



THE FLORA COLLECTION

STYLISH TWO BEDROOM HOMES



A greener place to call home

Berkeley
Designed for life



CONTENTS

A TRANQUIL PLACE

New homes designed for life

FLOORPLANS

Two bedroom homes

SPECIFICATION

Discover the Berkeley Quality

HARESHILL



HARESHILL

CROOKHAM VILLAGE
HAMPSHIRE

Surrounded by rural countryside Hareshill is an attractive new collection of one to five bedroom homes in the picturesque village of Crookham near Fleet in Hampshire.

Edged with native trees and encompassing an ancient copse, the homes are located amongst green pathways, nature and play areas. A new community centre and landscaped central green are perfect for new and old friends to enjoy.

Within walking distance of village pubs, good schools and the Hart Leisure Centre with its multi-sport facilities, Hareshill offers a tranquil and outdoor lifestyle. For the daily commute Winchfield and Fleet stations are equidistant and both offer regular trains into Waterloo.

With beautiful views across the Hampshire countryside, an abundance of nature all around and part of an established English village these stylish homes really are the perfect place to find your new home.

A greener place to call home

A TRANQUIL PLACE

IN A QUIET HAMPSHIRE VILLAGE

*A beautiful selection of one to five bedroom homes
built to Berkeley's exacting quality.*



Computer generated image, indicative only.

DISCOVER HARESHILL

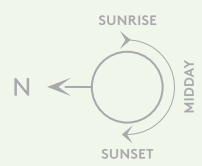
THE FLORA COLLECTION

Time and attention has been given to create a spacious and open environment with sustainable living in mind.

COMMUNITY CENTRE
& PLAYING FIELDS

Future development

Full site



← FLEET

CROOKHAM
VILLAGE →

- KEY:
- Two bedroom homes
 - Three bedroom homes
 - Four bedroom homes
 - Five bedroom homes
 - Car barns
 - Visitor parking

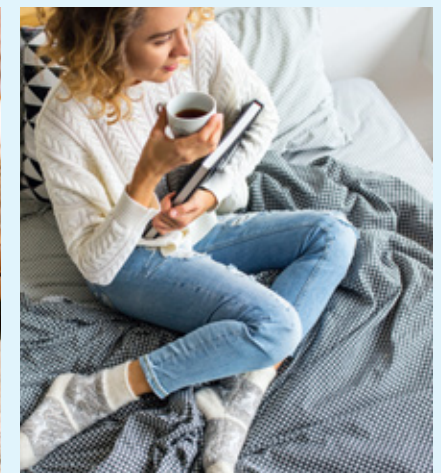
The development layout is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.



TWO BEDROOM HOMES

A GREENER PLACE TO CALL HOME

Light and airy, the two bedroom homes at Hareshill offer a variety of different styles.





Computer generated image, indicative only.

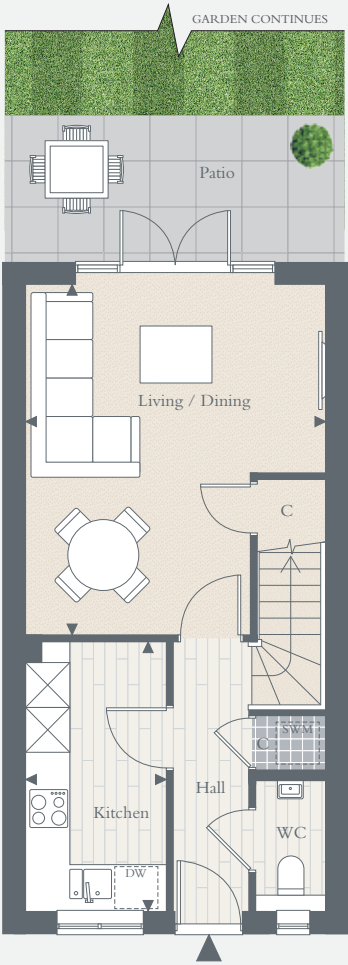


THE BRACKEN

TWO BEDROOMS – PLOTS 29, 43 & 44*

Total area: 72.04 sq m 775 sq ft

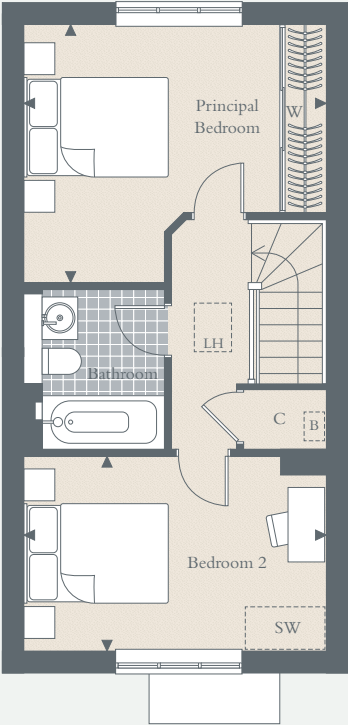
GROUND FLOOR



LIVING / DINING	4.85M X 4.15M	15'11" X 13' 7"
KITCHEN	3.73M X 1.95M	12' 3" X 6' 5"

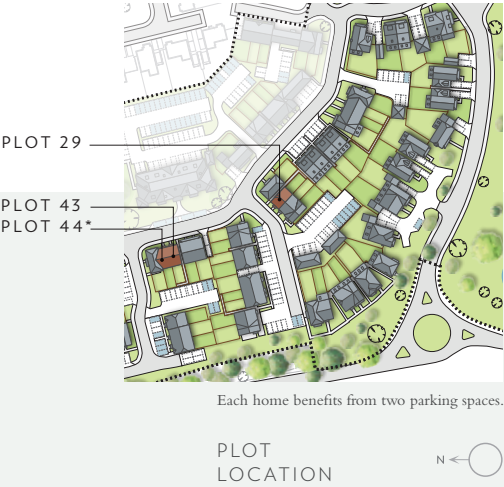
◀ ▶ Measurement points C Cupboard SWM Space for Washing Machine DW Dishwasher B Boiler W Wardrobe SW Space for Wardrobe
LH Loft Hatch RL Roof Light *Plot is handed

FIRST FLOOR



PRINCIPAL BEDROOM	4.15M X 3.57M	13' 7" X 11' 9"
BEDROOM 2	4.15M X 2.69M	13' 7" X 8' 10"

Floorplans shown for Hareshill 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. To improve legibility these plans have been sized to fit each page, as a result this plan may not be at the same scale as those on other pages.





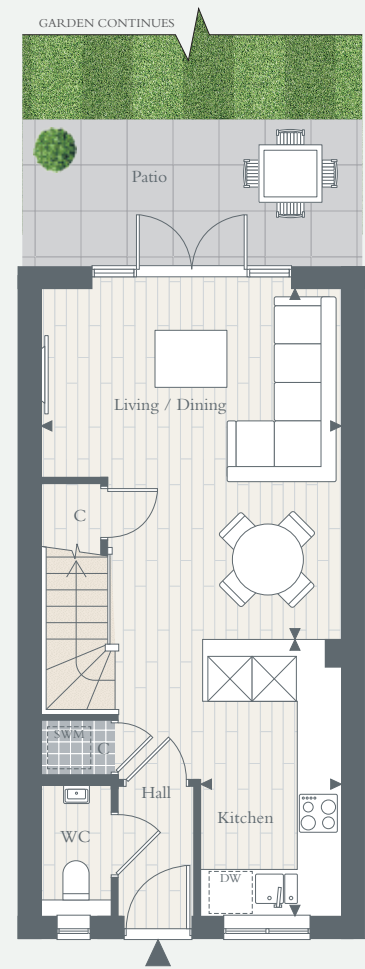
Computer generated image, indicative only.

THE GORSE

TWO BEDROOMS – PLOT 30

Total area: 72.04 sq m 775 sq ft

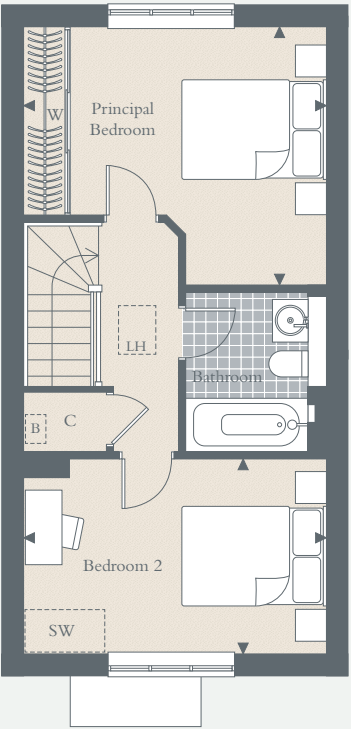
GROUND FLOOR



LIVING / DINING	4.86M X 4.15M	16' 0" X 13' 7"
KITCHEN	3.81M X 1.95M	12' 6" X 6' 5"

◀ ▶ Measurement points C Cupboard SWM Space for Washing Machine DW Dishwasher B Boiler W Wardrobe SW Space for Wardrobe
LH Loft Hatch RL Roof Light

FIRST FLOOR



PRINCIPAL BEDROOM	4.15M X 3.57M	13' 7" X 11' 9"
BEDROOM 2	4.15M X 2.69M	13' 7" X 8' 10"

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PLOT 30



Each home benefits from two parking spaces.

PLOT
LOCATION





Computer generated image, indicative only.



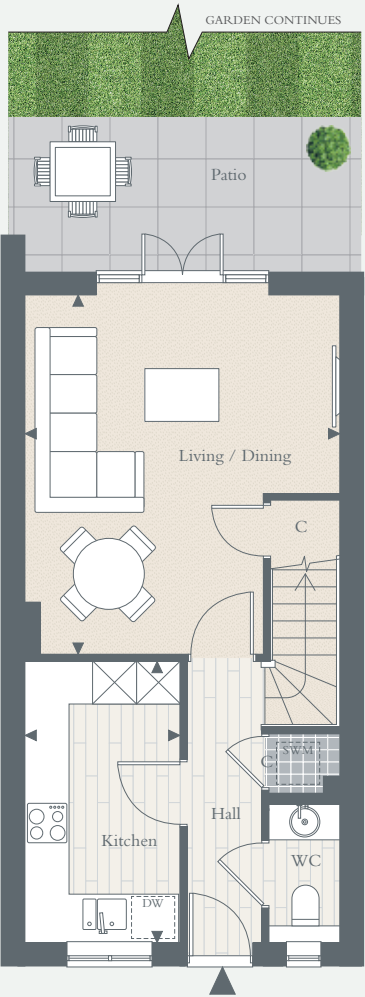
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THE HEATH

TWO BEDROOMS – PLOTS 21 & 31*

Total area: 78.42 sq m 844 sq ft

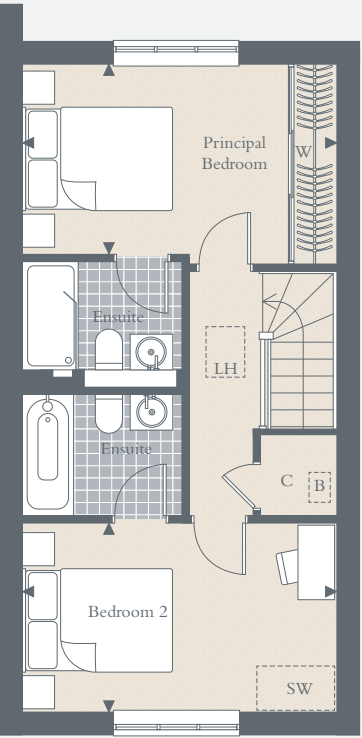
GROUND FLOOR



LIVING / DINING	5.01M X 4.35M	16' 5" X 14' 3"
KITCHEN	3.91M X 2.14M	12' 10" X 7' 0"

◀ ▶ Measurement points C Cupboard SWM Space for Washing Machine DW Dishwasher B Boiler W Wardrobe SW Space for Wardrobe
LH Loft Hatch RL Roof Light *Plot is handed

FIRST FLOOR



PRINCIPAL BEDROOM	4.35M X 2.65M	14' 3" X 8' 8"
BEDROOM 2	4.35M X 2.62M	14' 3" X 8' 7"

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Each home benefits from two parking spaces.

PLOT
LOCATION



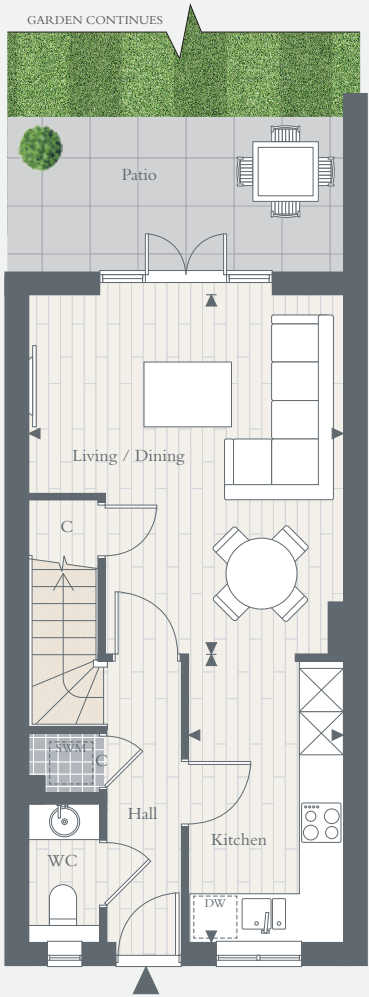
Computer generated image, indicative only.

THE BIRCH

TWO BEDROOMS – PLOT 22

Total area: 78.42 sq m 844 sq ft

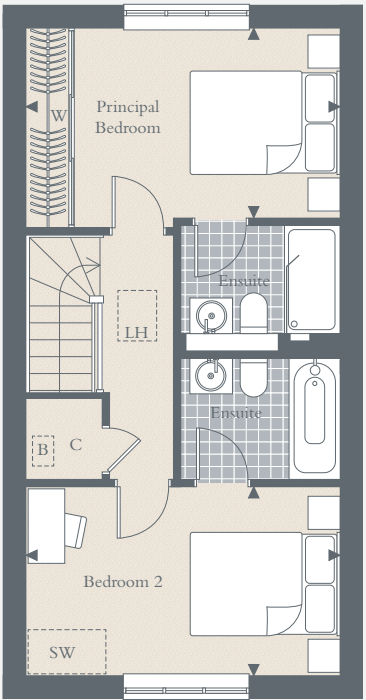
GROUND FLOOR



LIVING / DINING	5.02M X 4.35M	16' 6" X 14' 3"
KITCHEN	3.99M X 2.14M	13' 1" X 7' 0"

◀ ▶ Measurement points C Cupboard SWM Space for Washing Machine DW Dishwasher B Boiler W Wardrobe SW Space for Wardrobe
LH Loft Hatch RL Roof Light

FIRST FLOOR



PRINCIPAL BEDROOM	4.35M X 2.65M	14' 3" X 8' 8"
BEDROOM 2	4.35M X 2.62M	14' 3" X 8' 7"

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PLOT 22



Each home benefits from two parking spaces.

PLOT
LOCATION



THE FERN
PLOT 34

THE FERN
PLOT 35*

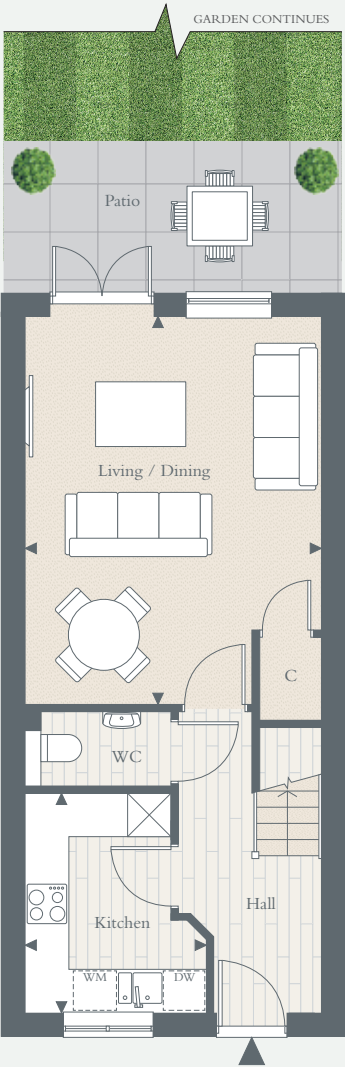
Computer generated image, indicative only.



THE FERN

TWO BEDROOMS – PLOTS 34, 35*, 37, 38* & 39
Total area: 79.7 sq m 858 sq ft

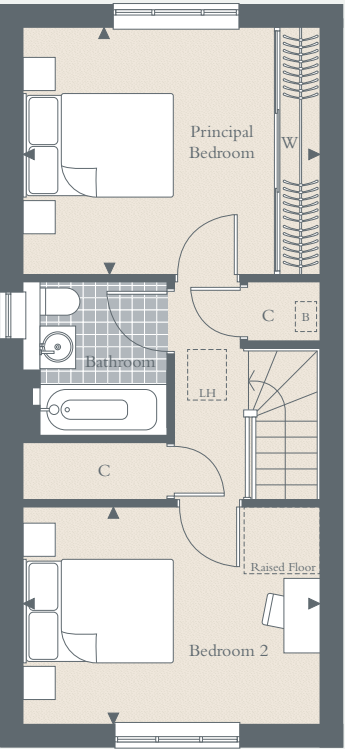
GROUND FLOOR



LIVING / DINING	5.39M X 4.11M	17' 8" X 13' 6"
KITCHEN	3.06M X 2.51M	10' 1" X 8' 3"

◀ ▶ Measurement points C Cupboard WM Washing Machine DW Dishwasher B Boiler W Wardrobe SW Space for Wardrobe
LH Loft Hatch RL Roof Light *Plots are handed

FIRST FLOOR



PRINCIPAL BEDROOM	4.11M X 3.43M	13' 6" X 11' 3"
BEDROOM 2	4.11M X 3.02M	13' 6" X 9' 11"

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Each home benefits from two parking spaces.

PLOT LOCATION

SPECIFICATION

DISCOVER THE BERKELEY QUALITY

INDIVIDUALLY
DESIGNED KITCHEN

- Kitchens incorporating a choice of natural wood or painted wood door fronts with Mistral worktop and tiled back splash
- Bosch multifunctional fan assisted oven (Energy Rated A)
- Bosch built-in microwave
- Bosch induction hob with touch controls and canopy extractor hood
- Bosch integrated fridge/freezer (Energy Rated A)
- CDA integrated wine cooler
- Bosch integrated dishwasher (Energy Rated AAA)
- Provision for washer/dryer, only when located in kitchen
- Space and plumbing for separate washing machine and condenser dryer within utility cupboard
- Belfast sink with chrome single mixer tap with spray rinse
- LED under wall unit lighting
- Brushed stainless steel sockets above worktops

QUALITY BATHROOMS

- Contemporary styled bathrooms incorporating Vitra suite
- Washbasin with wall mounted chrome taps
- Bespoke vanity unit to bathroom
- Inset mirrored cabinet to principal ensuite*
- Full width mirror to bathroom and cloaks*
- Walk-in shower with fixed head and hand held shower to principal ensuite
- Bath with shower and screen to bathroom and ensuite 2, where applicable

- WC with chrome flush plate, concealed cistern and soft-close seat
- Chrome heated towel rail to all bathrooms
- Ceramic wall tiles to selected areas

HEATING, ELECTRICAL
& LIGHTING

- Energy efficient gas fired central heating and hot water system with central programmer
- Radiators with individual thermostatic control to all rooms except where room thermostat fitted
- Centralised mechanical extract ventilation to kitchen, bathroom, ensuite(s) and washing machine cupboards
- Chrome light switches to ground floor, hall and landing
- LED downlights to kitchen, hall/landing, all bathrooms and cloakroom
- Shaver sockets provided to bathroom and ensuite(s)
- Master light switch
- Power and light to loft with ladder access

HOME ENTERTAINMENT
& COMMUNICATIONS

- TV points to living area, kitchen and all bedrooms
- Satellite dish and wiring for Sky Q to living area
- Digital TV aerial and distribution system provided
- Telephone points to living area and principal bedroom
- Cat 6 pre-wired home network points provided to living area, kitchen and all bedrooms
- USB charging points provided to kitchen and all bedrooms
- Provision for home office (refer to plot specific drawing)

INTERIOR FINISHES

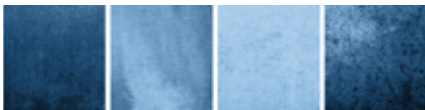
- Shaker 2-panel painted internal doors with chrome finish door furniture
- Glazed door to living room and kitchen
- Painted staircase with stained oak handrail with stair runner
- Full height wardrobe with painted sliding doors and inset handles to principal bedroom
- Satin paint finish to all internal joinery
- Cork wood flooring provided to hall, kitchen/breakfast and cloakroom**
- Fitted carpets to the remainder of the property

EXTERNAL

- Feature entrance door with chrome door furniture
- uPVC windows and casement doors
- Parking space(s) provided
- Landscaped front garden and turf to rear gardens
- Natural sandstone paving to paths and patio areas
- External power point
- External tap and water butt provided

SECURITY & PEACE OF MIND

- High security front entrance door with multi-point locking system
- External light to all external doors with PIR control to house frontage
- Facility for future wireless alarm system
- Mains-fed smoke detector with battery back up, fitted to hall and landing
- 10-Year Premier Warranty Scheme



*Full width above WC/Basin subject to window position. **Throughout ground floor where property is open plan. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. 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.

HARESHILL



CONTACT US

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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. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. 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. Hareshill 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. Sold subject to planning permission. S891/05CA/0221



