



THE GROVE COLLECTION

STYLISH TWO, THREE & FOUR BEDROOM HOMES



A greener place to call home





CONTENTS

A TRANQUIL PLACE

New homes designed for life

FLOORPLANS

Two, three & four bedroom homes

SPECIFICATION

Discover the Berkeley quality

HARESHILL



HARESHILL

CROOKHAM VILLAGE
HAMPSHIRE

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

HARESHILL

*A beautiful selection of one to five bedroom homes
built to Berkeley's exacting quality.*

DISCOVER HARESHILL

THE GROVE COLLECTION

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

OVERALL SITEPLAN



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.



Future Open Space



TWO BEDROOM HOMES

A GREENER PLACE TO CALL HOME

Light and airy, the two bedroom homes at Harehill offer a variety of different styles.



Photography and lifestyle imagery, indicative only.



Photography of the Showhome at Harehill is indicative only.



THE BRACKEN
PLOT 287

THE BRACKEN
PLOT 286

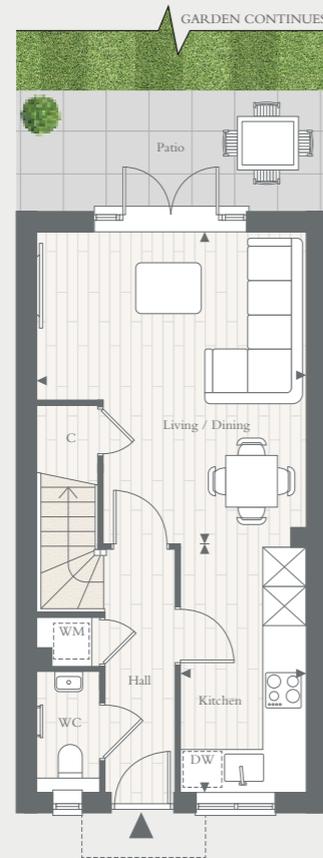
Computer generated image, indicative only.

THE BRACKEN

TWO BEDROOMS – PLOTS 282, 283*, 286 & 287*

Total area: 72.0 sq m 775 sq ft

GROUND FLOOR



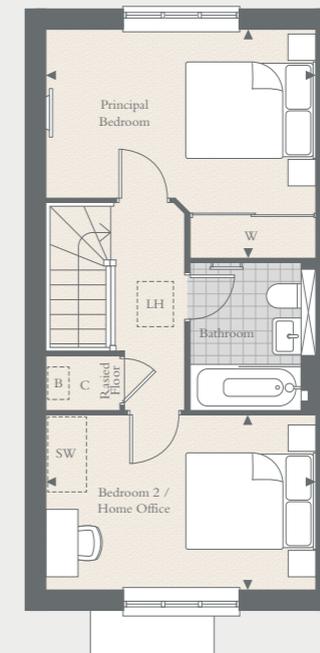
KITCHEN	3.83M X 1.95M	12' 7" X 6' 5"
LIVING / DINING	4.86M X 4.15M	15' 11" X 13' 8"

*Plot is handed

◀ ▶ Measurement Points C Cupboard DW Dishwasher WM Space for Washing Machine
 B Boiler W Wardrobe SW Space for Wardrobe LH Loft Hatch



FIRST FLOOR



PRINCIPAL BEDROOM	4.15M X 3.58M	13' 8" X 11' 9"
BEDROOM 2 / HOME OFFICE	4.15M X 2.70M	13' 8" X 8' 10"

Floorplans shown for Hares Hill 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. For exact details of garden sizing and patio layouts, please speak to our Sales Consultants.



THE HOLLY
PLOT 293

THE HOLLY
PLOT 292

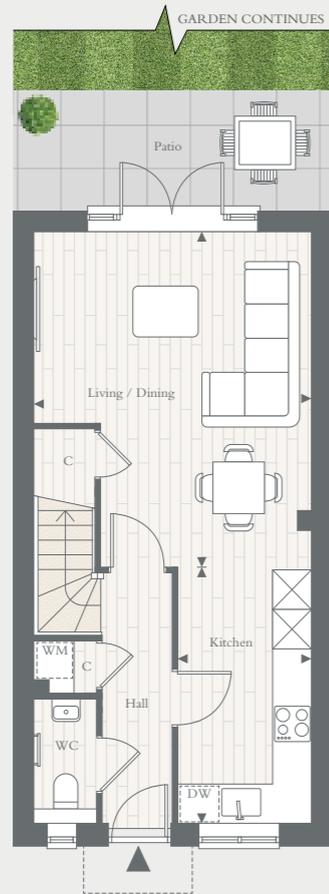
Computer generated image, indicative only.

THE HOLLY

TWO BEDROOMS – PLOTS 276, 277*, 281, 284, 285, 288, 292 & 293

Total area: 72.0 sq m 851 sq ft

GROUND FLOOR



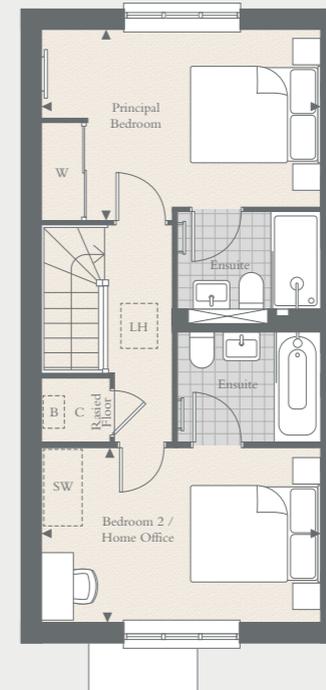
Side elevation for plots 276 & 277*

KITCHEN	3.95M X 2.07M	13' 0" X 6' 10"
LIVING / DINING	5.19M X 4.30M	17' 0" X 14' 1"

*Plot is handed

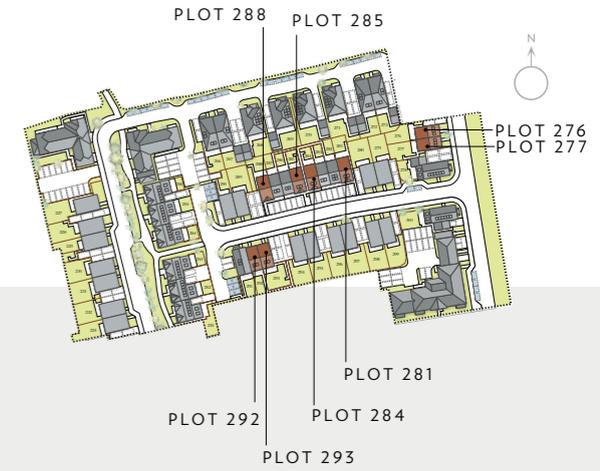
◀ ▶ Measurement Points C Cupboard DW Dishwasher WM Space for Washing Machine
 B Boiler W Wardrobe SW Space for Wardrobe LH Loft Hatch

FIRST FLOOR



PRINCIPAL BEDROOM	4.30M X 2.95M	14' 1" X 9' 8"
BEDROOM 2 / HOME OFFICE	4.30M X 2.70M	14' 1" X 8' 10"

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THREE BEDROOM HOMES

A GREENER PLACE TO CALL HOME

A choice of different three bedroom homes at Hareshill means there is something for everyone, each with their own private patio and garden.



Photography and lifestyle imagery, indicative only.



Photography of the Showhome at Leighwood Fields is indicative only.

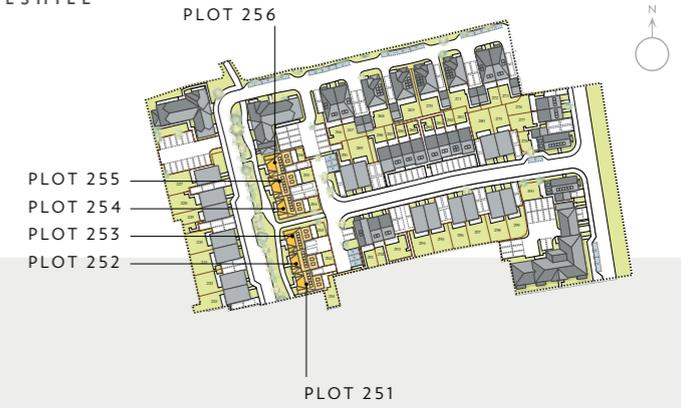


Computer generated image, indicative only.

THE BIRCH

THREE BEDROOMS – PLOTS 251*, 252*, 253, 254*, 255 & 256

Total area: 102.4 sq m 1,102 sq ft



GROUND FLOOR



KITCHEN	3.60M X 2.81M	11' 8" X 9' 2"
LIVING / DINING	6.62M X 5.05M	21' 8" X 16' 7"
GARAGE	6.30M X 2.97M	20' 8" X 9' 7"

*Plot is handed

◀ ▶ Measurement Points C Cupboard DW Dishwasher WM Space for Washing Machine
B Boiler W Wardrobe SW Space for Wardrobe LH Loft Hatch RL Roof Light

FIRST FLOOR



PRINCIPAL BEDROOM	6.30M X 3.24M	20' 6" X 10' 6"
BEDROOM 2	4.03M X 2.85M	13' 2" X 9' 4"
BEDROOM 3	3.60M X 2.79M	11' 8" X 9' 1"

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THE MAPLE
PLOT 291

Computer generated image, indicative only.

THE MAPLE

THREE BEDROOMS – PLOT 291
 Total area: 106 sq m 1,141 sq ft

GROUND FLOOR



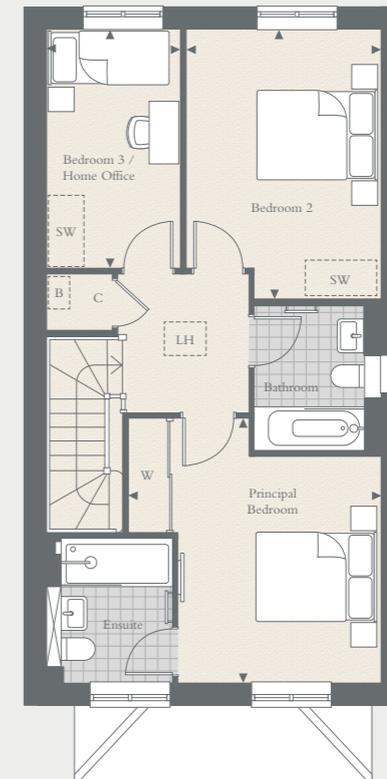
KITCHEN / BREAKFAST	6.25M X 2.78M	20' 5" X 9' 1"
LIVING / DINING	5.18M X 4.70M	16' 9" X 15' 4"

◀ ▶ Measurement Points C Cupboard DW Dishwasher WD Integrated Washer/Dryer
 B Boiler W Wardrobe SW Space for Wardrobe LH Loft Hatch



PLOT 291

FIRST FLOOR



PRINCIPAL BEDROOM	4.07M X 3.86M	13' 4" X 12' 7"
BEDROOM 2	4.19M X 3.01M	8' 11" X 14' 5"
BEDROOM 3 / HOME OFFICE	3.73M X 2.09M	12' 2" X 9' 8"

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THE COPSE
PLOT 273

THE COPSE
PLOT 272

Computer generated image, indicative only.

THE COPSE

THREE BEDROOMS – PLOT 266, 267*, 272 & 273*

Total area: 116.4 sq m 1,253 sq ft



GROUND FLOOR

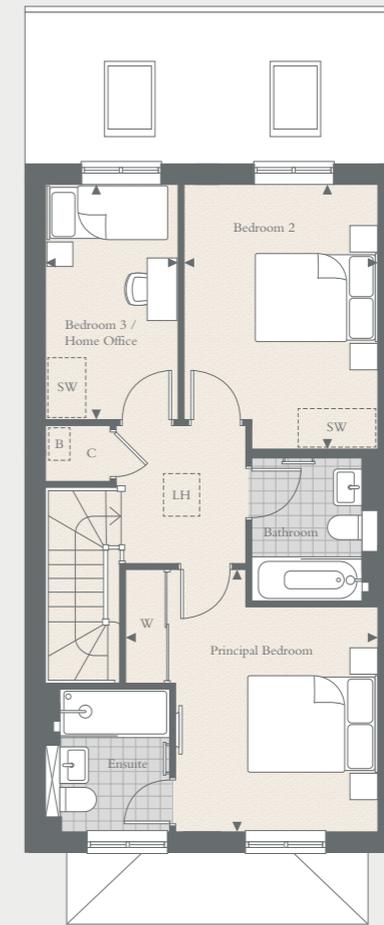


KITCHEN / BREAKFAST	6.19M X 2.74M	20' 4" X 9' 0"
LIVING / DINING	6.96M X 5.13M	21' 10" X 16' 10"

*Plot is handed

◀▶ Measurement Points C Cupboard DW Dishwasher WD Integrated Washer/Dryer RL Rooflight
B Boiler W Wardrobe SW Space for Wardrobe LH Loft Hatch

FIRST FLOOR



PRINCIPAL BEDROOM	4.07M X 3.90M	13' 4" X 12' 10"
BEDROOM 2	4.09M X 2.98M	13' 5" X 9' 9"
BEDROOM 3 / HOME OFFICE	3.63M X 2.06M	11' 11" X 6' 9"

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THE ALDER
PLOT 278

Computer generated image, indicative only.

THE ALDER

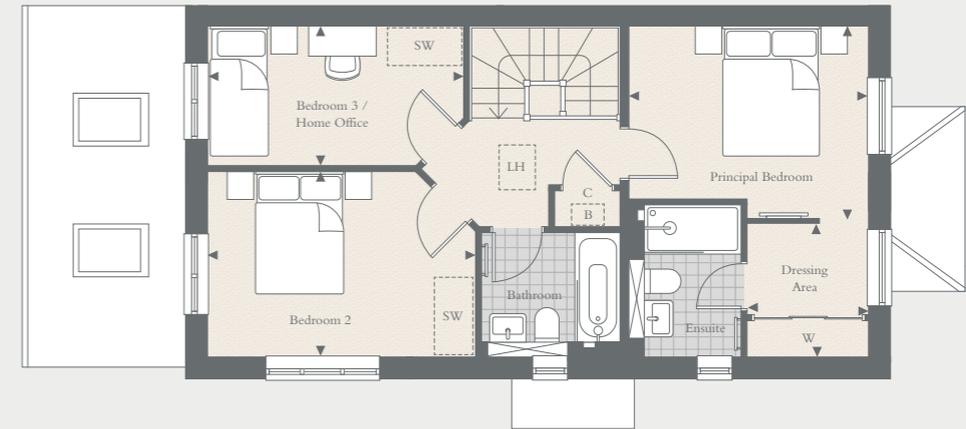
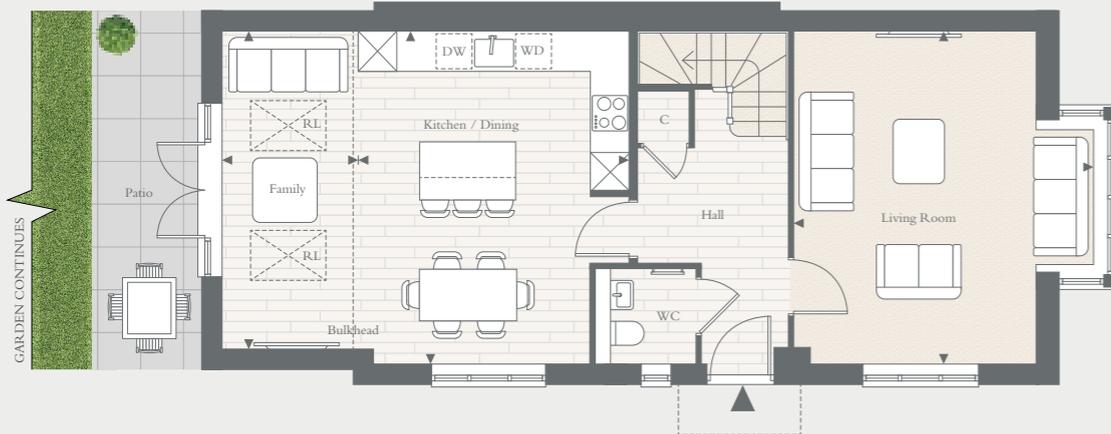
THREE BEDROOMS – PLOTS 278 & 300*

Total area: 118.6 sq m 1,278 sq ft



GROUND FLOOR

FIRST FLOOR



KITCHEN / DINING	5.13M X 4.25M	16' 10" X 13' 11"
LIVING ROOM	5.13M X 4.66M	16' 10" X 15' 3"
FAMILY	4.91M X 2.10M	16' 1" X 6' 11"

PRINCIPAL BEDROOM	5.13M X 3.76M	16' 10" X 12' 4"
PRINCIPAL BEDROOM DRESSING AREA	1.77M X 1.40M	5' 8" X 4' 5"
BEDROOM 2	4.17M X 2.87M	13' 8" X 9' 5"
BEDROOM 3 / HOME OFFICE	3.98M X 2.17M	13' 1" X 7' 1"

*Plot is handed

◀ ▶ Measurement Points C Cupboard DW Dishwasher WD Integrated Washer/Dryer RL Rooflight
 B Boiler W Wardrobe SW Space for Wardrobe LH Loft Hatch

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FOUR BEDROOM HOMES

A GREENER PLACE TO CALL HOME

*The four bedroom homes at Harehill are perfect for family life
— with a variety of styles each with generous outdoor space.*



Photography and lifestyle imagery, indicative only.



Computer generated image, indicative only.



THE ASHFORD
PLOT 270

THE ASHFORD
PLOT 269

Computer generated image, indicative only.

THE ASHFORD

FOUR BEDROOMS – PLOT 269* & 270

Total area: 146.51 sq m 1,577 sq ft

PLOT 269 PLOT 270



GROUND FLOOR
ADAPTABLE UNIT

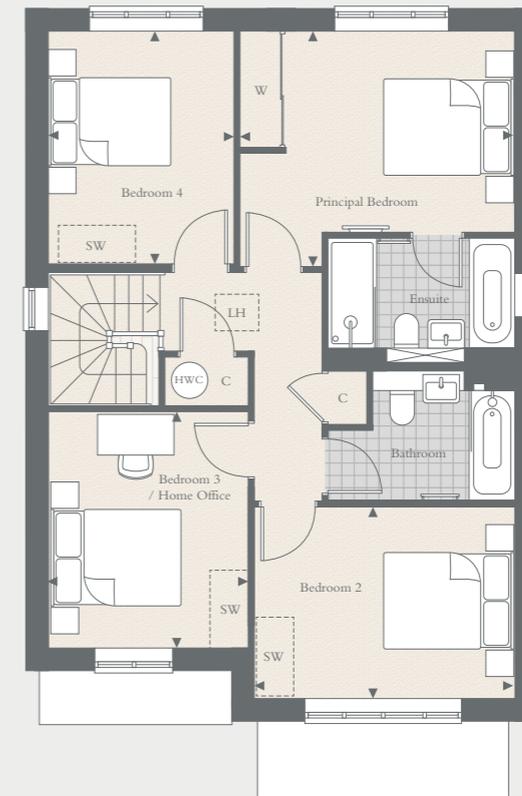


KITCHEN	4.56M X 3.30M	15' 0" X 10' 10"
UTILITY	1.64M X 1.56M	5' 4" X 5' 1"
FAMILY / DINING	5.66M X 3.93M	18' 7" X 12' 11"
LIVING ROOM	5.46M X 4.04M	17' 11" X 13' 3"

*Plot is handed

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

FIRST FLOOR



PRINCIPAL BEDROOM	4.25M X 3.66M	13' 11" X 12' 0"
BEDROOM 2	4.04M X 2.98M	13' 3" X 9' 9"
BEDROOM 3 / HOME OFFICE	3.67M X 3.10M	12' 1" X 10' 2"
BEDROOM 4	3.61M X 2.89M	11' 10" X 9' 6"

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THE ASPEN
PLOT 271

Computer generated image, indicative only.

THE ASPEN

FOUR BEDROOMS – PLOT 268* & 271

Total area: 146.51 sq m 1,577 sq ft



GROUND FLOOR

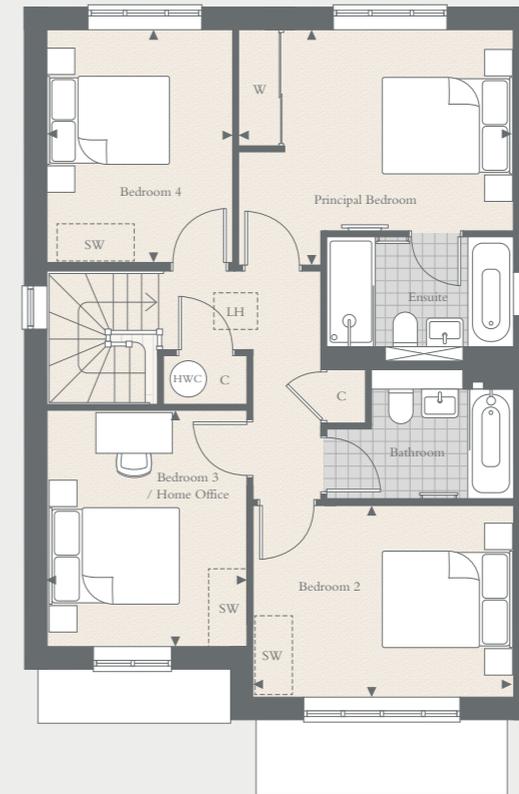


KITCHEN	4.56M X 3.30M	15' 0" X 10' 10"
UTILITY	2.00M X 1.56M	6' 6" X 5' 1"
FAMILY / DINING	5.66M X 3.93M	18' 7" X 12' 11"
LIVING ROOM	5.46M X 4.04M	17' 11" X 13' 3"

*Plot is handed

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

FIRST FLOOR



PRINCIPAL BEDROOM	4.25M X 3.66M	13' 11" X 12' 0"
BEDROOM 2	4.04M X 2.98M	13' 3" X 9' 9"
BEDROOM 3 / HOME OFFICE	3.67M X 3.10M	12' 1" X 10' 2"
BEDROOM 4	3.61M X 2.89M	11' 10" X 9' 6"

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SPECIFICATION

DISCOVER THE BERKELEY QUALITY

INDIVIDUALLY
DESIGNED KITCHEN

- Matt shaker style base units and satin flat slab wall units incorporating a Montelli worktop and tiled splashback*
- Gloss flat panel style units incorporating a Montelli worktop and splashback**
- Bosch multifunctional fan assisted oven
- Bosch built-in microwave in 2 and 3 bedroom homes
- Bosch built-in combination microwave in the 4 bedroom homes
- Bosch induction hob with touch controls
- Canopy extractor hood
- Beko integrated fridge/freezer
- Integrated wine cooler
- Beko integrated dishwasher
- Beko integrated washer/dryer, only when located in kitchen
- Space and plumbing for separate washer/dryer when not in the kitchen
- Belfast sink with single mixer tap
- LED under wall unit lighting

QUALITY BATHROOMS

- Contemporary styled bathrooms
- Chrome taps
- Vanity unit to bathroom†
- Inset mirrored cabinet to principal ensuite^
- Full width mirror to bathroom and cloaks^
- Walk-in 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
- 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
- LED downlights to kitchen/breakfast (to selected plots), hall/landing, all bathrooms and cloakroom
- Shaver sockets provided to bathroom and ensuite(s)

HOME ENTERTAINMENT
& COMMUNICATIONS

- TV points to living area
- Cat 6 pre-wired home network points provided to living area, kitchen/breakfast (where applicable) 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 oak handrail
- Full height wardrobe with sliding doors to principal bedroom
- Satin paint finish to all internal joinery
- Wood-effect flooring throughout the ground floor (except where living room is separate to dining area)
- 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†
- 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
- Electric Vehicle Charging
- PV Panels to roofs

SECURITY & PEACE OF MIND

- High security front entrance door with multi-point locking system
- External light 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
- 2-Year Berkeley Warranty

*All homes excluding The Birch. **The Birch homes only. †To selected homes. ^Subject to window position.

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.

HARESHILL



CONTACT US

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Fleet, Hampshire GU51 5EL



OUR VISION
2030
TRANSFORMING TOMORROW



Berkeley
Designed for life

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