



KNIGHTS QUARTER

WINCHESTER

Berkeley
Designed for life

WELCOME TO

KNIGHTS QUARTER

WINCHESTER

04 – 07

Discover Knights Quarter

Welcome to an exquisite collection of new homes

32 – 37

Outstanding choices

Hidden boutiques, dining delight and family fun

08 – 09

A stunning location

An outstanding position in the city of Winchester

38 – 39

Leading education

For the best start in life

10 – 17

Thoughtfully designed

The perfect environment for modern living

40 – 43

Great connections

Well connected to the capital and beyond

18 – 21

Luxurious living

A five star home

44 – 47

Natural beauty

Space to explore and time to unwind

22 – 27

Comfort and service

The superb Knights Quarter experience

48 – 55

Distinctive design

Outstanding Berkeley homes built for living

28 – 31

Historical Winchester

Discover a medieval gem

56 – 63

The Berkeley difference

Our genuine commitment to our clients and a better future

DISCOVER

Knights Quarter

An exquisite collection of 1, 2 and 3 bedroom apartments, penthouses, and 4 and 5 bedroom townhouses situated in an outstanding position overlooking historic Winchester. In one of the city's most affluent and desirable locations, Knights Quarter boasts an impressive entrance boulevard, surrounded by magnificent grounds, combining striking architecture and spaciouly designed luxurious interiors.





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WINCHESTER COLLEGE

WOLVESEY CASTLE

UNIVERSITY OF WINCHESTER

WINCHESTER CATHEDRAL

WINCHESTER CITY MILL

HIGH STREET

THE GREAT HALL AND ROUND TABLE

ROYAL WINCHESTER GOLF CLUB

WINCHESTER STATION

SOUTH DOWNS

KNIGHTS QUARTER



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DISTINCTIVE HOMES

Thoughtfully designed

An elegant blend of traditional and contemporary architecture which skilfully complements the historic Winchester surroundings.

Development Plan



The site plan is indicative only and subject to change (and subject to planning). In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.



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Welcome to a world of unparalleled comfort, luxury and elegance

Step out from your generously proportioned property into beautiful green spaces designed to keep you calm, relaxed and healthy.

The sense of style is only enhanced by the impressive entrance boulevard, central square and courtyard garden.

Most homes have at least one spacious balcony or terrace, with townhouses having private gardens. Designated, underground parking is allocated to all apartments, and townhouses have off-street parking.



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KNIGHTS QUARTER

A community you can call home



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BERKELEY IS PROUD TO CREATE PLACES WHERE PEOPLE BUILD THEIR LIVES.

We talk to people, listen to everyone and provide the things people really need and care about the most. At Knights Quarter we have created an environment which features the very best in residents' facilities with outstanding shared communal areas and stunning outdoor spaces, all just a short walk from Winchester city centre.



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WELCOME TO

Luxurious living

Everything about Knights Quarter is about luxury and 5-star service. Whether it's picking up a parcel from the concierge, strolling through the tranquil gardens, or enjoying an invigorating work-out in the residents gym. Knights Quarter is about attention to every detail.



SHOW APARTMENT PHOTOGRAPHY IS INDICATIVE ONLY.

“At Knights Quarter, there is a classically understated British sensibility to the interiors but also a forward looking confidence.”

Interiors designed by the award-winning Darling Associates



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A PRESTIGIOUS AND EXCLUSIVE SHOWCASE OF RESIDENTIAL DEVELOPMENTS.

Established in 2003, the firm has become known for its belief in elegance of design, accuracy of detail and the inherent beauty of natural materials.

Darling Associates has built its reputation as one of the leading London architectural practices in residential design through a series of outstanding luxury developments including One Hyde Park, One Tower Bridge and One Sydney Harbour.

Our design concept at Knights Quarter was drawn from the location. Winchester is a highly desirable location comprising rich heritage and riverside living, surrounded by glorious countryside. Accordingly, the interior palettes we have created are called Heritage, Botanic and Boatrace. Combining soft hues of ivory, blue and green shades in tactile and unique ways to ensure the objective of creating attractive, highly desirable and spacious homes in which to live, work and relax.

DARLING ASSOCIATES ARCHITECTS



CAROLINA ANDREOLI



KATE MOORE



HEALTHY LIFESTYLE

Residents gym

Whether it's a quick surge on a spin bike before heading out in the morning, or finding your inner calm with your personal yoga instructor, the fitness space at Knights Quarter can help you maintain a positive and healthy life.

UNRIVALLED CONNECTIONS

At home and to the city

Knights Quarter benefits from the very best connections. Whether it be fast broadband speeds and Cat 6 cabling to support working from home or easy access to the heart of the city and everything it has to offer, all within walking distance.





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ULTIMATE COMFORT

Exclusive service

Concierge facilities can ensure that vital package is safely stored ready for you to pick up. All part of the superb experience at Knights Quarter.

PURE TRANQUILITY

Unwind in quiet landscaped gardens

The magnificent grounds boast an impressive entrance boulevard, central square and ornamental gardens, creating an oasis of calm places to enjoy.



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IMMERSE YOURSELF

In two-thousand years of history

Walk through the same cobbled streets where Alfred The Great united the land and laid the foundation for the United Kingdom. Explore the wonder of Winchester's soaring cathedral featuring the longest Gothic nave in Europe. Discover the cafés and boutique shops hidden in the medieval streets. All this against the back-drop of the protected rolling countryside of the South Downs National Park.

WORLD FAMOUS WINCHESTER CATHEDRAL





THE ICONIC LANDMARK OF KING ALFRED



15TH CENTURY ARCHITECTURE

DELICIOUS FOOD MARKETS



A SPECTACULAR CITY

Explore England's ancient capital

Just a short stroll from your home in Knights Quarter and you can be enjoying the delights of the medieval city centre. With everything from top restaurants to hidden coffee houses, famous food markets and the latest leisure facilities, Winchester has it all.

A TREAT FOR THE TASTEBUDS





WHEN IT COMES TO RETAIL THERAPY,
WINCHESTER IS A TRUE TREASURE TROVE.

WINCHESTER

A shopping paradise

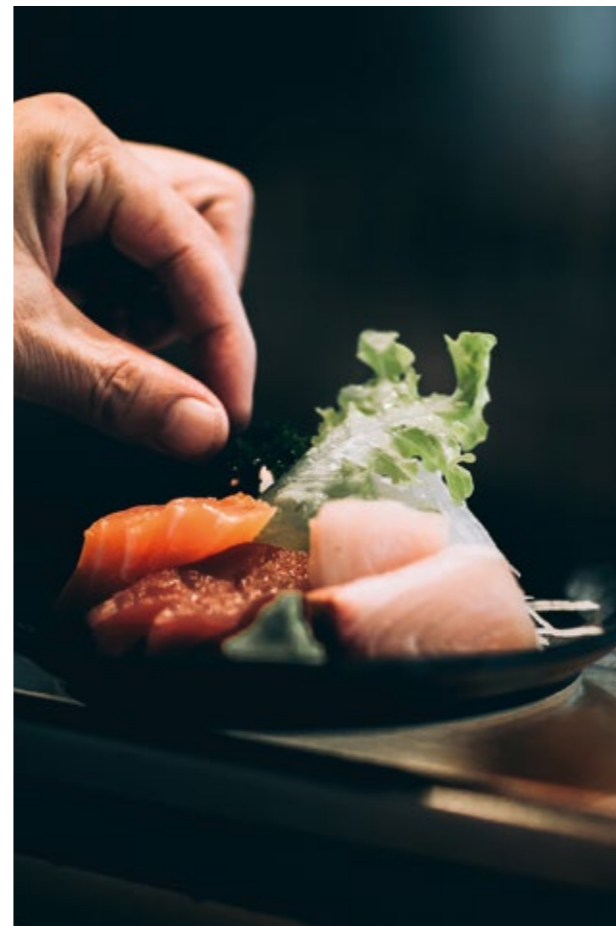
The cobbled streets of Winchester were made for wandering, so allow your feet to lead the way and take your time discovering the hidden boutiques as well as the big brand shops of this captivating city.



TIME TO INDULGE

Food lovers heaven

In Hampshire's leading foodie spot, there's always time to indulge in local delights. From the Michelin starred Japanese restaurant; Kyoto Kitchen, to something quintessentially British at Rick Stein's Fish and Shellfish, you'll always find the venue you're looking for in Winchester.



KYOTO KITCHEN



WINCHESTER FARMER'S MARKET

IF YOU'RE THINKING OF PREPARING A GLORIOUS SUNDAY ROAST THEN DON'T MISS WINCHESTER'S FARMERS' MARKET, THE "BIGGEST AND BEST IN THE UK" AS VOTED FOR BY THE GUARDIAN FOOD MAGAZINE.

EDUCATIONAL FUN AT THE SCIENCE MUSEUM



WINCHESTER'S HAT FAIR FESTIVAL

FAMILY FUN

An outstanding choice of cultural attractions

Enjoy a performance at the renovated Edwardian Theatre Royal, or join the street party at The Hat Fair Festival which takes place every July. If you're a film buff then don't miss a movie at the Winchester Everyman, housed in a converted church. Or why not get the kids star-gazing at The Winchester Science Centre and Planetarium.



ONLY THE BEST

The country's finest education

School days are our glory days. Give your children the very best start with an education at some of the finest establishments in the country.



Founded in 1382, Winchester College is the oldest independent boarding school for boys in the UK and ranks alongside Eton and Harrow as one of the world's most outstanding schools. St Swithun's boarding school for girls is well-known for its excellent all round education.

Other private options include the boys prep school; The Pilgrims' school, whilst Twyford prep school is an outstanding co-ed option.

Every state primary school in the city is rated good or outstanding by OFSTED.

State secondary schools include Kings' school, Henry Beaufort, and the Westgate school. Peter Symonds Sixth Form College has a 99% A-Level pass rate, and a superlative Oxbridge record.

For higher education, the University of Winchester is ranked 10th for teaching excellence in The Times and Sunday Times good university guide, and the 150 year old Winchester School of Art is a renowned creative hub.

Great Connections

Distance by car

WINCHESTER
CITY CENTRE
0.6 MILES

M3 / JCT 9
1.9 MILES

SOUTHAMPTON
AIRPORT
8.9 MILES

SOUTHAMPTON
CITY CENTRE
12.9 MILES

BASINGSTOKE
18 MILES

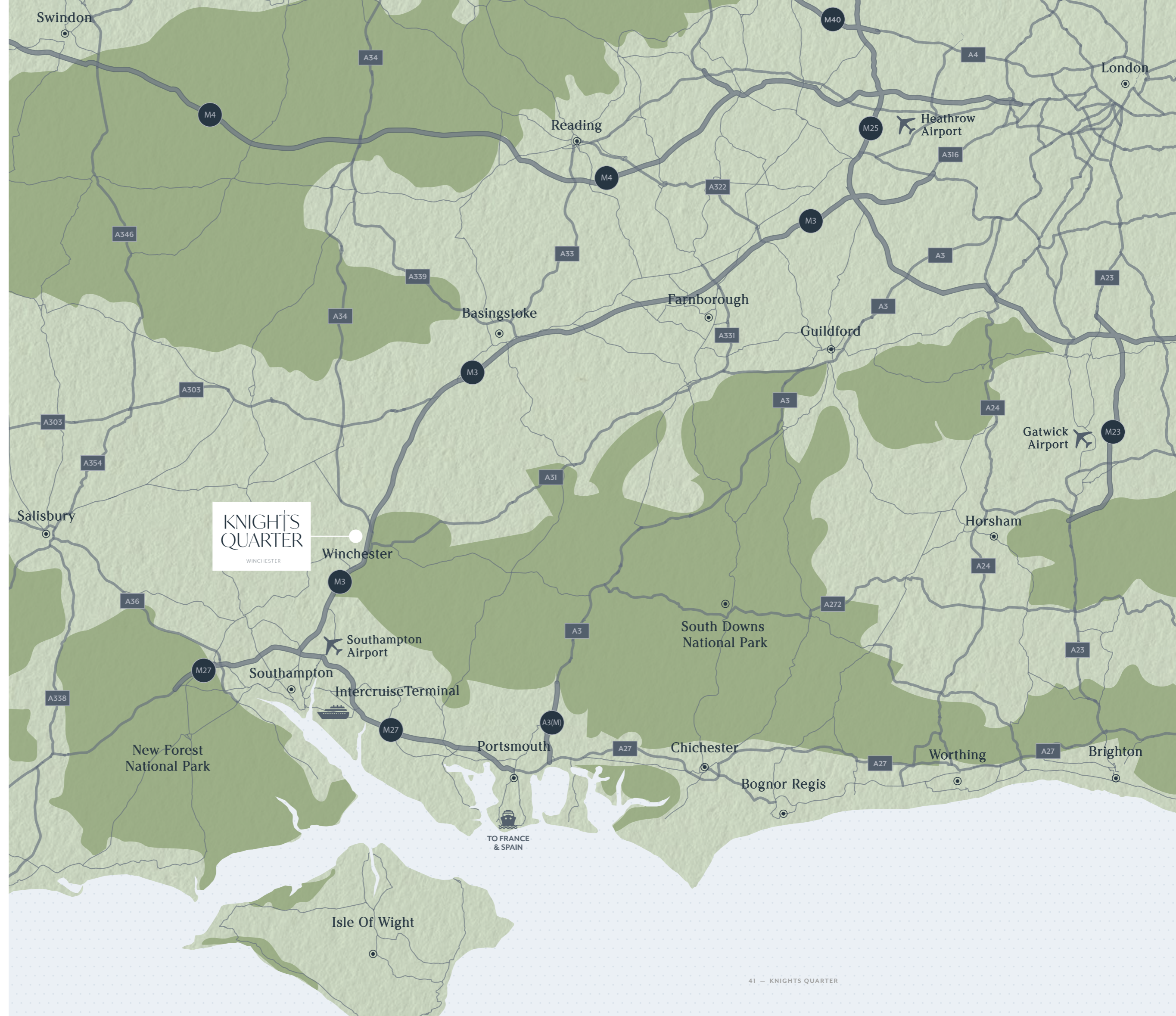
PORTSMOUTH
24.2 MILES

BOURNEMOUTH
BEACH
39.8 MILES

HEATHROW
AIRPORT
51.2 MILES

GATWICK
AIRPORT
62.1 MILES

LONDON
CITY CENTRE
65.3 MILES

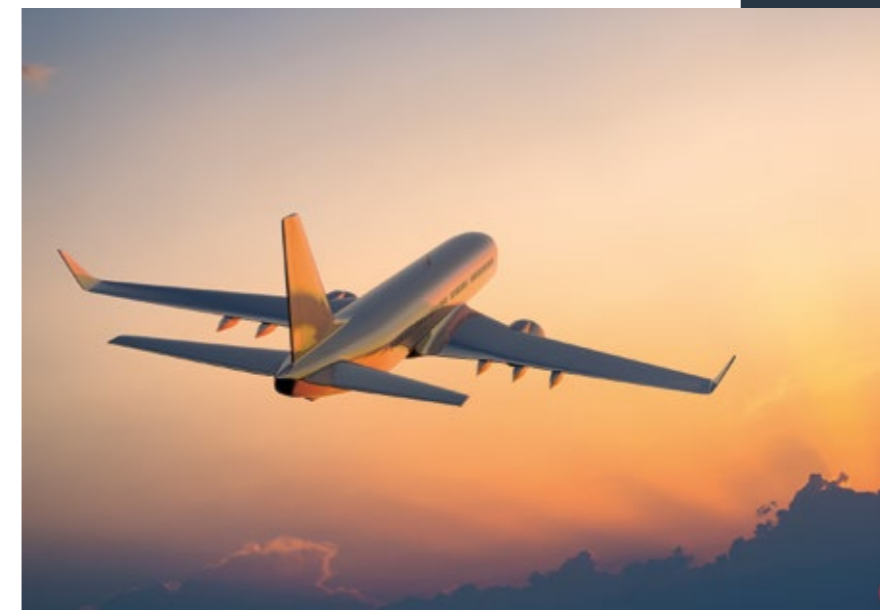


All journey times are approximate and may not be direct. Source: googlemaps.co.uk

KNIGHTS QUARTER

Great Connections

With connections to the capital and beyond, Knights Quarter is extremely well positioned for getting out and exploring the countryside, city and coast.



AIR

When you need to travel further than usual, Southampton Airport is just 12 miles away, offering direct flights across the UK, Ireland, Northern Europe and the Mediterranean. London Heathrow is under an hour drive, with London Gatwick taking just a little longer.

RAIL

Winchester railway station is a short walk away with fast connections to the Capital, coast and major towns.

Rail

SOUTHAMPTON
AIRPORT P'WAY
08 MINS

BASINGSTOKE
14 MINS

SOUTHAMPTON
CENTRAL
16 MINS

GUILDFORD
59 MINS

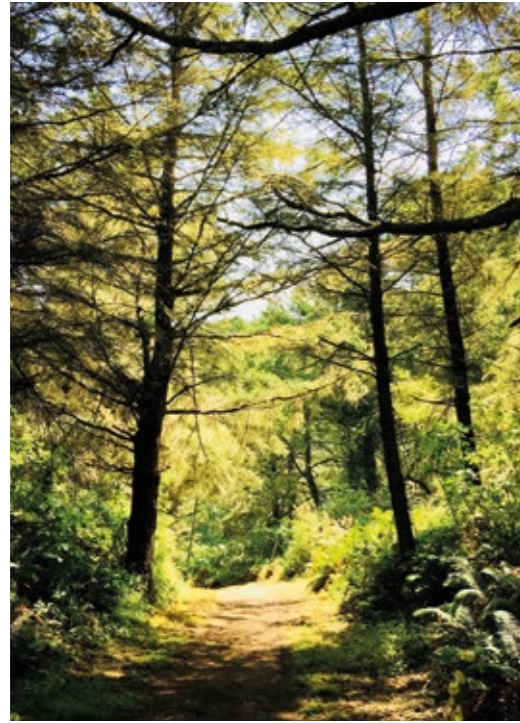
BOURNEMOUTH
46 MINS

LYMINGTON PIER
48 MINS

CLAPHAM
JUNCTION
53 MINS

PORTSMOUTH
HARBOUR
54 MINS

LONDON
WATERLOO
61 MINS



SPACE TO EXPLORE

Unwind in natural beauty

Nestled between two National Parks, getting away from it all couldn't be easier. The South Downs National Park is a haven for ramblers, cyclists and horse-riding. Why not follow one of the trails before stopping off at The Bat and Ball pub in Hambledon, the birth-place of cricket. Head South West for the glorious New Forest. Discover beautiful rare flora and fauna and watch the graceful indigenous New Forest ponies as they gallop freely through the parkland.



TIME TO UNWIND

At your leisure

Winchester has sport and leisure opportunities for the whole family. Why not head to the River Park Leisure Centre for a set or two of tennis? Facilities include a 25-metre indoor pool, squash, badminton, gymnastics, and a fully equipped and staffed gym.

For a more relaxing day, tee-off at the prestigious Royal Winchester Golf Club, which has been hosting games on its majestic downland course for 132 years.



ACTIVITY OPTIONS TO KEEP THE WHOLE FAMILY HEALTHY



SUPERIOR QUALITY

Distinctive by design

At Berkeley we pride ourselves on creating not just remarkable homes, but outstanding places to live. We are proud of our reputation for building stylish contemporary homes of a superior calibre.



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A UNIQUE BLEND OF DESIGN EXPERTISE
WITH EXCELLENT CRAFTSMANSHIP ALLOWS
US TO ACHIEVE THE MODERN LUXURY
CHARACTERISTIC OF A BERKELEY HOME.

Individually designed kitchen

- Contemporary styled kitchen
- Karonia Mistral Aria work surface with feature tiled splashback
- Siemens Built-in multi-functional fan assisted oven
- Siemens Built-in microwave oven
- Siemens 60cm Induction hob
- Integrated extractor (chimney extractor where hob is within the island unit)
- Siemens Integrated fridge/freezer
- Caple Integrated wine cooler
- Siemens Integrated dishwasher (selected plots)
- Space and plumbing for separate washer/dryer within utility cupboard
- Stainless steel single bowl sink with mixer tap
- LED under wall unit lighting
- Chrome power sockets above worktops

PENTHOUSE SPECIFICATION

- Silestone work surface
- Stainless Steel one and a half bowl sink
- Miele Built-in multi-functional fan assisted oven
- Miele Built-in combination microwave oven
- Miele 76cm Induction hob
- Space and plumbing for separate washer/dryer within utility cupboard
- Plots with separate utility rooms incorporate co-ordinating cabinetry with laminated work surface and plumbing for washer/dryer



Quality bathrooms

- Contemporary styled bathrooms with white sanitaryware
- Mistral counter tops
- Washbasin with deck mounted taps
- Bespoke cabinetry to all bathrooms with mirror above and feature lighting
- Walk-in shower with fixed head to principal ensuite
- Bath with shower and screen to bathroom
- Bath with shower when separate walk-in/enclosed shower is included within bathroom/ensuite
- WC with dual flush plate, concealed cistern and soft close seat
- Chrome heated towel rail to all bathrooms
- Ceramic wall tiles to selected areas

Heating, electrical & lighting

- Electric panel radiators with individual thermostat with integrated timer
- Centralized mechanical extract ventilation to kitchen, bathroom and ensuite(s)
- White finished switches and sockets
- Shaver sockets provided to bathroom and ensuite(s)
- LED downlights to hall, kitchen/living area, all bedrooms and bathrooms
- LED pendant lighting to dining area



SHOW APARTMENT PHOTOGRAPHY IS INDICATIVE ONLY.

Interior finishes

- Two panelled entrance door in wood finish with satin brass handle
- Two panel satin white finished door with brushed nickel or brass finish door furniture
- Full height wardrobes with shaker hinged doors or walk in wardrobe to the principal bedroom (refer to individual apartment drawing)
- Satin paint finish to all internal joinery
- Herringbone laminate wood effect flooring to hall and kitchen/living/dining area
- Tiled floor to bathrooms
- Fitted carpets to all bedrooms

PENTHOUSE SPECIFICATION

- Feature tiled floor to entrance hall
- Painted Timber staircase with twisted spindle leading to sun room with glass balustrade to top section entering sun room (where applicable)



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Communal areas

- Video door entry phone system linked from entrance door
- Clear toughened glass finish balustrades with stainless steel handrail and supports from basement to first floor. Metal balustrade and handrail to all other floors
- Communal secure postal boxes located on ground floor
- Tiled entrance hall, with carpeted upper floor, stairs and landings
- Lift to all apartments finished in stainless steel with mirror and tiled floor
- Emergency telephone to lift
- 13 amp single power sockets (for cleaning equipment)
- Lighting controlled by movement sensors
- Mains operated smoke detectors to all floors
- Residents Gymnasium
- Secure cycle storage area
- Communal satellite dish
- External lighting, wall mounted downlights to balconies and terraces
- Landscaped public areas
- Enclosed refuse and additional communal cycle storage
- Landlords external water supply
- Secure basement parking provided for apartments and penthouses
- Infrastructure to support electric car charging
- Concierge Service

Security and peace of mind

- High security apartment entrance door with multi point locking system
- Video entry phone system to communal entrance via panel in hallway
- Mains fed smoke detector with battery back up, fitted to hall
- 10 Year NHBC Buildmark Scheme
- 2 year Berkeley warranty



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Home entertainment & communications

- TV points to living and all bedrooms
- Wired for Sky Q to living area
- Communal Digital TV aerial/Satellite dish and distribution amplifier provided
- Telephone point to living room
- Cat 6 pre-wired Home Network points provided to living and principal bedroom in two bedroom apartments and some one bed apartments (refer to individual apartment drawings)
- USB Charging Points provided to kitchen and all bedrooms

Computer generated images are indicative only. 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.

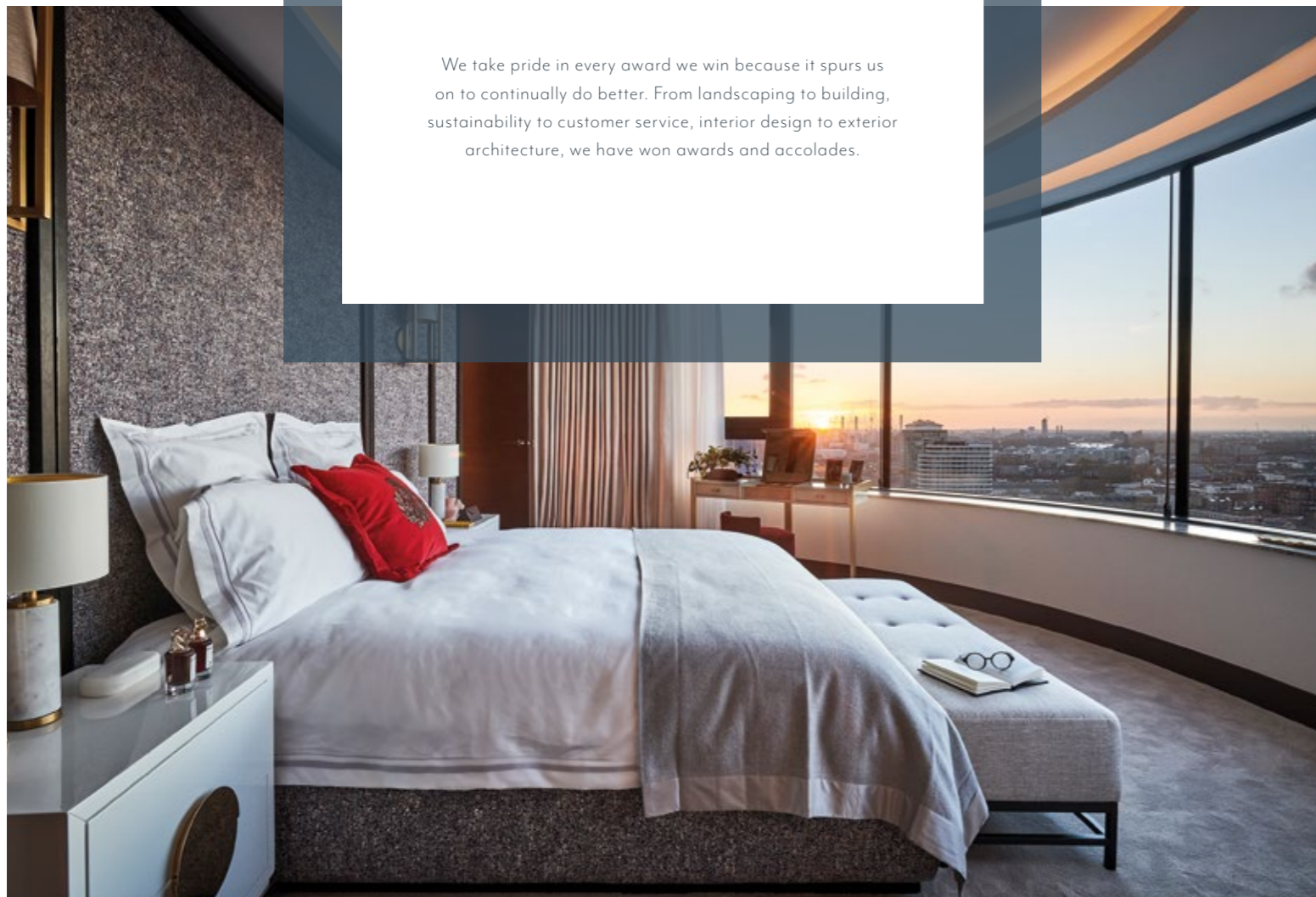


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An award winning approach

We take pride in every award we win because it spurs us on to continually do better. From landscaping to building, sustainability to customer service, interior design to exterior architecture, we have won awards and accolades.



INVESTORS IN CUSTOMERS 2020

(Gold)

BUILDING AWARDS 2021

Housebuilder of the Year

WHAT HOUSE? AWARDS 2021

Best Large Housebuilder (Gold)
 Best Luxury Development (Silver)
 Best Interior Design (Gold)
 Best Mixed-Use Development (Bronze)
 Best Sustainable Development (Bronze)

HOUSEBUILDER AWARDS 2020

Sustainable Housebuilder of the Year

INHOUSE AWARD 2021

Outstanding Achievement Award

EVENING STANDARD NEW HOMES AWARDS 2021

Outstanding Architectural Merit (Winner)
 Best Small Development (Winner)



Photography of award winning Berkeley developments.

CARE & COMMUNICATION

Customer relations

We want to ensure you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication. From first contact to completion day and beyond, our dedicated Sales Team will help with any questions you may have.



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

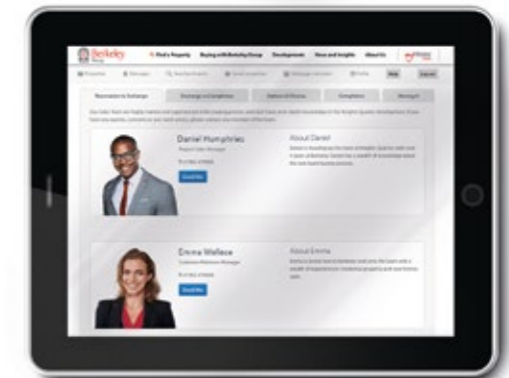
Making your move easier with *myHome* PLUS

MyHome Plus is an online service designed to help you manage key aspects of your new home at anytime from anywhere around the world.



1. Filing cabinet

In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.



2. Meet the team

This section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can email any member of the team directly via this section.



3. Options & choices selection

We are able to offer some choices on certain internal finishes of your new home. This will of course depend on what stage of construction the property has reached at the time of your reservation. We will invite you to view the interior selections available for the internal finishes that you have an option to choose from. Alternatively, the options can be discussed over the telephone and selected via MyHome Plus.



4. Construction progress

Under this section, regular updates on the construction of your new property will be provided, keeping you up to date on the progress on site and the local area. Your Customer Service Manager will issue regular newsletters and photographs to this section throughout your journey.

REGISTER BY VISITING BERKELEYGROUP.CO.UK/MY-HOME/SIGN-IN

A LEADER IN SUSTAINABILITY

Our commitment to sustainable living

The Berkeley Group is a leader in sustainable urban regeneration. Our goal is to be world-class in the area of sustainability, both in terms of running our business efficiently and considerately and by developing sustainable places for people to thrive in. Winners of the Sustainable Housebuilder of the Year 2019, we are committed to being a responsible business which thinks about the long-term. Sustainability to the Berkeley Group, in its simplest terms, is about people, the planet and prosperity. We think about these three aspects during our operational activities and also in terms of the places we create.



Sustainable Housebuilder of the Year



SIMPLY A BETTER WAY OF LIVING

The Berkeley Group has won many prestigious awards for the quality, design and sustainability of our developments. We have a strategy designed to raise our standards higher still. The 'Our Vision' strategy means that you are buying a home from a sustainable business that takes its responsibilities towards the environment, its workforce and the communities in which it works, very seriously.

GREENER, MORE ECONOMICAL HOMES

At Knights Quarter we have incorporated a range of features that make it easy for residents to live a sustainable lifestyle, from energy saving light fittings and A-rated kitchen appliances to recycling bins and high levels of thermal insulation. These homes are also designed to use less water and their CO2 emissions are lower than an average home, saving you significant amounts on your utility bills and reducing the overall contribution to climate change. PV panels are also used to supply energy for communal lighting.

REDUCING WATER USE

The water consuming fixtures and fittings in the homes at Knights Quarter are carefully selected to make sure that they use less water than the average household in the UK. Water efficient features in these homes include A rated toilets with dual flush mechanisms.

SUSTAINABLE TRAVEL

Knights Quarter is in an extremely well-connected location, right in the centre of Winchester so there is little need for car use locally. Winchester rail station is close to the development, with great rail links to London and the surrounding area. Various bus routes also leave from the station, giving you plenty of options for public transport to neighbouring towns and villages. There are also cycle storage spaces at the development as well as electric car charging points.

CREATING SPACE FOR NATURE

At Berkeley we recognise the importance of protecting and enhancing biodiversity and believe that our new developments can create places with more nature afterwards than before through providing higher quality habitats and more biodiversity. At Knights Quarter, a private landscaped garden will be created exclusively for residents. This will feature new planting to create a tranquil green environment, with a mix of species to enhance biodiversity.

A COMMITMENT TO THE FUTURE

We set targets to reduce water use and CO2 emissions associated with our construction and business operations. We also aim to reuse or recycle a high proportion of our construction, demolition and excavation waste.



PROFESSIONAL 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.

**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.

*“98% of our
customers
would
recommend
us to their
family and
friends”*



Transforming tomorrow

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten year plan which sets out how we will achieve this.



TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



TRANSFORMING LIFESTYLES

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



TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



TRANSFORMING FUTURES

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



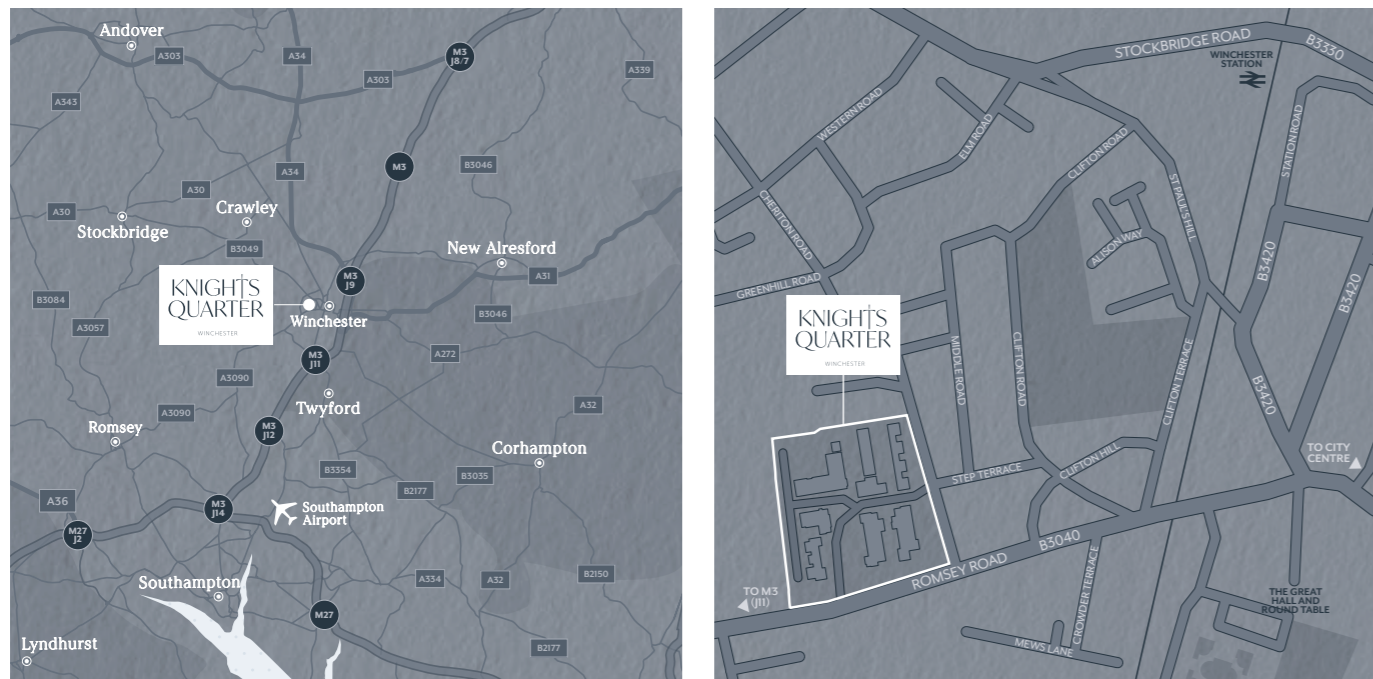
Please scan this QR code for more information on how we are **TRANSFORMING TOMORROW**



Get in touch

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Maps are not to scale and show approximate locations only. 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's 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 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. Knights Quarter is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property.



Berkeley
Designed for life