



THE FLORA COLLECTION

STYLISH FOUR & FIVE BEDROOM HOMES



A greener place to call home

Berkeley
Designed for life



CONTENTS

A TRANQUIL PLACE

New homes designed for life

FLOORPLANS

Four and five bedroom homes

SPECIFICATION

Discover the Berkeley Quality

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.*



DISCOVER HARESHILL

THE FLORA COLLECTION

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

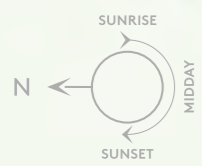


Future development

COMMUNITY CENTRE & PLAYING FIELDS

← 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.



FOUR AND FIVE BEDROOM HOMES

A GREENER PLACE TO CALL HOME

*The four and five bedroom homes at Hareshill are perfect for family life
– with a variety of styles each with generous outdoor space.*





Computer generated image, indicative only.

THE THATCH

FOUR BEDROOMS – PLOT 12

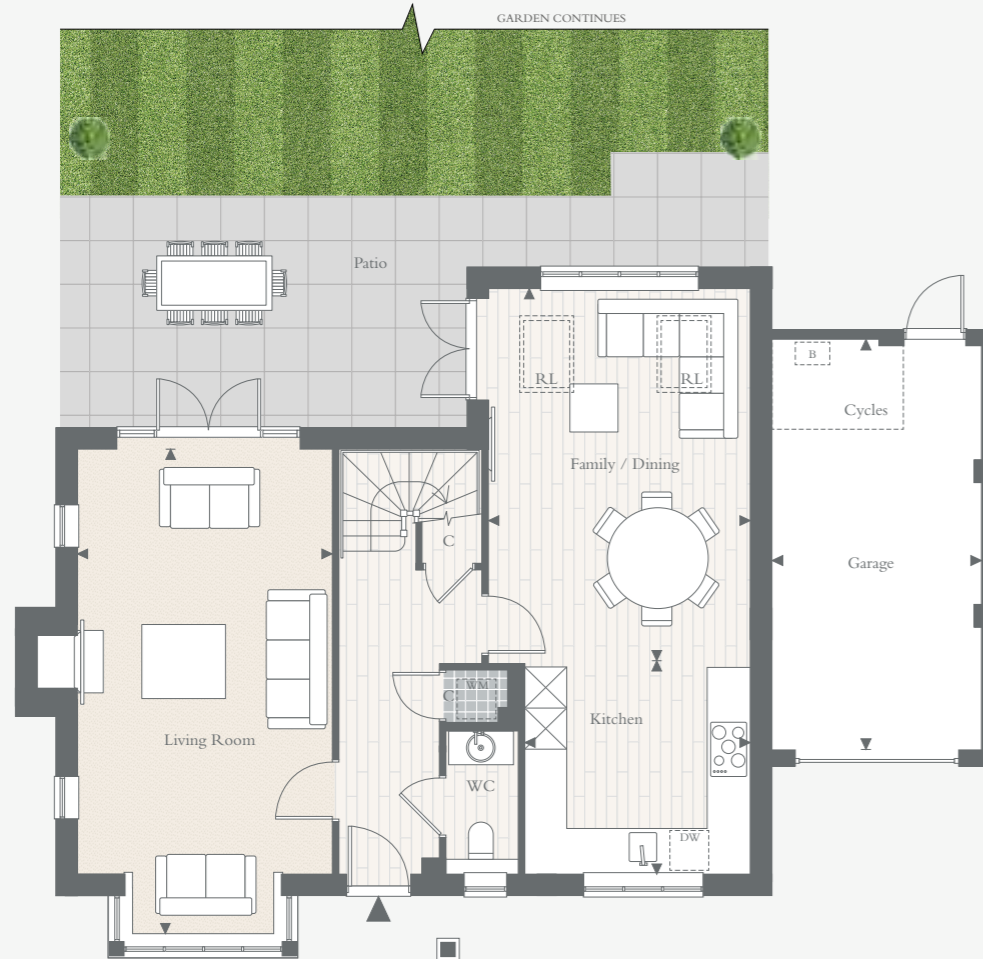
Total area: 133.37 sq m 1,436 sq ft



PLOT LOCATION

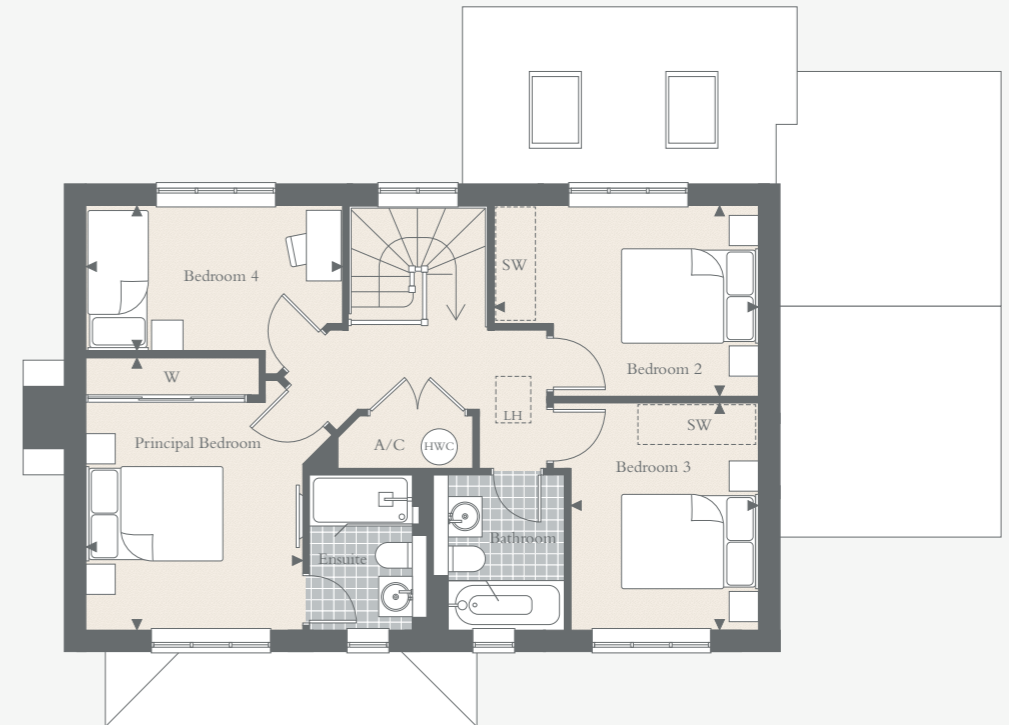
Each home benefits from at least two parking spaces.

GROUND FLOOR



KITCHEN	3.28M X 3.12M	10' 9" X 10' 3"
FAMILY / DINING	5.44M X 3.83M	17' 10" X 12' 7"
LIVING ROOM	7.10M X 3.70M	23' 4" X 12' 2"
GARAGE	6.08M X 3.10M	29' 11" X 10' 2"

FIRST FLOOR



PRINCIPAL BEDROOM	4.00M X 3.18M	13' 2" X 10' 5"
BEDROOM 2	3.87M X 2.78M	12' 9" X 9' 2"
BEDROOM 3	3.32M X 2.73M	10' 11" X 9' 0"
BEDROOM 4	3.76M X 2.10M	12' 4" X 6' 11"

◀▶ Measurement points C Cupboard WM Washing Machine DW Dishwasher B Boiler W Wardrobe SW Space for Wardrobe
LH Loft Hatch RL Roof Light HWC Hot Water Cylinder

Floorplans shown for Harehill 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.



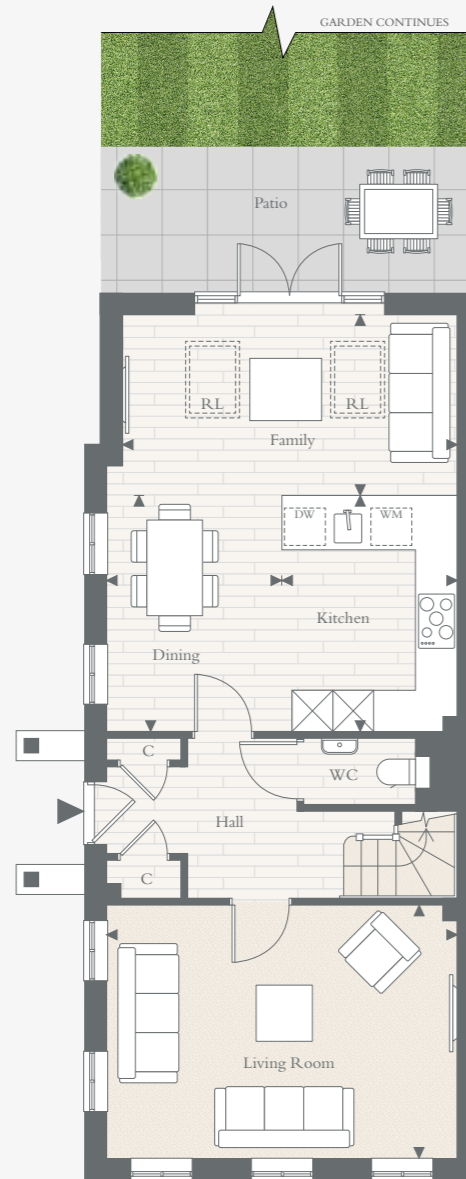
Computer generated image, indicative only.

THE BUCKTHORN

FOUR BEDROOMS – PLOT 15

Total area: 156.99 sq m 1,690 sq ft

GROUND FLOOR



KITCHEN	3.44M X 2.55M	11' 4" X 8' 5"
DINING	3.44M X 2.57M	11' 4" X 8' 5"
FAMILY	4.90M X 2.64M	16' 1" X 8' 8"
LIVING ROOM	5.13M X 3.68M	16' 10" X 12' 1"

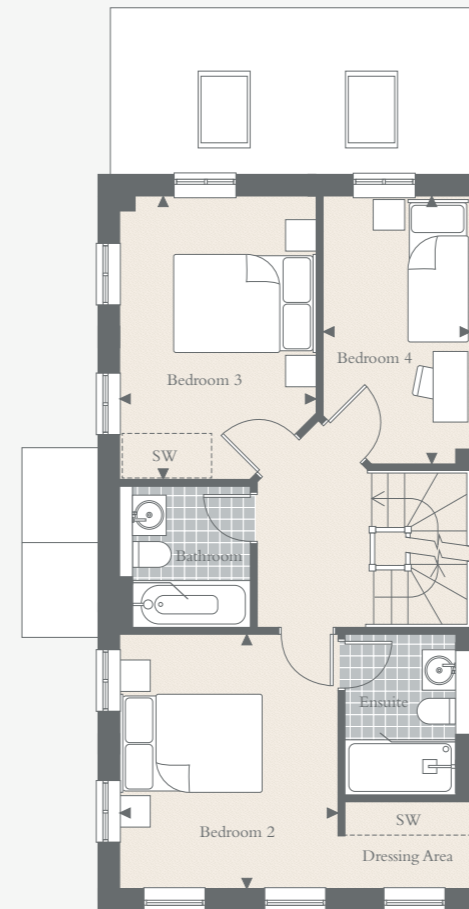
◀▶ Measurement points C Cupboard WM Washing Machine DW Dishwasher B Boiler W Wardrobe SW Space for Wardrobe
LH Loft Hatch RL Roof Light HWC Hot Water Cylinder



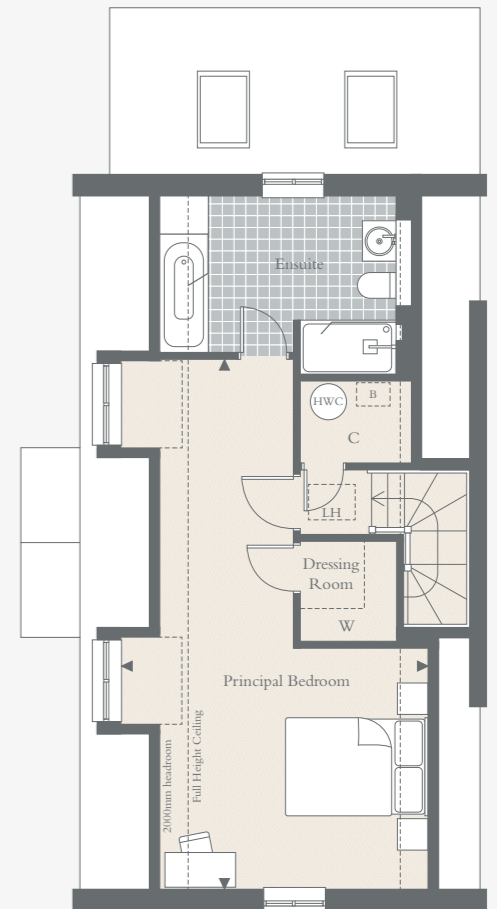
PLOT LOCATION

Each home benefits from at least two parking spaces.

FIRST & SECOND FLOOR



BEDROOM 2	3.73M X 3.20M	12' 3" X 10' 6"
BEDROOM 3	4.16M X 2.88M	13' 8" X 9' 5"
BEDROOM 4	3.91M X 2.15M	12' 10" X 7' 1"



PRINCIPAL BEDROOM	7.78M X 4.49M	25' 6" X 14' 9"
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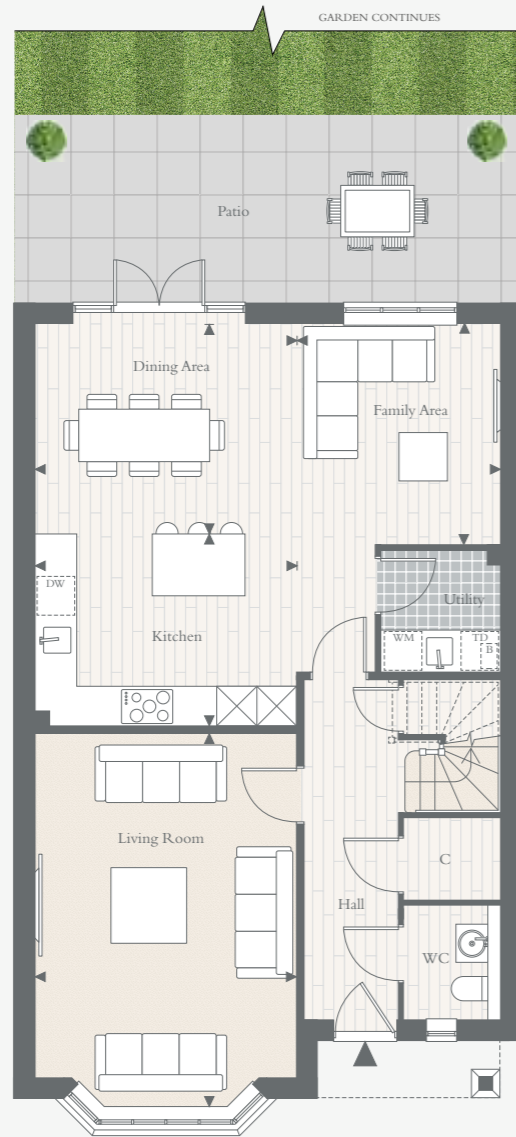


Computer generated images indicative only.

THE CELANDINE

FOUR BEDROOMS – PLOT 5
 Total area: 166.83 sq m 1,795 sq ft

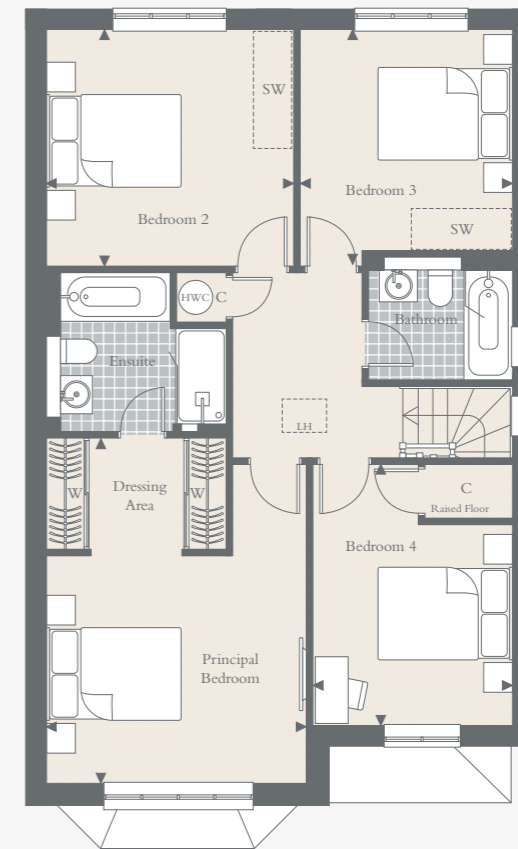
GROUND FLOOR



KITCHEN	4.06M X 2.97M	13' 4" X 9' 9"
FAMILY AREA	3.42M X 3.16M	11' 3" X 10' 5"
DINING AREA	4.06M X 3.26M	13' 4" X 10' 8"
LIVING ROOM	5.81M X 4.03M	19' 1" X 13' 3"

◀▶ Measurement points C Cupboard WM Washing Machine DW Dishwasher B Boiler W Wardrobe SW Space for Wardrobe
 LH Loft Hatch RL Roof Light HWC Hot Water Cylinder

FIRST FLOOR



PRINCIPAL BEDROOM	5.37M X 4.03M	17' 7" X 13' 3"
BEDROOM 2	3.83M X 3.67M	12' 7" X 12' 0"
BEDROOM 3	3.67M X 3.29M	12' 0" X 10' 10"
BEDROOM 4	4.05M X 3.09M	13' 4" X 10' 2"

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PLOT 5

PLOT LOCATION

Each home benefits from at least two parking spaces.



Computer generated image, indicative only.



Computer generated image, indicative only.



Computer generated image, indicative only.



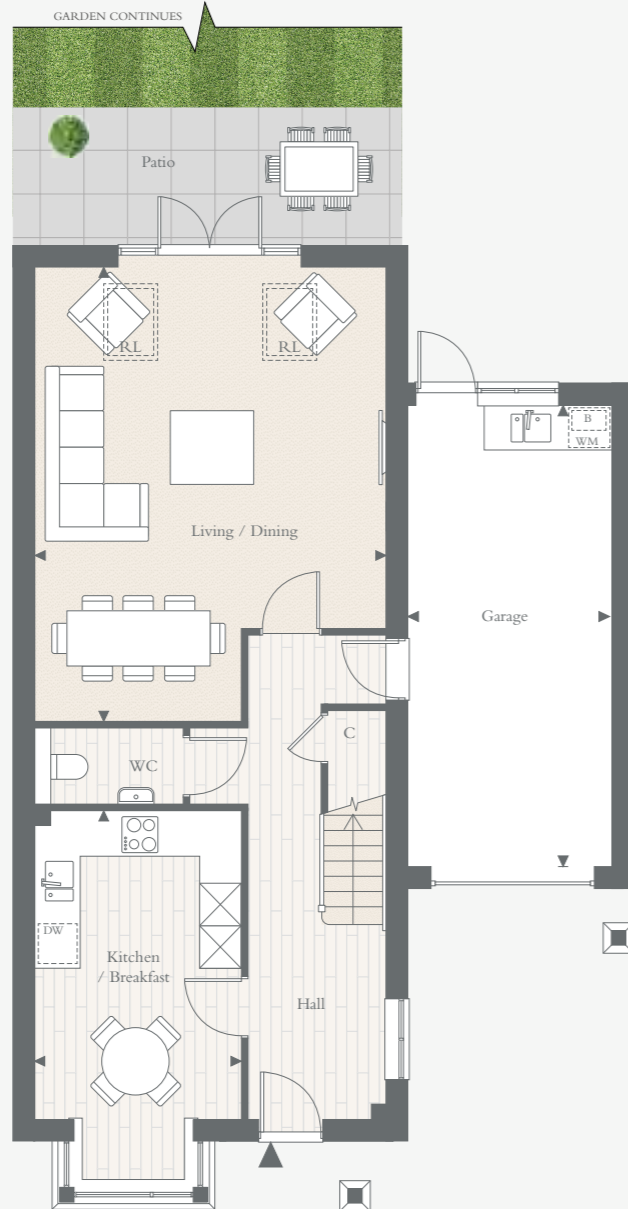
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THE MEADOW

FIVE BEDROOMS – PLOTS 10, 11*, 13, 14* & 19*

Total area: 139.39 sq m 1,500 sq ft

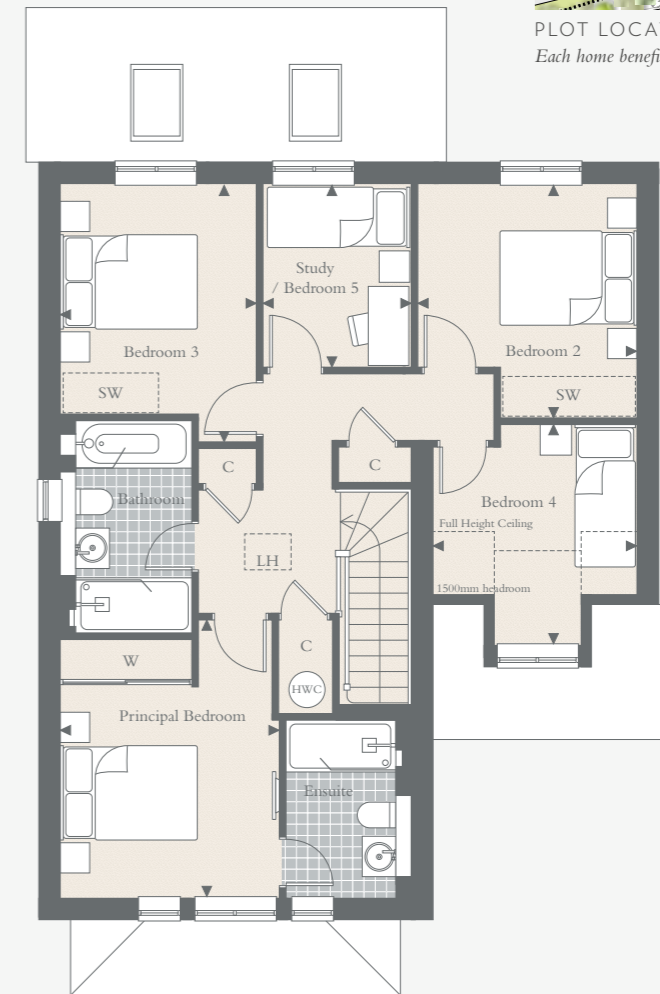
GROUND FLOOR



KITCHEN / BREAKFAST	5.40M X 3.02M	17' 9" X 9' 11"
LIVING / DINING	6.66M X 5.13M	21' 10" X 16' 10"
GARAGE	6.81M X 3.02M	22' 4" X 9' 11"

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

FIRST FLOOR



PRINCIPAL BEDROOM	4.07M X 3.20M	13' 4" X 10' 6"
BEDROOM 2	3.43M X 3.21M	11' 3" X 10' 6"
BEDROOM 3	3.77M X 2.86M	12' 5" X 9' 5"
BEDROOM 4	3.21M X 2.97M	10' 6" X 9' 9"
BEDROOM 5 / STUDY	2.68M X 2.17M	8' 10" X 7' 2"

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PLOT 19*
PLOT 14*
PLOT 13

PLOT 11*
PLOT 10

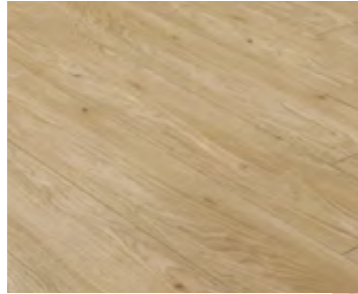


PLOT LOCATION

Each home benefits from at least two parking spaces.

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
- Siemens multifunctional fan-assisted oven (Energy Rated A)
- Siemens built-in microwave
- Siemens 80cm induction hob with touch controls and canopy extractor hood
- Siemens integrated fridge/freezer (Energy Rated A)
- CDA Integrated wine cooler
- Siemens 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/room (where applicable)
- 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/breakfast, 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/ breakfast 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/breakfast 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 hinged doors and inset handles to principal bedroom
- Satin paint finish to all internal joinery
- Cork wood flooring provided to hall, kitchen/breakfast & cloakroom
- Fitted carpets to the remainder of the property

EXTERNAL

- Feature entrance door with chrome door furniture
- uPVC windows and casement doors
- Garage with power and light†
- Parking space(s) provided
- Private driveway parking to selected plots
- 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. †To selected 4/5 bedroom homes.

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.



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/0921

