

A scenic photograph of a narrow waterway, likely a stream or reach, flowing through a lush, green landscape. The water is clear and reflects the surrounding foliage. The banks are lined with tall grasses and various plants, some with small white flowers. The scene is captured from a low angle, looking down the length of the waterway, with tree branches and leaves framing the top and sides of the image. The overall atmosphere is peaceful and natural.

WOODHURST
PARK

WARFIELD | BERKSHIRE

Waters Reach

A collection of 2, 3, 4 & 5 bedroom homes
in a beautiful country park setting

Berkeley
Designed for Life



Welcome to
Waters Reach

Woodhurst Park promises a return to a more natural way of life where community and nature live hand in hand. Set within a now thriving and established community, the beautifully styled homes at Waters Reach blend seamlessly with their tranquil, parkland setting.

- | | | | |
|-----|------------------------|-----|----------------------------------|
| 6. | Location | 40. | 4 Bedroom Houses |
| 8. | The Greenway | 54. | 5 Bedroom Houses |
| 10. | Waters Reach Layout | 56. | Superb Specifications |
| 14. | 2 Bedroom Apartments | 60. | The Berkeley Difference |
| 18. | 2 Bedroom Coach Houses | 62. | Customer Service is our Priority |
| 20. | 2 Bedroom Houses | 64. | Designed for Life |
| 24. | 3 Bedroom Coach Houses | 66. | Commitment to the Future |
| 28. | 3 Bedroom Houses | 68. | Directions |

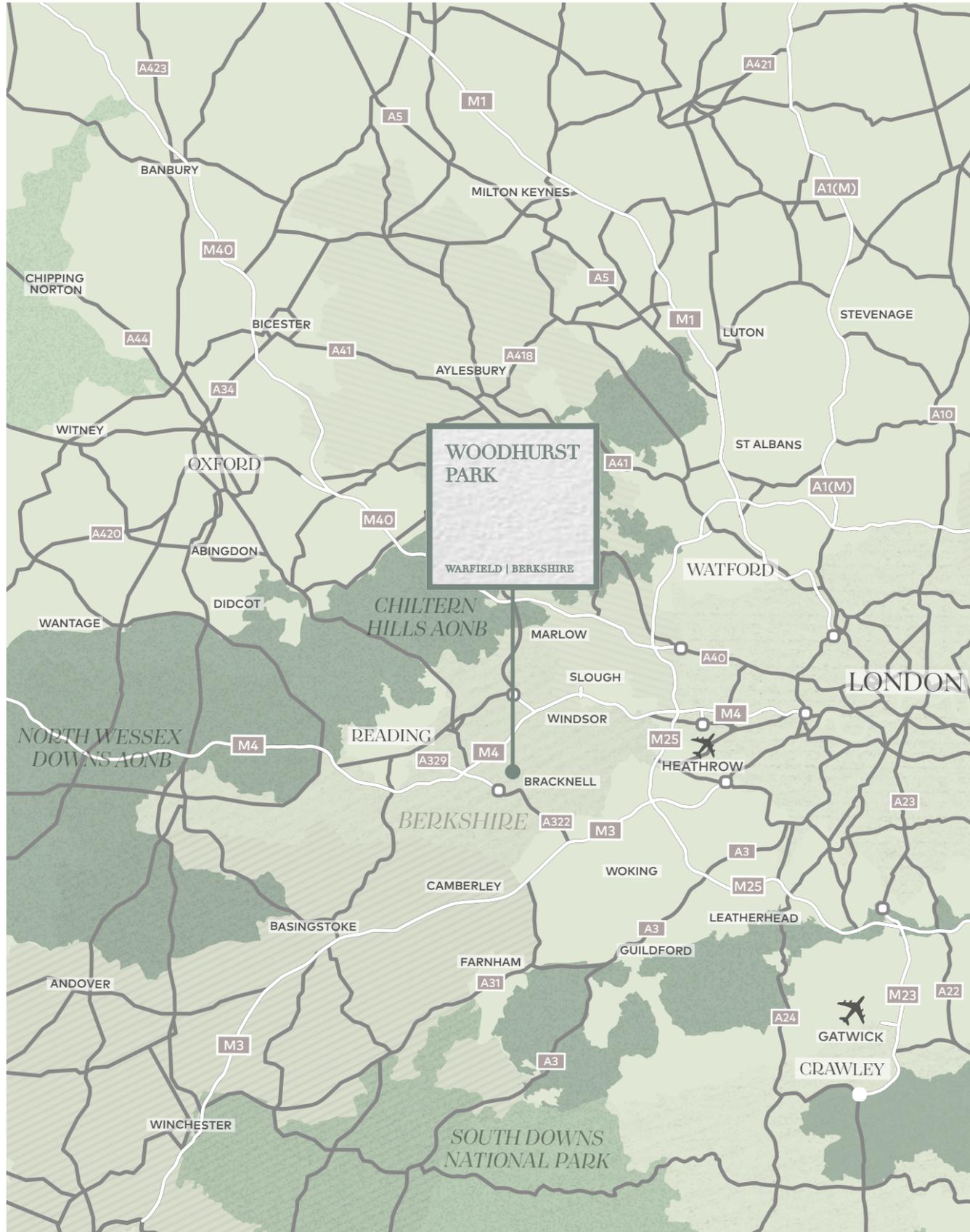
Berkeley
Designed for life

Where placemaking becomes place-keeping

At Woodhurst Park, as at all Berkeley developments, we put people first. We create real places that work for everyone, and communities where people are happy, connected and self-reliant.



External photography is of Woodhurst Park.



Maps are not to scale and show approximate locations only.

The Best of Both

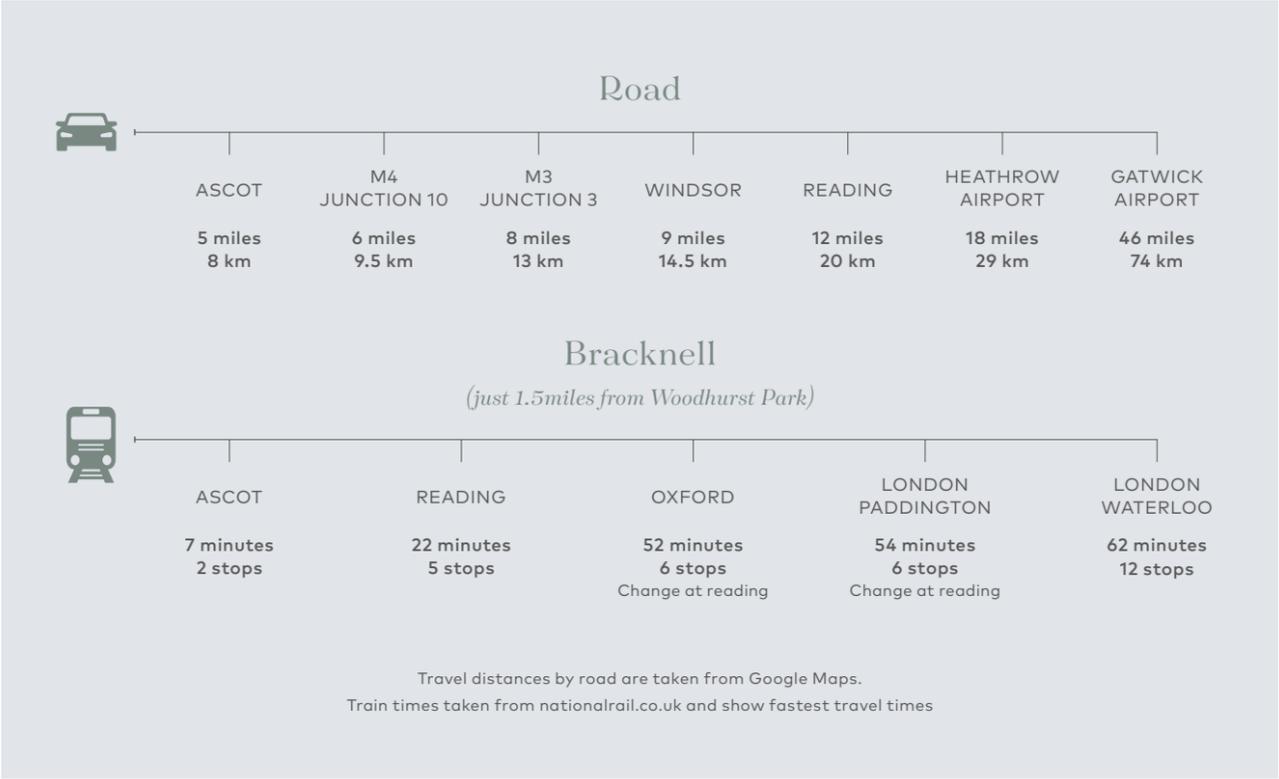
At Woodhurst Park you are perfectly positioned to enjoy peaceful family time and exciting days out, all while being connected to the capital and surrounding business hubs.

Bordered by a 65 acre Country Park, Woodhurst Park situated within Warfield, Berkshire offers residents an idyllic mix of community and nature at your doorstep, while being just a 62-minute train journey to London Waterloo and a 5-minute drive from the business hub of Bracknell.

If you're looking for thrilling family days out, you're spoiled for choice with leisure facilities including The Lookout Discovery Centre, Coral Reef Waterworld, Go Ape and Bracknell Ice Rink all within a 5-mile radius of Woodhurst Park. Legoland Windsor is also just 6 miles away.

If you fancy some well-earned "me time" then look no further than Bracknell town centre and The Lexicon Shopping Centre, with high street brands, eateries, and cafés all a 5-minute drive away. If you feel like venturing a little further afield then Royal Windsor and Ascot are just a 15-minute drive, with Reading being 30 minutes away.

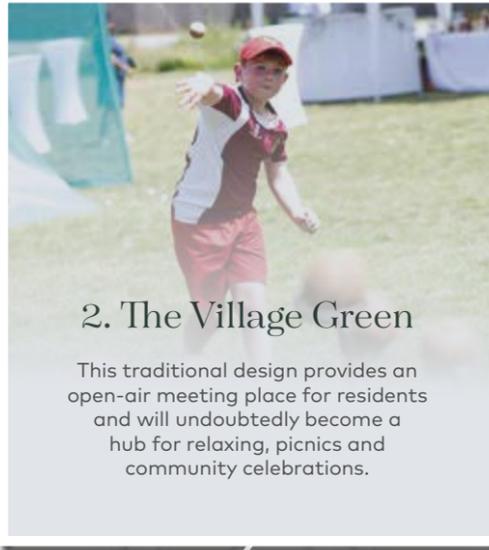
Bracknell has recently undergone a major regeneration programme and is on the UK's M4 Tech Corridor. Arlington Square Business Park, just a 5-minute drive from Woodhurst Park, is lucky to host the headquarters of Dell, Fujitsu and Boehringer Ingelheim.





1. The Country Park

Situated to the west, this large area of natural green space is bordered by existing woodland and features cycle and footpaths, the perfect place to take the dog for an evening stroll after work, or venture out on a family bike ride.



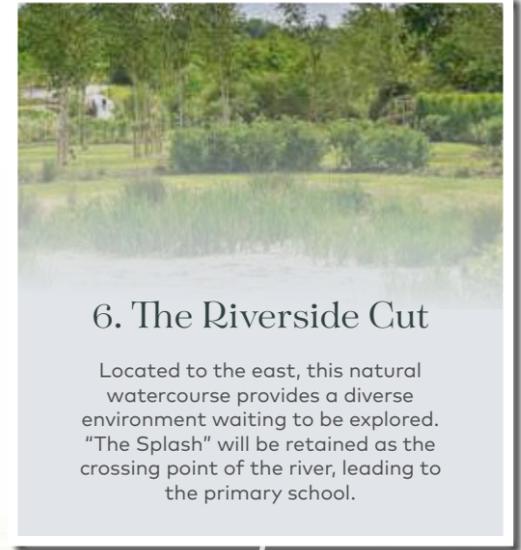
2. The Village Green

This traditional design provides an open-air meeting place for residents and will undoubtedly become a hub for relaxing, picnics and community celebrations.



5. The Nature Trail

The Nature Trail is the second LEAP at Woodhurst Park, situated close to The Orchard Walk, providing more adventurous activities and equipment, perfect for mini explorers.



6. The Riverside Cut

Located to the east, this natural watercourse provides a diverse environment waiting to be explored. "The Splash" will be retained as the crossing point of the river, leading to the primary school.



The Greenway

Leading off from the Country Park and flowing through the heart of Woodhurst Park, the landscaped Greenway links the community together through a collection of unique, exciting open spaces for all residents to enjoy throughout the seasons.



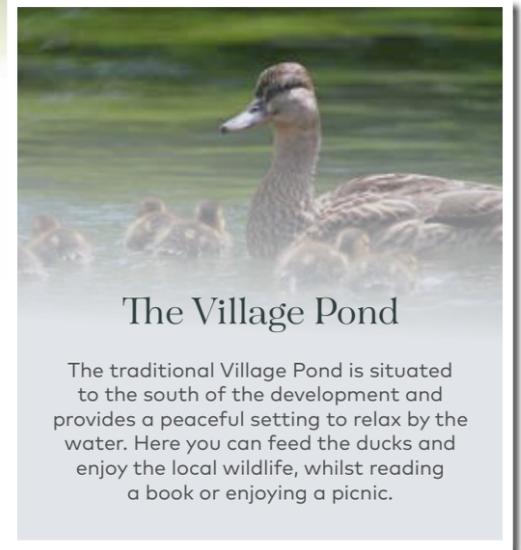
3. The Hill Fields

Located close to The Village Green, The Hill Fields is the first of two Local Equipped Areas of Play (LEAP) at Woodhurst Park, and is named for its low grass hillocks for informal play, with slides, tunnels and bridges creating a fun experience.



4. The Orchard Walk

An oasis of tranquillity, with both fruit and flowering trees, informal paths and seating, The Orchard Walk is the perfect place to unwind and meet friends.



The Village Pond

The traditional Village Pond is situated to the south of the development and provides a peaceful setting to relax by the water. Here you can feed the ducks and enjoy the local wildlife, whilst reading a book or enjoying a picnic.

Woodhurst Park

Warfield, Bracknell

Surrounded by 65 acres of landscaped open space, Woodhurst Park features a delightful collection of character areas to suit everyone. The expansive Country Park is perfect for an early morning run or stroll with the dog, there are also play areas to create a safe and fun environment for children to play with their friends after school.



Waters Reach



- 2 Bedroom Home
- 3 Bedroom Home
- 4 Bedroom Home
- 5 Bedroom Home

Waters Reach phase layout is indicative only and subject to change. Parking positions to be confirmed. In line with our policy of continuous improvement, we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.

Enjoy the picturesque surroundings of Waters Reach,
overlooking the tranquil Riverside Cut.

Choose from our stylish selection of apartments and coach houses,
2 bed 2 bath houses or our 3 bedroom houses with open-plan living,
perfect for relaxing and entertaining.

Our 4 bedroom townhouses offer flexible living spaces for you,
your family and guests or choose our magnificent 5 bedroom
detached homes with balconies overlooking the river.



COI of Waters Reach, indicative only.

Riverside House

2 Bedroom Apartments | Homes 666 - 673



◀ Measurement Points C Cupboard W Wardrobe B Boiler
 LC Laundry Cupboard N Niche WD Space and plumbing for Washer Dryer

Floorplans shown for Woodhurst Park 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. Please ask a Sales Consultant for further information.

Ground Floor

Apartment 666

Kitchen	3.06m x 2.05m	10'0" x 6'9"
Living / Dining Area	4.82m x 3.63m	15'10" x 11'11"
Bedroom 1	3.52m x 3.34m	11'7" x 10'11" (max) (max)
Bedroom 2	3.52m x 2.69m	11'7" x 8'10"

Apartment 669

Kitchen	3.06m x 1.98m	10'0" x 6'6"
Living / Dining Area	4.82m x 3.63m	15'10" x 11'11"
Bedroom 1	3.52m x 3.37m	11'7" x 11'1" (max) (max)
Bedroom 2	3.09m x 2.70m	10'2" x 8'10"



First Floor

Apartment 667

Kitchen	3.06m x 2.05m	10'0" x 6'9"
Living / Dining Area	4.82m x 3.63m	15'10" x 11'11"
Bedroom 1	3.52m x 3.34m	11'7" x 10'11" (max) (max)
Bedroom 2	3.52m x 2.69m	11'7" x 8'10"

Apartment 670

Kitchen	3.06m x 1.98m	10'0" x 6'6"
Living / Dining Area	4.82m x 3.63m	15'10" x 11'11"
Bedroom 1	3.52m x 3.37m	11'7" x 11'1" (max) (max)
Bedroom 2	3.09m x 2.70m	10'2" x 8'10"

Apartment 672

Kitchen	3.06m x 2.01m	10'0" x 6'7"
Living / Dining Area	4.82m x 3.63m	15'10" x 11'11"
Bedroom 1	3.52m x 3.38m	11'7" x 11'1" (max) (max)
Bedroom 2	3.52m x 2.70m	11'7" x 8'10"



Second Floor

Apartment 668

Kitchen	3.06m x 2.05m	10'0" x 6'9"
Living / Dining Area	4.82m x 3.63m	15'10" x 11'11"
Bedroom 1	3.52m x 3.34m	11'7" x 10'11" (max) (max)
Bedroom 2	3.52m x 2.69m	11'7" x 8'10"

Apartment 671

Kitchen	3.06m x 1.98m	10'0" x 6'6"
Living / Dining Area	4.82m x 3.63m	15'10" x 11'11"
Bedroom 1	3.52m x 3.37m	11'7" x 11'1" (max) (max)
Bedroom 2	3.09m x 2.70m	10'2" x 8'10"

Apartment 673

Kitchen	3.06m x 2.01m	10'0" x 6'7"
Living / Dining Area	4.82m x 3.63m	15'10" x 11'11"
Bedroom 1	3.52m x 3.38m	11'7" x 11'1" (max) (max)
Bedroom 2	3.52m x 2.70m	11'7" x 8'10"



The Heather

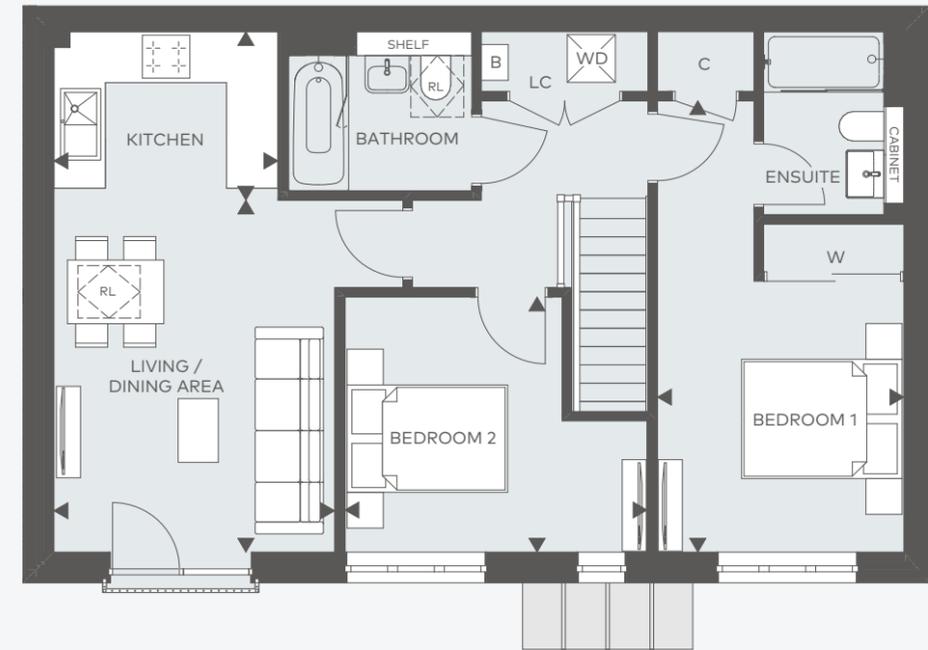
2 Bedroom Coach House | Home 681



CGI of Plot 681.

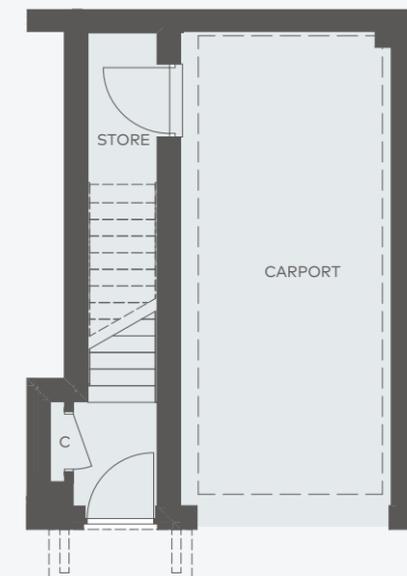
◀ Measurement Points C Cupboard W Wardrobe B Boiler LC Laundry Cupboard
N Niche WD Space and plumbing for Washer Dryer RL Roof Light

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First Floor

Kitchen	2.79m x 2.11m	9'2" x 6'11"
Living / Dining Area	4.42m x 3.50m	14'6" x 11'6"
Bedroom 1	5.67m x 3.07m (max)	18'7" x 10'1" (max)
Bedroom 2	3.67m x 3.20m (max)	12'0" x 10'6" (max)



The Alder

2 Bedroom House | Homes 703, 704(h), 705, 706(h), 707, 708(h), 736, 737, 738(h), 742(h), 743 & 744

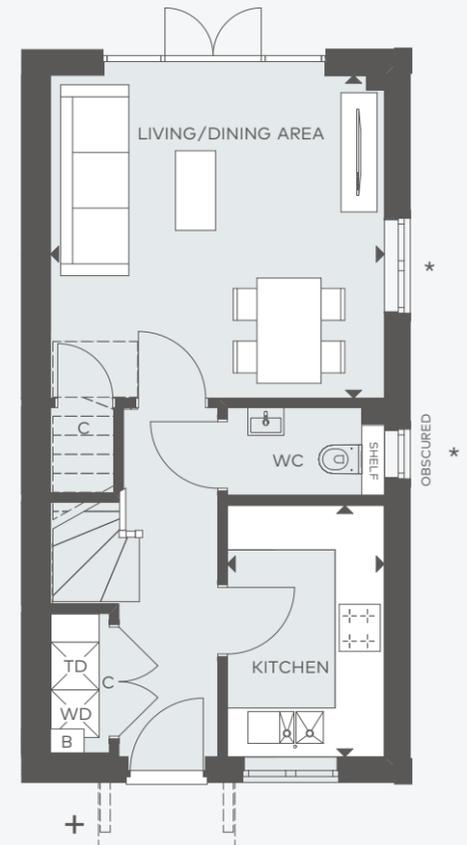


CGI of Plots 736 - 738.

(h) Denotes Handed Plot ◀▶ Measurement Points C Cupboard W Wardrobe B Boiler
WM Space and plumbing for Washing Machine TD Space for Tumble Dryer N Niche

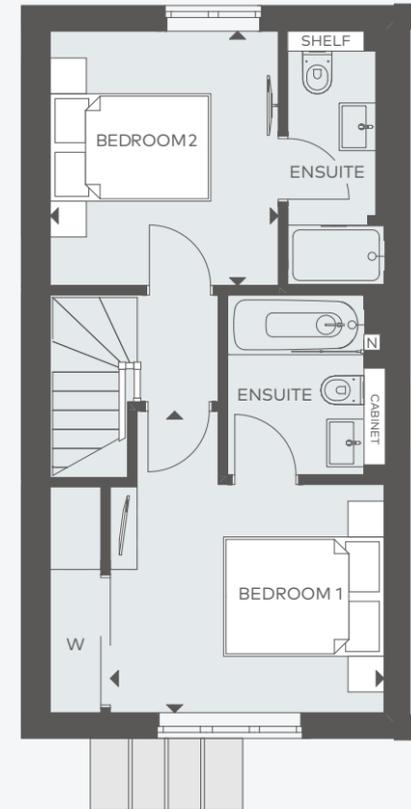
+ Porch varies per plot * Window to plots 703, 706, 707 & 744 only ** No Window to plot 737 & 743 only

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Ground Floor

Kitchen		
3.17m x 1.95m		10'5" x 6'5"
Kitchen (home 737 & 743)		
3.17m x 1.89m		10'5" x 6'2"
Living / Dining Area		
4.16m x 4.06m		13'8" x 13'4"



First Floor

Bedroom 1		
3.79m x 3.41m		12'5" x 11'2"
(max)		(max)
Bedroom 2		
3.20m x 2.84m		10'6" x 9'4"

The Marinette

2 Bedroom House | Homes 682(h), 683, 684(h) & 685



CGI of Plots 682 & 683.

(h) Denotes Handed Plot ◀▶ Measurement Points C Cupboard W Wardrobe B Boiler
 A/C Airing Cupboard N Niche WD Space and plumbing for Washer Dryer A/C Airing Cupboard

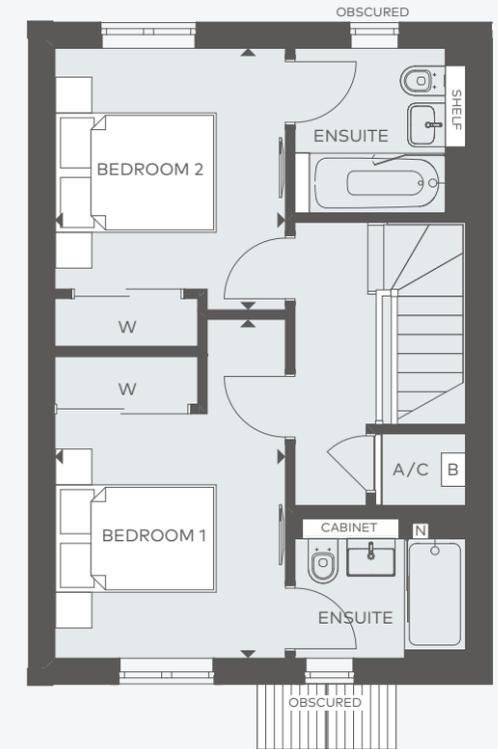
+ Porch varies per plot * Window to plot 685 only

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Ground Floor

Kitchen		
3.41m x 2.68m	11'2" x 8'10"	
Living / Dining Area		
5.11m x 4.12m	16'9" x 13'6"	



First Floor

Bedroom 1		
4.26m x 2.87m (max)	14'0" x 9'5" (max)	
Bedroom 2		
3.29m x 2.87m (max)	10'10" x 9'5" (max)	

The Juniper

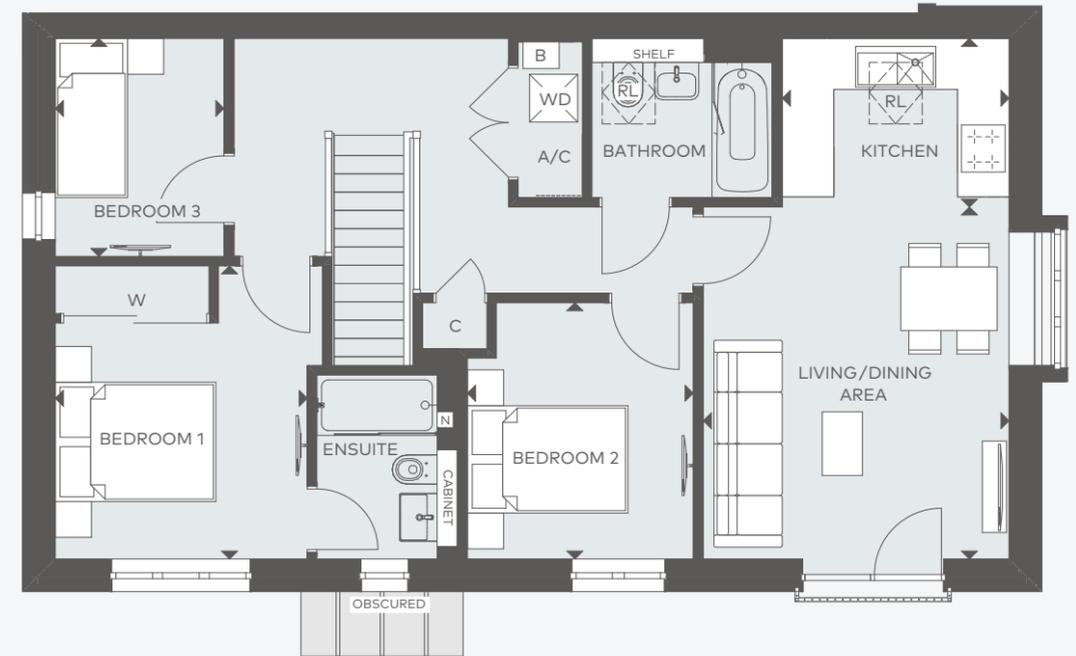
3 Bedroom Coach House | Home 741



© G10r Plot 741

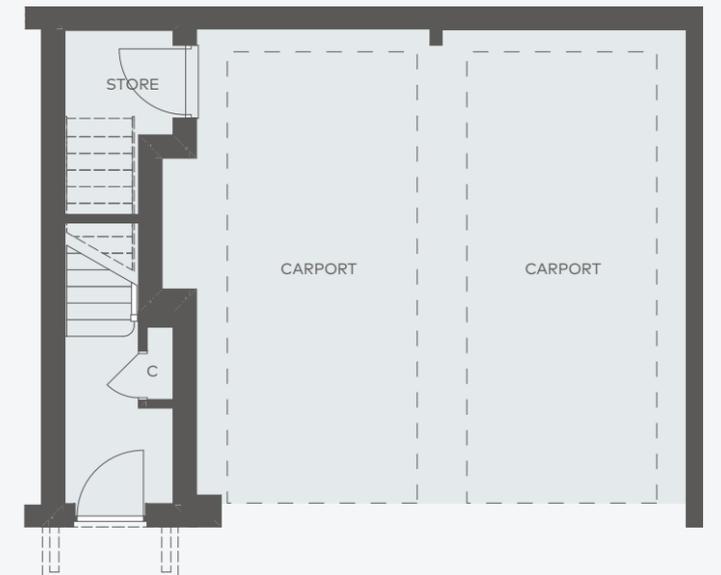
◀▶ Measurement Points C Cupboard W Wardrobe B Boiler
A/C Airing Cupboard N Niche WD Space and plumbing for Washer Dryer RL Roof Light

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First Floor

Kitchen	2.82m x 2.11m	9'3" x 6'11"
Living / Dining Area	4.42m x 3.81m	14'6" x 12'6"
Bedroom 1	3.68m x 3.14m	12'1" x 10'4"
Bedroom 2	3.22m x 2.81m (max)	10'7" x 9'3" (max)
Bedroom 3	2.74m x 2.09m	9'0" x 6'10"



The Corvedale

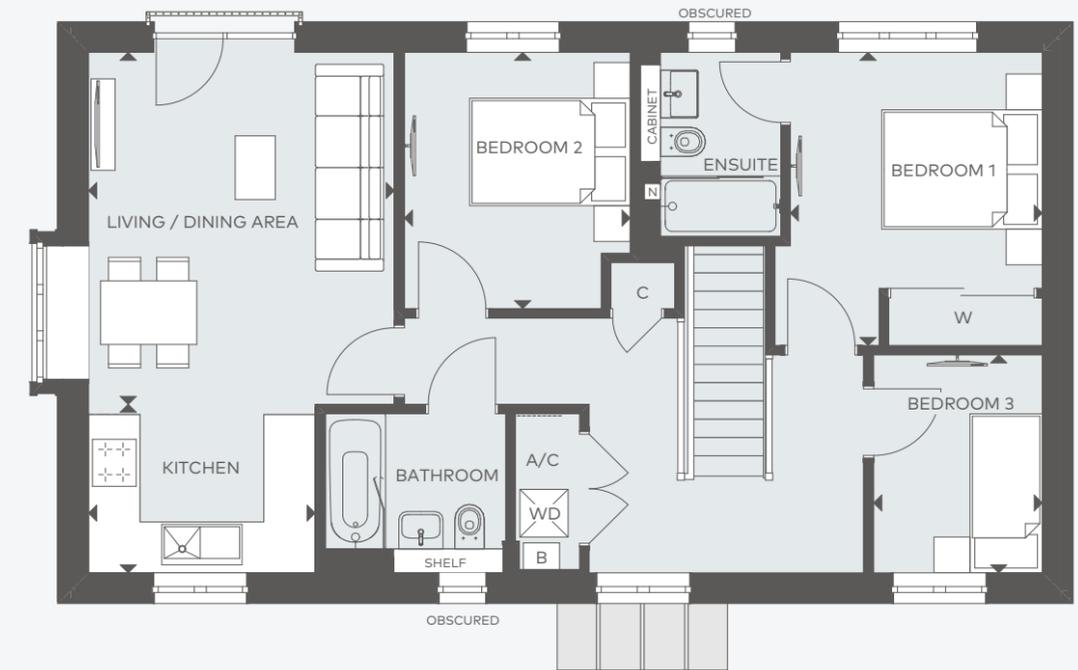
3 Bedroom Coach House | Home 747



CGI of Plot 747.

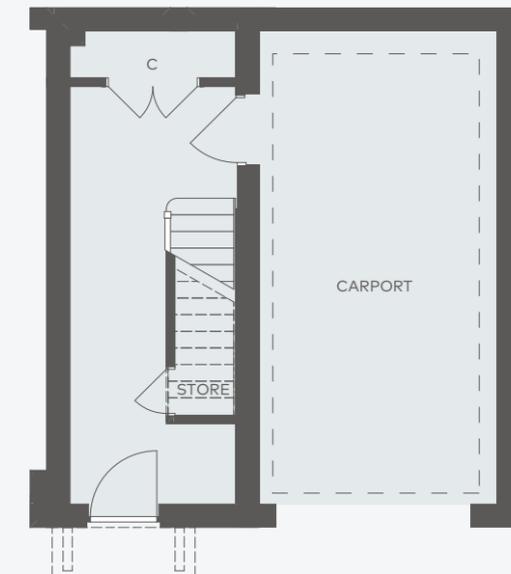
◀ Measurement Points DW Dishwasher C Cupboard W Wardrobe B Boiler
 A/C Airing Cupboard N Niche WD Space and plumbing for Washer Dryer

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First Floor

Kitchen 2.82m x 2.11m	9'3" x 6'11"
Living / Dining Area 4.42m x 3.81m	14'6" x 12'6"
Bedroom 1 3.68m x 3.14m	12'1" x 10'4"
Bedroom 2 3.22m x 2.81m (max)	10'7" x 9'3" (max)
Bedroom 3 2.74m x 2.09m	9'0" x 6'10"



The Birch

3 Bedroom House | Homes 678, 686, 688, 689, 702, 711, 717, 718, 721, 725, 726, 729, 731, 733 & 739

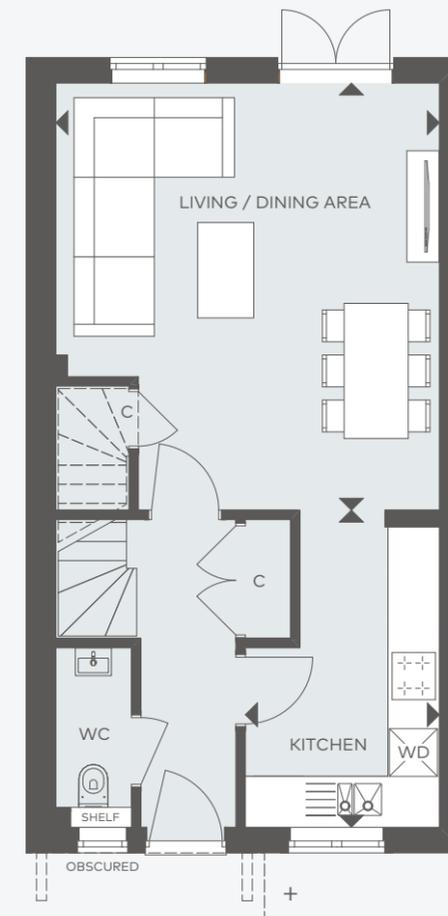


CGI of Plots 688 - 690.

(h) Denotes Handed Plot ◀▶ Measurement Points C Cupboard W Wardrobe
 B Boiler A/C Airing Cupboard N Niche WD Washer Dryer

+ Porch varies per plot * Window to plots 686, 702, 711, 717, 718, & 721 only
 ** No Window to plots 689, 725 & 726 only

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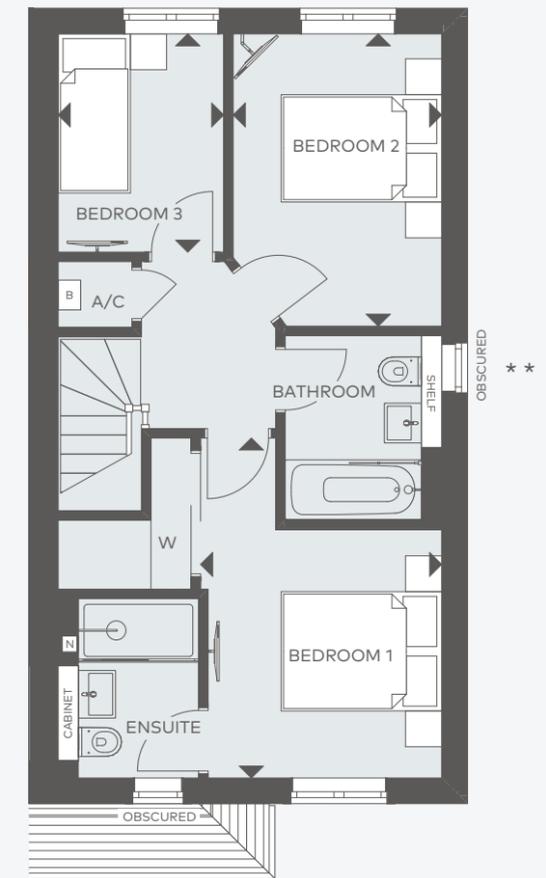


Ground Floor

Kitchen		
3.98m x 2.41m	13'1" x 7'11"	
(max)	(max)	
Living / Dining Area		
5.37m x 4.78m	17'7" x 15'8"	
(max)	(max)	

Ground Floor (Home 689)

Kitchen		
3.98m x 2.36m	13'1" x 7'9"	
(max)	(max)	
Living / Dining Area		
5.37m x 4.78m	17'7" x 15'8"	
(max)	(max)	



First Floor

Bedroom 1		
4.27m x 3.00m	14'0" x 9'10"	
(max)	(max)	
Bedroom 2		
3.67m x 2.59m	12'0" x 8'6"	
Bedroom 3		
2.74m x 2.06m	9'0" x 6'9"	

First Floor (Home 689)

Bedroom 1		
4.27m x 3.00m	14'0" x 9'10"	
(max)	(max)	
Bedroom 2		
3.67m x 2.58m	12'0" x 8'6"	
Bedroom 3		
2.74m x 2.06m	9'0" x 6'9"	

The Birch

3 Bedroom House | Homes 679, 680, 687, 690, 701, 712, 716,
719, 720, 728, 730, 732, & 740

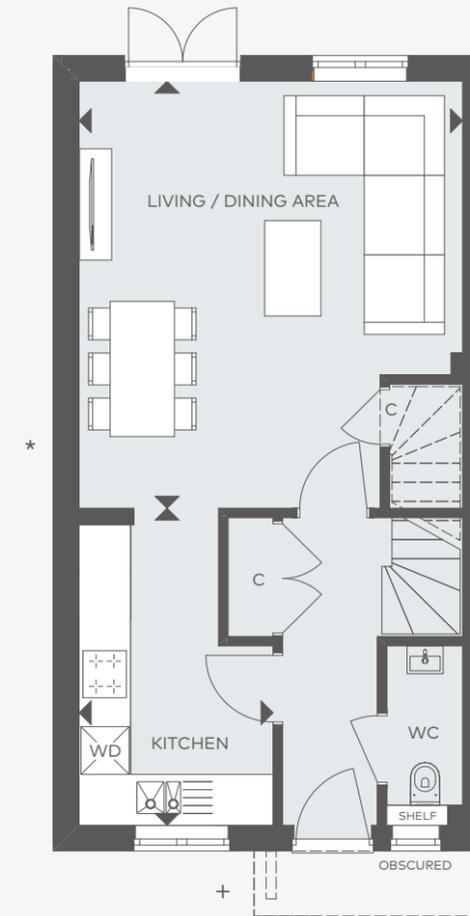


CGI of Plots 688 - 690.

◀ Measurement Points C Cupboard W Wardrobe B Boiler
A/C Airing Cupboard N Niche WD Washer Dryer

+ Porch varies per plot * Window to plots 712, 716, 719 & 720, bay Window to plot 690 only ** No Window to plot 679 only

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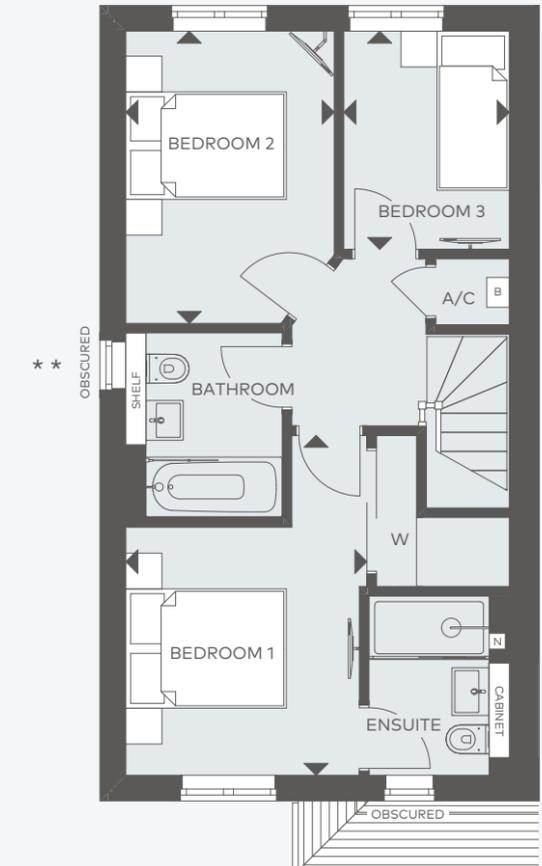


Ground Floor

Kitchen		
3.98m x 2.41m	13'1" x 7'11"	
(max)	(max)	
Living / Dining Area		
5.37m x 4.78m	17'7" x 15'8"	
(max)	(max)	

Ground Floor (Home 679)

Kitchen		
3.98m x 2.36m	13'1" x 7'9"	
(max)	(max)	
Living / Dining Area		
5.37m x 4.78m	17'7" x 15'8"	
(max)	(max)	



First Floor

Bedroom 1		
4.27m x 3.00m	14'0" x 9'10"	
(max)	(max)	
Bedroom 2		
3.67m x 2.59m	12'0" x 8'6"	
Bedroom 3		
2.74m x 2.06m	9'0" x 6'9"	

First Floor (Home 679)

Bedroom 1		
4.27m x 3.00m	14'0" x 9'10"	
(max)	(max)	
Bedroom 2		
3.67m x 2.58m	12'0" x 8'6"	
Bedroom 3		
2.74m x 2.06m	9'0" x 6'9"	

The Peacock

3 Bedroom House | Homes 735, 745(h) & 746



CGI of Plot 735.

(h) Denotes Handed Plot ◀▶ Measurement Points C Cupboard W Wardrobe B Boiler
 A/C Airing Cupboard WM Space and plumbing for Washing Machine TD Space for Tumble Dryer N Niche

+ Porch varies per plot * Bay window to plot 735 only

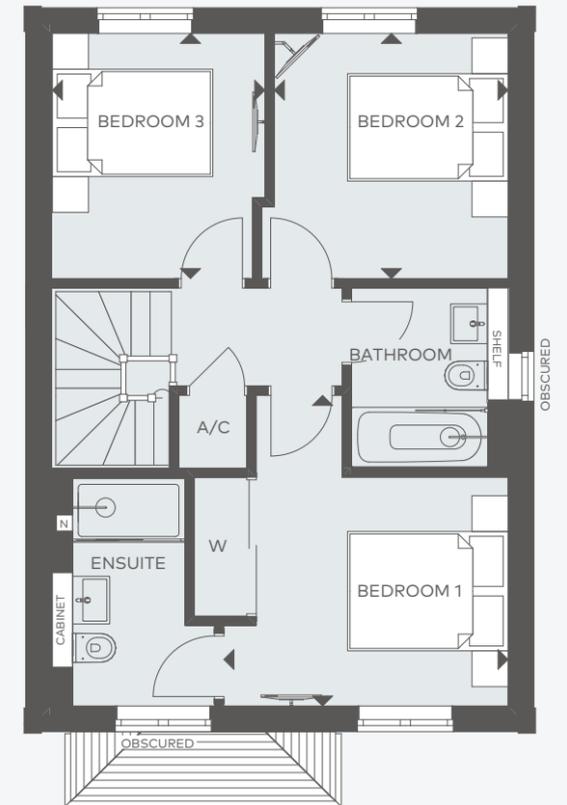
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Ground Floor

Kitchen
 4.50m x 2.47m (max) 14'9" x 8'1" (max)

Living / Dining Area
 5.68m x 3.95m 18'8" x 13'0"



First Floor

Bedroom 1
 3.90m x 3.54m (max) 12'10" x 11'7" (max)

Bedroom 2
 3.08m x 2.91m 10'1" x 9'7"

Bedroom 3
 3.08m x 2.64m 10'1" x 8'8"

The Rowan

3 Bedroom House | Homes 722, 727(h) & 734

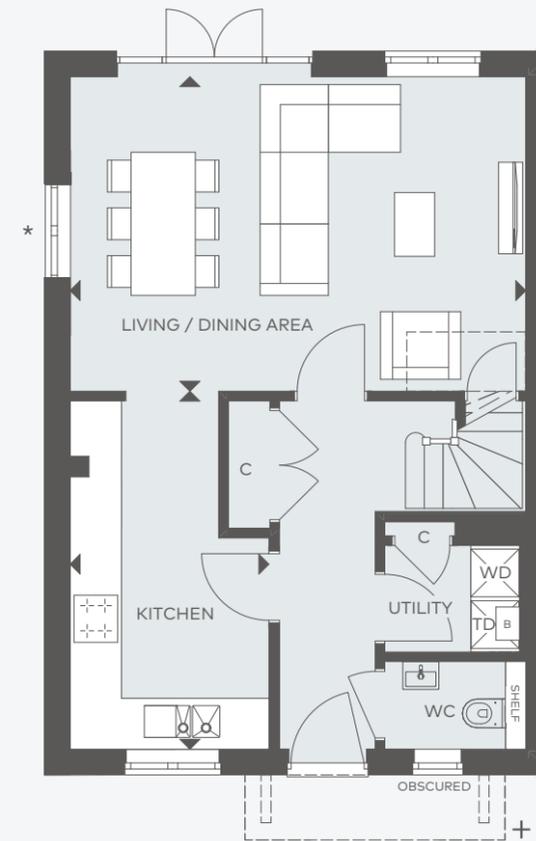


CGI of Plot 734.

(h) Denotes Handed Plot ◀▶ Measurement Points C Cupboard W Wardrobe B Boiler
A/C Airing Cupboard WM Space and plumbing for Washing Machine TD Space for Tumble Dryer N Niche

+ Porch varies per plot * No window to plot 734

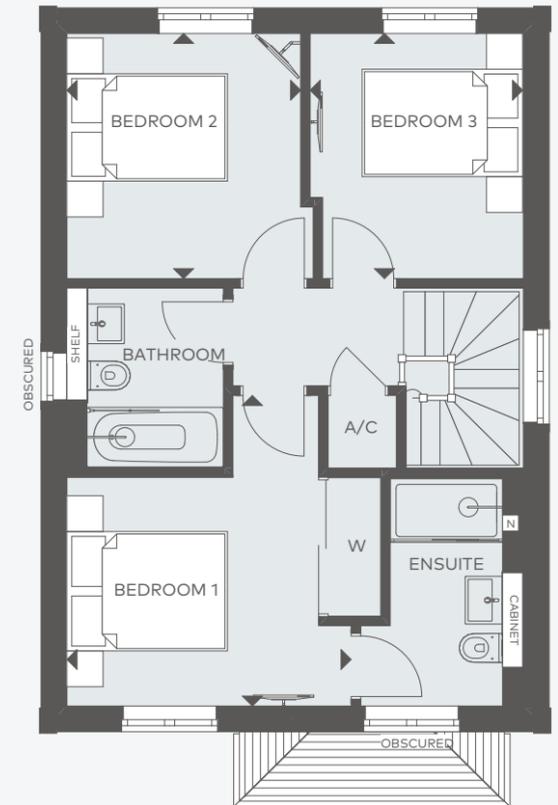
Floorplans shown for Woodhurst Park are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please ask a Sales Consultant for further information.



Ground Floor

Kitchen
4.50m x 2.47m (max) 14'9" x 8'1" (max)

Living / Dining Area
5.68m x 3.95m 18'8" x 13'0"



First Floor

Bedroom 1
3.90m x 3.54m (max) 12'10" x 11'7" (max)

Bedroom 2
3.08m x 2.91m 10'1" x 9'7"

Bedroom 3
3.08m x 2.64m 10'1" x 8'8"

The Braithwaite

3 Bedroom House | Homes 709, 710(h), 723 & 724(h)

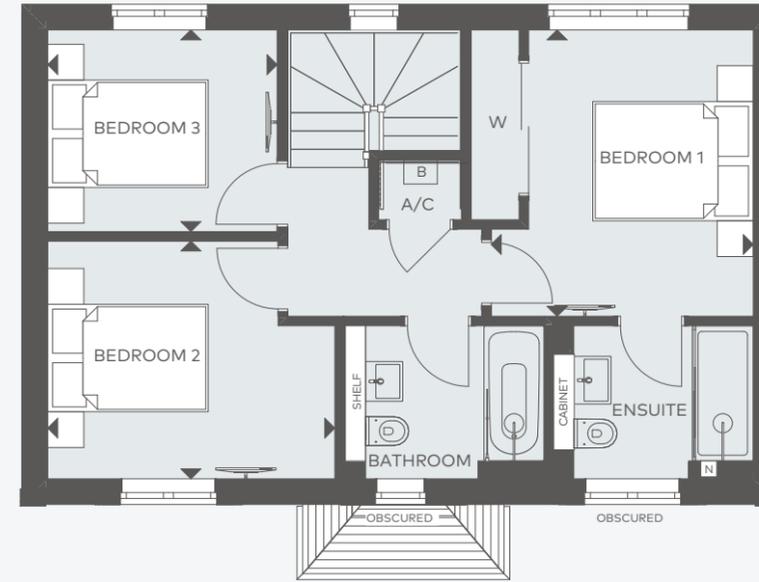


CGI of Plot 709.

(h) Denotes Handed Plot ◀▶ Measurement Points C Cupboard W Wardrobe B Boiler
 A/C Airing Cupboard N Niche WD Space and plumbing for Washer Dryer

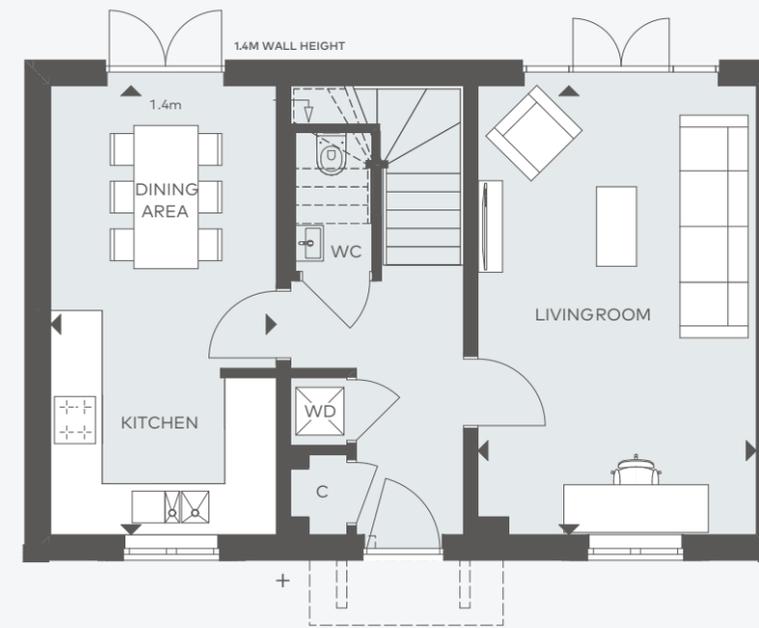
+ Porch varies per plot

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First Floor

Bedroom 1	3.60m x 3.26m	11'10" x 10'8"
Bedroom 2	3.58m x 2.99m (max)	11'9" x 9'10" (max)
Bedroom 3	2.86m x 2.53m	9'5" x 8'4"



Ground Floor

Kitchen/ Dining Area	5.64m x 2.81m	18'6" x 9'3"
Living Room	5.64m x 3.47m	18'6" x 11'5"

The Aster

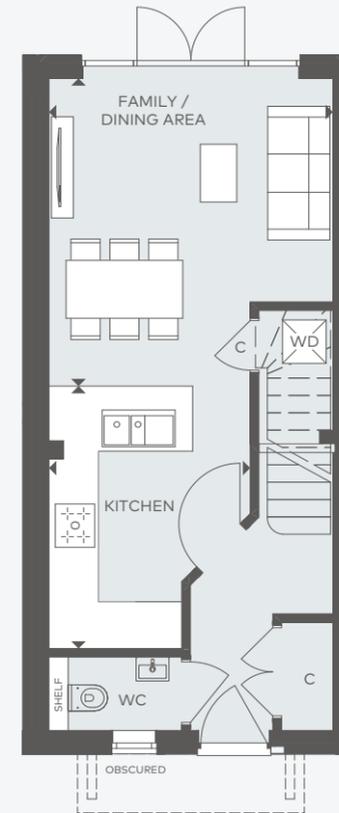
3 Bedroom House | Home 714



CGI of Plots 713 - 715.

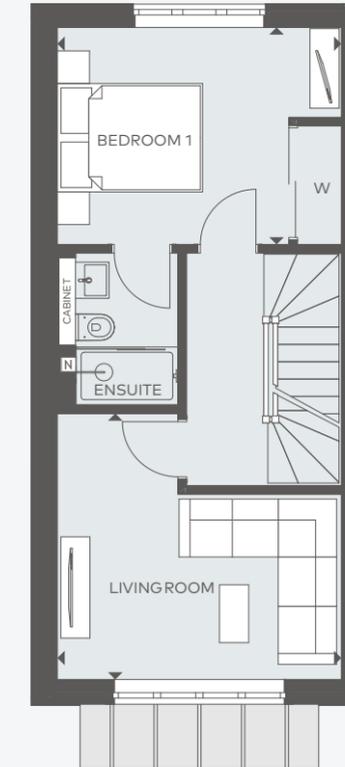
◀ Measurement Points C Cupboard W Wardrobe B Boiler
A/C Airing Cupboard WD Space and plumbing for Washer Dryer N Niche

Floorplans shown for Woodhurst Park 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. Please ask a Sales Consultant for further information.



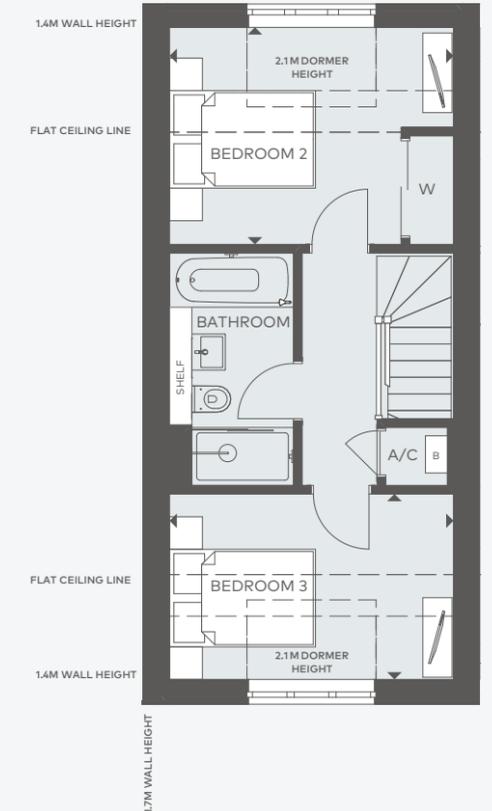
Ground Floor

Kitchen 3.63m x 2.75m (max)	11'11" x 9'0" (max)
Family / Dining Area 4.25m x 3.89m (max)	13'11" x 12'9" (max)



First Floor

Living Room 3.89m x 3.67m	12'9" x 11'0"
Bedroom 1 3.89m x 3.00m	12'9" x 9'10"



Second Floor

Bedroom 2 3.89m x 3.00m	12'9" x 9'10"
Bedroom 3 3.89m x 2.56m	12'9" x 8'5"

The Ash

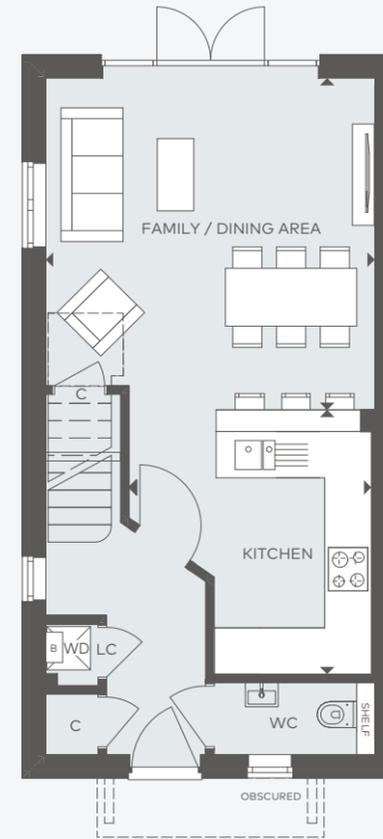
4 Bedroom House | Homes 713 & 715(h)



CGI of Plots 713 - 715.

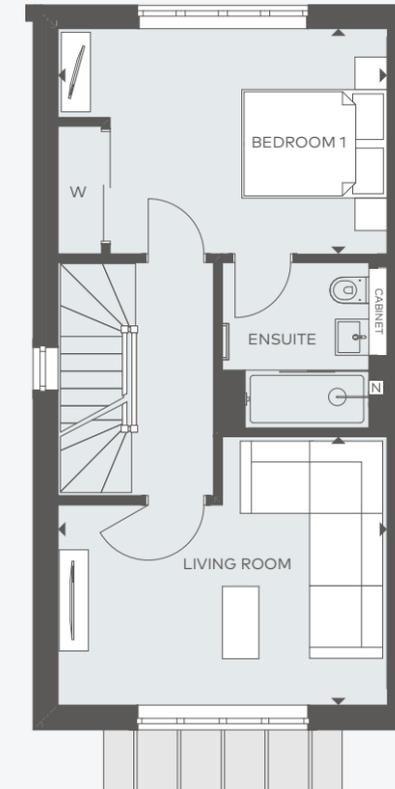
(h) Denotes Handed Plot ◀▶ Measurement Points C Cupboard W Wardrobe B Boiler
 A/C Airing Cupboard LC Laundry Cupboard N Niche WD Space and plumbing for Washer Dryer

Floorplans shown for Woodhurst Park 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. Please ask a Sales Consultant for further information.



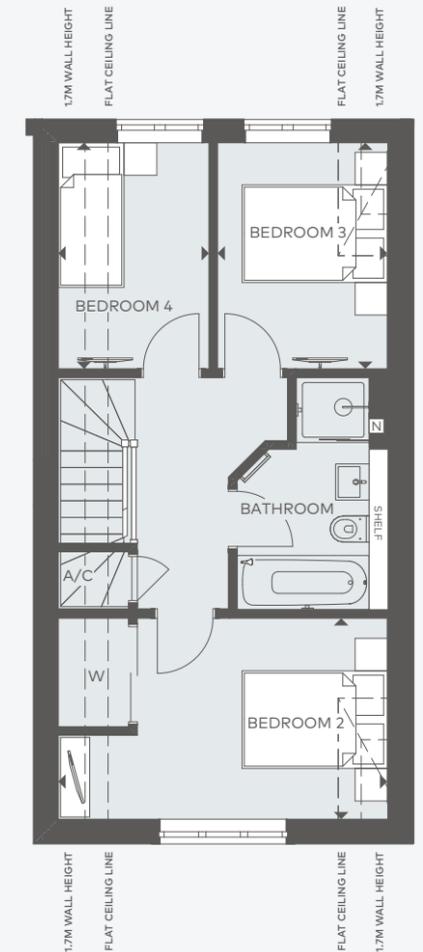
Ground Floor

Kitchen 3.65m x 3.31m (max)	12'0" x 10'10" (max)
Family / Dining Area 4.58m x 4.51m (max)	15'0" x 14'10" (max)



First Floor

Living Room 4.51m x 3.71m	14'10" x 11'0"
Bedroom 1 4.51m x 3.11m	14'10" x 10'2"



Second Floor

Bedroom 2 4.51m x 2.78m	14'10" x 9'1"
Bedroom 3 3.12m x 2.32m	10'3" x 7'7"
Bedroom 4 3.12m x 2.06m	10'3" x 6'9"

The Starling

4 Bedroom House | Homes 676(h), 677, 693(h), 694, 695(h), 696 & 749

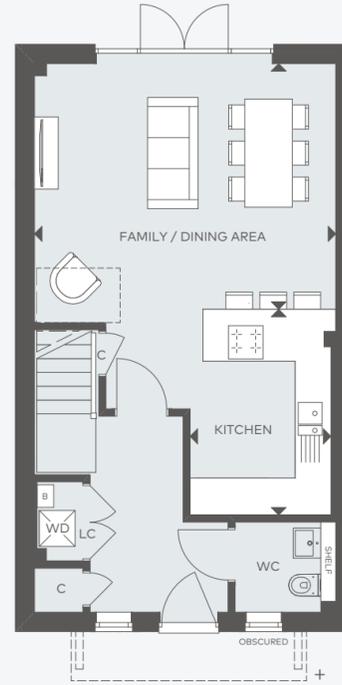


CGI of Plots 695 & 696.

(h) Denotes Handed Plot ◀▶ Measurement Points C Cupboard W Wardrobe B Boiler
A/C Airing Cupboard LC Laundry Cupboard N Niche WD Space and plumbing for Washer Dryer

+ Porch varies per plot

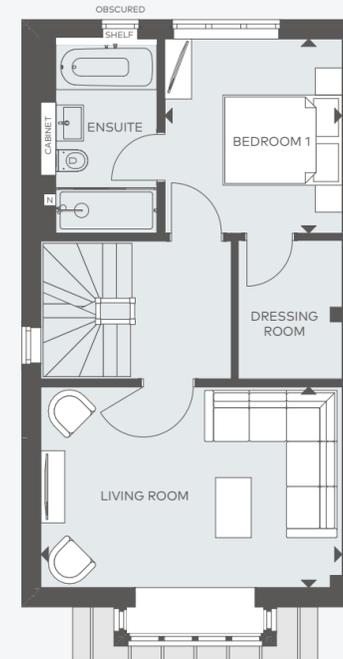
Floorplans shown for Woodhurst Park are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please ask a Sales Consultant for further information.



Ground Floor (Homes 676(h), 677 & 749) without balcony

Kitchen
3.42m x 2.36m 11'3" x 7'9"

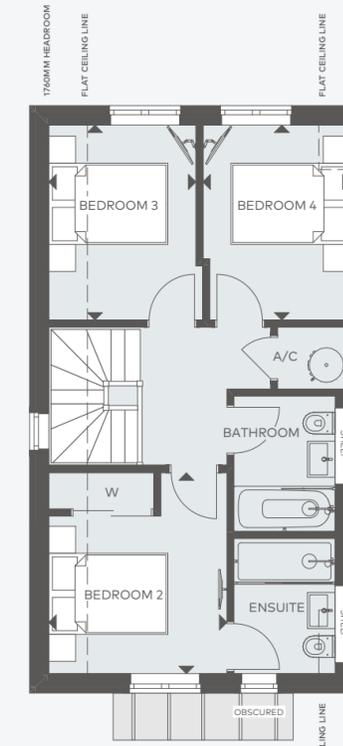
Family / Dining Area
5.06m x 4.08m 16'7" x 13'5"



First Floor (Homes 676(h), 677 & 749) without balcony

Living Room
5.06m x 3.34m 16'7" x 11'0"

Bedroom 1
3.23m x 2.99m 10'7" x 9'10"

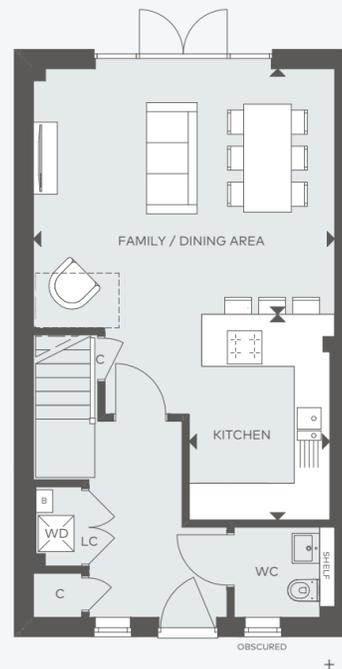


Second Floor (Homes 676(h), 677 & 749) without balcony

Bedroom 2
3.35m x 2.99m 11'0" x 9'10"

Bedroom 3
3.24m x 2.47m 10'8" x 8'1"

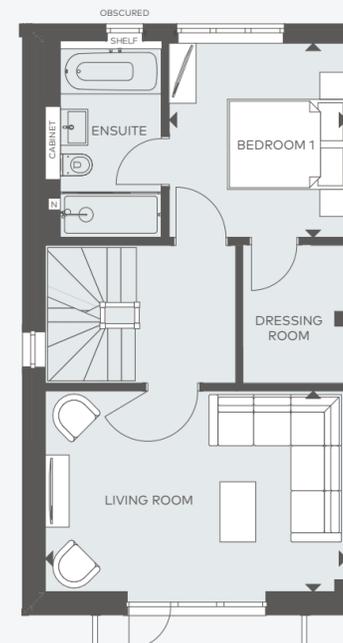
Bedroom 4
3.24m x 2.47m (max) 10'8" x 8'1" (max)



Ground Floor (Homes 693(h), 694, 695(h) & 696)

Kitchen
3.42m x 2.36m 11'3" x 7'9"

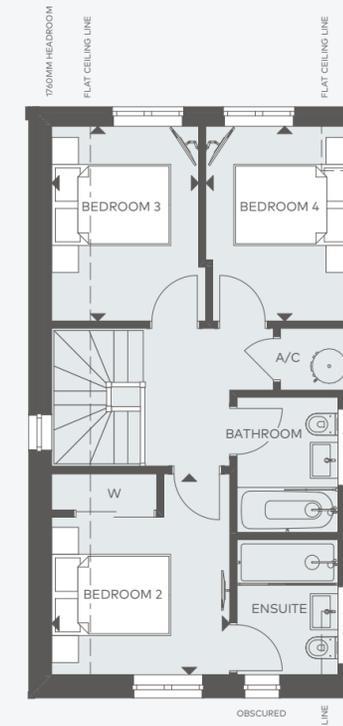
Family / Dining Area
5.06m x 4.08m 16'7" x 13'5"



First Floor (Homes 693(h), 694, 695(h) & 696)

Living Room
5.06m x 3.34m 16'7" x 11'0"

Bedroom 1
3.23m x 2.99m 10'7" x 9'10"



Second Floor (Homes 693(h), 694, 695(h) & 696)

Bedroom 2
3.35m x 2.99m 11'0" x 9'10"

Bedroom 3
3.24m x 2.47m 10'8" x 8'1"

Bedroom 4
3.24m x 2.47m (max) 10'8" x 8'1" (max)



Lift to reveal floorplans



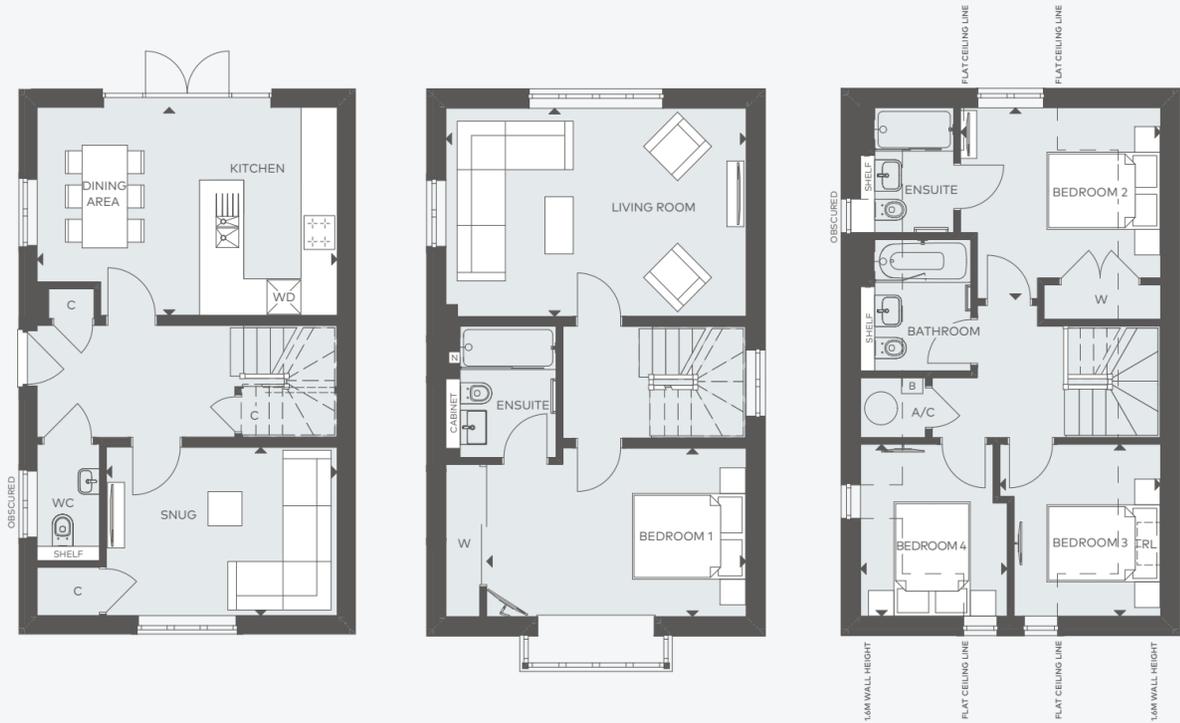
CGI of Plot 748.

The Maple

4 Bedroom House | Home 748

(h) Denotes Handed Plot ▶ Measurement Points C Cupboard W Wardrobe
 B Boiler A/C Airing Cupboard N Niche WD Washer Dryer RL Roof Light

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Ground Floor

Kitchen / Dining Area
 5.30m x 3.64m (max) 17'5" x 11'11" (max)

Snug
 4.08m x 2.95m 13'5" x 9'8"

First Floor

Living Room
 5.30m x 3.64m 17'5" x 11'0"

Bedroom 1
 4.58m x 2.95m (max) 15'0" x 9'8" (max)

Second Floor

Bedroom 2
 3.53m x 3.36m (max) 11'7" x 11'0" (max)

Bedroom 3
 3.01m x 2.84m (max) 9'11" x 9'4" (max)

Bedroom 4
 3.01m x 2.59m (max) 9'11" x 8'6" (max)

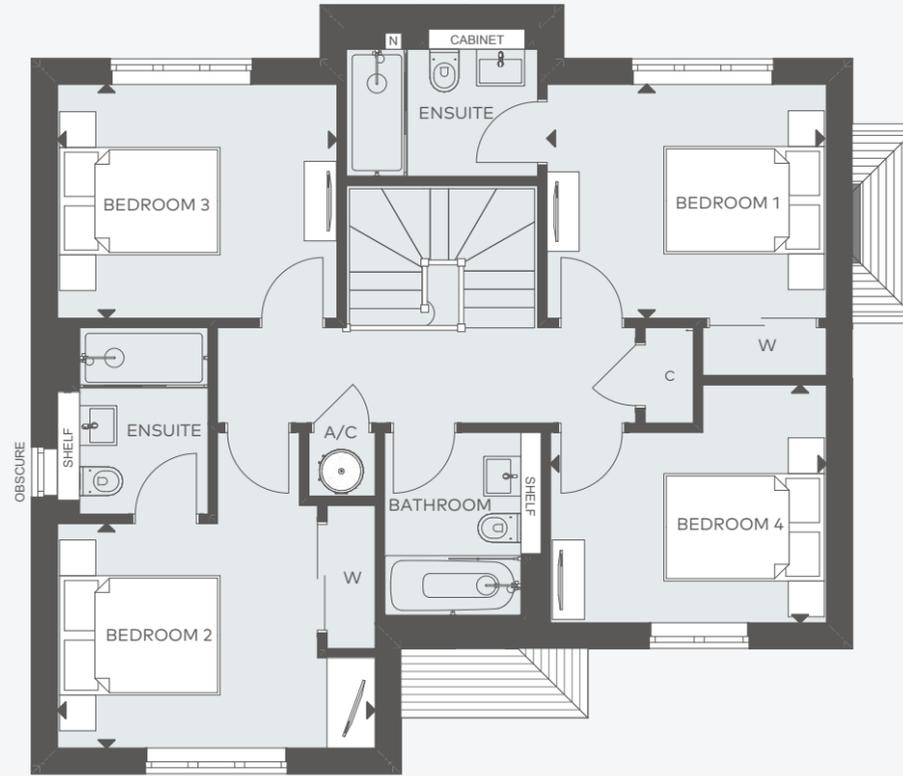
The Woodlark

4 Bedroom House | Home 675



(h) Denotes Handed Plot ◀▶ Measurement Points C Cupboard W Wardrobe B Boiler
 A/C Airing Cupboard WM Space and plumbing for Washing Machine TD Space for Tumble Dryer N Niche

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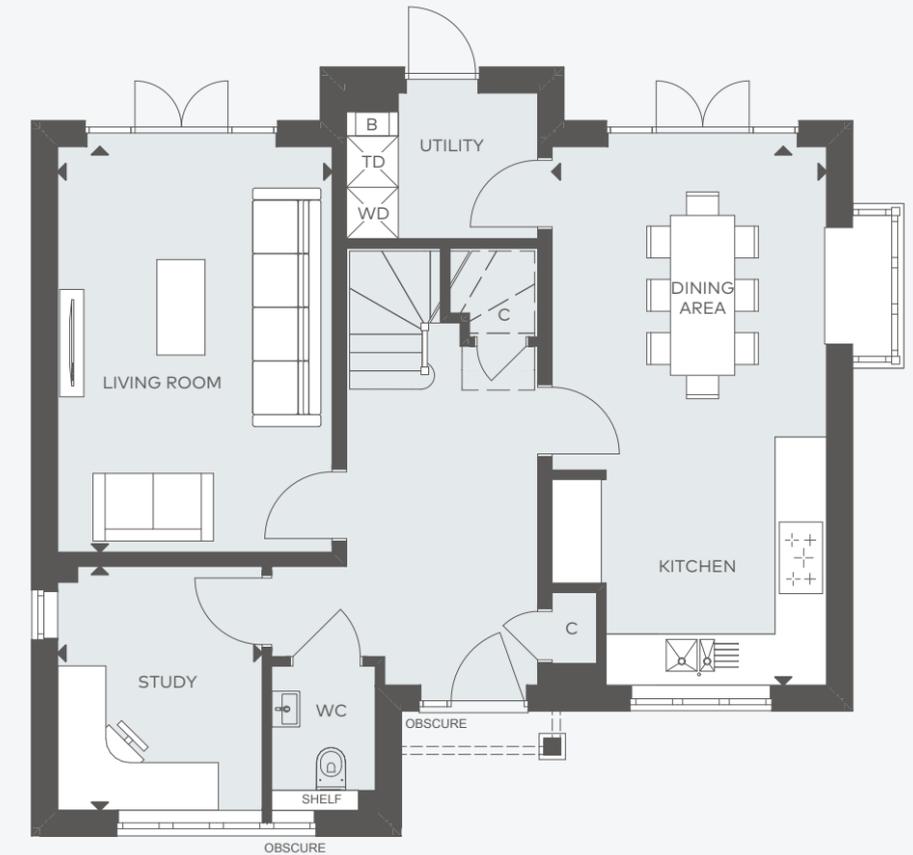


First Floor

Bedroom 1	3.45m x 2.93m	11'4" x 9'7"
Bedroom 2	3.95m x 2.82m	12'12" x 9'3"
Bedroom 3	3.48m x 2.93m	11'5" x 9'7"
Bedroom 4	3.43m x 2.99m (max)	11'3" x 9'10" (max)

Ground Floor

Kitchen / Dining Area	6.77m x 3.42m (max)	22'3" x 11'3" (max)
Living Room	5.09m x 3.42m	16'8" x 11'3"
Study	3.06m x 2.54m	10'0" x 8'4"



The Fairchild

4 Bedroom House | Homes 674, 691, 692(h) & 697(h)

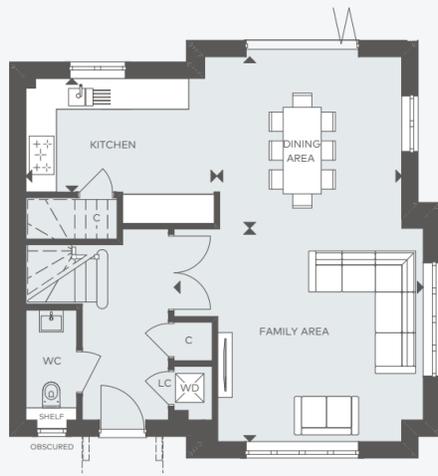


CGI of Plot 697.

(h) Denotes Handed Plot ◀▶ Measurement Points C Cupboard W Wardrobe B Boiler
A/C Airing Cupboard LC Laundry Cupboard N Niche WD Space and plumbing for Washer Dryer

+ Porch varies per plot

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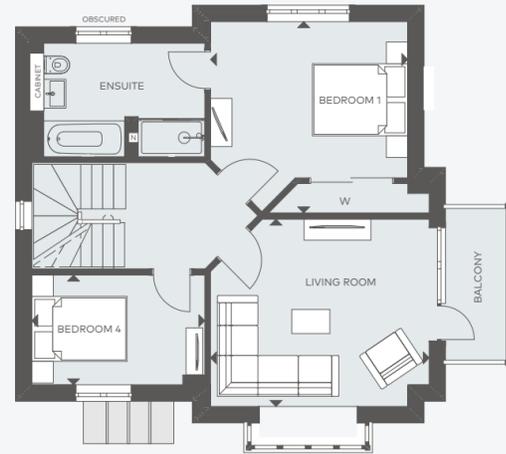
Ground Floor (Home 674)

Kitchen 4.00m x 2.36m	13'1" x 7'9"
Dining Area 3.88m x 3.56m	12'9" x 11'8"
Family Area 5.23m x 4.43m (max)	17'2" x 14'6" (max)



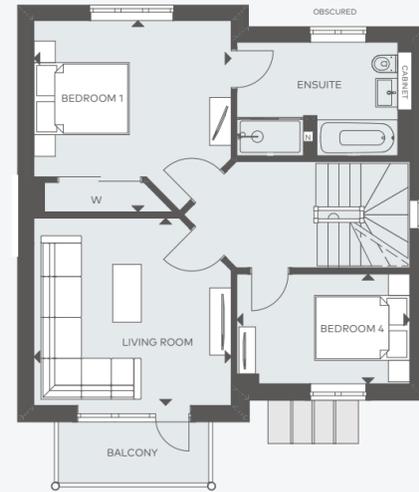
Ground Floor (Homes 691, 692(h) & 697(h))

Kitchen 4.00m x 2.36m	13'1" x 7'9"
Dining Area 3.88m x 3.56m	12'9" x 11'8"
Family Area 4.78m x 4.43m (max)	15'8" x 14'6" (max)



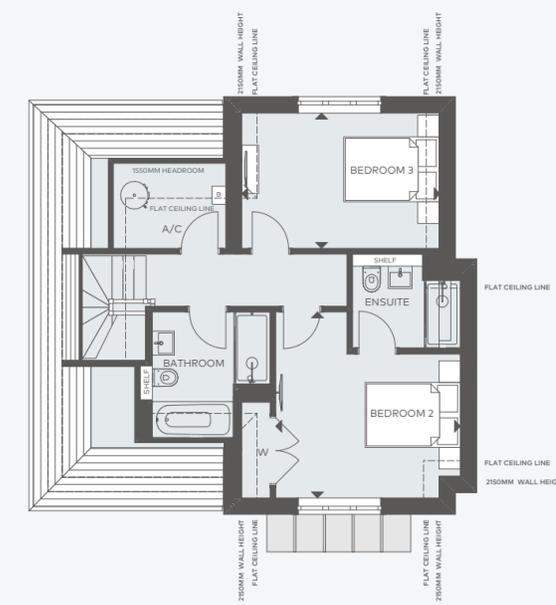
First Floor (Home 674)

Living Room 4.59m x 3.89m	15'1" x 12'9"
Bedroom 1 4.14m x 3.98m	13'7" x 13'1"
Bedroom 4 3.63m x 2.28m	11'11" x 7'6"



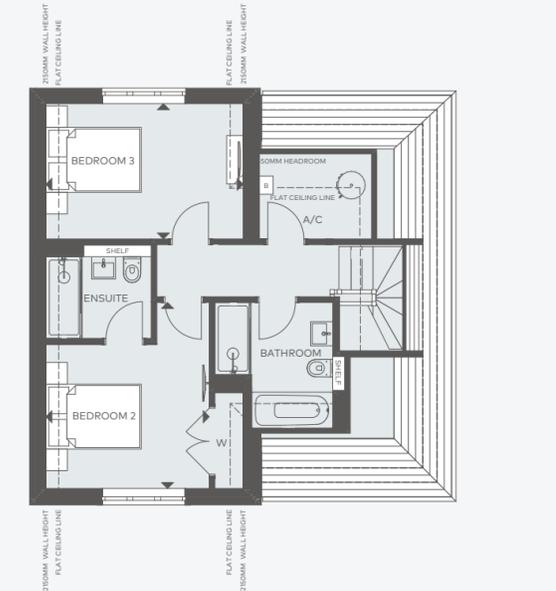
First Floor (Homes 691, 692(h) & 697(h))

Living Room 4.14m x 3.89m	13'7" x 12'9"
Bedroom 1 4.14m x 3.98m	13'7" x 13'1"
Bedroom 4 3.63m x 2.28m	11'11" x 7'6"



Second Floor (Home 674)

Bedroom 2 3.87m x 3.87m (max)	12'8" x 12'8" (max)
Bedroom 3 4.14m x 2.81m	13'7" x 9'3"



Second Floor (Homes 691, 692(h) & 697(h))

Bedroom 2 3.87m x 3.42m (max)	12'8" x 11'3" (max)
Bedroom 3 4.14m x 2.81m	13'7" x 9'3"



Lift to reveal floorplans



CGI of Plot 700.

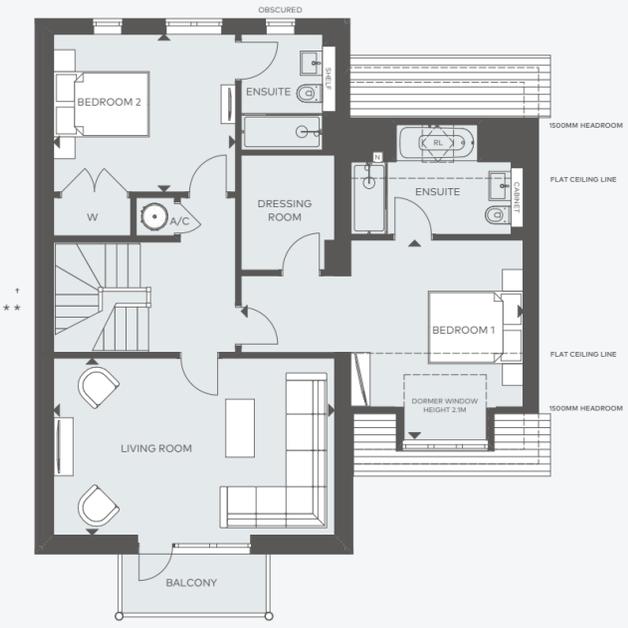
(h) Denotes Handed Plot ◀▶ Measurement Points DW Dishwasher C Cupboard W Wardrobe B Boiler
 A/C Airing Cupboard WM Space and plumbing for Washing Machine TD Space for Tumble Dryer N Niche RL Roof Light

* Windows to plot 700 only ** Window to plots 699 only *Bay Windows to plot 700 only

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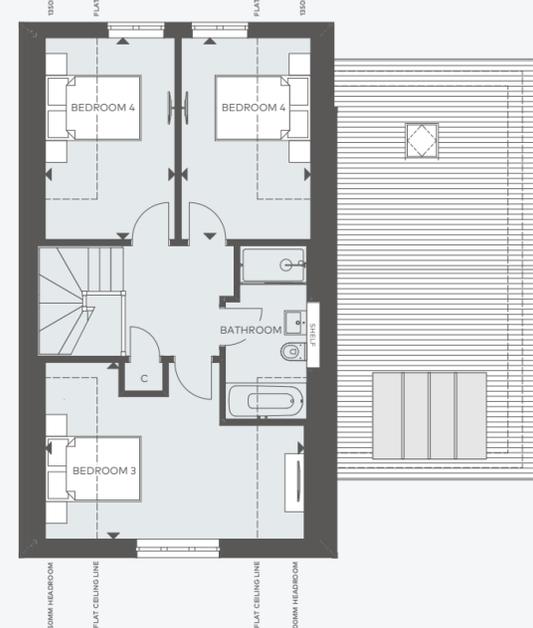
The Goldcrest

5 Bedroom House | Homes 698(h), 699(h) & 700



First Floor

Living Room 5.87m x 3.66m	19'3" x 12'0"
Bedroom 1 5.90m x 4.10m (max)	19'4" x 13'5" (max)
Bedroom 2 3.79m x 3.26m	12'5" x 10'8"



Second Floor

Bedroom 3 5.40m x 3.65m (max)	17'9" x 12'0" (max)
Bedroom 4 4.17m x 2.70m	13'8" x 8'10"
Bedroom 5 4.17m x 2.70m	13'8" x 8'10"



Ground Floor

Kitchen 4.15m x 3.51m (max)	13'7" x 11'6" (max)
Family / Dining Area 5.87m x 4.21m	19'3" x 13'10"



Superts
Specifications

The Apartments & Coach Houses

KITCHENS

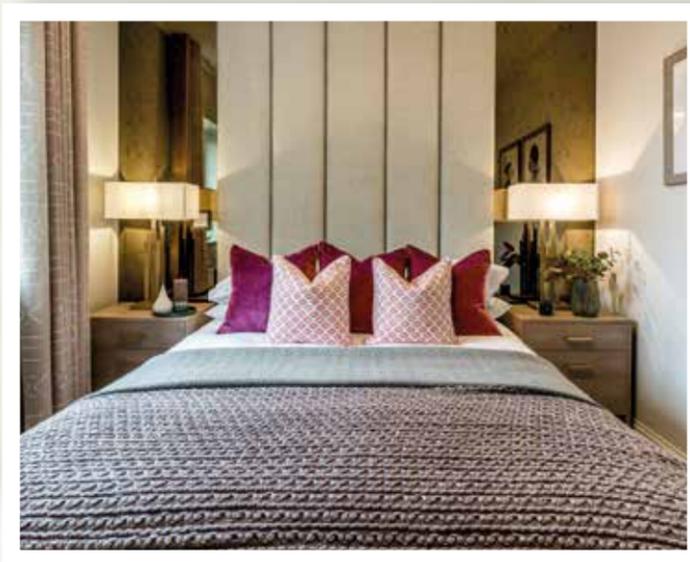
- Individually designed layouts
- Laminate worktops
- Porcelain tile splashback and upstand*
- Bosch stainless steel appliances including:
 - Integrated microwave
 - Multi-function single oven
 - Induction hob
 - Integrated multi-function dishwasher
 - Integrated 70/30 fridge freezer
 - Extractor hood
- Stainless steel sink with chrome mixer tap
- Feature LED lighting and LED downlights
- Karndean flooring

LAUNDRY CUPBOARD

- Laundry cupboard with space and plumbing provided for free-standing washer dryer
- Recessed LED downlights
- Karndean flooring

CONTEMPORARY BATHROOMS

- Family bathroom and ensuite
- Duravit basin with vanity below and single lever basin mixer
- Duravit wall mounted WC, soft-closing seat, concealed cistern and dual flush plate
- Shower enclosure with a glass sliding door, thermostatic mixer and wall mounted shower rail*
- Bath fitted with a two panel bath screen, thermostatic mixer and wall mounted shower riser rail*
- Mirrored cabinet with open shelving element, shaver socket and concealed lighting*
- Contemporary mirror to be fitted over basin*
- Tiled niche within shower area*
- Chrome heated towel rail
- Recessed LED downlights
- Ceramic wall tiling to selected areas
- Karndean flooring



ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- Television (SkyQ/terrestrial) point to living area and television (terrestrial) point to all bedrooms
- Data points will be provided adjacent to every television point
- Downlights to feature within kitchen area
- Pendant lighting to feature in living/dining area, hallways, landings* and bedrooms

HEATING

- Gas fired central heating and hot water system fitted with combination boiler
- Underfloor heating throughout apartments
- Radiators throughout coach houses

INTERIOR FINISHES

- Two panelled internal doors with polished chrome door furniture
- Feature glazed door to kitchen/living/dining
- Bedroom 1 will feature a wardrobe with bespoke sliding doors and shelf & hanging rail within
- Karndean flooring to hallway within homes 666-673 and to ground floor entrance hall within homes 681, 741, 747
- Carpet laid to remainder of the property

SECURITY & PEACE OF MIND

- Property pre-wired for intruder alarm
- 10 Year Premier Guarantee issued on build completion

EXTERNAL FEATURES

- Terrace or balcony to all apartments*

The Houses

KITCHENS

- Individually designed layouts
- Laminate worktops to 2 and 3 bedroom homes
- Stone worktops to 4 and 5 bedroom homes
- Porcelain tile splashback
- Bosch stainless steel appliances including:
 - Integrated microwave
 - Multi-function oven
 - Induction hob
 - Integrated dishwasher
 - Integrated larder fridge and integrated larder freezer or integrated 70/30 fridge freezer*
 - Integrated washer dryer*
 - Extractor hood
- Stainless steel sink with chrome mixer tap
- Feature LED lighting and downlights
- Karndean flooring

UTILITY / LAUNDRY CUPBOARD

- Utilities will have space and plumbing provided for free-standing washing machine and tumble dryer with laminate worktop above*
- Laundry cupboards will have space and plumbing provided for free-standing washer dryer*
- Karndean flooring

CONTEMPORARY BATHROOMS

- Family bathroom and ensembles
- Duravit basin with vanity below and single lever basin mixer
- Duravit wall mounted WC, soft-closing set, concealed cistern and dual flush plate
- Shower enclosure ensembles feature a glass sliding door or glass enclosure, thermostatic mixer and wall mounted shower rail*
- Baths to ensembles feature thermostatic mixer and hand shower set*
- Bath to homes 682-688 fitted with a two-panel bath screen, thermostatic mixer and shower riser rail
- Mirrored cabinet with open shelving element, shaver socket and concealed lighting*
- Contemporary mirror to be fitted over basin*
- Tiled niche within shower area*
- Chrome heated towel rail
- Recessed LED downlights
- Ceramic wall tiling to selected areas
- Karndean flooring

Cloakroom

- Duravit basin with vanity below* and single lever basin mixer
- Duravit wall mounted WC, soft-closing seat, concealed cistern and dual flush plate
- Contemporary mirror to be fitted over basin*
- Ceramic wall tiling to selected areas
- Karndean flooring



ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- Television (SkyQ/terrestrial) point to main living room/area
- Television (terrestrial) point to all bedrooms, study and snug*
- Data points will be provided adjacent to every television point
- Pendant lighting to feature in living rooms/areas, family areas, dining areas, hallways, landings, bedrooms, study and snug*

HEATING

- Gas fired central heating and hot water system fitted with combination boiler to 2 & 3 bedroom homes
- Gas fired central heating with mains pressure hot water and cylinder to 4 & 5 bedroom homes
- Underfloor heating to ground floor only with radiators to the first and second floors*

INTERIOR FINISHES

- Two panelled internal doors with polished chrome door furniture
- Feature glazed door(s) to selected areas*
- Painted staircase with oak effect handrail
- Bedroom 1 will feature either a dressing room or wardrobe with bespoke sliding doors and fitted interiors*
- Wardrobes to remaining bedrooms will be fitted with a shelf/hanging rail*
- Karndean flooring to hallway
- Carpet laid to remainder of the property

SECURITY & PEACE OF MIND

- External light provided to front and wiring for external lighting to rear or property
- 10 Year Premier Guarantee issued on build completion

EXTERNAL FEATURES

- Landscaping to front of the properties and turf to the rear garden
- Patio area
- External tap

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley Homes reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. In such cases, a similar alternative will be provided. Berkeley Homes reserves the right to make these changes as required.

A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.

*Where applicable.



Discover the Berkeley Difference



From the moment you arrive at our developments, you will notice the Berkeley difference. This won't just be in the quality of the craftsmanship, the stunning surroundings or the enviable location. There is something intrinsically special about the experience we offer you. When you buy a home from Berkeley, 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 a superb customer experience.

Customer service is our priority

The service we provide is focused on making the home buying process as straightforward and enjoyable as possible. From exchange of contracts, we will provide you with a Customer Relations Representative to ensure you always have an expert to talk to. We will provide regular updates on the progress of construction, and invite you to choose the interior of your home from a selection of carefully designed palettes. Prior to legal completion, we will invite you to visit for a full Home Demonstration to personally show you all the functions and facilities of your home. Following completion, we will also include a Berkeley 2 year warranty with the 10 Year Premier building warranty.

98% of customers
would recommend us
to their friends

.....

Our planting schemes are
created to encourage eco
systems of the natural world

.....

With a net promoter score of
70.5, we have industry-leading
customer service

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. Our levels of customer service aim to be comparable to other top brands.

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.



Proud to be members of the Berkeley Group of companies

Berkeley
Designed for life

St Edward
Designed for life

St George
Designed for life

St James
Designed for life

St William
Designed for life

St Joseph
Designed for life

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 also 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 – we build in the locations you want to live.

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.



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 plan for the business, designed to raise standards higher still. Our goal is to be a world-class company creating successful, sustainable places where people aspire to live. We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously. Our plan for the business has five areas of focus: Customers, Homes, Places, Operations and Our People.

OUR VISION

To be a world-class business generating long-term value by creating successful, sustainable places where people aspire to live.

CUSTOMER SERVICE IS OUR PRIORITY

We aim to 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

When you buy a new home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.

GREAT PLACES

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

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 AND SAFETY

Safety is a high priority on all of our construction sites. We also aim to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.

BERKELEY FOUNDATION

Berkeley takes social responsibility very seriously. In 2011 we set up The Berkeley Foundation, with the aim of supporting Britain's young people and their communities. We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff. We have set a goal for The Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.

www.berkeleyfoundation.org.uk



WOODHURST PARK
WARFIELD | BERKSHIRE



Maps are not to scale and show approximate locations only.

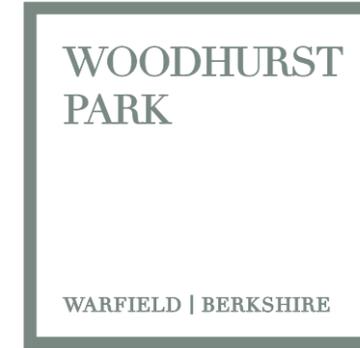
From the South and West

Leave the M3 at junction 3, then at the roundabout take the first exit onto the A322 towards Bracknell/Bagshot. Continue forward, at the next roundabout take the second exit onto the A322 towards Bracknell/Reading and continue forward at the next set of traffic lights. At the roundabout take the second exit onto the A322 towards Wokingham/ Maidenhead, then at the next roundabout take the third exit onto the A3095 towards Maidenhead Town Centre. At the roundabout, take the third exit onto the A3095, then at the Met Office roundabout take the third exit onto the A3095. At Warfield roundabout take the first exit onto Harvest Ride, then at the next roundabout take the second exit onto Harvest Rise. Continue for ½ mile and Woodhurst Park is situated on your right hand side.

From the North and East

Leave the M4 at junction 8/9, then at the roundabout take the second exit onto the A308(M) towards Maidenhead. Continue for a mile, at the roundabout take the fourth exit onto the A330 to Ascot/Bracknell, continue for 3.5 miles and take the second exit at the roundabout onto the A330. Turn right onto the A3095 towards Bracknell. At the 'Three Legged Cross' public house, turn left onto the A3095. At the 'Plough and Harrow' public house turn right onto the A3095, then at Warfield roundabout take the third exit onto Harvest Ride. At the next roundabout, take the second exit onto Harvest Ride, continue for ½ mile and Woodhurst Park is situated on your right hand side.

Information taken from www.google.com/maps and www.theaa.com



FOR FURTHER INFORMATION

Harvest Ride, Warfield, Berkshire
Nearest postcode: RG42 5AB

01344 513015
woodhurstpark@berkeleygroup.co.uk
www.woodhurstpark.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 Berkeley Homes policy of continuous improvement, the finished product may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. Berkeley Homes reserves the right to make these changes as required. 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. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Woodhurst Park, Waters Reach and Riverside House are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley Homes to ascertain the availability of any particular property. 0386/15CA/0622





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