

# SPRING HILL

MAIDENHEAD, BERKSHIRE



Computer generated image, indicative only.

## Manor House

A collection of beautifully appointed  
1, 2 & 3 bedroom apartments

**Berkeley**  
Designed for life



Discover an idyllic collection of 1, 2 & 3 bedroom apartments in Maidenhead, just moments from the Elizabeth Line.

Spring Hill is set amidst green open spaces and surrounded by scenic landscapes, picturesque country walks, and historic villages. Right on your doorstep, you'll find everything you need: from shops and restaurants to excellent schools and nurseries in Maidenhead and around.

And thanks to excellent transport links, the city and the countryside feel closer than ever.

Spring Hill. Your happily ever after starts here.





# Manor House

## Ground Floor



Plot 60			Plot 62			Plot 64		
TOTAL AREA	67.34 sqm	724.81 sqft	TOTAL AREA	73.70 sqm	793.27 sqft	TOTAL AREA	66.76 sqm	718.57 sqft
Kitchen	2.95 x 2.06	9'8" x 6'9"	Kitchen	3.16 x 1.99	10'4" x 6'6"	Kitchen	2.92 x 2.06	9'7" x 6'9"
Living/Dining	4.37 x 4.04	14'4" x 13'3"	Living/Dining	6.58 x 3.86	21'7" x 12'8"	Living/Dining	4.82 x 3.78	15'10" x 12'5"
Bedroom 1	3.57 x 3.00	11'9" x 9'10"	Bedroom 1	3.89 x 3.16	12'9" x 10'4"	Bedroom 1	4.83 x 2.80	15'10" x 9'2"
Bedroom 2	3.21 x 2.75	10'6" x 9'0"	Bedroom 2	3.16 x 2.75	10'4" x 9'0"	Bedroom 2	3.28 x 2.83	10'9" x 9'3"

Plot 61			Plot 63			Plot 65		
TOTAL AREA	75.41 sqm	811.76 sqft	TOTAL AREA	65.78 sqm	708.09 sqft	TOTAL AREA	50.22 sqm	540.52 sqft
Kitchen	2.90 x 2.05	9'6" x 6'9"	Kitchen	3.49 x 2.06	11'6" x 6'9"	Kitchen	2.65 x 2.48	8'8" x 8'1"
Living/Dining	6.36 x 4.05	20'10" x 13'3"	Living/Dining	4.44 x 4.21	14'7" x 13'10"	Living/Dining	4.57 x 3.40	15'0" x 11'2"
Bedroom 1	3.45 x 3.35	11'4" x 11'0"	Bedroom 1	3.52 x 2.85	11'7" x 9'4"	Bedroom 1	3.57 x 3.28	11'9" x 10'9"
Bedroom 2	3.35 x 2.75	11'0" x 9'0"	Bedroom 2	3.06 x 2.75	10'0" x 9'0"			

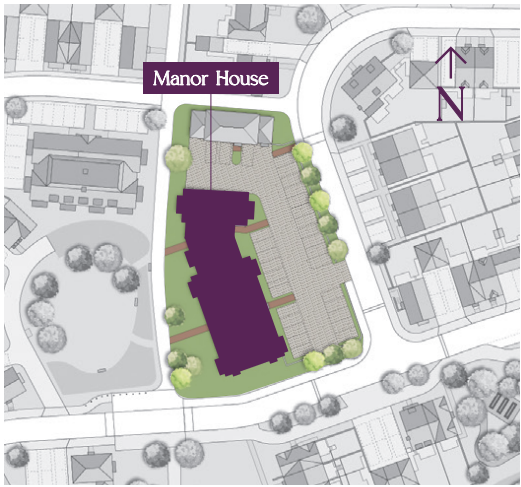
Plot 66		
TOTAL AREA	50.20 sqm	540.34 sqft
Kitchen	2.65 x 2.48	8'8" x 8'1"
Living/Dining	4.57 x 3.40	15'0" x 11'2"
Bedroom 1	3.57 x 3.28	11'9" x 10'9"



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# Manor House

## First Floor



Plot 67			
TOTAL AREA	80.60 sqm	867.53 sqft	
Kitchen	4.00 x 1.94	13'1" x 6'4"	
Living/Dining	4.67 x 4.49	15'4" x 14'9"	
Bedroom 1	4.23 x 3.50	13'10" x 11'6"	
Bedroom 2	3.22 x 2.75	10'7" x 9'0"	
Study/Bedroom 3	2.85 x 2.75	9'4" x 9'0"	

Plot 68			
TOTAL AREA	66.53 sqm	716.08 sqft	
Kitchen	2.90 x 2.06	9'6" x 6'9"	
Living/Dining	4.66 x 4.05	15'3" x 13'3"	
Bedroom 1	3.48 x 3.36	11'5" x 11'0"	
Bedroom 2	3.36 x 2.71	11'0" x 8'11"	

Plot 69			
TOTAL AREA	67.88 sqm	730.69 sqft	
Kitchen	3.16 x 2.05	10'4" x 6'9"	
Living/Dining	4.83 x 3.82	15'10" x 12'6"	
Bedroom 1	3.89 x 3.16	12'9" x 10'4"	
Bedroom 2	3.16 x 2.75	10'4" x 9'0"	

Plot 70			
TOTAL AREA	65.78 sqm	708.09 sqft	
Kitchen	3.49 x 2.06	11'6" x 6'9"	
Living/Dining	4.44 x 4.21	14'7" x 13'10"	
Bedroom 1	3.52 x 2.85	11'7" x 9'4"	
Bedroom 2	3.06 x 2.75	10'0" x 9'0"	

Plot 71			
TOTAL AREA	65.86 sqm	708.95 sqft	
Kitchen	2.70 x 2.06	8'10" x 6'9"	
Living/Dining	4.82 x 3.53	15'10" x 11'7"	
Bedroom 1	4.83 x 2.80	15'10" x 9'2"	
Bedroom 2	3.28 x 2.83	10'9" x 9'3"	

Plot 72			
TOTAL AREA	50.18 sqm	540.17 sqft	
Kitchen	2.65 x 2.48	8'8" x 8'1"	
Living/Dining	4.57 x 3.40	15'0" x 11'2"	
Bedroom 1	3.57 x 3.28	11'9" x 10'9"	

Plot 73			
TOTAL AREA	50.18 sqm	540.17 sqft	
Kitchen	2.65 x 2.43	8'8" x 8'1"	
Living/Dining	4.57 x 3.40	15'0" x 11'2"	
Bedroom 1	3.57 x 3.28	11'9" x 10'9"	

### Apartment Key

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



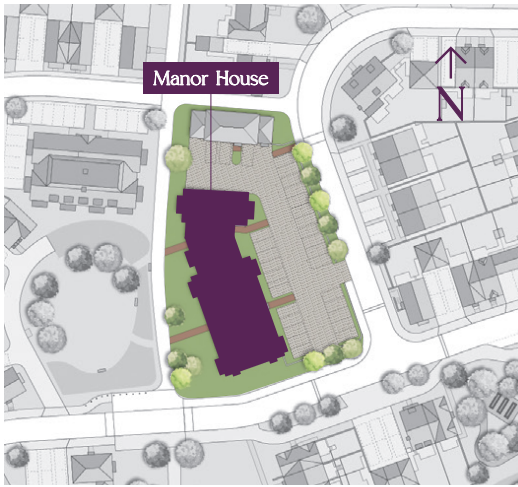
- Key
- ▶ Measurement Points
  - C Cupboard
  - W Wardrobe
  - W/D Space for Washer Dryer
  - N Niche
  - L Laundry Cupboard
  - P Plant Room

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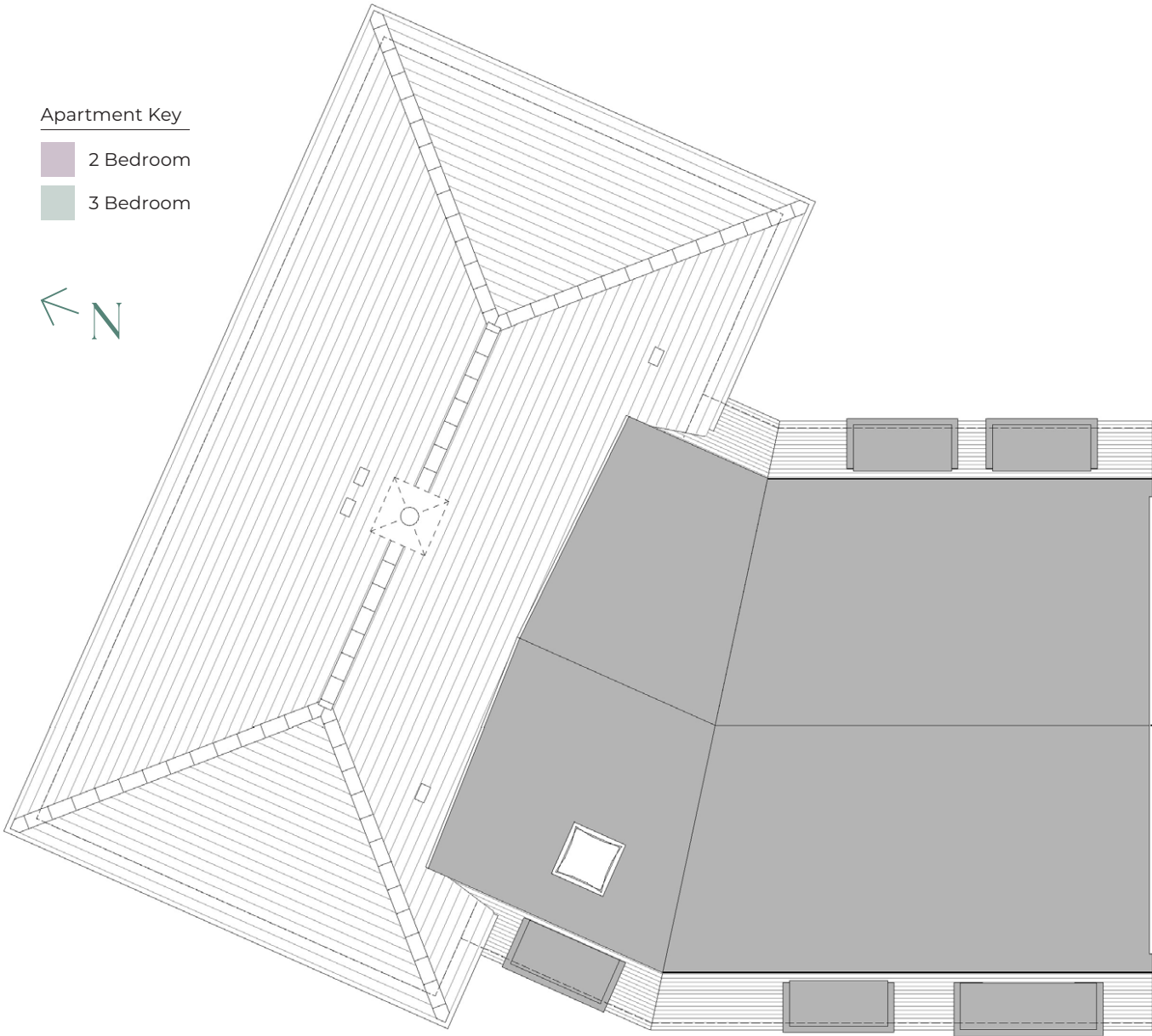
# Manor House

## Second Floor



Apartment Key

- 2 Bedroom
- 3 Bedroom



- Key
- ▶ Measurement Points
  - C Cupboard
  - W Wardrobe
  - W/D Space for Washer Dryer
  - N Niche
  - L Laundry Cupboard
  - P Plant Room

Plot 74				Plot 76			
TOTAL AREA	76.15 sqm	819.68 sqft		TOTAL AREA	61.99 sqm	667.29 sqft	
Kitchen	2.93 x 2.06	9'7" x 6'9"		Kitchen	2.45 x 2.06	8'0" x 6'9"	
Living/Dining	4.37 x 4.15	14'4" x 13'7"		Living/Dining	4.82 x 3.56	15'10" x 11'8"	
Bedroom 1	4.22 x 3.45	13'10" x 11'4"		Bedroom 1	3.74 x 3.66	12'3" x 12'0"	
Bedroom 2	3.21 x 2.75	10'7" x 9'0"		Bedroom 2	3.66 x 2.71	12'0" x 8'11"	
Study/Bedroom 3	2.85 x 2.71	9'4" x 8'11"		Inset Terrace	4.04 x 0.87	13'3" x 2'10"	
Inset Terrace	3.88 x 0.81	12'9" x 2'8"		Plot 77			
Plot 75				TOTAL AREA	60.76 sqm	654.07 sqft	
TOTAL AREA	61.50 sqm	661.96 sqft		Kitchen	2.45 x 2.06	8'0" x 6'9"	
Kitchen	2.48 x 2.00	8'1" x 6'7"		Living/Dining	4.21 x 3.99	13'10" x 13'1"	
Living/Dining	4.73 x 3.49	15'6" x 11'5"		Bedroom 1	3.52 x 2.85	11'7" x 9'4"	
Bedroom 1	3.48 x 3.26	11'5" x 10'8"		Bedroom 2	3.06 x 2.75	10'0" x 9'0"	
Bedroom 2	3.26 x 2.71	10'8" x 8'11"		Inset Terrace	4.05 x 0.87	13'3" x 2'10"	
Inset Terrace	3.88 x 0.81	12'9" x 2'8"					



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# Manor House Specification



## STYLISH KITCHENS

- Individually designed layouts, with classic shaker doors
- Laminate worktops
- Porcelain tiled splashbacks
- Bosch integrated appliances throughout including:
  - Multi-function single oven
  - Integrated microwave
  - Integrated multi-function dishwasher
  - Induction hob
  - Integrated 70/30 fridge/freezer
  - Extractor hood to suit design
- Stainless steel sink with chrome mixer tap
- Feature LED lighting to underside of wall units
- Recessed LED down lights to kitchen area
- Satin chrome socket outlets and USB point above work surface

## UTILITY / LAUNDRY CUPBOARD

- Space and plumbing provided for free-standing washer/dryer

## CONTEMPORARY BATHROOMS

### Ensuite 1\*

- Basin with chrome bottle trap and contemporary single lever basin mixer to Numbers 63, 70 and 77
- Basin with single drawer vanity below and contemporary single lever basin mixer to remaining homes
- Floor standing WC, soft-closing seat and cover, concealed cistern and dual flush plate
- Shower enclosure with a glass door, chrome thermostatic mixer with wall mounted shower head and separate handheld shower
- Fitted mirror above basin to Numbers 63, 70 and 77
- Wall mounted mirrored cabinet with shaver socket and concealed lighting to remaining homes
- Porcelain wall tiling to selected areas

### Family Bathroom

- Basin and single drawer vanity unit with contemporary single lever basin mixer to Numbers 63, 70 and 77
- Basin with chrome bottle trap and contemporary single lever basin mixer to remaining homes
- Floor standing WC, soft-closing seat and cover, concealed cistern and dual flush plate
- Bath fitted with a two panel bath screen and chrome thermostatic mixer with wall mounted shower head and separate handheld shower
- Wall mounted mirrored cabinet with shaver socket and concealed lighting to Numbers 63, 70 and 77
- Fitted mirror above basin to remaining homes
- Porcelain wall tiling to selected areas



## ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- Full fibre broadband capability for TV streaming and internet services
- Data point to living area, all bedrooms and study\*
- Pendant lighting to feature in living / dining areas, hallways, and bedrooms
- Downlights to feature throughout kitchen area, all bathrooms and utility/laundry cupboard

## HEATING

- Air to water domestic hot water heat pump
- Electric panel radiators
- Chrome heated towel rails to all bathrooms

## INTERIOR FINISHES

- Two panelled painted internal doors with polished chrome door furniture
- Painted skirting and architraves to match internal doors
- Bedroom 1 will feature a wardrobe with bespoke sliding doors and fitted interiors
- Wood effect flooring to kitchen area, utility/laundry cupboard, and all bathrooms
- Carpet laid to remainder of the property

## SECURITY & PEACE OF MIND

- Audio/video door entry system
- Mains supply smoke detectors and heat detectors with battery back-up
- Multi-point locking to entrance door
- 10 Year NHBC warranty issued on build completion
- 2 Year Berkeley Homes Warranty

## COMMUNAL AREA

- Inline solar photovoltaic system
- Electric vehicle charging point
- Bin store
- Cycle store



\* Where applicable, refer to floor plan/sales consultant  
Computer generated images are indicative only.



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OUR VISION  
**2030**  
TRANSFORMING TOMORROW

 **Berkeley**  
Group  
Proud to be a member of the  
Berkeley Group of companies

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Customer Service**  
MEMBER

**Berkeley**  
Designed for life

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