



# HARESHILL

CROOKHAM VILLAGE  
HAMPSHIRE



*A greener place to call home*

**Berkeley**  
Designed for life

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HARESHILL



***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.*

*As part of an established English village, with an abundance of nature all round, this stylish setting is the perfect place to find your new home.*

*A greener place to call home*





Aerial photography of local area, indicative only.



# CAREFULLY CURATED IN EVERY WAY

*From initial concept through to the fine detail of every home, Hareshill has been developed with the long-term sustainable future in mind.*

Berkeley adopts a 'fabric first' approach, designing new build homes with energy efficiency and sustainability in mind at every stage of the design process. From heating and lighting to appliances and insulation – reducing long-term energy demand is at the forefront of our values.

For every natural timber kitchen, our installers will plant a new tree. The flooring in each home is made

from cork – a 100% natural plant fibre that is renewable, recyclable and biodegradable. It is harvested from the cork oak tree and can be harvested every nine years during its 200-year lifespan.

The thatched home at the main entrance to Hareshill has been built by skilled artisan craftsmen using traditional materials.



Computer generated image, indicative only.



Computer generated image, indicative only.

Traditional thatching brings character to Hareshill whilst respecting the rural landscape, age-old crafts and sustainable building methods.



Creating play spaces with sustainable materials.



Encouraging biodiversity through planting was fundamental in our design planning.



## A GREENER PLACE TO CALL HOME

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*Homes at Harehill are the ideal Berkeley combination of style and quality. Whether you need extra space for a growing family or a smaller home to settle into, you will find what you are looking for among this delightful series of individual designs. All homes offer private parking, while every home has easy access to the landscaped green and open spaces that set Harehill apart.*



Computer generated image, indicative only.





Computer generated image, indicative only.



## STYLISH LIVING SPACES

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*Working from home has never been easier, as all new Harehill homes are served by fast broadband capability and strategically positioned power points.*

Whether it is the sunshine flooding in during the daytime or getting cosy on the sofa at night, these are ideal rooms for family life. Double doors lead straight onto a sizeable patio and garden, allowing easy access to your own private outdoor space.

Careful consideration has been given to flexible living, allowing those who need to work from home the opportunity to set up office in the comfort of their own stylish living room or bedroom. Stylish garden room home offices are also available on request.





Computer generated image, indicative only.

## CONTEMPORARY KITCHENS

*The kitchen is the heart of the home so we've designed it to feel like a space you'll relish spending time in.*

With four different collections to choose from, your new designer kitchen has been cleverly considered for modern living, using natural timber throughout. Lighter or darker colourways, sustainable cork flooring and a choice of appliances come as standard.

Some of the fixtures include a Belfast sink and wine cooler as well as a twin oven – giving you a little extra help when you are entertaining.





## BLISSFUL BATHROOMS

*Following a minimalist aesthetic, these chic bathrooms are rich with natural textures, complemented by sleek finishes.*



Computer generated image, indicative only.



With a range of tiling colour options, your bathroom is an elegant space designed for comfort and relaxation. The open basin and cabinet shelving offers an organic contrast to the smooth chrome fittings.

Large mirrored cabinet doors provide more visibility and clever storage features. The LED-lit recessed alcove in the shower adds a little extra luxury.



Computer generated image, indicative only.



## TRANQUIL BEDROOMS

*Elegant, light and spacious bedrooms are havens of calm and relaxation.*

The bedrooms at Hareshill are beautifully appointed throughout. Many of the principal bedrooms have an ensuite bathroom and either stylish fully-fitted wardrobes or a separate dressing room.



Computer generated image, indicative only.



## ENJOY LIFE OUTDOORS

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*Gardens, green spaces & countryside are part of daily life. Getting out into fresh air and nature makes us feel better – that's a fact and also a fundamental element of Hareshill.*

The homes have been designed to maximise provision of gardens on south facing façades wherever possible. Patio doors let the light flood in and bring the outside in. Hareshill offers a series of carefully considered open spaces for leisure, play and sports.



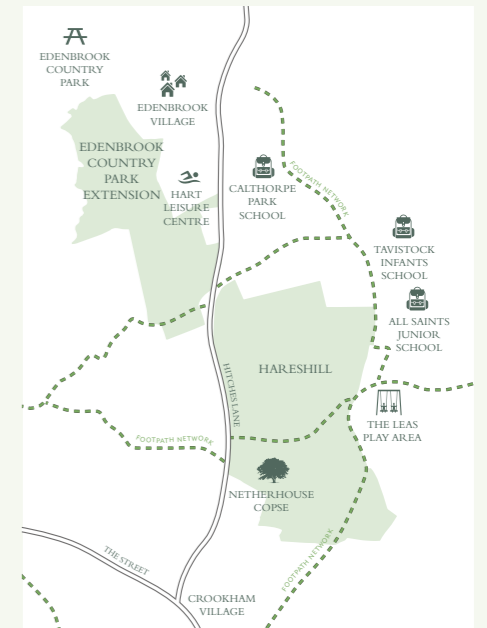
Photography depicts previous Berkeley showhome and is indicative only.



# CONNECTING PEOPLE TO NATURE AND PLACES

*Hareshill will offer valuable green space serving beautiful new homes and the wider existing community.*

Looking to add to and enhance the existing wider ecological network, Berkeley aims to conserve and restore the existing nature on site, achieving a net biodiversity gain. With an already established green infrastructure of ancient woodland, tree belts and hedgerows, beautifully landscaped open spaces and linkages will integrate successfully with the existing network of footpaths and spaces. The landscape will provide visual enjoyment and experiences derived from the nature and beauty of green open spaces, enhancing health, social life and wellbeing. This is at the heart of our vision for Hareshill.



*A greener place to call home*

The creation of a network of informal paths weaving through the development will enhance accessibility for pedestrians and cyclists to the wider footpath and highway network.



- 1 Play areas
- 2 Community centre
- 3 Playing fields
- 4 Public footpaths and cycle links
- 5 Extension of Edenbrook Country Park

NETHERHOUSE COPSE / WOODLAND GLADE

CENTRAL COMMUNITY GREEN

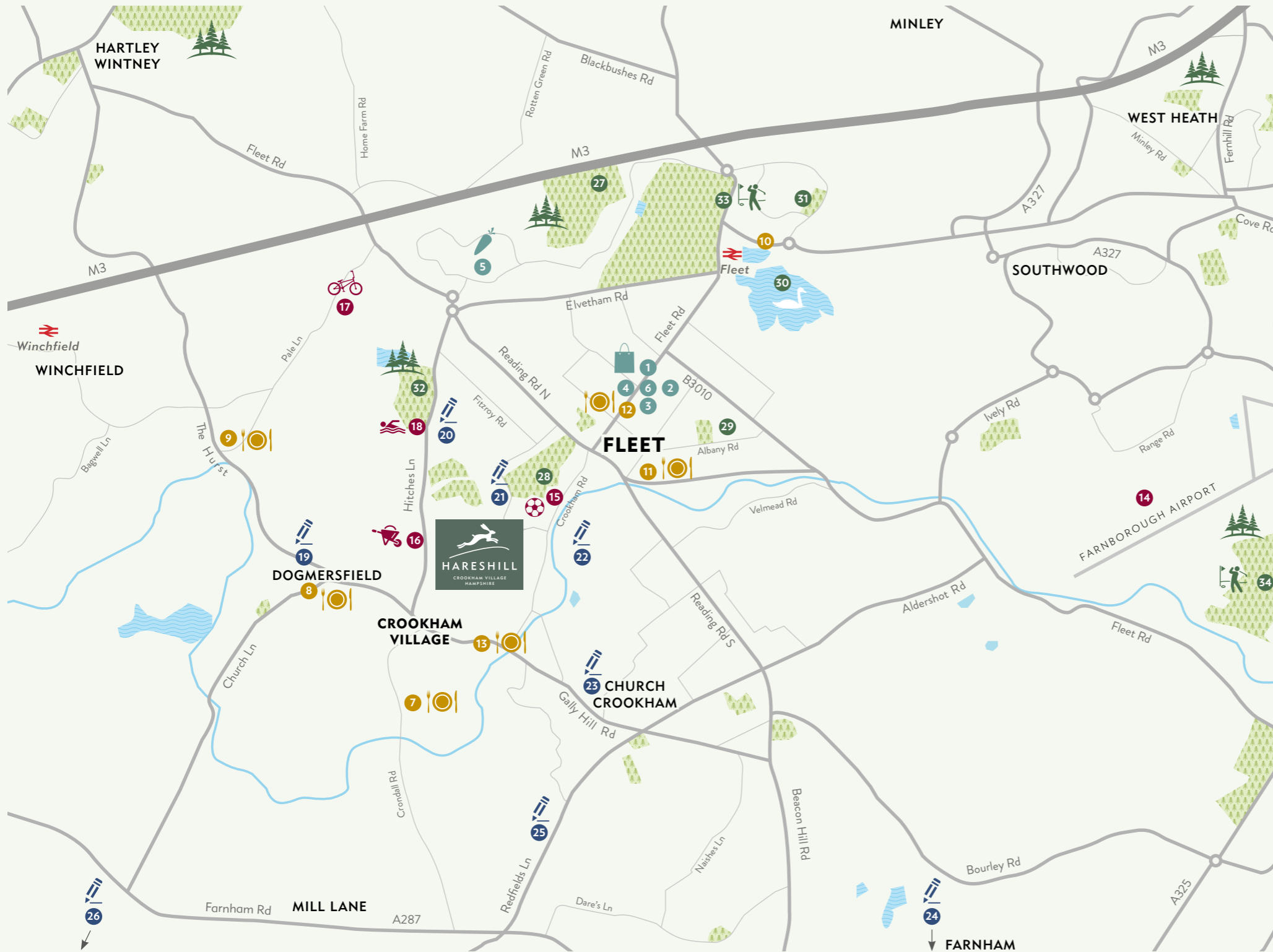
SOUTHERN WETLAND POND

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.



# A LOCAL WAY OF LIFE

*At Hareshill, you will enjoy traditional village life as well as easy access to everything the area has to offer.*



-  **EVERYDAY**
- 1 Sainsbury's
- 2 Waitrose
- 3 Marks & Spencer
- 4 Library
- 5 Elvetham Farmers' Market
- 6 Hart Shopping Centre
-  **FOOD & DRINK**
- 7 Exchequer Pub
- 8 Queens Head Pub
- 9 The Barley Mow Pub
- 10 Heron on the Lake
- 11 Sorrento
- 12 Fleet Road: Prezzo, Trattoria La Casa, The Oat Sheaf, Ghurka Inn, El Castillo
- 13 The Spice Merchant
-  **INTERESTS**
- 14 Farnborough Airport
- 15 Fleet FC
- 16 Crookham Allotments
- 17 BMX Track
- 18 Hart Leisure Centre
-  **EDUCATION**
- 19 Dogmersfield Primary School
- 20 Calthorpe Park School
- 21 Tavistock Infants School
- 22 Court Moor Secondary School
- 23 Crookham C of E Infants School
- 24 University for the Creative Arts Farnham
- 25 St Nicholas' School
- 26 Lord Wandsworth College
-  **PARKS**
- 27 Elvetham Nature Reserve
- 28 Calthorpe Park
- 29 Oakley Park
- 30 Fleet Pond
- 31 Bramshot Country Park
- 32 Edenbrook Country Park
- 33 North Hants Golf Club
- 34 Army Golf Club

Map not to scale and shows approximate locations only. Source: google.co.uk/maps.





Take a peaceful narrow boat ride along the Basingstoke Canal.



Enjoy the great outdoors.



Adventurous activities at the Edenbrook Country Park.

## MORE TIME TO ENJOY NATURE

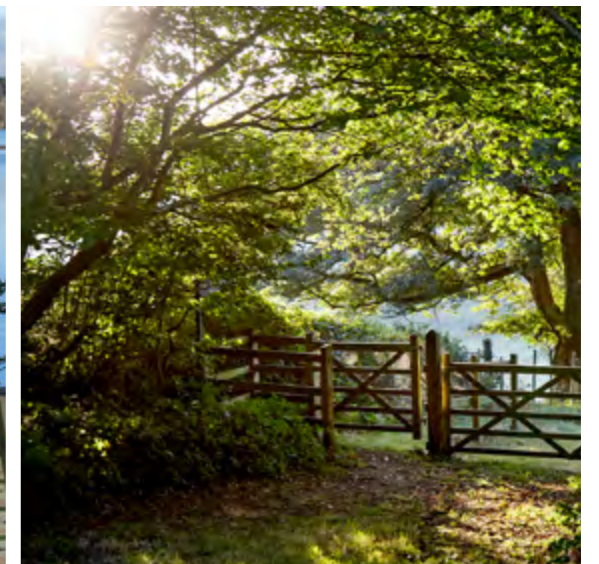
*From well-trodden paths to quiet Brural corners, Harehill is the perfect starting point for exploring the countryside around Fleet.*

Harehill can be found in the quintessentially English Crookham Village, which lies south west of London alongside the tranquil waterways of the River Hart and Basingstoke Canal.

Bounded by the extensive Peatmore Copse to the south, the community is only a stone's throw from the town of Fleet yet retains its own distinctive rural identity.



The serene natural setting of Fleet Pond.



Ramble along country paths through local woods.





Enjoy a peaceful pint or good food at The Exchequer or The Queens Head (above).



Grow your own fruit and vegetables at Crookham allotments.



Find yourself perfectly placed to visit Winchfield, Fleet or Farnham.

Fields of wild flowers surround Hareshill.



Order in or eat out at The Spice Merchant.



## CROOKHAM VILLAGE – AN ENGLISH RURAL IDYLL

*Set in the Hart district of Hampshire, Crookham Village is the perfect example of an English rural idyll with a village pub, allotments and countryside.*



Head off into the woods and discover your own favourite trails.



## A THRIVING COMMUNITY

*From Hareshill to Crookham to Fleet, you will be part of a vibrant community that comes together through year-round activities.*



Take a short walk from Hareshill into Crookham Village on a Sunday and you will find locals young and old cheering on the local cricket team. The spring and summer months are also the perfect time for families to enjoy days out at Edenbrook Country Park.

In Fleet itself, you can take part in arts and crafts workshops, and each Saturday its street market sells artisan goods.

Activities carry on all year round, including the Fleet Carnival and Fleet Food Festival in the summer and the Christmas Festival in the winter.





## WELL CONNECTED

### *Journey times from Hareshill by car\**

Fleet High Street (1.8 miles).....	6 mins
Fleet Station (3 miles).....	7 mins
Winchfield Station (2.7 miles).....	7 mins
M3 (8.3 miles).....	14 mins
Farnham (6 miles).....	14 mins
Basingstoke (13 miles).....	18 mins
Guildford (15.3 miles).....	27 mins
Heathrow Airport (24.8 miles).....	31 mins

### *Journey times from Fleet Station\*\**

London Waterloo.....	40 mins
Basingstoke.....	11 mins
Winchester.....	28 mins

### *Journey times from Winchfield Station are five minutes longer\*\**

*(London Waterloo 45 mins, Basingstoke 16 mins, Winchester 33 mins)*

Sources: \*google.com/maps. Times shown are approximate and subject to traffic  
 \*\*thetrainline.com. Times shown are for the fastest travel times, average journeys may be longer

## FRIENDLY FLEET

*Enjoy regular street markets, plenty of places to eat, drink and shop and some great amenities for family life.*

Fleet's close proximity to London as well as its rail and road links make it attractive to commuters and employers alike. With indoor and outdoor sports facilities, good schools and a community spirit, it is a real focal point for the whole area.



### CAFÉS & RESTAURANTS

Less than a mile from Hareshill, the centre of town is where you will find traditional tea rooms, bustling cafés and High Street restaurants as well as local pubs and eateries.



### HART LEISURE CENTRE

Virtually next door, the centre boasts a 25m swimming pool for aqua fitness or for letting the kids splash around, a modern gym, dance studios, badminton courts and a crèche.



### SHOPPING

The Hart Shopping Centre has many well known brands including Waitrose, WHSmith and Boots. The nearby High Street is also home to the library, banks and other independent retailers.



*Rich in amenities*







RELAXING COUNTRY WALKS

Get your boots on for a long walk or take a short stroll along the easy trails.



PUMP TRACK AND SKATE PARK

Grab your helmet and head to the active area to try out new tricks.

BIODIVERSE SETTING

Enjoy nature in all its glory via open meadows, bird hides and wetland trails.



STUNNING LAKES

Take the cycle path around the lakes or walk along softly surfaced pathways.



Nature and the great outdoors



EDENBROOK COUNTRY PARK – ON YOUR DOORSTEP

Explore 82 acres of lovingly restored parkland with community amenities available all year round.

Delivered by Berkeley, Edenbrook Country Park is a vast expanse of green space with winding pathways, wetland trails and bike tracks. Its open meadows and lakes are a haven for local wildlife, while the picnic areas, pump track and ponds are perfect spots to head to with the family. There is even a café right by the entrance at Hart Leisure Centre. Since it is only a short walk from Harehill, you will find yourself returning to Edenbrook Country Park time and again as you explore new discoveries.





## EDUCATION FOR ALL AGES

*From some of the most highly-rated state schools to independent educational institutions, there is plenty of choice close by.*

From your home at Harehill, you can walk to the nearby Tavistock Infant School, All Saints Junior School and Calthorpe Park Secondary School. The adjacent town of Fleet has a large number of state schools and Hampshire is well-known for its range of private schools.

### NURSERIES WITHIN EASY REACH

- Tavistock Pre-School .....0.5 miles  
*Broadacres, Fleet, Hampshire, GU51 4EB*
- Bright Horizons Nursery & Pre-School ..1.1 miles  
*Springfield House, Redfields Lane, Church Crookham, Fleet GU52 0RJ*

### PRIMARY/JUNIOR SCHOOLS WITHIN EASY REACH

- Tavistock Infant School.....0.6 miles  
*Broadacres, Fleet GU51 4EB*  
*Ofsted Rating: Good*
- Dogmersfield Primary School.....1.6 miles  
*Dogmersfield, Hook RG27 8SS*  
*Ofsted Rating: Good*
- Crookham C of E Infant School.....2 miles  
*Gally Hill Road, Church Crookham, Fleet GU52 6PU*  
*Ofsted Rating: Good*
- All Saints Junior School .....1 mile  
*Lea Wood Rd, Fleet GU51 5AJ*  
*Ofsted Rating: Good*
- Heatherside Infant & Junior School .....1.3 miles  
*Reading Road South, Fleet GU52 7TH*  
*Ofsted Rating: Outstanding*

A little further away lies the town Farnham, which is home to the University of the Creative Arts (UCA). Ranked the no.1 creative specialist university in the UK, UCA covers diverse subjects, from animation and architecture to jewellery design and journalism.

### SECONDARY SCHOOLS WITHIN EASY REACH

- Calthorpe Park School.....0.3 miles  
*Hitches Lane, Fleet GU51 5JA*  
*Ofsted Rating: Good*
- Court Moor Secondary School.....2.4 miles  
*Spring Woods, Fleet GU52 7RY*  
*Ofsted Rating: Good*

### INDEPENDENT SCHOOLS

- St Nicholas' School.....3.3 miles  
*Redfields Lane, Church Crookham, Fleet GU52 0RF*  
*ISI: Approved*
- Lord Wandsworth College.....9 miles  
*Long Sutton, Hook RG29 1TA*  
*ISI: Approved*

### FURTHER EDUCATION

- University of Creative Arts Farnham ....7.2 miles  
*Falkner Road, Farnham GU9 7DS*

Sources: google.com/maps. Distances are approximate from Hitches Lane.



## A LITTLE FURTHER AFIELD

*From Harehill, you are within easy reach of some of southern England's most interesting towns and cities.*



### FARNHAM

Just over the border in Surrey, Farnham is a charming market town well-known for its 900-year-old medieval castle, ruined abbey and visitor attractions. As well as pretty streets lined with quaint shops and cafés, there are plenty of arts, craft, music and theatre experiences on offer at Farnham Maltings.



Farnham Park Nature Reserve.



Farnham's attractive streets offer plenty of places to relax.

*A lovely town*

### GUILDFORD

Guildford is a culturally rich historic town with theatres, art galleries and music venues. The Yvonne Arnaud Theatre is particularly known for hosting pre-West End shows. The picturesque high street has many boutique stores for the discerning shopper.



Guildford's historic cobble high street.

*Rich in history & culture*

### WINCHESTER

A small but stunning city, Winchester boasts one of the finest examples of medieval cathedrals in Europe. Full of bistros like Raymond Blanc's brasserie, Rick Stein's, The Ivy and Hotel du Vin, it is also rich in shopping, arts and entertainment such as the Winchester Jazz Festival and the free, outdoor Hat Fair – the city's longest running carnival of street theatre, music and comedy. It is also home to the world famous Winchester College, the oldest independent boarding school for boys in the UK.



Enjoy the magnificent architecture of Winchester Cathedral.



## THE BERKELEY QUALITY

PEOPLE, PLANET, PROSPERITY

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*Berkeley is committed to best practice in every way.  
From sustainability and customer care,  
to charity work and employee development,  
we are continually striving for the best.*



## A COMPANY WITH A VISION & A FOUNDATION

Berkeley Group is a responsible organisation, wholly committed to being a world-class business, as defined by the quality of places we create, the value they generate for people, communities and the environment, and their positive long-term impact on society. We set ourselves the highest standards in the industry for design, construction, safety and efficiency.

Our Vision, a strategic plan for the business, is designed to raise our standards higher still. Our Vision is reviewed every two years, following objective analysis and discussion of the key industry, national and global issues that are most relevant to our customers and supply chain.

Our Vision focuses our attention on five key business areas:

- Customer experience
- Quality homes
- Great places
- Efficient and considerate operations
- Commitment to people and safety



### THE BERKELEY FOUNDATION

We are committed to making a real and lasting difference to the communities we serve. The Berkeley Foundation supports voluntary organisations in tackling long-term social issues in their local community. Working together, we help people choose a different life path, develop confidence and skills, and find hope for the future.

Since we established the Berkeley Foundation in 2011, we have committed many millions of pounds to hundreds of charities and organisations. A significant proportion of our donations are raised through the tireless efforts of our own staff.



Proud to be a member of the Berkeley Group of Companies



## A COMPANY THAT CARES ABOUT SUSTAINABILITY

### NATURE AND BIODIVERSITY

Within and around Hareshill, we are creating 13.3 hectares of Suitable Alternative Natural Green Space (SANG) incorporating open spaces, footpaths, trim trails, wild flower meadows and additional tree planting. These fundamentals of a thriving natural environment can be enjoyed by everyone and link directly to Edenbrook Country Park which we have enhanced close by. We are working with award-winning landscape architects Fabrik to engage residents in the natural landscapes that we have created.

### WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

### WATER EFFICIENCY

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and shower heads which use less water without compromising convenience and comfort. To conserve water for use in the garden, a 200 litre water butt is fitted externally and we also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.

### ENERGY EFFICIENCY

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness. All lighting is low energy and kitchen appliances are A+ rated. Smart meters for gas and electric consumption are also fitted as standard to every property.

### NOISE REDUCTION

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

### CLEAN AIR

It is hard to avoid polluted air, particularly in our cities. Throughout Hareshill we are planting trees, shrubs and flower beds to help create a cleaner air environment.

### SUSTAINABLE TRANSPORT

We provide secure communal cycle storage areas for apartments and each house has either a secure garden shed or dedicated space within the garage for cycle storage. There are 9 dedicated Electrical Vehicle Charging Points throughout the site to encourage the use of sustainable vehicles.

### STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with a management company and residents to ensure the development remains in pristine condition.

### FUTURE-PROOF DESIGN

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.



## HOMES DESIGNED FOR LIFE

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance wellbeing and quality of life for residents and visitors. Where people feel a sense of community.

### CUSTOMERS DRIVE ALL OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

### CHOICE AND DIVERSITY

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

Quality is the defining characteristic of Hareshill, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty as well as a 2-year Berkeley warranty.



### GREEN LIVING

For Berkeley, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

### COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.





## WE OPERATE AN ONLINE SERVICE – MYHOME PLUS

*MyHome Plus is a new online service designed to help you manage buying your new home at any time in any place.*



### THE BUYING PROCESS

This step-by-step guide to the buying process from reservation through to completion, moving in and warranty. At each milestone, the buying process section advises on the next steps so that you can be absolutely clear on your current position and what to expect next.

#### 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.

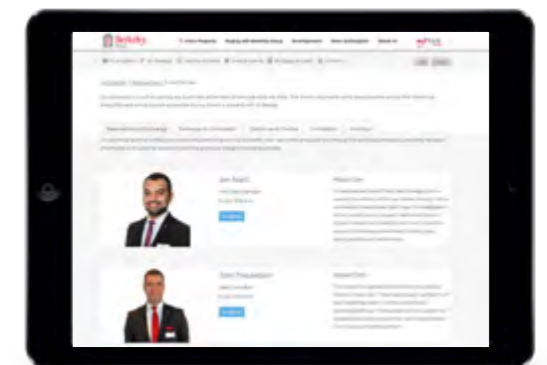
#### 3. OPTIONS & CHOICES SELECTION

We are able to offer some choices on certain internal finishes of your new home. Whether this option is available to you will depend on what stage of construction the property has reached at the time of you making your reservation.

#### 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.

**myHome PLUS**





HARESHILL



## CONTACT US

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VISIT [HARESHILL-FLEET.CO.UK](http://HARESHILL-FLEET.CO.UK)  
OR CALL 01252 233 070

Hareshill,  
Hitches Lane, Crookham Village,  
Fleet, Hampshire GU51 5EL



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





