

A NEW BLOSSOMING COMMUNITY

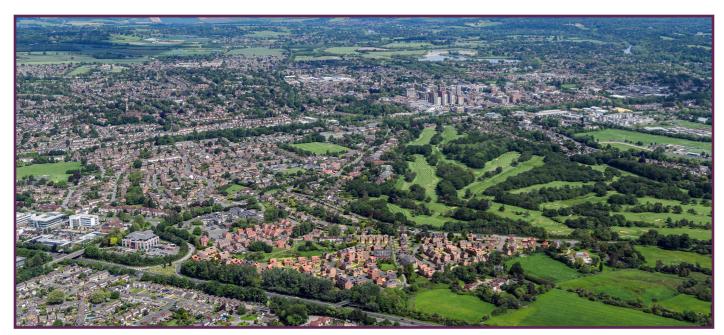
Spring Hill is set amidst green open spaces and surrounded by scenic landscapes, picturesque country walks, and historic villages.

Right on your doorstep, you'll find everything you need: from shops and restaurants to excellent schools and nurseries in Maidenhead and around.

And thanks to excellent transport links, the city and the countryside feel closer than ever.

Spring Hill. Your happily ever after starts here.





THE LOCATION

The area around Spring Hill offers scenic nature and rich history in equal measure.

Perfectly located, Maidenhead station is only a 3 minute drive and 5 minutes by bike offering direct connections to London.

Nearby are the quaint villages of Bray and Holyport, with their timber-framed cottages and village greens that have

to have inspired The Wind in the Willows with its meandering streams and ancient

fine dining, including a Michelin starred

browsing the local boutiques and markets, Windsor and Maidenhead is an authentic slice of English country living.

MAIDENHEAD BURNHAM remained largely unchanged for centuries. The nearby Bisham Woods Reserve is said KNOWL HILL Further afield, Marlow is a vibrant hub of HOLYPORT The Coach. OAKLEY GREEN From boat cruises along the Thames to BEENHAM'S HEATH

Bray 8 minutes

Holyport

Taplow

Cookham

Windsor

KEY CONNECTIONS



Ealing Broadway

Tottenham Court Road



Slough





Reading

HURLEY



EDUCATION

СООКНАМ

LD CO. WICH	
PRE SCHOOL & PRIMARY	40-01
Poppies Day Nursey	10 min
Silchester Manor Day Nursey	10 min
St Nicolas Playgroup	2 min
Oldfield Primary School	5 min
St Luke's C of E Primary School	6 min
SECONDARY	
Cox Green School	4 min
Desborough College	2 min
Altwood C of E School	5 min
INDEPENDENT	
Claires Court Juniors School	7 min
Highfield School	6 min
St Piran's School	7 min
Eton College	17 min
UNIVERSITIES	
Brunel University London	24 min
Reading University	20 min
University of Oxford	44 min
Royal Holloway	26 min
Source: Googlemaps.co.uk. Travel times are approxima	ate.

FARNHAM ROYAL



THE DEVELOPMENT

- · Overall site is 7.21 hectare
- · 3.2 acres of green open spaces including the village green
- · Up to 199 homes including 60 affordable

THE DEVELOPER

Founded in 1976, Berkeley is a leading developer of outstanding homes, and has won numerous awards for quality, design and customer service.

LANDSCAPE ARCHITECTS

Fira Landscape Architecture

3 bedroom coach house

3 bedroom house

4 bedroom house

5 bedroom house

PHASE 1

THE HOMES

A collection of 1, 2 & 3 bedroom apartments and 3, 4 & 5 bedroom houses taking inspiration from the picture-perfect villages surrounding it.

From intricate brickwork to timeless layouts, these homes are designed with high specifications and comfortable living. Each property has its own look and feel, crafted just for that home.

Size range

85

90 - 110

112 - 140

143 - 196

£915,000

PROJECT ARCHITECTS

Size range (sq ft)

911

971 - 1182

1203 - 1498

1558 - 2101

28

16

Symmetry Architecture Ltd



£4,500 - £4,800

Up to 5.74%

*Source: Rental predicition by Braxton Estate Agents - May 2024.

5 YEAR HOUSE PRICE GROWTH FORECAST**	2024	2025	2026	2027	2028	Total
JLL	1.0%	3.0%	4.0%	4.0%	3.5%	16.5%









ESTATE CHARGE

Coach houses - TBC Houses - £485.18 per annum

TENURE

Houses - Freehold Coach houses - Leashold 999 years

CAR PARKING

Garages and / or allocated parking spaces. Varies between properties. Please check for details.

STAMP DUTY LAND TAX

Payable on UK properties for owner/ occupier purposes and at a higher rate for investors who own multiple properties in the UK and overseas.

TERMS OF PAYMENT

- £2000 payable on reservation for apartments and coach houses. £5000 payable on reservation for houses.
- 10% of the purchase price is payable on exchange of contracts (less reservation fee already paid).
- 10% of the purchase price within 6 months of the date of exchange.
- · Balance payable on completion.

COMPLETIONS

Phase 1 - From Q1/Q2 2025

BUILDING INSURANCE

10-year NHBC Guarantee

LOCAL AUTHORTIY

Royal Borough of Windsor & Maidenhead

DOCUMENTATION

Documentation required to reserve:

- One form of photo identification is required for each purchaser – Passport, Driving Licence, State ID Card.
- One form of Proof of Address for each individual – current utility bill or bank statement showing name and home address no older than 3 months.
- · Confirmation of source of funds, such as proof of cash.
- Confirmation of purchase as owner/ occupier or investor.

Should the purchase be made in a Company name, the following is required:

- Certificate of Company Incorporation and Memorandum of Articles and Association
- · Full list of Directors and Shareholders
- Evidence of the Company's registered address
- Photo Identification and Proof of Address for all Directors and Shareholders (as individual purchasers above).



Scan the QR code to find out more



Berkeley Homes (Oxford & Chiltern)

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Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation. Planning permission numbers [22/01717, 24/00847/NMA] (Royal Borough of Windsor & Maidenhead Council)]. Computer generated images are indicative only. Details correct as of June 2024.