

SPRING HILL

MAIDENHEAD, BERKSHIRE



Custom Build Homes

Berkeley
Designed for life



SPRING HILL

MAIDENHEAD, BERKSHIRE

An idyllic collection of 1, 2 & 3 bedroom apartments and 3, 4 & 5 bedroom houses in Maidenhead, just moments from the Elizabeth Line.

Spring Hill is set amidst lush greenery 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.

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

Spring Hill. Your happily ever after starts here.

Local Area

Historic villages, royal connections, and views aplenty – this is Berkshire.

The area around Spring Hill offers scenic nature and rich history in equal measure. Just a short jaunt away are the quaint villages of Bray and Holyport, with their timber-framed cottages and village greens that have remained largely unchanged for centuries.

The nearby Bisham Woods Reserve is said to have inspired *The Wind in the Willows* with its meandering streams and ancient trees. Further afield, Marlow is a vibrant hub of fine dining, including a Michelin starred *The Coach*.

Perfectly located, Maidenhead station is only a 3 minute drive and 5 minutes by bike offering direct connections to London.

From boat cruises along the Thames to browsing the local boutiques and markets, Windsor and Maidenhead is an authentic slice of English country living.




Connections



Maidenhead Station

3 minute drive
20 minute walk
5 minutes cycle



Reading
14 minutes


Ealing Broadway
31 minutes

Heathrow airport
37 minutes

Paddington
40 minutes

Bond Street
41 minutes

Tottenham Court Road
47 minutes




Slough
6 minutes

Cookham
7 minutes

Bourne End
12 minutes

Paddington
19 minutes

Marlow
23 minutes



Marlow
13 minutes

Heathrow airport
18 minutes

Henley-on-Thames
17 minutes

Bracknell
19 minutes

Ascot
22 minutes

Reading
30 minutes



Bray
8 minutes

Holyport
12 minutes

Taplow
15 minutes

Cookham
26 minutes

Windsor
37 minutes



Introduction to the Custom Build Homes

Discover Your Dream Home at Spring Hill

Imagine a home that's crafted just for you. Spring Hill presents a unique opportunity to buy or create a home that reflects your personal style, nestled within a vibrant village community. Whether you're looking to accommodate a growing family, or planning to downsize, Spring Hill caters to every lifestyle with its impressive range of custom-built homes. Choose from an exclusive selection of 5-bedroom homes, and personalize your interiors from layout to finishes when you reserve early.

Each home at Spring Hill boasts contemporary design, equipped with high-quality integrated appliances that come standard for ultimate convenience. Built with superior energy efficiency, our homes not only support a sustainable planet but also enhance your comfort and wellbeing.

Flexible, High-Quality Living Made Easy

At Spring Hill, we make it easy to get the home you've always dreamed of without the hassle of building it yourself. The earlier you get involved in the planning and building process, the more options you'll have to personalize your space. Enjoy the simplicity of a move-in-ready home, meticulously tailored to meet your needs and exceed your expectations.

Explore the possibilities and find your perfect home at Spring Hill - where your choices define your living space.

1. Submit your registration on Self Build Register (www.rbwm.gov.uk)
2. Choose your dream home
3. Select your preferred elevation
4. Pick a floor plan that meets your requirements
5. Choose your favourite colour palette to personalise your new home

Custom Build Homes

5 BEDROOM HOUSES

PHASE 1 HOMES 103, 104, 105, 106

PHASE 2 HOMES 119, 120, 121



Map is not to scale and shows approximate locations only

Custom Build Homes - Daisy Collection, Phase I



Computer generated image, indicative only

Daisy Exterior Options

OPTION 1

Tudor Boarding & Tile Hanging in Gable
Tile Hanging in Dormer
Arched Window Headers



OPTION 2

Tudor Boarding in Gable
Tudor Boarding in Dormer
Arched Window Headers



Custom Build Homes - Daisy Collection, Phase I



Computer generated image, indicative only

Daisy Exterior Options

OPTION 3

Brick with Tile Hanging in Gable
Tile Hanging in Dormer
Two Projecting Brick Bands
Flat, Splayed Window Headers



OPTION 4

Render & Tile Hanging in Gable
Tile Hanging in Dormer
Two Projecting Brick Bands
Flat, Splayed Window Headers



DRAFT

Internal Layout Daisy

OPTION A
5 BEDROOM DETACHED HOUSE
TOTAL AREA: 202.24 SQ M 2,176.93 SQ FT

Ground Floor

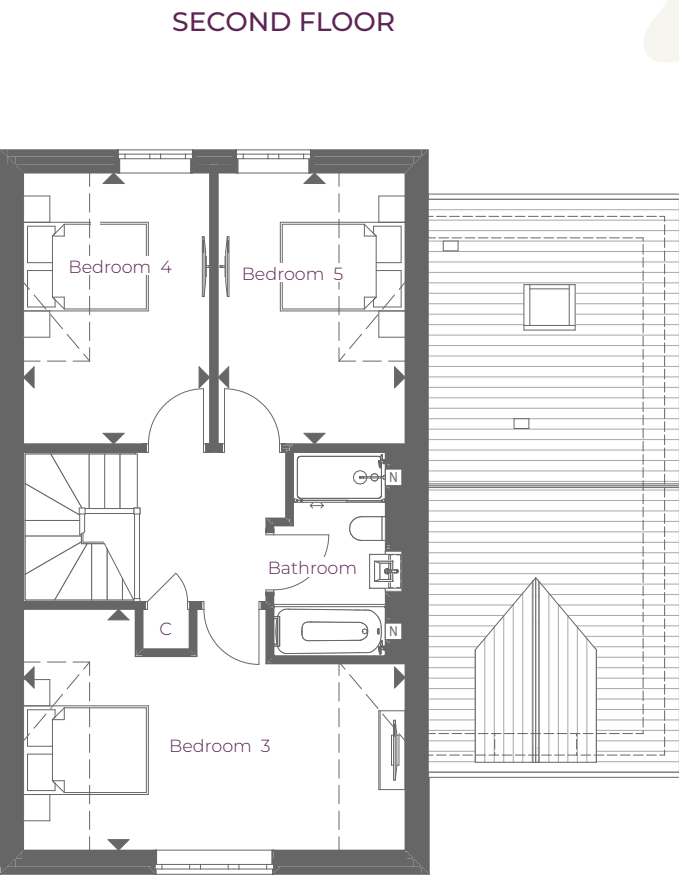
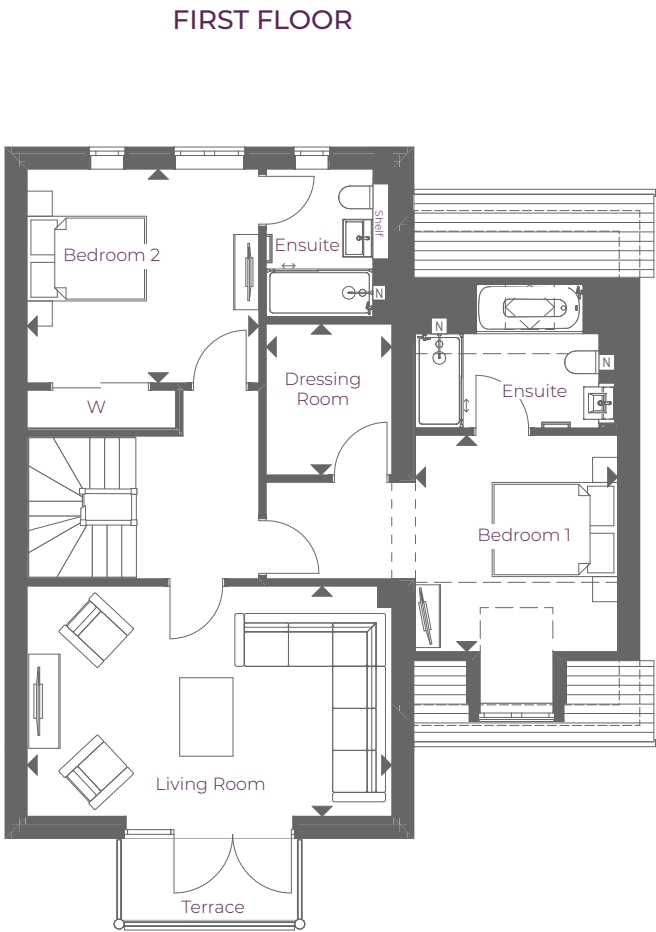
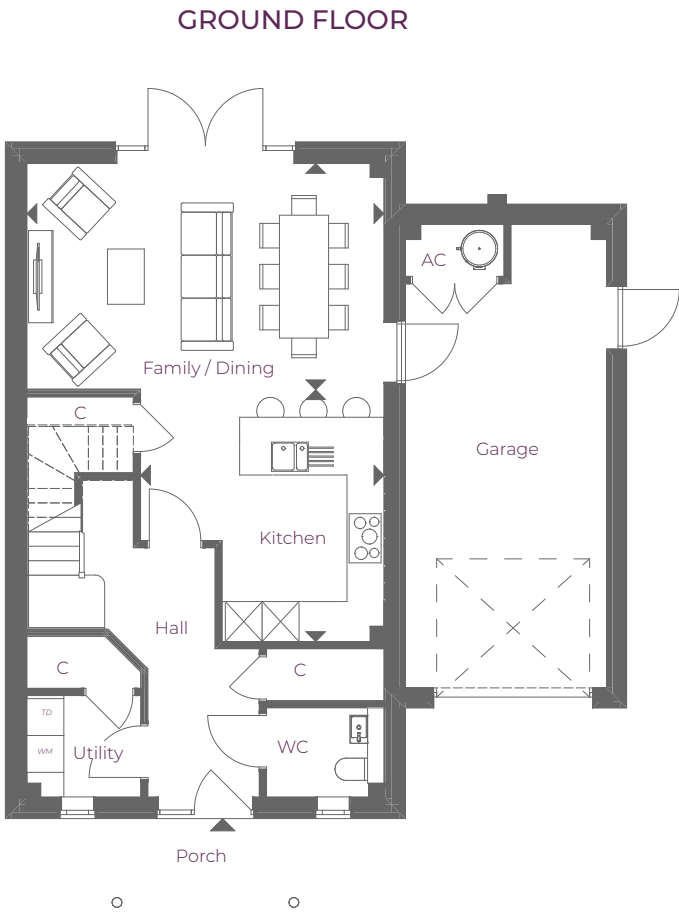
Family / Dining	5.81m x 3.68m	19'1" x 12'1"
Kitchen	4.10m x 3.96m	13'5" x 13'0"

First Floor

Living Room	5.81m x 3.67m	19'1" x 12'0"
Bedroom 1	3.44m x 3.22m	11'4" x 10'7"
Bedroom 2	3.69m x 3.40m	12'1" x 11'2"
Dressing Room	2.40m x 2.00m	7'11" x 6'7"

Second Floor

Bedroom 3	5.81m x 3.67m	19'1" x 12'0"
Bedroom 4	4.12m x 2.83m	13'6" x 9'4"
Bedroom 5	4.12m x 2.85m	13'6" x 9'4"



>< Measurement Points C Cupboard W Wardrobe N Niche WM Space and plumbing for washer machine TD Space and plumbing for tumble dryer AC Airing Cupboard

Floorplans are for approximate measurements only. Exact layouts and dimensions may vary between individual homes. 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. Furniture and electrical layouts are indicative only. Kitchen layout subject to change. PV panels are indicative only and subject to change. Please ask a Sales Consultant for further information.

DRAFT

Internal Layout Daisy

OPTION B

5 BEDROOM DETACHED HOUSE

TOTAL AREA: 202.24 SQ M 2,176.93 SQ FT

Ground Floor

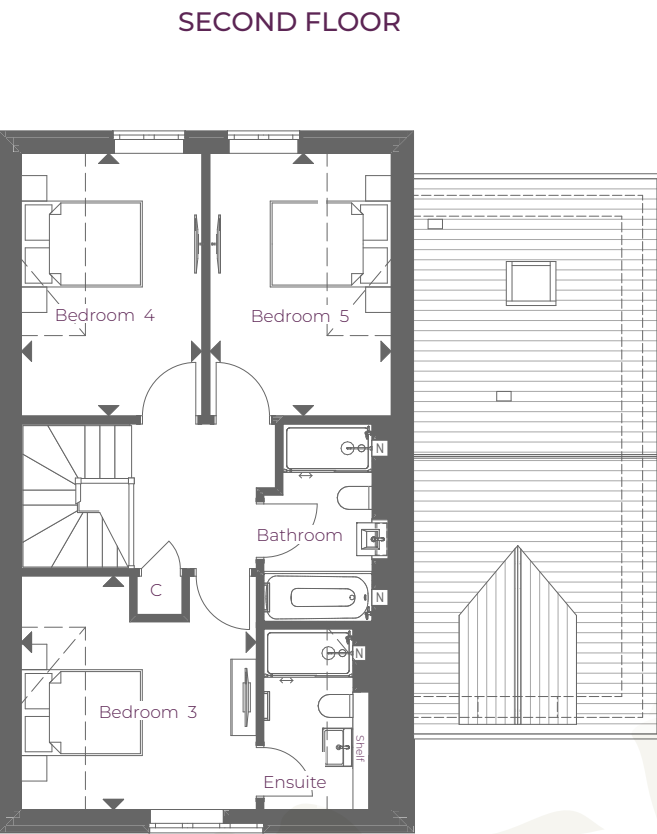
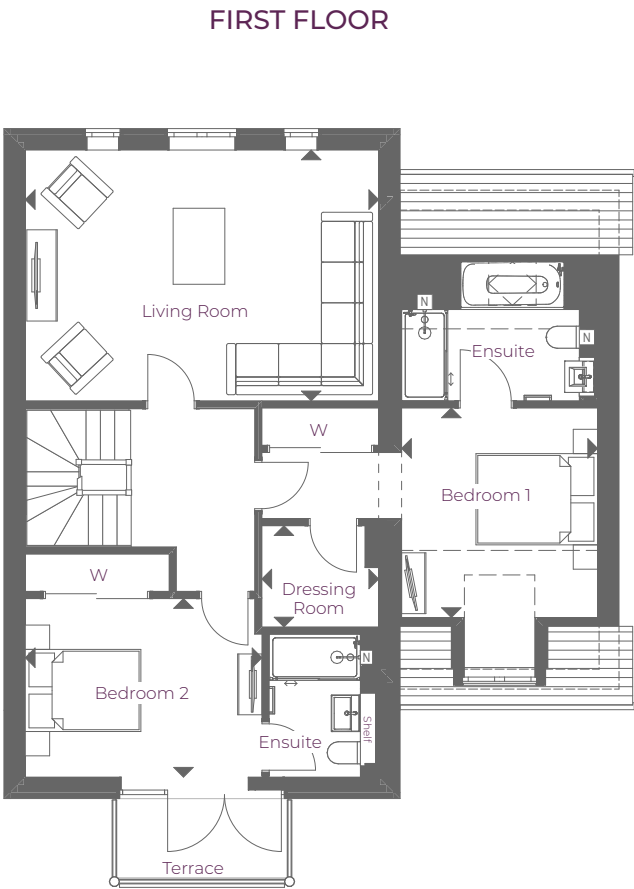
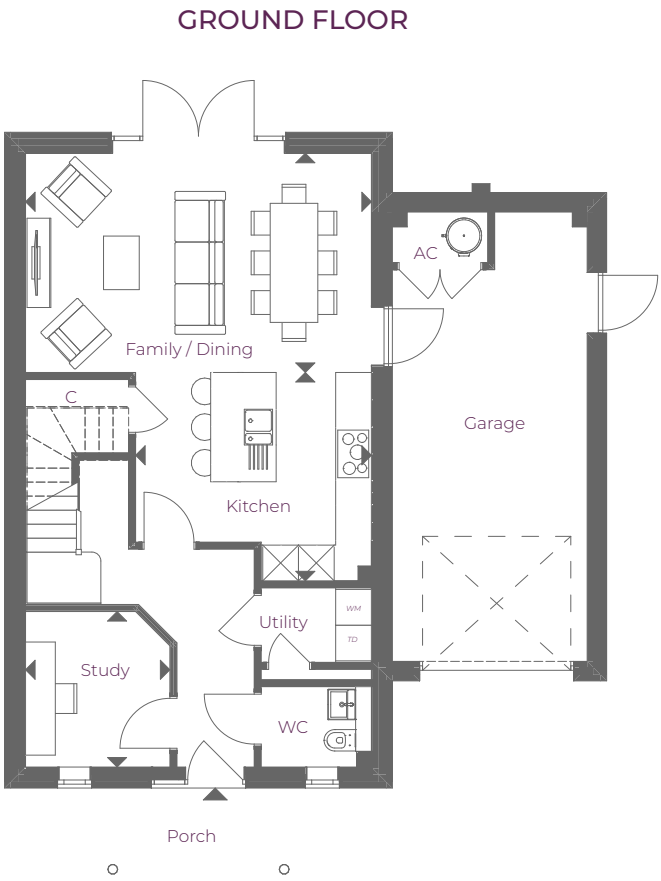
Family / Dining	5.81m x 3.68m	19'1" x 12'1"
Kitchen	3.96m x 3.50m	13'0" x 11'6"
Study	2.61m x 2.43m	8'7" x 7'11"

First Floor

Living Room	5.81m x 4.12m	19'1" x 13'6"
Bedroom 1	3.44m x 3.22m	11'4" x 10'7"
Bedroom 2	3.89m x 2.94m	12'9" x 9'8"
Dressing Room	1.92m x 1.66m	6'4" x 5'6"

Second Floor

Bedroom 3	3.69m x 3.67m	12'1" x 12'0"
Bedroom 4	4.12m x 2.83m	13'6" x 9'4"
Bedroom 5	4.12m x 2.85m	13'6" x 9'4"



>< Measurement Points C Cupboard W Wardrobe N Niche WM Space and plumbing for washer machine TD Space and plumbing for tumble dryer AC Airing Cupboard

Floorplans are for approximate measurements only. Exact layouts and dimensions may vary between individual homes. 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. Furniture and electrical layouts are indicative only. Kitchen layout subject to change. PV panels are indicative only and subject to change. Please ask a Sales Consultant for further information.

DRAFT

Internal Layout Daisy

OPTION C
5 BEDROOM DETACHED HOUSE
TOTAL AREA: 202.24 SQ M 2,176.93 SQ FT

Ground Floor

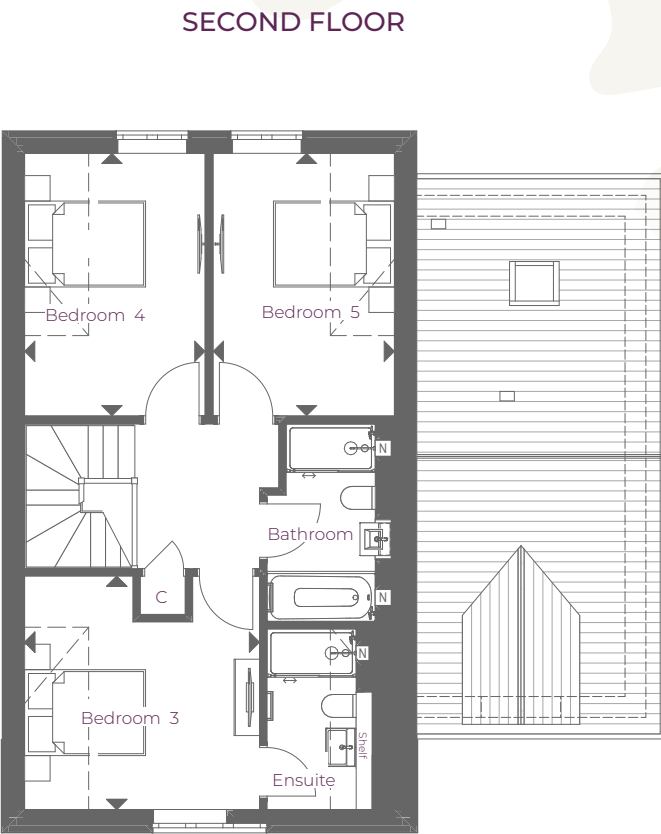
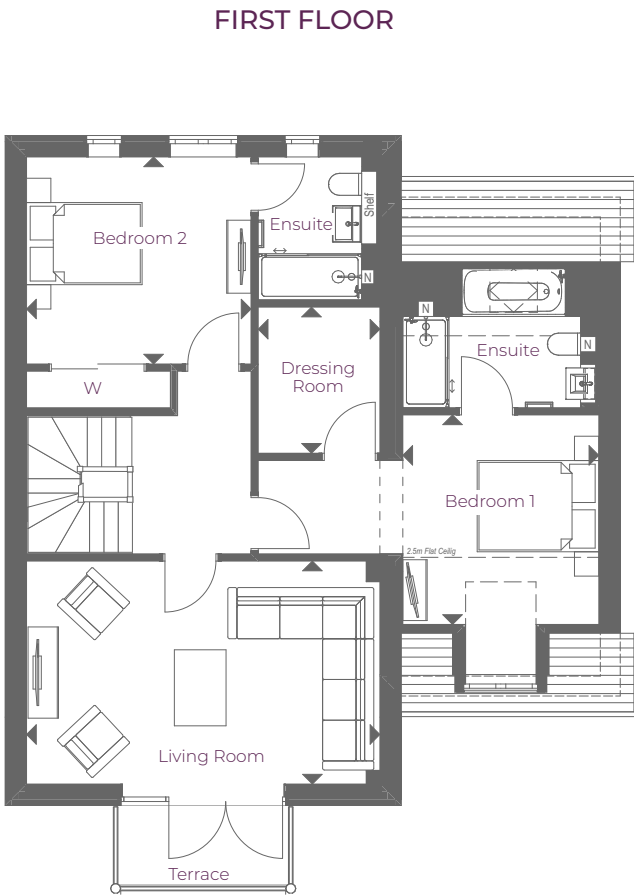
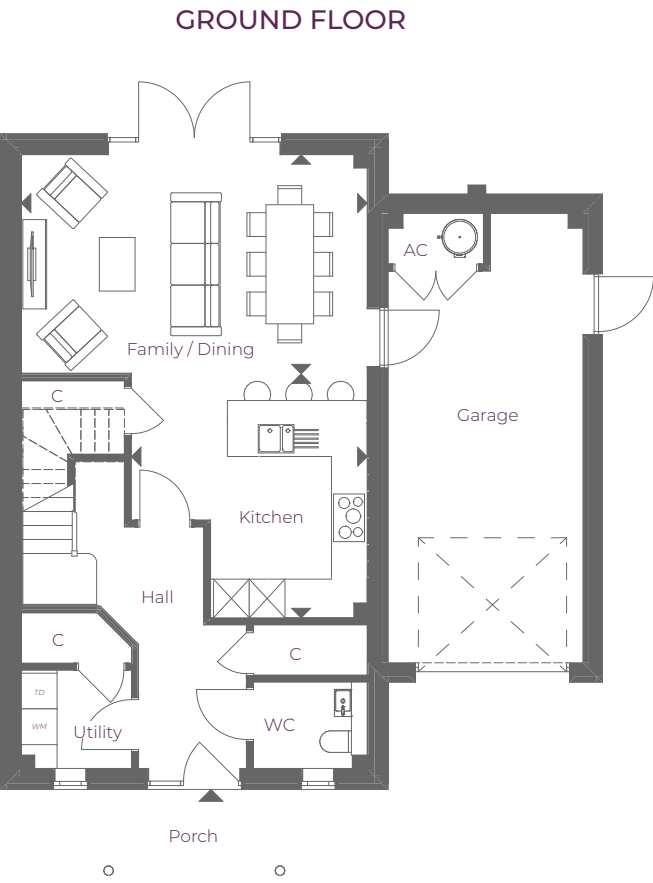
Family / Dining	5.81m x 3.68m	19'1" x 12'1"
Kitchen	4.10m x 3.96m	13'5" x 13'0"

First Floor

Living Room	5.81m x 3.67m	19'1" x 12'0"
Bedroom 1	3.44m x 3.22m	11'4" x 10'7"
Bedroom 2	3.69m x 3.40m	12'1" x 11'2"
Dressing Room	2.40m x 2.00m	7'11" x 6'7"

Second Floor

Bedroom 3	3.69m x 3.67m	12'1" x 12'0"
Bedroom 4	4.12m x 2.83m	13'6" x 9'4"
Bedroom 5	4.12m x 2.85m	13'6" x 9'4"



>< Measurement Points C Cupboard W Wardrobe N Niche WM Space and plumbing for washer machine TD Space and plumbing for tumble dryer AC Airing Cupboard

Floorplans are for approximate measurements only. Exact layouts and dimensions may vary between individual homes. 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. Furniture and electrical layouts are indicative only. Kitchen layout subject to change. PV panels are indicative only and subject to change. Please ask a Sales Consultant for further information.

Custom Build Homes - Lily & Daffodil Collections, Phase 2



Computer generated image, indicative only

Custom Build Homes

5 BEDROOM HOUSES

PHASE 1 HOMES 103, 104, 105, 106

PHASE 2 HOMES 119, 120, 121



Map is not to scale and shows approximate locations only

Lily Exterior Options

OPTION 1

Brick with Tile Hanging in Gable
Tile Hanging in Dormer
Two Projecting Brick Bands
Flat, Splayed Window Headers



Computer generated image, indicative only

OPTION 2

Render & Tile Hanging in Gable
Tile Hanging in Dormer
Two Projecting Brick Bands
Flat, Splayed Window Headers



OPTION 3

Tudor Boarding & Tile Hanging in Gable
Tile Hanging in Dormer
Arched Window Headers



DRAFT

Internal Layout Lily

5 BEDROOM DETACHED HOUSE - OPTION A

TOTAL AREA: 197.42 SQ M 2,125.11 SQ FT

Ground Floor

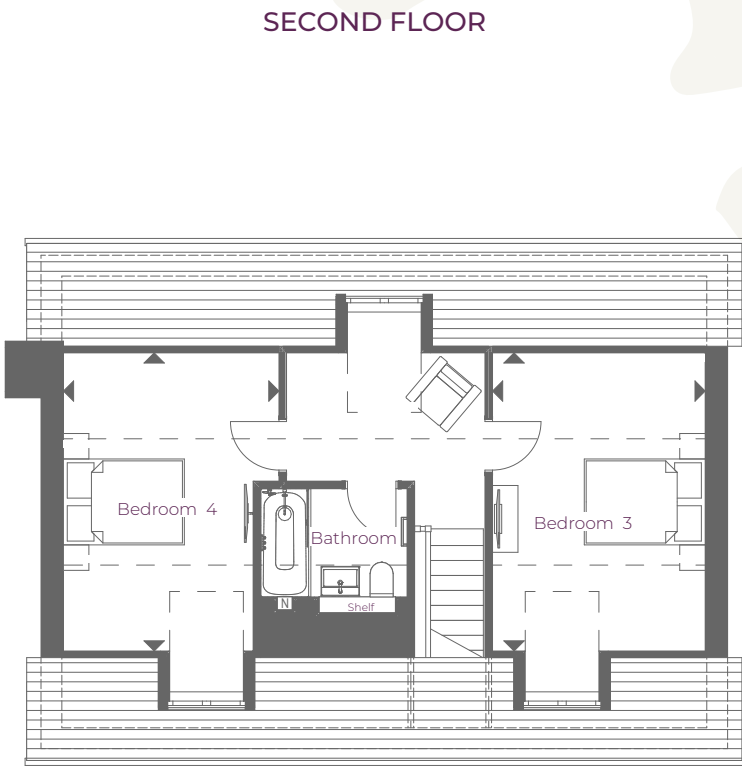
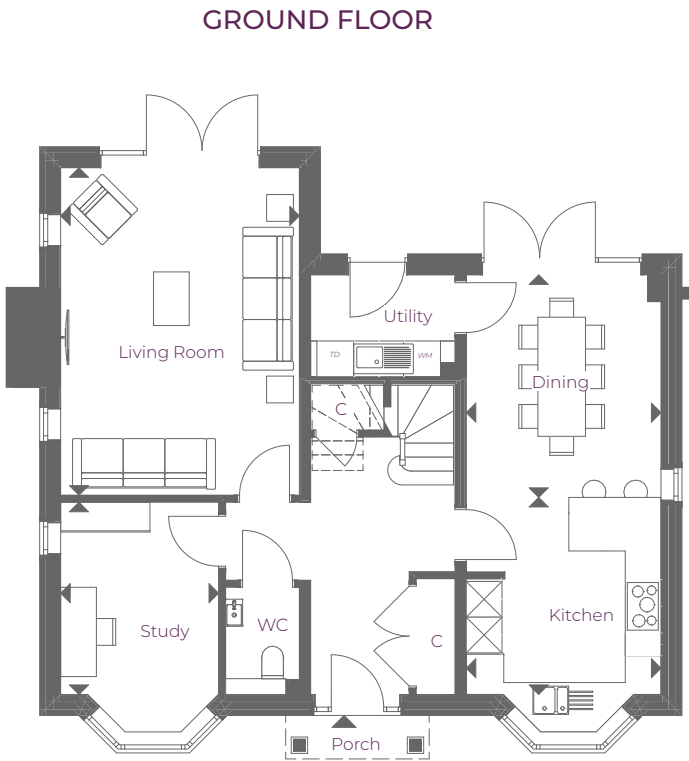
Kitchen	3.31m x 3.27m	10'10" x 10'9"
Dining	3.74m x 3.27m	12'3" x 10'9"
Living Room	5.50m x 4.01m	18'1" x 13'2"
Study	3.23m x 2.65m	10'7" x 8'8"

First Floor

Bedroom 1	4.93m x 3.27m	16'2" x 10'9"
Bedroom 2	4.01m x 3.06m	13'2" x 10'0"
Bedroom 5	3.15m x 2.99m	10'4" x 9'10"

Second Floor

Bedroom 3	4.68m x 3.34m	15'4" x 11'0"
Bedroom 4	4.68m x 2.98m	15'4" x 9'9"



>< Measurement Points C Cupboard W Wardrobe N Niche WM Space and plumbing for washer machine TD Space and plumbing for tumble dryer AC Airing Cupboard

Floorplans are for approximate measurements only. Exact layouts and dimensions may vary between individual homes. 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. Furniture and electrical layouts are indicative only. Kitchen layout subject to change. PV panels are indicative only and subject to change. Please ask a Sales Consultant for further information.

DRAFT

Internal Layout Lily

5 BEDROOM DETACHED HOUSE - OPTION B
TOTAL AREA: 197.42 SQ M 2,125.11 SQ FT

Ground Floor

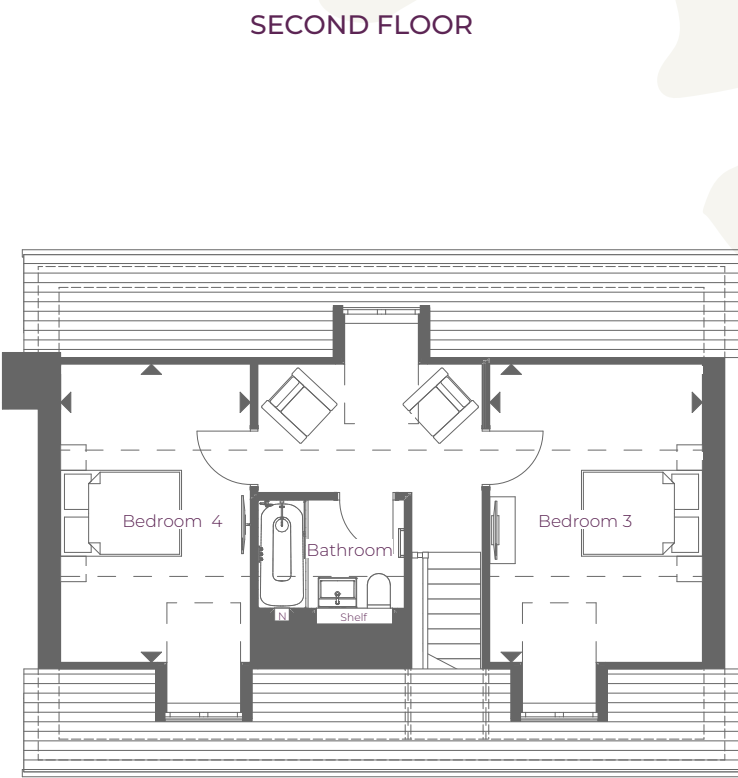
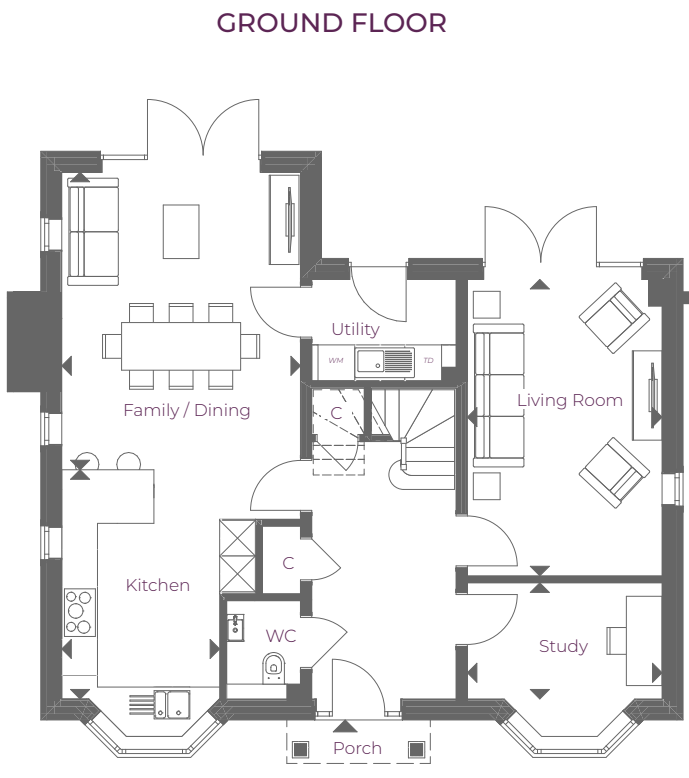
Kitchen	3.85m x 2.65m	12'8" x 8'8"
Family / Dining	5.00m x 4.01m	16'5" x 13'2"
Living Room	4.98m x 3.27m	16'4" x 10'9"
Study	3.27m x 1.95m	10'9" x 6'5"

First Floor

Bedroom 1	4.93m x 3.27m	16'2" x 10'9"
Bedroom 2	4.01m x 3.27m	13'2" x 10'9"
Bedroom 5	3.38m x 2.47m	11'1" x 8'1"

Second Floor

Bedroom 3	4.68m x 3.34m	15'4" x 11'0"
Bedroom 4	4.68m x 2.98m	11'1" x 9'9"



>< Measurement Points C Cupboard W Wardrobe N Niche WM Space and plumbing for washer machine TD Space and plumbing for tumble dryer AC Airing Cupboard

Floorplans are for approximate measurements only. Exact layouts and dimensions may vary between individual homes. 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. Furniture and electrical layouts are indicative only. Kitchen layout subject to change. PV panels are indicative only and subject to change. Please ask a Sales Consultant for further information.

DRAFT

Internal Layout Lily

5 BEDROOM DETACHED HOUSE - OPTION C
TOTAL AREA: 202.24 SQ M 2,176.93 SQ FT

Ground Floor

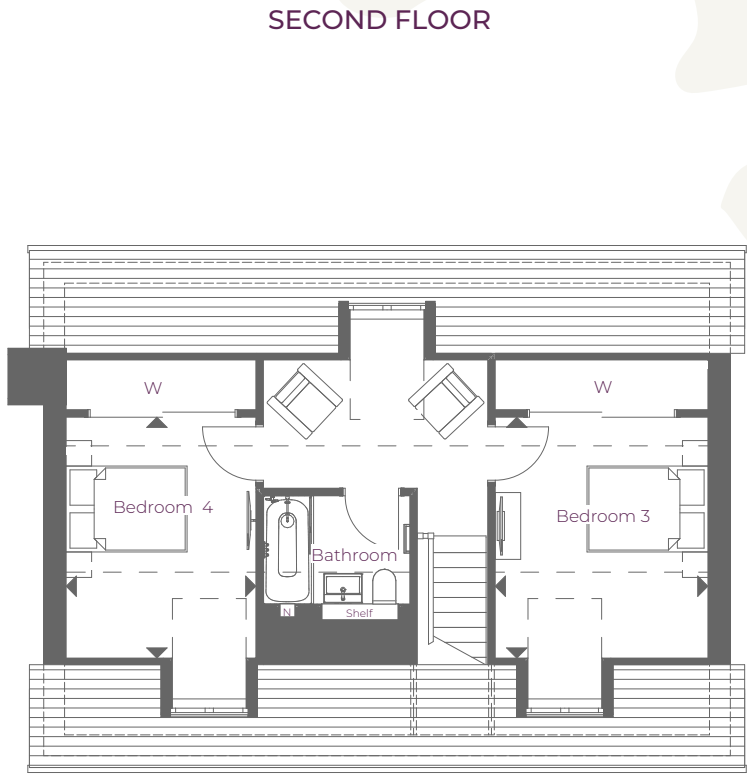
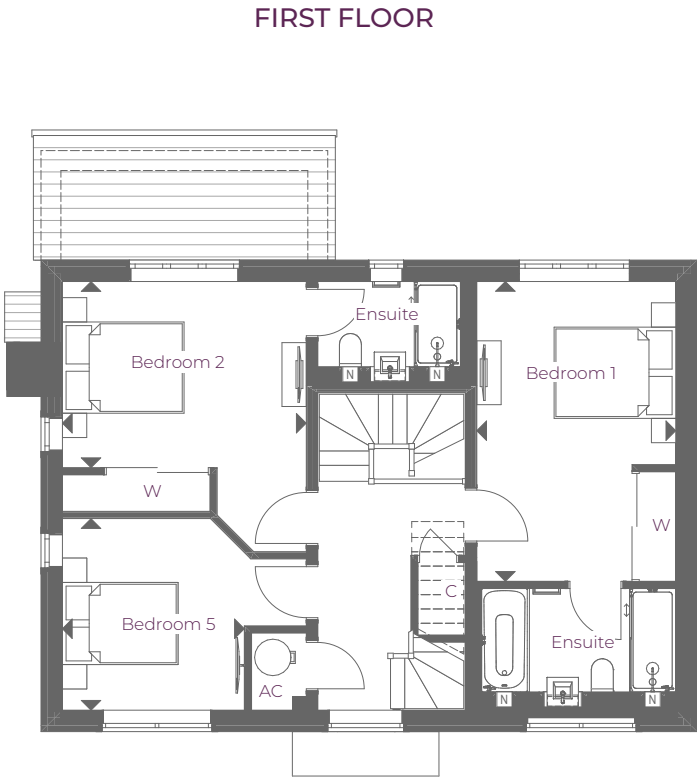
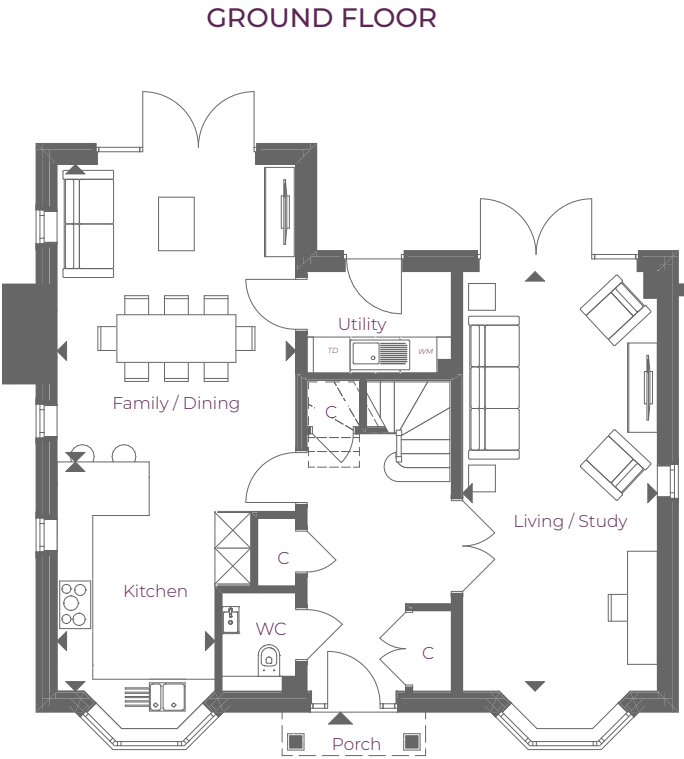
Kitchen	3.85m x 2.65m	12'8" x 8'8"
Family / Dining	5.00m x 4.01m	16'5" x 13'2"
Living / Study	7.05m x 3.27m	23'1" x 10'9"

First Floor

Bedroom 1	4.93m x 3.27m	16'2" x 10'9"
Bedroom 2	4.01m x 3.06m	13'2" x 10'0"
Bedroom 5	3.15m x 2.99m	10'4" x 9'10"

Second Floor

Bedroom 3	3.78m x 3.34m	12'5" x 11'0"
Bedroom 4	3.78m x 2.98m	12'5" x 9'9"



>< Measurement Points C Cupboard W Wardrobe N Niche WM Space and plumbing for washer machine TD Space and plumbing for tumble dryer AC Airing Cupboard

Floorplans are for approximate measurements only. Exact layouts and dimensions may vary between individual homes. 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. Furniture and electrical layouts are indicative only. Kitchen layout subject to change. PV panels are indicative only and subject to change. Please ask a Sales Consultant for further information.

Daffodil Exterior Options

OPTION 1

Tudor Boarding & Tile Hanging in Gable
Tile Hanging in Dormer
Arched Window Headers



OPTION 2

Tudor Boarding in Gable
Tudor Boarding in Dormer
Arched Window Headers



OPTION 3

Brick with Tile Hanging in Gable
Tile Hanging in Dormer
Two Projecting Brick Bands
Flat, Splayed Window Headers



OPTION 4

Render & Tile Hanging in Gable
Tile Hanging in Dormer
Two Projecting Brick Bands
Flat, Splayed Window Headers



Computer generated image, indicative only

DRAFT

Internal Layout Daffodil

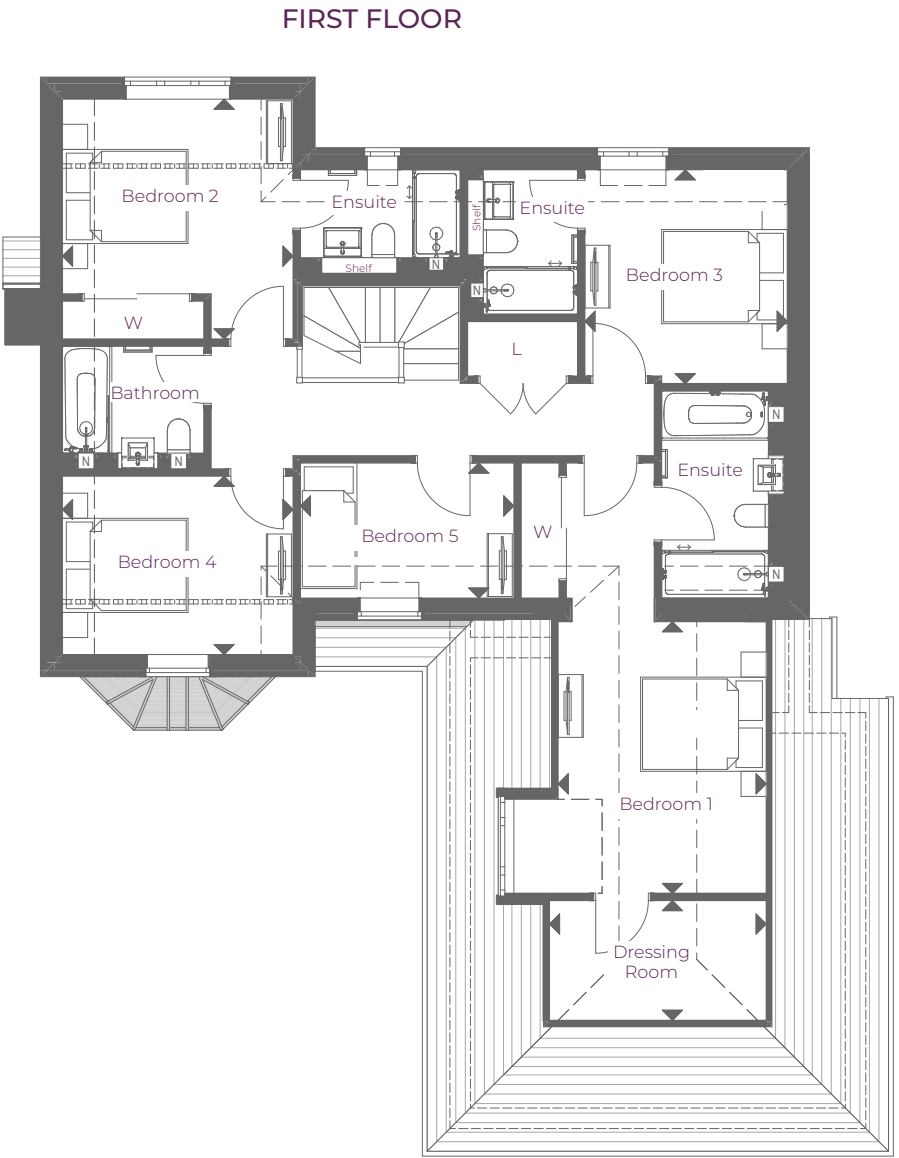
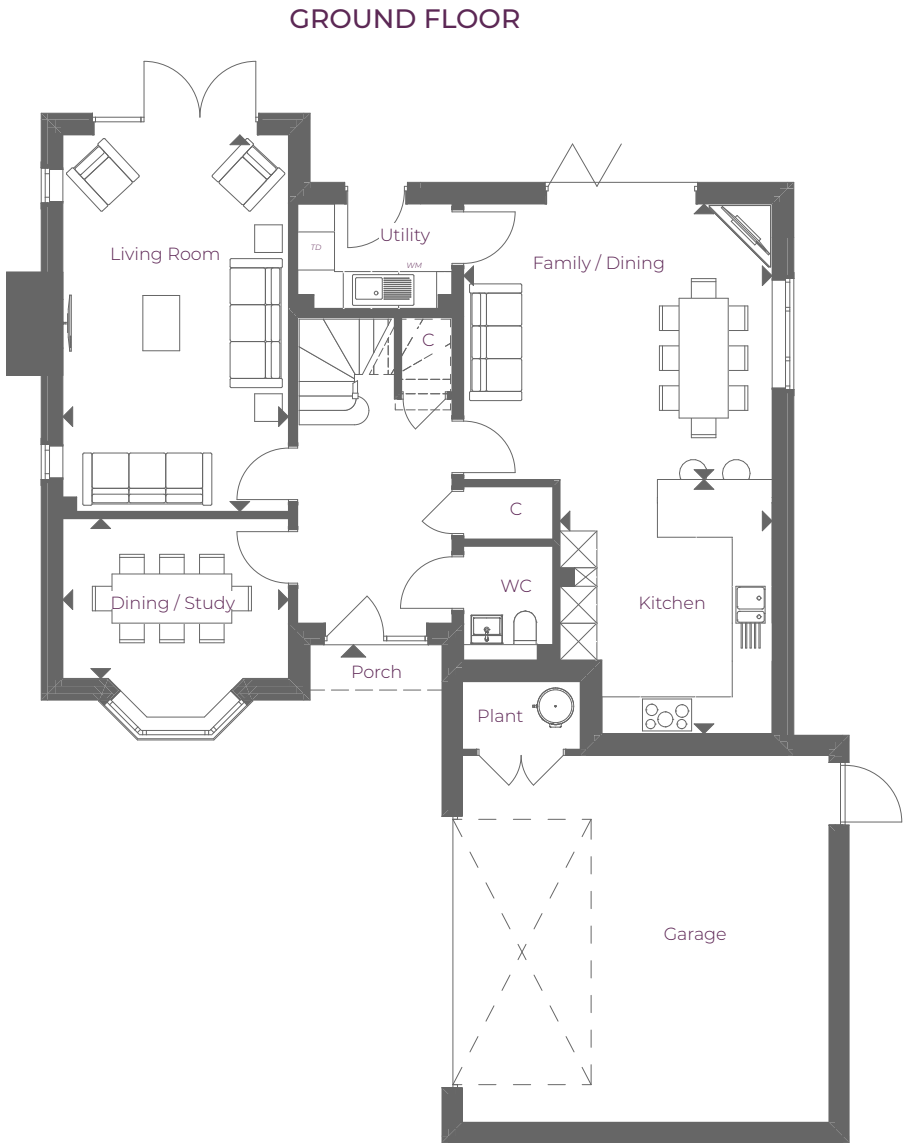
5 BEDROOM DETACHED HOUSE - OPTION A
TOTAL AREA: 203.89 SQ M 2194.57 SQ FT

Ground Floor

Family / Dining	5.02m x 4.48m	16'6" x 14'9"
Kitchen	4.14m x 3.45m	13'7" x 11'4"
Living Room	6.13m x 3.67m	20'1" x 12'1"
Dining / Study	3.67m x 2.60m	12'1" x 8'6"

First Floor

Bedroom 1	4.32m x 3.59m	14'2" x 11'9"
Dressing Room	3.45m x 1.91m	11'4" x 6'3"
Bedroom 2	3.82m x 3.67m	12'6" x 12'1"
Bedroom 3	3.40m x 3.22m	11'2" x 10'7"
Bedroom 4	3.67m x 2.84m	12'1" x 9'4"
Bedroom 5	3.40m x 2.15m	11'2" x 7'1"



>< Measurement Points C Cupboard W Wardrobe N Niche WM Space and plumbing for washer machine TD Space and plumbing for tumble dryer AC Airing Cupboard

Floorplans are for approximate measurements only. Exact layouts and dimensions may vary between individual homes. 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. Furniture and electrical layouts are indicative only. Kitchen layout subject to change. PV panels are indicative only and subject to change. Please ask a Sales Consultant for further information.

DRAFT

Internal Layout Daffodil

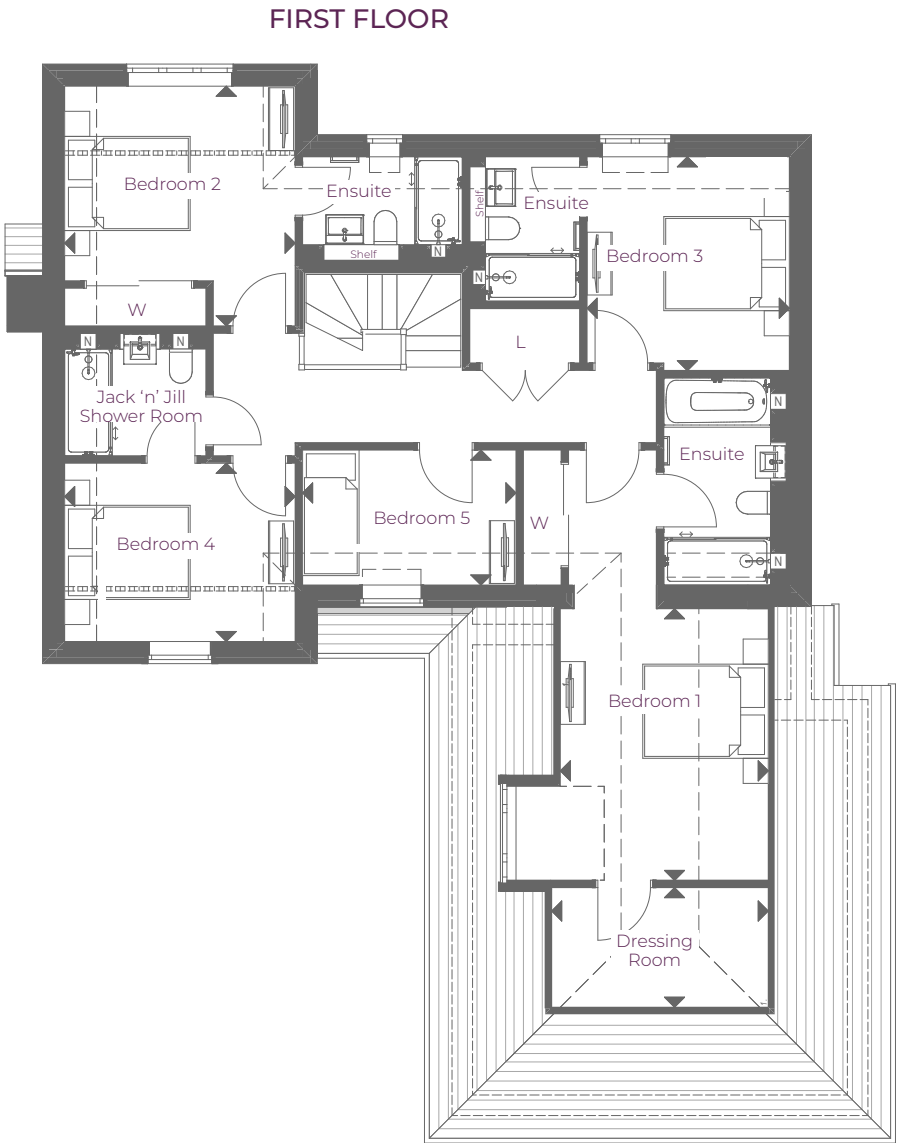
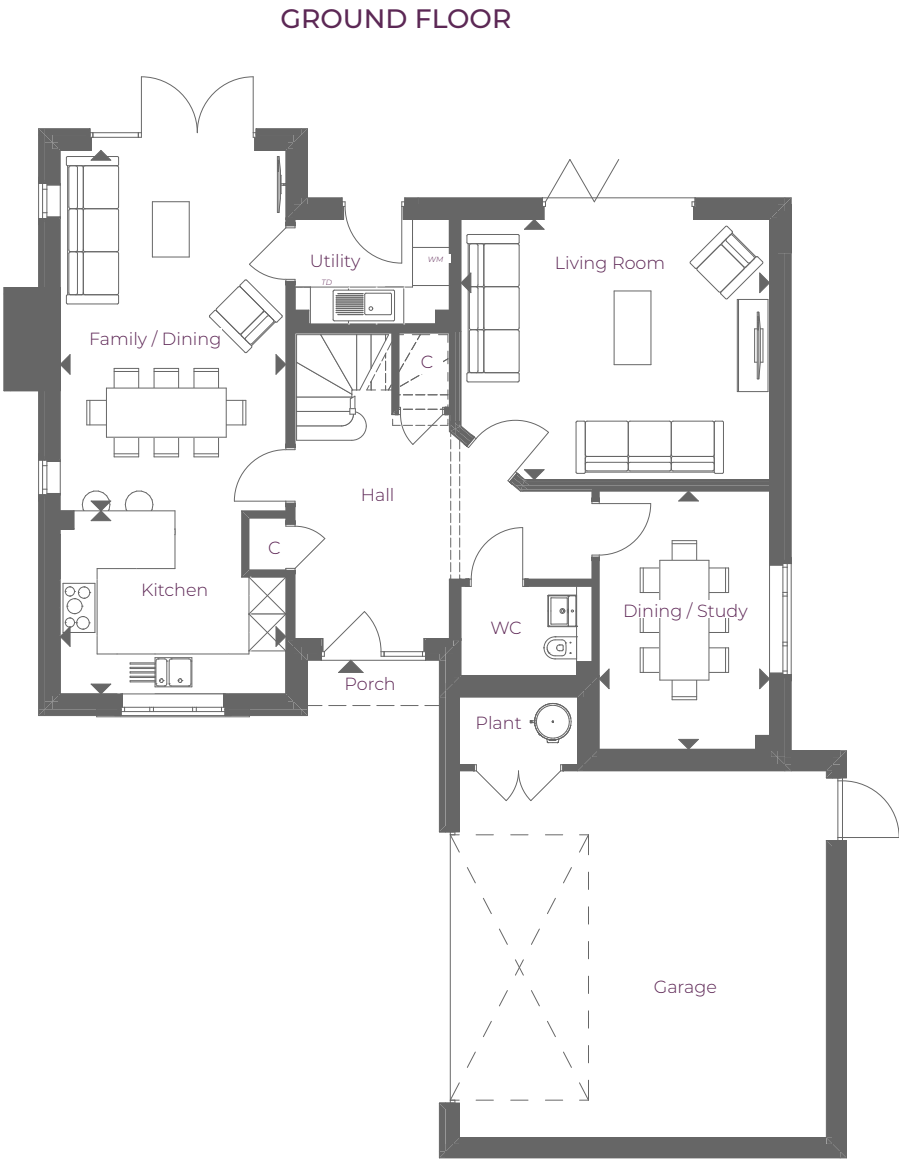
5 BEDROOM DETACHED HOUSE - OPTION B
TOTAL AREA: 203.89 SQ M 2194.57 SQ FT

Ground Floor

Family / Dining	5.87m x 3.67m	19'3" x 12'1"
Kitchen	3.67m x 2.98m	12'1" x 9'9"
Living Room	5.02m x 4.23m	16'6" x 13'11"
Dining / Study	4.20m x 2.77m	13'9" x 9'1"

First Floor

Bedroom 1	4.32m x 3.59m	14'2" x 11'9"
Dressing Room	3.45m x 1.91m	11'4" x 6'3"
Bedroom 2	3.82m x 3.67m	12'6" x 12'1"
Bedroom 3	3.40m x 3.22m	11'2" x 10'7"
Bedroom 4	3.67m x 2.84m	12'1" x 9'4"
Bedroom 5	3.40m x 2.15m	11'2" x 7'1"



>< Measurement Points C Cupboard W Wardrobe N Niche WM Space and plumbing for washer machine TD Space and plumbing for tumble dryer AC Airing Cupboard

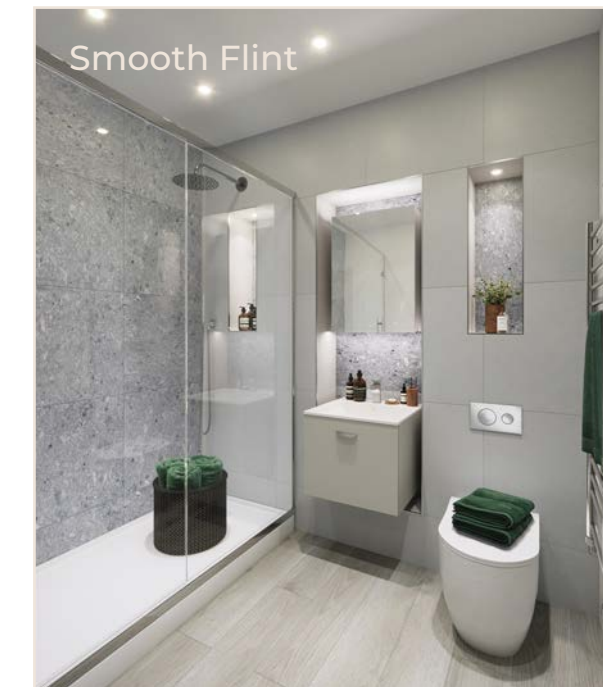
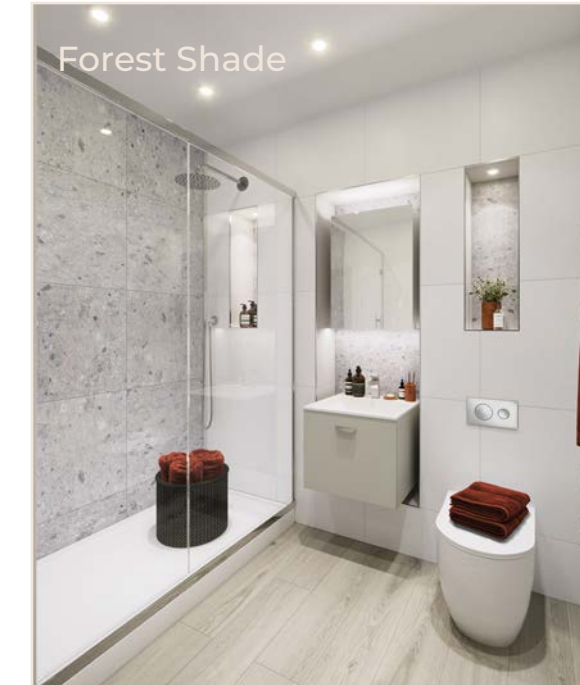
Floorplans are for approximate measurements only. Exact layouts and dimensions may vary between individual homes. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture and electrical layouts are indicative only. Kitchen layout subject to change. PV panels are indicative only and subject to change. Please ask a Sales Consultant for further information.

Kitchen colour palettes



Computer generated images, indicative only

Bathroom colour palettes



Computer generated images, indicative only

Specification

STYLISH KITCHENS

- Individually designed layout
- Composite stone worktops with inset drainer grooves
- Porcelain tiled splashbacks
- Bosch integrated appliances throughout including:
 - Two multi-function single oven
 - Integrated microwave
 - Integrated multi-function dishwasher
 - Induction hob
 - Integrated larder fridge (Lily, Daffodil)
 - Integrated larder freezer (Daffodil Option A)
 - Integrated under counter freezer (Remaining homes/options)
 - Extractor hood to suit design
- Stainless steel sink with chrome mixer tap
- Feature LED lighting to underside of wall units
- Feature pendant light fitting positioned over breakfast bar or island (where applicable)
- Satin chrome socket outlets and USB point above work surface

UTILITY / LAUNDRY CUPBOARD

- Space and plumbing provided for free-standing washing machine and tumble dryer with laminate worktop above.
- Stainless steel inset single bowl sink with chrome mixer tap (Lily, Daffodil)

EN-SUITE 1

- Basin and single drawer vanity below and contemporary single lever basin mixer
- Floor standing WC, soft-closing seat and cover, concealed cistern and dual flush plate
- Shower enclosure with chrome framed glass sliding door, chrome thermostatic mixer with wall mounted shower head and separate handheld shower
- Bath with tiled bath panel fitted will feature chrome thermostatic mixer and chrome handheld shower set
- Wall mounted mirrored cabinet with shaver socket and concealed lighting
- Feature tiled niches
- Porcelain wall tiling to selected areas

FAMILY BATHROOM / JACK N JILL SHOWER ROOM

- Basin with single drawer vanity below and contemporary single lever basin mixer (Daisy & Daffodil)
- Basin with chrome bottle trap and contemporary single lever basin mixer (Lily)

- Floor standing WC, soft-closing seat and cover, concealed cistern and dual flush plate
- Bath with tiled bath panel, fitted with a two panel bath screen* and chrome thermostatic mixer with wall mounted shower head* and chrome handheld shower set (Daisy, Lily & Daffodil Option A)
- Shower enclosure with chrome framed glass sliding door, chrome thermostatic mixer with wall mounted shower head and hand shower (Daisy & Daffodil Option B)
- Wall mounted mirrored cabinet with shaver socket and concealed lighting (Daisy & Daffodil)
- Feature tiled niches (Daisy & Daffodil)
- Porcelain wall tiling to selected areas.

EN-SUITE 2

- Basin with chrome bottle trap and contemporary single lever basin mixer (Daisy & Daffodil)
- Basin with single drawer vanity below and contemporary single lever basin mixer (Lily)
- Floor standing WC, soft-closing seat and cover, concealed cistern and dual flush plate
- Shower enclosure with chrome framed glass sliding door, chrome thermostatic mixer with wall mounted shower head and separate handheld shower
- Wall mounted mirror cabinet with shaver socket and concealed lighting (Lily)
- Feature tiled niches (Lily)
- Porcelain wall tiling to selected areas

EN-SUITE 3 (DAISY OPTIONS B & C, DAFFODIL OPTIONS A & B)

- Basin with chrome bottle trap and contemporary single lever basin mixer
- Floor standing WC, soft-closing seat and cover, concealed cistern and dual flush plate
- Shower enclosure with chrome framed glass sliding door, chrome thermostatic mixer with wall mounted shower head and separate handheld shower
- Porcelain wall tiling to selected areas

CLOAKROOM

- Wall mounted basin with feature towel rail below (where possible) chrome bottle trap and contemporary single lever basin mixer
- Floor standing WC, soft-closing seat and cover, concealed cistern and dual flush plate
- 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 room, family room*, all bedrooms and study*
- Pendant lighting to feature in living / dining & family areas, study*, hallways, landings and bedrooms
- Downlights to feature throughout kitchen area, all bathrooms, utility and cloakroom

HEATING

- Air Source heat pump central heating system with hot water storage
- Underfloor heating to ground floor with radiators to remaining floors
- Chrome heated towel rails to all bathrooms
- Electric provision (only) for future fireplace to living room (Lily Option A, Daffodil Option A)
- Electric provision (only) for future fireplace to family / dining area (Lily Options B & C, Daffodil Option B)

INTERIOR FINISHES

- Two panelled painted internal doors with polished chrome door furniture
- Painted skirting and architraves to match internal doors
- Painted staircase with oak newel caps and handrail
- Bedroom 1 will feature a dressing room with fitted interiors (Daisy Options A & C)
- Bedroom 1 will feature a dressing room with bespoke fitted interiors and a separate wardrobe with bespoke sliding doors with fitted interiors within (Daisy Option B and Daffodil Options A & B)

- Bedroom 1 will feature wardrobes with bespoke sliding doors and fitted interiors within (Lily)
- Wardrobes to remaining bedrooms where applicable will be fitted with satin painted internal doors and shelf/hanging rail
- Wood effect flooring to hallway (including cupboards), kitchen/family/dining area, utility, all bathrooms and cloakroom
- Carpet laid to remainder of the property

SECURITY & PEACE OF MIND

- Mains supply smoke detectors and heat detectors with battery back up
- Multi-point locking to entrance door
- Wiring only for external lighting to rear of the property
- External light provided to front
- 10 Year NHBC warranty issued on build completion

EXTERNAL FEATURES

- Landscaping to front of the properties and turf to the rear garden
- Patio area
- External tap
- Inline solar photovoltaic panels wired to the consumer unit
- Electric vehicle charging point

*Where applicable, refer to the floor plan / sales consultant



Computer generated image indicative only

Discover the Berkeley Difference

From the moment you arrive at our developments, you will notice the Berkeley difference. This won't just be in the quality of the craftsmanship, the stunning surroundings or the enviable location. There is something intrinsically special about the experience we offer you.

When you buy a home from Berkeley, you can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy a superb customer experience.

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 well-being 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 nature, 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.

Quality first to last

Quality is the defining characteristic of Berkeley developments, 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.

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.

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.

Green living

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, promote recycling and enable residents to choose sustainable transport options.



Proud members of the Berkeley Group

Berkeley St Edward St George St James St Joseph St William

Sustainability

This is how we are ensuring sustainability at Spring Hill.

People, planet, prosperity

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Spring Hill.

Nature and biodiversity

Parkland, trees, flowers, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to net biodiversity gain on our developments. Within and around Spring Hill, we have created natural habitats that encourage wildlife to flourish.

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.

Sustainable materials

We commit to sourcing the materials for the construction of our buildings in a sustainable and responsible way. All timber and wood-based products used to build your home should be certified to either the Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC) scheme.

This means it will have come from a responsibly managed forest. Our focus on materials doesn't just stop there – as a business we are committed to measuring and reducing the embodied carbon of our buildings, which where possible, includes sourcing low carbon materials, and those with high levels of recycled content.

Water efficiency

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily. Individual homes and apartment buildings also benefit from rainwater harvesting, which is used in gardens and landscaped areas.

Energy efficiency

Efficient use of electricity 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 selected to deliver high levels of energy efficiency.

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 how we can adapt to future climate change in our future designs.



Get in touch

CONTACT US

For more information, visit our website or contact our sales team.

01628 884624
email@springhill.co.uk

springhillmaidenhead.co.uk

Sales & Marketing Suite
Manor Lane,
Maidenhead
SL6 2QW

DIRECTIONS

By overground or tube

The best way to get to us is by public transport. Take the Elizabeth Line to Maidenhead station. Exit the train station onto the road, Walk up the hill past the Maidenhead Golf Course on your left. Continue for approximately 1 mile. Turn left onto Harvest Hill Road. Then turn right on Manor Lane. The Sales & Marketing Suite is on your left.

By car

Parking is available at the Sales & Marketing Suite. Please call us if you wish to book a space ahead of your visit.



Map is not to scale and shows approximate locations only



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 Homes policy of continuous improvement, the finished product may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. Berkeley Homes reserves the right to make these changes as required. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. 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. Spring Hill are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley Homes to ascertain the availability of any particular property.

Berkeley
Designed for life