WOODHURST PARK

WARFIELD | BERKSHIRE

The Oaks

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

Berkeley
Designed for life

6. The Greenway
8. The Oaks layout
12. 3 bedroom homes
16. 4 bedroom homes
32. 5 bedroom homes
42. Superb specification
46. The Berkeley Difference
48. Customer Service is our priority
50. Designed for life
52. A commitment to the future
54. Location and directions

Welcome to The Oaks

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 Oaks' beautifully styled homes blend seamlessly with their parkland setting.

Berkeley
Designed for life

Where place making 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.

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 stunning and diverse environment waiting to be explored. "The Splash" will be retained as the crossing point of the river, leading to the brand new primary school.

The Greenway

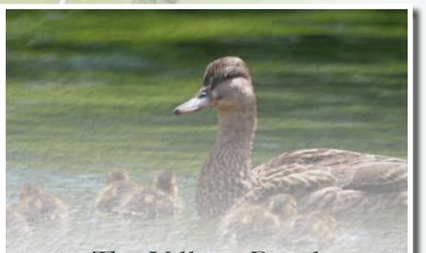
Leading off from the Country Park and flowing through the heart of the development, the landscaped Greenway links the community together through a collection of unique, exciting open spaces for all residents to enjoy throughout the seasons.

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.



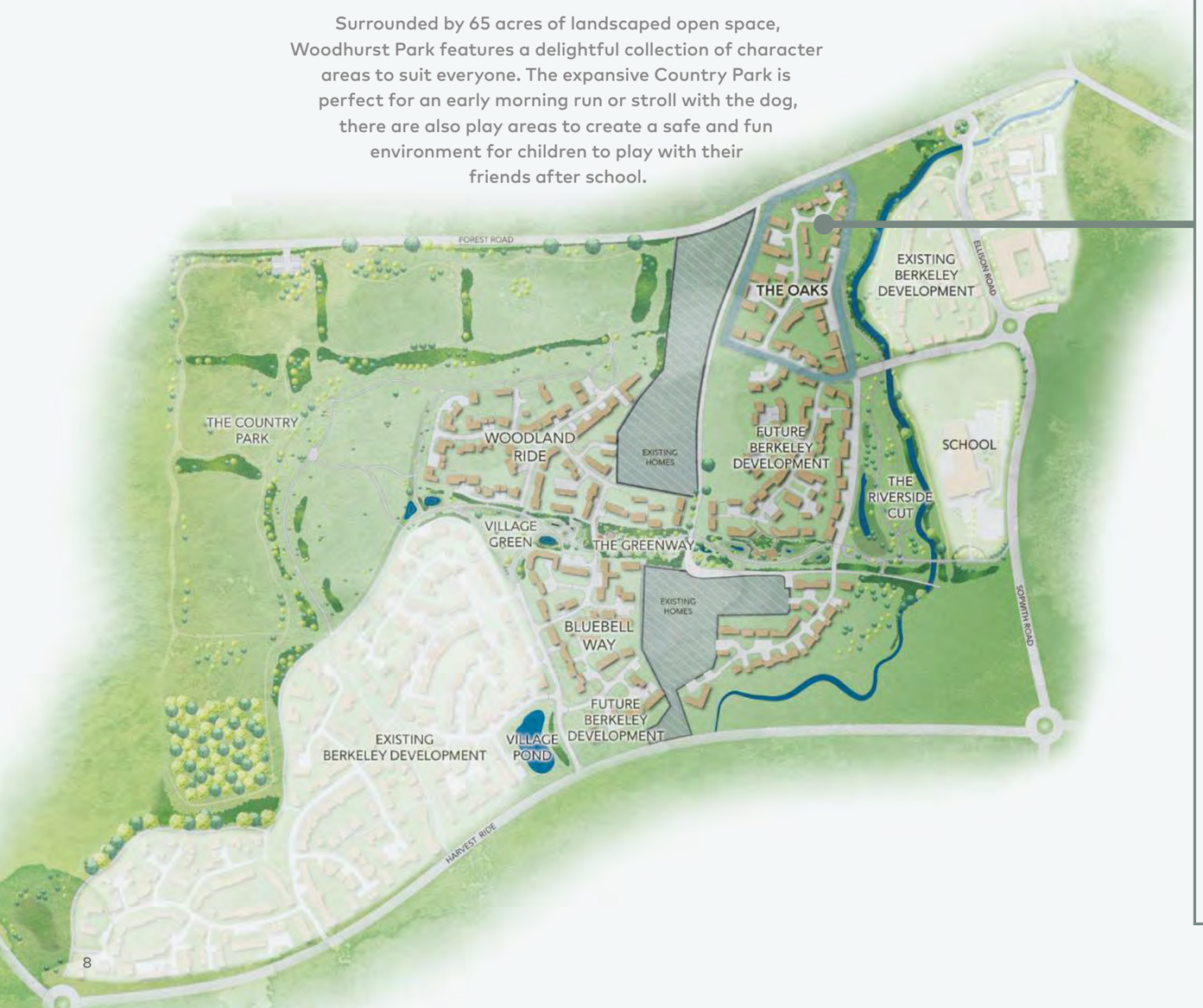
The Village Pond

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.

The Woodhurst Park Masterplan

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.



The Oaks

3 Bedroom Home | 4 Bedroom Home | 5 Bedroom Home

The Oaks 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.

Feel connected in beautiful surroundings at The Oaks.

Set within a stunning country park, the latest collection of 3, 4 & 5 bedroom homes are at one with nature.

CGI of The Oaks, indicative only.

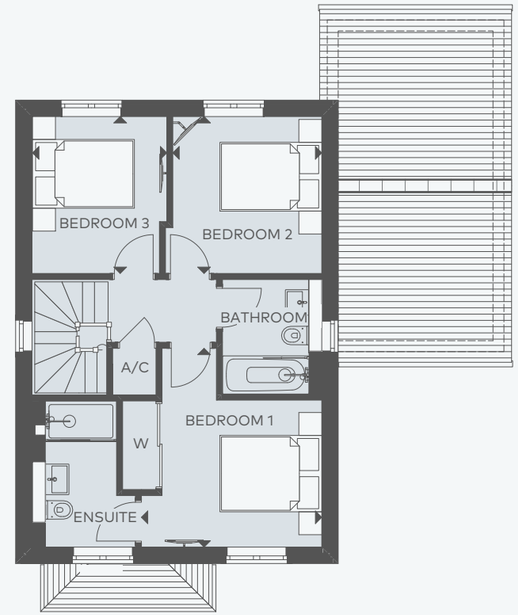
The Rowan

3 Bedroom Home | Plot 659

CGI of Plot 659.

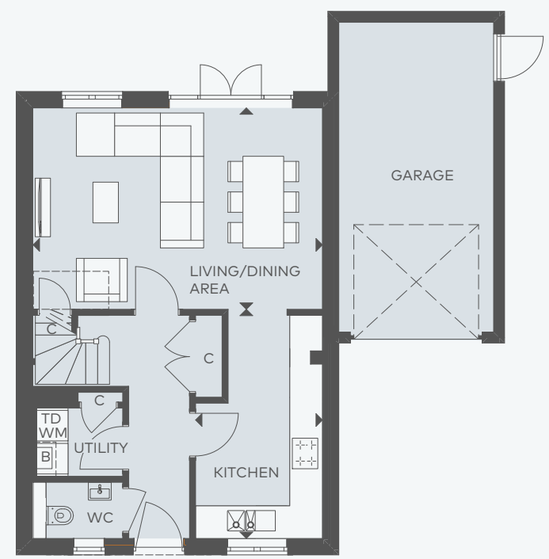
◄► Measurement Points ⊠ Tall Units ⊠ Under Counter Units **C** Cupboard **W** Wardrobe **B** Boiler
WM Space and plumbing for Washing Machine **TD** Space for Tumble Dryer **N** Niche **LC** Linen Cupboard

Floorplans are for approximate measurements only. Exact layouts and dimensions may vary between individual homes. 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. Furniture and electrical layouts are indicative only. Kitchen layout subject to change. Please ask a Sales Consultant for further information.



First Floor

Bedroom 1 **3.90m x 3.54m** (max)	**11'7" x 11'0"** (max)
Bedroom 2 **3.08m x 2.92m**	**10'1" x 9'7"**
Bedroom 3 **3.08m x 2.63m**	**10'1" x 8'8"**



Ground Floor

Kitchen **4.48m x 2.49m** (max)	**14'8" x 8'2"** (max)
Living / Dining Area **5.68m x 3.97m**	**18'8" x 13'0"**

The Braithwaite

3 Bedroom Home | Plots 653 & 654

CGI of Plot 653.

◄► Measurement Points ⊠ Tall Units ⊠ Under Counter Units **C** Cupboard **W** Wardrobe **B** Boiler **L** Laundry
WM Space and plumbing for Washing Machine **TD** Space for Tumble Dryer **N** Niche **LC** Linen Cupboard **WD** Space and plumbing for Washer Dryer

+ Porch varies per plot * Windows to plot 653 only

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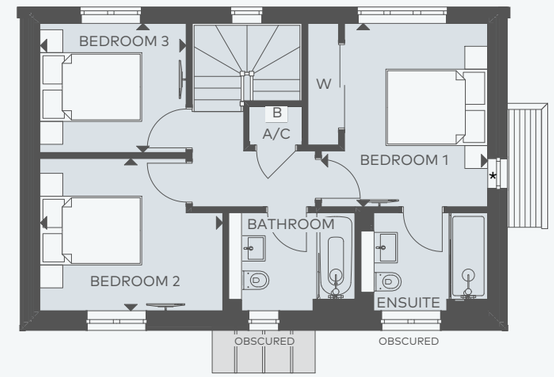
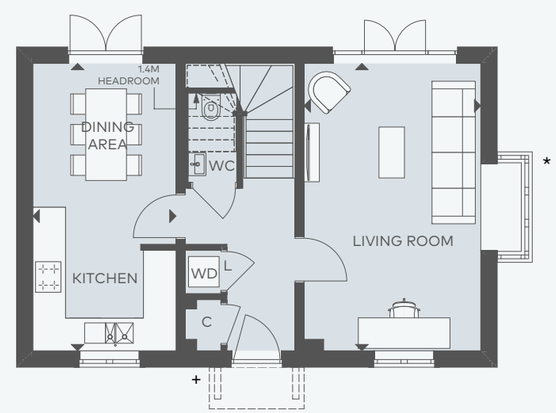


First Floor

Bedroom 1 **3.60m x 3.26m**	**11'10" x 10'8"**
Bedroom 2 **3.58m x 2.99m**	**11'9" x 9'10"**
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 Copper

4 Bedroom Home | Plots 636(h), 637, 644 & 645

CGI of Plot 645.

(h) Denotes Handed Plot ◄► Measurement Points ⊠ Tall Units ⊠ Under Counter Units **C** Cupboard **W** Wardrobe **B** Boiler
L Laundry **WM** Space and plumbing for Washing Machine **TD** Space for Tumble Dryer **N** Niche **LC** Linen Cupboard

+ Porch varies per plot * Windows to plots 636 & 645 only

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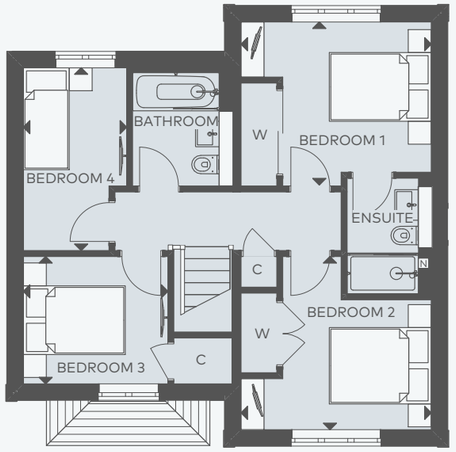
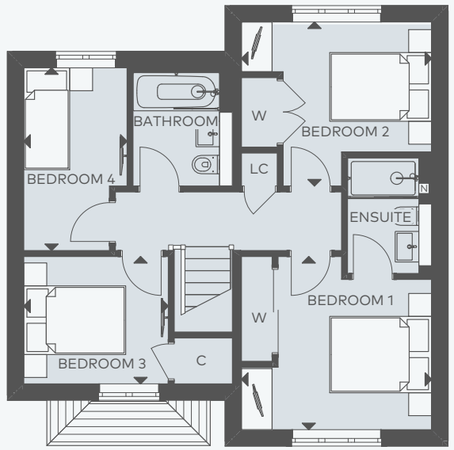


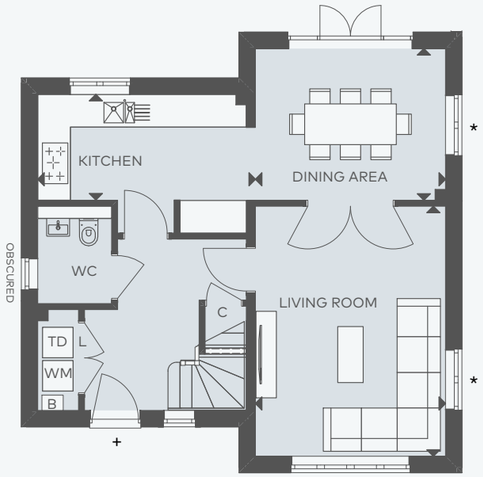
First Floor
(Plots 636, 637 and 645)

Bedroom 1 **3.73m x 3.20m**	**12'3" x 10'6"**
Bedroom 2 **3.73m x 3.40m**	**12'3" x 11'2"**
Bedroom 3 **2.83m x 2.50m**	**9'3" x 8'2"**
Bedroom 4 **3.58m x 2.02m**	**11'9" x 6'8"**



First Floor
(Plot 644)

Bedroom 1 **3.73m x 3.40m**	**12'3" x 11'2"**
Bedroom 2 **3.73m x 3.20m**	**12'3" x 10'6"**
Bedroom 3 **2.83m x 2.50m**	**9'3" x 8'2"**
Bedroom 4 **3.58m x 2.02m**	**11'9" x 6'8"**



Ground Floor
(All plots)

Kitchen **4.72m x 2.07m**	**14'0" x 6'9"**
Dining Area **3.73m x 2.97m**	**12'3" x 9'9"**
Living Room **4.91m x 3.73m**	**16'1" x 12'3"**

The Starling

4 Bedroom Home | Plots 631, 632(h), 634, 635(h), 649 & 650(h)

CGI of Plots 649 & 650.

(h) Denotes Handed Plot ◄► Measurement Points ⊠ Tall Units ⊡ Under Counter Units **C** Cupboard **W** Wardrobe **B** Boiler **L** Laundry
WM Space and plumbing for Washing Machine **TD** Space for Tumble Dryer **N** Niche **LC** Linen Cupboard **WD** Space and plumbing for Washer Dryer

+ Porch varies per plot

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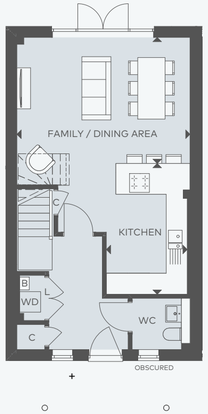
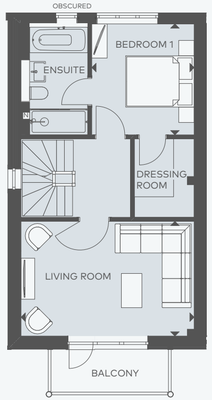


Ground Floor
(Plots 631, 632, 649 and 650)

Kitchen
3.82m x 2.36m **12'6" x 7'9"**

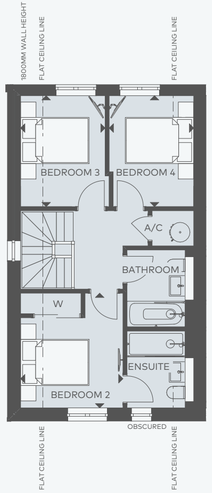
Family / Dining Area
5.06m x 3.68m **16'7" x 12'1"**



First Floor
(Plots 631, 632, 649 and 650)

Living Room
5.06m x 3.35m **16'7" x 11'0"**

Bedroom 1
3.24m x 2.99m **10'8" x 9'10"**

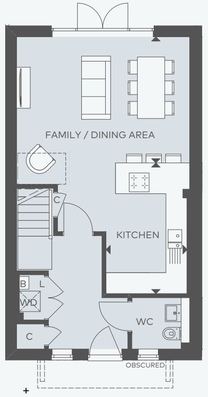


Second Floor
(Plots 631, 632, 649 and 650)

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

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

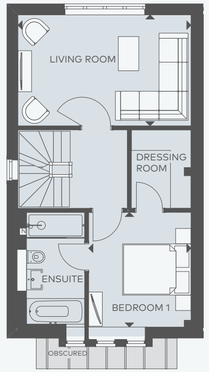
Bedroom 4
3.24m x 2.47m **10'8" x 8'1"**



Ground Floor
(Plots 634 & 635 – without balcony)

Kitchen
3.82m x 2.36m **12'6" x 7'9"**

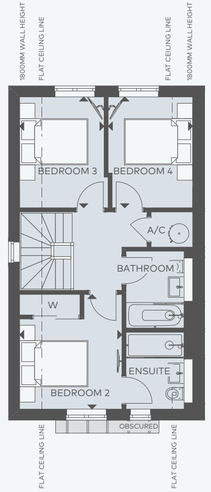
Family / Dining Area
5.06m x 3.68m **16'7" x 12'1"**



First Floor
(Plots 634 & 635 – without balcony)

Living Room
5.06m x 3.24m **16'7" x 10'8"**

Bedroom 1
3.35m x 2.99m **11'0" x 9'10"**

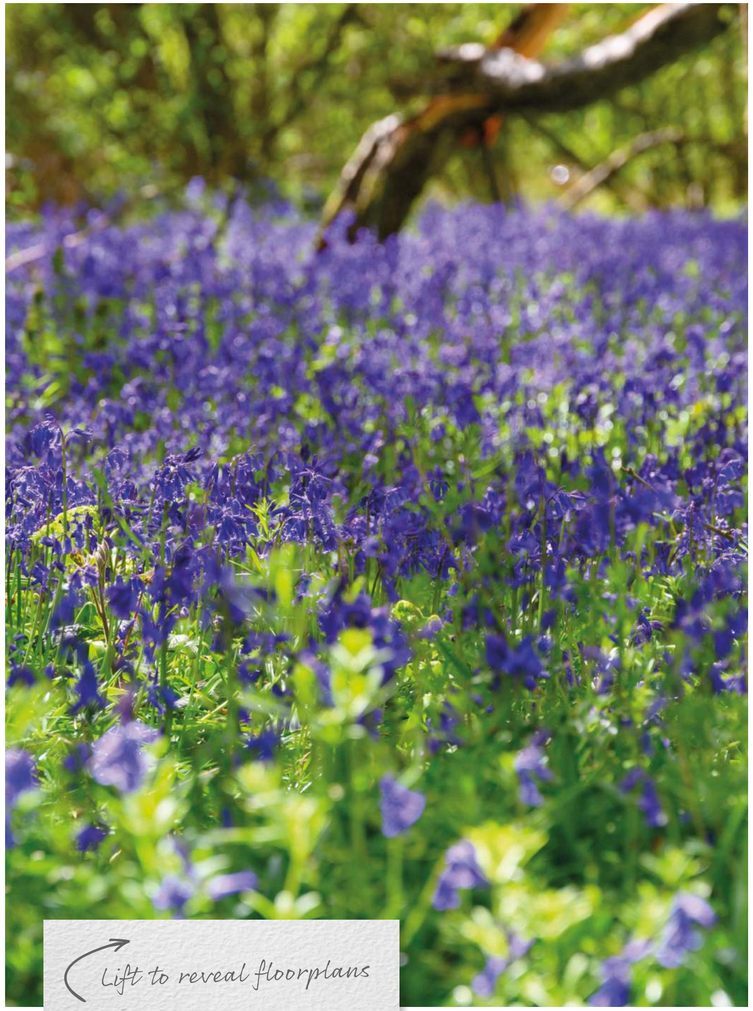


Second Floor
(Plots 634 & 635 – without balcony)

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 **10'8" x 8'1"**



Lift to reveal floorplans

The Woodlark

4 Bedroom Home | Plots 638(h) & 660

CGI of Plot 660.

(h) Denotes Handed Plot ◄► Measurement Points ⊠ Tall Units ⊡ Under Counter Units **C** Cupboard **W** Wardrobe **B** Boiler
WM Space and plumbing for Washing Machine **TD** Space for Tumble Dryer **N** Niche **LC** Linen Cupboard **CLKS** Cloakroom

* Windows to plot 660 only

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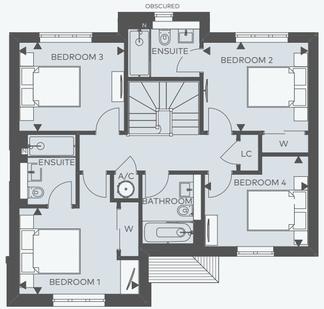
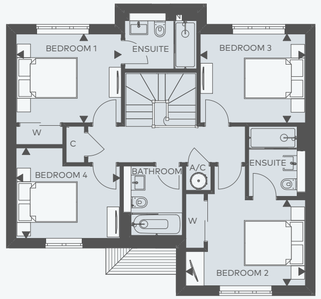


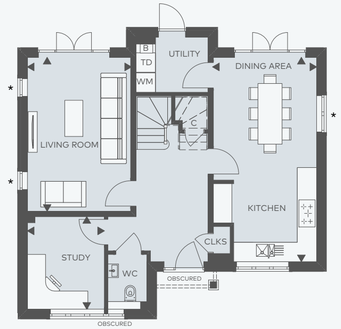
First Floor
(Plot 660)

Bedroom 1 **3.95m x 2.84m**	**13'0" x 9'4"**
Bedroom 2 **3.45m x 2.93m**	**11'4" x 9'7"**
Bedroom 3 **3.84m x 2.93m**	**11'5" x 9'7"**
Bedroom 4 **3.43m x 2.99m**	**11'3" x 9'10"**



First Floor
(Plot 638)

Bedroom 1 **3.45m x 2.93m**	**11'4" x 9'7"**
Bedroom 2 **3.95m x 2.84m**	**13'0" x 9'4"**
Bedroom 3 **3.84m x 2.93m**	**11'5" x 9'7"**
Bedroom 4 **3.43m x 2.99m**	**11'3" x 9'10"**



Ground Floor
(All plots)

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

The Galway

4 Bedroom Home | Plot 651

CGI of Plot 651

◄► Measurement Points ⊠ Tall Units ⊠ Under Counter Units **C** Cupboard **W** Wardrobe **B** Boiler
WM Space and plumbing for Washing Machine **TD** Space for Tumble Dryer **N** Niche **LC** Linen Cupboard

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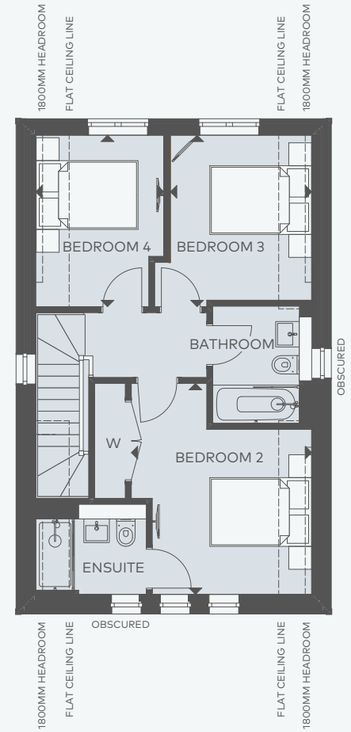
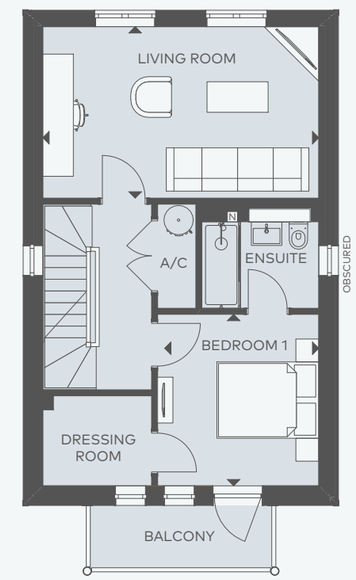


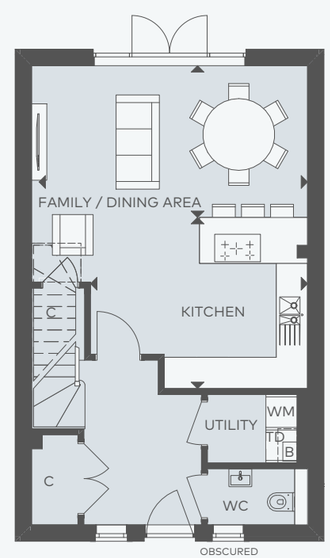
Second Floor

Bedroom 2 **4.14m x 3.54m**	**13'7" x 11'7"**
Bedroom 3 **3.36m x 2.77m**	**11'0" x 9'1"**
Bedroom 4 **3.36m x 2.51m**	**11'0" x 8'3"**



First Floor

Living Room **5.42m x 3.36m**	**17'9" x 11'0"**
Bedroom 1 **3.26m x 3.16m**	**10'8" x 10'4"**



Ground Floor

Kitchen **4.26m x 3.36m**	**14'0" x 11'0"**
Family / Dining Area **5.41m x 2.98m**	**17'9" x 9'9"**

The Fairchild

4 Bedroom Home | Plots 633 & 652

CGI of Plot 633.

◄► Measurement Points ⊠ Tall Units ⊠ Under Counter Units **C** Cupboard **W** Wardrobe **B** Boiler
WM Space and plumbing for Washing Machine **TD** Space for Tumble Dryer **N** Niche **LC** Linen Cupboard **L** Laundry **WD** Space and plumbing for Washer Dryer

+ Porch varies per plot

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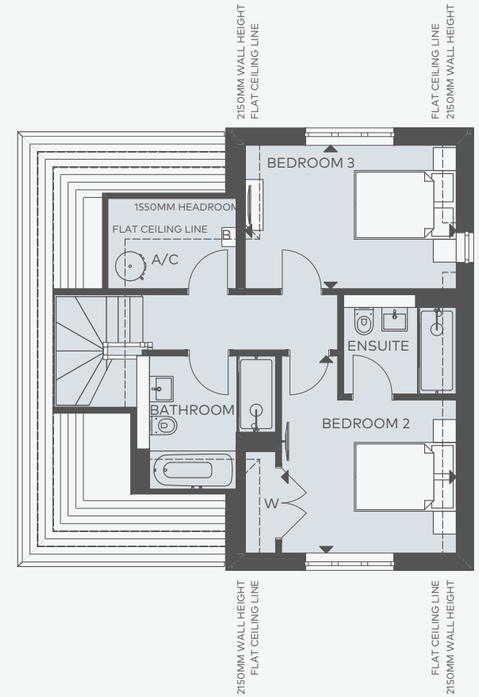
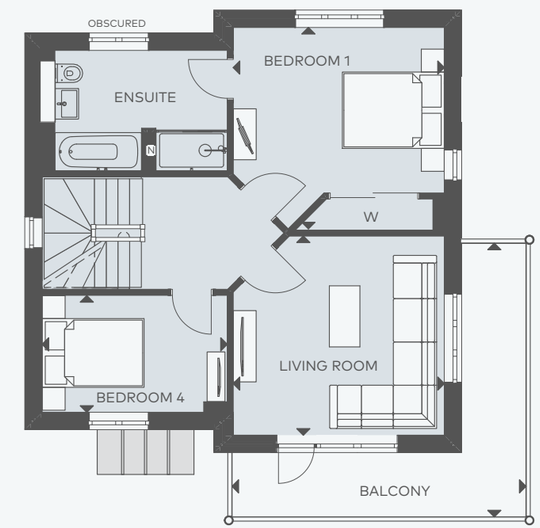


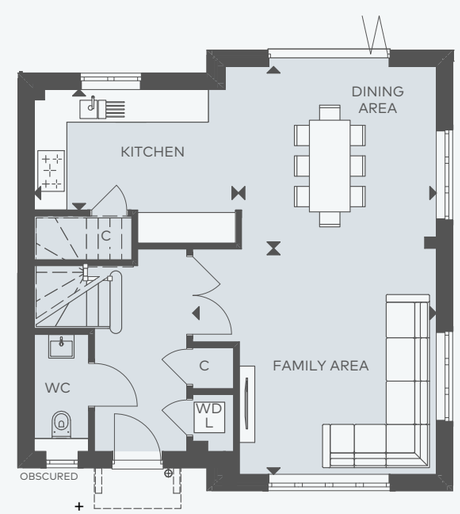
Second Floor

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



First Floor

Living Room **4.14m x 3.91m**	**13'7" x 12'10"**
Bedroom 1 **4.14m x 3.95m**	**13'7" x 13'0"**
Bedroom 4 **3.63m x 2.28m**	**11'11" x 7'6"**
Balcony **5.77m x 5.37m** **(max)**	**18'11" x 17'7"** **(max)**



Ground Floor

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 **4.77m x 4.43m**	**15'8" x 14'6"**

The Brimstone

4 Bedroom Home | Plots 643 & 655

CGI of Plot 643.

◄► Measurement Points ⊠ Tall Units ⊡ Under Counter Units **C** Cupboard **W** Wardrobe **B** Boiler
WM Space and plumbing for Washing Machine **TD** Space for Tumble Dryer **N** Niche **LC** Linen Cupboard

+ Porch varies per plot * Windows to plot 643 only ** Window to plot 655 only

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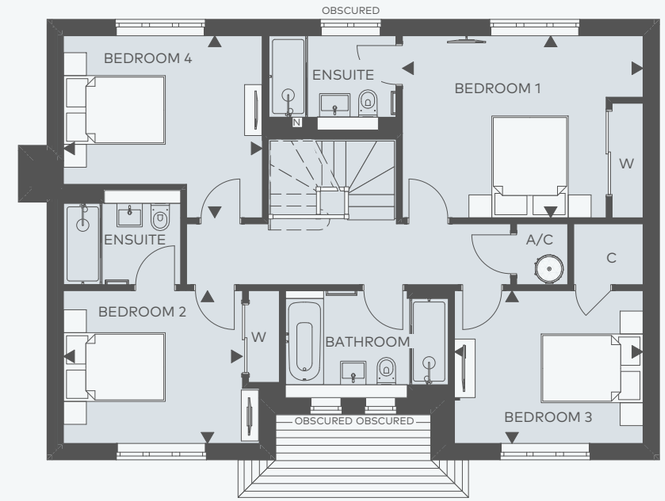
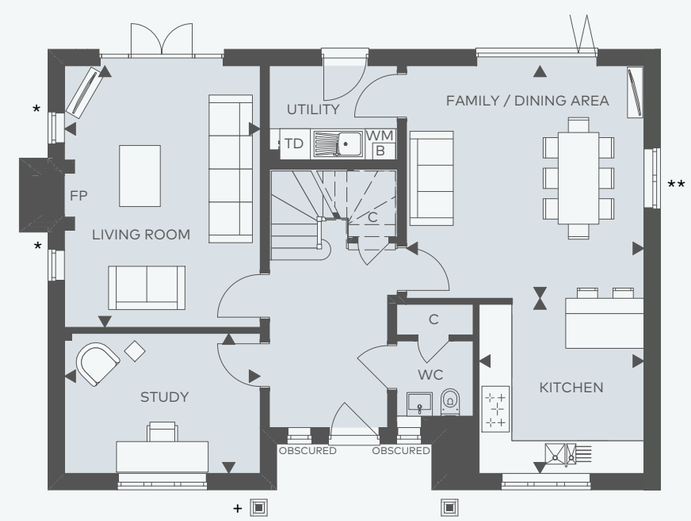


First Floor

Bedroom 1 **4.72m x 3.57m**	**15'6" x 11'9"**
Bedroom 2 **3.51m x 3.00m**	**11'6" x 9'10"**
Bedroom 3 **3.70m x 3.00m**	**12'2" x 9'10"**
Bedroom 4 **3.90m x 3.57m**	**12'10" x 11'9"**



Ground Floor

Kitchen **3.44m x 3.23m**	**11'3" x 10'7"**
Family / Dining Area **4.66m x 4.56m**	**15'3" x 15'0"**
Study **3.84m x 2.75m**	**12'7" x 9'0"**
Living Room **5.13m x 3.84m**	**16'10" x 12'7"**

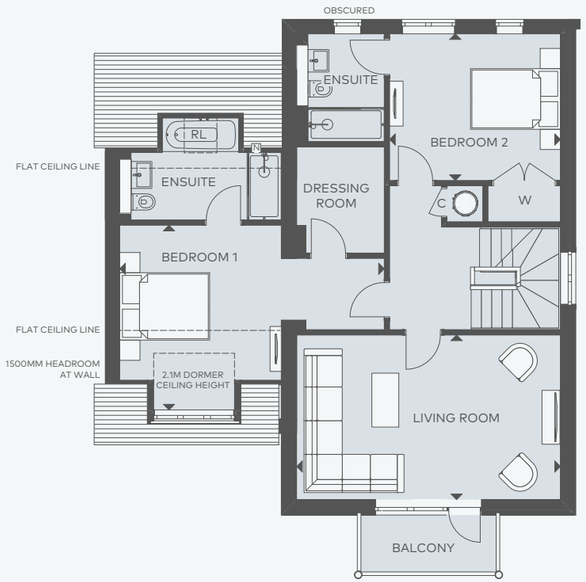
The Burdock

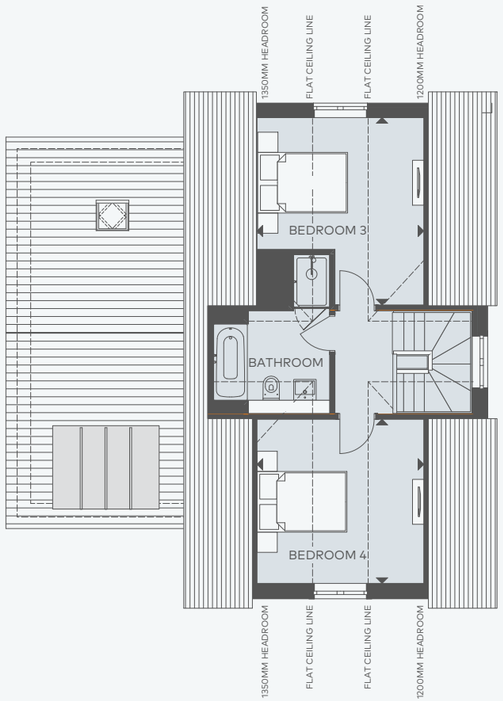
4 Bedroom Home | Plots 647, 648, 663 & 664

CGI of Plot 648.

◄► Measurement Points ⊠ Tall Units ⊠ Under Counter Units **C** Cupboard **W** Wardrobe **B** Boiler
WM Space and plumbing for Washing Machine **TD** Space for Tumble Dryer **N** Niche **LC** Linen Cupboard

Floorplans are for approximate measurements only. Exact layouts and dimensions may vary between individual homes. 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. Furniture and electrical layouts are indicative only. Kitchen layout subject to change. Please ask a Sales Consultant for further information.





First Floor

Living Room
5.87m x 3.66m **19'3" x 12'0"**

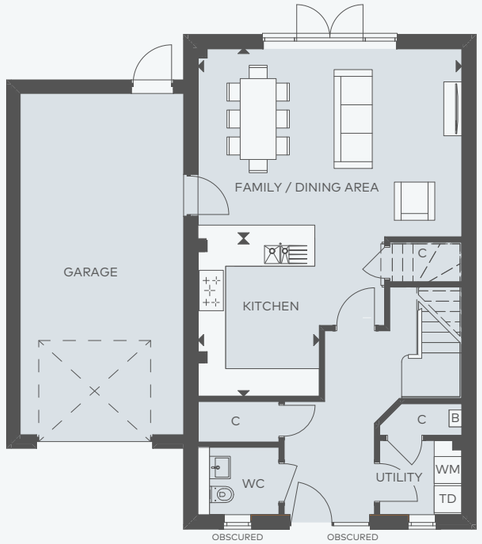
Bedroom 1
5.88m x 4.10m (max) **19'3 x 13'5"** (max)

Bedroom 2
3.26m x 3.08m **10'8" x 10'1"**

Second Floor

Bedroom 3
4.17m x 3.48m **16'0" x 11'5"**

Bedroom 4
3.65m x 3.48m **12'0" x 11'5"**



Ground Floor

Kitchen
3.51m x 2.70m **11'6" x 8'10"**

Family / Dining Area
5.87m x 4.23m **19'3" x 13'11"**

The Rivulet

5 Bedroom Home | Plot 661

CGI of Plot 661.

◄► Measurement Points ⊠ Tall Units ⊠ Under Counter Units **C** Cupboard **W** Wardrobe **B** Boiler **L** Laundry
WM Space and plumbing for Washing Machine **TD** Space for Tumble Dryer **N** Niche **LC** Linen Cupboard

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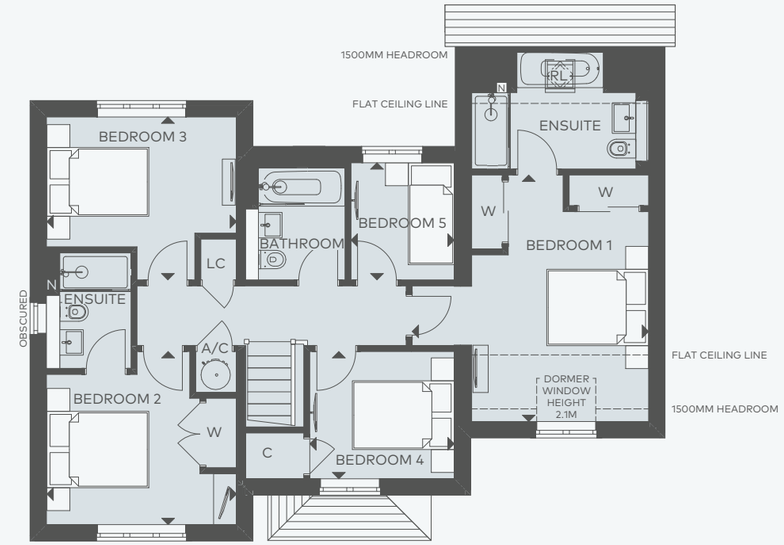
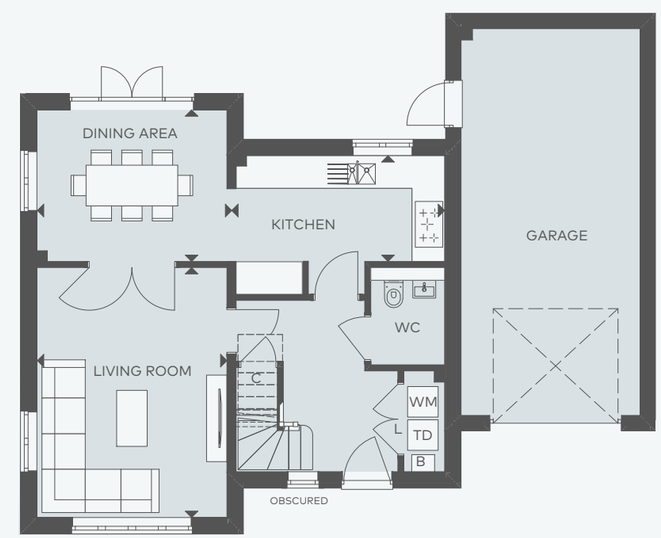


First Floor

Bedroom 1 **4.84m x 4.64m** (max)	**15'11" x 15'3"** (max)
Bedroom 2 **3.72m x 3.40m**	**12'2" x 11'2"**
Bedroom 3 **3.72m x 3.20m**	**12'2" x 10'6"**
Bedroom 4 **2.83m x 2.50m**	**9'3" x 8'2"**
Bedroom 5 **2.30m x 2.02m**	**7'7" x 6'8"**



Ground Floor

Kitchen **4.18m x 2.07m** (max)	**13'9" x 6'9"** (max)
Dining Area **3.81m x 2.97m**	**12'6" x 9'9"**
Living Room **4.91m x 3.72m**	**16'1" x 12'2"**

The Egret

5 Bedroom Home | Plots 639, 642(h), 656 & 665

CGI of Plot 642.

(h) Denotes Handed Plot ◄► Measurement Points ⊠ Tall Units ⊠ Under Counter Units **C** Cupboard **W** Wardrobe **B** Boiler
WM Space and plumbing for Washing Machine **TD** Space for Tumble Dryer **N** Niche **LC** Linen Cupboard

* Living room window to plot 642 only † Small study window to plot 656 only
** Garage door location varies between plots †† Garage window to plots 639, 642 & 656 only

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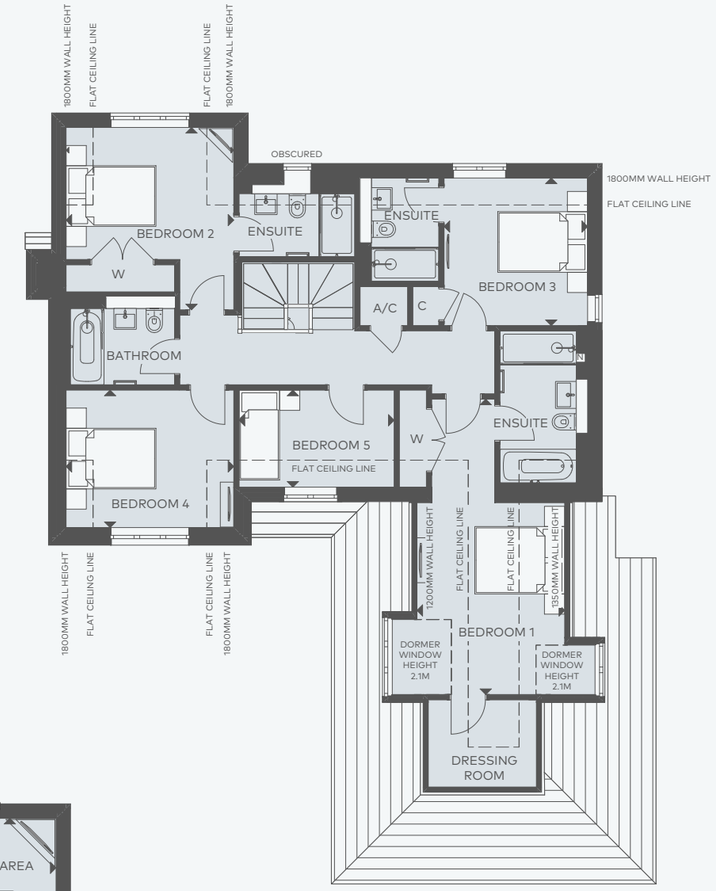
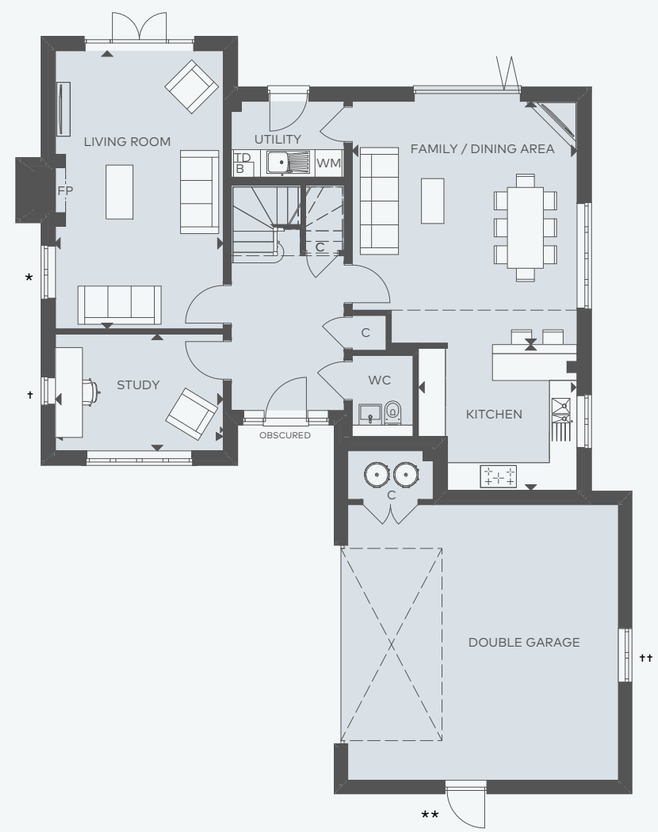
First Floor

Bedroom 1 **6.57m x 3.41m** **(max)**	**21'7" x 11'2"** **(max)**
Bedroom 2 **4.06m x 3.23m**	**13'4" x 10'7"**
Bedroom 3 **3.28m x 3.19m**	**10'9" x 10'6"**
Bedroom 4 **3.73m x 3.06m**	**12'3" x 10'0"**
Bedroom 5 **3.44m x 2.16m**	**11'3" x 7'1"**





Ground Floor

Kitchen **3.53m x 3.24m**	**11'7" x 10'8"**
Family / Dining Area **5.41m x 5.00m**	**17'9" x 16'5"**
Living Room **6.18m x 3.75m**	**20'3" x 12'4"**
Study **3.73m x 2.60m**	**12'3" x 8'6"**

The Arundale

5 Bedroom Home | Plots 640(h), 641, 657(h) & 658

CGI of Plot 640.

(h) Denotes Handed Plot ◄► Measurement Points ⊠ Tall Units ⊠ Under Counter Units **C** Cupboard **W** Wardrobe **B** Boiler
WM Space and plumbing for Washing Machine **TD** Space for Tumble Dryer **N** Niche **LC** Linen Cupboard

+ Porch varies per plot

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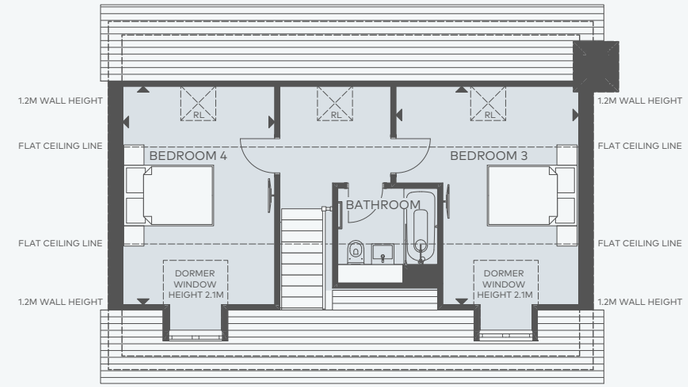


Second Floor

Bedroom 3
4.85m x 4.06m **15'11" x 13'4"**

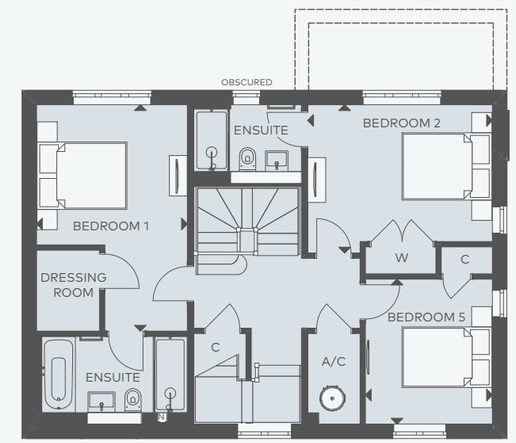
Bedroom 4
4.85m x 3.37m **15'11" x 11'0"**

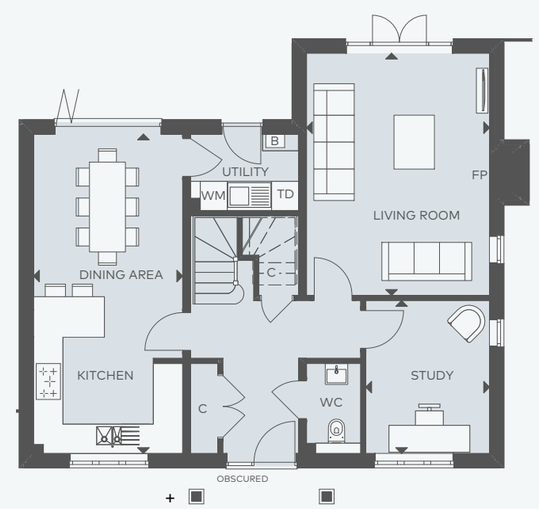
First Floor

Bedroom 1
5.03m x 3.35m (max) **16'6" x 11'0"** (max)

Bedroom 2
4.11m x 3.29m **13'6" x 10'10"**

Bedroom 5
3.22m x 2.82m **10'7" x 9'3"**





Ground Floor

Kitchen / Dining Area
7.10m x 3.31m **23'4" x 10'10"**

Living Room
5.38m x 4.07m **17'8" x 13'4"**

Study
3.40 x 2.75m **11'2" x 9'0"**

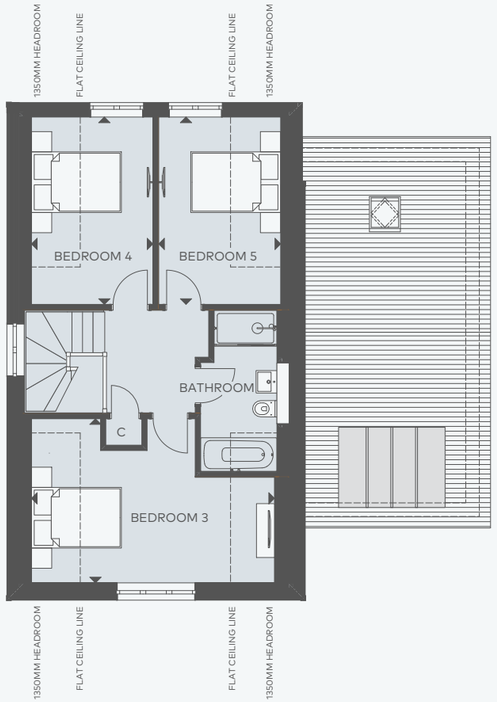
The Goldcrest

5 Bedroom Home | Plots 646 & 662

CGI of Plot 662.

◄► Measurement Points ☒ Tall Units ☒ Under Counter Units **C** Cupboard **W** Wardrobe **B** Boiler
WM Space and plumbing for Washing Machine **TD** Space for Tumble Dryer **N** Niche **LC** Linen Cupboard

Floorplans are for approximate measurements only. Exact layouts and dimensions may vary between individual homes. 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. Furniture and electrical layouts are indicative only. Kitchen layout subject to change. Please ask a Sales Consultant for further information.

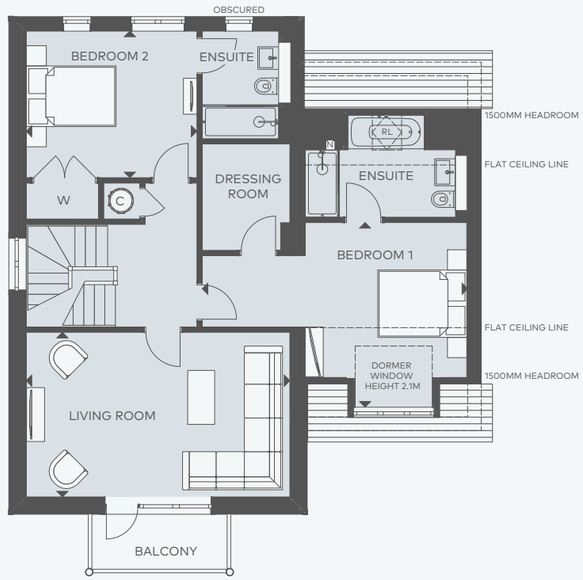


Second Floor

Bedroom 3
5.40m x 3.65m (max) — **17'9" x 12'0" (max)**

Bedroom 4
4.17m x 2.71m — **13'8" x 8'11"**

Bedroom 5
4.17m x 2.71m — **13'8" x 8'11"**

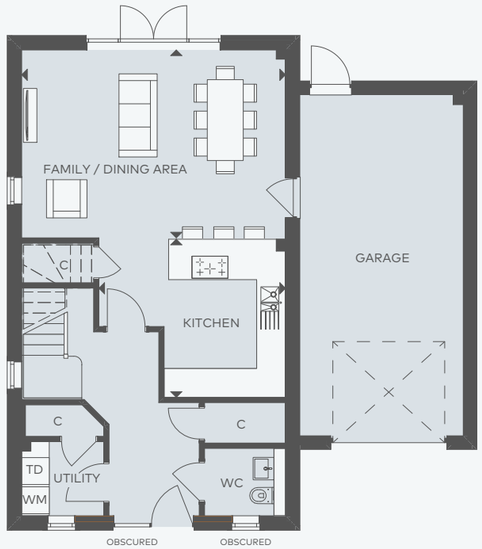


First Floor

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"**



Ground Floor

Kitchen
4.15m x 3.54m (max) — **13'7" x 11'7" (max)**

Family / Dining Room
5.87m x 4.18m — **19'3" x 13'9"**

CGI of The Oaks, indicative only.

Superb Specification

CGI, indicative only.

Specification

Kitchen

- Individually designed layouts
- 3 bedroom homes will feature laminate worktops
- 4 and 5 bedroom homes will feature composite stone worktops with inset drainer grooves
- Porcelain tile splashback
- Bosch stainless steel appliances including:
  - Integrated microwave
  - One multi-function single oven to numbers 631, 632, 634, 635, 649, 650, 653, 654, 659
  - Two multi-function single ovens to numbers 633, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 651, 652, 655, 656, 657, 658, 660, 661, 662, 663, 664, 665
  - Induction hob
  - Integrated multi-function dishwasher
  - Integrated 70/30 fridge freezer to numbers 631, 632, 634, 635, 638, 640, 641, 643, 649, 650, 653, 654, 655, 657, 658, 659, 660
  - Integrated larder fridge and integrated larder freezer to numbers 633, 636, 637, 639, 642, 644, 645, 646, 647, 648, 651, 652, 656, 661, 662, 663, 664, 665
  - Extractor hood to suit design
- 1.5 bowl stainless steel sink with chrome mixer tap
- Feature LED lighting to underside of wall units
- Recessed LED downlights to kitchen area
- Satin chrome socket outlets above work surfaces to include a USB point
- Karndean flooring

Utility/Laundry Cupboard

- Utilities to numbers 636, 637, 638,644, 645, 646, 647, 648, 651, 659, 660, 661, 662, 663, 664 will have space and plumbing provided for washing machine and tumble dryer with laminate worktop above
- Laundry cupboards to numbers 631, 632, 633, 634, 635, 649, 650, 652, 653, 654 will have space and plumbing provided for washer dryer
- Stainless steel inset sink to utility rooms within numbers 639, 640, 641, 642, 643, 655, 656, 657, 658, 665
- Recessed LED downlights
- Karndean flooring

Family Bathroom

- Duravit basin with bespoke single drawer vanity below and contemporary Vado single lever basin mixer
- Duravit wall mounted WC, soft-closing seat and cover
- Concealed cistern and dual flush plate
- Baths to 3 piece bathrooms fitted with a two panel bath screen, Vado chrome thermostatic mixer and wall mounted shower riser rail
- Baths to 4 piece bathrooms fitted with Vado chrome thermostatic mixer and chrome hand shower set
- Shower enclosure to numbers 647, 648, 663, 664 fitted with a glass pivoting door, Vado chrome thermostatic mixer, wall mounted shower rail including fixed overhead and separate handheld shower
- Shower enclosure to remaining homes fitted with a glass sliding door, Vado chrome thermostatic mixer, wall mounted shower rail including fixed overhead and separate handheld shower
- Contemporary mirror with black mounts to be fitted over basin where possible
- Satin chrome shaver socket
- Chrome heated towel rail
- Recessed LED downlights
- Ceramic wall tiling to selected areas
- Karndean flooring

Ensuite

- Duravit basin with bespoke single drawer vanity below and contemporary Vado single lever basin mixer
- Duravit wall mounted WC, soft-closing seat and cover
- Concealed cistern and dual flush plate
- 3 piece ensuites feature shower enclosure with a glass sliding door, Vado chrome thermostatic mixer, wall mounted shower rail including fixed overhead and separate handheld shower
- Baths to 4 piece ensuites with Vado chrome thermostatic mixer and chrome hand shower set
- Recessed double fronted mirrored cabinet with open shelving element, shaver socket and concealed lighting
- Tiled niche within shower area
- Chrome heated towel rail
- Recessed LED downlights
- Ceramic wall tiling to selected areas
- Karndean flooring

Additional Ensuites

- Duravit basin with bespoke single drawer vanity below and contemporary Vado single lever basin mixer
- Duravit wall mounted WC, soft-closing seat and cover
- Concealed cistern and dual flush plate
- Shower enclosure with a glass sliding door, Vado chrome thermostatic mixer, wall mounted shower rail including fixed overhead and separate handheld shower
- Contemporary mirror with black mounts to be fitted over basin where possible
- Satin chrome shaver socket
- Chrome heated towel rail
- Recessed LED downlights
- Ceramic/Porcelain wall tiling to selected areas
- Karndean flooring

Cloakroom

- Duravit basin to numbers 631, 632, 633, 634, 635, 636, 637, 640, 641, 643, 644, 645, 646, 647, 648, 649, 650, 652, 655, 657, 658, 661, 662, 663, 664, with bespoke single drawer vanity below and contemporary Vado single lever basin mixer
- Duravit basin to numbers 638, 639, 642, 651, 653, 654, 656, 659, 660, 665 with chrome bottle trap and contemporary Vado single lever basin mixer
- Duravit wall mounted WC, soft-closing seat and cover
- Concealed cistern and dual flush plate
- Contemporary mirror with black mounts to be fitted over basin where possible
- Recessed LED downlights
- Ceramic wall tiling to selected areas
- Karndean flooring

Electrical Fittings & Home Entertainment

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

Heating

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

Interior Finishes

- Two panelled satin painted internal doors with polished chrome door furniture
- Feature glazed door(s) to kitchen/family/dining and first floor living room within numbers 631, 632, 633, 634, 635, 646, 647, 648, 649, 650, 651, 652, 662, 663, 664
- Feature glazed doors(s) to kitchen/dining and ground floor living room within numbers 638, 639, 640, 641, 642, 643, 653, 654, 655, 656, 657, 658, 660, 665
- Feature glazed door to living/dining area in number 659
- Double feature glazed doors between dining area and living room and single glazed door from hallway to kitchen and hallway to living room within numbers 637, 644, 645, 636, 661
- Satin painted skirting and architraves to match internal doors
- Painted staircase, with oak effect newel caps and handrail
- Bedroom 1 will feature either a dressing room with satin painted internal door or wardrobe with bespoke sliding doors and fitted interiors
- Wardrobes to remaining bedrooms where applicable will be fitted with satin painted internal doors and shelf/hanging rail
- Karndean flooring to hallway
- Carpet laid to remainder of the property

Security & Peace Of Mind

- Property pre-wired for intruder alarm
- Mains supply smoke detectors and heat detectors with battery backup
- Multi-point locking to entrance door
- External light provided to front and wiring for external lighting to rear of 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 reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.

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.

Berkeley Group

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.

OUR VISION 2030
TRANSFORMING TOMORROW

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

Berkeley Foundation

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

WOODHURST PARK

WARFIELD | BERKSHIRE

FOR FURTHER INFORMATION

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

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www.woodhurstpark.co.uk

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