

A beautiful collection of contemporary

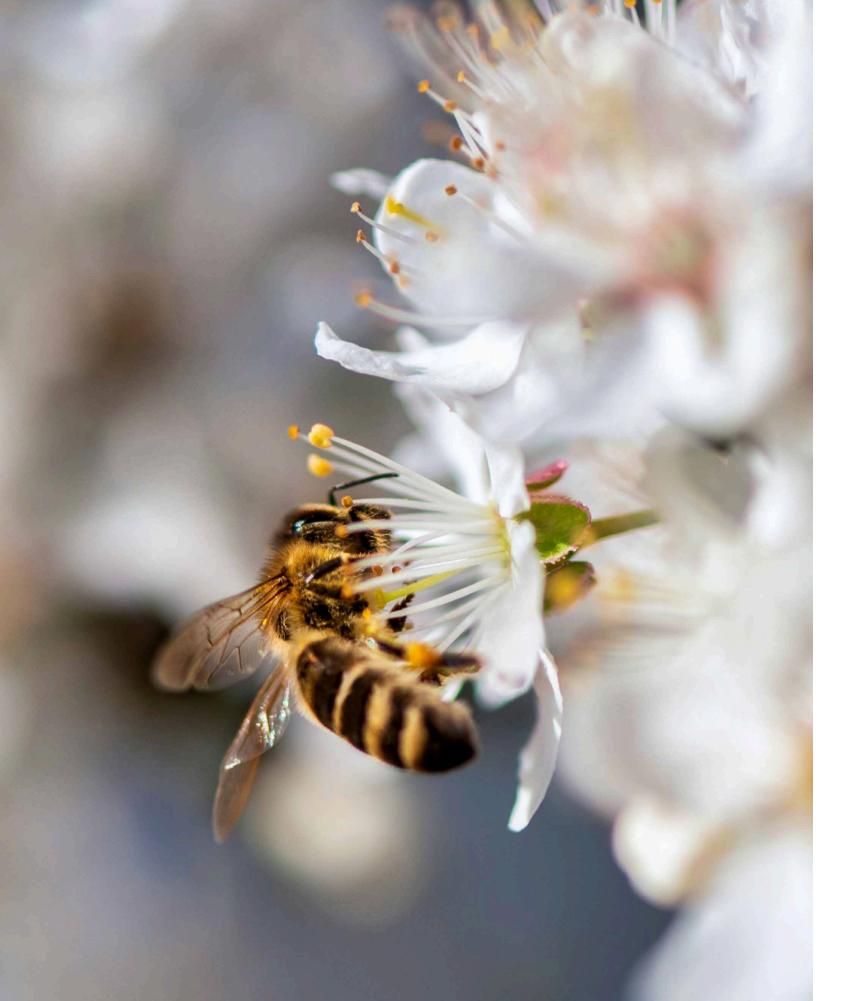
3. 4 & 5 bedroom homes

Plots 82, 83, 84, 92, 93, 94, 95, 112 and 113









Taking its name from one of Trent Park's most famous guests when it was a magnet for the celebrities of the 1930s, The Chaplin Collection is a beautifully crafted edition of homes set in the heart of Trent Park.

The focus on quality homes in a stunning historic setting is transforming Trent Park into a vibrant and successful community. With excellent connections from Oakwood and Cockfosters, it provides a quiet escape from London.

The original grounds of TRENT PARK have been lovingly restored to enhance the lives of the new residents. *The spectacular* Daffodil Lawn, the *exquisite* Japanese Garden and the *tranquil lake* are just some of the unique features woven throughout this historic landscape.

The swimming pool and orangery have also been brought back to life as The LAWN CLUB, whose *exclusive* amenities also include a gym and tennis court.





Many of Trent Park's garden features were laid out in the 1920s and 1930s, when the Mansion House was a focus for high society gatherings. Berkeley has reinstated and restored the gardens to enhance the rich quality of life enjoyed by today's residents.

EXCEPTIONAL SURROUNDINGS

JAPANESE GARDEN & COUNTRY PARK

The Japanese Garden has streams and bridges and ornamental planting, and comes into its own every Spring. In contrast, the Country Park provides over 400 acres of wild woodland to explore.



DAFFODIL LAWN

The renowned socialite Sir Philip Sassoon transformed Trent Park Mansion House and gardens in the early 20th century, planting a million daffodil bulbs and creating The Daffodil Lawn, a now protected area and one of the largest displays of daffodils in London.





LONG GARDEN & WISTERIA WALK

The reinstatement of Sassoon's Long Garden provides the perfect place for a relaxing stroll. In the Wisteria Walk, early summer brings cascades of blue-purple flowers. Winston Churchill was photographed here, and painted it too.



YOUR EXCLUSIVE RETREAT



THE LAWN CLUB

The *superb* range of facilities include four outdoor TENNIS COURTS with a *fully equipped* GYM located in the restored orangery building overlooking the outdoor *heated* SWIMMING POOL.



TENNIS COURTS

Life in Trent Park is about a naturally healthy way of life, with activities that you can enjoy at your own pace. Discover the tennis courts located in a peaceful woodland setting.



GYMNASIUM

The rejuvenated orangery is an aesthetic delight, where you can stay active with everything you need in one place. In these opulent surroundings, you can work on the body and mind.

FLOORPLANS





Photography depicts a previous street scene, brick colourways and roof material differ in various phases, indicative only.

THE CHAPLIN COLLECTION

WISTERIA

Generous family accommodation over three floors includes an open plan kitchen/family room, first floor living room and 4 bedrooms, two of which are ensuite.

WISTERIA

Four Bedroom Home

The Chaplin Collection Plots 82*, 83 and 84*

Total Area: 164 m2 1,765 ft2

GARDEN

Plot No.	Garden	Aspect	Rear Garden Size
82	North	West	64 m2 688 ft2
83	North	West	63 m2 678 ft2
84	North W	est	70 m2 753 ft2

Garage Size 3.59m x 7.64m 11'9" x 25'0"





Photography depicts a previous street scene, brick colourways and roof material differ in various phases, indicative only.





6.1	1m x 3.47m	20' 0" x 11' 4"
Kitchen/Family Room 6.1	1m x 3.47m	20' 0" x 11' 4"

*Plot is handed

Measurement Points C Cupboard
W Wardrobe space only
Aring Cupboard LH Loft Hatch





Main Bedroom/		
Living Room	6.11m x 3.49m	20' 0" x 11' 5
FIRST FLOOR		

6.11m x 3.20m 20' 0" x 10' 6"

Dressing Area

 Bedroom
 2
 3.89m x 3.02m
 12' 9" x 9'

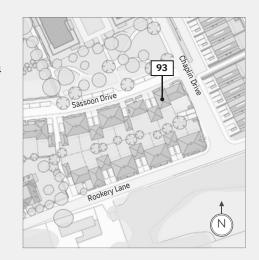
 Bedroom
 3
 3.47m x 3.20m
 10" 11' 4" x

 Bedroom 4
 2.99m x 2.49m
 10' 6" 9' 10"

 x 8' 2"

SECOND FLOOR

Garage Size 3.59m x 7.64m 11'9" x 25'0"





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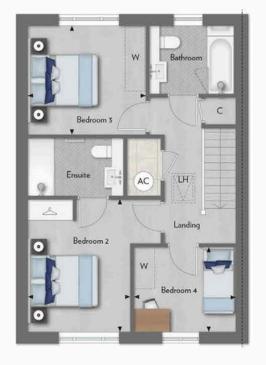


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Kitchen/Family Room	6.11m x 3.47m	20' 0" x 11' 4"
Dining Room	3.83m x 3.41m	12' 6" x 11' 2"

Measurement Points C Cupboard
W Wardrobe space only
Aring Cupboard LH Loft Hatch





FIRST FLOOR

Living Room	6.11m x 3.49m	20' 0" x 11' 5"
Main Bedroom/		
Dressing Area	6.11m x 3.20m	20' 0" x 10' 6"

SECOND FLOOR

Bedroom	2	3.89m x 3.02m	12' 9" x 9'
Bedroom	3	3.47m x 3.20m	10" 11' 4" x
Bedroom 4		2.99m x 2.49m	10' 6" 9' 10"
			x 8' 2"





Computer generated image depicts a previous street scene, brick colourways and roof material differ in various phases, indicative only.

THE CHAPLIN COLLECTION

GLOUCESTER

The features within this detached, three storey 5 bedroom home include an open plan kitchen with a dining space, first floor living room and two ensuites.

Five Bedroom

Detached Home

The Chaplin Collection Plot 92

Total Area: 174 m2 1,872 ft2

GARDEN

Plot No. Garden Aspect Rear Garden Size 147 m2 1,582 ft2 South East

Garage Size 3.59m x 7.64m 11'9" x 25'0"





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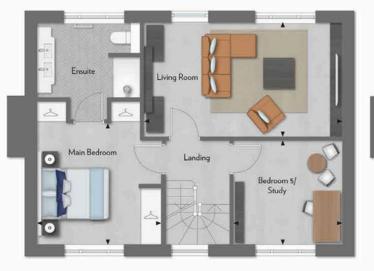
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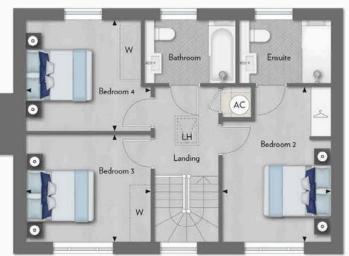
Kitchen	4.91m x 3.60m	16' 1" x 11' 8"
Family/Dining Room	6.52m x 3.59m	21' 4" x 11' 8"

Measurement Points C Cupboard
W Wardrobe space only
Aring Cupboard LH Loft Hatch

PREMIUM SPECIFICATION

The Gloucester Collection has a selection of upgraded features and appliances. Please see the specification on pages 38 and 39 for more details.





FIRST FLOOR

Living Room	5.85m x 3.36m	19' 2" x 11' 0"
Main Bedroom	3.64m x 3.56m	11' 9" x 11' 6"
Bedroom 5/Study	3.17m x 3.06m	10' 4" x 10' 0"

SECOND FLOOR

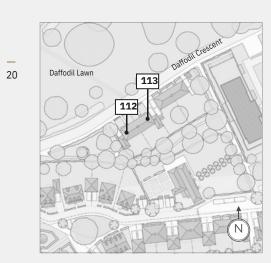
Bedroom	2	4.56m x 3.17m	14' 9" x 10'
Bedroom	3	3.64m x 3.16m	4" 11' 9" x
Bedroom 4		3.64m x 3.26m	10' 3" 11' 9"
			v 101711

Total Area: 174 m2 1,872 ft2

GARDEN

Plot	No	Garden	Aspect	Rear	Garden	Size
112 11	L3	South	East	128	m2 1,37	7 ft2
		South Ea	ast	128 г	m2 1,37'	7 ft2

Garage Size 3.59m x 7.64m 11'9" x 25'0"





Computer generated image depicts a previous street scene, brick colourways and roof material differ in various phases, indicative only.



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Kitchen	4.91m x 3.60m	16' 1" x 11' 8"
Family/Dining Room	6.52m x 3.59m	21' 4" x 11' 8"

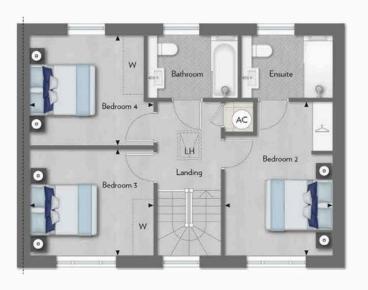
*Plot is handed

Measurement Points C Cupboard
W Wardrobe space only
Aring Cupboard LH Loft Hatch

PREMIUM SPECIFICATION

The Gloucester Collection has a selection of upgraded features and appliances. Please see the specification on pages 38 and 39 for more details.





FIRST FLOOR

Living Room	5.85m x 3.36m	19' 2" x 11' 0"
Main Bedroom	3.64m x 3.56m	11' 9" x 11' 6"
Bedroom 5/Study	3.17m x 3.06m	10' 4" x 10' 0"

SECOND FLOOR

Bedroom	2	4.56m x 3.17m	14' 9" x 10'
Bedroom	3	3.64m x 3.16m	4" 11' 9" x
Bedroom 4		3.64m x 3.26m	10' 3" 11' 9"
			x 10' 7"



MILNER

This 3 bedroom detached home offers an open plan kitchen/family room, and large living/dining room, both with garden access.

Three Bedroom

Semi-Detached Home

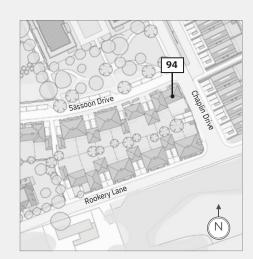
The Chaplin Collection Plot 94

Total Area: 147.2 m2 1,584 ft2

GARDEN

Plot No. Garden Aspect Rear Garden Size South East 90 m2 968 ft2

Two allocated parking spaces





Photography depicts a previous street scene, brick colourways and roof material differ in various phases, indicative only.





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Kitchen/Family Room	6.86m x 3.01m	22' 6" x 9' 10"
Living/Dining Room	6.86m x 3.59m	22' 6" x 11' 9"

Measurement Points C Cupboard
W Wardrobe space only
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FIRST FLOOR

Main Bedroom	3.84m x 3.81m	12' 7" x 12'
Bedroom 2	3.63m x 3.38m	6" 11' 11" x
Bedroom 3	3.63m x 3.38m	11' 1" 11'
		11" x 11' 1"



BARNAM

Generous 5 bedroom family accommodation over three floors. Includes an open plan kitchen/dining room, utility room and main bedroom walk-in dressing area.

Five Bedroom

Semi-Detached Home

The Chaplin Collection Plot 95

Total Area: 173.4 m2 1,866 ft2

GARDEN

Plot No.	Garden Aspect	Rear Gar	den Size
95	North West	75 m2	807 ft2

Two allocated parking spaces





Computer generated image, indicative only.





GROUND FLOOR

Kitchen / Dining Room	m 6.11m x 2.89m	20' 0" x 9' 5"
Living Room	6.11m x 3.21m	20' 0" x 10' 5"





FIRST FLOOR

Main Bedroom	3.84m x 3.26m	12' 6" x 10' 7
Bedroom 2	4.31m x 3.52m	14' 1" x 11' 5

SECOND FLOOR

Bedroom	3	4.14m x 3.26m	13' 6" x 10'
Bedroom	4	3.52m x 3.45m	7" 11' 5" x
Bedroom 5		3.52m x 2.55m	11' 3" 11'
			5" x 8' 4"

SPECIFICATION PERSONALISE YOUR HOME

THE CHAPLIN COLLECTION allows you to choose from two contrasting colour palettes, SILK and SLATE, to create an *interior ambience* that inspires you.

CHOICES OF KITCHEN SPECIFICATION Timeless neutrals offer an unsurpassed softness whilst touches of grey hint towards SILK the contemporary within a traditional setting. The elegant juxtaposition of rich colour against neutral tones retains warmth and SLATE tranquility, creating the perfect place to call home.

THE SILK KITCHEN

The subtle pale tones of the Silk palette create a bright and open space.

THE SLATE KITCHEN

Bold and emphatic, Slate gives the kitchen strong character with dark toned cabinets.

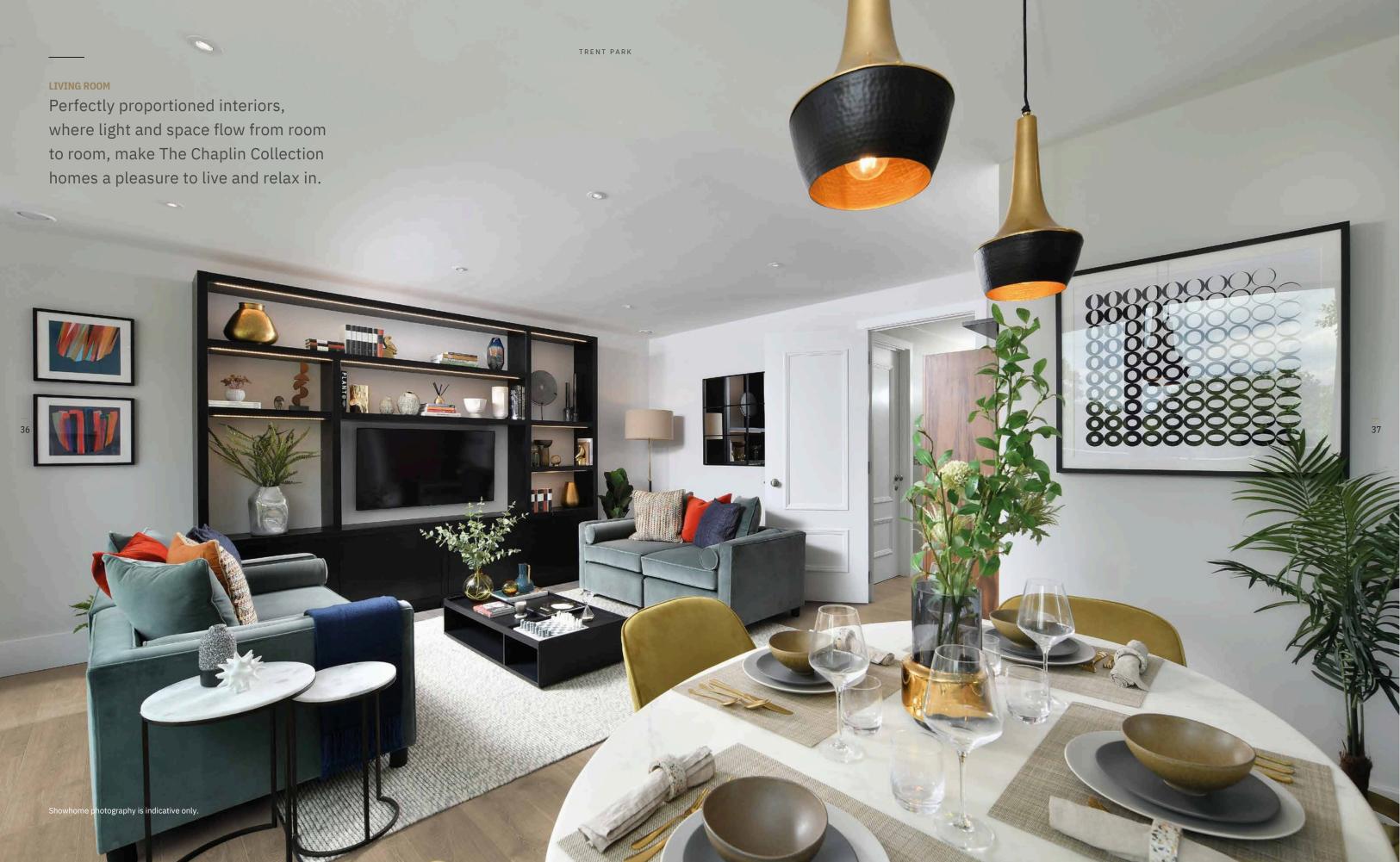


BATHROOM / SHOWER ROOM

The soft greys when taken to the bathroom, ensuite tiling and fitted furniture, produce a contemporary feel.







SPECIFICATION

BEAUTIFULLY appointed *homes*, prominent in style. TRENT PARK is your platform for *exceptional living*.

KITCHEN

- Matt finish profile edge detail cabinets
- Stone worktops and upstand
- Bowl-and-a-half undermounted sink
- Brushed nickel mixer tap
- Integrated single oven, combination microwave oven and induction hob with integrated extractor
- Full height integrated fridge/freezer
- Integrated dishwasher
- · Wine cooler
- · Compartmentalised recycle storage

HEATING

- Gas fired central heating
- Underfloor heating to the ground floor and all bathrooms with individual thermostatically controlled radiators to all other areas
- Fitted gas coal-effect fireplace with limestone flat Victorian mantel and black granite hearth (where applicable)

MAIN ENSUITE

- Vanity unit with under-counter washbasins and storage with deck mounted chrome taps
- Stone vanity top
- Wall mirror with feature wall lights
- Floor mounted WC
- Shower with low profile shower tray and glass screen/door
- Chrome overhead shower and hand-set
- Chrome heated towel rail

FAMILY BATHROOM

- Built-in vanity unit
- Under-counter washbasin and storage with chrome deck mounted tap
- Stone vanity top
- Wall mirror (where applicable)
- Floor mounted WC
- Built-in bath with glass screen
- · Chrome overhead shower and hand-set
- · Chrome heated towel rail
- ENSUITE SHOWER ROOMS
- Built-in vanity unit
- Under-counter washbasin and storage with chrome deck mounted tap
- Stone vanity top
- Wall mirror
- Floor mounted WC
- Shower with low profile shower tray and glass screen/door
- Chrome overhead shower and hand-set
- Chrome heated towel rail

FINISHES

- Fully fitted wardrobes to main bedroom and bedroom 2 with drawer pack to

 main bodroom
- Engineered flooring to kitchen, living room, dining room, hall and utility
- Fitted carpets to first floor living rooms, stairs, landings and all bedrooms
- Herringbone floor tiles to WC, main ensuite, family bathroom and ensuite showers
- Full height tiling throughout main ensuite, family bathroom and shower room with feature tiling
- White internal doors, with glazing between hallway and kitchen, with raised mouldings
- Decorative cornice to hallway, family room, living room and main bedroom
 - Satin nickel ironmongery throughout

PREMIUM SPECIFICATION

The Gloucester Collection has a selection of upgraded features and appliances:

- Double Sink
- Hot Tap
- Miele Oven

- Miele Combination Microwave Oven
- Miele Large Induction Hob
- Siemens Fridge and Freezer
- Siemens Washer Machine and Tumble Dryer

TRENT PARK

CLOAKROOM

- Built-in vanity unit
- Under-counter washbasin and storage with chrome deck-mounted tap
- · Stone vanity top
- Wall mirror with feature wall lights (where applicable)
- Floor mounted WC
- Chrome towel bar

UTILITY ROOM

- · Freestanding washer/dryer
- Single bowl sink
- Stone worktops and upstand

EXTERNAL FEATURES

- Feature entrance door with multipoint locking system
- Turf and paving to selected areas of rear garden
- External tap and water butt (where applicable)
- External lights to front and rear
- * Garage and driveway (where applicable)
 SECURITY AND PEACE OF MIND
- Property compatible for burglar alarm and to be fitted by purchaser if required
- Mains powered smoke/heat detectors with backup
 - 10-year build warranty

ELECTRICAL FITTINGS

- Telephone points fitted in all bedrooms and living areas
- Provision for Sky Q TV and Virgin to the living room and all bedrooms
- Energy efficient LED downlights with dimmer function to reception rooms and main bedroom
- Feature under-cabinet lighting to wall units in kitchen
- Automatic lighting to wardrobes and storage cupboards
- Low level white sockets
 Brushed stainless steel light switches running throughout
- Two USB sockets above kitchen worktop and one either side of main bedroom headboard
- Shaver sockets to main ensuite, family bathroom and ensuite shower room
- Power outlet in garage (where applicable)
- Electric powered garage doors (where applicable)
- External power outlet

39

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. 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.

We want to ensure you are happy with every aspect

of your new home, so we look after our customers at every stage with expert advice, attention to detail

and continuous communication. From exchange of

CUSTOMER RELATIONS

- From the day you reserve until the day you complete – we'll update you regularly on progress
- You will be given your own log-in credentials at reservation to access your personal MyHome Plus account where you will be able to view the development, property, construction progress and buying process information
- Sustainability is high on any responsible builder's agenda. We promise to fully communicate the environmental features of our developments to all of our customers

- Our Customer Relations Manager will present a selection of designer-conceived colour palettes to help you find the interior finish that most suits your style
- We'll meet you on site to demonstrate all the functions and facilities of your new home
- We personally hand over your key on completion day and make sure everything is to your satisfaction
- The 2-year warranty with 24-hour emergency service has a dedicated customer service telephone number and from the 3rd to the 10th year you'll have the added security protection of a 10-year build warranty

Finally we'll contact you after 7 days, at 4 weeks and 7 months after you move in, to make sure everything continues... perfectly.









When you buy a new home from BERKELEY you can be safe in the knowledge that it is built to a very HIGH STANDARD of design and quality, has low environmental impact and that you will enjoy an EXCEPTIONAL customer experience.





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 Trent Park.

NATURE AND BIODIVERSITY

Parkland, trees, flowers, ponds, 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 Trent Park, we have created natural habitats that encourage wildlife to flourish. We are working with Murdoch Wickham, HTA and Historic England 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 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.

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, and have been fitted with a master light switch by the front door. All lighting is low energy and kitchen appliances have high energy efficiency ratings.

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 Trent Park we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we may provide mechanical ventilation to filter the internal air.

SUSTAINABLE TRANSPORT

A residents-only shuttle bus runs from
Trent Park to Oakwood Station. We also
provide secure cycle parks and car charging
points to encourage the use of sustainable
methods of transport, to help reduce air
pollution around the development and the
wider area. These active methods of transport
also help encourage healthier lifestyles.

STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with Lee Baron 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.

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.

OUALITY 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.

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

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.







St Edward

St George

St James

