

# DEREHAM COURT

Modern village living

**Welcome to Dereham Court.  
A collection of 12 beautifully  
designed two bedroom  
apartments in the heart of  
Highwood Village.**

Located within walking distance of the picturesque town of Horsham and with excellent road and rail links, this is a place where the quality of your home is as important as the place in which it sits. Where spaces for residents have been created alongside places for nature and wildlife.

Highwood Village is a neighbourhood for all ages to enjoy, with a strong sense of community in a modern village setting.



Welcome to  
**HIGHWOOD  
VILLAGE**

Photography of Highwood Village.



**The homes have been thoughtfully designed with gardens and parking for at least two cars.**

The environment is a blend of high quality contemporary and traditional materials, with a beautiful selection of plants creating an attractive and welcoming setting. With its established trees and a sculpture created by local artist John Edgar, the central Landmark Square has been designed to encourage informal relaxation and to provide a backdrop to events and get togethers.

Whether buying your first house, downsizing, or wanting that forever family home, there's somewhere here for you at Highwood Village.

# DEREHAM COURT



HIGHWOOD VILLAGE

Computer generated image is indicative only.



HIGHWOOD VILLAGE

**HIGHWOOD**  
VILLAGE

Warnham Local Nature Reserve

Rookwood Golf Centre

Horsham Trinity Cricket Club

Greenway Academy

The College of Richard Collyer

Tesco Express

Shelley Primary School

Shell

Homebase

Tesco Extra

Newbridge Nurseries Garden Centre

Horsham Arun Badminton Club

The Bridge Leisure Centre

Tanbridge House School

Broadbridge Heath Football Club

Highwood BMX Pump Track

Arunside School

John Lewis

Waitrose

HORSHAM

The Capitol

Horsham Train Station

Lidl

Horsham Nursery School

Horsham Park

Curry's PC World

Dunelm

Everyman Horsham

Restaurant Tristan

Queen Elizabeth Silver Jubilee School

St John's Catholic Primary School

Sainsbury's

Horsham Museum

The Forest School

Heron Way Primary School

The Needles Recreation Ground

Horsham Sports Club

Chesworth Farm

Tesco Express

Horsham Rugby Football Club

Christ's Hospital

Horsham Golf Club

Horsham Football Club

Hillier Garden Centre

Huxley's Birds of Prey Centre and Gardens

1 mile

2 miles

Map is not to scale and shows approximate locations only.



# ROAD

FROM HIGHWOOD VILLAGE

You will be spoilt for choice when it comes to breathtaking countryside, with both the South Downs National Park and Surrey Hills Area of Outstanding Natural Beauty enviably close.



**Dorking**  
14 miles



**Gatwick**  
17 miles



**Guildford**  
20 miles



**Brighton**  
25 miles



**Chichester**  
29 miles



# TRAIN

FROM HORSHAM STATION

Reach Gatwick in just 25 minutes by car and London Heathrow in under an hour. Fast trains from Horsham will take you to Gatwick in just 19 minutes, and there are frequent bus services from Horsham to both airports.

From the iconic pier, with its amusements and rides, to the wondrous Royal Pavilion, the vibrant coastal city of Brighton offers a bounty of opportunity.



**Gatwick**  
19 mins



**Clapham Junction**  
45 mins



**London Victoria**  
53 mins

With the bright lights of London only 36 miles away, and services to Victoria, Clapham Junction and London Bridge taking under an hour, everything the metropolis has to offer is in remarkably easy reach from Highwood Village.



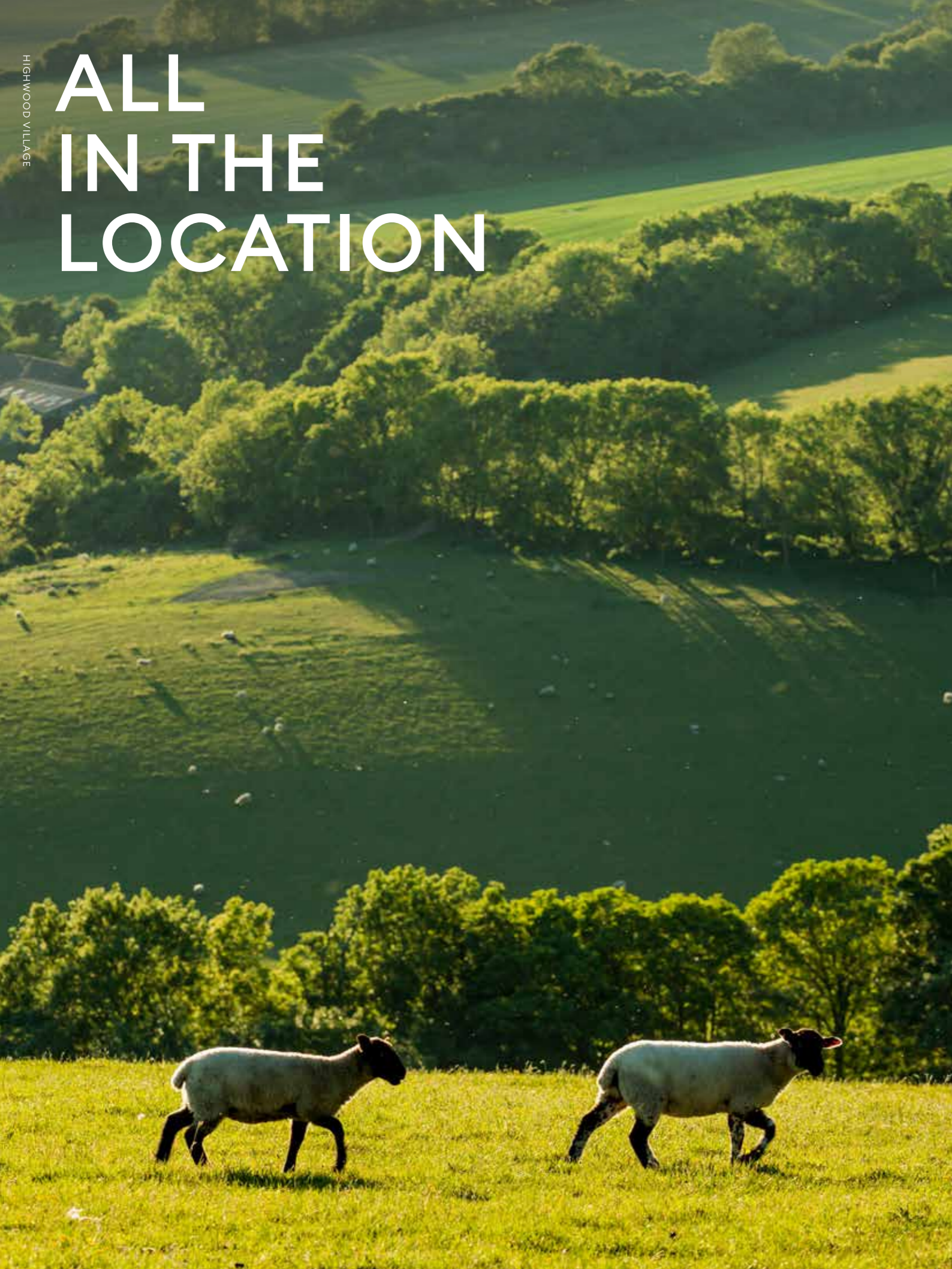
**Brighton**  
52 mins

Located around 25 miles away, it is the ideal place for a day trip or a reinvigorating long weekend.



**London Waterloo**  
66 mins

# ALL IN THE LOCATION



**Nestled in the heart of the Sussex countryside, Highwood Village enjoys access to beautiful surroundings, historic homes, ancient woodland, rolling hills and spectacular coastlines.**

There is plenty to discover and enjoy, from glorious summer outings to rainy day treasures.

With activities such as cycling, golf, horse riding and walking, there are so many ways to enjoy this varied and beautiful landscape.

This is also the ideal location to take a trip into London to see a West End show, visit a museum, hit the shops or just enjoy a relaxing meal with friends.





**With a mix of independent retailers and high street brands, including John Lewis, Horsham is a popular shopping destination and means you never have to travel far to enjoy the brands you love.**

The town centre has an abundance of bars and restaurants from favourites such as Wagamama to the Michelin Starred Restaurant Tristan.

There is also a thriving cultural life with regular theatre productions at The Capitol and an Everyman cinema. The newly refurbished Horsham Museum and Art Gallery is the ideal place to learn about local history and culture. Here you will find maps for a host of heritage trails, that will allow you to explore the surrounding area.



# HORSHAM:

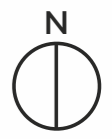
An historic market town with a bustling heart





# HIGHWOOD VILLAGE

So much to discover



-  The Wildlife Corridor
-  Future Natural Play Areas
-  The Riparian Edge
-  River Arun
-  Pump Track
-  Landmark Square
-  Village Green
-  Future Sports Pitches
-  Allotments\*
-  Future Community Centre

The Highwood Village masterplan is indicative only and subject to change (and subject to planning). 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. \*Allotment allocation via Horsham District Council.

HIGHWOOD VILLAGE

# VILLAGE LIFE



**Highwood Village has a range of homes and green spaces for everyone to enjoy.**

From its origins in the Weald, the River Arun runs through the heart of Highwood Village. A new riverwalk follows the path of the river with tranquil places to sit and watch the water flow by.

Photography of Highwood Village



# YOUR OUTDOOR HOME

HIGHWOOD VILLAGE

For the bikers and skateboarders, the sequence of rollers and banked turns of the Pump Track is the ideal place to practice skills and show off the latest tricks.

Sports pitches, natural play spaces, Landmark Square and the Village Green are places for quiet get togethers or energetic run arounds. Hubs for the neighbourhood to meet and socialise. The future village shop will be a fantastic addition to village life.



VILLAGE GREEN



RIVER WALKS



SPORTS PITCHES



PUMP TRACK



FUTURE VILLAGE SHOP



COMMUNITY CENTRE





Photography depicts previous Berkeley Showhome and is indicative only.



**HOME OFFICE**  
SET UP A HOME OFFICE IN THE COMFORT OF YOUR LIVING ROOM OR BEDROOM



**EV CHARGING**  
PROVISION FOR ELECTRIC VEHICLE CHARGING POINTS



**HIGH-SPEED BROADBAND**  
HOMES ARE WIRED FOR CAT 6



**SKY Q**  
HOMES ARE WIRED FOR SKY Q, BRINGING SKY TV TO MULTIPLE ROOMS, SCREENS AND DEVICES FOR A "FLUID VIEWING" EXPERIENCE



# CONNECTIVITY

The homes at Highwood Village are designed to meet the demands of everyday life now and in the future. A high-speed broadband connection is integral to the homes we build so you can watch your favourite shows, catch up online with friends or work from home. As part of our commitment to the future we are also installing EV charging points\* and cycle storage facilities.

\*Subject to availability by third party supplier.

# LIGHT-FILLED SPACES



Photography depicts previous Berkeley Showhome and is indicative only.



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**Dereham Court has been designed to reflect the features of the local Sussex architecture. The interior design is inspired by simplicity and quality with a warm, soft palette of natural materials and tactile surfaces.**

The open plan kitchen, dining and living areas have wood effect flooring and large windows which create light-filled rooms. Thoughtfully designed, contemporary kitchens feature built in appliances and an induction hob.



# PLOT LOCATOR

Photography of Highwood Village.

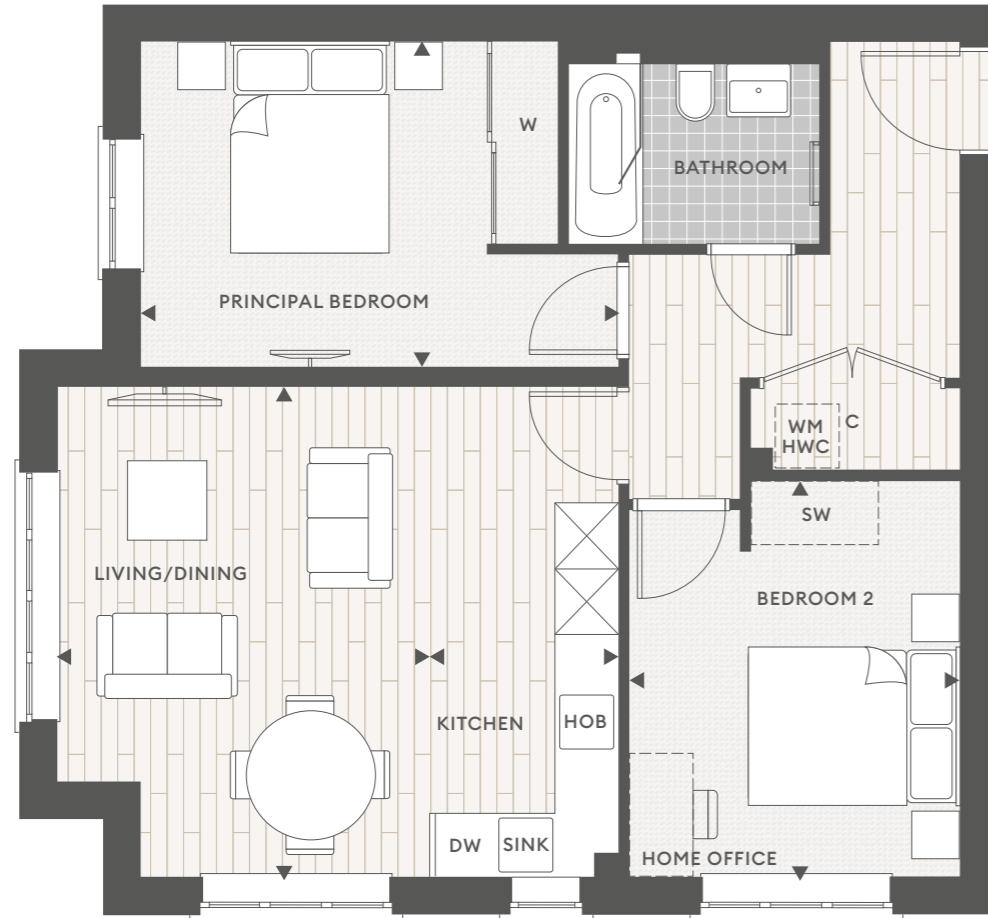


Computer generated image is indicative only.

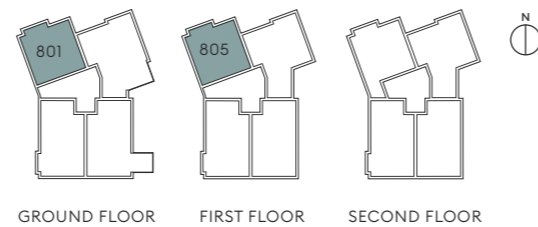
Plot	Bedrooms	Total Internal Area (sq m)	Total Internal Area (sq ft)
801	2	64.00	689
802	2	77.47	834
803	2	73.30	789
804	2	73.48	791
805	2	64.00	689
806	2	77.47	834
807	2	73.30	789
808	2	73.48	791
809	2	69.64	749
810	2	77.47	834
811	2	73.30	789
812	2	73.48	791

# TWO BEDROOM

Plots 801 & 805



Living/Dining	4.65 x 3.52m	15'3" x 11'5"
Kitchen	4.65 x 1.78m	15'3" x 5'9"
Principal Bedroom	4.51 x 3.07m	14'8" x 10'1"
Bedroom 2	3.77 x 3.12m	12'4" x 10'3"
<b>Total Internal Area</b>	<b>64 sq m</b>	<b>689 sq ft</b>



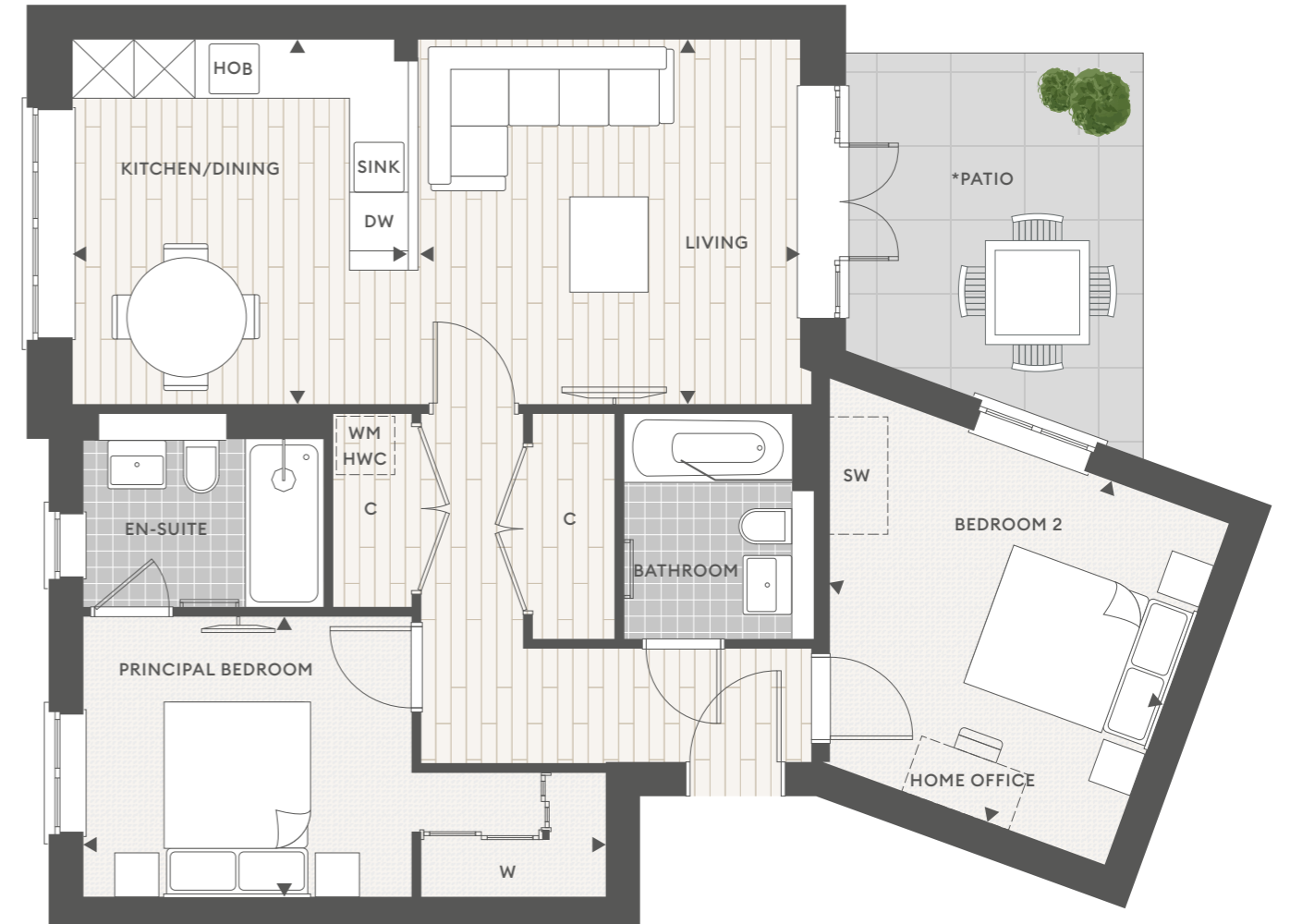
DW – Dishwasher WM – Washing Machine C – Cupboard HWC – Hot Water Cylinder W – Fitted Wardrobe SW – Suggested Wardrobe Location  
 ◀▶ – Dimensions taken from here

Floorplans shown 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.

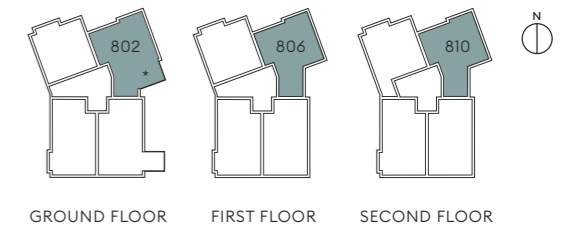
# TWO BEDROOM

Plots 802\*, 806 & 810

\*Patio to Plot 802



Living	3.91 x 3.73m	12'8" x 12'2"
Kitchen/Dining	3.73 x 3.43m	12'2" x 11'3"
Principal Bedroom	5.34 x 2.86m	17'5" x 9'4"
Bedroom 2	3.63 x 3.71m	11'9" x 12'2"
<b>Total Internal Area</b>	<b>77.47 sq m</b>	<b>834 sq ft</b>



DW – Dishwasher WM – Washing Machine C – Cupboard HWC – Hot Water Cylinder W – Fitted Wardrobe SW – Suggested Wardrobe Location  
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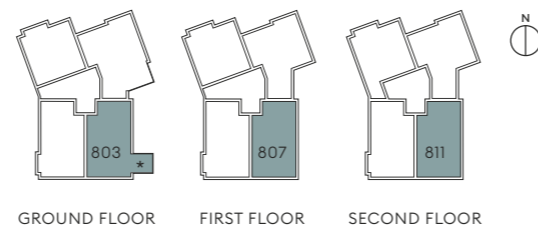
# TWO BEDROOM

Plots 803\*, 807 & 811

\*Patio to Plot 803



Living/Dining	4.74 x 4.25m	15'6" x 13'9"
Kitchen	4.25 x 1.94m	13'9" x 6'3"
Principal Bedroom	3.49 x 3.52m	11'5" x 11'5"
Bedroom 2	3.52 x 3.46m	11'5" x 11'4"
<b>Total Internal Area</b>	<b>73.3 sq m</b>	<b>789 sq ft</b>

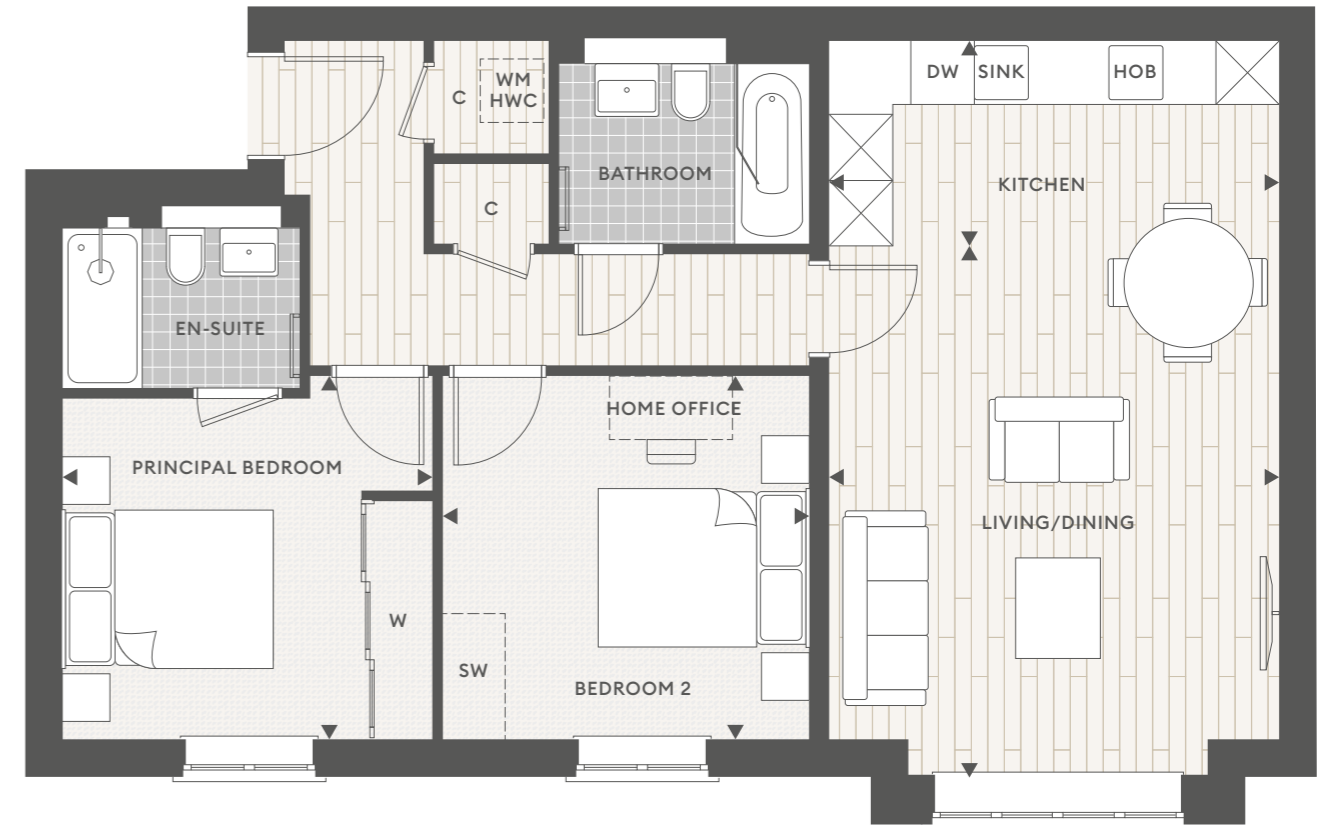


DW – Dishwasher WM – Washing Machine C – Cupboard HWC – Hot Water Cylinder W – Fitted Wardrobe SW – Suggested Wardrobe Location  
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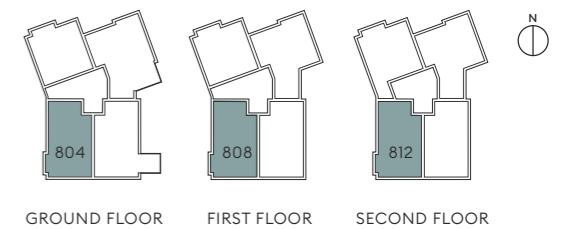
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# TWO BEDROOM

Plots 804, 808 & 812



Living/Dining	5.02 x 4.25m	16'5" x 13'9"
Kitchen	4.25 x 1.94m	13'9" x 6'4"
Principal Bedroom	3.49 x 3.43m	11'5" x 11'3"
Bedroom 2	3.45 x 3.43m	11'3" x 11'3"
<b>Total Internal Area</b>	<b>73.48 sq m</b>	<b>791 sq ft</b>



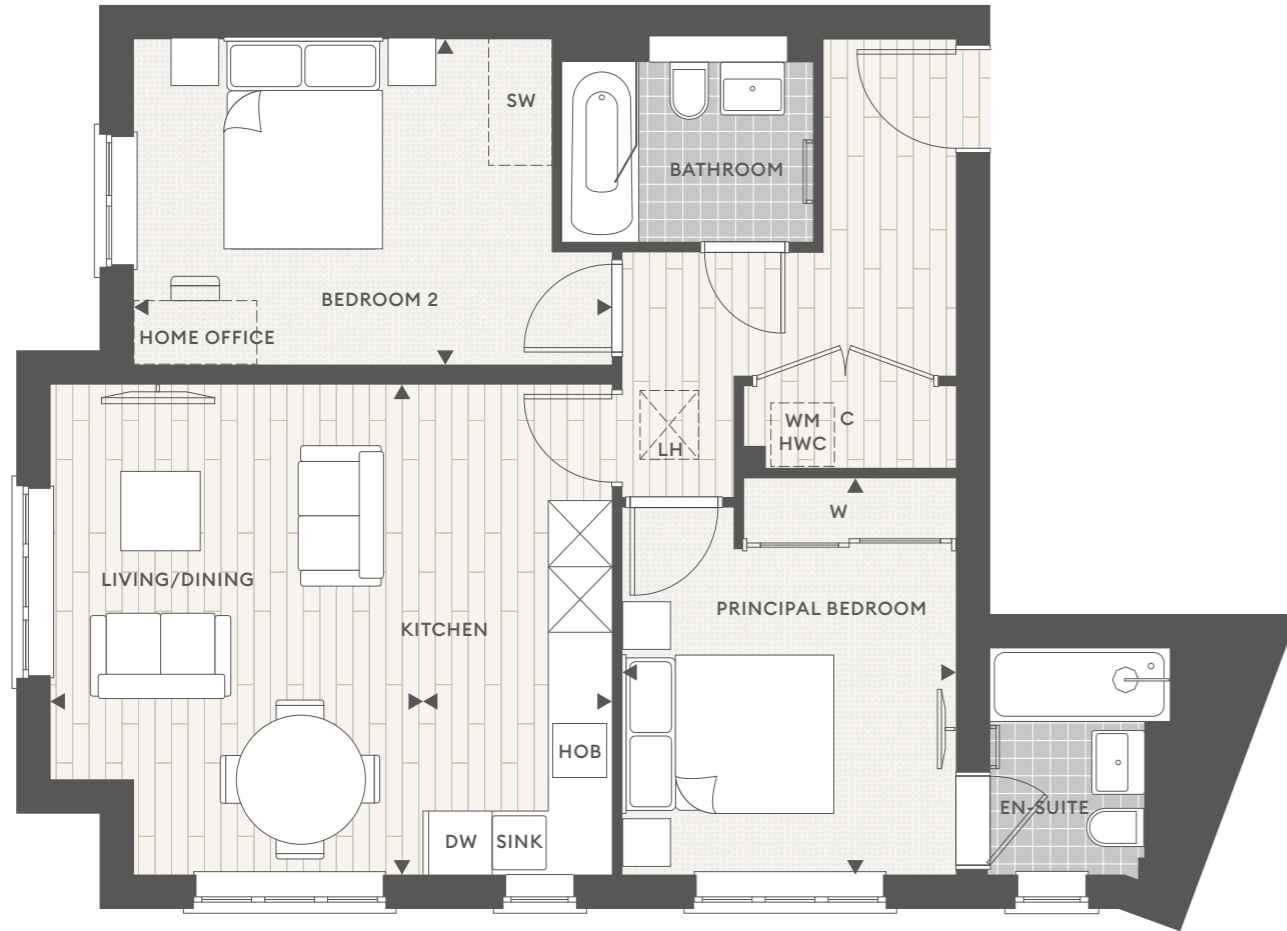
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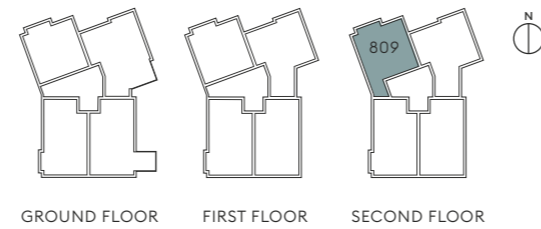


# TWO BEDROOM

Plot 809

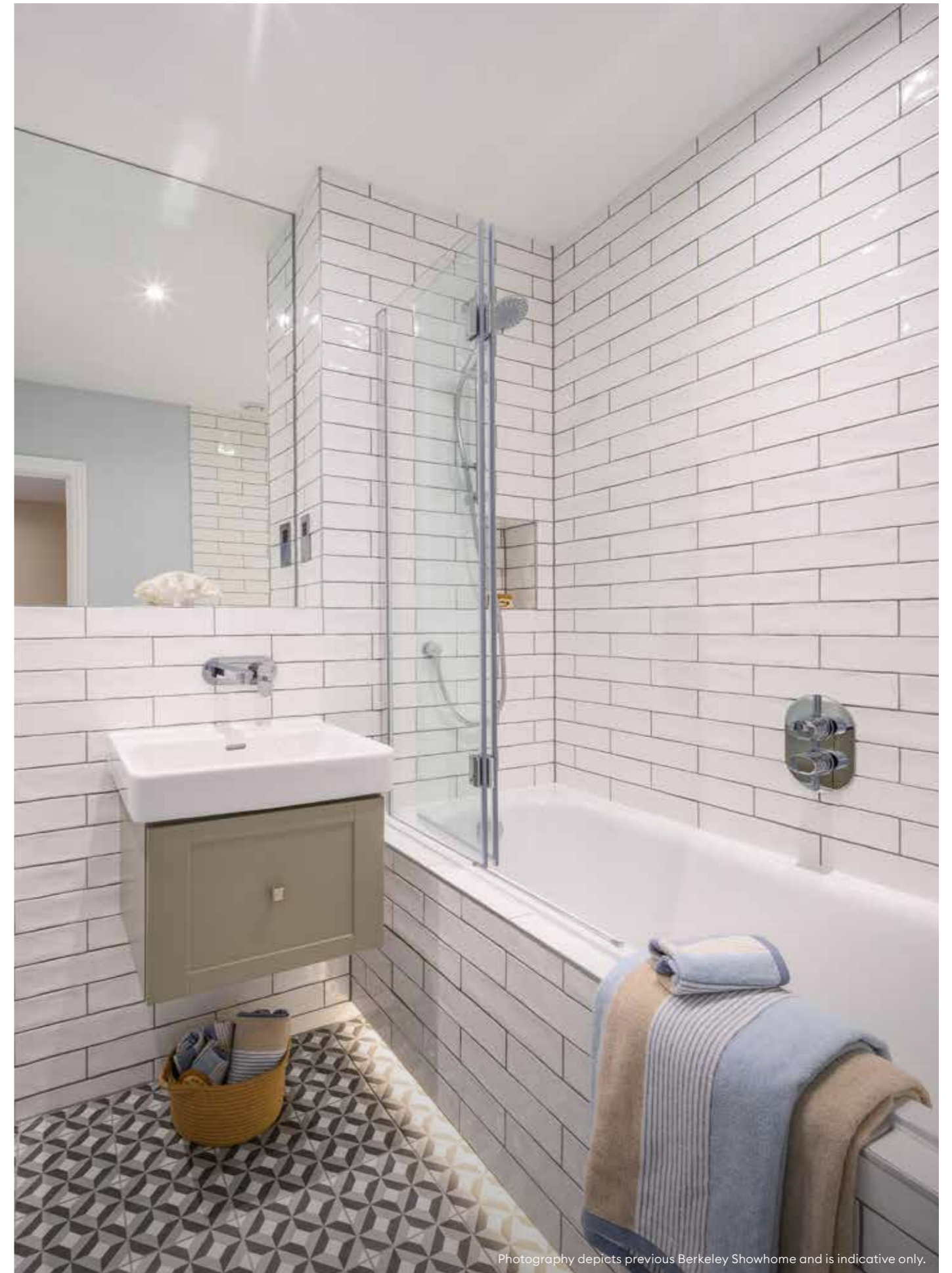


Living/Dining	4.65 x 3.52m	15'3" x 11'5"
Kitchen	4.65 x 1.78m	15'3" x 5'9"
Principal Bedroom	4.51 x 3.07m	14'8" x 10'1"
Bedroom 2	3.77 x 3.12m	12'4" x 10'3"
<b>Total Internal Area</b>	<b>69.64 sq m</b>	<b>749 sq ft</b>



DW – Dishwasher WM – Washing Machine C – Cupboard HWC – Hot Water Cylinder W – Fitted Wardrobe SW – Suggested Wardrobe Location  
 ◀▶ – Dimensions taken from here

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# SPECIFICATION

## INDIVIDUALLY DESIGNED KITCHENS

- Modern styled kitchen incorporating a choice of door with Karonia Mistral worktop and tile upstand
- Bosch Multifunctional stainless steel fan assisted oven (Energy Rated A)
- Bosch Induction hob with touch controls and integrated extractor
- Bosch Integrated fridge/freezer (Energy Rated A+)
- Bosch Integrated dishwasher (Energy Rated AAA)
- Bosch Microwave
- Provision for washer/dryer
- Stainless steel 1.5 bowl sink with chrome mixer tap
- LED under wall unit lighting
- Chrome power sockets above worktops

## QUALITY BATHROOMS

- Contemporary styled bathrooms incorporating Laufen suite
- Washbasin with wall mounted chrome taps
- Inset mirrored cabinet to en-suite or bathroom (as applicable)
- Under-slung bathroom cabinet in bathroom and en-suite
- Full width mirror to bathroom or en-suite (as applicable)
- Bath with shower and screen to bathroom
- Walk-in shower to en-suite
- WC with chrome dual flush plate, concealed cistern and soft close seat
- Chrome heated towel rail
- Ceramic wall tiles to selected areas

## HEATING, ELECTRICAL & LIGHTING

- Electric Hot Water Cylinder
- Electric panel heaters with individual thermostatic controls
- Master light switch
- LED Downlights to kitchen area, hall and bathrooms
- White light switches

## HOME ENTERTAINMENT & COMMUNICATIONS

- TV points to living area and all bedrooms
- Wired for Sky Q to living area
- Communal Digital TV aerial/Satellite dish and distribution system provided
- Telephone points to living and principal bedroom
- Cat 6 pre-wired Home Network points to living area and all bedrooms
- USB Charging points provided to kitchen and all bedrooms

## INTERIOR FINISHES

- Flush satin white finished doors with V groove detailing and chrome finish door furniture
- Full height wardrobe with sliding white glass doors to principal bedroom
- Satin paint finish to all internal joinery
- Amtico flooring to hall, kitchen/ living area and bathrooms
- Fitted carpets to the remainder of the property

## SECURITY & PEACE OF MIND

- High security apartment entrance door with multi pointlocking system
- Video entry phone system to communal entrance via panel in hallway
- Mains fed smoke detector and carbon monoxide detector with battery backup, fitted to hall
- 10 Year LABC Buildmark Scheme

## COMMUNAL AREAS

- Door entry system linked from entrance door
- Painted staircases with oak handrail
- Service cupboards to be flush white painted
- White satinwood painted square edged skirting and architrave
- Communal bank of letter boxes
- Ceramic tiling to entrance hall, with carpet to stairs and landings
- Lighting controlled by movement sensors
- Communal satellite dish
- Landscaped public areas
- External lighting
- Enclosed refuse and cycle storage
- EV Charger Infrastructure



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 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.

Photography depicts previous Berkeley Showhome and is indicative only.

# THE BERKELEY DIFFERENCE



Photography depicts Berkeley Showhome and is indicative only.



Photography of Highwood Village.

**At Berkeley quality is our priority, from outstanding materials and craftsmanship to our customer service.**

Traditional skills, contemporary elegance and an elevated level of finish ensure that a Berkeley home offers the comfort, high performance and exemplary looks that stand the test of time.

Regardless of which home you choose, Berkeley create the light-filled living spaces that work for your lifestyle, while the attention to detail in every room means everything works together beautifully.

# DESIGNED for LIFE



Photography of Highwood Village.

## 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 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.

## 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.

## 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 waste.

## 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.

## How we are ensuring sustainability at Highwood Village

### NATURE AND BIODIVERSITY

The retention of trees and shrubbery along the River Arun banks along with grasslands and wildflower planting provide a wildlife corridor and an ideal setting for habitats to develop and species to thrive. All existing trees have bat and bird boxes installed.

Sustainable Drainage System (SuDS) ponds are incorporated into the development. Not only do these aid effective and sustainable drainage, they also have the added benefit of supporting diverse habitats and associated ecosystems. When designed effectively, SuDS provide shelter, food and breeding opportunities for an array of species. Aquatic plants can thrive in drainage ponds and vegetation such as shrubs and trees can grow around these ponds, meaning more species can create habitats and build new ecosystems on site.

Over 1000 trees will be planted within the Highwood development. Enhancing biodiversity not only helps build resilience against climate change, it also aids in the creation of places which are beneficial to the health and wellbeing of new residents and the wider community.

### WASTE AND RECYCLING

We actively encourage all residents to recycle their waste wherever possible. We provide 3 integrated bins within the kitchen units for general waste, recycling and food waste to make it easier to reduce, separate and recycle waste.

### SUSTAINABLE TRANSPORT

We try to encourage sustainable methods of transport, and ensure that the development is well connected to the wider community. Secure Cycle storage for apartments is provided and the infrastructure for EV charging points are being installed. A travel plan for the development is in place which provides incentives for cycling and public transport, also encouraging a healthier lifestyle and reducing air pollution.

### ENERGY EFFICIENCY

Efficient use of energy and gas helps to lower fuel bills and reduce carbon emissions. Berkeley take a fabric first approach ensuring that homes are well insulated, and our homes are installed with smart meters and energy display devices to assist in reducing energy consumption. All lighting is low energy LED's and kitchen appliances are energy efficient.

### RESPONSIBLE SOURCING

Berkeley ensures that materials used in our developments are sourced sustainably including ensuring that the timber used is FSC or PEFC certified, this ensures that it has come from a forest that has been managed sustainably.

### 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.

### COMMUNITY

We are providing community allotments which will be handed over to Horsham District Council, within this area there will be fruit trees planted as part of an orchard.



# TRANSFORMING TOMORROW



At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten year plan which sets out how we will achieve this.

Photography of Highwood Village.



### TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



### TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



### TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



### TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships, training and programmes supported by the Berkeley Foundation.



Please scan this QR code for more information on how we are **TRANSFORMING TOMORROW**



Map is not to scale and shows approximate locations only.

### Highwood Village Sales Suite

The Boulevard, Horsham  
West Sussex RH12 1FF  
Open daily 10am - 5pm

01403 334 334  
highwoodvillage@berkeleygroup.co.uk  
www.highwoodvillage.co.uk



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's policy of continuous improvement, the finished product may vary from the information provided. 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. Maps are not to scale and show approximate locations only. Photography of Highwood Village and the Showhome at Highwood Village is indicative only. Lifestyle photography is indicative only. Computer generated images are indicative only. Dereham Court is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. S782/23CA/0622



