

WOODHURST
PARK

WARFIELD | BERKSHIRE

The Harvest Collection

A collection of 2, 3, 4 & 5 bedroom homes
in a beautiful country park setting

Berkeley
Designed for life

Welcome to The Harvest Collection

Woodhurst Park promises a return to a more natural way of life where community and nature live hand in hand. Set within a now thriving and established community, the beautifully styled homes at The Harvest Collection blend seamlessly with their tranquil, parkland setting.

- 6. Location
- 8. The Greenway
- 10. The Harvest Collection layout
- 14. 2 Bedroom Homes
- 20. 3 Bedroom Homes
- 38. 4 Bedroom Homes
- 46. 5 Bedroom Homes

- 48. Superb Specification
- 52. The Berkeley Difference
- 54. Customer Service is our Priority
- 56. Designed for Life
- 58. Commitment to the Future
- 60. Directions

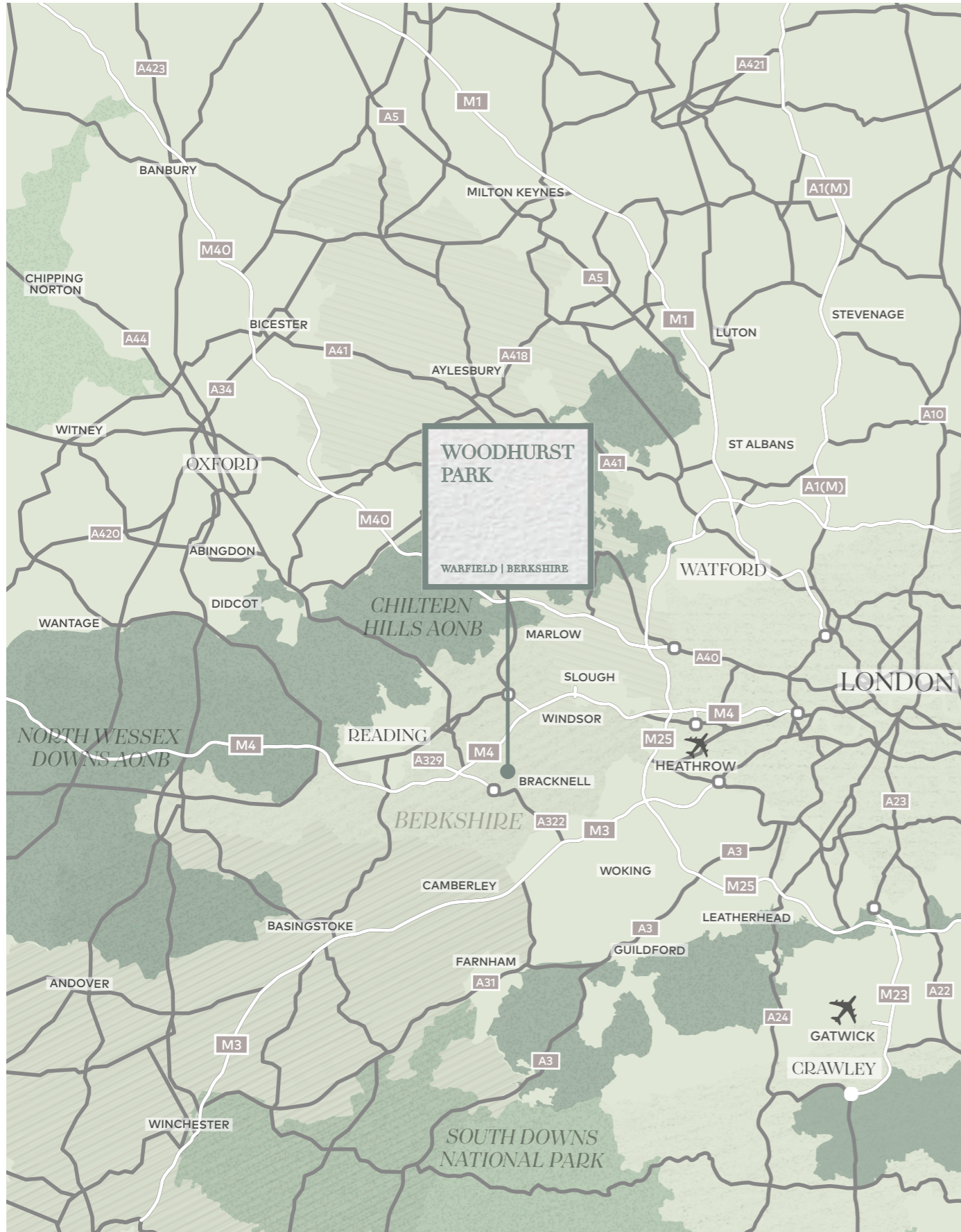
Berkeley
Designed for life

Where placemaking becomes place-keeping

At Woodhurst Park, as at all Berkeley developments, we put people first. We create real places that work for everyone, and communities where people are happy, connected and self-reliant.



External photography is of Woodhurst Park.



Maps are not to scale and show approximate locations only.

The Best of Both





At Woodhurst Park you are perfectly positioned to enjoy peaceful family time and exciting days out, all while being connected to the capital and surrounding business hubs.

Bordered by a 65 acre Country Park, Woodhurst Park situated within Warfield, Berkshire offers residents an idyllic mix of community and nature at your doorstep, while being just a 62-minute train journey to London Waterloo and a 4-minute drive from the business hub of Bracknell.

If you're looking for thrilling family days out, you're spoiled for choice with leisure facilities including The Lookout Discovery Centre, Coral Reef Waterworld, Go Ape and Bracknell Ice Rink all within a 5-mile radius of Woodhurst Park. Legoland Windsor is also just 6 miles away.

If you fancy some well-earned "me time" then look no further than Bracknell town centre and The Lexicon Shopping Centre, with high street brands, eateries, and cafés all a 5-minute drive away. If you feel like venturing a little further afield then Royal Windsor and Ascot are just a 15-minute drive, with Reading being 26 minutes away.

Bracknell has recently undergone a major regeneration programme and is on the UK's M4 Tech Corridor. Arlington Square Business Park, just a 5-minute drive from Woodhurst Park, hosts the headquarters of Dell, Fujitsu and Boehringer Ingelheim.

	Bracknell Station (1.5 miles from Woodhurst Park)	Ascot	Reading	Richmond	Waterloo	
		7 minutes 2 stops	21 minutes 5 stops	45 minutes 10 stops	64 minutes 12 stops	
	Bracknell 4 minutes 1.4 miles 2.3km	 Maidenhead 15 minutes 8 miles 13km	 Reading 26 minutes 12 miles 21km	Heathrow T1 30 minutes 21.5 miles 34.5km	London Kensington 55 minutes 32 miles 52km	Gatwick 61 minutes 46.5 miles 75km

Travel distances by road are taken from Google Maps. Train times taken from nationalrail.co.uk and show fastest travel times.



1. The Country Park

Situated to the west, this large area of natural green space is bordered by existing woodland and features cycle and footpaths, the perfect place to take the dog for an evening stroll after work, or venture out on a family bike ride.



2. The Village Green

This traditional design provides an open-air meeting place for residents and will undoubtedly become a hub for relaxing, picnics and community celebrations.



5. The Nature Trail

The Nature Trail is the second LEAP at Woodhurst Park, situated close to The Orchard Walk, providing more adventurous activities and equipment, perfect for mini explorers.



6. The Riverside Cut

Located to the east, this natural watercourse provides a diverse environment waiting to be explored. "The Splash" will be retained as the crossing point of the river, leading to the primary school.



The Greenway

Leading off from the Country Park and flowing through the heart of Woodhurst Park, the landscaped Greenway links the community together through a collection of unique, exciting open spaces for all residents to enjoy throughout the seasons.



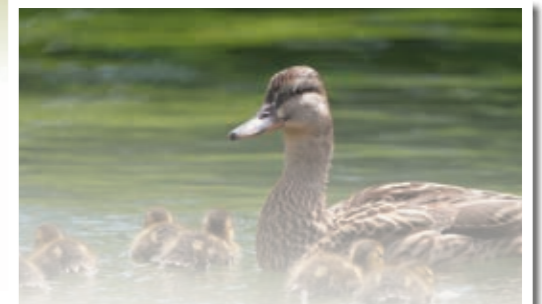
3. The Hill Fields

Located close to The Village Green, The Hill Fields is the first of two Local Equipped Areas of Play (LEAP) at Woodhurst Park, and is named for its low grass hillocks for informal play, with slides, tunnels and bridges creating a fun experience.



4. The Orchard Walk

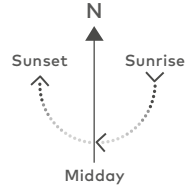
An oasis of tranquillity, with both fruit and flowering trees, informal paths and seating, The Orchard Walk is the perfect place to unwind and meet friends.



The Village Pond

The traditional Village Pond is situated to the south of the development and provides a peaceful setting to relax by the water. Here you can feed the ducks and enjoy the local wildlife, whilst reading a book or enjoying a picnic.

The Harvest Collection



- 2 Bedroom Home
- 3 Bedroom Home
- 4 Bedroom Home

The Harvest Collection phase layout is indicative only and subject to change. Parking positions to be confirmed. In line with our policy of continuous improvement, we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.

Woodhurst Park

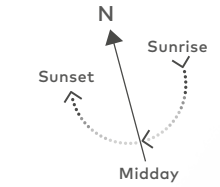
Warfield, Bracknell

Surrounded by 65 acres of landscaped open space, Woodhurst Park features a delightful collection of character areas to suit everyone. The expansive Country Park is perfect for an early morning run or stroll with the dog, there are also play areas to create a safe and fun environment for children to play with their friends after school.



Woodhurst Park Masterplan is indicative only. Please ask a Sales Consultant for further information.

The Harvest Collection



- 2 Bedroom Home
- 3 Bedroom Home
- 4 Bedroom Home
- 5 Bedroom Home
- Affordable Housing

PS - Pump Station SS - Substation

The Harvest Collection phase layout is indicative only and subject to change. Parking positions to be confirmed. In line with our policy of continuous improvement, we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.



Lift to reveal siteplans



Living at The Harvest Collection you can enjoy easy access to the traditional Village Pond at the south of Woodhurst Park, and the tranquil Riverside Cut to the east.

The Harvest Collection offers a wide range of accommodation including 2 and 3 bedroom houses with a choice of internal layouts, offering open plan living as well as separate living and dining rooms.

A selection of 4 bedroom homes feature a principal bedroom on the first floor, while the detached 5 bedroom homes offer generous flexible accommodation set over three floors.

CGI of The Harvest Collection, indicative only.

The Iris

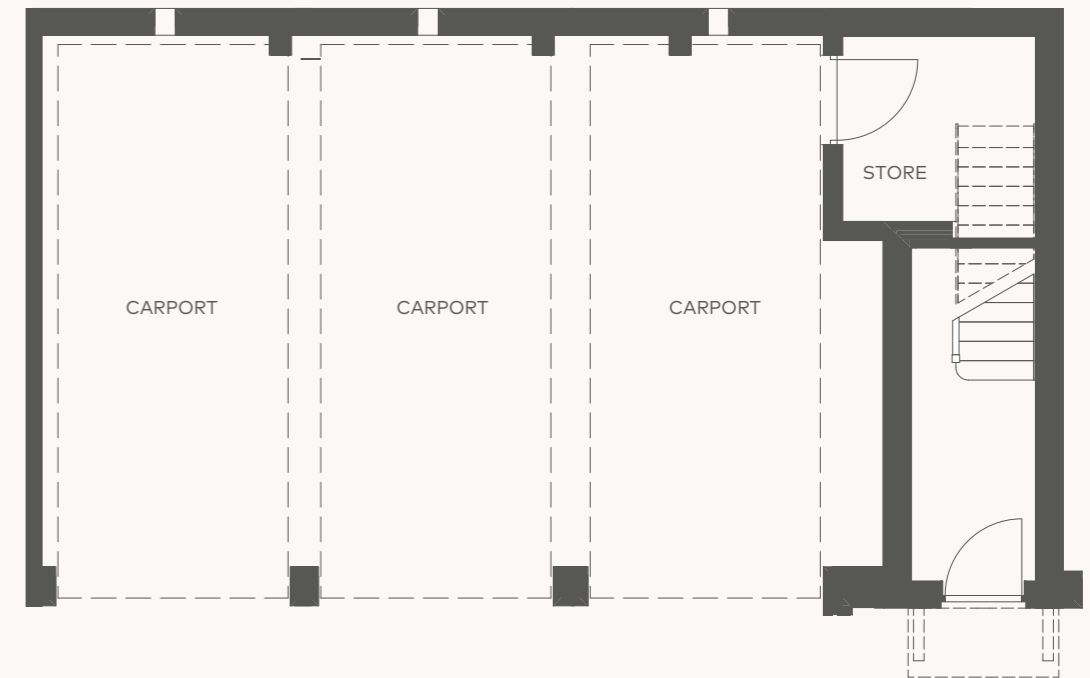
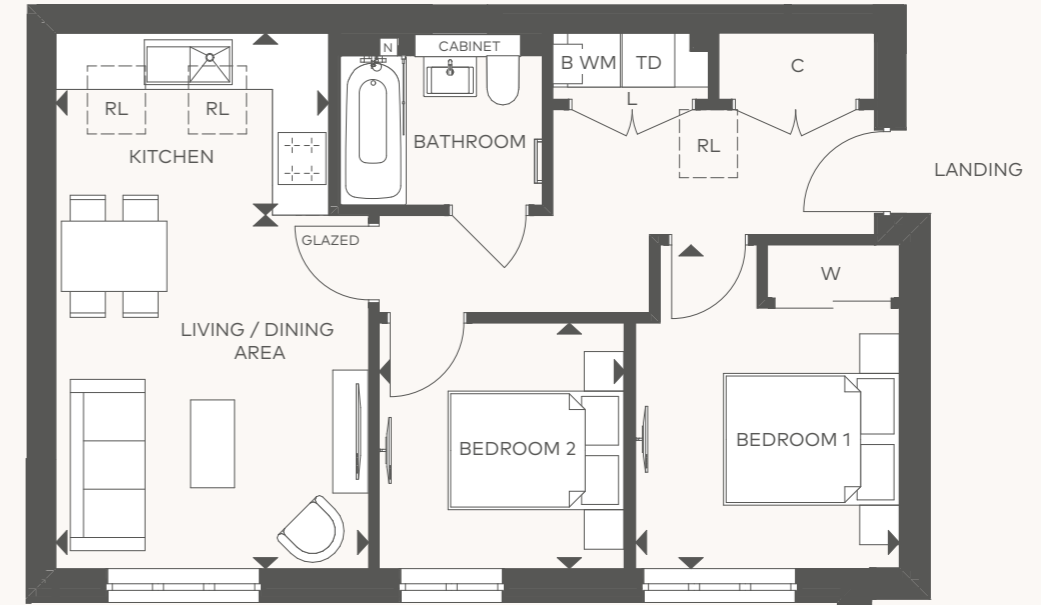
2 Bedroom Coach House | Homes 767 & 768(h)



CGI of Plots 767 & 768.

(h) Denotes Handed Plot ◀▶ Measurement Points C Cupboard W Wardrobe B Boiler L Laundry Cupboard
 N Niche WM Space and plumbing for Washing Machine TD Space and plumbing for Tumble Dryer RL Roof Light

Floorplans shown for Woodhurst Park 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. Please ask a Sales Consultant for further information.



First Floor

Kitchen	3.10m x 2.07m	10'2" x 6'9"
Living / Dining Area	3.56m x 4.03m	11'8" x 13'2"
Bedroom 1	3.00m x 3.68m	9'10" x 12'1"
	(max) (max)	(max) (max)
Bedroom 2	2.80m x 2.80m	9'2" x 9'2"
	(max)	(max)

The Alder

2 Bedroom House | Homes 760, 761(h), 764 & 765(h)

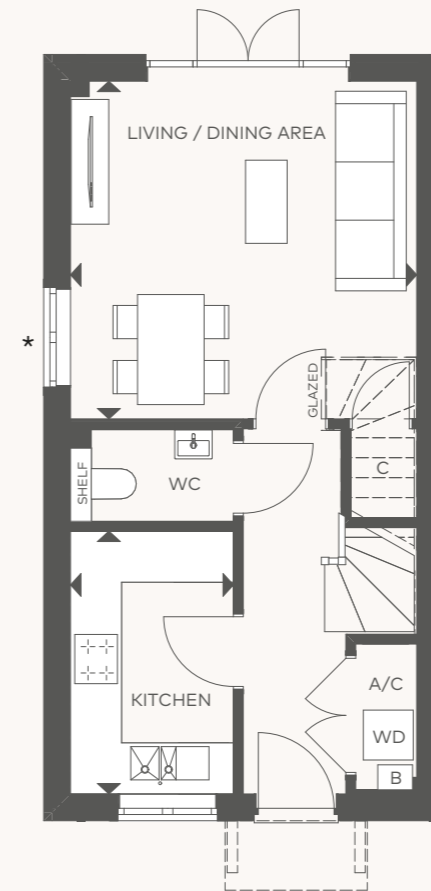


CGI of Plots 760 & 761.

(h) Denotes Handed Plot ◀▶ Measurement Points C Cupboard W Wardrobe B Boiler
A/C Airing Cupboard N Niche WD Space and plumbing for Washer Dryer A/C Airing Cupboard

*Window to plot 760 only

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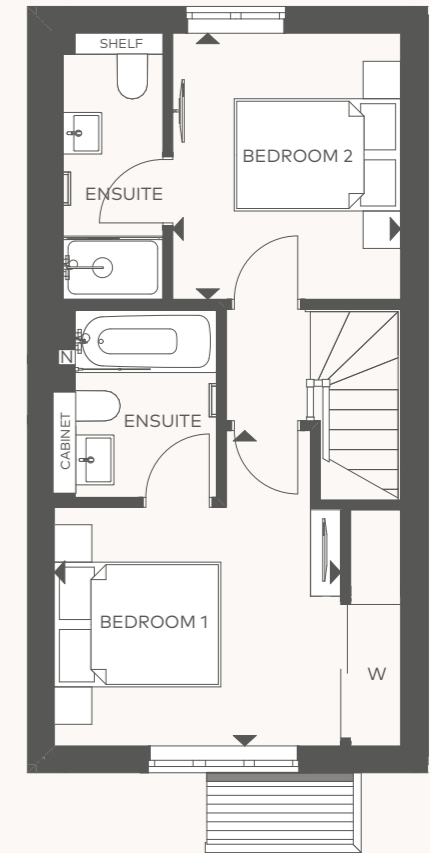


Ground Floor

Kitchen (home 760 & 761)
3.16m x 1.96m 10'4" x 6'5"

Kitchen (home 764 & 765)
3.23m x 2.03m 10'7" x 6'7"

Living / Dining Area
4.16m x 4.06m 13'8" x 13'4"



First Floor

Bedroom 1
3.79m x 3.44m 12'5" x 11'3"
(max) (max) (max) (max)

Bedroom 2
3.19m x 2.74m 10'5" x 8'11"

The Marinette

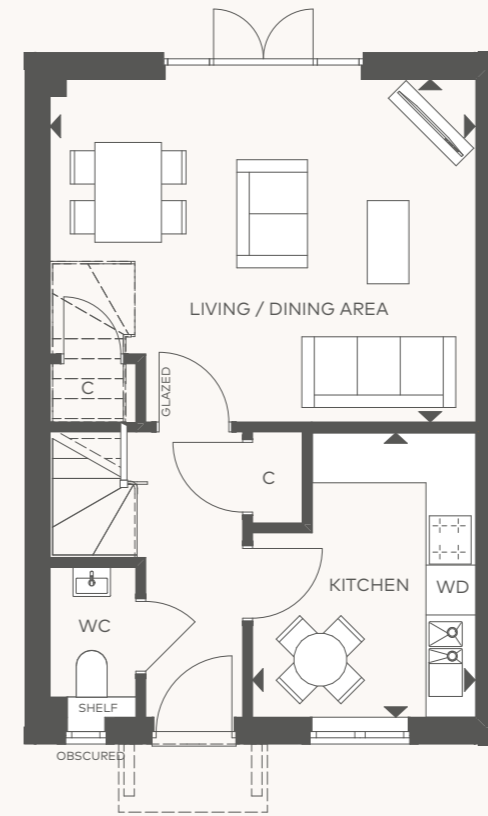
2 Bedroom House | Homes 625 & 626(h)



CGI of Plots 625 & 626.

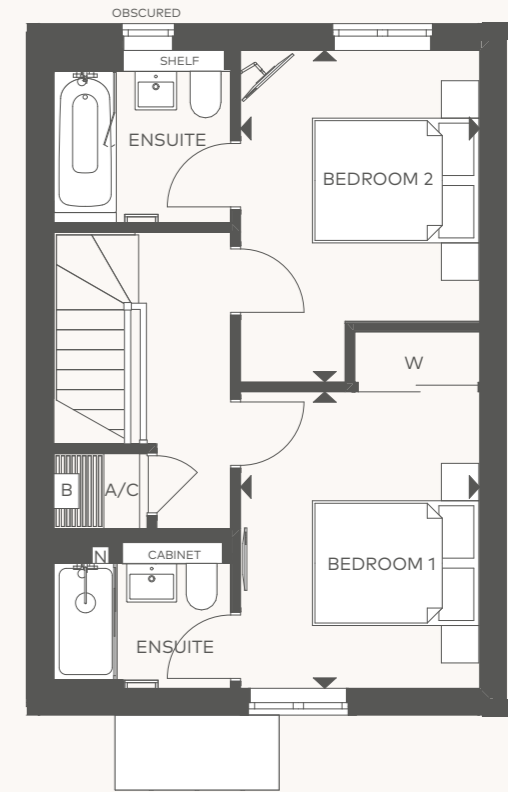
(h) Denotes Handed Plot ◀▶ Measurement Points C Cupboard W Wardrobe B Boiler
A/C Airing Cupboard N Niche WD Integrated Washer Dryer

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Ground Floor

Kitchen	3.49m x 2.74m	11'5" x 8'11"
	(max)	(max)
Living / Dining Area	5.18m x 4.19m	16'11" x 13'8"



First Floor

Bedroom 1	3.63m x 2.94m	11'11" x 9'7"
	(max)	(max)
Bedroom 2	4.06m x 2.94m	13'3" x 9'7"
	(max)	(max)

The Corvedale

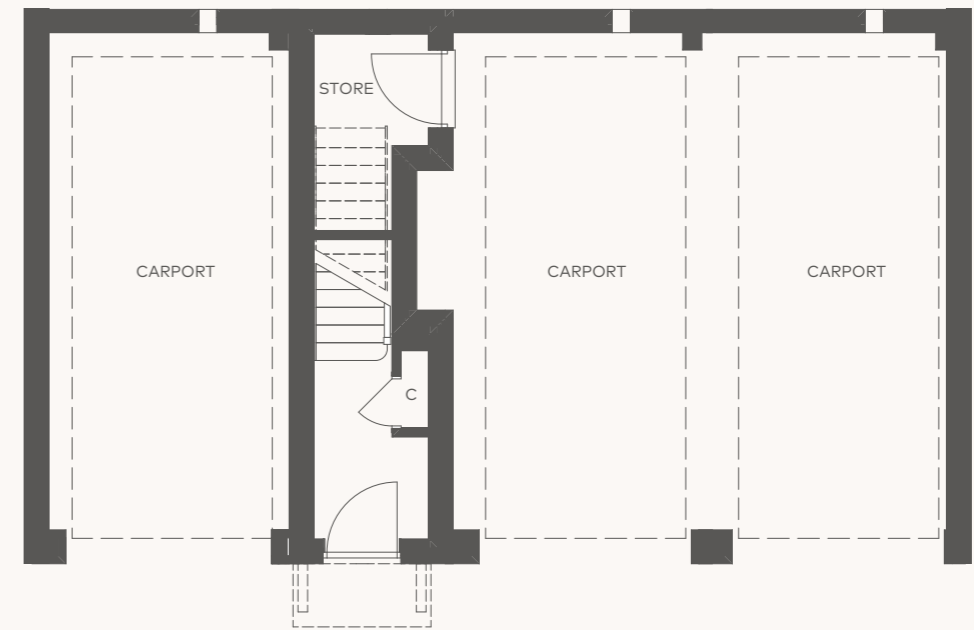
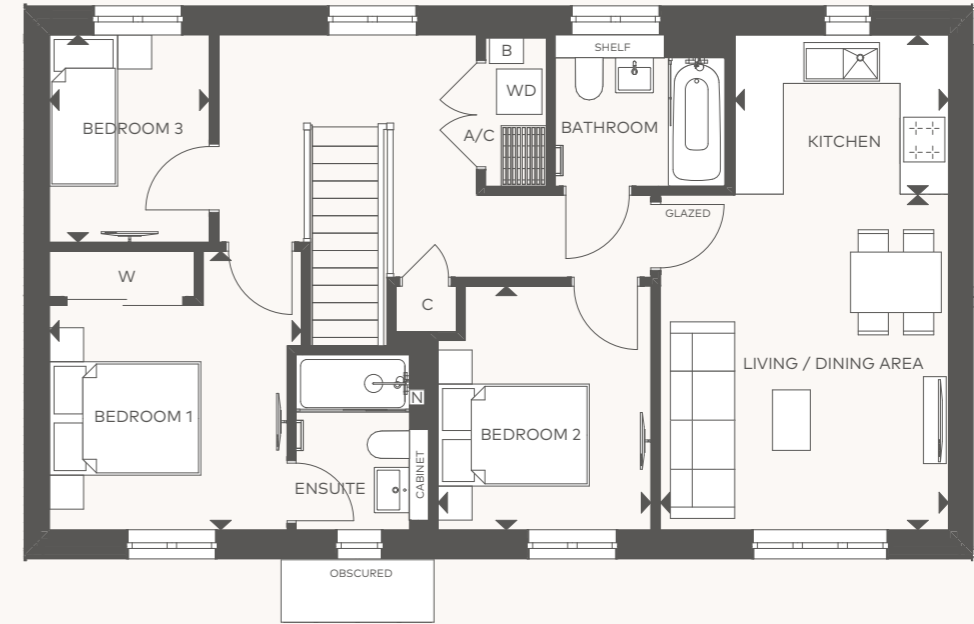
3 Bedroom Coach House | Home 624



CGI of Plot 624.

◀ Measurement Points C Cupboard W Wardrobe B Boiler
A/C Airing Cupboard N Niche WD Space and plumbing for Washer Dryer

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First Floor

Kitchen	2.82m x 2.12m	9'3" x 6'11"
Living / Dining Area	4.43m x 3.81m	14'6" x 12'6"
Bedroom 1	3.69m x 3.33m (max)	12'1" x 10'11" (max)
Bedroom 2	3.22m x 2.81m (max) (max)	10'7" x 9'3" (max) (max)
Bedroom 3	2.74m x 2.11m	8'11" x 6'11"

The Juniper

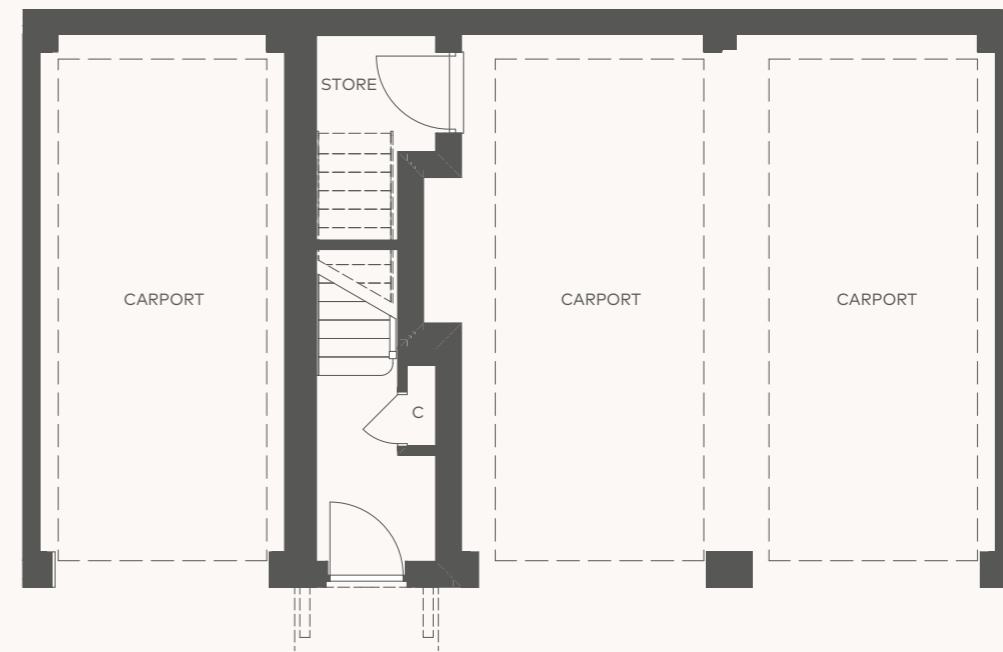
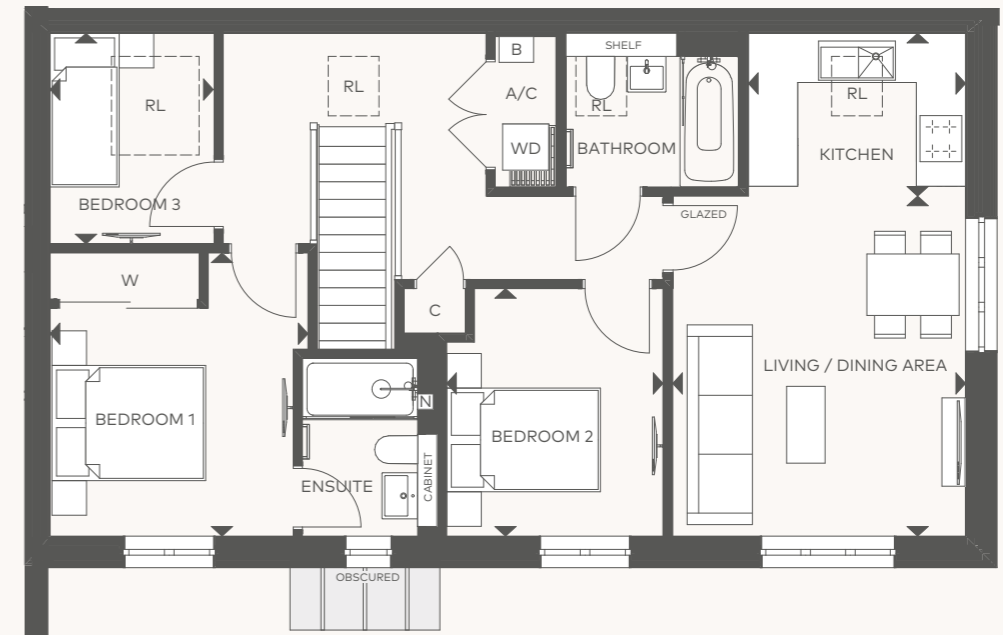
3 Bedroom Coach House | Home 769



CGI of Plot 769

◀ Measurement Points C Cupboard W Wardrobe B Boiler
 A/C Airing Cupboard N Niche WD Space and plumbing for Washer Dryer RL Roof Light

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First Floor

Kitchen 2.82m x 2.12m	9'3" x 6'11"
Living / Dining Area 4.43m x 3.81m	14'6" x 12'5"
Bedroom 1 3.69m x 3.35m (max) (max)	12'1" x 11'0" (max) (max)
Bedroom 2 3.22m x 2.81m (max) (max)	10'6" x 9'2" (max) (max)
Bedroom 3 2.74m x 2.12m	9'3" x 6'11"

The Willow

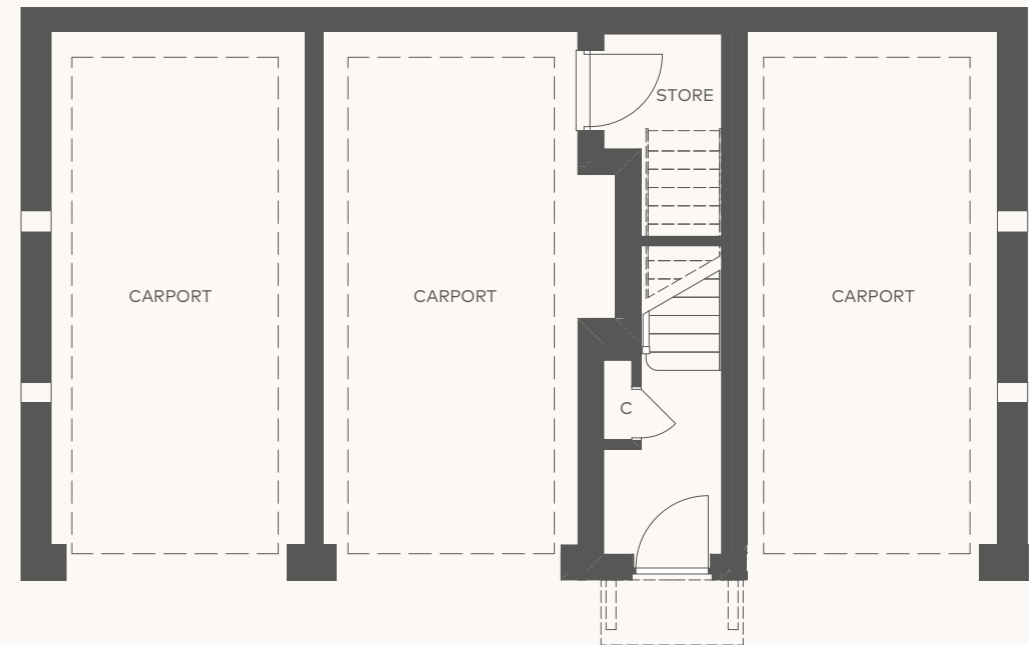
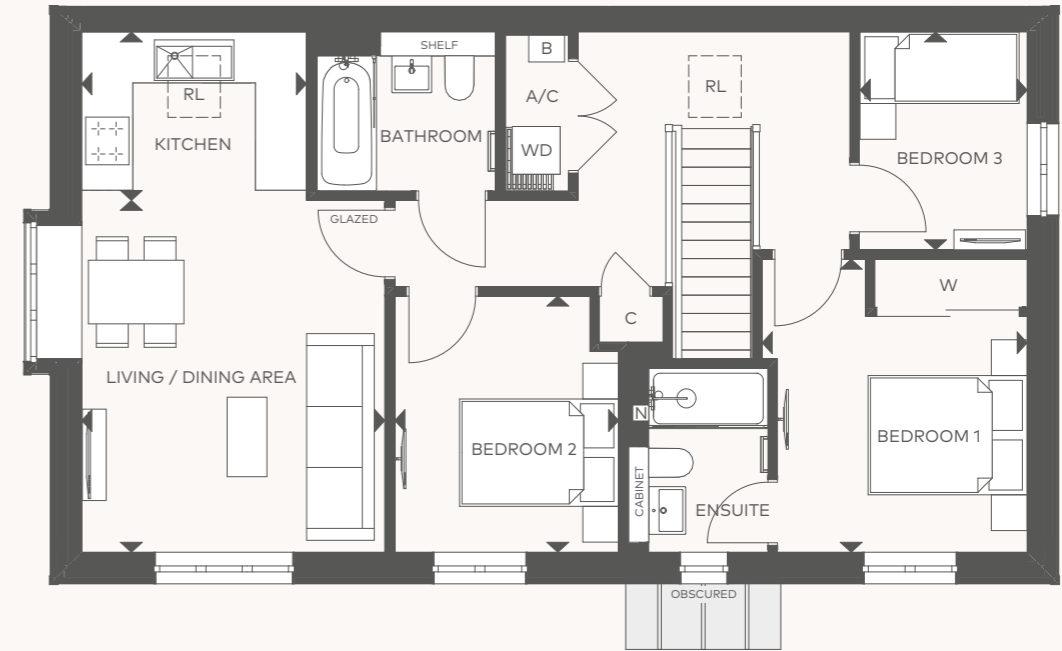
3 Bedroom Coach House | Home 759



CGI of Plot 759.

◀ Measurement Points C Cupboard W Wardrobe B Boiler
A/C Airing Cupboard N Niche WD Space and plumbing for Washer Dryer RL Roof Light

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First Floor

Kitchen	2.82m x 2.12m	9'3" x 6'11"
Living / Dining Area	4.43m x 3.81m	14'6" x 12'5"
Bedroom 1	3.69m x 3.33m (max)	12'1" x 10'11" (max)
Bedroom 2	3.22m x 2.81m (max) (max)	10'6" x 9'2" (max) (max)
Bedroom 3	2.74m x 2.10m	8'11" x 6'10"

The Lulworth

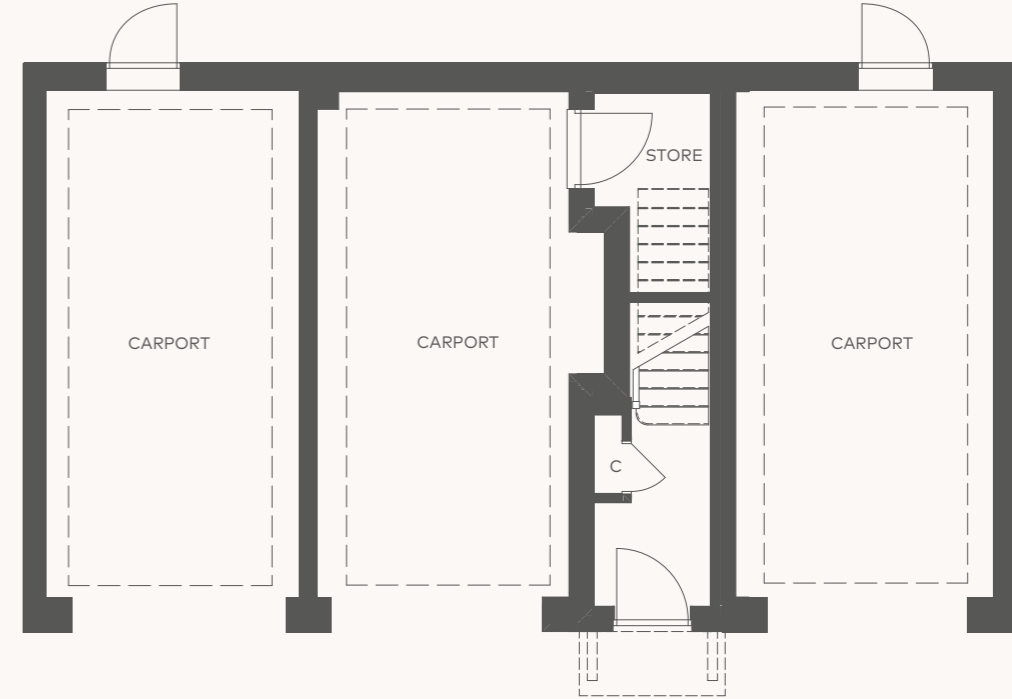
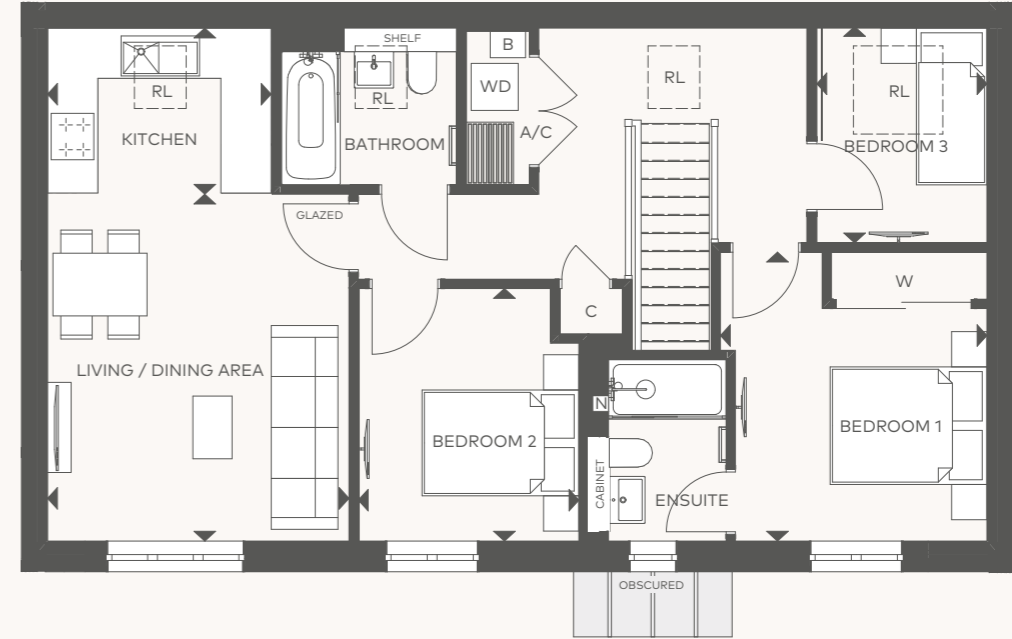
3 Bedroom Coach House | Home 615



CGI of Plot 615.

◀ Measurement Points C Cupboard W Wardrobe B Boiler
 A/C Airing Cupboard N Niche WD Space and plumbing for Washer Dryer RL Roof Light

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First Floor

Kitchen 2.85m x 2.12m	9'4" x 6'11"
Living / Dining Area 4.43m x 3.84m	14'6" x 12'7"
Bedroom 1 3.69m x 3.40m (max)	12'1" x 11'1" (max)
Bedroom 2 3.22m x 2.81m	12'1" x 10'6"
Bedroom 3 2.76m x 2.17m	9'0" x 7'1"

The Birch

3 Bedroom House | Homes 754(h), 755(h), 756, 757(h), 758, 762(h), 763, 770, 771(h), 772, 773(h), 774, 775(h), 776, 777 & 778(h)

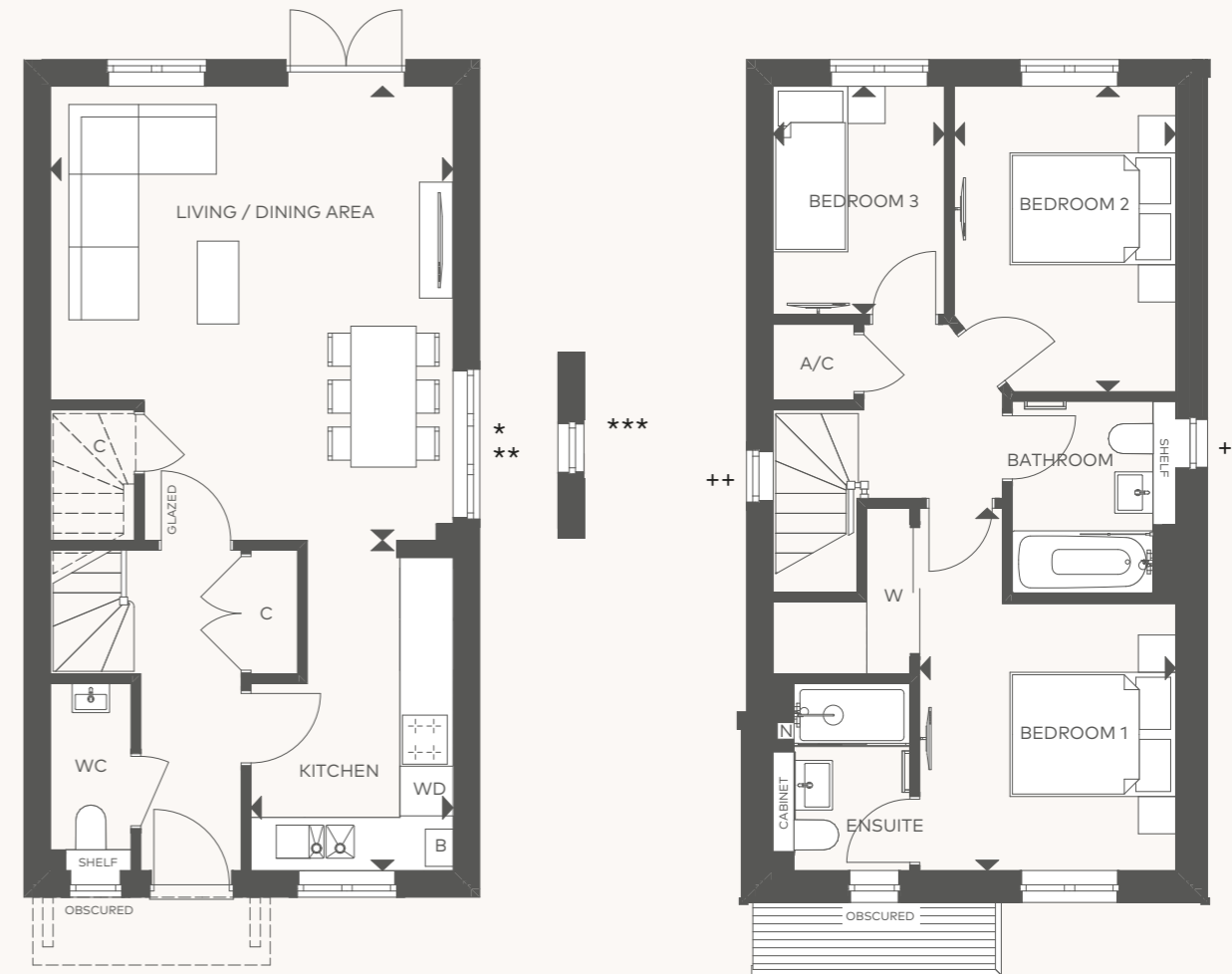


CGI of plots 770 & 771

(h) Denotes Handed Plot ◀▶ Measurement Points C Cupboard W Wardrobe
 B Boiler A/C Airing Cupboard N Niche WD Washer Dryer

*Large window to plots 756 & 758 only **No window to plots 757, 762, 763, & 770-777 ***Window to plots 754, 755 & 778
 +Window to plots 756, 758 & 778 ++Window to plots 757 & 758

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Ground Floor

Kitchen		
4.06m x 2.49m	13'3" x 8'1"	
Living / Dining Area		
5.55m x 4.91m	8'2" x 16'1"	
(max) (max)	(max) (max)	

First Floor

Bedroom 1		
4.44m x 3.14m	14'6" x 10'3"	
(max)	(max)	
Bedroom 2		
3.76m x 2.74m	12'3" x 8'11"	
(max)	(max)	
Bedroom 3		
2.83m x 2.13m	9'3" x 8'2"	

Room dimensions may slightly vary between plots. Speak to a sales consultant for further information

The Grayling

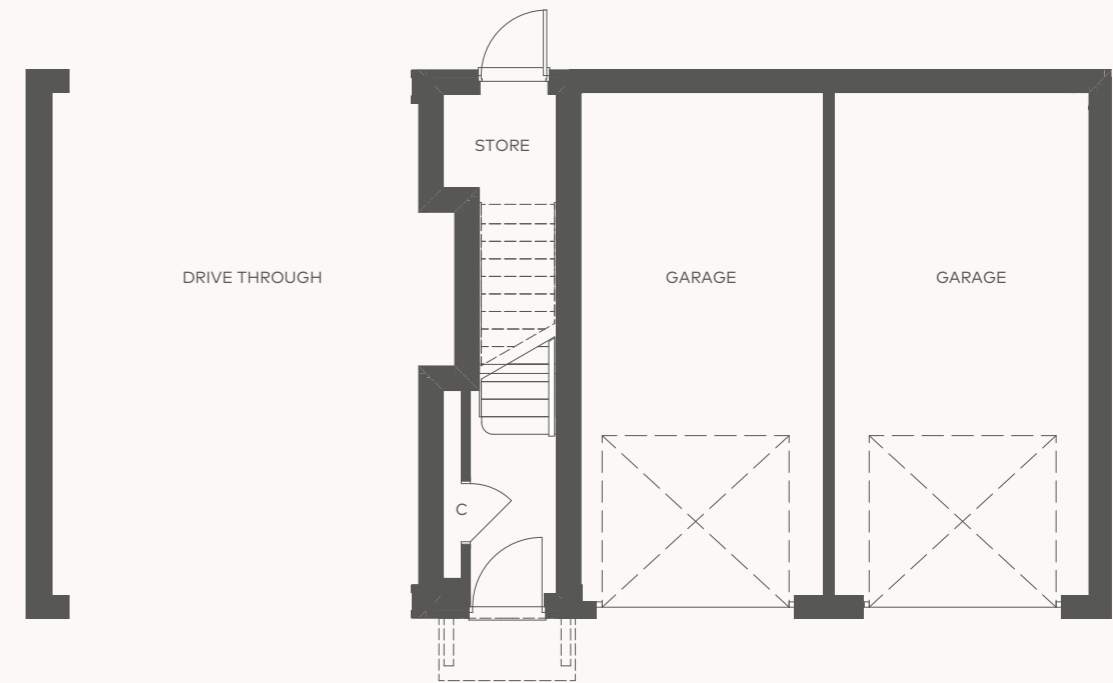
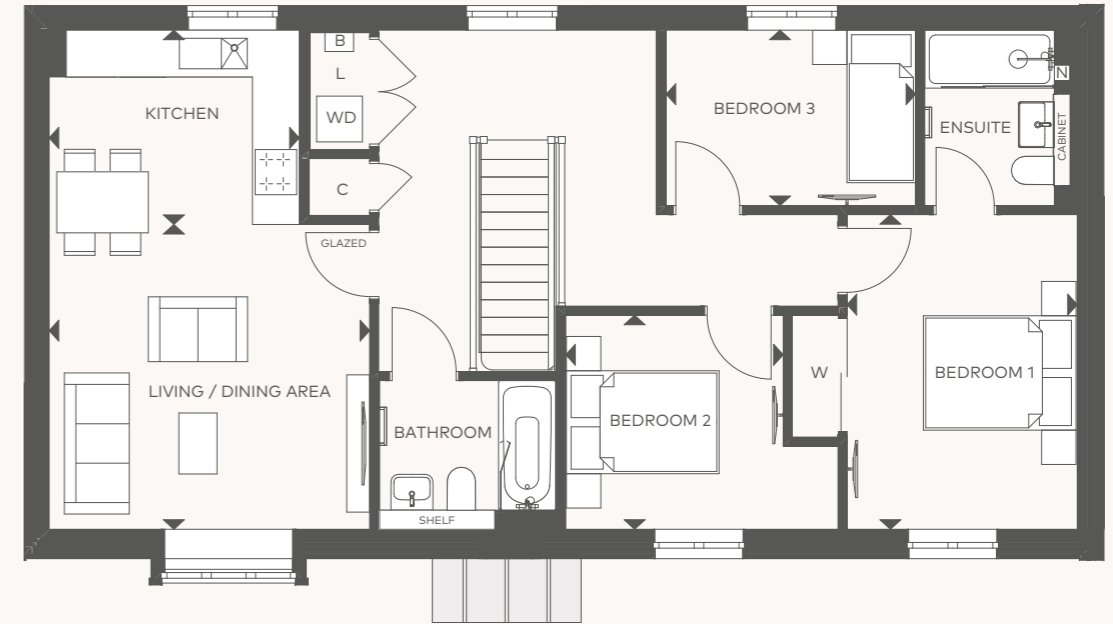
3 Bedroom Coach House | Home 609



CGI of Plots 607, 608 & 609.

(h) Denotes Handed Plot ◀▶ Measurement Points C Cupboard W Wardrobe B Boiler
 A/C Airing Cupboard L Laundry Cupboard N Niche WD Space and plumbing for Washer Dryer

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First Floor

Kitchen	3.28m x 2.55m	10'9" x 8'4"
Living / Dining Area	4.20m x 4.00m	13'9" x 13'1"
Bedroom 1	4.13m x 3.02m	13'6" x 9'10"
Bedroom 2	2.85m x 2.81m	9'4" x 9'2"
Bedroom 3	3.27 x 2.30m	10'8" x 7'6"

The Holly

3 Bedroom House | Homes 614(h) & 616

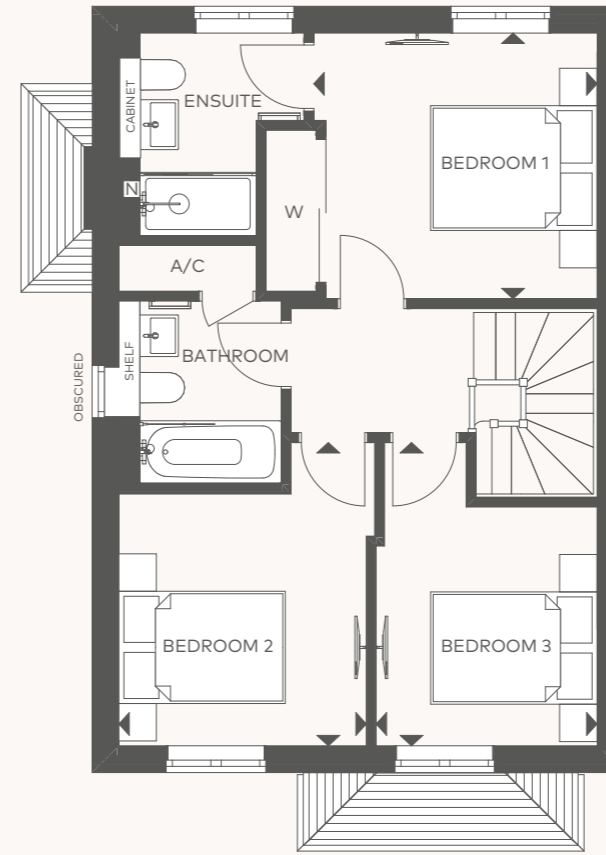


CGI of Plots 614, 615 & 616.

(h) Denotes Handed Plot ◀▶ Measurement Points C Cupboard W Wardrobe B Boiler
A/C Airing Cupboard N Niche WM Space and plumbing for Washing Machine TD Space and plumbing for Tumble Dryer

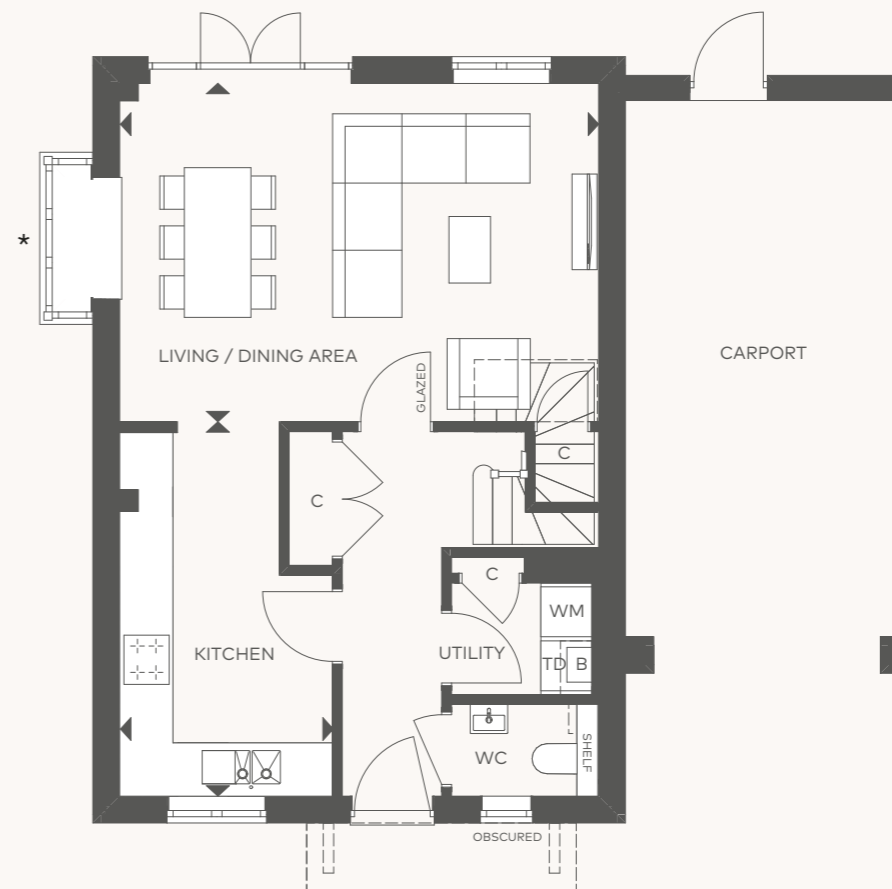
*No bay window to plot 614

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First Floor

Bedroom 1 3.40m x 3.19m (max)	11'2" x 10'5" (max)
Bedroom 2 3.65m x 2.97m (max)	11'11" x 9'9" (max)
Bedroom 3 3.65m x 2.66m (max)	11'11" x 8'8" (max)



Ground Floor

Living / Dining Area 5.75m x 4.07m	18'10" x 13'4"
Kitchen 2.56m x 4.50m (max)	8'4" x 14'9" (max)

The Rowan

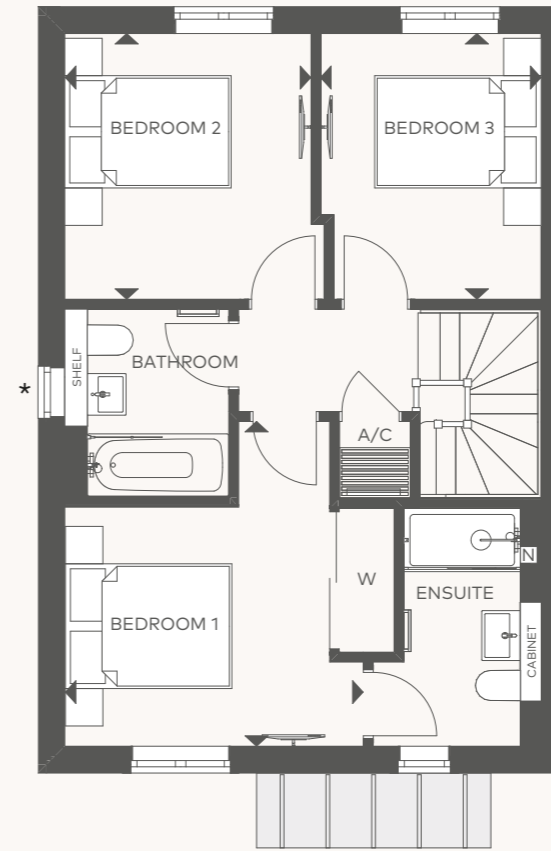
3 Bedroom House | Homes 608(h), 611(h), 612, 621, 623(h), 627(h), 629 & 766(h)



◀ Measurement Points C Cupboard W Wardrobe B Boiler A/C Airing Cupboard N Niche
WM Space and plumbing for Washing Machine TD Space and plumbing for Tumble Dryer

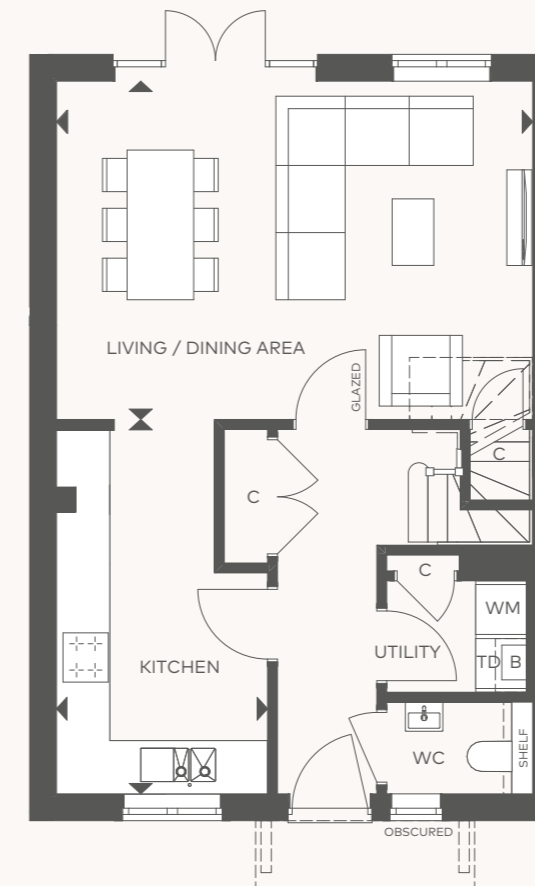
*Window to plots 612, 623 & 766 only

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First Floor

Bedroom 1 3.58m x 3.91m (max) (max)	12'9" x 11'8" (max) (max)
Bedroom 2 3.20m x 2.95m	10'5" x 9'8"
Bedroom 3 3.20m x 2.65m	10'5" x 8'8"



Ground Floor

Kitchen 4.50m x 2.47m (max) (max)	14'9" x 8'1" (max) (max)
Living Room 5.72m x 4.07m	18'9" x 13'4"

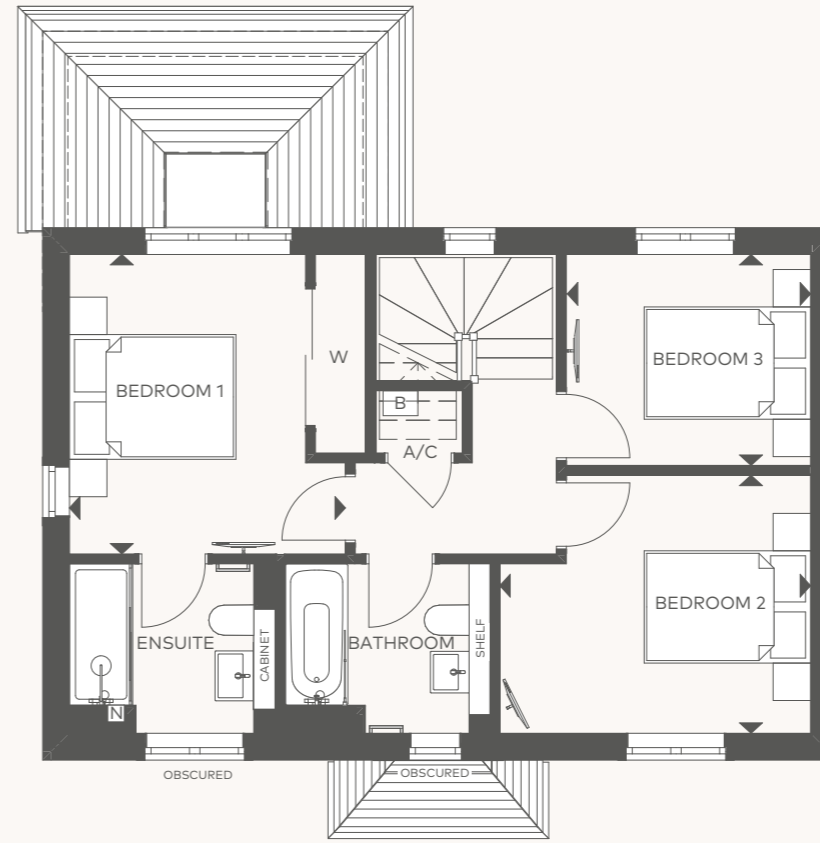
The Glanville

3 Bedroom House | Home 613



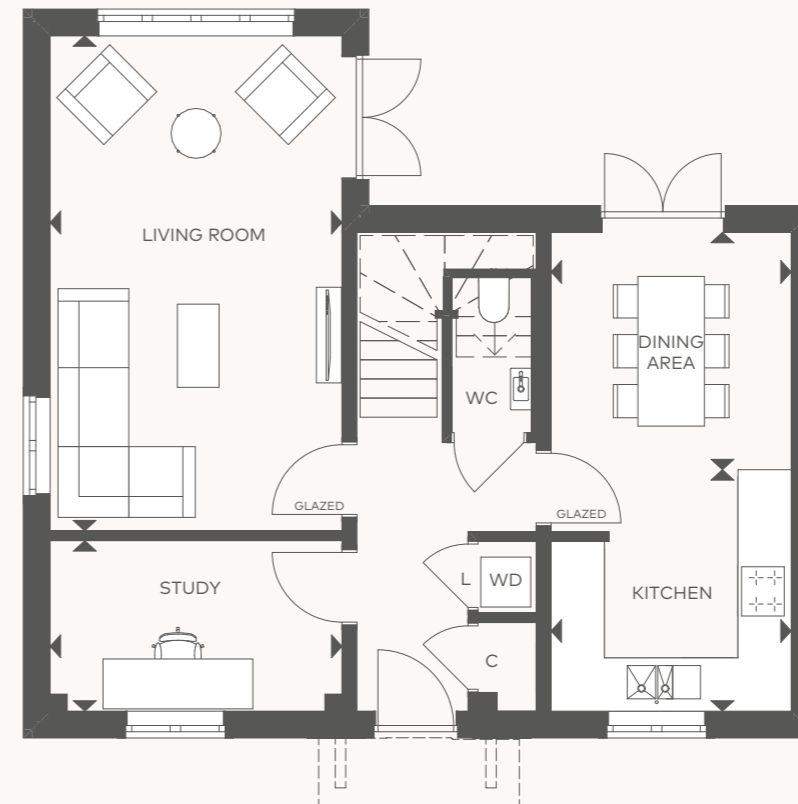
◀ Measurement Points C Cupboard W Wardrobe B Boiler
 A/C Airing Cupboard L Laundry Cupboard N Niche WD Space and plumbing for Washer Dryer

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First Floor

Bedroom 1 3.60m x 3.32m (max)	11'9" x 10'10" (max)
Bedroom 2 3.74m x 3.10m (max)	12'3" x 10'2" (max)
Bedroom 3 2.92m x 2.54m	9'7" x 8'3"



Ground Floor

Kitchen 2.90m x 2.89m	9'6" x 9'5"
Dining Area 2.89m x 2.85m	9'5" x 9'4"
Living Room 5.95m x 3.51m	19'6" x 11'6"
Study 3.51m x 2.05m	11'6" x 6'8"

The Swan

4 Bedroom House | Homes 617, 618(h), 619 & 620

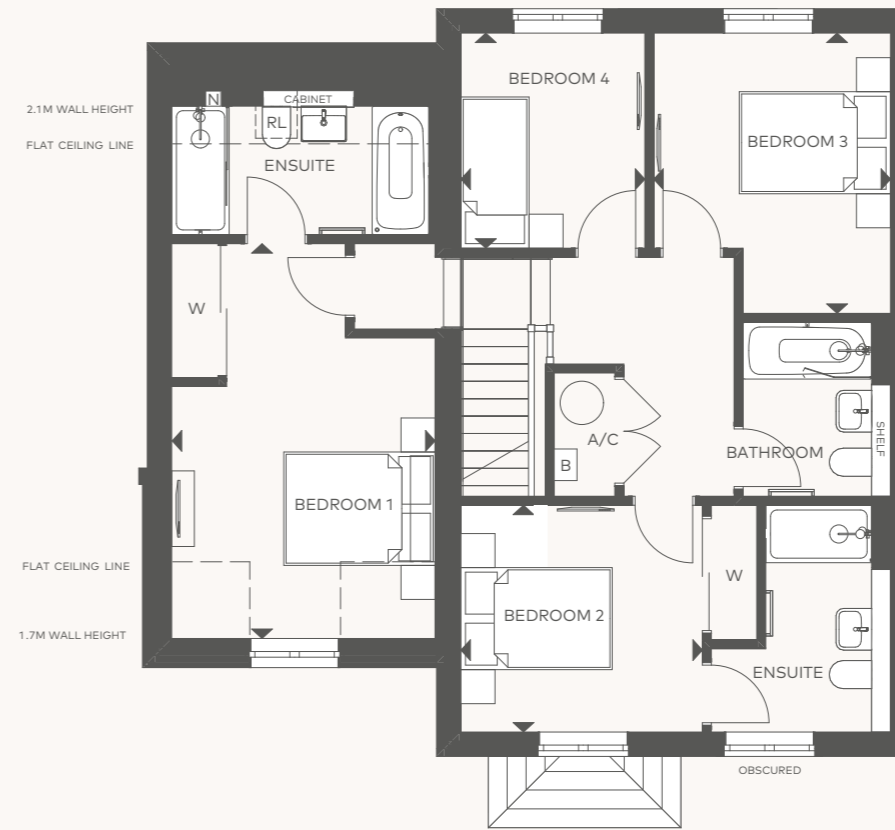


CGI of Plots 617 & 618.

(h) Denotes Handed Plot ◀▶ Measurement Points C Cupboard W Wardrobe B Boiler
 A/C Airing Cupboard CLKS Cloakroom N Niche WD Washer Dryer RL Roof Light

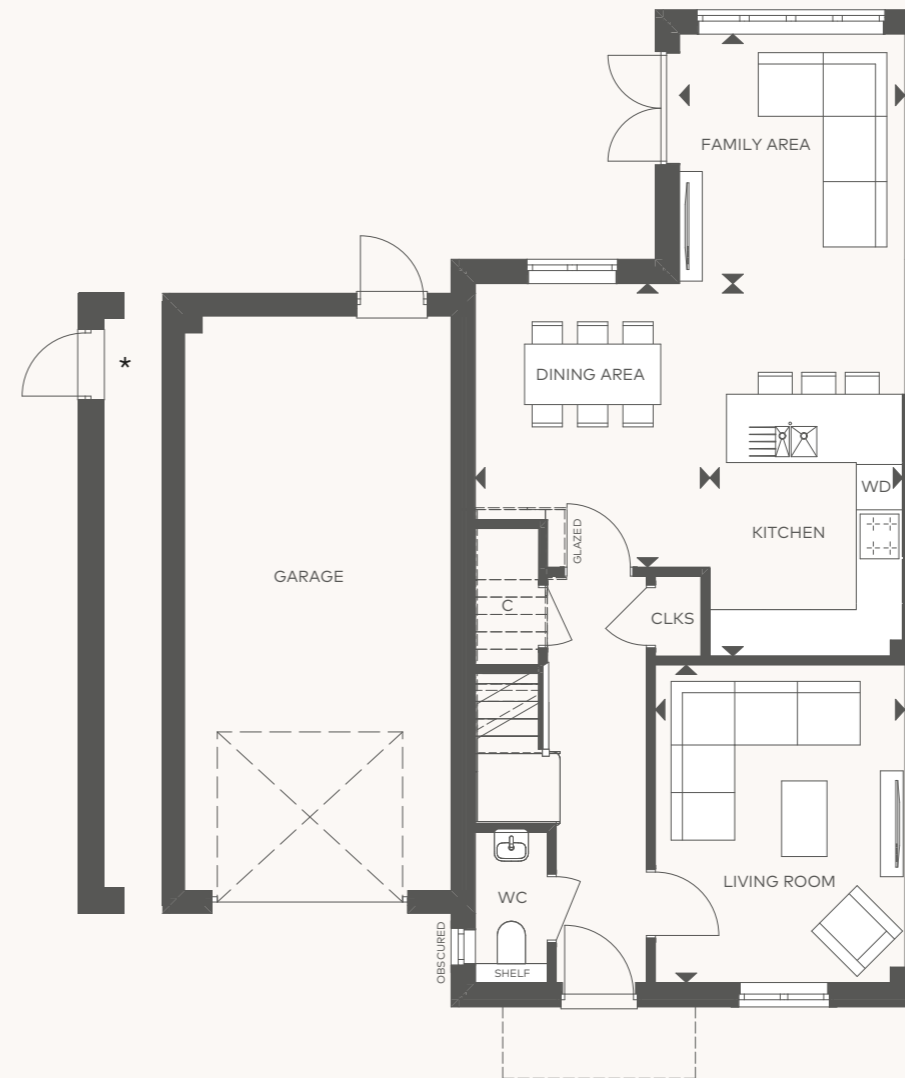
*Garage door located on side to plot 620 only

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First Floor

Bedroom 1 5.22m x 3.48m (max)	17'1" x 11'4" (max)
Bedroom 2 3.19m x 3.00m	10'5" x 9'10"
Bedroom 3 3.71m x 3.13m (max) (max)	12'1" x 10'3" (max) (max)
Bedroom 4 2.85m x 2.43m	9'4" x 7'11"



Ground Floor

Kitchen 4.93m x 2.55m	16'1" x 8'4"
Dining Area 3.75m x 3.10m (max) (max)	12'3" x 10'2" (max) (max)
Family Area 3.30m x 2.98m	10'9" x 9'9"
Living Room 4.20m x 3.30m	13'9" x 10'9"

The Beech

4 Bedroom House | Homes 610, 622 & 628

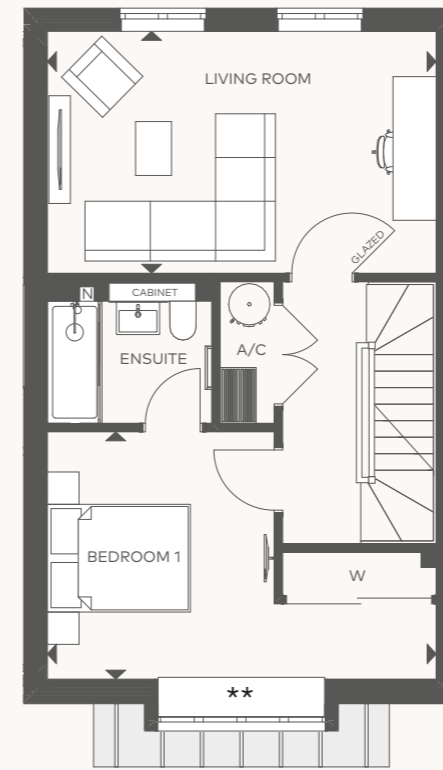


CGI of Plot 610, 611 & 612.

(h) Denotes Handed Plot ◀ ▶ Measurement Points C Cupboard W Wardrobe B Boiler
 A/C Airing Cupboard N Niche WM Space and plumbing for Washing Machine TD Space and plumbing for Tumble Dryer

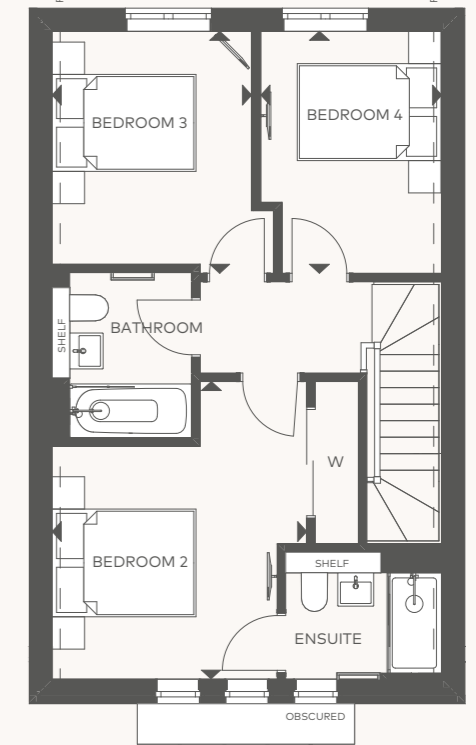
*Garage and garage door to plot 610 only **Bay window to plot 610 only

Floorplans shown for Woodhurst Park 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. Please ask a Sales Consultant for further information.



First Floor

Living Room		
5.48m x 3.44m	17'11"	x 11'3"
Bedroom 1		
5.48m x 3.51m	17'11"	x 11'6"
(max) (max)	(max)	(max)



Second Floor

Bedroom 2		
4.21m x 3.61m	13'9"	x 11'10"
(max) (max)	(max)	(max)
Bedroom 3		
3.44m x 2.84m	11'3"	x 9'3"
(max)	(max)	
Bedroom 4		
3.44m x 2.58m	11'3"	x 8'5"
(max)		(max)



Ground Floor

Family / Dining Area		
5.48m x 3.05m	17'11"	x 10'0"
Kitchen		
4.27m x 3.32m	17'11"	x 10'0"
(max) (max)	(max)	(max)

The Maple

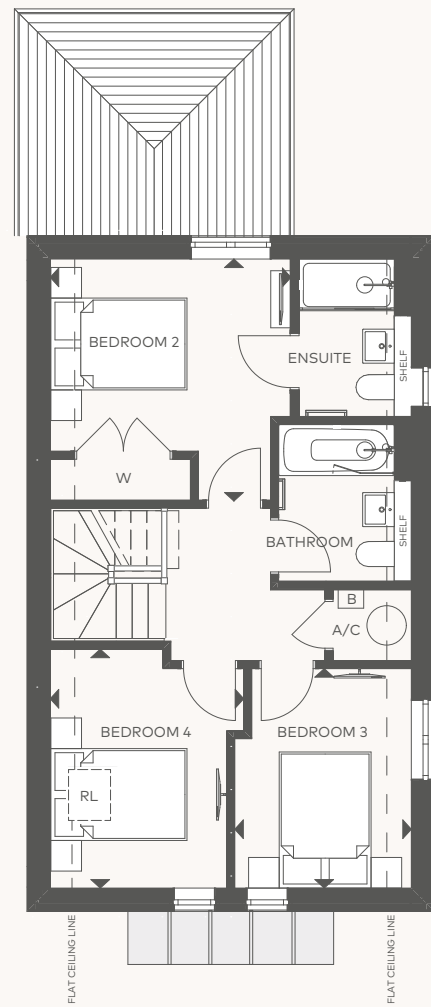
4 Bedroom House | Homes 607 & 630



CGI of Plot 630.

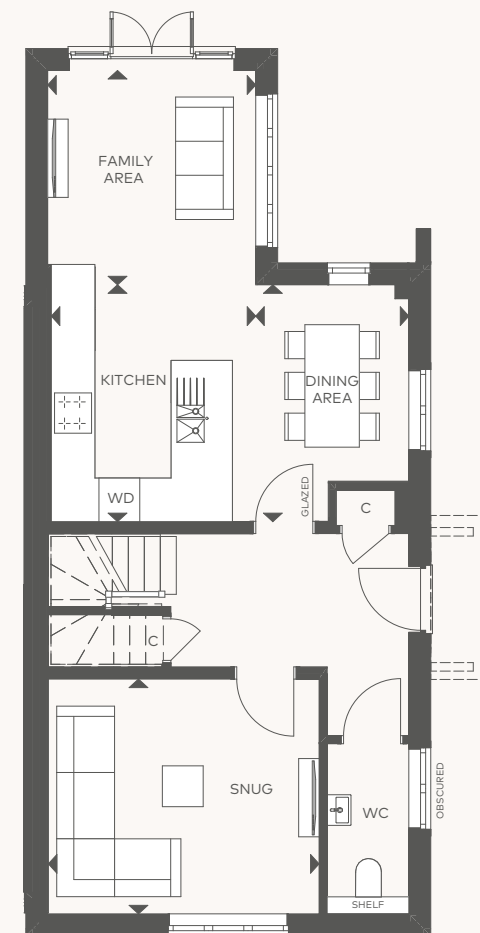
(h) Denotes Handed Plot ◀▶ Measurement Points C Cupboard W Wardrobe B Boiler
A/C Airing Cupboard WD Washer Dryer N Niche RL Roof Light

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Second Floor - Home 607

Bedroom 2 3.56m x 3.54m (max) (max)	11'8" x 11'7" (max) (max)
Bedroom 3 3.23m x 2.59m (max) (max)	10'6" x 8'6" (max) (max)
Bedroom 4 3.51m x 2.84m (max) (max)	11'6" x 9'3" (max) (max)

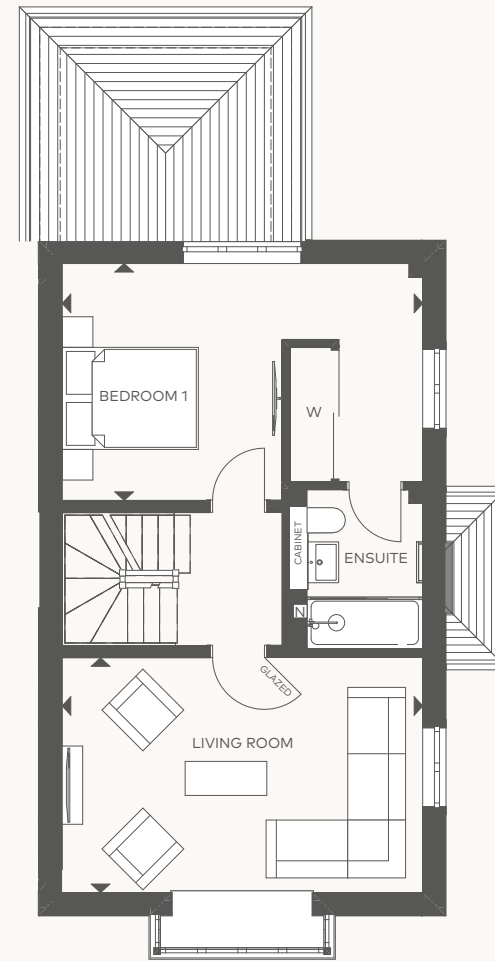


First Floor - Home 607

Living Room 5.30m x 3.45m	17'4" x 11'3"
Bedroom 1 5.30m x 3.48m	17'4" x 11'5"

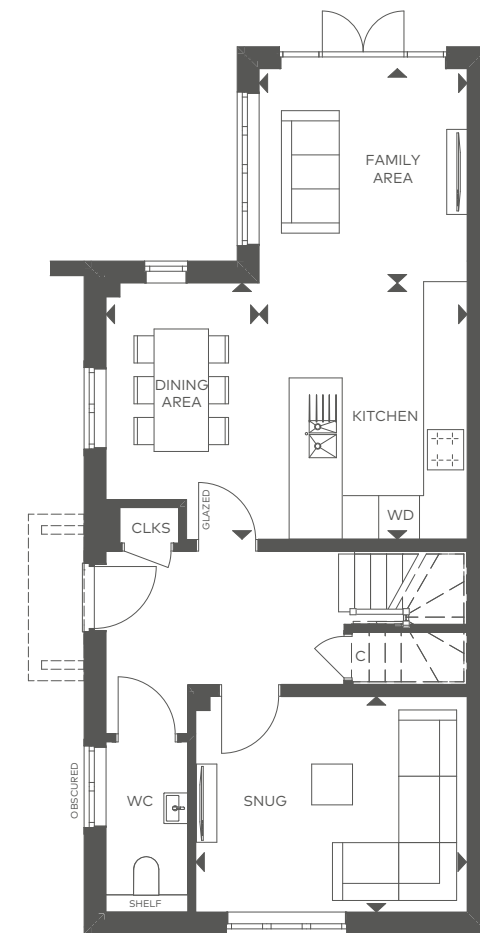
Ground Floor - Home 607

Kitchen 3.48m x 3.00m	11'5" x 9'10"
Family Area 3.15m x 3.06m	10'4" x 10'0"
Dining Area 3.48m x 2.25m (max) (max)	11'5" x 7'4" (max) (max)
Snug 3.98m x 3.40m	13'0" x 11'3"



Second Floor - Home 630

Bedroom 2 3.56m x 3.54m (max) (max)	11'8" x 11'7" (max) (max)
Bedroom 3 3.23m x 2.59m (max) (max)	10'6" x 8'6" (max) (max)
Bedroom 4 3.51m x 2.84m (max) (max)	11'6" x 9'3" (max) (max)

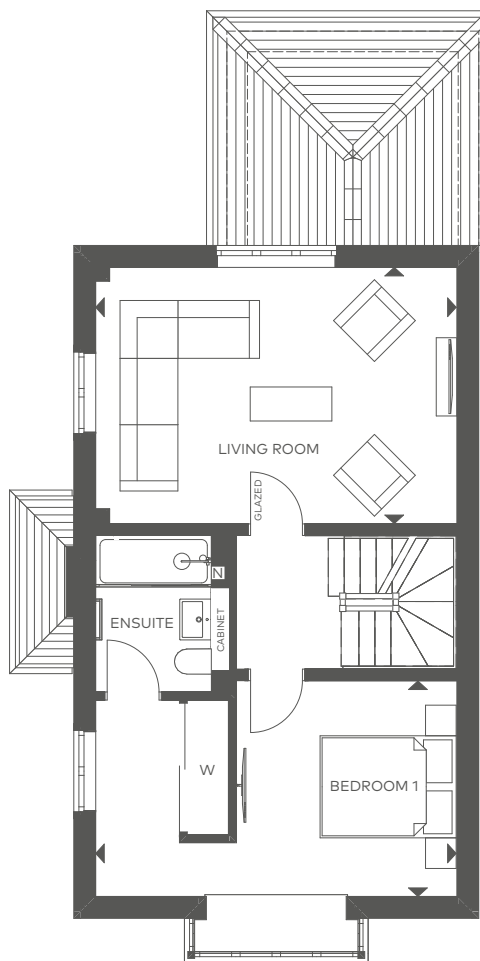


First Floor - Home 630

Living Room 5.30m x 3.45m	17'4" x 11'3"
Bedroom 1 5.30m x 3.48m	17'4" x 11'5"

Ground Floor - Home 630

Kitchen 3.48m x 3.00m	11'5" x 9'10"
Family Area 3.15m x 3.06m	10'4" x 10'0"
Dining Area 3.48m x 2.25m (max) (max)	11'5" x 7'4" (max) (max)
Snug 3.98m x 3.40m	13'0" x 11'3"





Lift to reveal floorplans

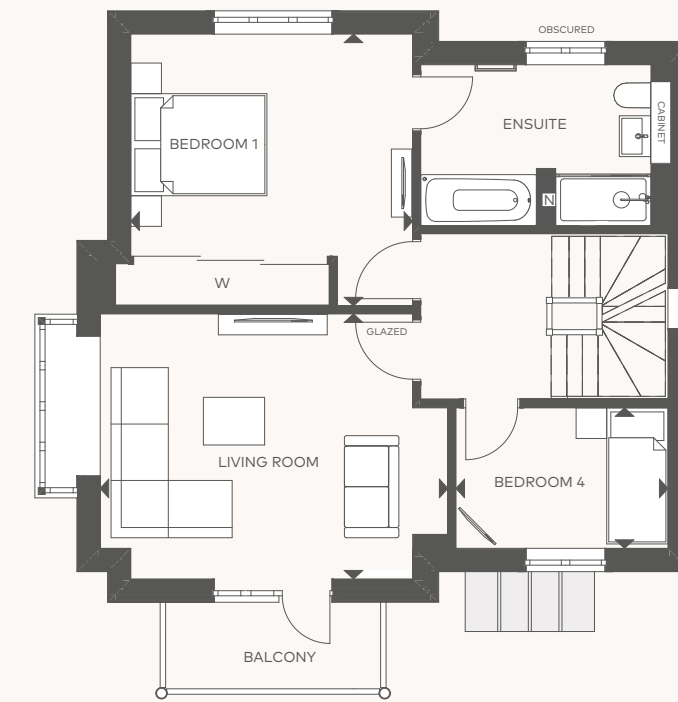
The Fairchild

4 Bedroom House | Home 750

CGI of Plot 750.

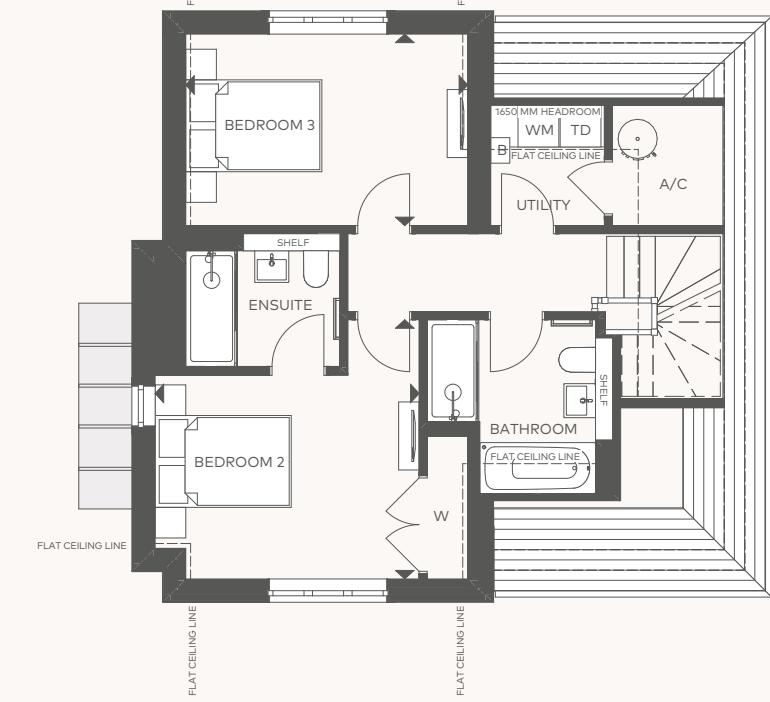
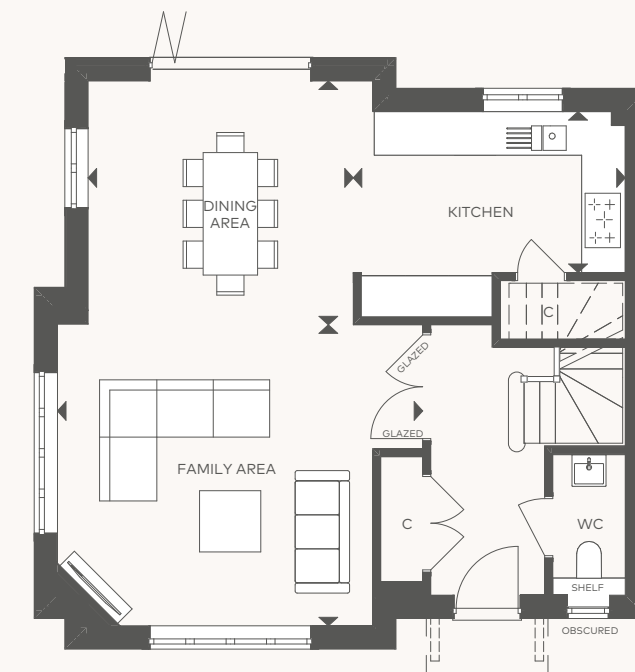
◀ Measurement Points C Cupboard W Wardrobe B Boiler A/C Airing Cupboard N Niche
 WM Space and plumbing for Washing Machine TD Space and plumbing for Tumble Dryer

Floorplans shown for Woodhurst Park 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. Please ask a Sales Consultant for further information.



First Floor

Living Room 5.11m x 3.90m (max) (max)	17'7" x 14'6" (max) (max)
Bedroom 1 4.14m x 3.99m (max)	13'7" x 13'1" (max)
Bedroom 4 3.12m x 2.06m	10'2" x 6'9"



Second Floor

Bedroom 2 3.88m x 3.81m (max) (max)	12'8" x 12'5" (max) (max)
Bedroom 3 4.14m x 2.82m	13'7" x 9'2"

Ground Floor

Kitchen 4.00m x 2.37m	13'1" x 7'9"
Family Area 5.37m x 4.42m (max) (max)	17'7" x 14'6" (max) (max)
Dining Area 3.90m x 3.58m	12'9" x 11'9"

The Goldcrest

5 Bedroom House | Homes 751, 752(h) & 753

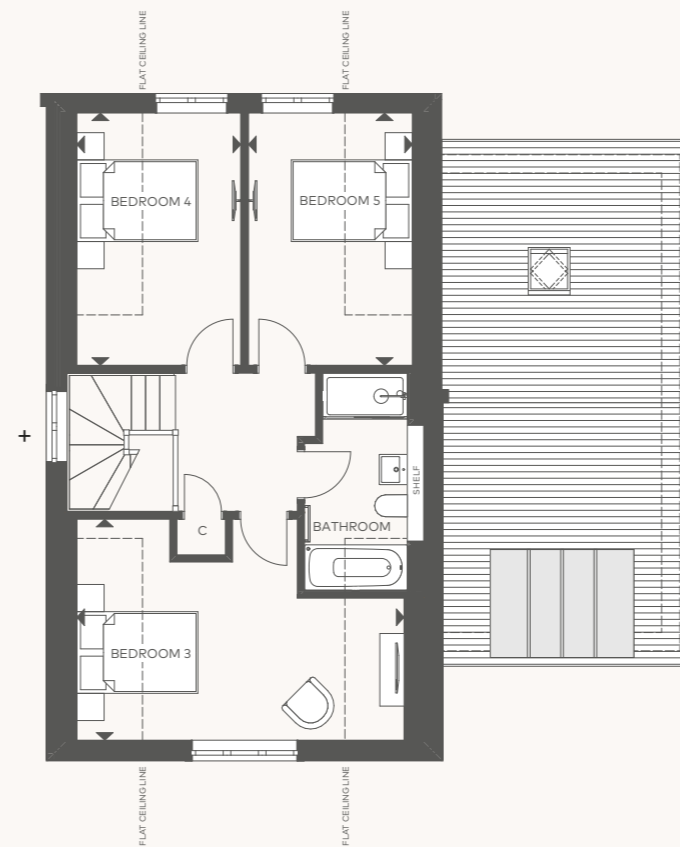


CGI of Plot 751.

(h) Denotes Handed Plot ◀▶ Measurement Points C Cupboard W Wardrobe B Boiler
A/C Airing Cupboard N Niche WM Space and plumbing for Washing Machine TD Space for Tumble Dryer

*Door to plot 752 only **Window to plots 751 & 753 only ***Smaller window to plot 752
+Window to plots 751 & 753 only ++Garage door to plot 753

Floorplans shown for Woodhurst Park 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. Please ask a Sales Consultant for further information.

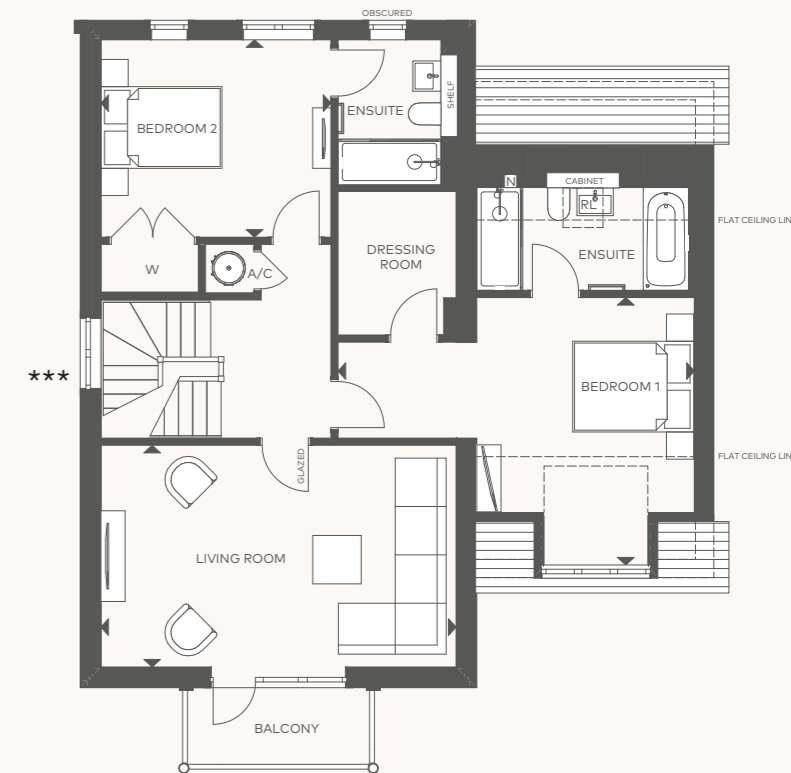


Second Floor

Bedroom 3 5.40m x 3.65m (max)	17'9" x 12'0" (max)
Bedroom 4 4.17m x 2.70m	13'8" x 8'10"
Bedroom 5 4.17m x 2.70m	13'8" x 8'10"

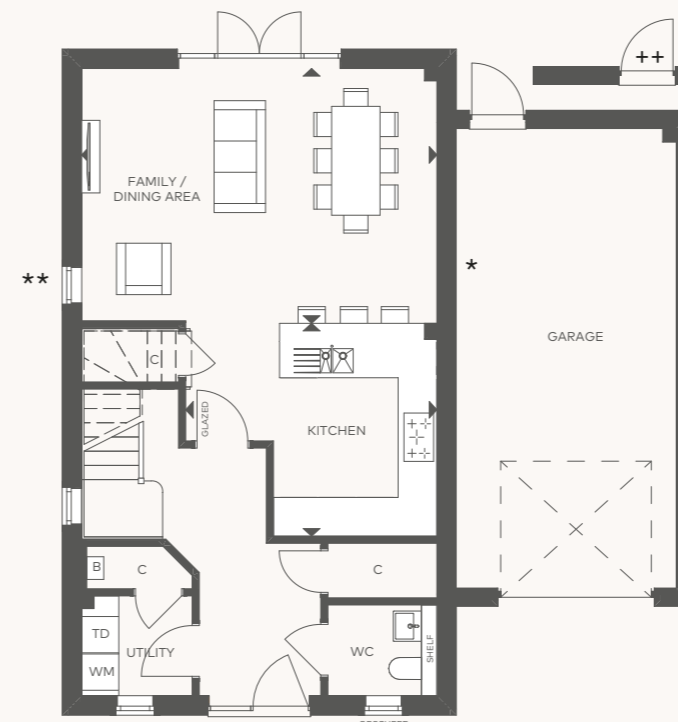
First Floor

Living Room 5.87m x 3.66m	19'3" x 12'0"
Bedroom 1 5.90m x 4.10m (max)	19'4" x 13'5" (max)
Bedroom 2 3.79m x 3.26m	12'5" x 10'8"



Ground Floor

Kitchen 4.15m x 3.51m (max)	13'7" x 11'6" (max)
Family / Dining Area 5.87m x 4.21m	19'3" x 13'10"





Supert
Specification

The Houses & Coach Houses

KITCHENS

- Individually designed layouts
- Laminate worktops to 2 and 3 bedroom homes
- Stone worktops to 4 and 5 bedroom homes
- Porcelain tile splashback
- Bosch stainless steel appliances including:
 - Integrated microwave
 - Multi-function oven
 - Induction hob
 - Integrated dishwasher
 - Integrated larder fridge and integrated larder freezer or integrated 70/30 fridge freezer*
 - Integrated washer dryer*
 - Extractor hood
- Stainless steel sink with chrome mixer tap
- Feature LED lighting and downlights
- Karndean flooring

UTILITY / LAUNDRY CUPBOARD

- Utilities will have space and plumbing provided for free-standing washing machine and tumble dryer with laminate worktop above*
- Laundry cupboards will have space and plumbing provided for free-standing washer dryer*
- Karndean flooring



CONTEMPORARY BATHROOMS

- Basin with vanity below and single lever basin mixer
- Wall mounted WC, soft-closing set, concealed cistern and dual flush plate
- Shower enclosure ensuite feature a glass sliding door or glass enclosure, thermostatic mixer and wall mounted shower rail*
- Baths to feature a two-panel bath screen, thermostatic mixer and shower riser rail*
- Mirrored cabinet with open shelving element, shaver socket and concealed lighting*
- Contemporary mirror to be fitted over basin*
- Tiled niche within shower area*
- Chrome heated towel rail
- Recessed LED downlights
- Ceramic wall tiling to selected areas
- Karndean flooring

CLOAKROOM

- Basin with vanity below* and single lever basin mixer
- Wall mounted WC, soft-closing seat, concealed cistern and dual flush plate
- Contemporary mirror to be fitted over basin*
- Ceramic wall tiling to selected areas
- Karndean flooring

ELECTRICAL FITTINGS & HOME ENTERTAINMENT

- Television (Sky Q/terrestrial) point to main living room/area
- Television (terrestrial) point to all bedrooms and study*
- Data points will be provided adjacent to every television point
- Pendant lighting to feature in living rooms/areas, family areas, dining areas, hallways, landings, bedrooms and study*

HEATING

- Gas fired central heating and hot water system fitted with combination boiler to 2 & 3 bedroom homes
- Gas fired central heating with mains pressure hot water and cylinder to 4 & 5 bedroom homes
- Underfloor heating to ground floor only with radiators to the first and second floors*
- Radiators throughout coach houses

INTERIOR FINISHES

- Two panelled internal doors with polished chrome door furniture
- Feature glazed door(s) to selected areas*
- Painted staircase* with oak effect handrail
- Bedroom 1 will feature either a dressing room or wardrobe with bespoke sliding doors and fitted interiors*
- Wardrobes to remaining bedrooms will be fitted with a shelf/hanging rail*
- Karndean flooring to hallway
- Carpet laid to remainder of the property

SECURITY & PEACE OF MIND

- External light provided to front and wiring for external lighting to rear of property*
- 10 Year Premier Guarantee issued on build completion

EXTERNAL FEATURES

- Landscaping to front of the properties and turf to the rear garden*
- Patio area*
- External tap*

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 Homes 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 Homes 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.


*Where applicable.



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.

A photograph of a man and a woman smiling and shaking hands with a person whose back is to the camera. The man is on the left, wearing a grey polo shirt, and the woman is on the right, wearing a red top. They are sitting at a wooden table with papers and a white mug. The background is a bright, modern interior.

Customer service is our priority

The service we provide is focused on making the home buying process as straightforward and enjoyable as possible. From exchange of contracts, we will provide you with a Customer Relations Representative to ensure you always have an expert to talk to. We will provide regular updates on the progress of construction, and invite you to choose the interior of your home from a selection of carefully designed palettes. Prior to legal completion, we will invite you to visit for a full Home Demonstration to personally show you all the functions and facilities of your home. Following completion, we will also include a Berkeley 2 year warranty with the 10 Year Premier building warranty.

**98% of customers
would recommend us
to their friends**

.....

**Our planting schemes are
created to encourage eco
systems of the natural world**

.....

**With a net promoter score of
74.9, we have industry-leading
customer service**

Designed for life

Our customers are at the heart of all our decisions. We aim to understand their needs and consistently meet or exceed their expectations. The service we provide is professional, efficient and helpful to make the home buying process as straightforward and enjoyable as possible. Our levels of customer service aim to be comparable to other top brands.

Customer service is our priority

All our customers are provided with a commitment that when they buy a new home from Berkeley they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience. Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

Green living and sustainable development is top of our agenda

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are

built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy-efficient white goods.

Quality is at the heart of everything we do

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10-year warranty all new homes receive, Berkeley operates a 2-year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.



Proud to be members of the Berkeley Group of companies

Berkeley
Designed for life

St Edward
Designed for life

St George
Designed for life

St James
Designed for life

St William
Designed for life

St Joseph
Designed for life

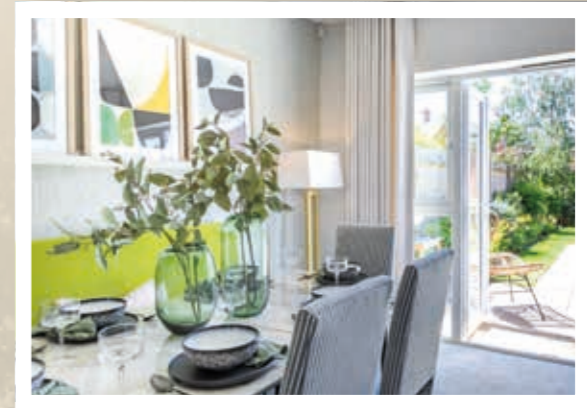
Unparalleled choice of homes in the most sought after locations

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type.

From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages, to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A commitment to creating sustainable communities

Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: We want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



A commitment to the future

Over the years, The Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments. Our Vision is Berkeley's plan for the business, designed to raise standards higher still. Our goal is to be a world-class company creating successful, sustainable places where people aspire to live. We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously. Our plan for the business has five areas of focus: Customers, Homes, Places, Operations and Our People.

OUR VISION

To be a world-class business generating long-term value by creating successful, sustainable places where people aspire to live.

CUSTOMER SERVICE IS OUR PRIORITY

We aim to put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

HIGH QUALITY HOMES

When you buy a new home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.

GREAT PLACES

We seek to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and amenities. These are places where people choose to live, work and spend their time and which directly encourage people's well-being and quality of life.

EFFICIENT AND CONSIDERATE OPERATIONS

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

A COMMITMENT TO PEOPLE AND SAFETY

Safety is a high priority on all of our construction sites. We also aim to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.

BERKELEY FOUNDATION

Berkeley takes social responsibility very seriously. In 2011 we set up The Berkeley Foundation, with the aim of supporting Britain's young people and their communities. We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff. We have set a goal for The Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.

www.berkeleyfoundation.org.uk



**WOODHURST
PARK**
WARFIELD | BERKSHIRE



Maps are not to scale and show approximate locations only.

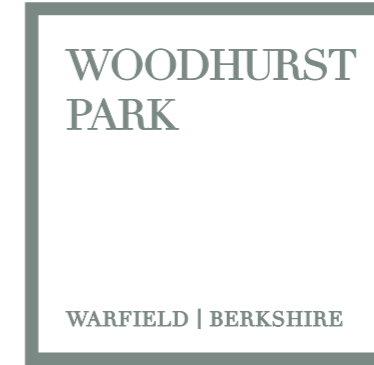
From the South and West

Leave the M3 at junction 3, then at the roundabout take the first exit onto the A322 towards Bracknell/Bagshot. Continue forward, at the next roundabout take the second exit onto the A322 towards Bracknell/Reading and continue forward at the next set of traffic lights. At the roundabout take the second exit onto the A322 towards Wokingham/Maidenhead, then at the next roundabout take the third exit onto the A3095 towards Maidenhead Town Centre. At the roundabout, take the third exit onto the A3095, then at the Met Office roundabout take the third exit onto the A3095. At Warfield roundabout take the first exit onto Harvest Ride, then at the next roundabout take the second exit onto Harvest Rise. Continue for ½ mile and Woodhurst Park is situated on your right hand side.

From the North and East

Leave the M4 at junction 8/9, then at the roundabout take the second exit onto the A308(M) towards Maidenhead. Continue for a mile, at the roundabout take the fourth exit onto the A330 to Ascot/Bracknell, continue for 3.5 miles and take the second exit at the roundabout onto the A330. Turn right onto the A3095 towards Bracknell. At the 'Three Legged Cross' public house, turn left onto the A3095. At the 'Plough and Harrow' public house turn right onto the A3095, then at Warfield roundabout take the third exit onto Harvest Ride. At the next roundabout, take the second exit onto Harvest Ride, continue for ½ mile and Woodhurst Park is situated on your right hand side.

Information taken from www.google.com/maps and www.theaa.com



FOR FURTHER INFORMATION

Harvest Ride, Warfield, Berkshire
Postcode: RG42 5AB

01344 513015
woodhurstpark@berkeleygroup.co.uk
www.woodhurstpark.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 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. Woodhurst Park and The Harvest Collection 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. 0386/15CA/0523





Berkeley
Designed for life