





INTRODUCING THE STUNNING

## Royal Terrace Townhouses

An exquisite collection of 4 and 5 bedroom townhouses situated in an outstanding position overlooking historic Winchester. In one of the city's most affluent and desirable locations, Knights Quarter boasts an impressive entrance boulevard, surrounded by magnificent grounds, combining striking architecture, spaciouly designed luxurious interiors and access to private courtyard gardens.

# Development Plan



NORTH

MIDDLE ROAD

STEP TERRACE

CENTRAL SQUARE

PEDESTRIAN AND EMERGENCY VEHICLE ACCESS ONLY

ACCESS TO BASEMENT PARKING

ACCESS TO BASEMENT PARKING

BEDIVERE APARTMENTS

LANCELOT APARTMENTS

GUINEVERE APARTMENTS

LANDSCAPED GROUNDS

ROMSEY ROAD

ENTRANCE

The site plan 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.

4 - KNIGHTS QUARTER

5 - ROYAL TERRACE TOWNHOUSES

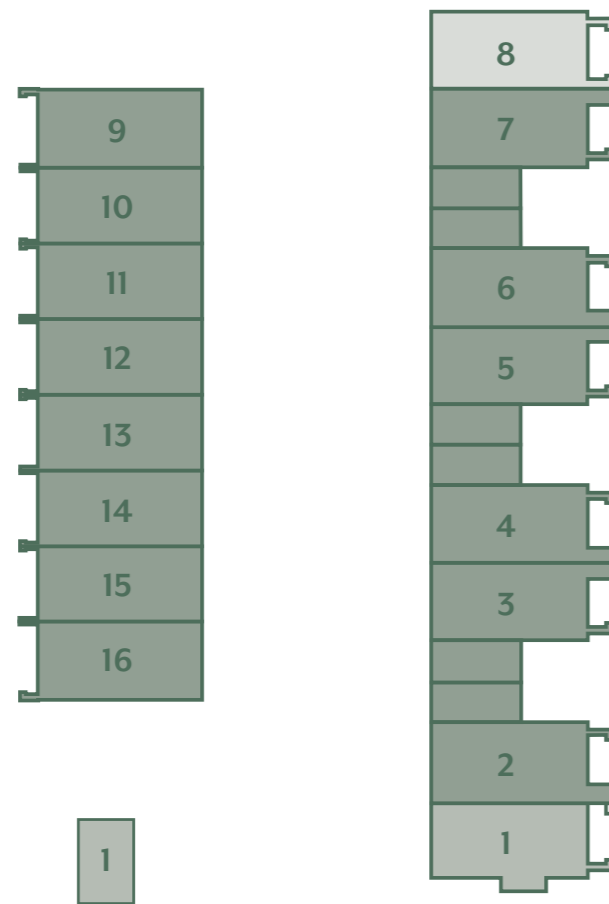




SHOWHOME PHOTOGRAPHY IS INDICATIVE ONLY

# ROYAL TERRACE TOWNHOUSES

Welcome to the Royal Terrace Townhouses. A stunning collection of 4 and 5 bedroom homes located at the heart of Knights Quarter.

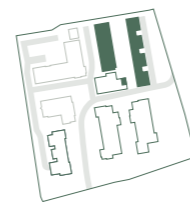


●  
4 BEDROOM  
TOWNHOUSES

●  
4 BEDROOM  
& STUDY  
TOWNHOUSES

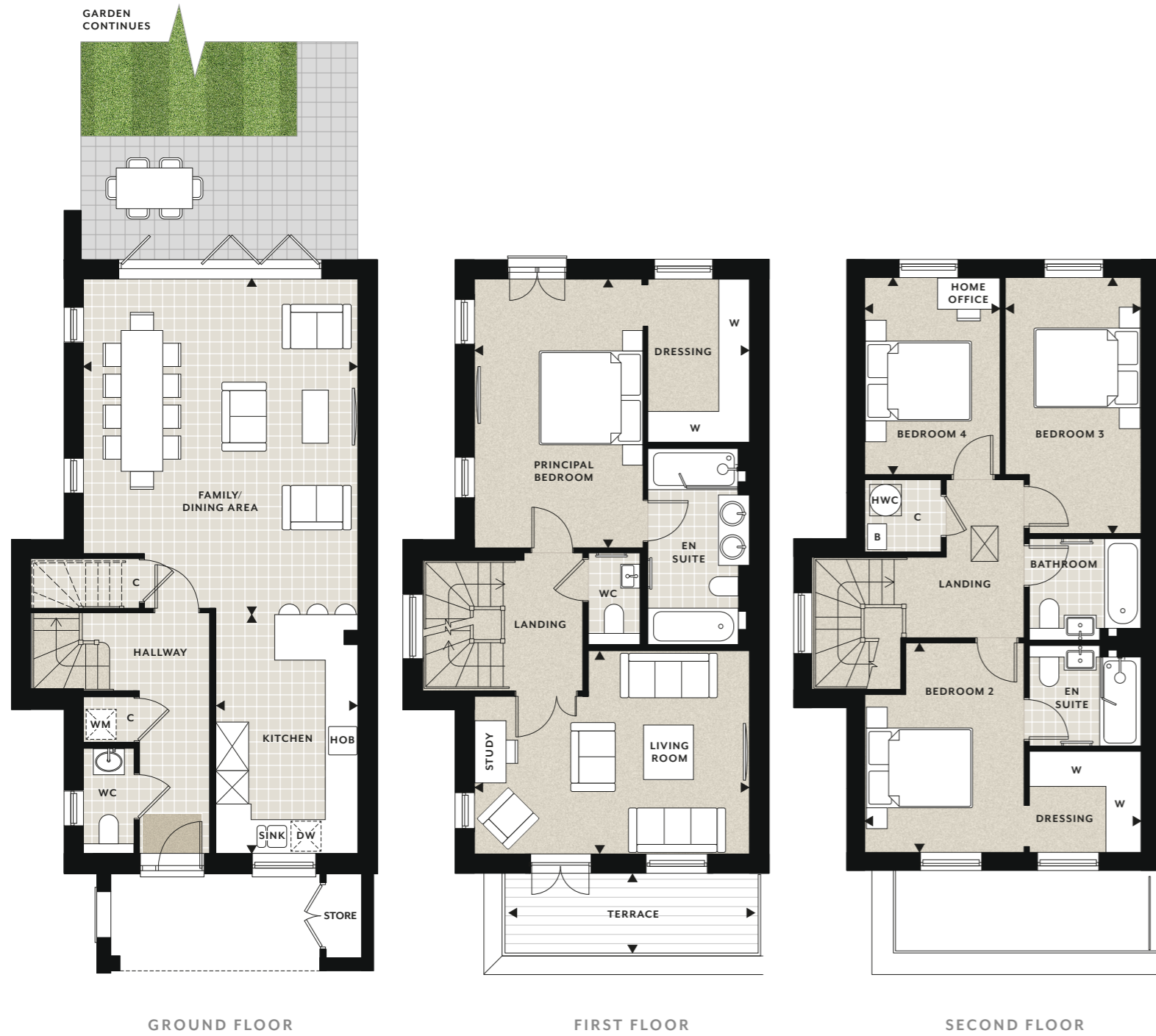
●  
5 BEDROOM  
& STUDY  
TOWNHOUSES

NORTH



# 4 bedroom townhouse

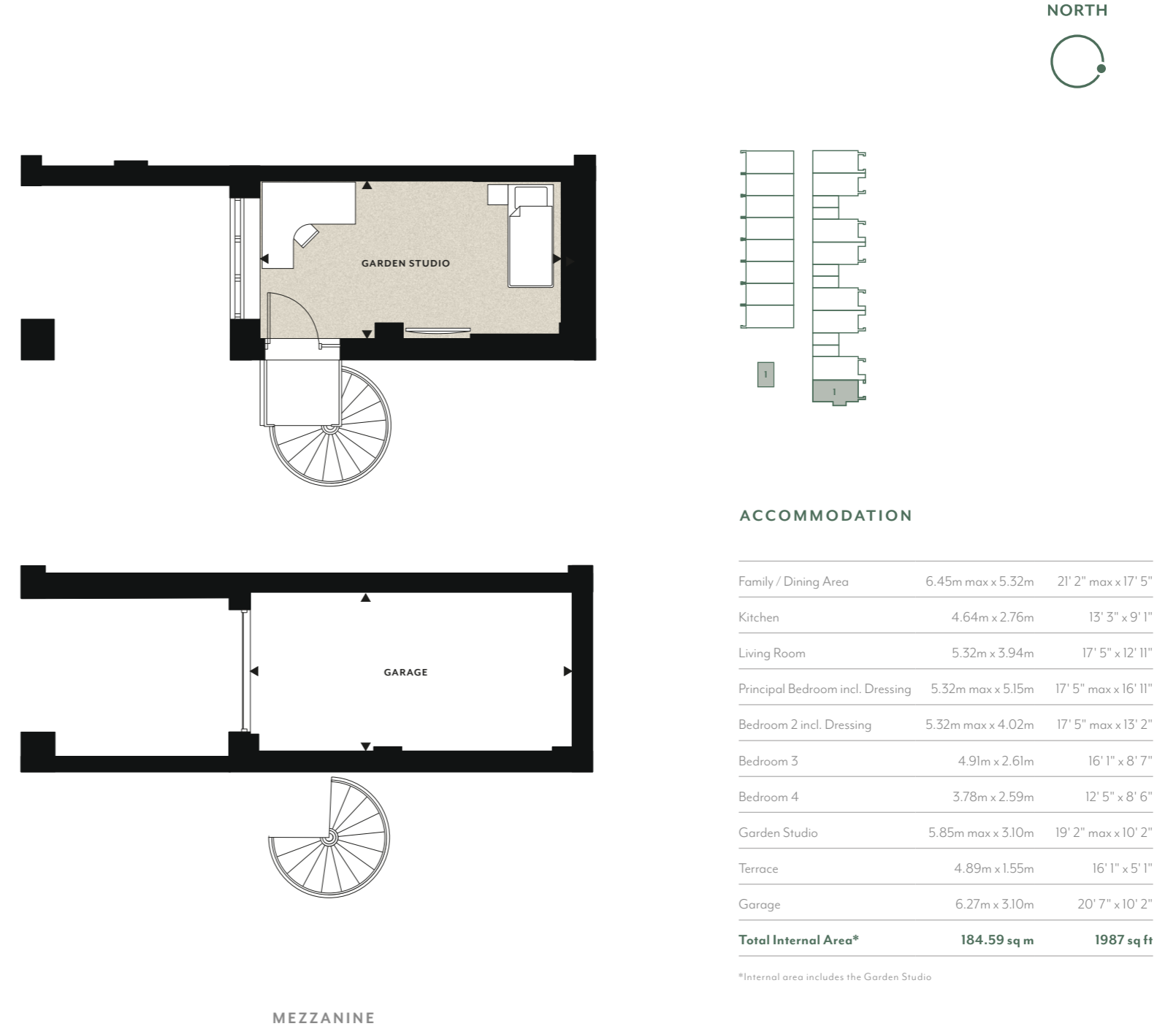
PLOT 1



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# 4 bedroom townhouse

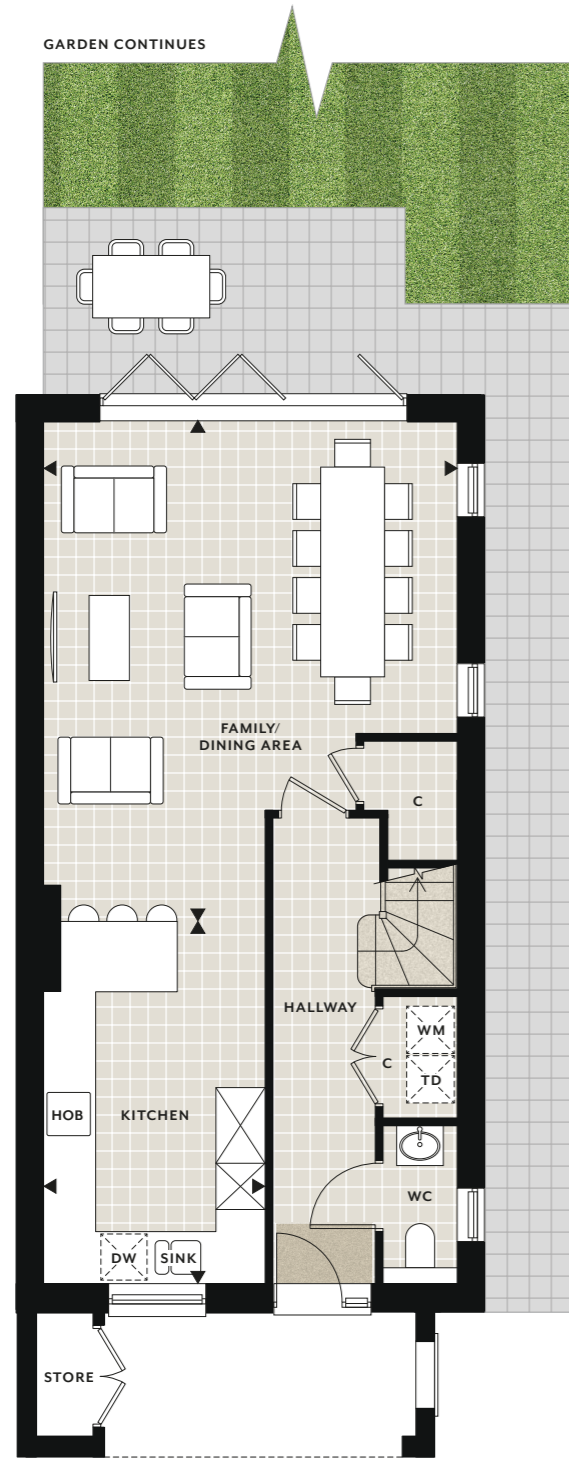
PLOT 1



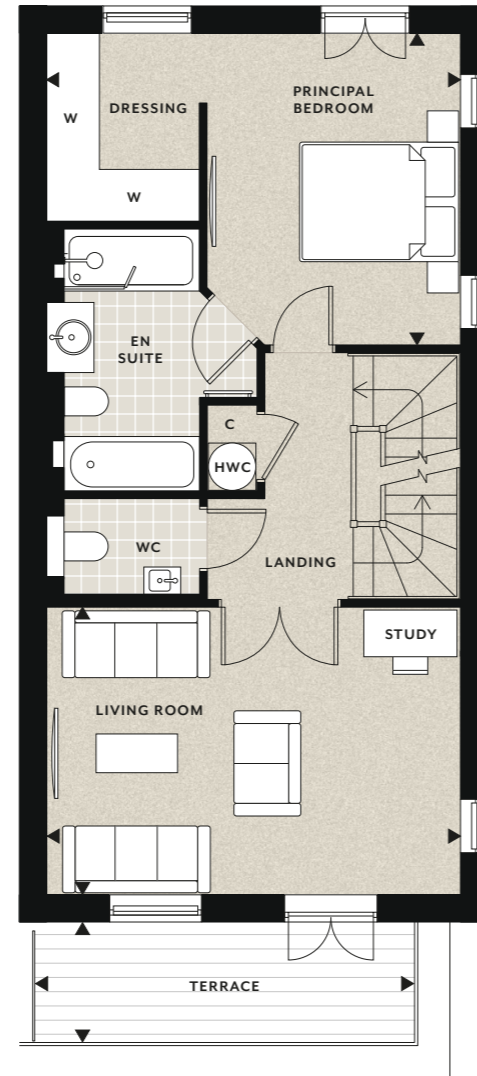
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# 4 bedroom townhouse

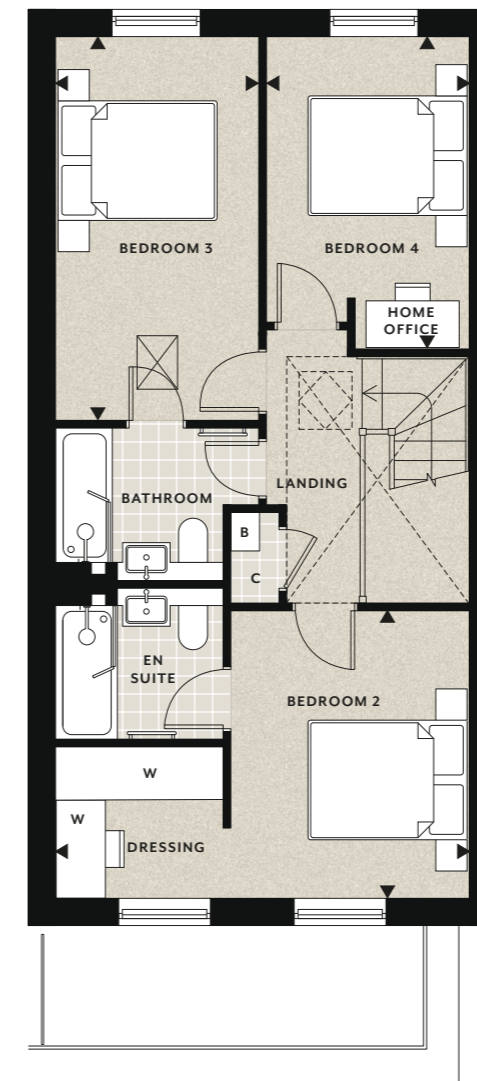
PLOT 8



GROUND FLOOR



FIRST FLOOR

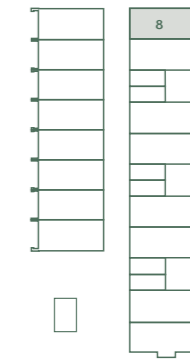


SECOND FLOOR

# 4 bedroom townhouse

PLOT 8

NORTH



## ACCOMMODATION

Family / Dining Area	6.44m max x 5.32m	21' 1" max x 17' 5"
Kitchen	4.66m x 2.85m	15' 3" x 9' 4"
Living Room	5.32m x 3.68m	17' 5" x 12' 1"
Principal Bedroom incl. Dressing	5.32m max x 3.99m	17' 5" max x 13' 1"
Bedroom 2 incl. Dressing	5.32m x 3.68m	17' 5" x 12' 1"
Bedroom 3	4.90m x 2.59m	16' 1" x 8' 6"
Bedroom 4	3.96m x 2.61m	13' 0" x 8' 7"
Terrace	4.89m x 1.55m	16' 1" x 5' 1"
<b>Total Internal Area</b>	<b>176.88 sq m</b>	<b>1903 sq ft</b>



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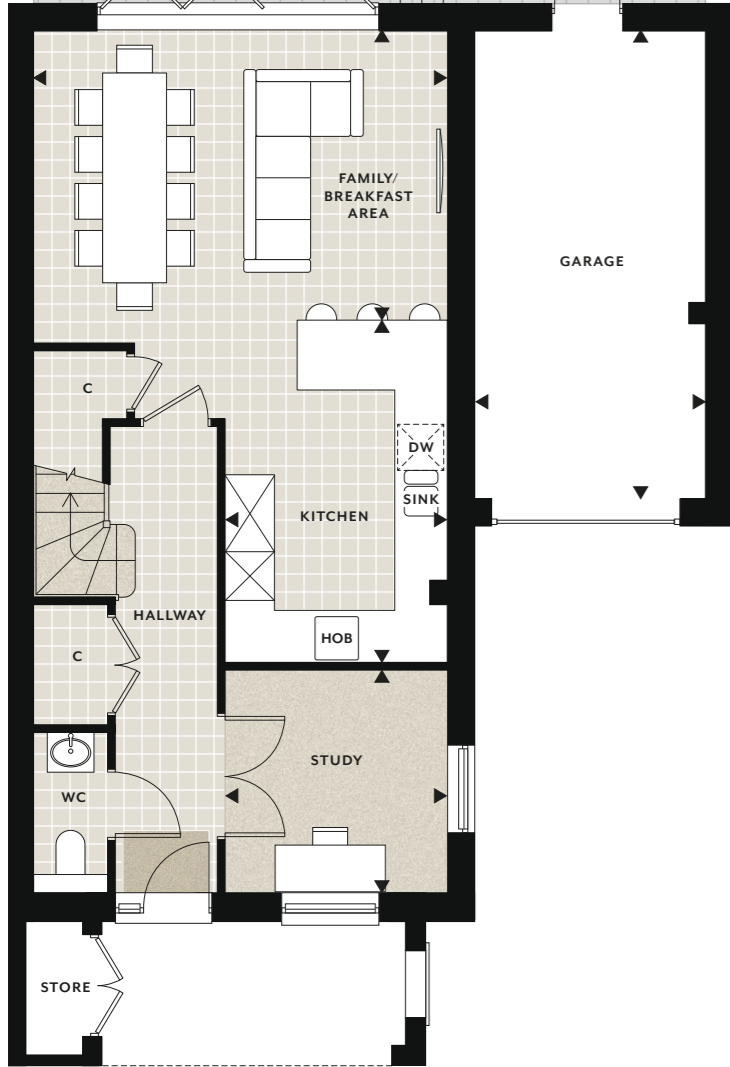
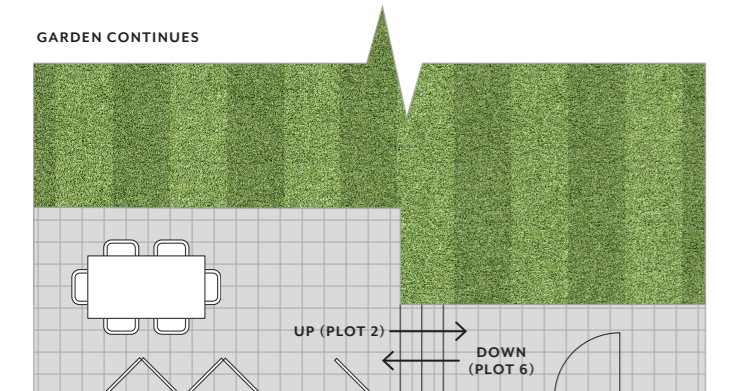


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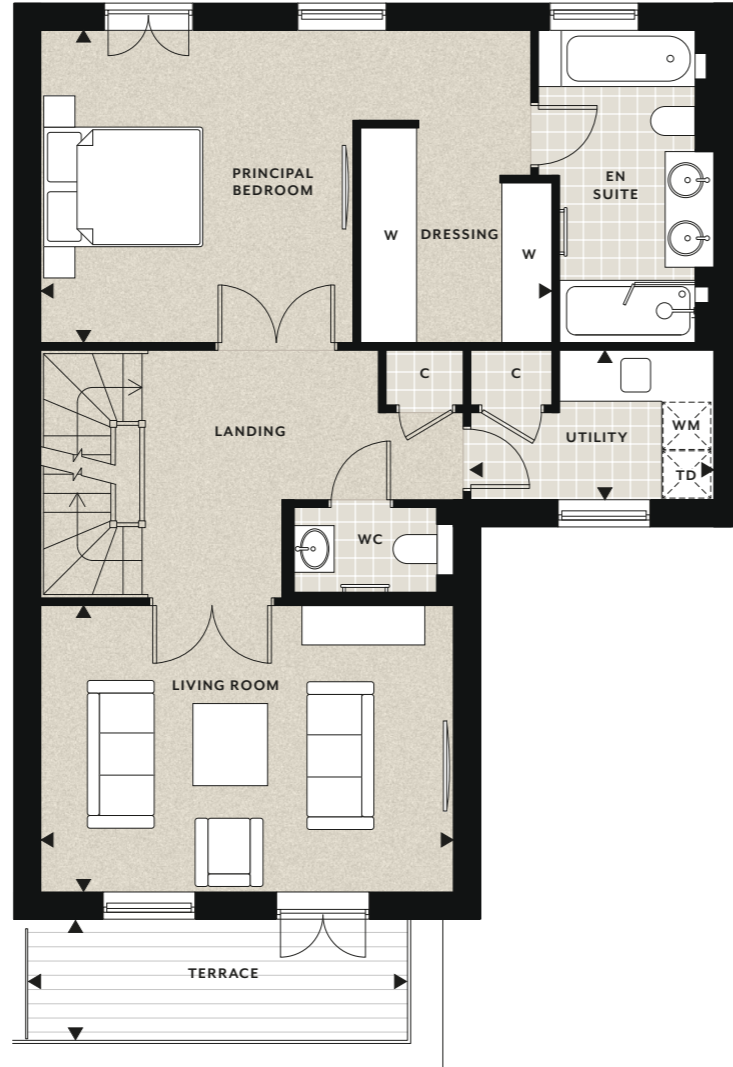


# 5 bedroom townhouse

PLOTS 2, 6



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

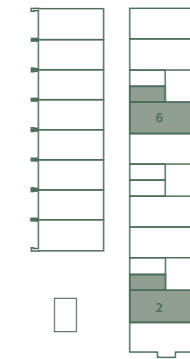


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# 5 bedroom townhouse

PLOTS 2, 6

NORTH



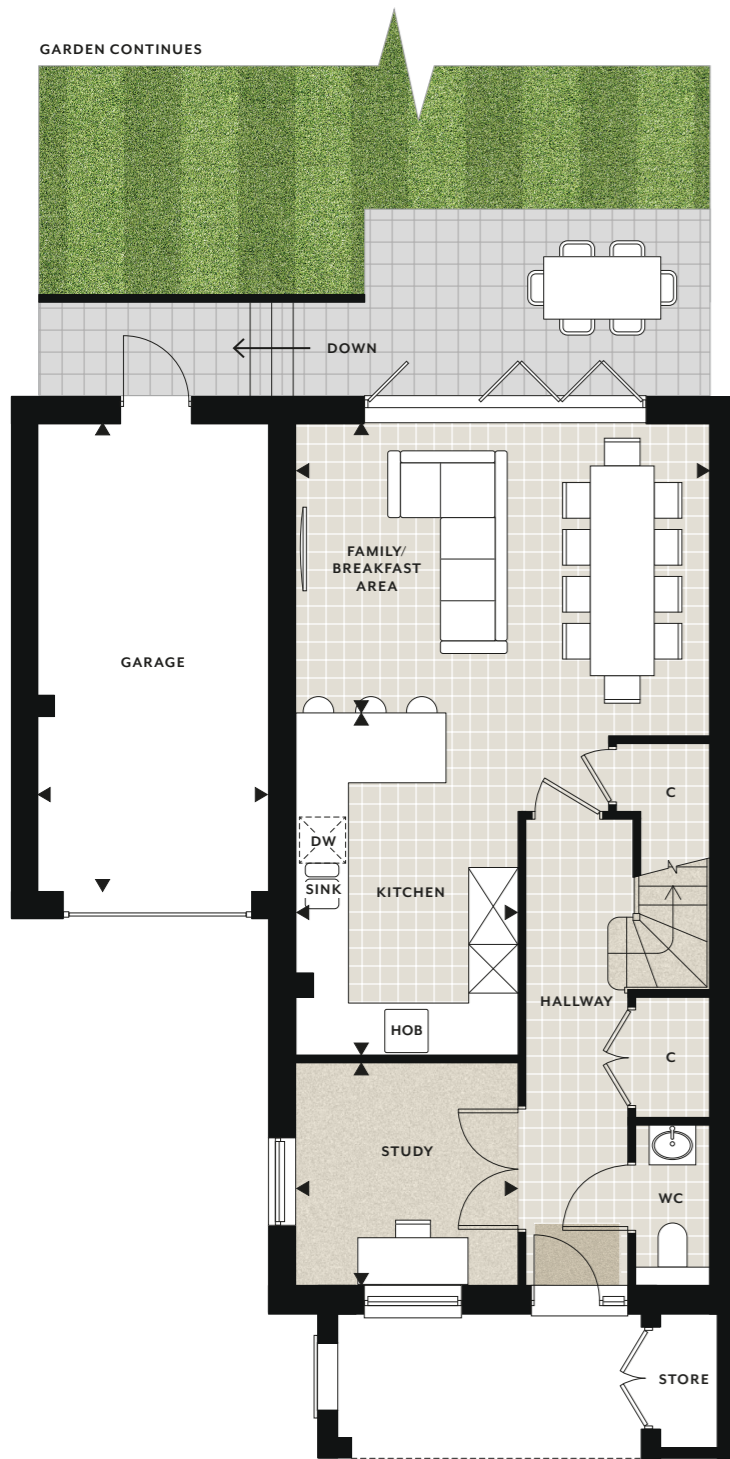
## ACCOMMODATION

Study	2.85m x 2.84m	9' 4" x 9' 4"
Kitchen	4.41m x 2.85m	14' 5" x 9' 4"
Family / Breakfast Area	5.32m x 3.73m	17' 5" x 12' 3"
Living Room	5.32m x 3.68m	17' 5" x 12' 1"
Principal Bedroom incl. Dressing	6.56m max x 3.99m	21' 7" max x 13' 1"
Utility	3.11m x 1.91m	10' 2" x 6' 3"
Bedroom 2 incl. Dressing	5.79m max x 3.73m	19' 1" max x 12' 3"
Bedroom 3	3.67m x 2.74m	12' 1" x 9' 0"
Bedroom 4	3.99m x 2.74m	13' 1" x 9' 0"
Bedroom 5	3.97m x 2.46m	13' 0" x 8' 1"
Terrace	4.89m x 1.55m	16' 1" x 5' 1"
Garage	6.03m x 2.99m	19' 9" x 9' 10"
<b>Total Internal Area</b>	<b>217.08 sq m</b>	<b>2336 sq ft</b>

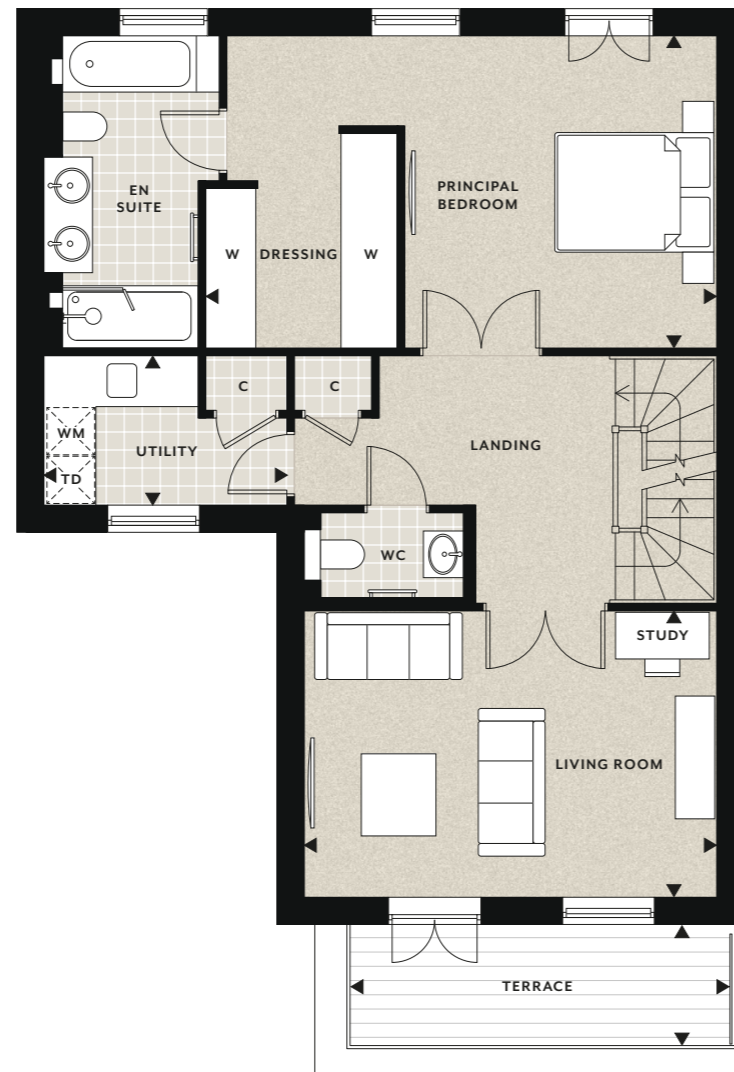
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# 5 bedroom townhouse

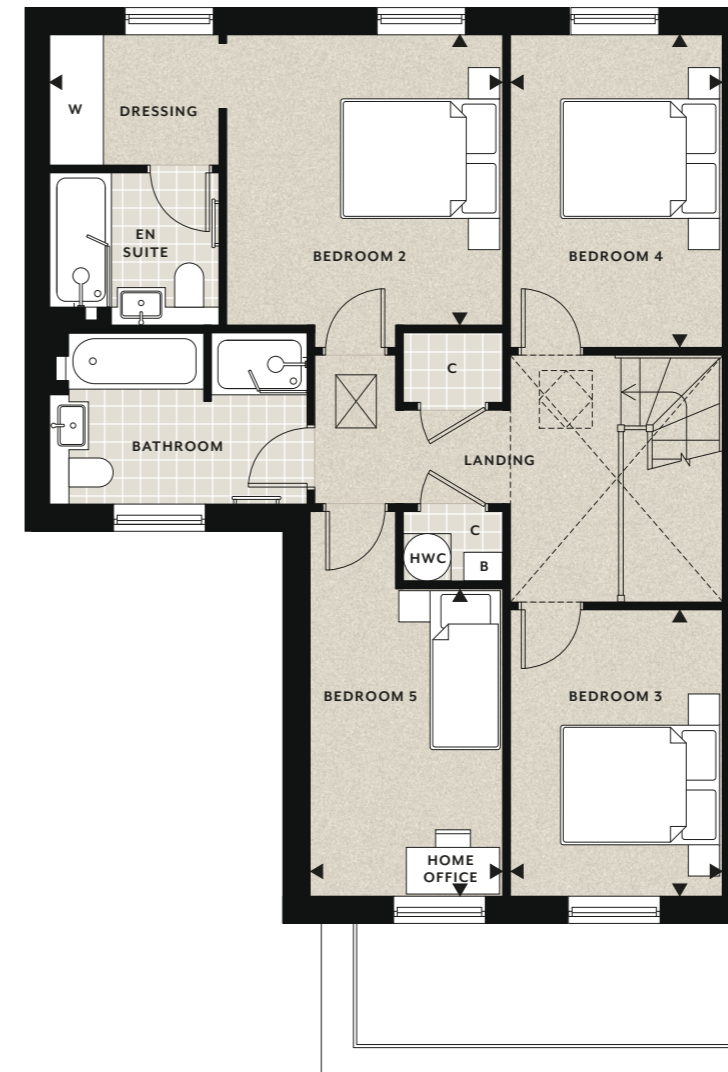
PLOTS 3, 7



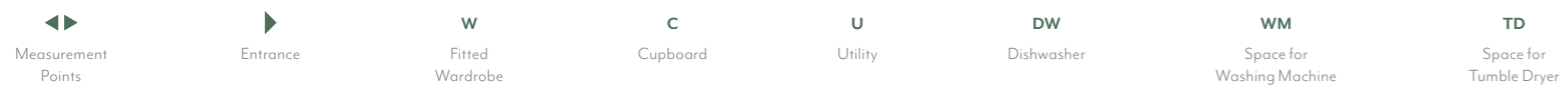
GROUND FLOOR



FIRST FLOOR



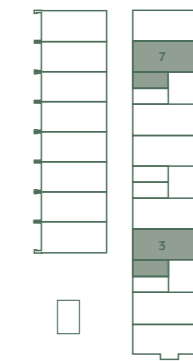
SECOND FLOOR



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# 5 bedroom townhouse

PLOTS 3, 7



## ACCOMMODATION

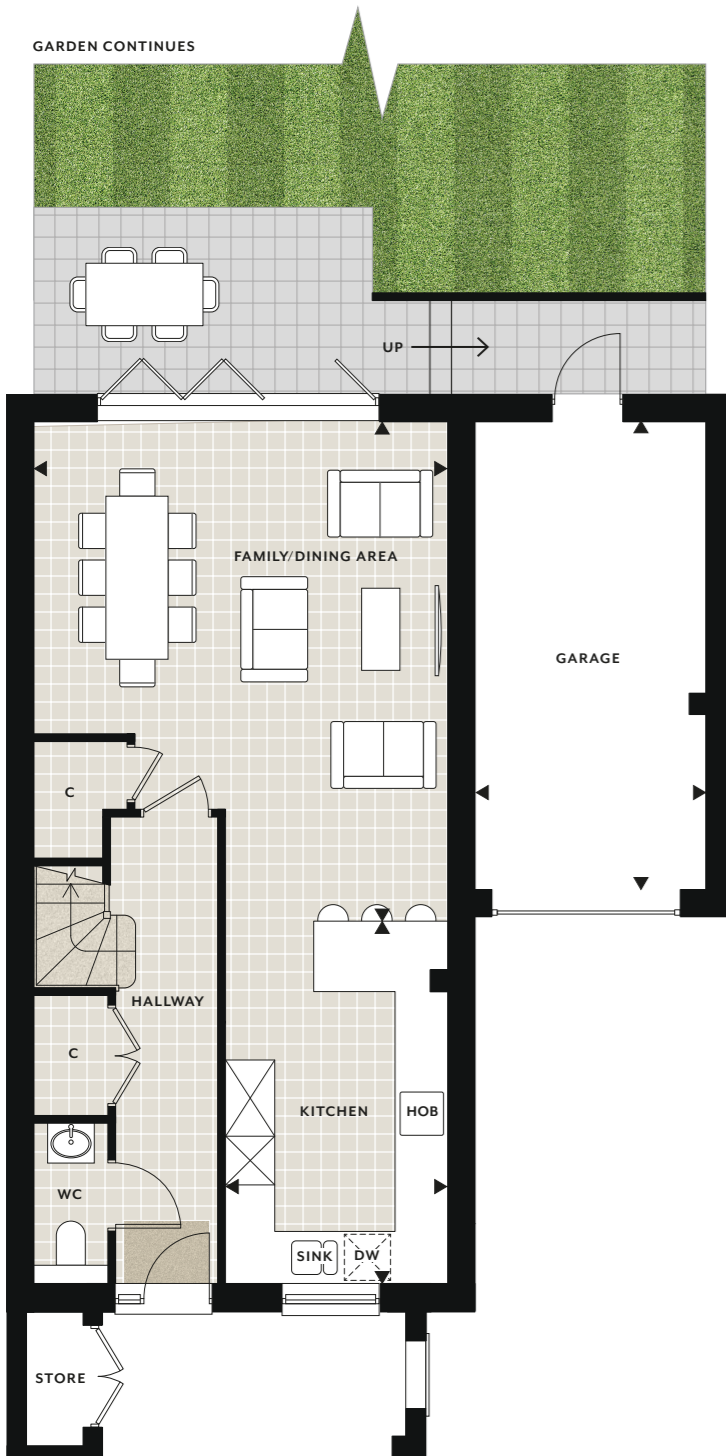
Study	2.85m x 2.84m	9' 4" x 9' 4"
Kitchen	4.41m x 2.85m	14' 5" x 9' 4"
Family / Breakfast Area	5.32m x 3.73m	17' 5" x 12' 3"
Living Room	5.32m x 3.68m	17' 5" x 12' 1"
Principal Bedroom incl. Dressing	6.57m max x 4.00m	21' 7" max x 13' 1"
Utility	3.11m x 1.91m	10' 2" x 6' 3"
Bedroom 2 incl. Dressing	5.79m max x 3.73m	19' 0" max x 12' 3"
Bedroom 3	3.67m x 2.74m	12' 1" x 9' 0"
Bedroom 4	3.99m x 2.74m	13' 1" x 9' 0"
Bedroom 5	3.97m x 2.46m	13' 0" x 8' 1"
Terrace	4.89m x 1.55	16' 1" x 5' 1"
Garage	6.03m x 2.99m	19' 9" x 9' 10"
<b>Total Internal Area</b>	<b>217.08 sq m</b>	<b>2336 sq ft</b>



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# 5 bedroom townhouse

PLOT 4



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

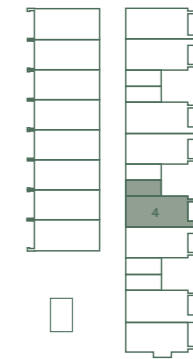


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# 5 bedroom townhouse

PLOT 4

NORTH



## ACCOMMODATION

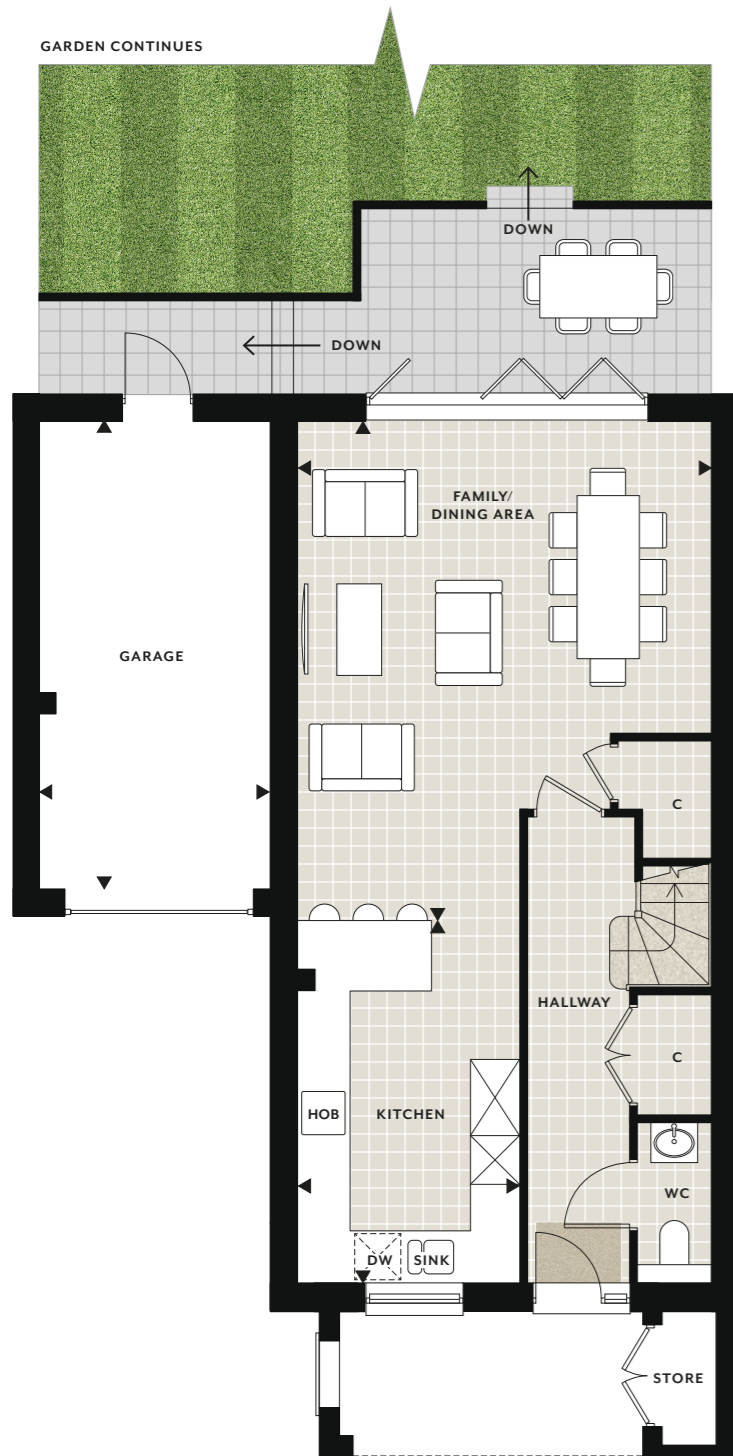
Kitchen	4.66m x 2.85m	15' 3" x 9' 4"
Family / Dining Area	6.44m x 5.32m	21' 1" x 17' 5"
Living Room	5.32m x 3.68m	17' 5" x 12' 1"
Principal Bedroom incl. Dressing	6.56m max x 3.99m	21' 7" max x 13' 1"
Utility	3.11m x 1.91m	10' 2" x 6' 3"
Bedroom 2 incl. Dressing	5.79m max x 3.73m	19' 0" max x 12' 3"
Bedroom 3	3.68m x 2.74m	12' 1" x 9' 0"
Bedroom 4	3.99m x 2.74m	13' 1" x 9' 0"
Bedroom 5	3.97m x 2.46m	13' 0" x 8' 1"
Terrace	4.89m x 1.55m	16' 1" x 5' 1"
Garage	6.03m x 2.99m	19' 9" x 9' 10"
<b>Total Internal Area</b>	<b>217.08 sq m</b>	<b>2336 sq ft</b>



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# 5 bedroom townhouse

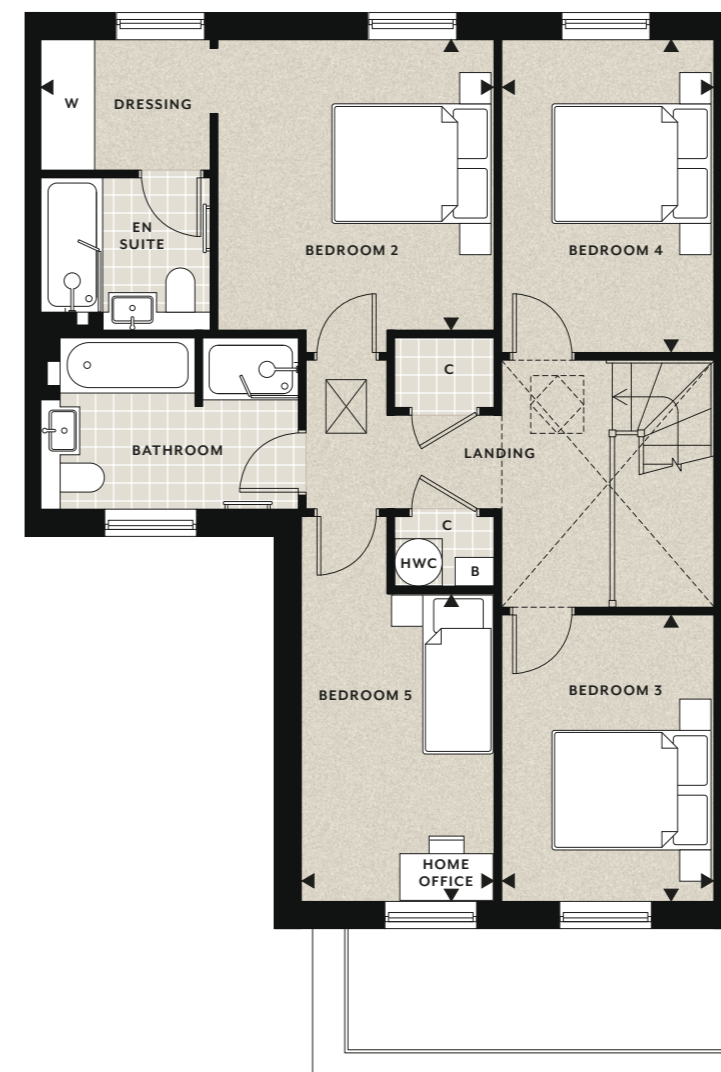
PLOT 5



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

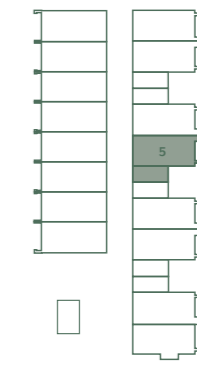


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# 5 bedroom townhouse

PLOT 5

NORTH



## ACCOMMODATION

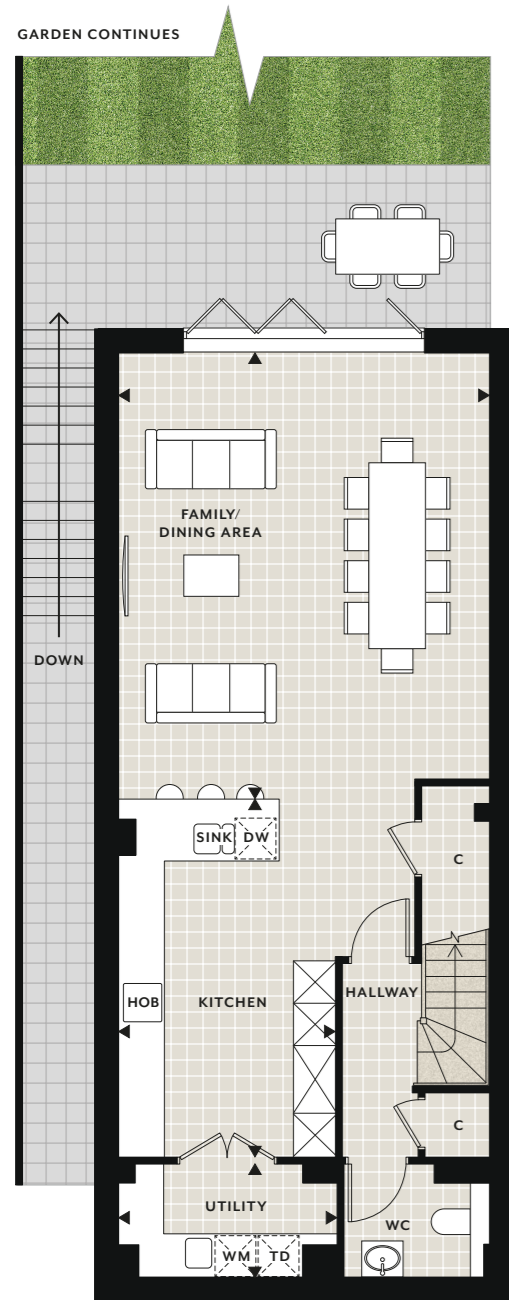
Kitchen	4.66m x 2.85m	15' 3" x 9' 4"
Family / Dining Area	6.44m x 5.32m	21' 1" x 17' 5"
Living Room	5.32m x 3.68m	17' 5" x 12' 1"
Principal Bedroom incl. Dressing	6.56m max x 3.99m	21' 7" max x 13' 1"
Utility	3.11m x 1.91m	10' 2" x 6' 3"
Bedroom 2 incl. Dressing	5.79m max x 3.73m	19' 0" max x 12' 3"
Bedroom 3	3.68m x 2.74m	12' 1" x 9' 0"
Bedroom 4	3.99m x 2.74m	13' 1" x 9' 0"
Bedroom 5	3.97m x 2.46m	13' 0" x 8' 1"
Terrace	4.89m x 1.55m	16' 1" x 5' 1"
Garage	6.03m x 2.99m	19' 9" x 9' 10"
<b>Total Internal Area</b>	<b>217.08 sq m</b>	<b>2336 sq ft</b>



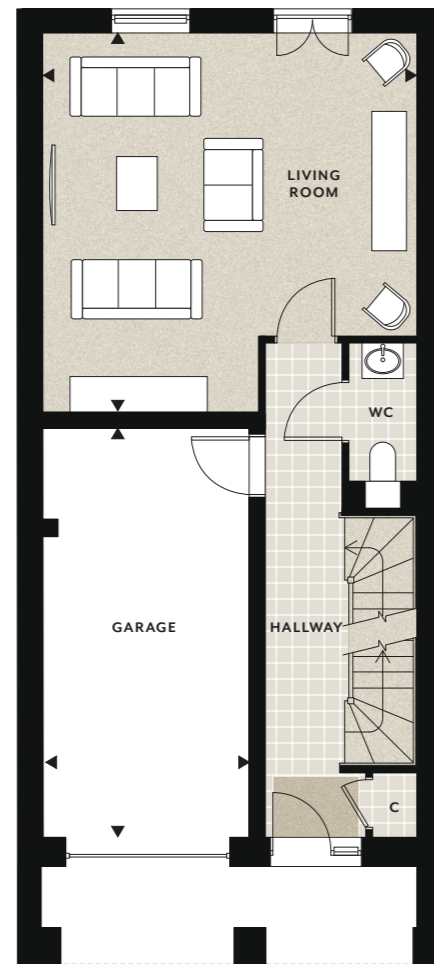
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# 5 bedroom townhouse

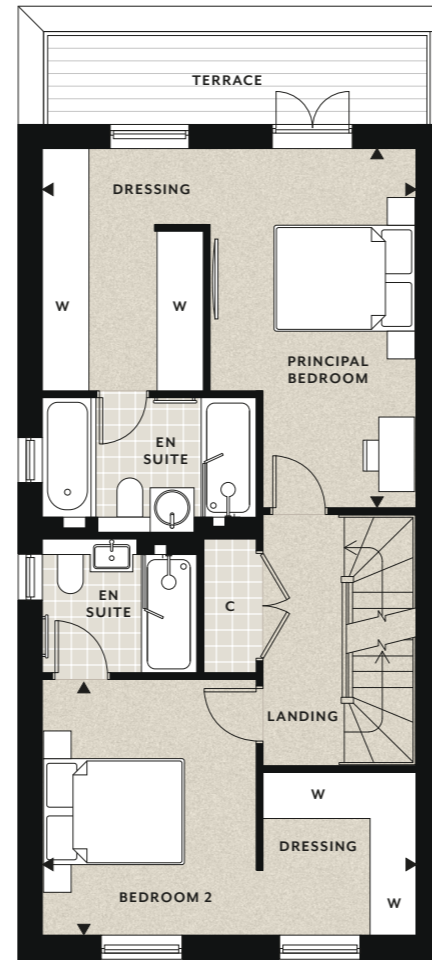
PLOT 9



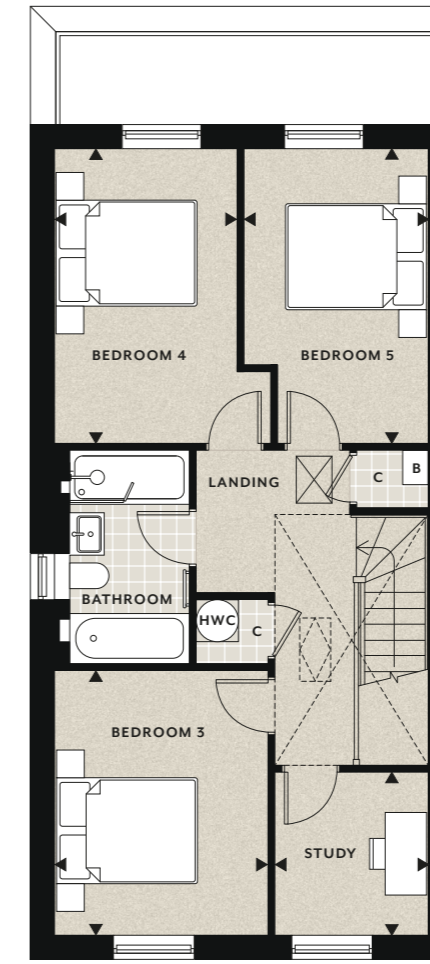
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

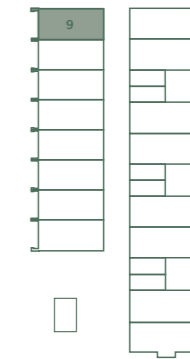


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# 5 bedroom townhouse

PLOT 9

NORTH



## ACCOMMODATION

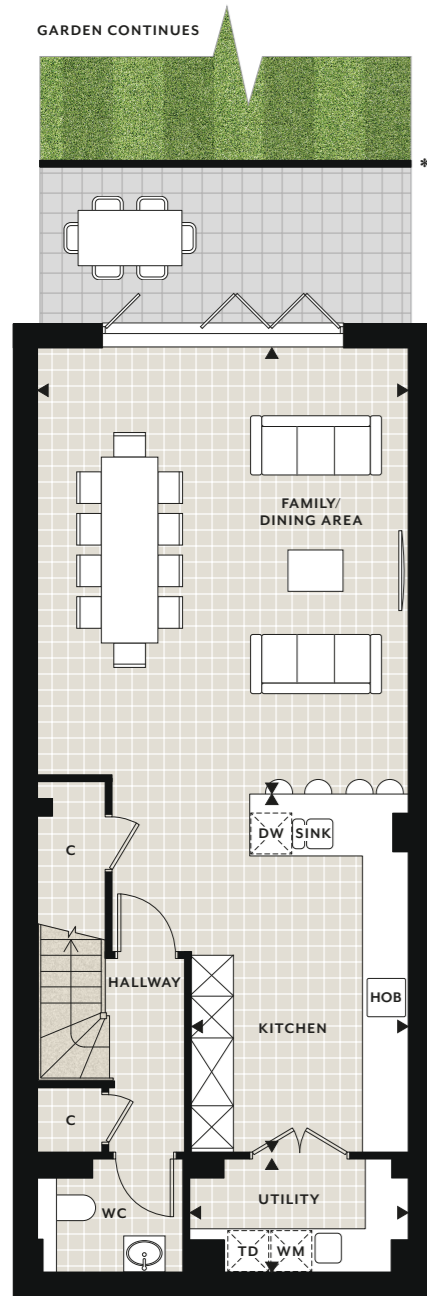
Family / Dining Area	6.43m max x 5.36m	21' 3" max x 17' 7"
Kitchen	5.21m x 3.12m	17' 1" x 10' 3"
Utility	3.13m x 1.62m	10' 3" x 5' 4"
Living Room	5.50m x 5.43m	18' 0" x 17' 10"
Principal Bedroom incl. Dressing	5.43m max x 5.18m	17' 10" max x 17' 0"
Bedroom 2 incl. Dressing	5.43m max x 3.69m	17' 10" max x 12' 1"
Bedroom 3	3.83m x 3.07m	12' 7" x 10' 1"
Bedroom 4	4.24m x 2.65m	13' 11" x 8' 8"
Bedroom 5	4.24m x 2.65m	13' 11" x 8' 8"
Study	2.33m x 2.22m	7' 8" x 7' 3"
Terrace	5.52m x 1.27m	18' 1" x 4' 2"
Garage	5.94m x 2.99m	19' 6" x 9' 10"
<b>Total Internal Area</b>	<b>238.61 sq m</b>	<b>2568 sq ft</b>



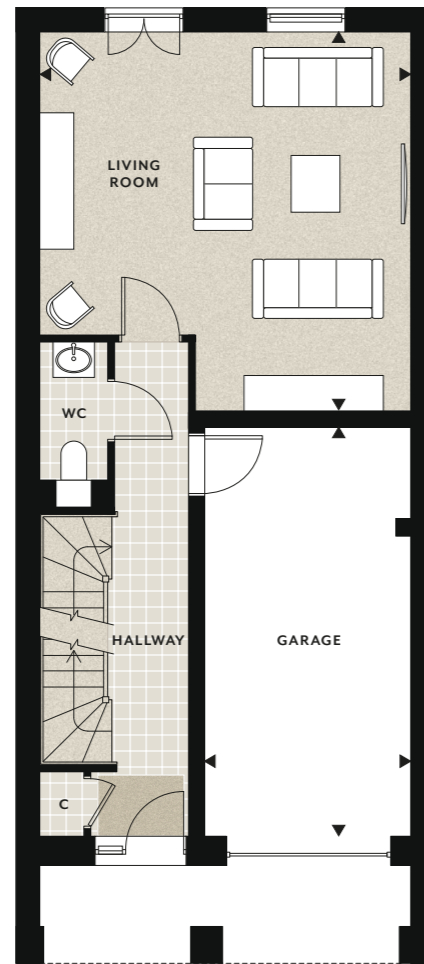
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# 5 bedroom townhouse

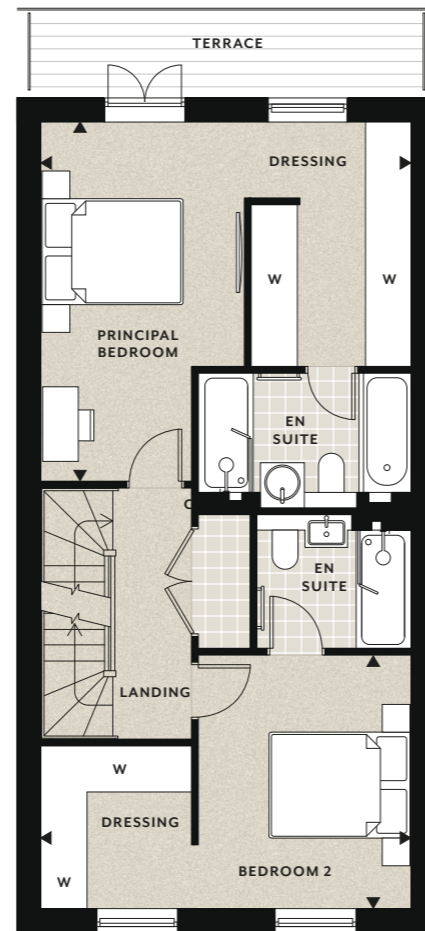
PLOTS 10, 12, 14



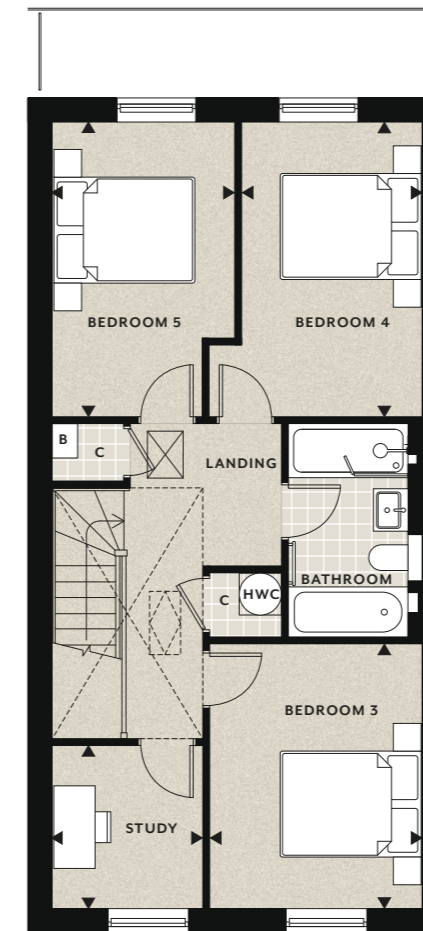
LOWER GROUND FLOOR



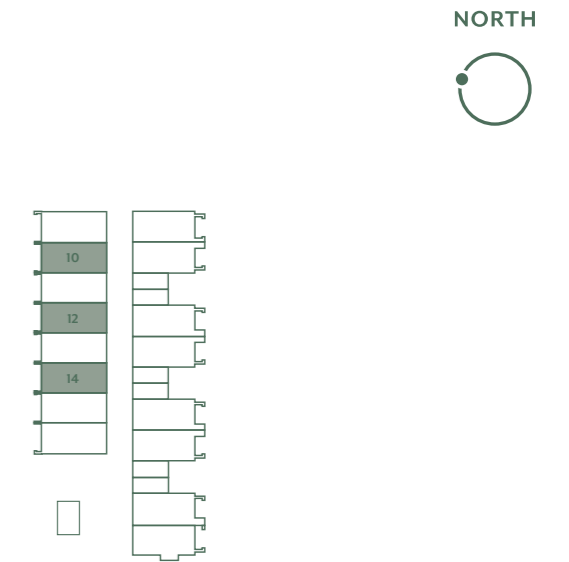
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## ACCOMMODATION

Family / Dining Area	6.43m max x 5.39m	21' 3" max x 17' 8"
Kitchen	5.21m x 3.15m	17' 1" x 10' 4"
Utility	3.16m x 1.62m	10' 4" x 5' 4"
Living Room	5.51m x 5.39m	18' 1" x 17' 8"
Principal Bedroom incl. Dressing	5.39m max x 5.18m	17' 8" max x 17' 0"
Bedroom 2 incl. Dressing	5.39m max x 3.67m	17' 8" max x 12' 0"
Bedroom 3	3.83m x 3.07m	12' 7" x 10' 1"
Bedroom 4	4.25m x 2.63m	13' 11" x 8' 8"
Bedroom 5	4.25m x 2.63m	13' 11" x 8' 8"
Study	2.33m x 2.18m	7' 8" x 7' 2"
Terrace	5.71m x 1.27m	18' 9" x 4' 2"
Garage	5.94m x 2.99m	19' 6" x 9' 10"
<b>Total Internal Area</b>	<b>237.67 sq m</b>	<b>2558 sq ft</b>

\*Retaining wall to patio not included in Plot 10



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# 5 bedroom townhouse

PLOTS 10, 12, 14



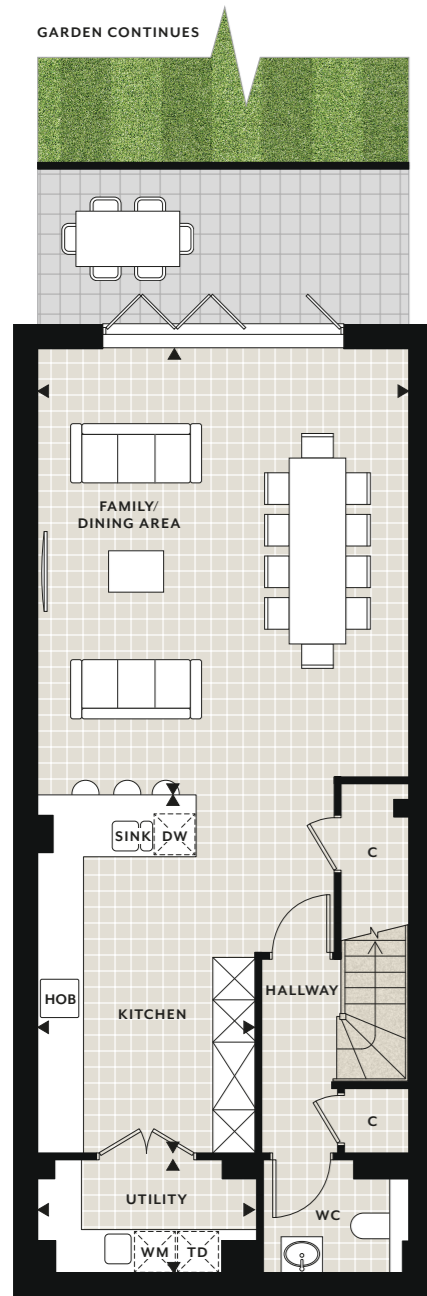
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# 5 bedroom townhouse

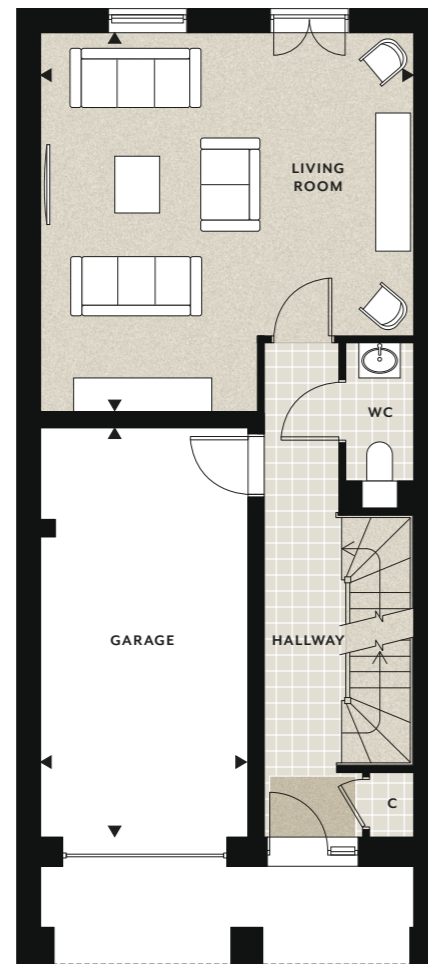
PLOTS 11, 13, 15

# 5 bedroom townhouse

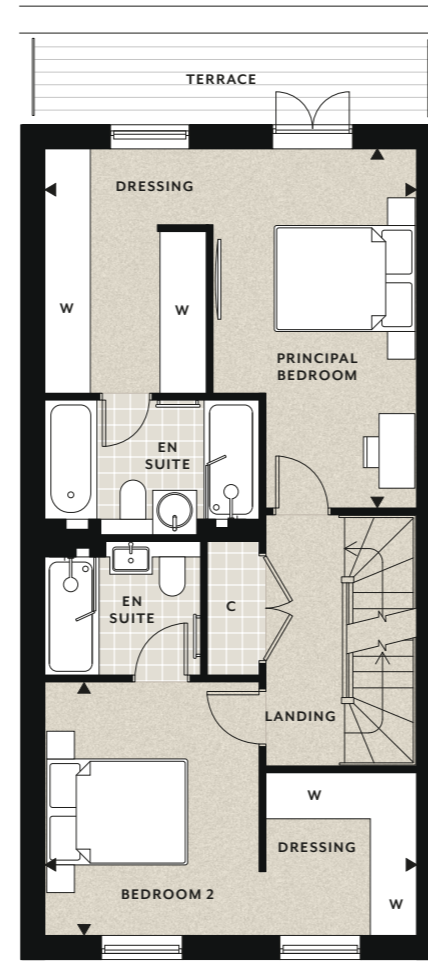
PLOTS 11, 13, 15



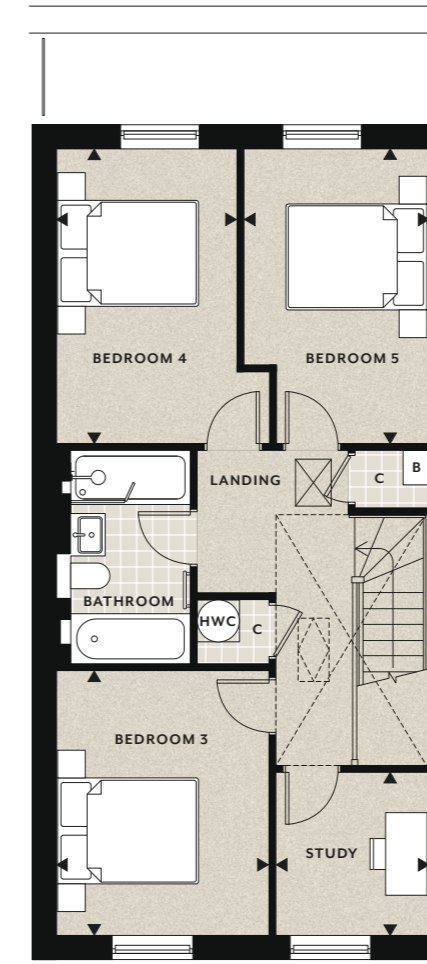
LOWER GROUND FLOOR



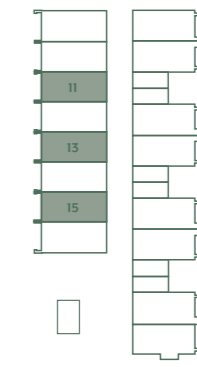
GROUND FLOOR



FIRST FLOOR

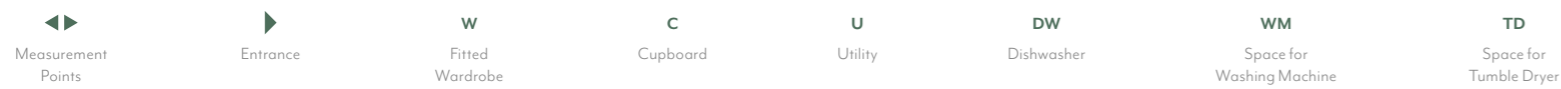


SECOND FLOOR



## ACCOMMODATION

Family / Dining Area	6.43m max x 5.39m	21' 3" max x 17' 8"
Kitchen	5.21m x 3.15m	17' 1" x 10' 4"
Utility	3.16m x 1.62m	10' 4" x 5' 4"
Living Room	5.51m x 5.39m	18' 1" x 17' 8"
Principal Bedroom incl. Dressing	5.39m max x 5.18m	17' 8" max x 17' 0"
Bedroom 2 incl. Dressing	5.39m max x 3.67m	17' 8" max x 12' 0"
Bedroom 3	3.83m x 3.07m	12' 7" x 10' 1"
Bedroom 4	4.25m x 2.63m	13' 11" x 8' 8"
Bedroom 5	4.25m x 2.63m	13' 11" x 8' 8"
Study	2.33m x 2.18m	7' 8" x 7' 2"
Terrace	5.71m x 1.27m	18' 9" x 4' 2"
Garage	5.94m x 2.99m	19' 6" x 9' 10"
<b>Total Internal Area</b>	<b>237.67 sq m</b>	<b>2558 sq ft</b>



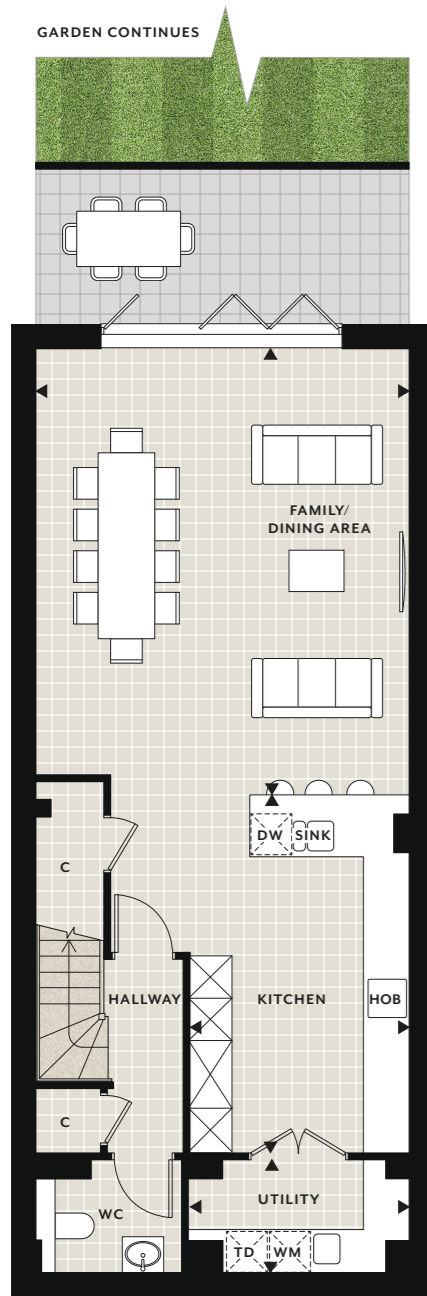
Floorplans shown for Royal Terrace Townhouses at Knights Quarter are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.



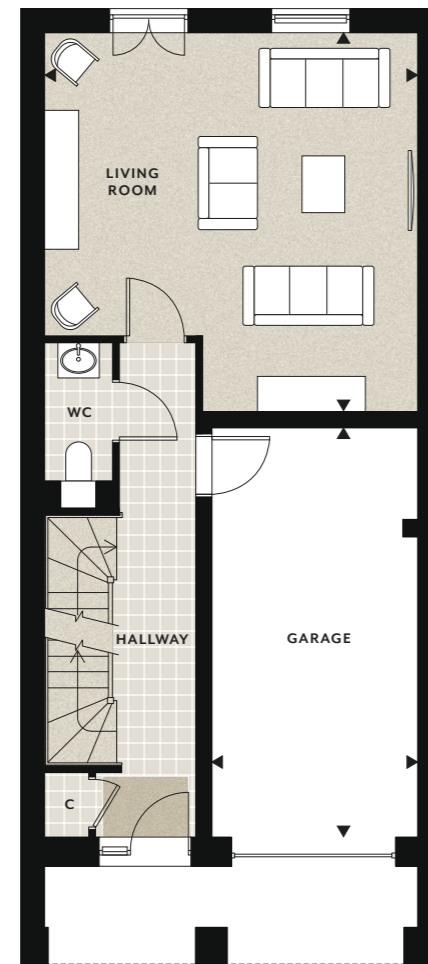
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# 5 bedroom townhouse

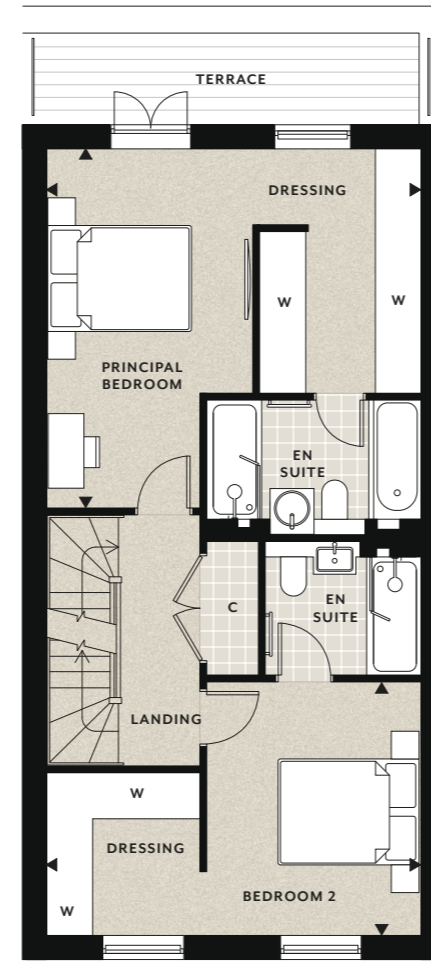
PLOT 16



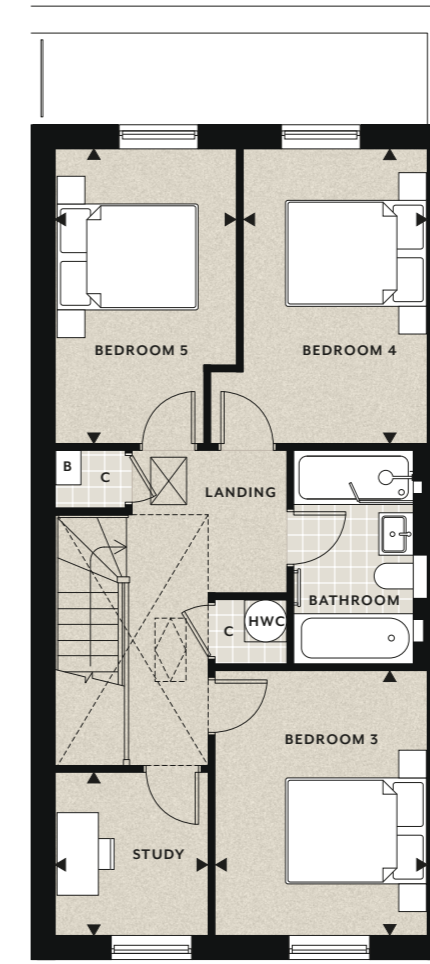
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

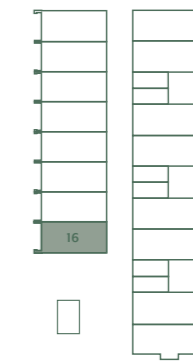


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# 5 bedroom townhouse

PLOT 16

NORTH



## ACCOMMODATION

Family / Dining Area	6.43m max x 5.43m	21' 3" max x 17' 10"
Kitchen	5.21m x 3.19m	17' 1" x 10' 6"
Utility	3.20m x 1.62m	10' 6" x 5' 4"
Living Room	5.51m x 5.43m	18' 1" x 17' 10"
Principal Bedroom incl. Dressing	5.43m max x 5.18m	17' 10" max x 17' 0"
Bedroom 2 incl. Dressing	5.43m max x 3.67m	17' 10" max x 12' 0"
Bedroom 3	3.83m x 3.09m	12' 7" x 10' 1"
Bedroom 4	4.25m x 2.68m	13' 11" x 8' 10"
Bedroom 5	4.25m x 2.62m	13' 11" x 8' 7"
Study	2.33m x 2.22m	7' 8" x 7' 3"
Terrace	5.52m x 1.27m	18' 1" x 4' 2"
Garage	5.94m x 2.99m	19' 6" x 9' 10"
<b>Total Internal Area</b>	<b>239.52 sq m</b>	<b>2578 sq ft</b>



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# ROYAL TERRACE SPECIFICATION

## Quality bathrooms

- Contemporary styled bathroom and sanitaryware with brushed nickel or brushed gold taps
- Mistral counter tops
- Washbasin with deck mounted taps
- Bespoke cabinetry to all bathrooms with mirror above and feature lighting
- Walk in shower with fixed head and hand held shower to principal ensuite, ensuite 2 and family bathroom to plots 2-7 and 9-16
- Bath with shower and screen to family bathroom to plots 1 and 8
- WC with dual flush plate, concealed cistern and soft close seat
- Chrome heated towel rail to all bathrooms
- Ceramic wall tiles to selected areas
- Ceramic tiled floor



## Heating, electrical & lighting

- Energy efficient gas fired central heating and hot water system with central programmer
- Radiators with individual thermostatic control to all rooms to the first floor and above except where room thermostat fitted
- Underfloor heating to ground floor of plots 1-8 inclusive and lower ground floor of plots 9-16 inclusive
- Centralised mechanical ventilation with heat recovery and summer bypass
- White finished switches and sockets
- LED downlights to hall, kitchen/family/dining room, utility room and bathrooms
- LED pendant lighting to dining area, living room, and all other bedrooms
- Shaver socket provided to bathroom and ensuite(s)
- Master light switch
- Power and light to loft with ladder access



## Individually designed kitchen

- Contemporary styled kitchen with modern shaker door and brushed nickel or brushed gold handles
- Silestone work surface
- Miele multi functional fan assisted oven
- Miele combination microwave oven
- Miele 76cm Induction hob
- Intergrated extractor hood
- Siemens freestanding fridge/freezer
- Caple integrated wine cooler
- Siemens Intergrated dishwasher
- Stainless steel one and a half bowl sink
- Brushed nickel or brushed gold mixer tap
- LED under wall unit lighting
- Brushed nickel sockets above work surfaces
- Separate utility cupboard with 20mm slimline laminate work surface including space for washer/dryer to plot 1 and separate washing machine and tumble dryer to plot 8

### UTILITY ROOM (2-7 and 9-16)

- Separate utility room with co-ordinating cabinets and 20mm slimline laminate work surfaces
- Pre plumbed space for separate washing machine and tumble dryer





## Home entertainment & communications

- TV points to living room, family area and all bedrooms
- Satellite dish and wiring for Sky Q to family and living room
- Digital TV aerial and distribution system provided
- Cat 6 pre-wired home network points provided to living room, kitchen/family/dining room and all bedrooms
- USB charging points provided to kitchen and all bedrooms
- Provision for home office (refer to plot specific floor plan)
- Telephone point to living room and principal bedroom

## Security & peace of mind

- High security front door with multi point locking system
- External light to all external doors with PIR control to house frontage
- Facility for future wireless alarm system
- Mains fed smoke detectors with battery back up
- 10 year NHBC buildmark warranty
- 2 Year Berkeley Warranty

## Communal areas

- Residents' Gymnasium
- Landscaped communal gardens

Showhome photography is indicative only. 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.

## Interior finishes

- Two panel satin white finished doors with brushed nickel or brushed gold door furniture
- Painted staircase with oak handrail with stair runner from ground to first floor (plots 1-8), lower ground floor to first floor (plots 9-16)
- Full height wardrobes with shaker hinged doors to principal and second bedroom with internal fit out
- Satin paint finish to all internal joinery
- Porcelain tiled ground floor to plots 1-8 inclusive
- Porcelain tiled hallway and lower ground floor to plots 9-16 inclusive
- Fitted carpets to the remainder of the property

## External

- Feature timber front door with black satin finish and chrome door furniture
- Composite aluminium windows and casement doors
- Bi fold doors to kitchen/family/dining room opening into rear garden
- Garage (except plot 8) with power and light
- Electric vehicle charging infrastructure provided to each plot
- Private allocated parking
- Turfed rear gardens
- Outside power supply, lighting, water tap and water butt
- Garden Studio to Plot 1 above garage with external staircase access
- Chimneys are decorative external features only



SHOWHOME PHOTOGRAPHY IS INDICATIVE ONLY

# 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.



## 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 and training, and programmes supported by the Berkeley Foundation.



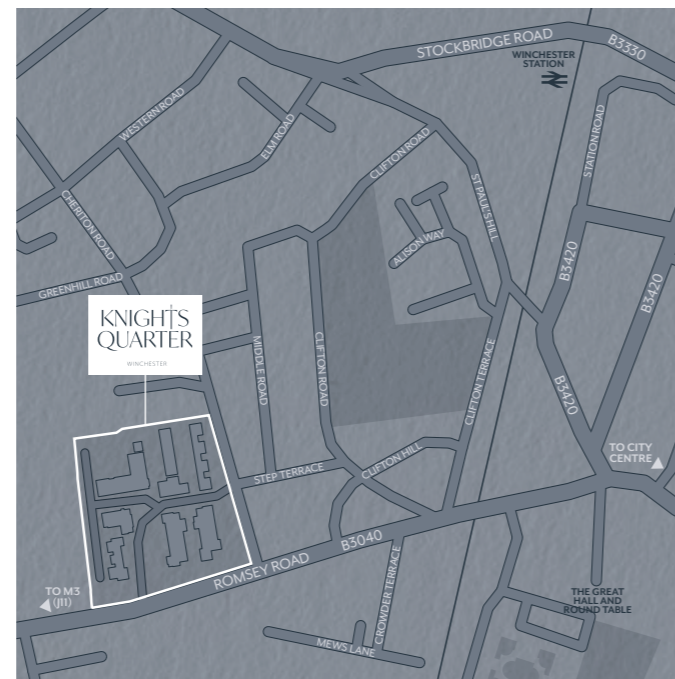
Please scan this QR code for more information on how we are **TRANSFORMING TOMORROW**



# Get in touch

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