





A421 A423 M1 BANBURY MILTON KEYNES M40 STEVENAGE BICESTER LUTON A418 AYLESBURY / WITNE ST ALBANS WOODHURST OXFORI PARK WARFIELD | BERKSHIRE WATFORD DIDCOT CHILTERN WANTAGE HILLS AONB MARLOW SLOUGH LONDON WINDSOR NORTH WESSEX READING M4 DOWNS AONB BRACKNELL 0 BERKSHIRE A322 МЗ WOKING CAMBERLEY M25 LEATHERHEAD BASINGSTOKE FARNHAM A31 ANDOVER M23 × GATWICK МЗ A3 CRAWLEY WINCHESTER SOUTH DOWNS NATIONAL 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.

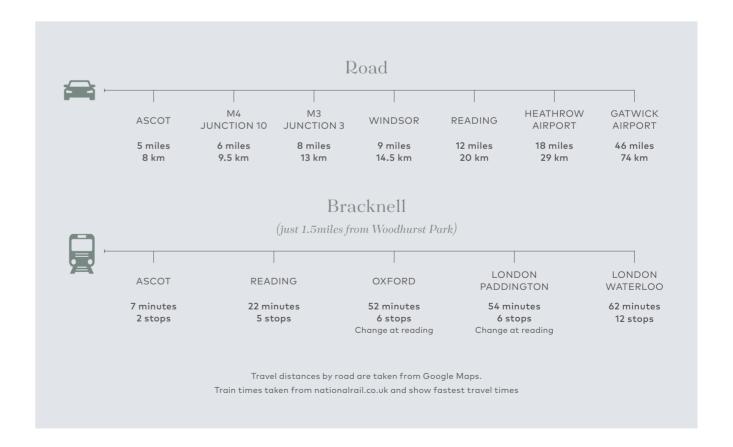
Bordered by a 65 acre Country Park, Woodhurst Park situated within Warfield, Berkshire offers residents an idyllic mix of community and nature at your doorstep, while being just a 62-minute train journey to London Waterloo and a 5-minute drive from the business hub of Bracknell.

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 30 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, is lucky to host the headquarters of Dell, Fujitsu and Boehringer Ingelheim.





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.

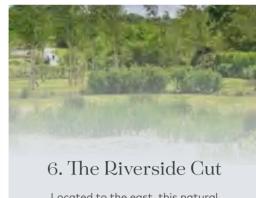


This traditional design provides an open-air meeting place for residents and will undoubtedly become a hub for relaxing, picnics and community celebrations.



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.



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.



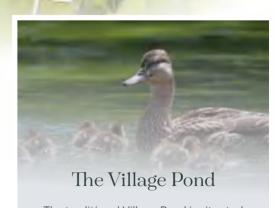
3. The Hill Fields

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 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.

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. EXISTING BERKELEY DEVELOPMENT THE COUNTRY EXISTING BERKELEY **SCHOOL** WATERS REACH DEVELOPMENT CREEN THE CREENWAY EXISTING BERKELEY DEVELOPMENT EXISTING BERKELEY

Waters Reach

Previous Development



2 Bedroom Home

3 Bedroom Home

4 Bedroom Home

5 Bedroom Home

Waters Reach 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.



Riverside House

2 Bedroom Apartments | Homes 666 - 673



◆ Measurement Points C Cupboard W Wardrobe B Boiler LC Laundry Cupboard N Niche WD Space and plumbing for Washer Dryer

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Ground Floor

Apartment 666



First Floor

Apartment 667

 Kitchen
 3.06m x 2.05m 10'0" x 6'9"

 Living / Dining Area
 4.82m x 3.63m 15'10" x 11'11"

 Bedroom 1
 3.52m x 3.34m 11'7" x 10'11" (max) (max)

 Bedroom 2
 3.52m x 2.69m 11'7" x 8'10"

Apartment 670

 Kitchen
 3.06m x 1.98m 10'0" x 6'6"

 Living / Dining Area
 4.82m x 3.63m 15'10" x 11'11"

 Bedroom 1
 3.52m x 3.37m 11'7" x 11'1" (max) (max)

 Bedroom 2
 3.09m x 2.70m 10'2" x 8'10"

Apartment 672

 Kitchen
 3.06m x 2.01m 10'0" x 6'7"

 Living / Dining Area
 4.82m x 3.63m 15'10" x 11'11"

 Bedroom 1
 3.52m x 3.38m 11'7" x 11'1"

 (max)
 (max)

 Bedroom 2
 3.52m x 2.70m 11'7" x 8'10"

BALCONY



Second Floor

Apartment 668

 Kitchen
 3.06m x 2.05m 10'0" x 6'9"

 Living / Dining Area
 4.82m x 3.63m 15'10" x 11'11"

 Bedroom 1
 3.52m x 3.34m 11'7" x 10'11" (max) (max)

 Bedroom 2
 3.52m x 2.69m 11'7" x 8'10"

Apartment 671

 Kitchen
 3.06m x 1.98m 10'0" x 6'6"

 Living / Dining Area
 4.82m x 3.63m 15'10" x 11'11"

 Bedroom 1
 3.52m x 3.37m 11'7" x 11'1" (max) (max)

 Bedroom 2
 3.09m x 2.70m 10'2" x 8'10"

Apartment 673

 Kitchen
 3.06m x 2.01m 10'0" x 6'7"

 Living / Dining Area
 4.82m x 3.63m 15'10" x 11'11"

 Bedroom 1
 3.52m x 3.38m 11'7" x 11'1" (max) (max)

 Bedroom 2
 3.52m x 2.70m 11'7" x 8'10"

BALCONY



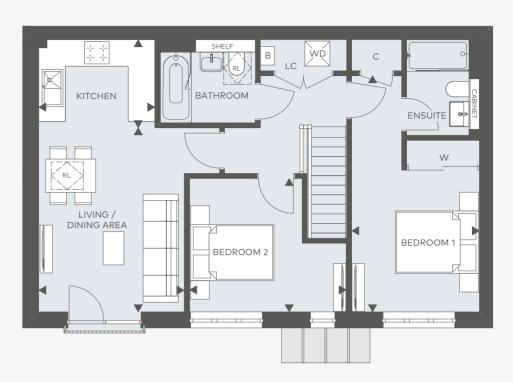
The Heather

2 Bedroom Coach House | Home 681



◆► Measurement Points C Cupboard W Wardrobe B Boiler LC Laundry Cupboard N Niche WD Space and plumbing for Washer Dryer RL Roof Light

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First Floor

Kitchen 2.79m x 2.11m

9'2" x 6'11"

Living / Dining Area

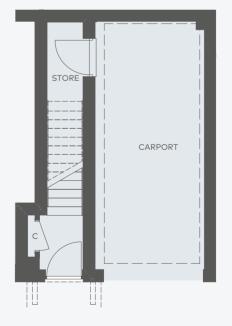
4.42m x 3.50m 14'6" x 11'6"

Bedroom 1

5.67m x 3.07m 18'7" x 10'1"

Bedroom 2

3.67m x 3.20m 12'0" x 10'6" (max) (max)



The Alder

2 Bedroom House | Homes 703, 704(h), 705, 706(h), 707, 708(h), 736, 737, 738(h), 742(h), 743 & 744



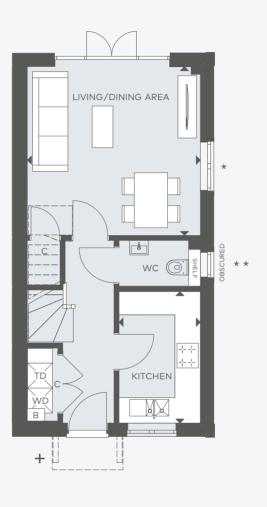
(h) Denotes Handed Plot

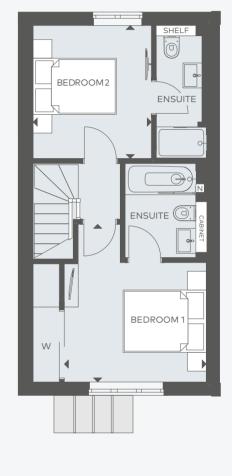
◆► Measurement Points C Cupboard W Wardrobe B Boiler

WM Space and plumbing for Washing Machine TD Space for Tumble Dryer N Niche

+ Porch varies per plot * Window to plots 703, 706, 707 & 744 only ** No Window to plot 737 & 743 only

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Ground Floor

Kitchen

3.17m x 1.95m 10'5" x 6'5"

Kitchen (home 737 & 743)

3.17m x 1.89m 10'5" x 6'2"

Living / Dining Area

4.16m x 4.06m 13'8" x 13'4"

First Floor

Bedroom 1

3.79m x 3.41m

(max)

12'5" x 11'2"

21

Bedroom 2

3.20m x 2.84m 10'6" x 9'4"

The Marinette

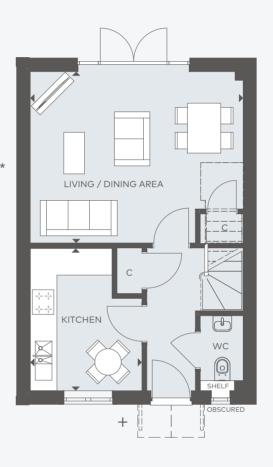
2 Bedroom House | Homes 682(h), 683, 684(h) & 685

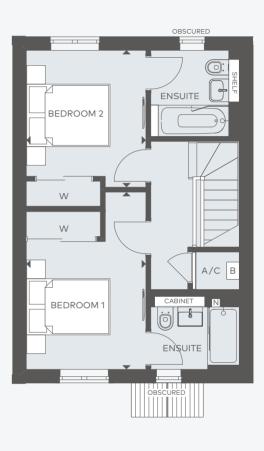


(h) Denotes Handed Plot ◆ Measurement Points C Cupboard W Wardrobe B Boiler A/C Airing Cupboard N Niche WD Space and plumbing for Washer Dryer A/C Airing Cupboard

+ Porch varies per plot * Window to plot 685 only

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Ground Floor

Kitchen

3.41m x 2.68m 11'2" x 8'10"

Living / Dining Area

5.11m x 4.12m 16'9" x 13'6"

First Floor

Bedroom 1

4.26m x 2.87m (max) 14'0" x 9'5" (max)

23

Bedroom 2

3.29m x 2.87m 10'10" x 9'5" (max) (max)

The Juniper

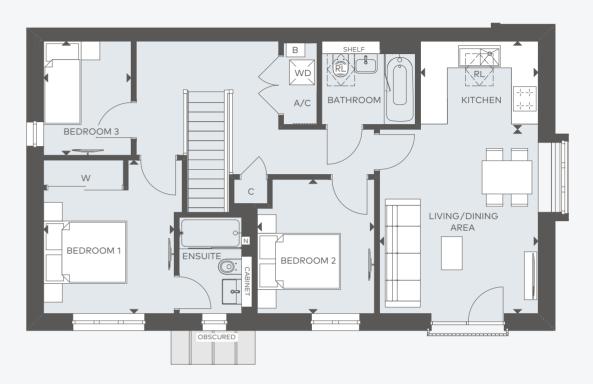
3 Bedroom Coach House | Home 741



→ Measurement Points C Cupboard W Wardrobe B Boiler

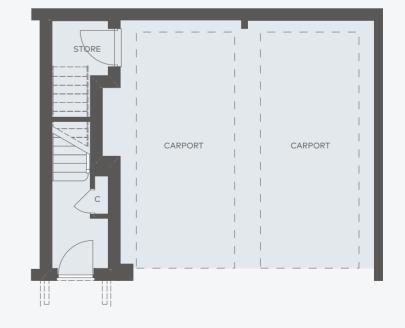
A/C Airing Cupboard N Niche WD Space and plumbing for Washer Dryer RL Roof Light

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First Floor

Kitchen 2.82m x 2.11m 9'3" x 6'11" Living / Dining Area 4.42m x 3.81m 14'6" x 12'6" Bedroom 1 3.68m x 3.14m 12'1" x 10'4" Bedroom 2 3.22m x 2.81m 10'7" x 9'3" (max) (max) Bedroom 3 2.74m x 2.09m 9'0" x 6'10"



25

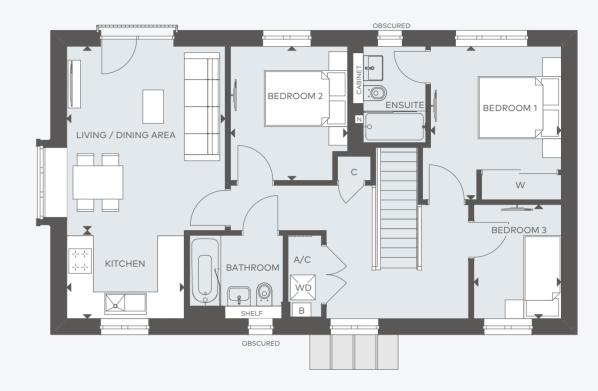
The Corvedale

3 Bedroom Coach House | Home 747



◆ Measurement Points DW Dishwasher 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 2.11m 9'3" x 6'11" Living / Dining Area

4.42m x 3.81m 14'6" x 12'6"

Bedroom 1 3.68m x 3.14m

Bedroom 2

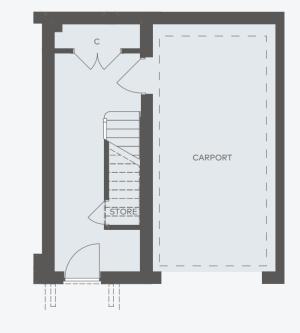
12'1" x 10'4"

3.22m x 2.81m

10'7" x 9'3" (max) (max)

Bedroom 3 2.74m x 2.09m

9'0" x 6'10"



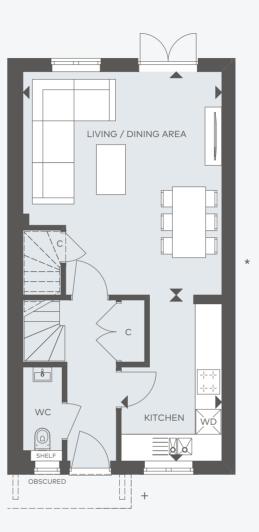
The Birch

3 Bedroom House | Homes 678, 686, 688, 689, 702, 711, 717, 718, 721, 725, 726, 729, 731, 733 & 739



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

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Ground Floor

Kitchen
3.98m x 2.41m
(max)

Living / Dining Area
5.37m x 4.78m
(max)

(max)

(max)

(max)

(max)

Ground Floor

(Home 689)



First Floor

Bedroom 1
4.27m x 3.00m
(max)

Bedroom 2
3.67m x 2.59m

Bedroom 3
2.74m x 2.06m

14'0" x 9'10"
(max)

12'0" x 8'6"

9'0" x 6'9"

First Floor

(Home 689)

Bedroom 1
4.27m x 3.00m
(max)

Bedroom 2
3.67m x 2.58m

12'0" x 8'6"

Bedroom 3
2.74m x 2.06m

9'0" x 6'9"

29

The Birch

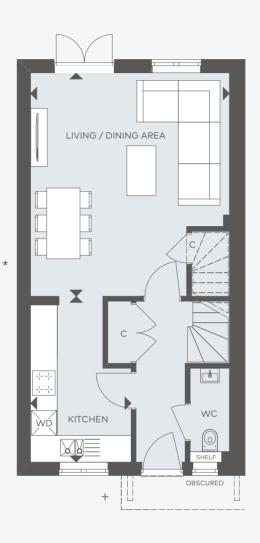
3 Bedroom House | Homes 679, 680, 687, 690, 701, 712, 716, 719, 720, 728, 730, 732, & 740



A/C Airing Cupboard N Niche WD Washer Dryer

+ Porch varies per plot * Window to plots 712, 716, 719 & 720, bay Window to plot 690 only ** No Window to plot 679 only

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Ground Floor

Kitchen

3.98m x 2.41m 13'1" x 7'11" (max) (max)

Living / Dining Area

17'7" x 15'8" 5.37m x 4.78m

Ground Floor

(Home 679)

Kitchen 3.98m x 2.36m 13'1" x 7'9" (max) (max)

(max)

Living / Dining Area 5.37m x 4.78m

17'7" x 15'8" (max)

First Floor

Bedroom 1 4.27m x 3.00m

(max)

14'0" x 9'10" (max)

Bedroom 2 3.67m x 2.59m

12'0" x 8'6"

Bedroom 3 2.74m x 2.06m

9'0" x 6'9"

First Floor

(Home 679)

Bedroom 1 14'0" x 9'10" 4.27m x 3.00m (max) (max)

Bedroom 2

3.67m x 2.58m 12'0" x 8'6"

Bedroom 3 2.74m x 2.06m

9'0" x 6'9"

The Peacock

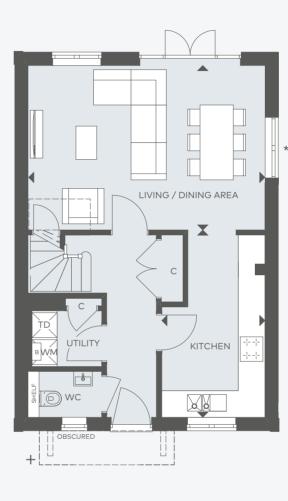
3 Bedroom House | Homes 735, 745(h) & 746

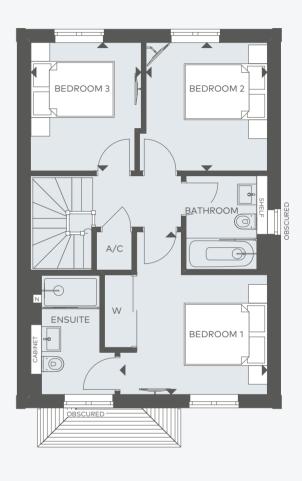


(h) Denotes Handed Plot ◆ Measurement Points C Cupboard W Wardrobe B Boiler A/C Airing Cupboard WM Space and plumbing for Washing Machine TD Space for Tumble Dryer N Niche

+ Porch varies per plot * Bay window to plot 735 only

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Ground Floor

Kitchen

4.50m x 2.47m 14'9" x 8'1" (max) (max)

Living / Dining Area

5.68m x 3.95m 18'8" x 13'0"

First Floor

Bedroom 1
3.90m x 3.54m
(max)

Bedroom 2
3.08m x 2.91m

12'10" x 11'7"
(max)

10'1" x 9'7"

Bedroom 3

3.08m x 2.64m 10'1" x 8'8"

The Rowan

3 Bedroom House | Homes 722, 727(h) & 734

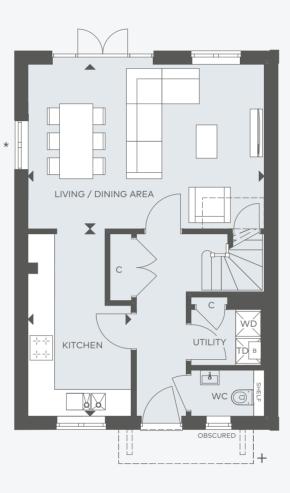


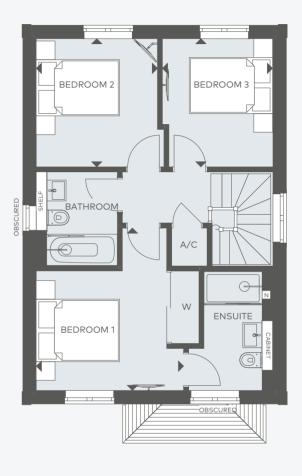
(h) Denotes Handed Plot ◆► Measurement Points C Cupboard W Wardrobe B Boiler

A/C Airing Cupboard WM Space and plumbing for Washing Machine TD Space for Tumble Dryer N Niche

+ Porch varies per plot * No window to plot 734

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Ground Floor

Kitchen

4.50m x 2.47m 14'9" x 8'1" (max)

Living / Dining Area

5.68m x 3.95m 18'8" x 13'0"

First Floor

Bedroom 1 3.90m x 3.54m 12'10" x 11'7" (max)

Bedroom 2 3.08m x 2.91m

10'1" x 9'7"

Bedroom 3

3.08m x 2.64m

10'1" x 8'8"

The Braithwaite

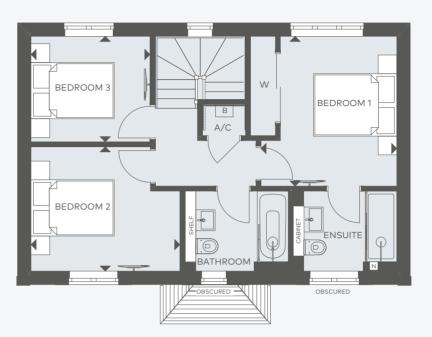
3 Bedroom House | Homes 709, 710(h), 723 & 724(h)



(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

+ Porch varies per plot

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First Floor

Bedroom 1 3.60m x 3.26m

11'10" x 10'8"

Bedroom 2 3.58m x 2.99m

11'9" x 9'10" (max)

(max) Bedroom 3

2.86m x 2.53m

9'5" x 8'4"



Ground Floor

Kitchen/ Dining Area 5.64m x 2.81m

18'6" x 9'3"

Living Room

5.64m x 3.47m 18'6" x 11'5"

37

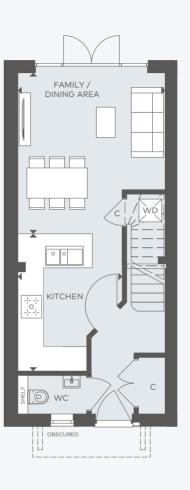
The Aster

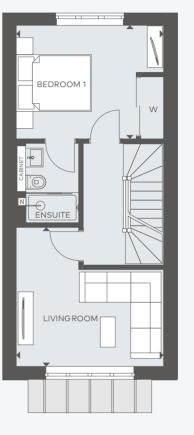
3 Bedroom House | Home 714



A/C Airing Cupboard WD Space and plumbing for Washer Dryer N Niche

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Ground Floor

Kitchen 3.63m x 2.75m 11'11" x 9'0" (max) (max)

Family / Dining Area 4.25m x 3.89m 13'11" x 12'9" (max)

(max)

First Floor

Living Room 3.89m x 3.67m 12'9" x 11'0" Bedroom 1 3.89m x 3.00m 12'9" x 9'10"

Second Floor

Bedroom 2 3.89m x 3.00m 12'9" x 9'10" Bedroom 3 3.89m x 2.56m 12'9" x 8'5"

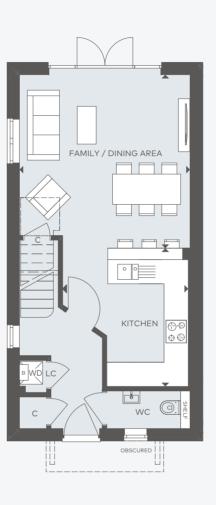
The Ash

4 Bedroom House | Homes 713 & 715(h)

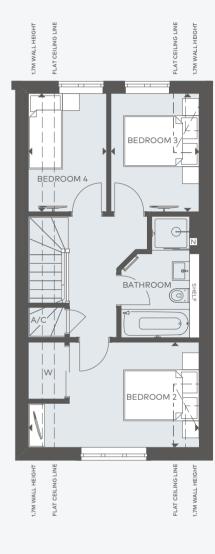


(h) Denotes Handed Plot → Measurement Points C Cupboard W Wardrobe B Boiler A/C Airing Cupboard LC Laundry Cupboard N Niche WD Space and plumbing for Washer Dryer

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Ground Floor

Kitchen
3.65m x 3.31m
(max)
12'0" x 10'10"
(max)

First Floor

4.51m x 3.11m

Living Room 4.51m x 3.71m 14'10" x 11'0" Bedroom 1

14'10" x 10'2"

Second Floor

Bedroom 2 4.51m x 2.78m 14'10" x 9'1" Bedroom 3 3.12m x 2.32m 10'3" x 7'7" Bedroom 4 3.12m x 2.06m 10'3" x 6'9"

The Starling

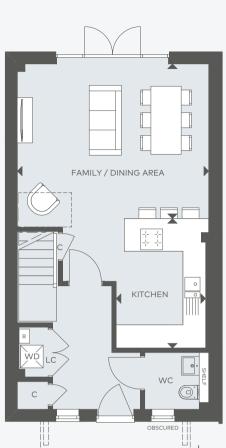
4 Bedroom House | Homes 676(h), 677, 693(h), 694, 695(h), 696 & 749



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

+ Porch varies per plot

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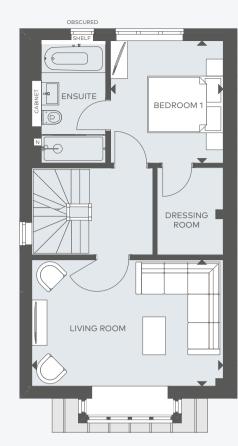
Ground Floor

(Homes 676(h), 677 & 749) without balcony

3.42m x 2.36m 11'3" x 7'9"

Family / Dining Area

5.06m x 4.08m 16'7" x 13'5"



First Floor

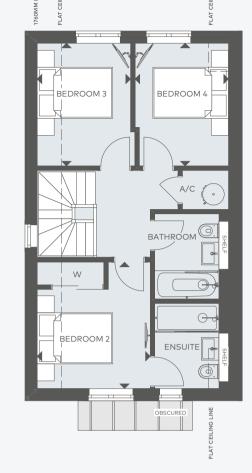
(Homes 676(h), 677 & 749) without balcony

Living Room

5.06m x 3.34m 16'7" x 11'0"

Bedroom 1

10'7" x 9'10" 3.23m x 2.99m



Second Floor

(Homes 676(h), 677 & 749) without balcony

10'8" x 8'1"

Bedroom 2

3.35m 2.99m 11'0" x 9'10"

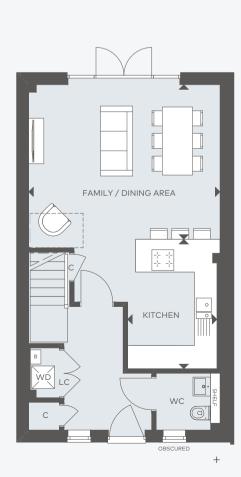
Bedroom 3

3.24m x 2.47m

Bedroom 4

10'8" x 8'1"

3.24m x 2.47m



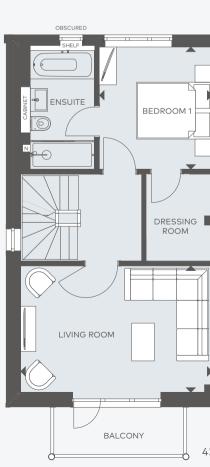
Ground Floor

(Homes 693(h), 694, 695(h) & 696)

Kitchen 3.42m x 2.36m

11'3" x 7'9" Family / Dining Area

5.06m x 4.08m 16'7" x 13'5"



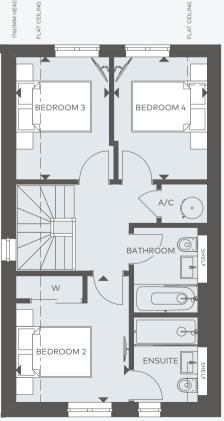
First Floor

(Homes 693(h), 694, 695(h) & 696)

Living Room 5.06m x 3.34m

16'7" x 11'0"

Bedroom 1 3.23m x 2.99m 10'7" x 9'10"



Second Floor

(Homes 693(h), 694, 695(h) & 696)

Bedroom 2 3.35m 2.99m

11'0" x 9'10" Bedroom 3

3.24m x 2.47m

Bedroom 4

10'8" x 8'1" 3.24m x 2.47m (max) (max)

10'8" x 8'1"



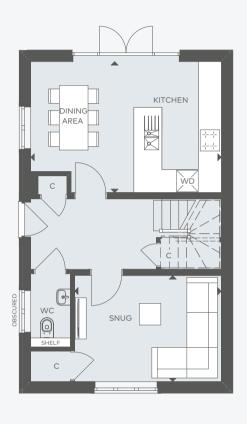
The Maple

4 Bedroom House | Home 748



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







Ground Floor

Kitchen / Dining Area 17'5" x 11'11" 5.30m x 3.64m

13'5" x 9'8"

Snug 4.08m x 2.95m

First Floor

Living Room 5.30m x 3.64m

Bedroom 1 4.58m x 2.95m 17'5" x 11'0" 3.53m x 3.36m

Bedroom 3 15'0" x 9'8" 3.01m x 2.84m

(max) Bedroom 4

Second Floor

(max)

Bedroom 2

3.01m x 2.59m

9'11" x 8'6"

11'7" x 11'0"

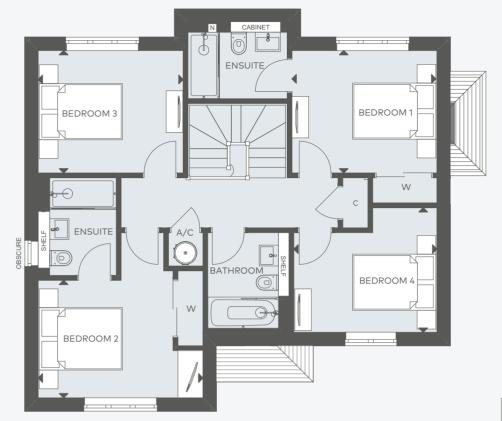
The Woodlark

4 Bedroom House | Home 675



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

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First Floor

Bedroom 1 3.45m x 2.93m 11'4" x 9'7"

Bedroom 2 3.95m x 2.82m 12'12" x 9'3"

Bedroom 3 11'5" x 9'7" 3.48m x 2.93m

Bedroom 4

3.43m x 2.99m 11'3" x 9'10"

(max) (max)

49

Ground Floor

Kitchen / Dining Area

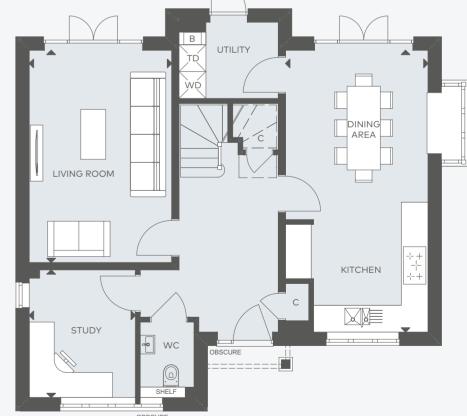
6.77m x 3.42m 22'3" x 11'3" (max) (max)

Living Room

5.09m x 3.42m 16'8" x 11'3"

Study

3.06m x 2.54m 10'0" x 8'4"



The Fairchild

4 Bedroom House | Homes 674, 691, 692(h) & 697(h)



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

+ Porch varies per plot

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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.

50

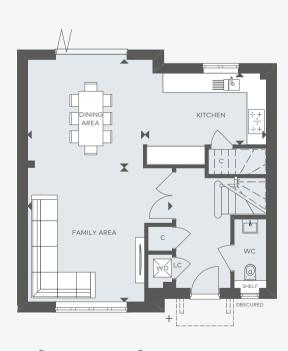


Ground Floor (Home 674)

Kitchen 4.00m x 2.36m 13'1" x 7'9"

Dining Area 3.88m x 3.56m 12'9" x 11'8"

Family Area
5.23m x 4.43m
17'2" x 14'6"
(max)
(max)



Ground Floor

(Homes 691, 692(h) & 697(h))

Kitchen
4.00m x 2.36m 13'1" x 7'9"
Dining Area
3.88m x 3.56m 12'9" x 11'8"

Family Area 4.78m x 4.43m (max) 15'8" x 14'6" (max)



First Floor (Home 674)

Living Room

4.59m x 3.89m 15'1" x 12'9"

Bedroom 1 4.14m x 3.98m

4.14m x 3.98m 13'7" x 13'1" Bedroom 4 3.63m x 2.28m 11'11" x 7'6"



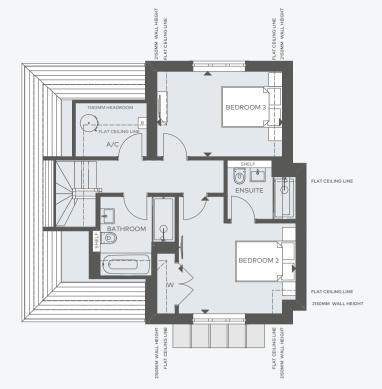
First Floor

(Homes 691, 692(h) & 697(h))
Living Room

4.14m x 3.89m 13'7" x 12'9"

Bedroom 1
4.14m x 3.98m 13'7" x 13'1"

Bedroom 4
3.63m x 2.28m 11'11" x 7'6"



Second Floor

(Home 674)

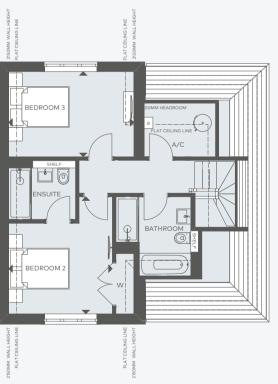
(max)

Bedroom 2 3.87m x 3.87m 12'8" x 12'8"

(max)

Bedroom 3

4.14m x 2.81m 13'7" x 9'3"



Second Floor

(Homes 691, 692(h) & 697(h))

Bedroom 2

3.87m x 3.42m 12'8" x 11'3"

52

Bedroom 3

4.14m x 2.81m 13'7" x 9'3"



The Goldcrest

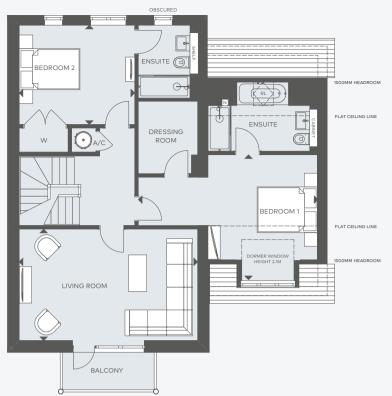
5 Bedroom House | Homes 698(h), 699(h) & 700



(h) Denotes Handed Plot ◆► Measurement Points DW Dishwasher C Cupboard W Wardrobe B Boiler

A/C Airing Cupboard WM Space and plumbing for Washing Machine TD Space for Tumble Dryer N Niche RL Roof Light

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First Floor

Living Room 5.87m x 3.66m 19'3" x 12'0"

Bedroom 1

5.90m x 4.10m 19'4" x 13'5" (max) (max)

Bedroom 2

3.79m x 3.26m 12'5" x 10'8"

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"



Ground Floor

Kitchen

4.15m x 3.51m 13'7" x 11'6"

Family / Dining Area 5.87m x 4.21m

19'3" x 13'10"



The Apartments & Coach Houses

KITCHENS

- Individually designed layouts
- Laminate worktops
- · Porcelain tile splashback and upstand*
- · Bosch stainless steel appliances including:
 - · Integrated microwave
 - · Multi-function single oven
 - Induction hob
- · Integrated multi-function dishwasher
- Integrated 70/30 fridge freezer
- Extractor hood
- · Stainless steel sink with chrome mixer tap
- Feature LED lighting and LED downlights
- Karndean flooring

LAUNDRY CUPBOARD

- Laundry cupboard with space and plumbing provided for free-standing washer dryer
- Recessed LED downlights
- Karndean flooring

CONTEMPORARY BATHROOMS

- · Family bathroom and ensuite
- · Duravit basin with vanity below and single lever basin mixer
- Duravit wall mounted WC, soft-closing seat, concealed cistern and dual flush plate
- Shower enclosure with a glass sliding door, thermostatic mixer and wall mounted shower rail*
- Bath fitted with a two panel bath screen, thermostatic mixer and wall mounted 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





ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- Television (SkyQ/terrestrial) point to living area and television (terrestrial) point to all bedrooms
- · Data points will be provided adjacent to every television point
- Downlights to feature within kitchen area
- Pendant lighting to feature in living/dining area, hallways, landings* and bedrooms

HEATING

- Gas fired central heating and hot water system fitted with combination boiler
- Underfloor heating throughout apartments
- Radiators throughout coach houses

INTERIOR FINISHES

- Two panelled internal doors with polished chrome door furniture
- Feature glazed door to kitchen/living/dining
- Bedroom 1 will feature a wardrobe with bespoke sliding doors and shelf & hanging rail within
- Karndean flooring to hallway within homes 666-673 and to ground floor entrance hall within homes 681, 741, 747
- · Carpet laid to remainder of the property

SECURITY & PEACE OF MIND

- · Property pre-wired for intruder alarm
- 10 Year Premier Guarantee issued on build completion

EXTERNAL FEATURES

· Terrace or balcony to all apartments*

The 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

- · Family bathroom and ensuites
- · Duravit basin with vanity below and single lever basin mixer
- Duravit wall mounted WC, soft-closing set, concealed cistern and dual flush plate
- Shower enclosure ensuites feature a glass sliding door or glass enclosure, thermostatic mixer and wall mounted shower rail*
- Baths to ensuites feature thermostatic mixer and hand shower set*
- Bath to homes 682-688 fitted with 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 downlightsCeramic wall tiling to selected areas
- Karndean flooring

Cloakroom

- Duravit basin with vanity below* and single lever basin mixer
- Duravit 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 AND HOME ENTERTAINMENT

- Television (SkyQ/terrestrial) point to main living room/area
- · Television (terrestrial) point to all bedrooms, study and snug*
- 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, study and snug*

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*

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 or 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

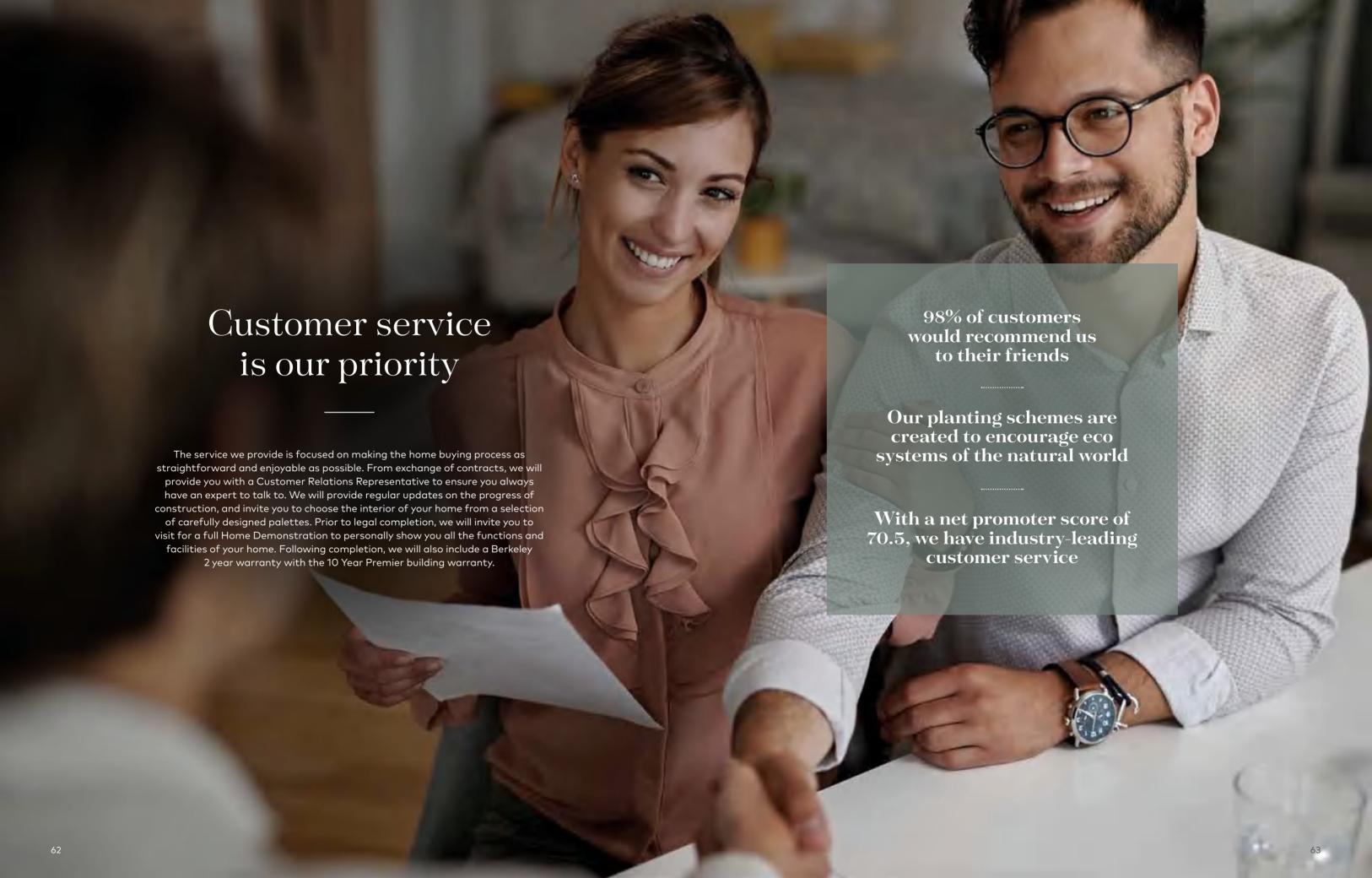
Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley Homes reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand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



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.



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













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





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





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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, Waters Reach and Riverside House 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/0622













