

Master Bedroom	3.82m x 3.10m†	12'6" x 10'2"†
Bedroom 2	3.07m x 2.77m	10'1" x 9'1"
Bedroom 3	3.40m x 1.96m	11'2" x 6'5"



*Plots 6, 8, 11, 25 & 65 are mirrored.
†Maximum dimension.

- C Cupboard W Built-in wardrobe WM Washing machine
- B Boiler HWC Hot water cylinder LH Loft access hatch
- ◄ ► Measurement points

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WOODSIDE

Three bedroom detached

Plot 37

TOTAL AREA:
114 SQ M 1228 SQ FT



GROUND FLOOR

Bright kitchen, dining and family room with velux windows and double doors onto the garden

Formal living room with bay window and double doors to garden

WC

Storage cupboard

Utility cupboard

FIRST FLOOR

Master bedroom with fitted wardrobes and ensuite with walk-in shower

Two further spacious double bedrooms

Family bathroom with bath and overhead shower

Storage cupboard

OUTSIDE

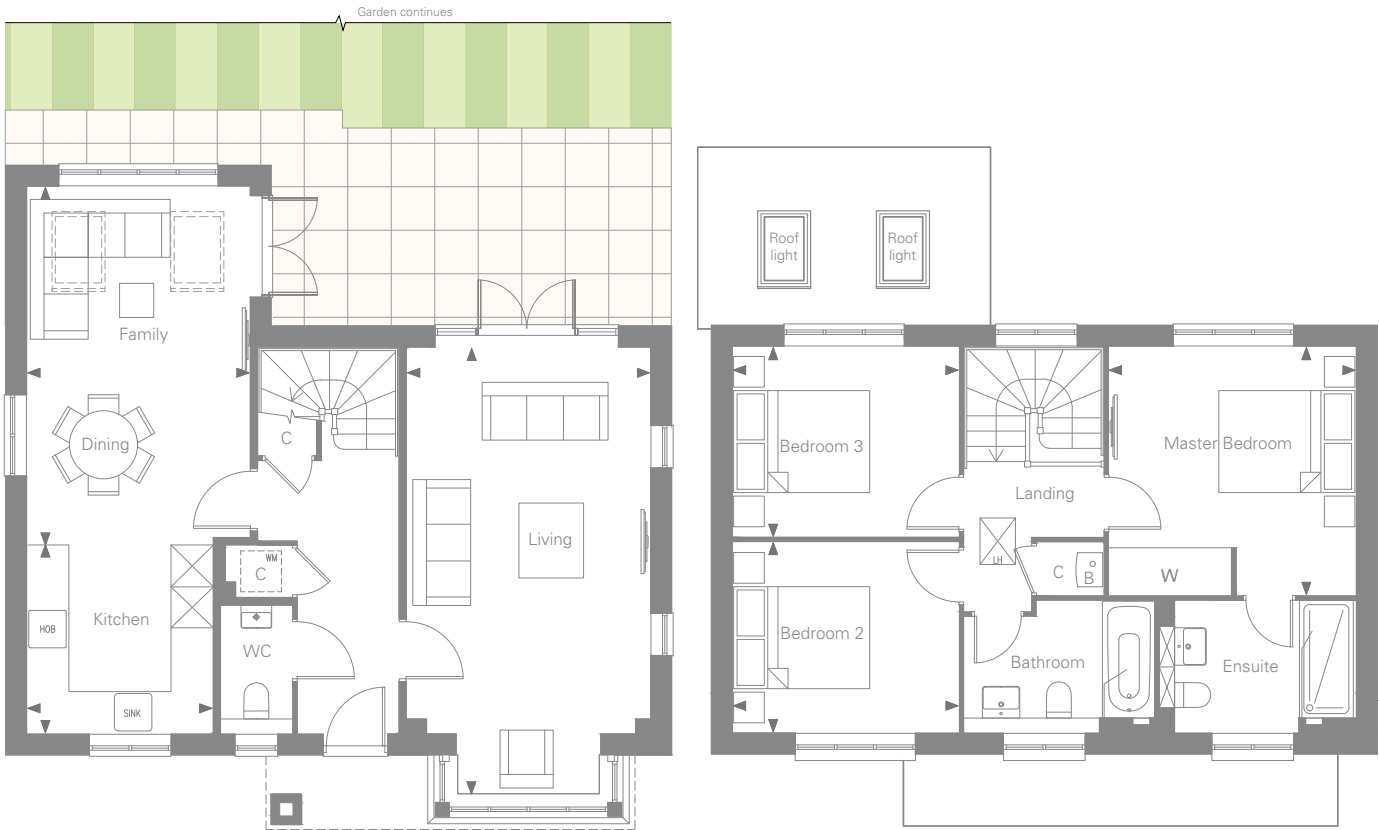
On the edge of the development surrounded by woodland

Private driveway with two parking spaces

Landscaped front garden

Rear garden with paving to paths and patio areas

Cycle storage



Ground floor

Living	6.54m [†] x 3.55m	21'5" [†] x 11'8"
Kitchen	2.76m x 2.70m	9'0" x 8'10"
Dining/Family	5.25m x 3.25m	17'3" x 10'8"

First floor

Master Bedroom	3.63m [†] x 3.60m	11'11" [†] x 11'10"
Bedroom 2	3.30m x 2.77m	10'10" x 9'1"
Bedroom 3	3.30m x 2.77m	10'10" x 9'1"



[†]Maximum dimension.

C Cupboard W Built-in wardrobe WM Washing machine
B Boiler HWC Hot water cylinder LH Loft access hatch
◄ ► Measurement points

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FAIROAKS

Three bedroom end of terrace

Plot 38

TOTAL AREA:
116 SQ M 1253 SQ FT



GROUND FLOOR

Open-plan kitchen, dining and family room with bay window and double doors to garden
Large utility room
WC

FIRST FLOOR

Formal living room
Large second bedroom
Family bathroom with bath and overhead shower

SECOND FLOOR

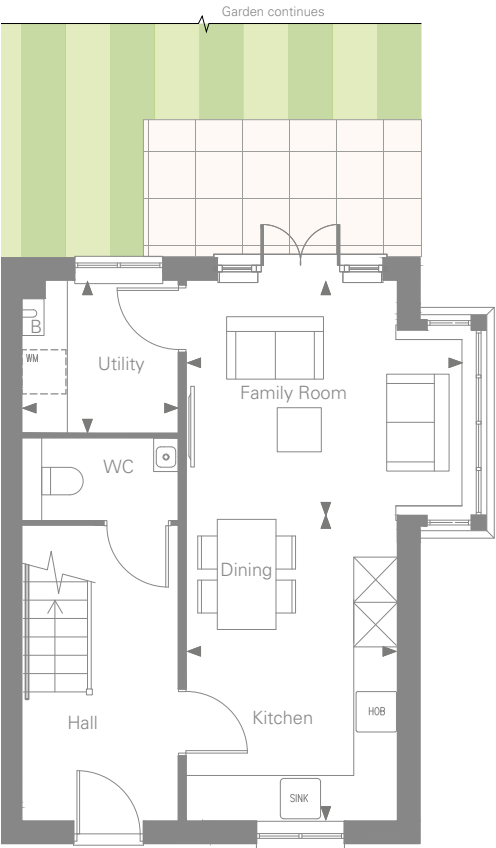
Master bedroom with fitted wardrobes and ensuite with walk-in shower
Spacious third bedroom
Storage cupboard

OUTSIDE

Two private parking spaces
Landscaped front garden
Rear garden with paving to paths and patio areas
Cycle storage

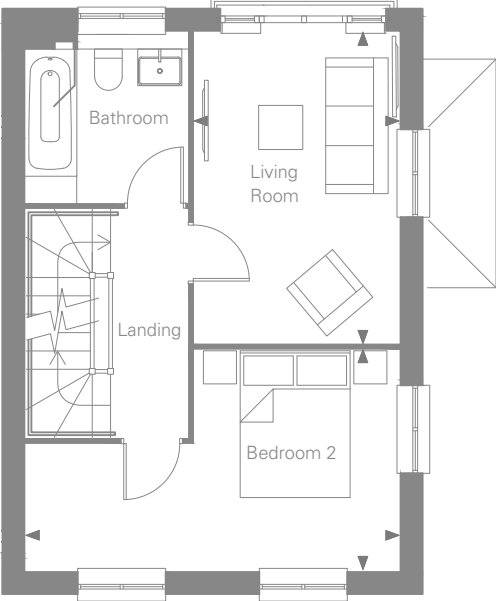
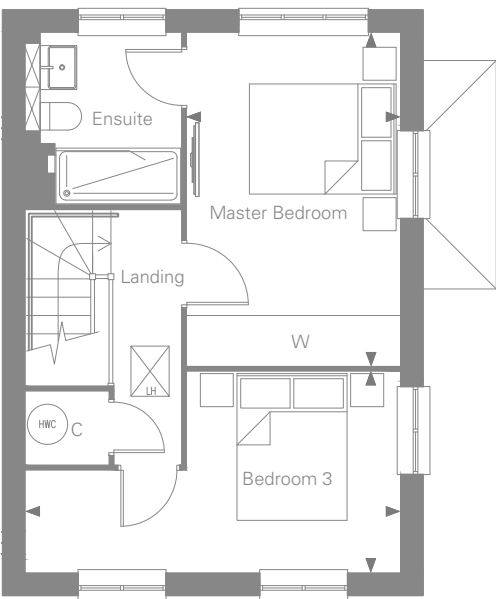
Second floor

Master Bedroom	4.51m x 2.88m	14'10" x 9'6"
Bedroom 3	5.07m x 2.71m	16'8" x 8'11"



Ground floor

Family	3.73m† x 3.18m	12'3"† x 10'5"
Kitchen/Dining	4.14m† x 2.83m	13'7"† x 9'4"
Utility	2.10m x 2.05m	6'11" x 6'9"



First floor

Living	4.23m x 2.78m	13'1" x 9'2"
Bedroom 2	5.07m x 3.00m	16'8" x 9'10"



†Maximum dimension.

C Cupboard W Built-in wardrobe WM Washing machine
B Boiler HWC Hot water cylinder LH Loft access hatch
◄ ► Measurement points

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ASPEN

Three bedroom semi-detached

Plots 17* & 18

TOTAL AREA:
118 SQ M 1227 SQ FT



LOWER GROUND FLOOR

Spacious living room with double doors to garden

GROUND FLOOR

Large kitchen and dining room with bay window

WC

Utility cupboard

LOWER FIRST FLOOR

Two further spacious bedrooms

FIRST FLOOR

Master bedroom with fitted wardrobes and ensuite with walk-in shower and separate large storage cupboard

Family bathroom with bath and overhead shower

Storage cupboard

OUTSIDE

Two private parking spaces

Landscaped front garden

Rear garden with paving to paths and patio areas

Cycle storage



Living	5.82m x 4.27m	19'1" x 14'0"
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Ground floor

Kitchen/Dining	6.20m [†] x 3.43m	20'4" [†] x 11'3"
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Bedroom 2	4.28m x 2.86m	14'1" x 9'5"
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Bedroom 3	3.20m x 2.86m	10'6" x 9'5"
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First floor

Master Bedroom	3.48m x 3.35m	11'5" x 11'0"
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*Plot 17 is mirrored.

†Maximum dimension.

C Cupboard W Built-in wardrobe WM Washing machine

B Boiler HWC Hot water cylinder LH Loft access hatch

◄► Measurement points

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OSPREY

Three bedroom, mid and end of terrace

Plots 39 & 40*

TOTAL AREA:
120 SQ M 1292 SQ FT



GROUND FLOOR

Open-plan kitchen, dining and family room with double doors to garden
WC
Storage cupboard
Utility cupboard

FIRST FLOOR

Formal living room
Third bedroom or study
Family bathroom with bath and shower
Storage cupboard

SECOND FLOOR

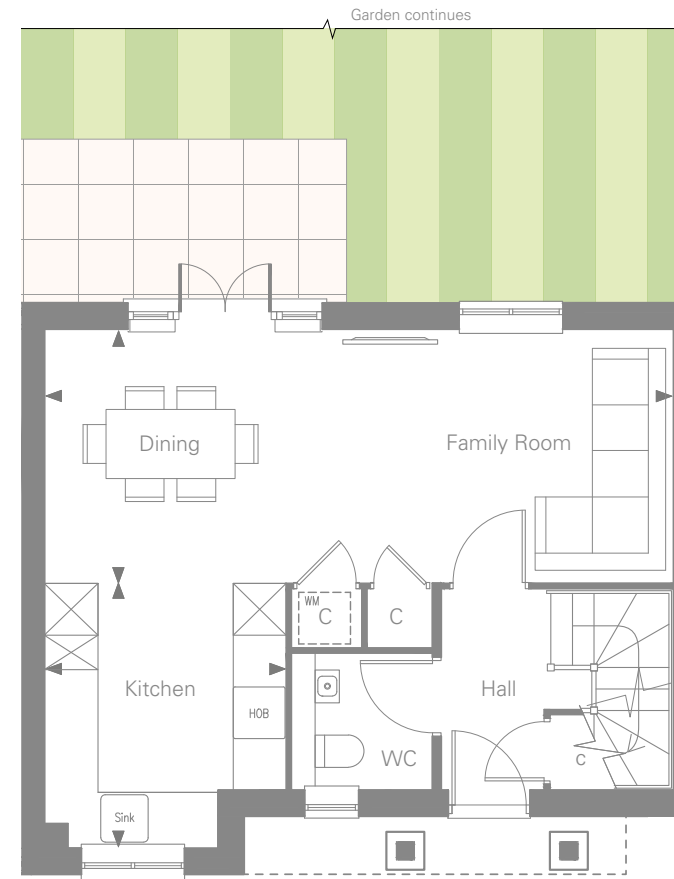
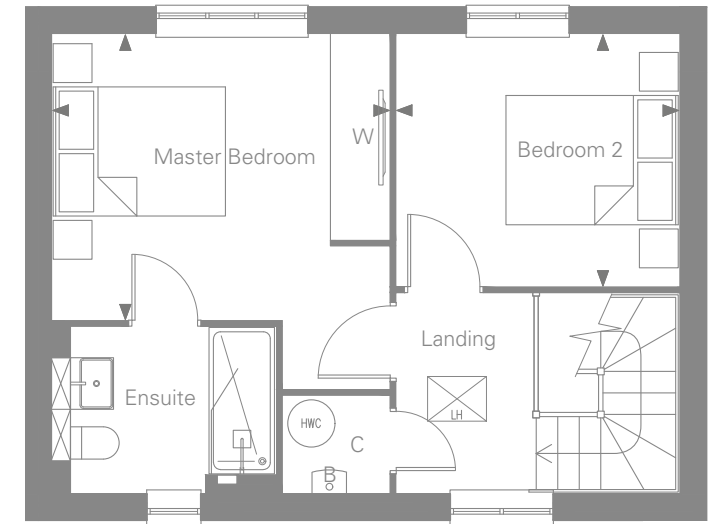
Master bedroom with fitted wardrobes and ensuite with walk-in shower
Large second bedroom
Storage cupboard

OUTSIDE

Two private parking spaces
Landscaped front garden
Rear garden with paving to paths and patio areas
Cycle storage

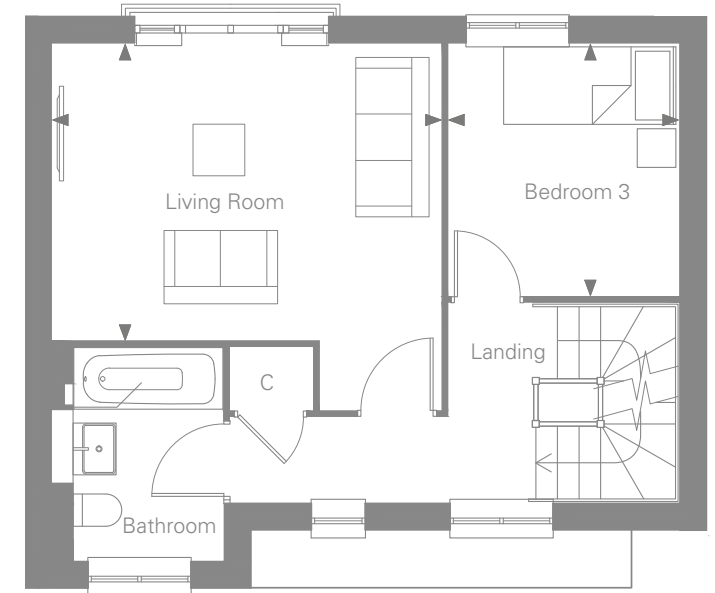
Second floor

Master Bedroom	3.90m [†] x 3.30m	12'10" [†] x 10'10"
Bedroom 2	3.26m x 2.91m	10'9" x 9'7"



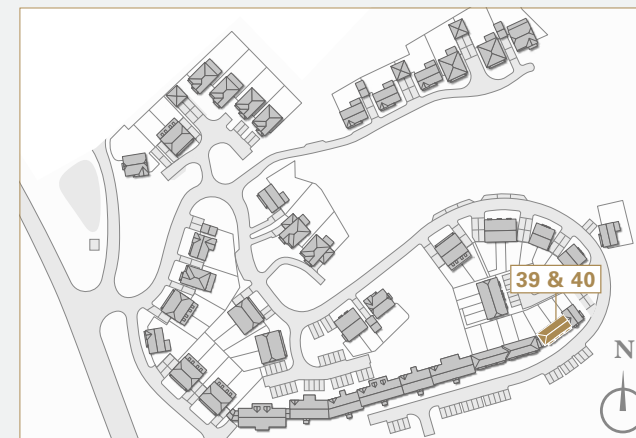
Ground floor

Family/Dining	7.25m x 2.92m	23'10" x 9'7"
Kitchen	3.05m x 2.77m	10'0" x 9'1"



First floor

Living	4.50m x 3.42m	14'9" x 11'3"
Bedroom 3	2.90m [†] x 2.66m	9'7" [†] x 8'9"



*Plot 40 is mirrored.
†Maximum dimension.

C Cupboard W Built-in wardrobe WM Washing machine
B Boiler HWC Hot water cylinder LH Loft access hatch
◄ ► Measurement points

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BROOKHEATH

Three bedroom, mid and end of terrace

Plots 41*, 42, 43* & 44

TOTAL AREA:
120 SQ M 1292 SQ FT



GROUND FLOOR

Open-plan kitchen, dining and family room
Utility room
WC
Storage cupboard

FIRST FLOOR

Formal living room with secluded study and double doors to garden
Third bedroom
Family bathroom with bath and shower

SECOND FLOOR

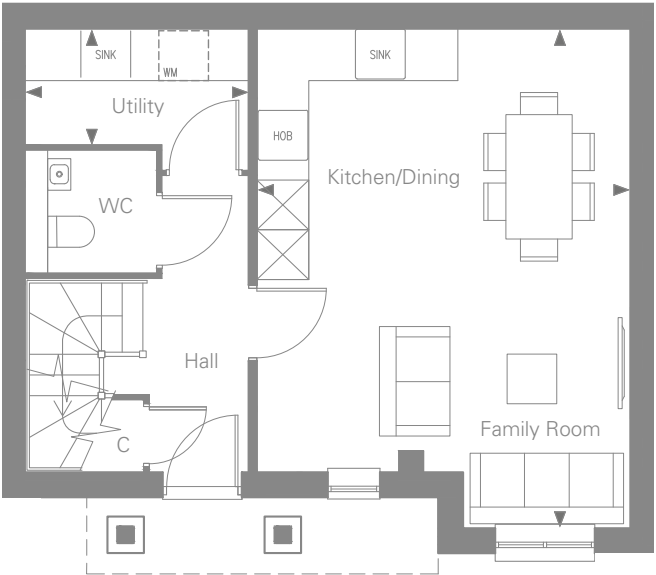
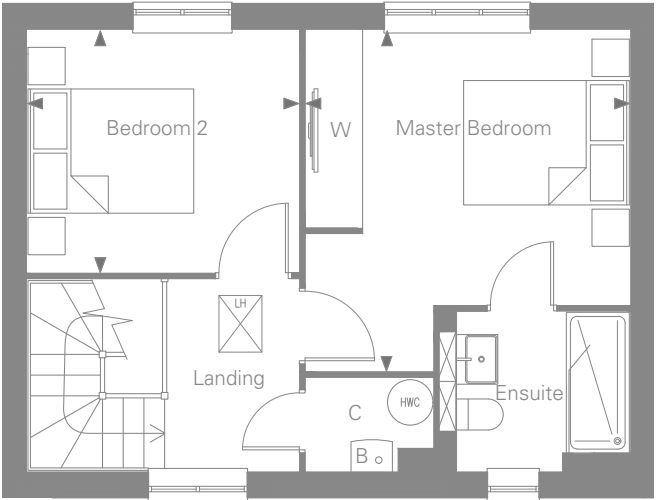
Master bedroom with fitted wardrobes and ensuite with walk-in shower
Large second bedroom
Storage cupboard

OUTSIDE

Two private parking spaces
Landscaped front garden
Rear garden with paving to paths and patio areas
Cycle storage

Second floor

Master Bedroom	4.10m [†] x 3.90m	13'5" [†] x 12'10"
Bedroom 2	3.26m x 2.91m	10'9" x 9'7"

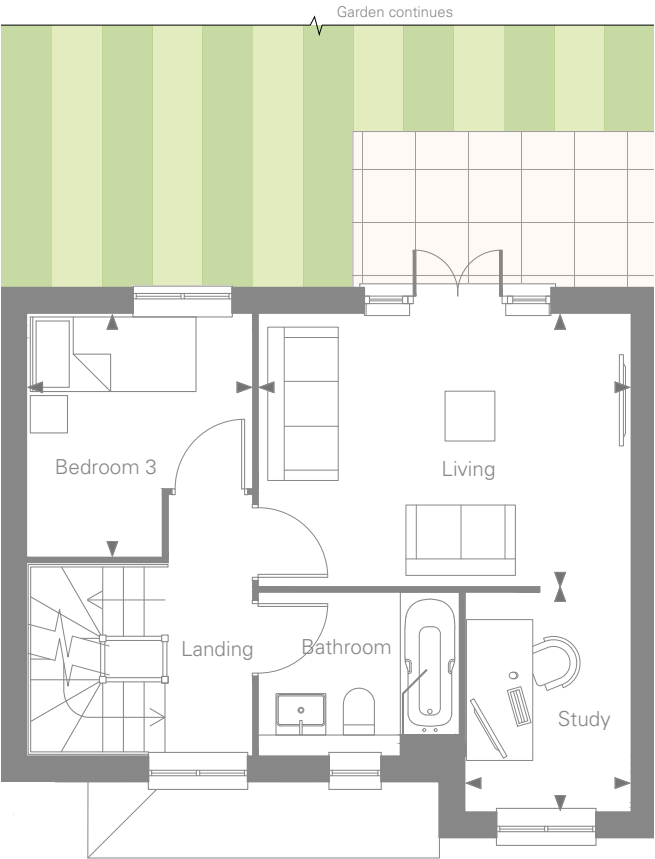


Ground floor

Family/Kitchen/Dining	5.97m [†] x 4.45m	19'7" [†] x 14'8"
Utility	2.66m x 1.36m	8'9" x 4'6"

First floor

Living	4.46m x 3.28m	14'8" x 10'9"
Study	2.69m x 1.97m	8'10" x 6'6"
Bedroom 3	2.90m [†] x 2.69m	9'7" [†] x 8'10"



*Plots 41 & 43 are mirrored.
†Maximum dimension.

C Cupboard W Built-in wardrobe WM Washing machine
B Boiler HWC Hot water cylinder LH Loft access hatch
◄ ► Measurement points

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2 & 3 BEDROOM HOUSE SPECIFICATION

INDIVIDUALLY DESIGNED KITCHEN

- Individually styled kitchen, incorporating a choice of door & laminate worktop finishes with upstand and back panel behind hob
- Zanussi / Electrolux appliances
- Multifunctional stainless steel fan-assisted oven (Energy Rated A)
- Integrated microwave
- Induction hob with touch controls and integrated extractor
- Integrated fridge/freezer (Energy Rated A+)
- Integrated dishwasher (Energy Rated A+)
- Provision for freestanding washer/dryer when within utility/utility cupboard
- Integrated washer/dryer provided when within the kitchen
- Stainless steel one and a half bowl sink with chrome mixer tap
- Oak cutlery drawer
- LED under wall unit lighting
- Chrome power sockets above worktops
- Kitchen recycling bin provided

UTILITY ROOM (where applicable)

- Utility furniture incorporating worktop and upstand
- Space and plumbing for separate washing machine and condenser dryer
- Stainless steel single bowl sink with chrome mixer tap
- Wall unit to house boiler included where appropriate



Photography of a bedroom at Princes Chase, indicative only.

QUALITY BATHROOMS

- Contemporary styled bathrooms with white Sanitaryware and chrome taps/fittings
- Ensuite- Vitra Sento basin/pan and Vado Elements tap, inset mirror cabinet with integral light/shaver and LED strip light to soffit. Illuminated bottle recess to ensuite shower enclosure only
- Bathroom- Vitra Nest basin and vanity cabinet with Vado Elements tap and inset mirror over. Mirror in framed boxing and inset tiled frame with downlights over mirror (subject to window position). Double ended bath with shower and screen, Vado Elements remote valve position, exafil for bath, shower handset on slide rail. Bath to be framed out 100mm on long edge for tiled finish; illuminated recess to base of bath panel
- Walk-in shower to ensuite with Vado Elements overhead shower and separate handset on slide rail, remote shower control
- Fitted mirror over basin to cloakroom, set in tiled surround
- WC with chrome dual flush plate, concealed cistern and soft-close seat
- Chrome heated towel rail to cloakroom and all bathrooms

- Ceramic wall tiles to selected areas
- Ceramic floor tiles with tiled skirting to all bathrooms

HEATING, ELECTRICAL & LIGHTING

- Energy efficient gas fired central heating and hot water system with central programmer (Ideal combi boiler, Stelrad compact radiators to all)
- Radiators with individual thermostatic control to all rooms except where room thermostat fitted
- Centralized mechanical extract ventilation to kitchen, bathroom and ensuite(s) with humidistat control
- White finished switches and sockets
- Master light switch
- LED downlights to hall/landing, kitchen/breakfast, all bathrooms and cloakroom
- Energy efficient pendant lighting to living, dining and all bedrooms
- Shaver sockets provided to bathroom and ensuite(s)
- Doorbell provided
- Light to loft with ladder access to selected plots

HOME ENTERTAINMENT & COMMUNICATIONS

- TV points to living room/area, breakfast or family area (as applicable) and all bedrooms
- Satellite dish provided and wired for Sky Q to living room/area
- Digital TV aerial and distribution system provided
- Telephone points to living room/area and master bedroom
- Cat 6 pre-wired Home Network points to living room/area, breakfast or family area (as applicable) and all bedrooms
- USB charging points provided to kitchen & all bedrooms

INTERIOR FINISHES

- Flush American white oak veneered internal doors with V groove detailing and chrome finish door furniture
- Painted staircases with oak base/hand rail and bottom step
- Full height wardrobe with sliding doors to master bedroom – mirror or coloured glass doors, blanket shelf and rail – (Deane Metro Interiors)
- Satin paint finish to all internal joinery
- Ceramic floor tiles to hall, kitchen, cloakroom and all bathrooms
- Fitted carpets to the remainder of the property

EXTERNAL

- Glazed entrance door set with chrome door furniture
- PVCu windows and casement doors
- Garage with power and light provided to selected plots
- Cycle storage provided to plots without garage
- Allocated parking
- Landscaped front garden and turf to rear gardens
- Textured garden paving to paths and patio areas

SECURITY AND PEACE OF MIND

- High security front entrance door with multipoint 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 NHBC Buildmark Scheme
- 2-year Berkeley Homes Warranty



Photography of a kitchen at Princes Chase, indicative only.

Berkeley Homes offer a choice of internal finishes planned by our interior designer for each property. Please check on the current availability of these options, as some selections will have been made by our interior designer in order to adhere to our building timetable. Purchaser's attention is drawn to the fact that in continually striving to improve its product, Berkeley Homes reserves the right to alter any part of the Specification without notice provided that any such change shall not diminish the value of the property.



THE FLOORPLANS

4 & 5 bedroom houses





FAIRMILES

Four bedroom detached
Plots 9, 14 & 71-73

TOTAL AREA:
133 SQ M 1442 SQ FT



GROUND FLOOR

Bright open-plan kitchen, dining and family room with velux windows and double doors to garden

Formal living room with fireplace and double doors to garden

WC

Storage cupboard

Utility cupboard

FIRST FLOOR

Master bedroom with fitted wardrobes and ensuite with walk-in shower

Two further double bedrooms

Fourth bedroom/study

Family bathroom with bath and overhead shower

Storage cupboard

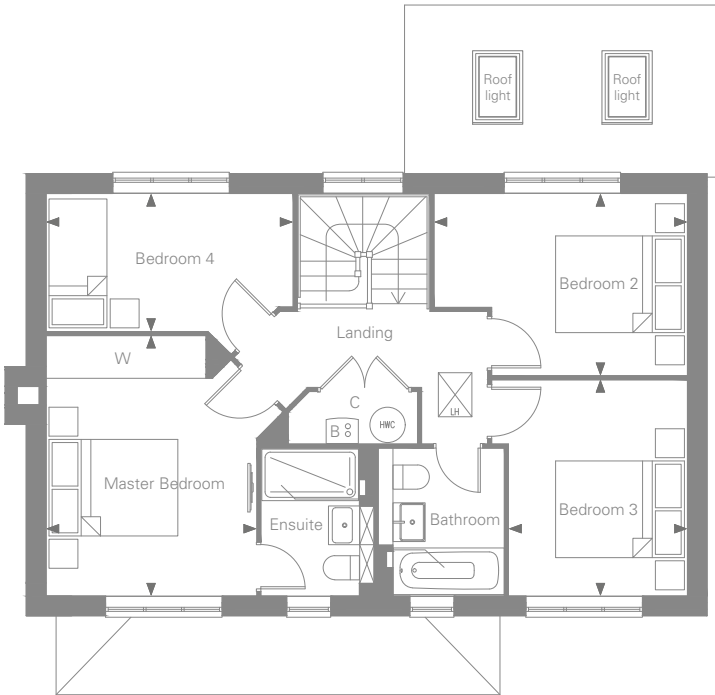
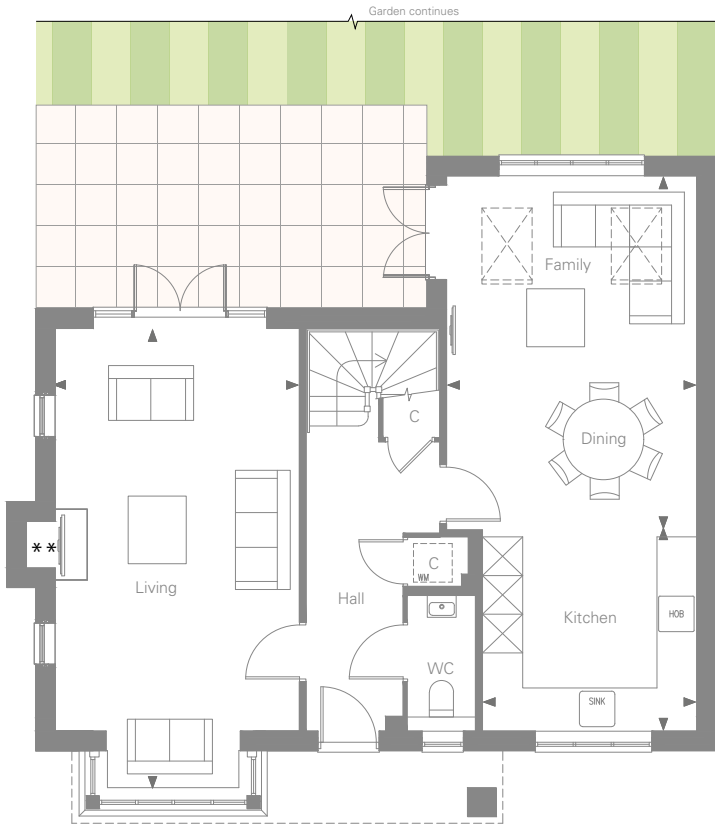
OUTSIDE

Private driveway with two parking spaces

Landscaped front garden

Rear garden with paving to paths and patio areas

Cycle storage



Ground floor

Living	7.10m† x 3.74m	23'4"† x 12'3"
Kitchen	3.28m x 3.12m	10'9" x 10'3"
Family/Dining	5.44m x 3.83m	17'10" x 12'7"

First floor

Master Bedroom	4.00m x 3.22m†	13'2" x 10'7"†
Bedroom 2	3.89m† x 2.78m	12'9"† x 9'2"
Bedroom 3	3.32m x 2.73m	10'11" x 9'0"
Bedroom 4	3.79m x 2.10m	12'5" x 6'11"



**Plots 72 and 73 do not have a recess point behind the TV in the living room.
†Maximum dimension.

C Cupboard W Built-in wardrobe WM Washing machine
B Boiler HWC Hot water cylinder LH Loft access hatch
◄ ► Measurement points

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THE FIRS

Four bedroom detached

Plot 13

TOTAL AREA:
140 SQ M 1512 SQ FT



GROUND FLOOR

Open-plan kitchen, dining and family room with double doors to garden

Formal living room with double doors to garden

WC

Storage cupboard

Utility cupboard

FIRST FLOOR

Master bedroom with fitted wardrobes and ensuite with walk-in shower

Three further double bedrooms

Family bathroom with bath and overhead shower

Storage cupboard

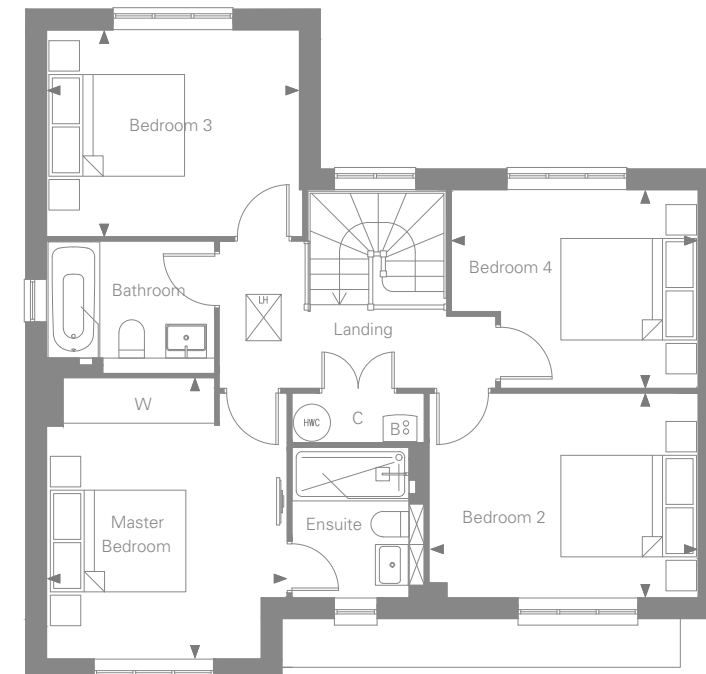
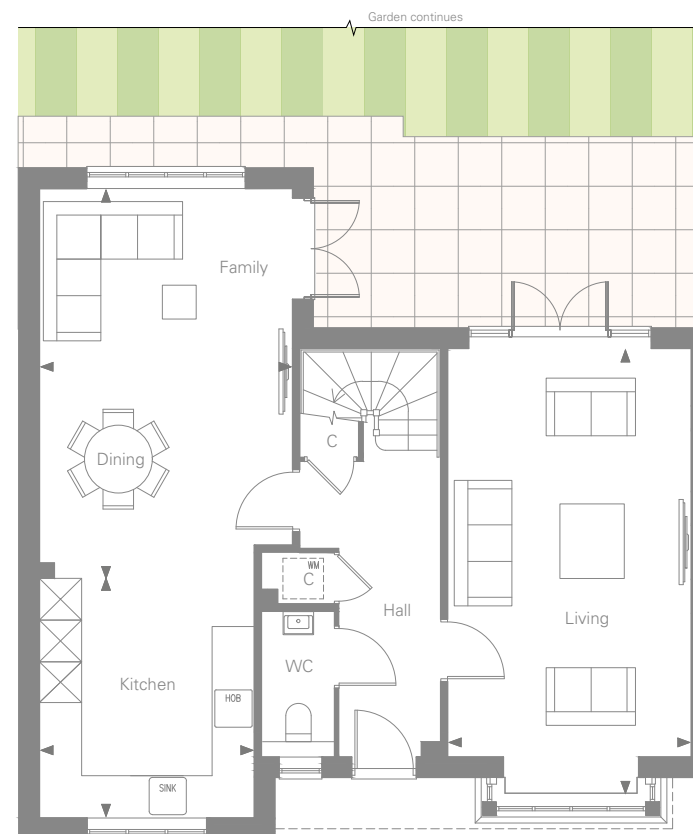
OUTSIDE

Private driveway with two parking spaces

Separate single garage

Landscaped front garden

Rear garden with paving to paths and patio areas



Ground floor

Living	6.54m [†] x 3.55m [†]	21'5"† x 11'8"†
Kitchen	3.51m x 3.13m	11'6" x 10'3"
Family/Dining	5.73m x 3.69m	18'10" x 12'1"

First floor

Master Bedroom	4.11m [†] x 3.51m [†]	13'6"† x 11'6"†
Bedroom 2	3.91m [†] x 2.98m	12'1"† x 9'10"
Bedroom 3	3.69m x 3.02m	12'1" x 9'11"
Bedroom 4	3.60m [†] x 2.88m	11'10"† x 9'6"



†Maximum dimension.

C Cupboard W Built-in wardrobe WM Washing machine
B Boiler HWC Hot water cylinder LH Loft access hatch
◄ ► Measurement points

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THE CLARENDON

Four bedroom semi-detached

Plots 19* & 20

TOTAL AREA:
143 SQ M 1549 SQ FT



LOWER GROUND FLOOR

Living room with double doors to garden

GROUND FLOOR

Open-plan kitchen and dining room with bay window

WC

Utility cupboard

LOWER FIRST FLOOR

Master bedroom with fitted wardrobes and ensuite with walk-in shower

Storage cupboard

FIRST FLOOR

Second double bedroom with ensuite with walk-in shower and large storage cupboard

Family bathroom with bath and overhead shower

Storage cupboard

SECOND FLOOR

Two further double bedrooms

Storage cupboard

OUTSIDE

Two private parking spaces

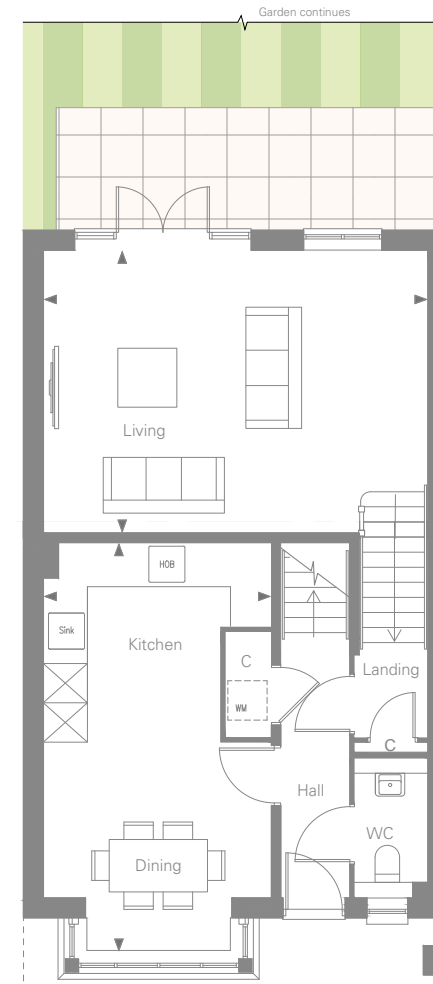
Landscaped front garden

Rear garden with paving to paths and patio areas

Cycle storage

Second floor

Bedroom 3	4.27m x 2.73m	14'0" x 9'0"
Bedroom 4	3.01m x 3.00m	9'11" x 9'10"



Lower ground floor

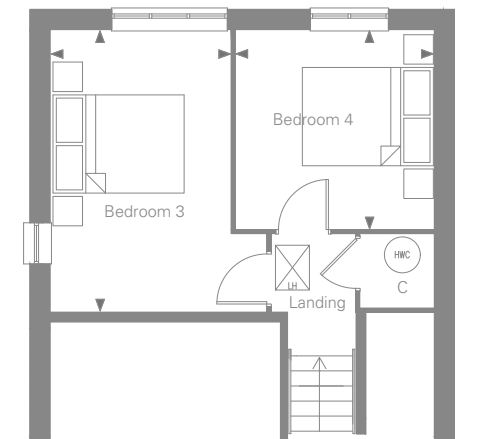
Ground floor

Lower ground floor

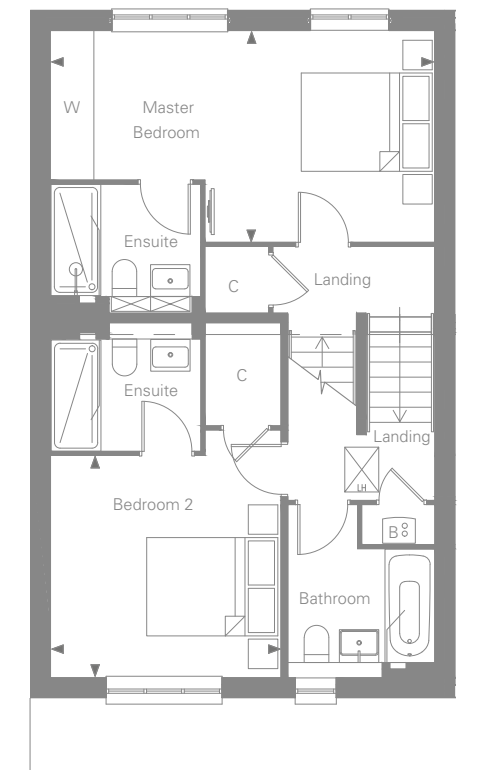
Living	5.82m x 4.27m	19'1" x 14'0"
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Ground floor

Kitchen/Dining	6.20m† x 3.47m	20'4"† x 11'5"
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Second floor



Lower first floor

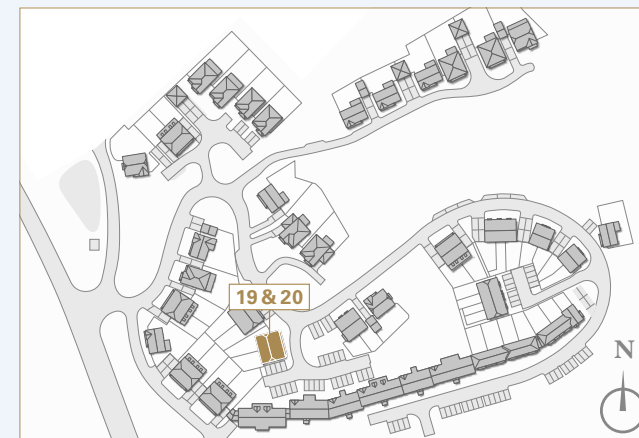
First floor

Lower first floor

Master Bedroom	5.82m† x 3.20m†	19'1"† x 10'6"†
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First floor

Bedroom 2	3.48m x 3.35m	11'5" x 11'0"
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*Plot 19 is mirrored.
†Maximum dimension.

C Cupboard W Built-in wardrobe WM Washing machine
B Boiler HWC Hot water cylinder LH Loft access hatch

◄ ► Measurement points

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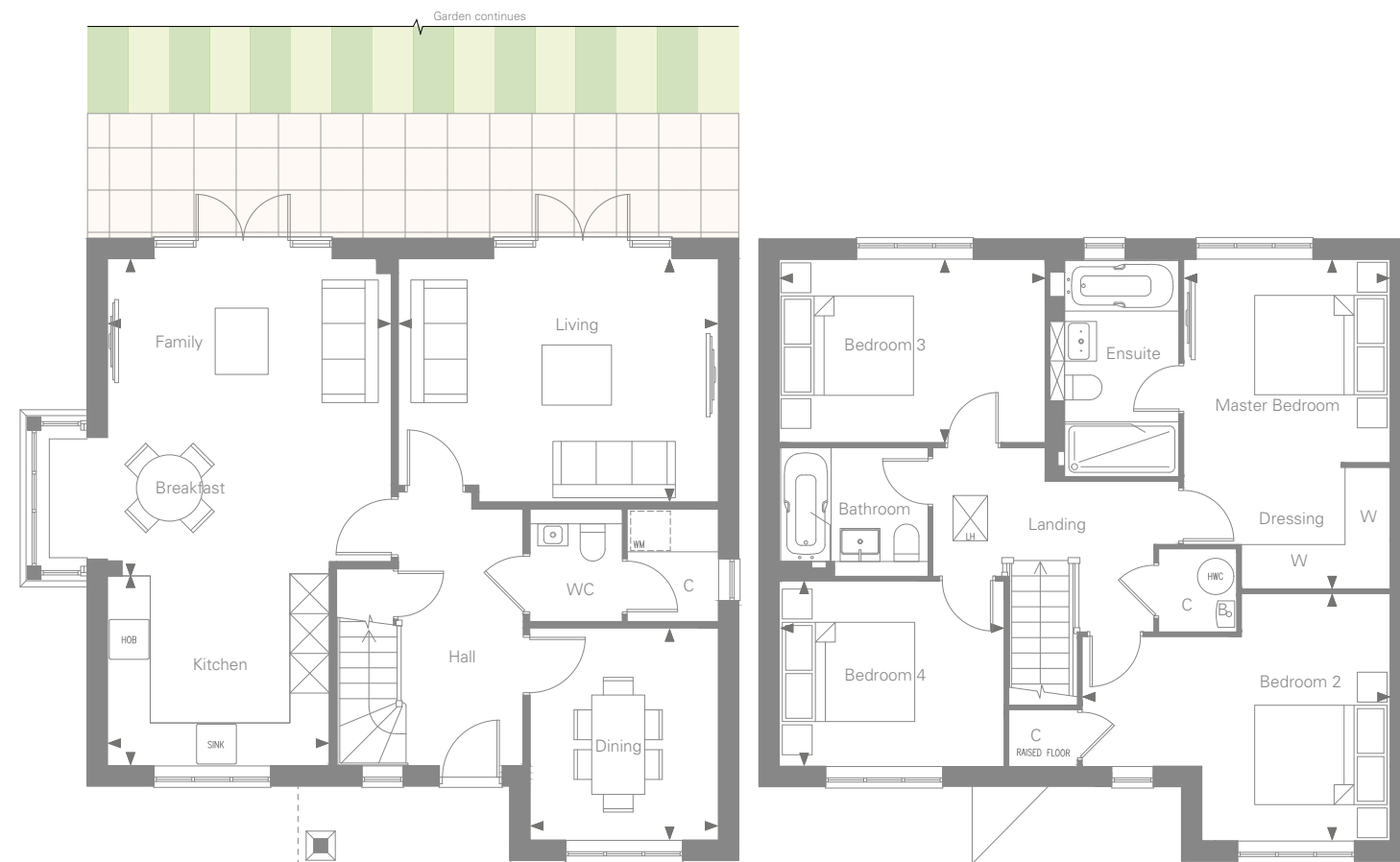


THE GRANGE

Four bedroom detached

Plots 23 & 64

TOTAL AREA:
149 SQ M 1610 SQ FT



Ground floor

Living	4.79m x 3.63m†	15'9" x 11'11"†
Kitchen	3.31m x 2.85m	10'10" x 9'4"
Family/Breakfast	4.77m x 4.24m	15'8" x 13'11"
Dining	3.16m x 2.80m	10'4" x 9'2"

First floor

Master Bedroom	4.94m x 3.07m	16'3" x 10'1"
Bedroom 2	4.62m† x 3.69m†	15'2"† x 12'2"†
Bedroom 3	3.98m x 2.73m	13'1" x 9'0"
Bedroom 4	3.34m x 2.76m	11'0" x 9'1"

GROUND FLOOR

Open-plan kitchen, breakfast and family room with bay window view onto park and double doors to garden

Living room with double doors to garden

Formal dining room

WC

Utility room

FIRST FLOOR

Master bedroom with dressing area and ensuite with walk-in shower and bath

Three further double bedrooms

Family bathroom with bath and overhead shower

Two storage cupboards

OUTSIDE

Private driveway with two parking spaces

Separate single garage

Landscaped front garden

Rear garden with paving to paths and patio areas



†Maximum dimension.

C Cupboard W Built-in wardrobe WM Washing machine
B Boiler HWC Hot water cylinder LH Loft access hatch
◄► Measurement points

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ELMGROVE

Four bedroom detached
Plots 15* & 16

TOTAL AREA:
159 SQ M 1711 SQ FT



Ground floor

Living	6.64m [†] x 4.08m	21'9"† x 13'5"
Kitchen	3.49m x 3.46m	11'6" x 11'4"
Family/Dining	7.38m x 3.69m	24'3" x 12'1"
Garage	6.06m x 2.95m	19'11" x 9'8"

First floor

Master Bedroom	4.09m [†] x 3.20m	13'5"† x 10'6"
Bedroom 2	4.08m x 3.06m	13'5" x 10'1"
Bedroom 3	3.02m x 2.90m	9'11" x 9'6"
Bedroom 4	3.04m x 2.30m	10'0" x 7'7"

GROUND FLOOR

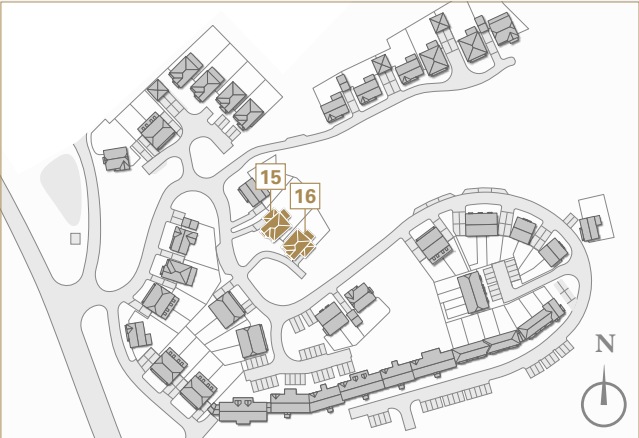
Open-plan kitchen, dining and family room with velux windows and double doors to garden
Spacious formal living room
WC
Two storage cupboards
Utility cupboard

FIRST FLOOR

Master bedroom with walk-in dressing area and ensuite with walk-in shower and bath
Two further double bedrooms
Fourth bedroom/study
Family bathroom with bath and overhead shower
Storage cupboard

OUTSIDE

Large private driveway with parking spaces
Single garage
Landscaped front garden
Rear garden with paving to paths and patio areas



*Plot 15 is mirrored.
†Maximum dimension.

C Cupboard W Built-in wardrobe WM Washing machine
B Boiler HWC Hot water cylinder LH Loft access hatch
◄ ► Measurement points

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HAWKSHILL

Four bedroom detached
Plot 12, 67 & 68

TOTAL AREA:
168 SQ M 1814 SQ FT



GROUND FLOOR

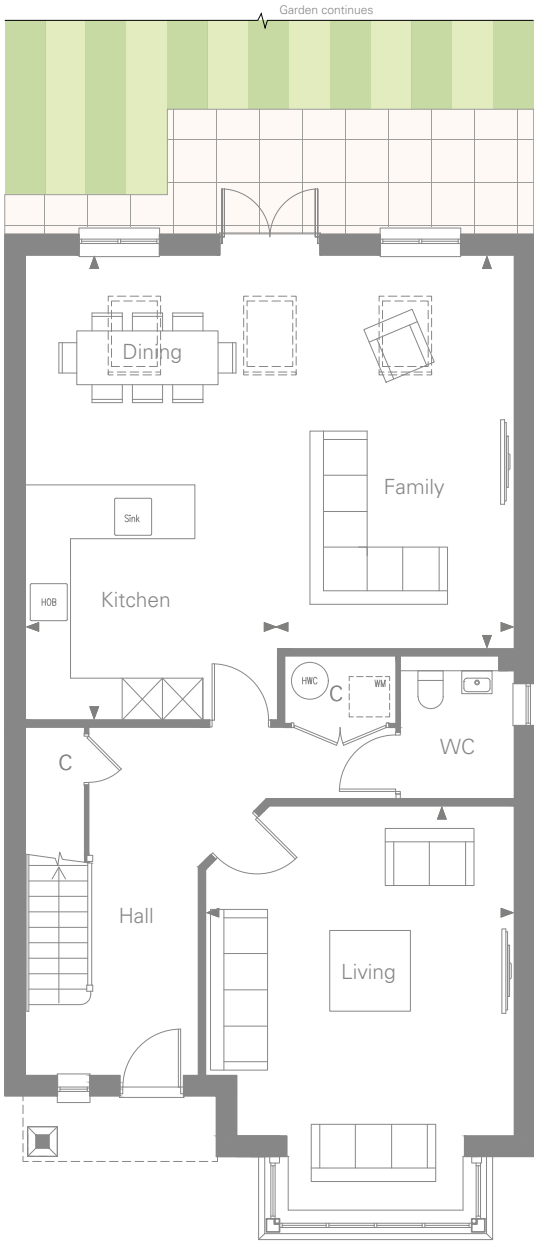
- Open-plan kitchen, dining and family room with velux windows and double doors to garden
- Spacious formal living room
- Large WC
- Utility storage cupboard

FIRST FLOOR

- Master bedroom with dressing room and ensuite with walk-in shower and bath
- Two further double bedrooms
- Fourth bedroom/study
- Family bathroom with bath and overhead shower
- Large storage cupboard

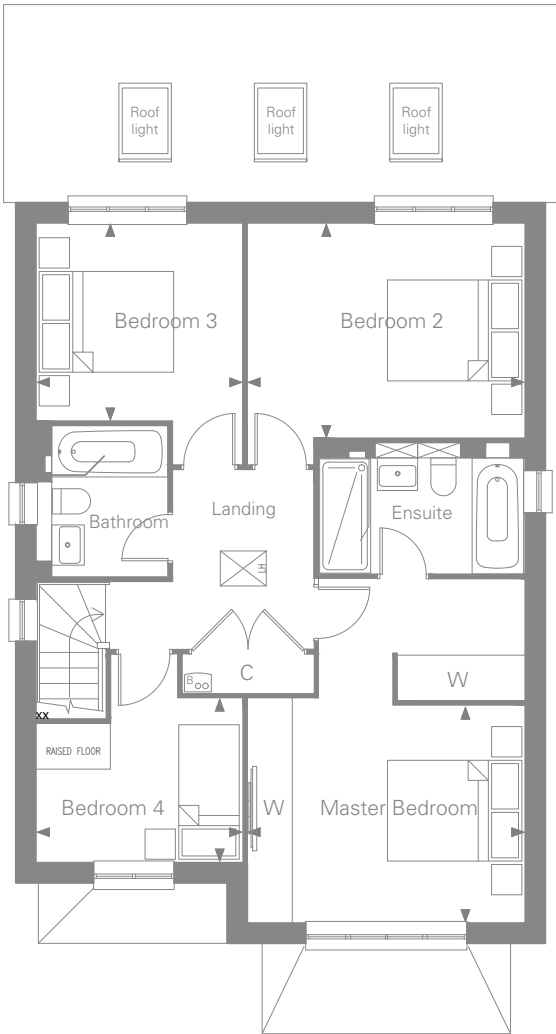
OUTSIDE

- Private driveway with two parking spaces
- Landscaped front garden
- Rear garden with paving to paths and patio areas
- Cycle storage



Ground floor

Living	5.99m [†] x 4.55m [†]	19'8" [†] x 14'11" [†]
Kitchen/Dining	6.89m x 3.70m	22'7" x 12'2"
Family	5.81m x 3.52m	19'1" x 11'7"



First floor

Master Bedroom	4.09m x 3.20m	13'5" x 10'6"
Bedroom 2	4.10m x 3.17m	13'5" x 10'5"
Bedroom 3	3.04m x 2.91m	9'11" x 9'6"
Bedroom 4	3.04m x 2.41m	9'11" x 7'11"



[†]Maximum dimension.

- C Cupboard W Built-in wardrobe WM Washing machine
- B Boiler HWC Hot water cylinder LH Loft access hatch
- ◄ ► Measurement points

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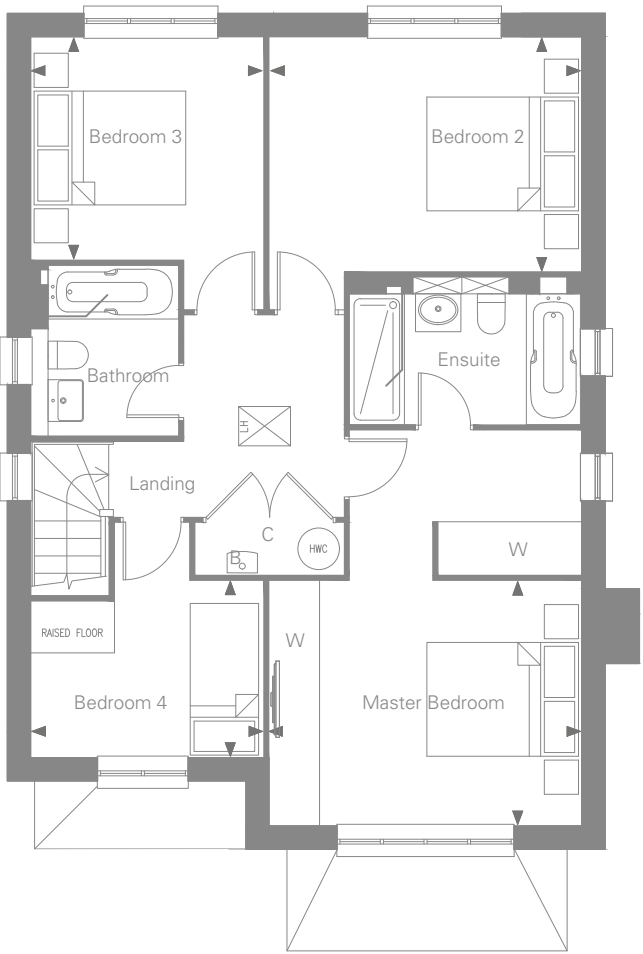
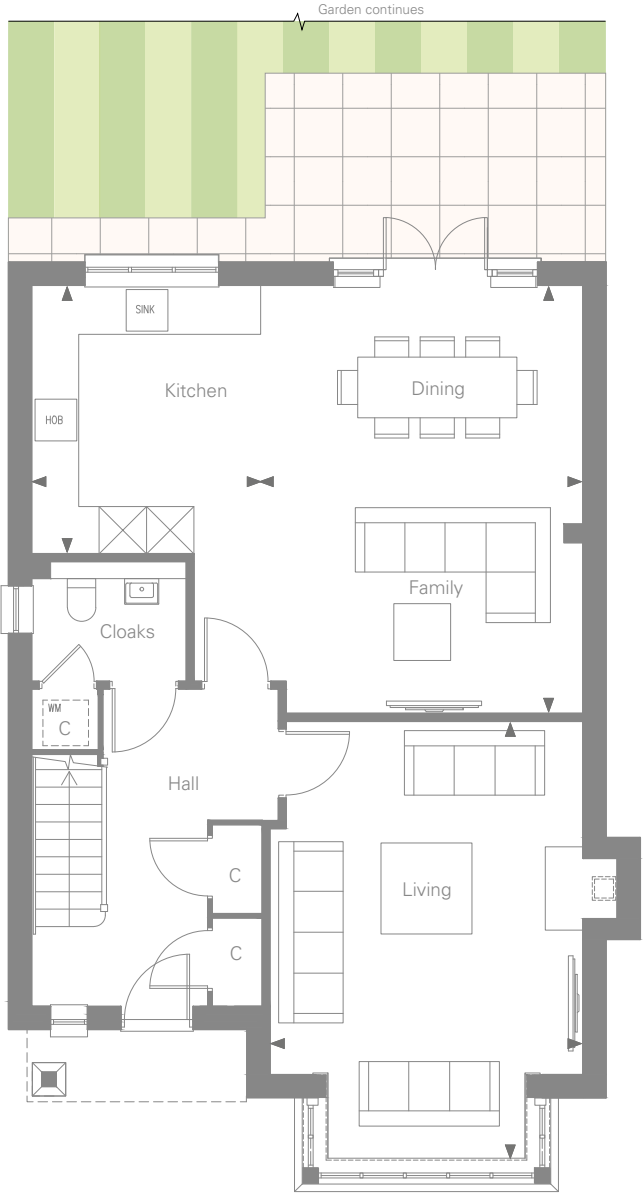


THE FURLONGS

Four bedroom detached

Plots 69 & 70

TOTAL AREA:
147 SQ M 1,583 SQ FT



Ground floor

Living	5.74m† x 4.08m	18'10"† x 13'5"
Family/Dining	5.60m x 4.23m	18'4" x 13'11"
Kitchen	3.49m x 3.00m	11'6" x 9'10"

First floor

Master Bedroom	4.09m† x 3.20m	13'5"† x 10'6"
Bedroom 2	4.08m x 3.06m	13'5" x 10'1"
Bedroom 3	3.02m x 2.90m	9'11" x 9'6"
Bedroom 4	3.04m x 2.30m†	10'0" x 7'7"†

GROUND FLOOR

- Open-plan kitchen and dining room with double doors to garden
- Spacious formal living room
- Two large storage cupboards
- Utility storage cupboard

FIRST FLOOR

- Master bedroom with dressing room and ensuite with walk in shower
- Two further double bedrooms
- Fourth bedroom / study
- Family bathroom with bath and shower
- Storage cupboard

OUTSIDE

- Private driveway with two spaces
- Landscaped front gardens
- Rear gardens with paving to paths and patio areas



†Maximum dimension.

- C Cupboard W Built-in wardrobe WM Washing machine
- B Boiler HWC Hot water cylinder LH Loft access hatch
- ◄ ► Measurement points

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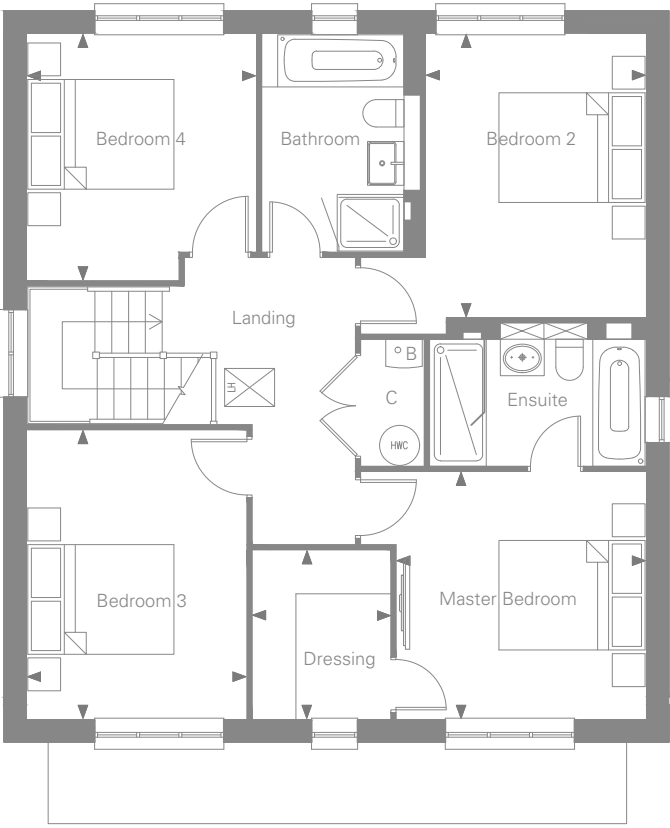
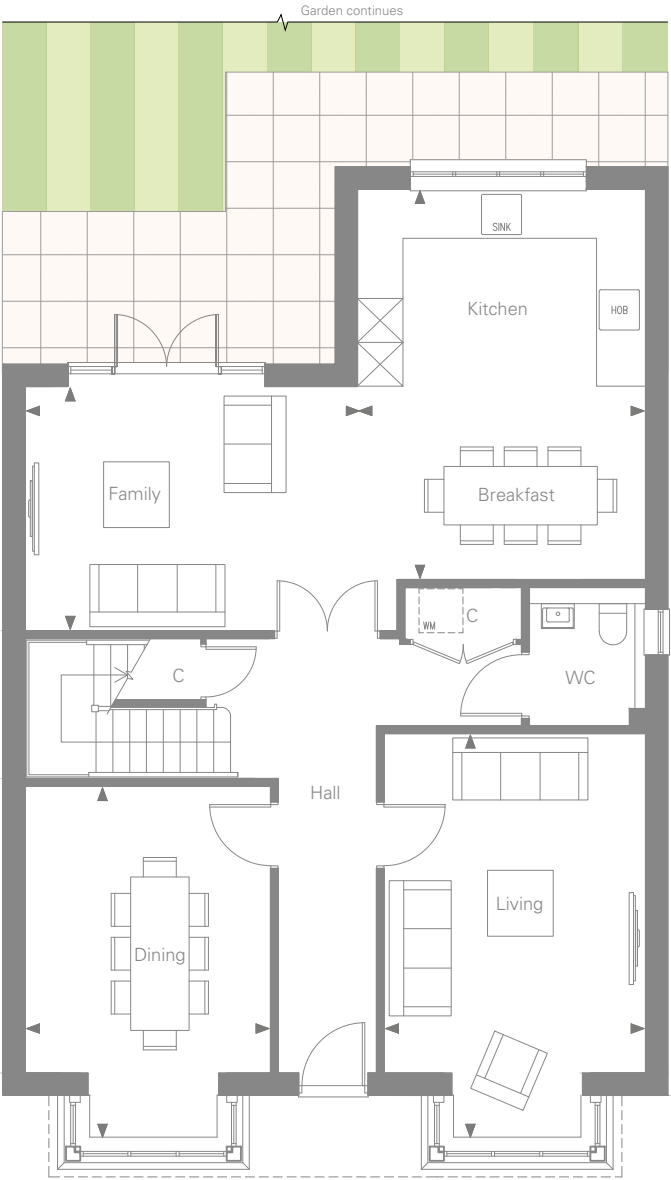


THE WARREN

Four bedroom detached

Plots 74 & 75

TOTAL AREA:
171 SQ M 1,848 SQ FT



Ground floor

Living	5.50m [†] x 3.54m	18'10" [†] x 11'7"
Kitchen/Breakfast	5.30m x 3.90m	17'5" x 12'10"
Dining	4.78m [†] x 3.32m	15'8" [†] x 10'11"
Family	4.55m [†] x 3.29m	14'11" [†] x 10'10"

First floor

Master Bedroom	3.39m [†] x 3.36m	11'2" [†] x 11'0"
Dressing	2.27m x 1.87m	7'5" x 6'2"
Bedroom 2	3.86m [†] x 2.99m	12'8" [†] x 9'10"
Bedroom 3	3.93m x 2.99m	12'11" x 9'10"
Bedroom 4	3.35m [†] x 3.12m	11'0" [†] x 10'3"

GROUND FLOOR

Open-plan kitchen and dining room with double doors to garden

Spacious formal living room

Utility storage cupboard

FIRST FLOOR

Master bedroom with dressing room and ensuite with walk in shower

Two further double bedrooms

Fourth bedroom / study

Family bathroom with bath and shower

Storage cupboard

OUTSIDE

Single garage with parking for two cars in front

Landscaped front gardens

Rear gardens with paving to paths and patio areas



[†]Maximum dimension.

C Cupboard W Built-in wardrobe WM Washing machine
B Boiler HWC Hot water cylinder LH Loft access hatch

◄ ► Measurement points

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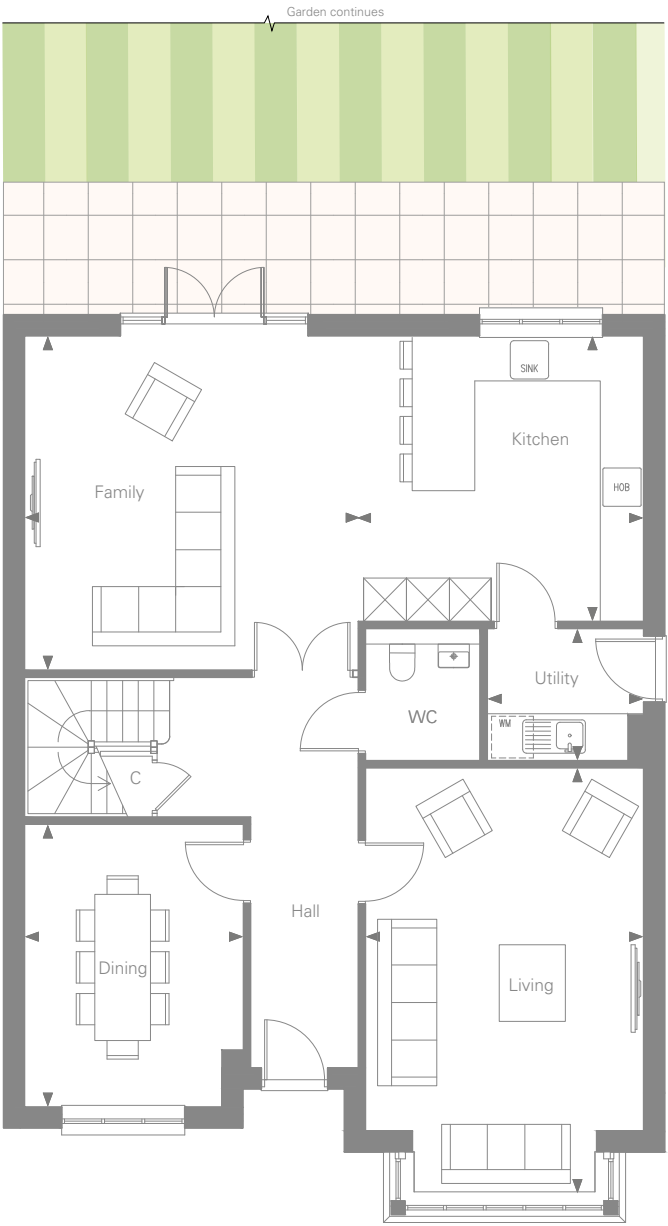


LEOPOLD HOUSE

Five bedroom detached

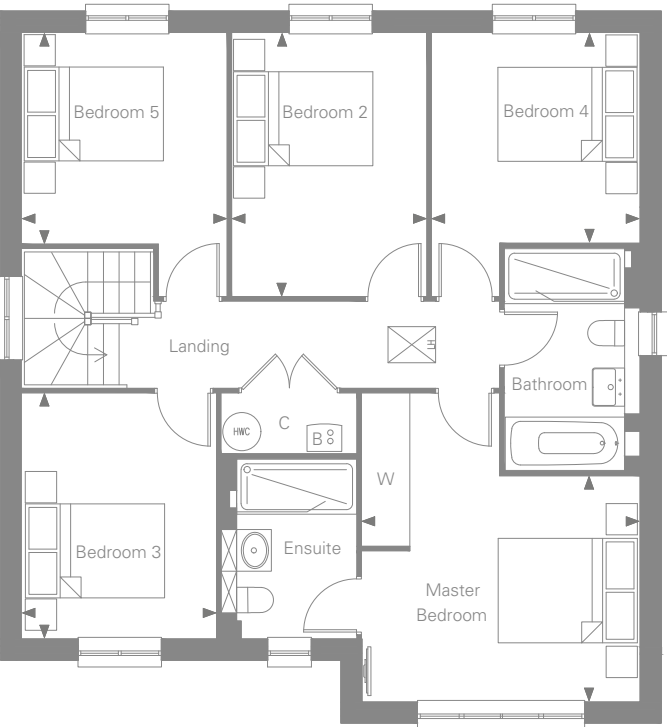
Plot 76

TOTAL AREA:
182 SQ M 1,963 SQ FT



Ground floor

Living	6.06m [†] x 3.95m	19'11" [†] x 13'0"
Dining	4.01m x 3.09m	13'2" x 10'2"
Family	4.77m [†] x 4.75m	15'8" [†] x 15'7"
Kitchen	4.07m [†] x 4.05m	13'4" [†] x 13'3"
Utility	2.20m x 1.85m	7'3" [†] x 6'1"



First floor

Master Bedroom	3.96m x 3.21m	13'0" x 10'6"
Bedroom 2	3.76m x 2.77m	12'4" x 9'1"
Bedroom 3	3.50m x 2.77m	11'6" x 9'1"
Bedroom 4	2.98m x 2.96m	9'9" x 9'9"
Bedroom 5	3.00m x 2.92m	9'10" x 9'7"

GROUND FLOOR

Open-plan kitchen and family room with double doors to garden

Spacious formal living room
Separate formal dining room

Utility room

FIRST FLOOR

Master bedroom with fitted wardrobes and ensuite with walk in shower

Four further double bedrooms
Family bathroom with bath and shower

Storage cupboards

OUTSIDE

Single garage with parking for two cars in front
Landscaped front gardens
Rear gardens with paving to paths and patio areas



†Maximum dimension.

C Cupboard W Built-in wardrobe WM Washing machine
B Boiler HWC Hot water cylinder LH Loft access hatch

◄ ► Measurement points

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4 & 5 BEDROOM HOUSE SPECIFICATION

INDIVIDUALLY DESIGNED KITCHEN

- Traditional styled kitchen, incorporating illuminated shelves, lighting, glazed doors, tall larder units where appropriate. A choice of doors and Silestone worktops with upstand and back panel behind hob.*
- AEG appliances
- Multifunctional stainless steel fan-assisted oven (Energy Rated A)
- Integrated combination oven
- Induction hob with touch controls and canopy extractor (80cm)
- Integrated fridge/freezer (Energy Rated A+)
- Integrated dishwasher (Energy Rated A+)
- Provision for freestanding washer/dryer when within utility room/cupboard
- Provision for future wine cooler
- Undermounted stainless steel one-and-a-half bowl sink with chrome mixer tap
- Oak cutlery drawer
- LED under wall unit lighting
- Chrome power sockets above worktops
- Kitchen recycling bin provided
- Ceramic floor tiling

UTILITY ROOM (where applicable)

- Utility furniture incorporating laminate worktop and upstand
- Space and plumbing for separate washing machine and condenser dryer
- Stainless steel single bowl sink with chrome mixer tap
- Wall unit to house boiler included where appropriate
- Ceramic floor tiling



Photography of a living room at Princes Chase, indicative only.

QUALITY BATHROOMS

- Contemporary styled bathrooms with white sanitaryware and chrome taps/fittings
- **Ensuite** - Vitra Sento basin/pan and Vado Elements tap, with inset mirror cabinet with integral light/shaver and LED strip light to soffit. Illuminated bottle recess within shower enclosure to ensuite only
- **Bathroom** - Vitra Nest basin and vanity cabinet with Vado Elements tap and inset mirror over. Mirror in framed boxing and inset tiled frame with downlights over mirror (subject to window position). Double ended bath with shower and screen, Vado Elements remote valve position, exafil for bath, shower handset on slide rail. Bath to be framed out 100mm on long edge for tiled finish; illuminated recess to base of bath panel
- Walk-in shower to ensuite with Vado Elements overhead shower and separate handset on slide rail, remote shower control
- Fitted mirror over basin to cloakroom, set in tiled surround
- Bath with hand held shower when walk-in/enclosed shower is included within bathroom/ensuite
- WC with chrome dual flush plate, concealed cistern and soft-close seat
- Chrome heated towel rail to cloakroom and all bathrooms

- Ceramic wall tiles to selected areas, tiled skirting to bathrooms.
- Ceramic floor tiling to bathrooms and cloakrooms

HEATING, ELECTRICAL & LIGHTING

- Energy efficient gas fired central heating and hot water system with central programmer
- UFH to ground floor only
- Radiators with individual thermostatic control to all rooms except where room thermostat fitted
- Fireplace opening with gas point provided to living room to selected plots
- Centralized mechanical extract ventilation to kitchen, bathroom and ensuite(s)
- White finished switches and sockets
- Master light switch
- LED downlights to hall/landing, kitchen/breakfast, all bathrooms and cloakroom
- Energy efficient pendant lighting to living, dining and all bedrooms
- Shaver sockets provided to bathroom and ensuite(s)
- Doorbell provided
- Light to loft with ladder access

HOME ENTERTAINMENT & COMMUNICATIONS

- TV points to living room/area, breakfast or family area (as applicable) and all bedrooms
- Satellite dish provided and wired for Sky Q to living room/area
- Digital TV aerial and distribution system provided
- Telephone points to living room/area and master bedroom
- Cat 6 pre-wired Home Network points to living room/area, breakfast or family area (as applicable) and all bedrooms
- USB charging points provided to kitchen & all bedrooms

INTERIOR FINISHES

- Hand finished two panel internal doors with chrome finish door furniture
- Glazed door to living or kitchen/dining
- Painted staircases with oak base/hand rail and bottom step
- Full height wardrobe with sliding doors to master bedroom – mirror or coloured glass doors, fully fitted including shelving & drawers, blanket shelf and rail
- Satin paint finish to all internal joinery
- Ceramic tile flooring to hall, kitchen, cloakroom and all bathrooms, provided throughout the ground floor when the design is open-plan
- Fitted carpets to the remainder of the property

EXTERNAL

- Glazed entrance door set with chrome door furniture
- PVCu windows and casement doors
- Garage with power and light provided to selected plots
- Cycle storage provided to plots without garage
- Allocated parking
- Landscaped front garden and turf to rear gardens
- Textured garden 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 multipoint 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 NHBC Buildmark Scheme
- 2-year Berkeley Homes Warranty



Photography of a bedroom at Princes Chase, indicative only.

Berkeley Homes offer a choice of internal finishes planned by our interior designer for each property. Please check on the current availability of these options, as some selections will have been made by our interior designer in order to adhere to our building timetable. Purchaser's attention is drawn to the fact that in continually striving to improve its product, Berkeley Homes reserves the right to alter any part of the Specification without notice provided that any such change shall not diminish the value of the property. *Subject to build cut-off dates.



CUSTOMER RELATIONS

We want to ensure you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication.

From the exchange of contracts, your dedicated Berkeley Customer Service Representative will help with any questions you may have.

Here is what you can expect from Berkeley:

- From the day you reserve, until the day you complete, we'll update you regularly on progress
- You will be given your own log-in credentials at reservation to access your personal MyHome Plus account where you will be able to view the development, property, construction progress and buying process information
- Sustainability is high on any responsible builder's agenda. We fully communicate the environmental features of our developments to all of our customers
- Our Customer Relations Manager will present a selection of designer-conceived colour palettes to help you find the interior finish that most suits your style
- We will meet you on site to demonstrate all the functions and facilities of your new home
- We personally hand over your keys on your completion day and make sure everything is to your satisfaction
- The 2-year Berkeley Homes Warranty and 24-hour emergency service has a dedicated customer service telephone number. From the third to the tenth year you will have the added security protection of a 10-year NHBC Warranty





DESIGNED FOR LIFE

Our customers are at the heart of all our decisions.

We aim to understand their needs and consistently meet or exceed their expectations. The service we provide is professional, efficient and helpful to make the home buying process as straightforward and enjoyable as possible.

Customer service is our priority

All our customers are provided with a commitment that when they buy a new home from Berkeley they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience. Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

Green living and sustainable development is top of our agenda

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

Quality is at the heart of everything we do

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10-year warranty all new homes receive, Berkeley operates a 2-year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

Unparalleled choice of homes in the most sought after locations

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast.

A commitment to creating sustainable communities

Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers, but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



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

www.berkeleygroup.co.uk

BERKELEY A COMMITMENT TO THE FUTURE

Over the years, the Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments.

Our Vision is Berkeley's strategic plan for the business, designed to raise standards higher still. Our goal is to be a world-class business, defined by the quality of the places we create, generating long-term value and having a positive impact on society.

We take our responsibilities towards our customers, the environment, our workforce and the communities in which we work very seriously.

Our plan for the business has five areas of strategic focus: Customers, Homes, Places, Operations and Our People.

An exceptional customer experience

We put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

High quality homes

We aim to build high quality, well-designed homes with low environmental impact, where customers have the opportunity to achieve healthy, comfortable and sustainable lifestyles, now and in the future. Attention to detail in design is paramount to ensure our homes meet the needs of our customers.

Great places

We seek to create strong communities where people choose to live, work and spend their time and which directly encourage people's wellbeing and quality of life. These are places characterised by the quality of their design, external spaces, transport and access to jobs and amenities.

Efficient and considerate operations

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

A commitment to people

The safety, health, wellbeing and development of our people is a high priority. We aim to have a positive impact on society through our support of the Berkeley Foundation.



The Berkeley Foundation

The Berkeley Foundation is the independent grant-making foundation established by the Berkeley Group in March 2011.

It works in partnership with the voluntary sector and others to help young people in London, Birmingham and the South of England overcome barriers, improve their lives and build a fairer society. It does this primarily by funding high-quality frontline support for marginalised young people.

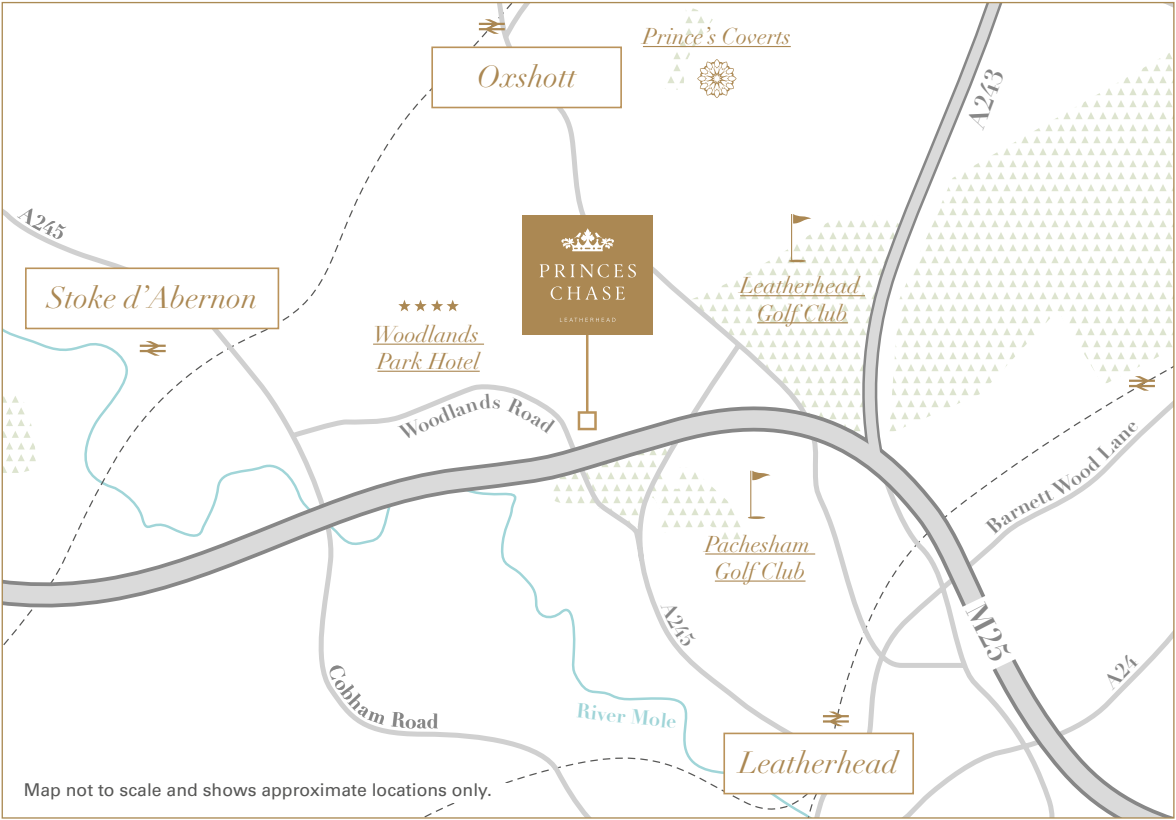
Since its launch, the Foundation has committed over £18 million to more than 100 charities and worthy causes.

The Foundation's funds come from a variety of sources. To date, Berkeley Group employees have raised an amazing £5 million through fundraising events and Give As You Earn. External donations and support comes from Berkeley's supply chain and consultants. The Berkeley Group provides

core funding and pays all the Foundation's overheads, which means that all money raised is spent on charitable activities.

In 2018/19, 65% of Berkeley staff got involved with the Foundation's work.

www.berkeleyfoundation.org.uk
www.berkeleygroup.co.uk



SALES & MARKETING SUITE

Princes Chase, Woodlands Road, Leatherhead, Surrey KT22 0BN

T: 01372 364 560

E: PRINCESCHASE@BERKELEYGROUP.CO.UK
PRINCESCHASE.CO.UK



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