



ELIVIA

— HOMES —

Kings Hart View

WARFIELD

Elevated living by —
— DESIGN

WWW.ELIVIAHOMES.CO.UK

Kings Hart View

WARFIELD

Kings Hart View is a stunning collection of exceptional 2, 3 and 4-bedroom homes nestled in the beautiful Berkshire countryside in Warfield. This popular and picturesque village has a primary school, pubs, restaurants and everything you need close at hand.

Discover your perfect lifestyle in this idyllic and connected location, close to Areas of Outstanding Natural Beauty, bustling market towns and just over an hour from London from nearby Bracknell Station.



Kings Hart View

WARFIELD



Impressive countryside
and spacious homes, for
an idyllic lifestyle



KINGS HART VIEW - WARFIELD

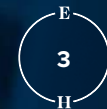


COMPUTER GENERATED IMAGE. INDICATIVE ONLY.



ELIVIA
— HOMES —

*Discover
somewhere exceptional*





Warfield in Berkshire - traditional life at its finest

Enjoy an enviable pace of life in the thriving village of Warfield with its beautiful open spaces and amenities. Warfield Church of England



primary School and Nursery is 1.3 miles from Kings Hart View and was rated Good by Ofsted. The village hall is home to many groups and there is a busy programme of events, such as the annual fete. The 8-hectare Westmorland Park is minutes away and is a jewel in Warfield's crown. It has a lake, sports pitches, wildflower meadows

and a nature reserve. Warfield has several sports groups and there is a choice of golf clubs in the area. There is a Tesco superstore half a mile away and a

Waitrose & Partners' store at Bracknell.

The village and surrounding area have several pubs, including The Cricketers and the Plough and



Harrow, which both have restaurants and are within walking distance. When you want to enjoy a meal with friends, The Yorkshire Rose, less than a mile from home, is a fine dining restaurant and bar.



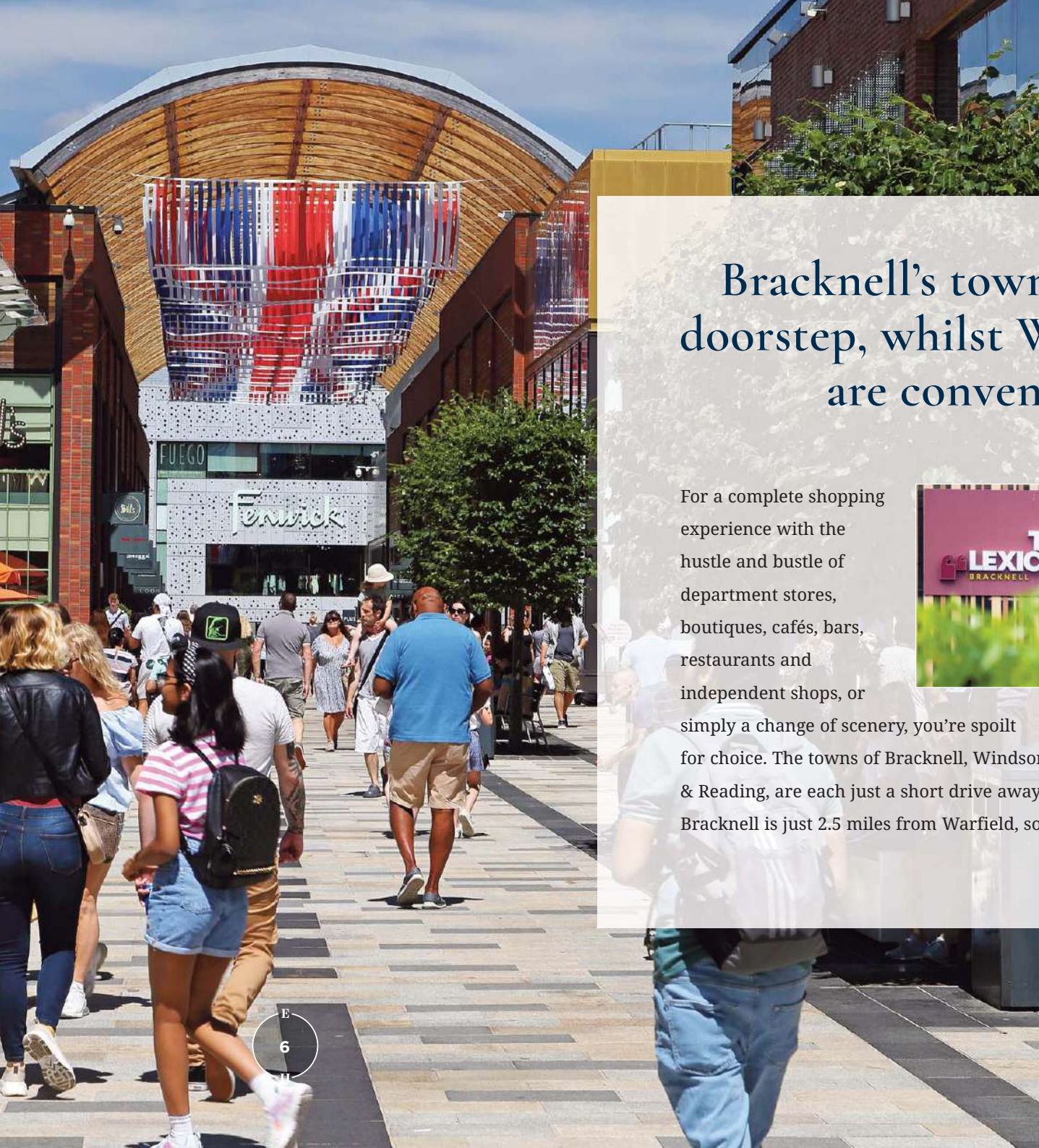


Make the most of life from Kings Hart View, with its desirable location close to the best of town and country. Serene woods and green spaces, enchanting historic towns and villages, and the entertainment options of Bracknell and Reading are all close by.

When you want to relax, the Chiltern Hills and North Wessex Downs Areas of Outstanding Natural Beauty are both less than 30 minutes' drive. There are endless opportunities to walk, cycle and explore some of England's most impressive countryside.



*Nestled amongst
breathtaking landscapes*



Bracknell's town centre is on the doorstep, whilst Windsor & Reading are conveniently close

For a complete shopping experience with the hustle and bustle of department stores, boutiques, cafés, bars, restaurants and independent shops, or simply a change of scenery, you're spoilt for choice. The towns of Bracknell, Windsor & Reading, are each just a short drive away. Bracknell is just 2.5 miles from Warfield, so



it's easy to experience everything this vibrant town has to offer. Visit The Lexicon shopping and entertainment centre with its 12-screen cinema, browse the stalls at the twice-weekly market or get close to nature in the forests and parks. For a day out, try Coral Reef Waterworld, Go Ape climbing adventure or Ascot Racecourse.

KINGS HART VIEW - WARFIELD

Famous for its royal connections, Windsor is a quintessential English town where there is plenty going on all year round.

Take a walk in Windsor Great Park, sample the café culture or visit a riverside pub for lunch. This market town has a good selection of shops when you want to enjoy some retail therapy. Reading is a lively university town that



boasts an exciting nightlife, exceptional shopping and excellent sports and leisure facilities.

There is a first-class choice of places to eat and drink, from High Street restaurants and cafés to award-winning independent eateries. A wide variety of entertainment venues, theatres, pubs, bars and clubs means there is always somewhere new to enjoy.





8

KINGS HART VIEW - WARFIELD



BY TRAIN

Wokingham	6 mins
Reading	20 mins
Clapham Junction	51 mins
London Paddington	62 mins
London Waterloo	66 mins



BY CAR

Bracknell	6 mins
Windsor	15 mins
Slough	19 mins
Reading	22 mins
Henley-on-Thames	26 mins

Kings Hart View has good road and rail links, making it easy to travel for work or leisure. Bracknell Station is a 6-minute drive or an 11-minute cycle ride and from here you can catch a direct train to London Waterloo.

The Elizabeth Line is accessible from Reading, 20 minutes away.

*Connecting you
to a new lifestyle*





SUB STATION



FOREST ROAD



THE SITE PLAN IS NOT TO SCALE. ELIVIA HOMES RESERVES THE RIGHT TO CHANGE SPECIFICATION DURING THE COURSE OF CONSTRUCTION.

Choose the home that's right for you...

- No. 1
3-bedroom detached house
with driveway & car barn
- No. 5
4-bedroom detached house
with driveway & car barn
- No. 6, 11 & 19
4-bedroom detached houses
with driveway & attached
double garage
- No. 7
4-bedroom detached house
with driveway & integral garage
- No. 8 & 9
3-bedroom semi-detached houses
with driveway
- No. 10
3-bedroom detached house
with driveway
- No. 12 & 13
2-bedroom semi-detached houses
with driveway
- No. 15 & 16
3-bedroom semi-detached houses
with driveway & car barn
- No. 17 & 18
4-bedroom detached houses
with driveway & garage

Kings Hart View

WARFIELD

The luxurious and spacious homes at Kings Hart View have been carefully designed to match their elegant countryside setting. Clustered in extensive lush green landscaping, each house benefits from driveway parking, whilst many also include a car barn or garage. There are electric vehicle charging points across the development.



No. 1

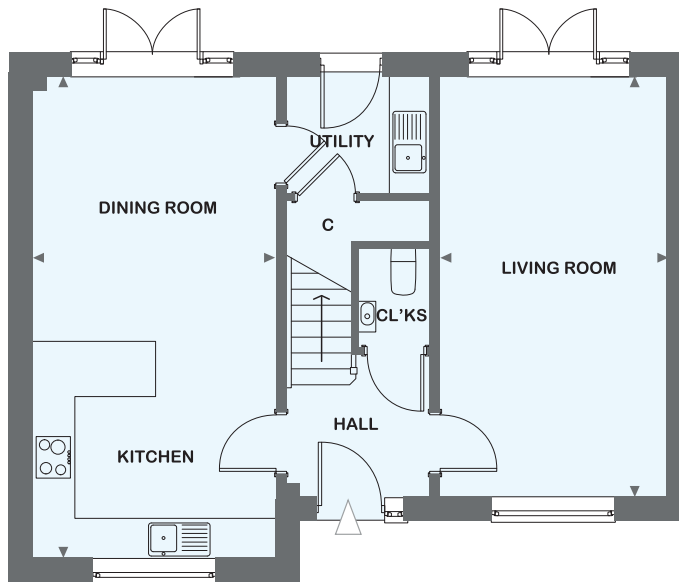
THREE-BEDROOM DETACHED HOUSE

An impressive detached 3-bedroom home, featuring double parking and separate car barn.

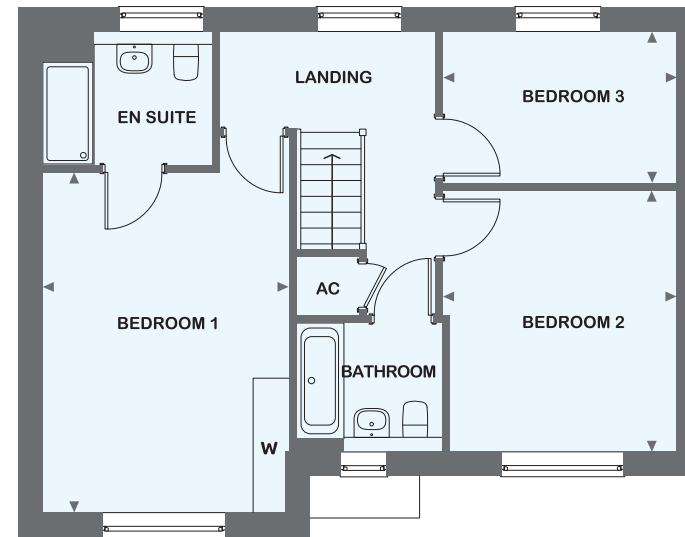
The open plan kitchen/dining area is complemented with an independent utility, whilst upstairs features 3 suitable sized bedrooms, one with en suite.



KINGS HART VIEW - WARFIELD



GROUND FLOOR



FIRST FLOOR

Kitchen / Dining	7.06m x 3.57m	23'2" x 11'7"
Living Room	6.15m x 3.33m	20'0" x 10'10"

Bedroom 1	5.54m x 3.61m	18'1" x 11'9"
Bedroom 2	3.82m x 3.42m	12'5" x 11'1"
Bedroom 3	3.42m x 2.22m	11'1" x 7'3"

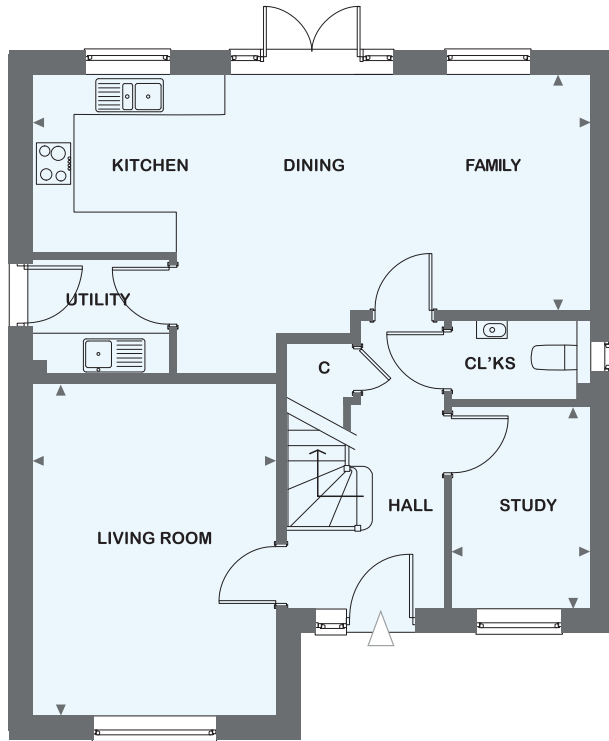
No. 5

FOUR-BEDROOM DETACHED HOUSE

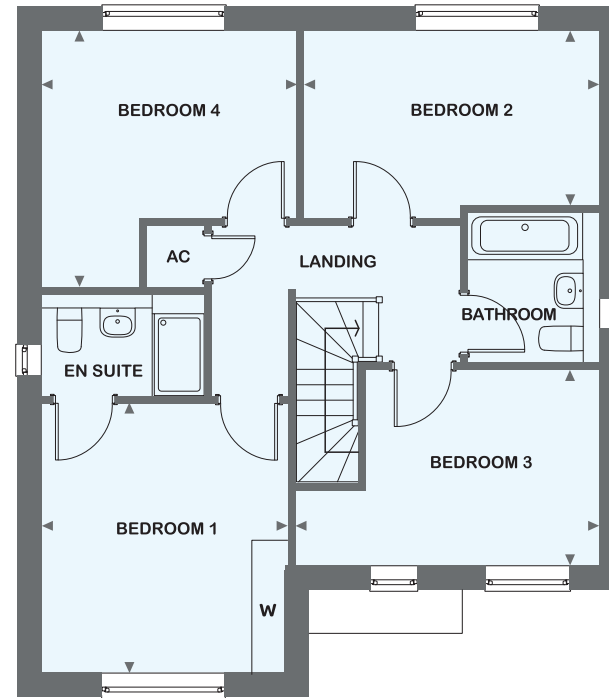
A remarkable 4 bedroom home that benefits from separate study, en suite and private parking with car barn.



KINGS HART VIEW - WARFIELD



GROUND FLOOR



FIRST FLOOR

Kitchen			
Dining / Family	8.18m x 3.47m	26'8" x 11'3"	
Living Room	4.86m x 3.56m	15'10" x 11'7"	
Study	2.95m x 2.05m	9'7" x 6'8"	

Bedroom 1	3.61m x 3.95m	11'9" x 12'10"
Bedroom 2	4.33m x 2.76m	14'1" x 9'0"
Bedroom 3	4.47m x 2.88m	14'6" x 9'4"
Bedroom 4	3.75m x 3.73m	12'2" x 12'2"

No. 6, 11 & 19

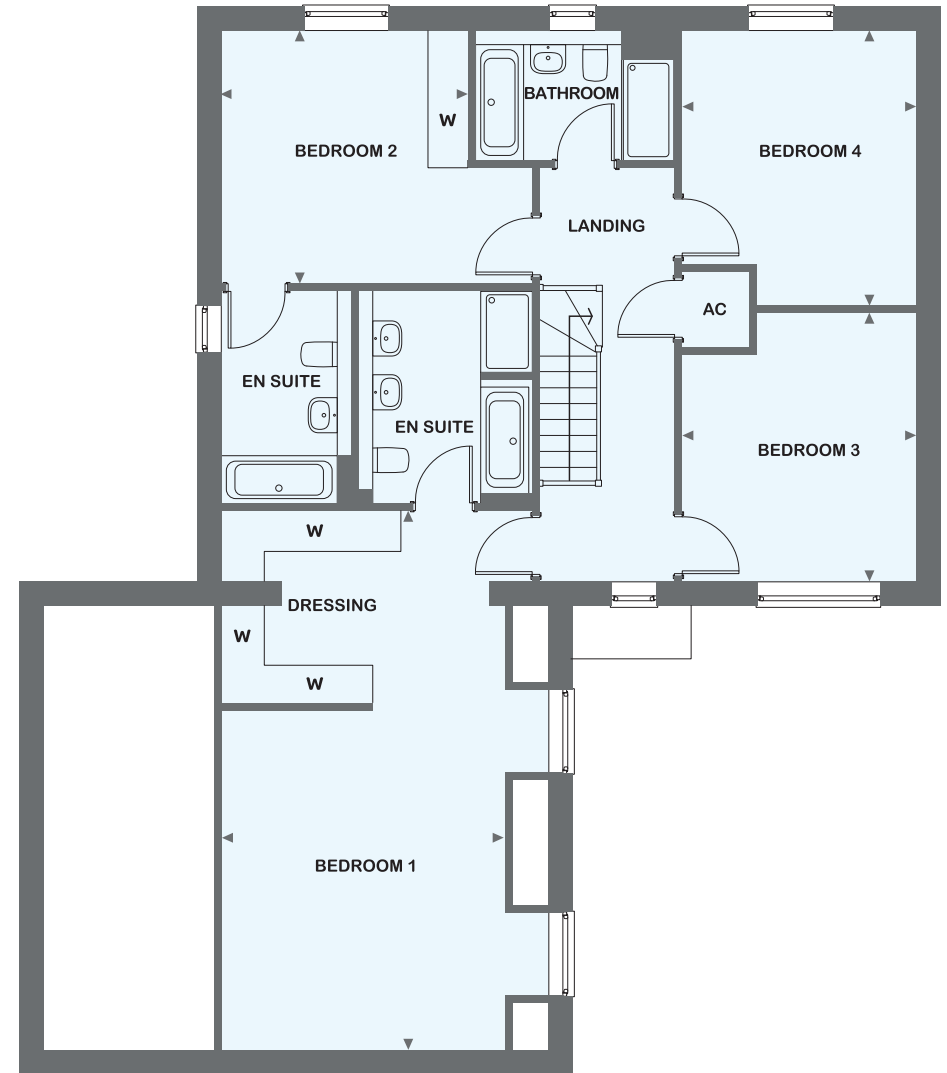
FOUR-BEDROOM DETACHED HOUSES

A striking 4 bedroom home with fantastic features perfect for family living. The home benefits from a double garage, spacious garden that wraps the back of the property, study and utility.





GROUND FLOOR



FIRST FLOOR

Kitchen			
Dining / Family	8.07m x 4.53m	26'3" x 14'9"	
Living Room	5.53m x 3.78m	18'0" x 12'4"	
Study/Snug	2.75m x 2.36m	9'0" x 7'8"	

Bedroom 1	7.89m x 4.80m	25'8" x 15'7"
Bedroom 2	3.61m x 3.70m	11'10" x 12'1"
Bedroom 3	3.93m x 3.45m	12'9" x 11'2"
Bedroom 4	4.03m x 3.45m	13'1" x 11'2"

No. 7

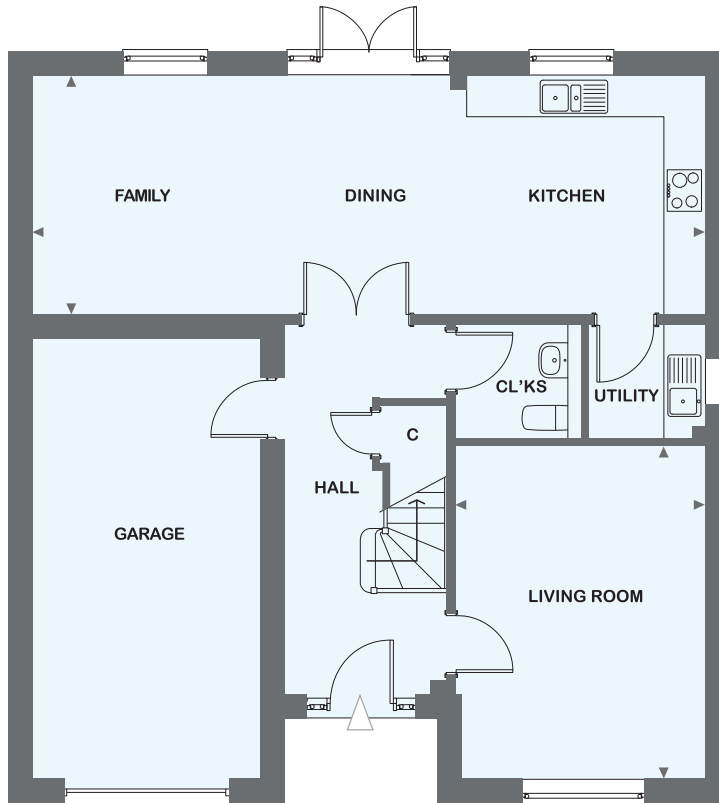
FOUR-BEDROOM DETACHED HOUSE

A distinctive home with an impressive open plan living/dining area that spans the back of the property.

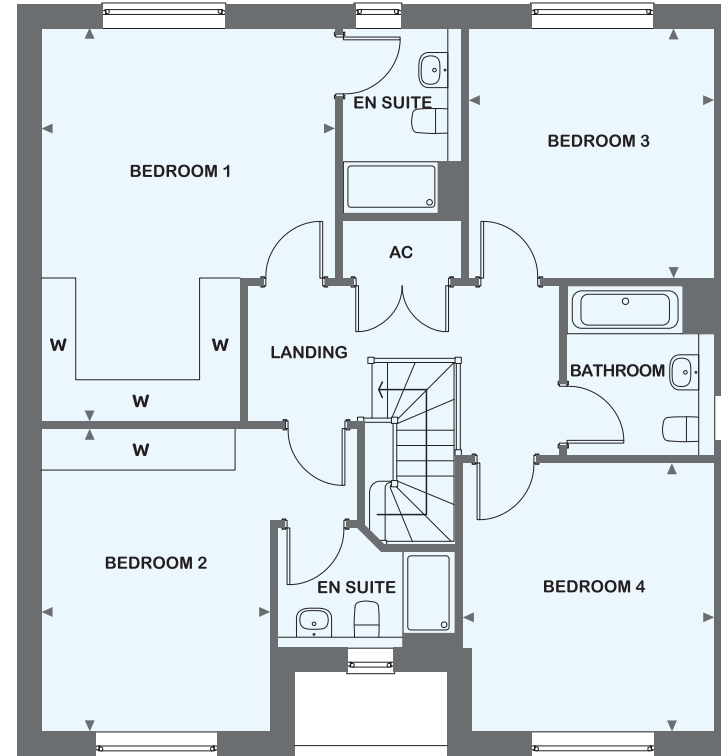
The home also benefits from an integral garage. The first floor features 4 double bedrooms, two with en suite.



KINGS HART VIEW - WARFIELD



GROUND FLOOR



FIRST FLOOR

Kitchen			
Dining / Family	9.86m x 3.51m	32'1" x 11'5"	
Living Room	4.89m x 3.65m	15'11" x 11'10"	

Bedroom 1	5.76m x 4.31m	18'9" x 14'0"
Bedroom 2	4.48m x 3.58m	14'6" x 11'7"
Bedroom 3	3.67m x 3.60m	11'11" x 11'8"
Bedroom 4	3.94m x 3.72m	12'10" x 12'1"

No. 8 & 9

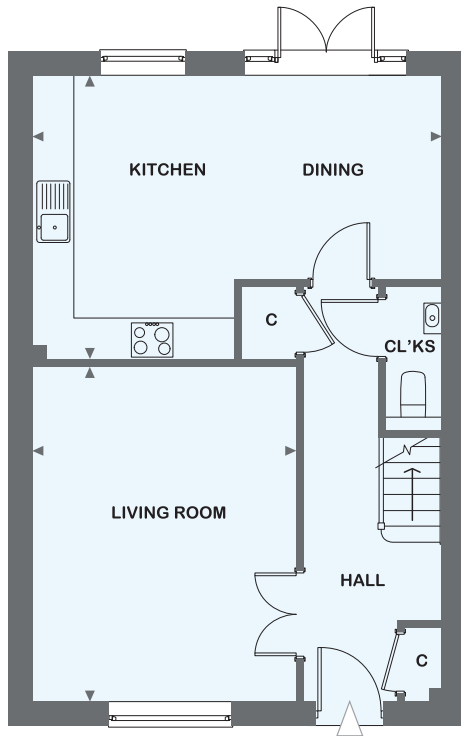
THREE-BEDROOM SEMI-DETACHED HOUSES

A striking semi-detached family home with south facing garden and private parking. This home features a generous size separate living room, open plan kitchen/dining and 3 well sized bedrooms.

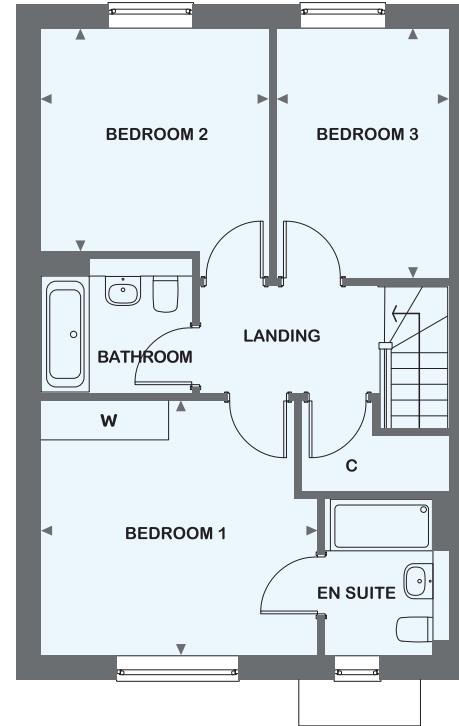


COMPUTER GENERATED ARTIST'S IMPRESSION AND INDICATIVE ONLY. PLANS ARE NOT TO SCALE.
MEASUREMENTS ARE FOR GUIDANCE ONLY AND COINCIDE WITH THE ARROW POSITIONS WITHIN ROOMS.
MEASUREMENTS ARE SHOWN TO THE NEAREST 1CM. ELVIA HOMES RESERVE THE RIGHT TO
CHANGE SPECIFICATION DURING THE COURSE OF CONSTRUCTION.

KINGS HART VIEW - WARFIELD



GROUND FLOOR



FIRST FLOOR

Kitchen / Dining	6.00m x 4.17m	19'6" x 13'6"
Living Room	4.91m x 3.86m	15'11" x 12'7"

Bedroom 1	4.05m x 3.73m	13'2" x 12'2"
Bedroom 2	3.34m x 3.28m	10'10" x 10'8"
Bedroom 3	3.67m x 2.54m	11'11" x 8'3"

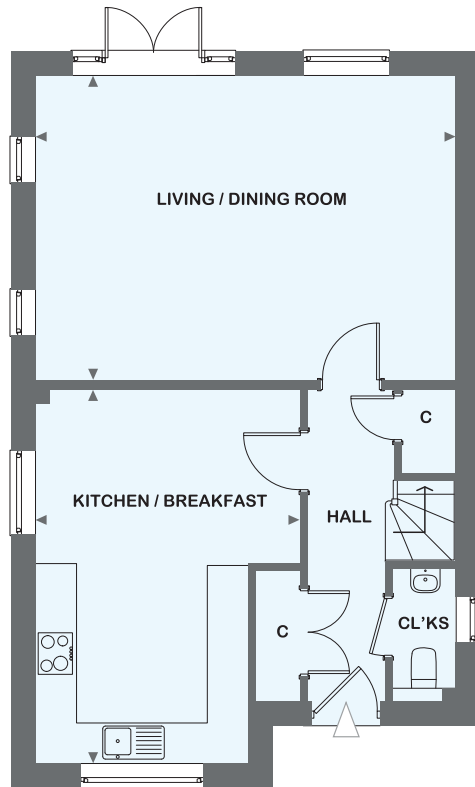
No. 10

THREE-BEDROOM DETACHED HOUSE

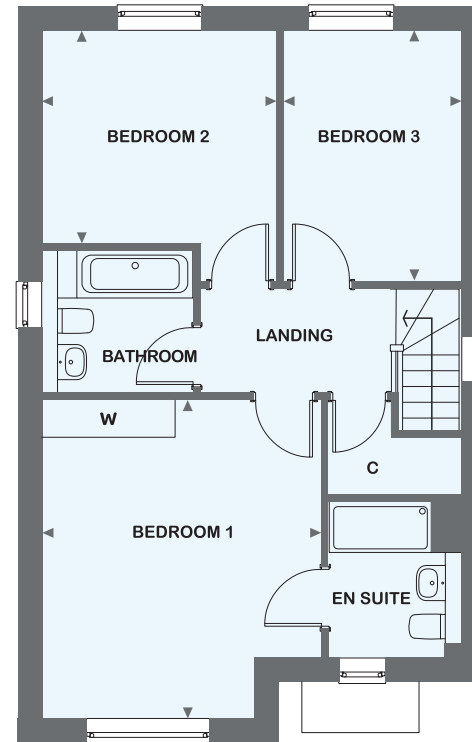
A beautiful 3 bedroom
detached home with French doors
leading onto the south facing garden.



KINGS HART VIEW - WARFIELD



GROUND FLOOR



FIRST FLOOR

Kitchen / Breakfast 5.48m x 3.88m 17'10" x 12'7"
 Living / Dining 6.15m x 4.46m 20'0" x 14'6"

Bedroom 1 4.10m x 4.66m 13'4" x 15'2"
 Bedroom 2 3.12m x 3.45m 10'2" x 11'3"
 Bedroom 3 3.67m x 2.60m 11'1" x 8'6"

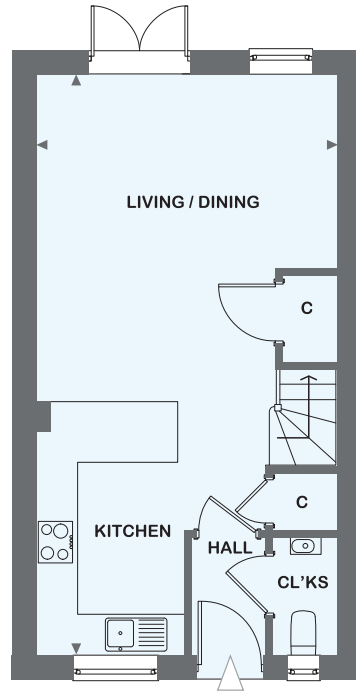
No. 12 & 13

TWO-BEDROOM SEMI-DETACHED HOUSES

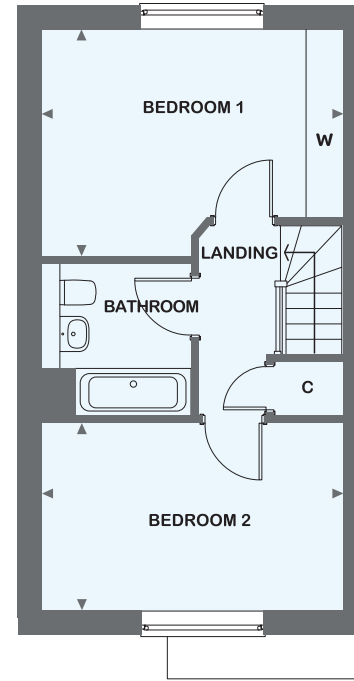
A traditional style semi-detached two bedroom home featuring ground floor open plan living and two spacious bedrooms.



KINGS HART VIEW - WARFIELD



GROUND FLOOR



FIRST FLOOR



Kitchen
Dining / Living

8.52m x 4.42m 27'8" x 14'5"

Bedroom 1	4.42m x 3.32m	14'4" x 10'10"
Bedroom 2	4.42m x 2.75m	14'4" x 8'11"

No. 15 & 16

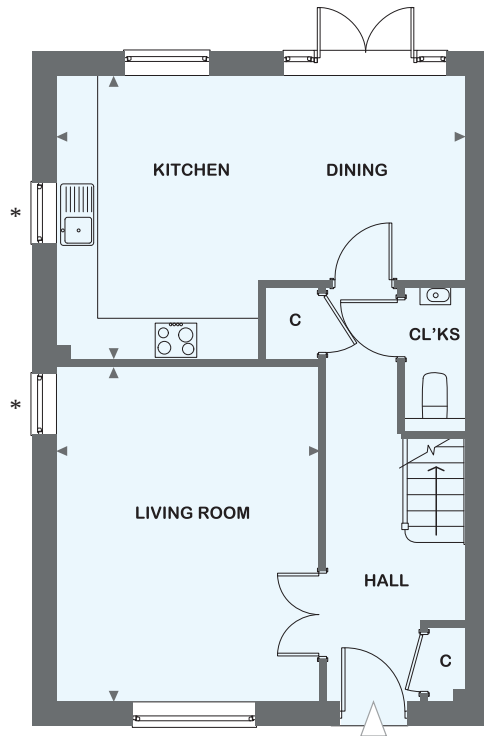
THREE-BEDROOM SEMI-DETACHED HOUSES

An attractive semi-detached home
boasting 3 double bedrooms, en-suite
and comfortable living space.

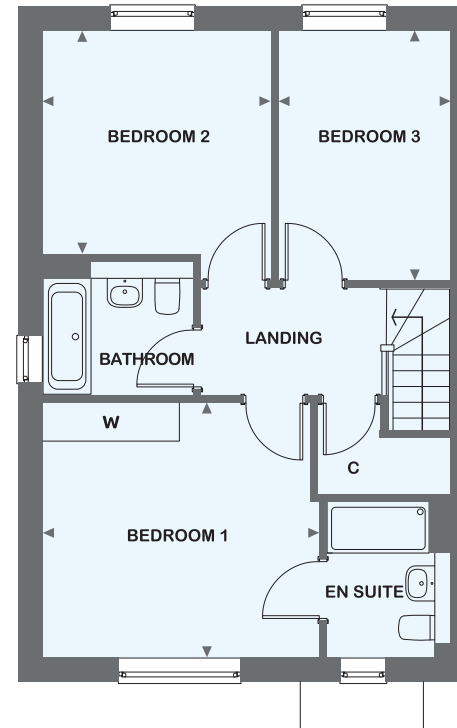
Each home also benefits
from a car barn.



KINGS HART VIEW - WARFIELD



GROUND FLOOR



FIRST FLOOR

Kitchen / Dining
Living Room

5.99m x 4.17m
4.91m x 3.85m

19'6" x 13'6"
16'0" x 12'6"

Bedroom 1
Bedroom 2
Bedroom 3

4.06m x 3.73m
3.34m x 3.28m
3.67m x 2.49m

13'2" x 12'2"
10'10" x 10'8"
11'11" x 8'1"

* DUE TO ATTACHED CAR BARN POSITION NO.15 DOES NOT INCLUDE THESE WINDOWS.
THE LAYOUT FOR NO.15 IS MIRRORED FROM THE ABOVE PLAN PRESENTATION.

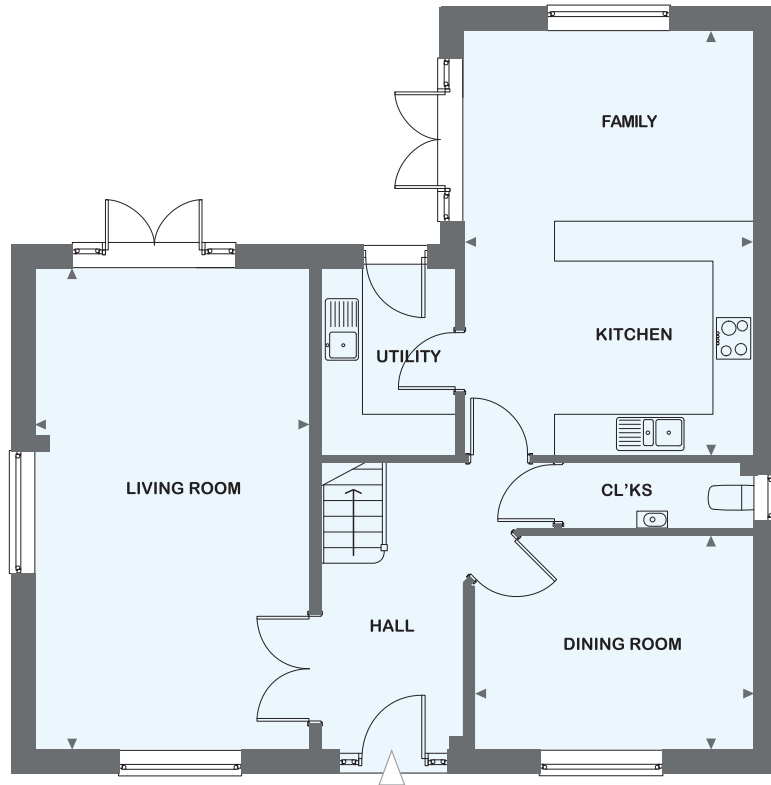
No. 17 & 18

FOUR-BEDROOM DETACHED HOUSES

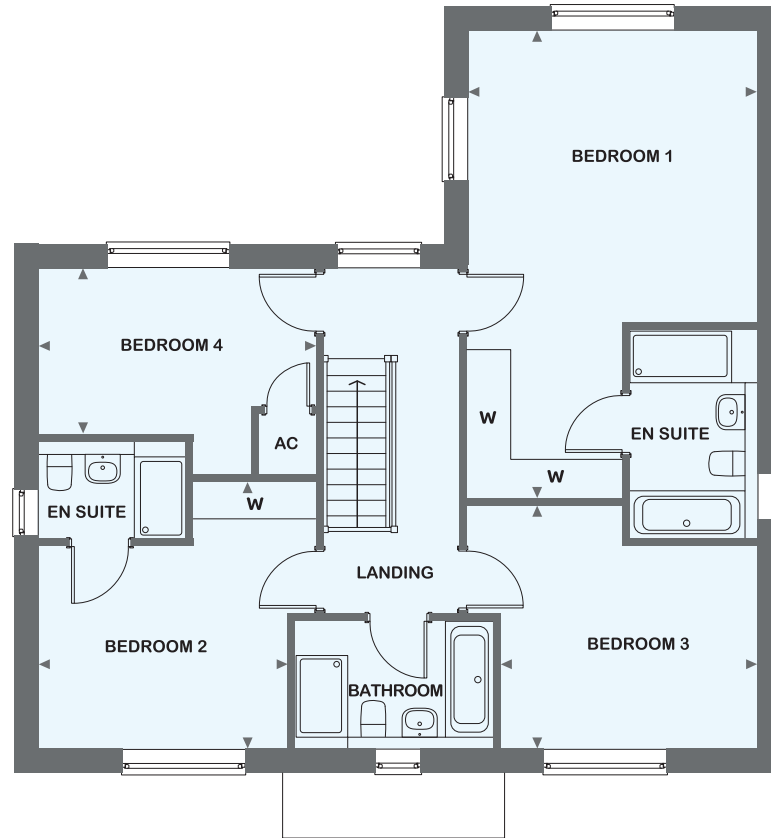
An elegantly designed home with fantastic entertaining space and separate living and dining areas. The first floor features 4 double bedrooms, two with en suite. Each home also benefits from a separate garage.



KINGS HART VIEW - WARFIELD



GROUND FLOOR



FIRST FLOOR

Kitchen / Family	6.22m x 4.24m	20'3" x 13'9"
Living Room	7.05m x 4.01m	22'11" x 13'0"
Dining Room	4.09m x 3.14m	13'3" x 10'3"

Bedroom 1	6.87m x 4.27m	22'4" x 13'10"
Bedroom 2	4.07m x 2.45m	13'3" x 8'0"
Bedroom 3	3.75m x 3.58m	12'3" x 11'8"
Bedroom 4	4.07m x 2.43m	13'3" x 7'11"



Beautifully designed new homes...

KITCHEN

- Shaker style kitchens incorporating Quartz worktops and splash backs
- Electric, double, stainless steel, oven with 4-burner gas hob and extractor cooker hood
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel 1 1/2 bowl sink with chrome mixer tap

UTILITY

- Plumbing, wiring and space for washing and drying machines
- Stainless steel bowl sink with lever tap
- Laminate worktops and up stands

MEDIA & CONNECTIVITY

- Living rooms wired ready for Sky Q
- TV points in all bedrooms and studies
- Telephone points in living room, hallway and master bedroom
- USB charger points incorporated in kitchen socket

BATHROOM & EN SUITE

- Modern styled bathrooms and en suites with chrome fixings and Roca sanitary ware
- Semi pedestal basins with chrome mixer taps
- Close coupled toilets with soft-close seats
- Chrome shower head with slide rail
- Clear glass sliding door shower screen and glass bath shower screen
- Heated chrome towel rails (size dependent on layout)
- Ceramic wall tiles on selected areas, edges trimmed with flat chrome
- Shaver socket
- Karndean flooring

Kings Hart View

WARFIELD

Throughout your home at Kings Hart View, you will find an exemplary, luxurious specification and finish that reflects the Elivia ethos of selecting only trusted high-performing brands and using skilled specialists. It means a home that will look good and perform well now and for many years ahead.

*...down to every
last detail*



FINISHING DETAILS

- Painted five-panel internal doors with chrome finish door furniture
- Closed-tread, white-painted, staircase with hard-wood hand rail
- Painted, three stepped architrave and skirting boards
- Full height wardrobe with sliding frosted glass door or shelf/rail in the dressing room area

HEATING, ELECTRICAL & LIGHTING

- Underfloor heating to ground floor
- Energy efficient gas-fired heating with mains pressure hot water system and central programmer
- Radiators to first floor
- LED down lights in kitchen, utility, all bathrooms, en suites and cloakrooms
- Pendant lighting in all other rooms
- External lights for all external doors
- External, weatherproof power socket
- Facility for future wireless alarm system

EXTERNAL

- Electrical vehicle charging point *
- Landscaped front
- Turf in the back garden
- Close board fencing around gardens
- External water tap

GARAGE / CAR BARN

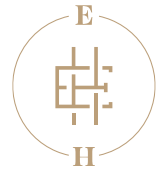
- Double power sockets and strip lighting

WARRANTY

- LABC 10 year warranty







Elivia Homes: building better as standard since 2004



From the calibre of design and build standards to the care of our dedicated customer service team, our aim is to ensure finding, choosing, and buying your perfect home is the best experience it can be.

What is more, you have the reassurance that Elivia Homes is a leading, independent house builder with a respected and established reputation for quality across the Home Counties.



ELIVIA
— HOMES —



BEST NEW LUXURY PROPERTY OR CONVERSION



BEST SMALL HOUSEBUILDER

CONSUMER CODE FOR HOME BUILDERS

www.consumercode.co.uk



DIGITAL EFFICIENCY INITIATIVE OF THE YEAR

Protection for new-build home buyers

Elevated living by —
— DESIGN



CONSERVATION AREA NEAR WARFIELD, BERKSHIRE.





Kings Hart View

WARFIELD

07538 470207

KINGSHARTVIEW@ELIVIAHOMES.CO.UK

Kings Hart View, Forest Road, Hayley Green, Warfield, Berkshire RG42 6DD

ALL PARTICULARS, INCLUDING ILLUSTRATIONS, COMPUTER GENERATED IMAGES AND EXTERNAL SPACES ARE FOR GUIDANCE ONLY AND ARE CORRECT AT TIME OF PRINT.

ELIVIA HOMES IS UNDER NO OBLIGATIONS. ITEMS MAY CHANGE IN ACCORDANCE WITH PLANNING PERMISSIONS DURING VARIOUS CONSTRUCTION PHASES AS APPLICABLE. SPECIFICATION CHANGES ALONG WITH ALTERATIONS MAY HAVE BECOME NECESSARY SINCE PUBLICATION. THIS INFORMATION DOES NOT CONSTITUTE A CONTRACT IN FULL OR PART OF A WARRANTY. INTENDING PURCHASERS OR LESSEES MUST SATISFY THEMSELVES BY INSPECTION, MEASUREMENT OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THE STATEMENTS CONCERNING DIMENSIONS CONTAINED WITHIN THESE PARTICULARS. TRAVEL TIMES AND DISTANCES ARE APPROXIMATE ONLY.



Kings Hart View

WARFIELD

Kings Hart View, Forest Road, Hayley Green,
Warfield, Berkshire RG42 6DD

07538 470207

KINGSHARTVIEW@ELIVIAHOMES.CO.UK



ELIVIA

— HOMES —

Elivia Homes Central, Apollo House, Mercury Park,
Wooburn Green, High Wycombe HP10 0HH

WWW.ELIVIAHOMES.CO.UK

