



TRENT PARK
ENFIELD, LONDON

Come home to luxury surrounds

Berkeley
Designed for life



Where *Luxury* *Meets* Tranquillity

Surrounded by **413 acres** of stunning English countryside, Trent Park offers the perfect retreat for those looking to combine a quintessentially English setting with fast connections into London – just 26 minutes to Kings Cross.*

Taken at 6am on a Weekday. Source: tfl.co.uk



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CANARY WHARF

THE CITY

KINGS CROSS

KENSINGTON

A connected country retreat

A statement of grandeur nestled in the heart of the Trent Country Park and surrounded by wildlife, ponds, lakes and ancient woodland, the vision of Trent Park is a natural and majestic place to call home.

OAKWOOD

Trent Park Equestrian Centre

Trent Park Golf Club

Trent Park Hockey Centre

Trent Park Tennis Courts

Cockfosters Station

Go Ape

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Trent Park,
*Quintessentially
English*



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Mansion House



An illustrious country estate with Royal Connections

Once a royal hunting ground frequented by Henry VIII and Elizabeth I, Trent Park has hosted a number of notable figures.



Queen Elizabeth & Princess Margaret



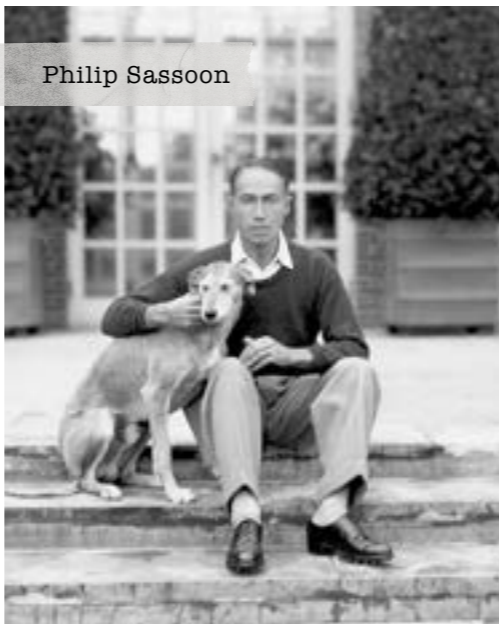
Daffodil Lawn Forecourt



Orangery & Pool



Philip Sassoon



Queen Mary & Mrs Guabbay



Queen Elizabeth



Queens Mother Lily



Queen Mary



Winston Churchill



RICH IN HISTORY

Named after Trento, the location in Northern Italy where the life of King George III's younger brother was saved, Trent Park is *deeply rooted in history* and now ready to write its next chapter in full colour.



1777

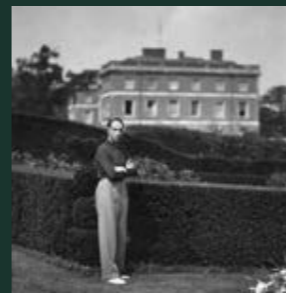
Trent Park House became a private residence for the first time when George III leased the site to Sir Richard Jebb, his favourite doctor, as a reward for saving the life of the King's younger brother, the then Duke of Gloucester. Jebb chose the name Trent, because it was in Trento, Italy, that the King's brother had been saved.

1909

Sold to Edward Sassoon - a Baronet, an MP for Hythe, friend of Edward VII and the head of an international merchant banking firm. The Sassoons were descendants of Baghdadi Jews who had emigrated to India. The family eventually established a head office at Leadenhall Street, London and were quickly accepted into British high society.

1912

Following the death of Sir Philip Sassoon's father in 1912, he inherited his estate. A flamboyant, glamorous, well-known socialite and politician, Sassoon built his very own aerodrome on Trent Park. During this time he covered the house with rose-red bricks that you see today from William Kent's 1735 Devonshire House, Piccadilly. Sassoon planted a million daffodil bulbs that became known as the famous Daffodil Lawn.



Philip Sassoon



Sir Winston Churchill

1920-1930s

A quintessentially English country retreat for the next 8 years. Hosting the most extravagant parties with guests such as Sir Winston Churchill, Charlie Chaplin, George Bernard Shaw and John Singer Sarge



Co-Education Training Unit

1947

The estate became a Ministry of Education emergency training college for male teachers, then in 1950 a co-educational training college.

Today

In 2015 Trent Park was purchased by Berkeley Homes. The vision for Trent Park is to restore where possible the historic buildings, and create new homes and a museum.

Grandeur of the Past

1066

Trent Park once formed a small part of Enfield Wood. The earliest known lord of the estate was Ansgar, 'Staller' or High Constable to Edward the Confessor, who inherited the land from his Danish ancestors.

1399

The estate passed into the hands of Henry IV in 1399 who converted the land into a royal game reserve. This was subsequently passed on to his son Henry V and from 1421 was administered by the Duchy of Lancaster; Enfield Chase had passed into royal ownership.



1837

After passing through several hands, Quaker David Bevan bought a lease for the property and transferred this to his eldest son Robert Bevan. Further extensions were undertaken to Enfield Chase including a tower on the east side of the building. Much of the landscaping was also created including an avenue of lime trees on the main drive.

Since 1066, TRENT PARK estate has been linked to royalty, the aristocracy and the *top echelons* of English society. After Sir Philip Sassoon's death, the house took on a very different, and important, role.



Queen Mary



1939-1945

After the death of Sir Philip Sassoon, Trent Park was requisitioned by the War Office for the secret British Intelligence unit MI9.



British Intelligence Unit

1974-2012

Trent Country Park became part of Middlesex University.



CHARM OF THE PRESENT

Welcome to your own *Country Estate*

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Feel the fresh English country air as you step into Trent Park, a historic retreat nestled within 413 acres of serene parkland. This exclusive community offers luxurious homes surrounded by nature's finest, just moments from central London. Enjoy the perfect blend of countryside tranquility and modern convenience in your own private haven.



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Beautiful Surrounds



LONG GARDEN & WISTERIA WALK

The reinstatement of Sassoon's Long Garden provides the perfect place for a *relaxing stroll*. In the Wisteria Walk, early summer brings cascades of blue-purple flowers. **Winston Churchill** was photographed there, and painted it too.



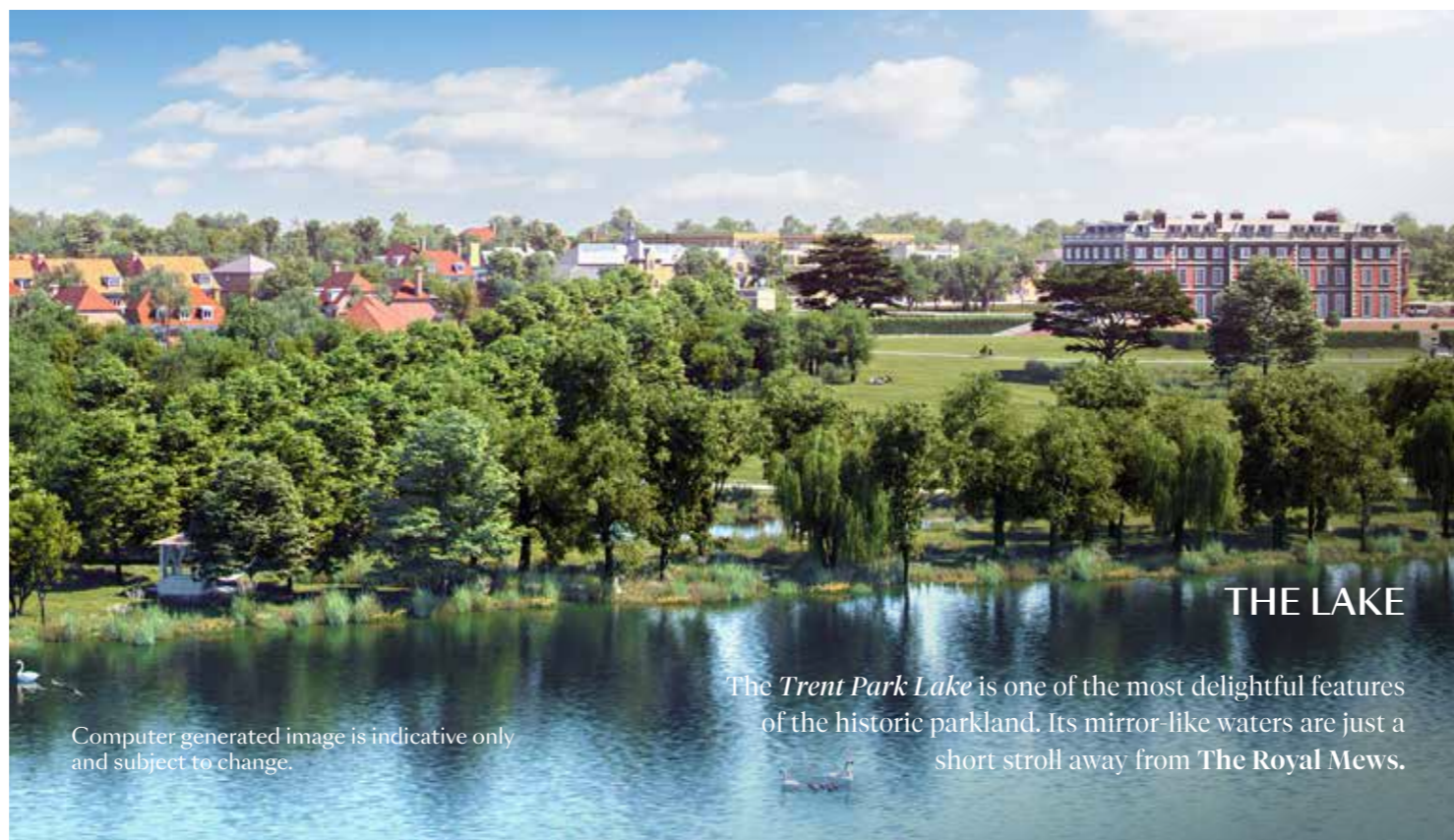
JAPANESE GARDEN & COUNTRY PARK

The Japanese Garden has *streams, bridges* and **ornamental planting**, and comes into its own every Spring. In contrast, the Country Park provides *over 400 acres of wild woodland* to explore.



DAFFODIL LAWN

The renowned socialite *Sir Philip Sassoon* transformed Trent Park Mansion House and gardens in the early 20th century, planting *a million daffodil bulbs* and creating The Daffodil Lawn, a now protected area and one of the largest displays of daffodils in London.



THE LAKE

The *Trent Park Lake* is one of the most delightful features of the historic parkland. Its mirror-like waters are just a short stroll away from **The Royal Mews**.

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The
LAWN CLUB
—
TRENT PARK

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Your *Exclusive* Retreat

The superb range of facilities within the residents-only Lawn Club includes four outdoor tennis courts with a fully equipped gym located in the restored orangery building overlooking the outdoor heated swimming pool.



Tennis Courts

Life in Trent Park is about a naturally healthy way of life, with activities that you can enjoy at your own pace. Discover the **tennis courts** located in a peaceful woodland setting.



Shuttle Bus

The shuttle bus is complimentary for residents, providing convenient and easy transportation to and from Oakwood Station.

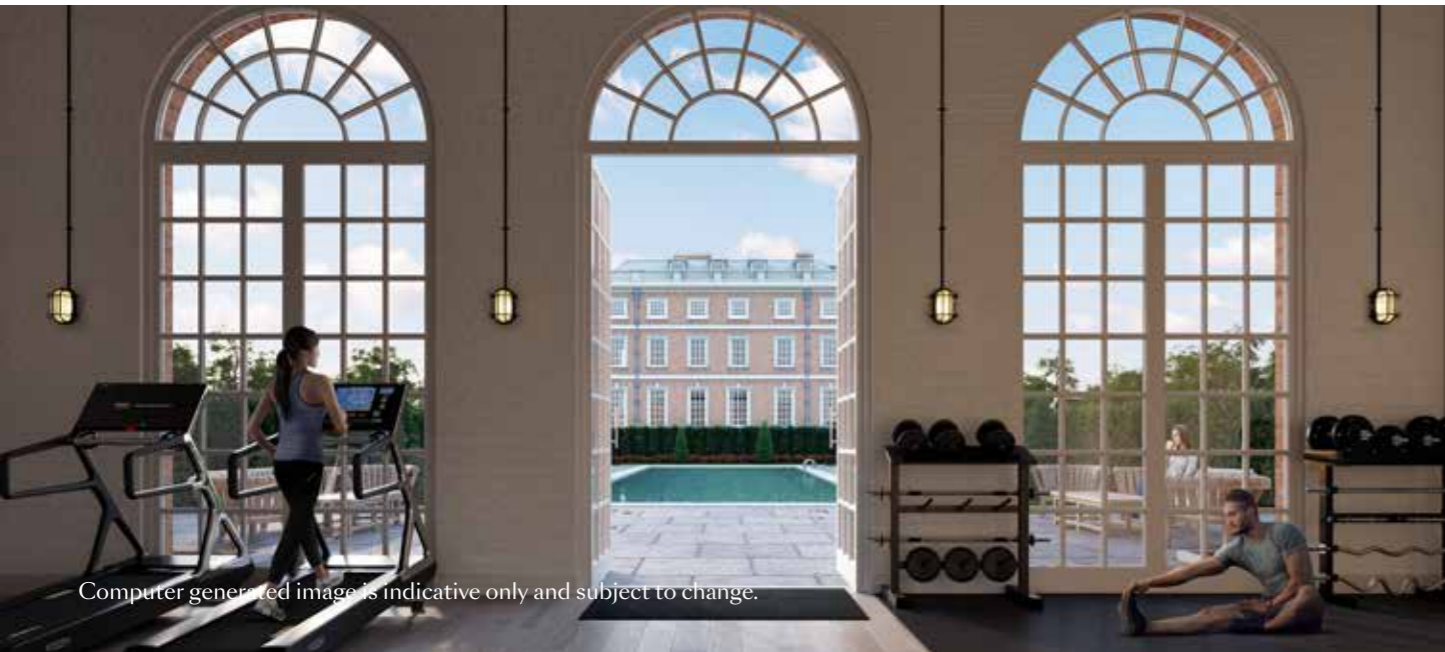
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Gymnasium

Set in the **historic orangery**, The Lawn Club gymnasium is well equipped and has the advantage of views over the swimming pool.

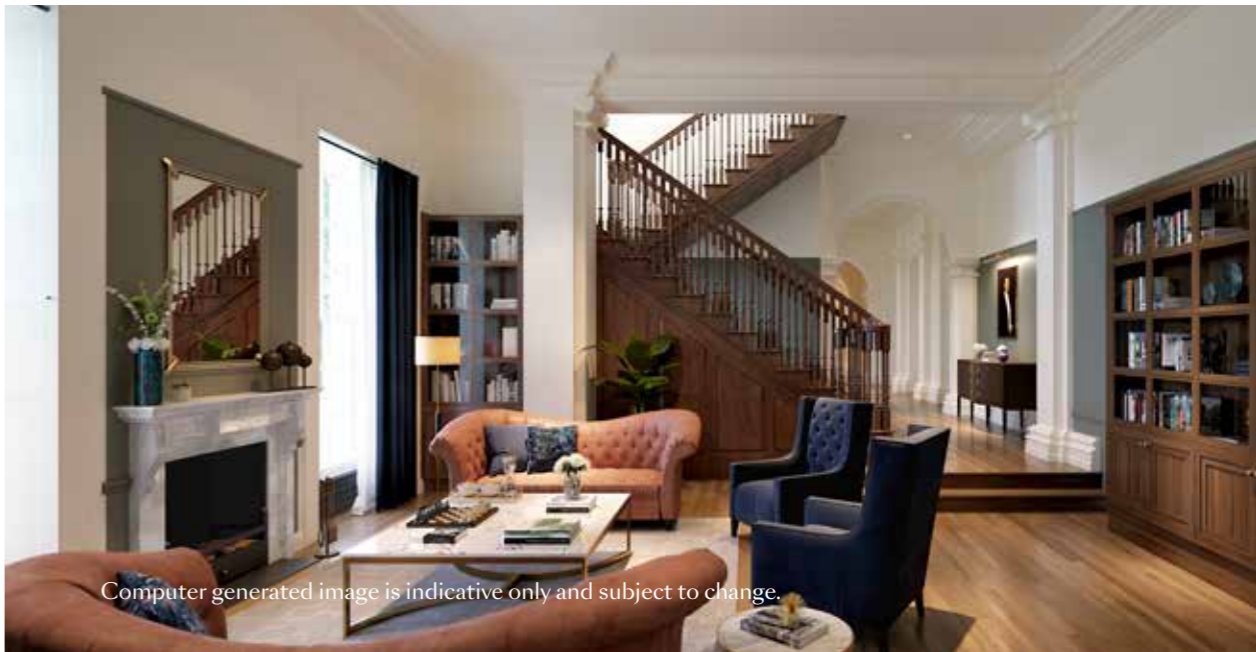
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Reading Room

The reading room is located in Trent Park House and is exclusive to Trent Park House Residents only.

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Convenience
*On Your
Doorstep*

M&S

 6 Minutes

Sainsbury's

 6 Minutes

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156

Cafes & Restaurants
within 3 miles

923

Shops in Enfield Town

 10 Minutes

67

Shops and Eateries at Palace
Gardens Shopping Centre

 12 Minutes

26

Outstanding
Schools



Prestigious Surrounds

The area combines serene natural beauty with vibrant community facilities. Cockfosters High Street, for example, is home to a variety of shops, cafes, and restaurants. Trent Park itself features expansive woodlands, lakes, walking trails, and recreational facilities like an 18-hole golf course and an equestrian centre. Nearby, there are also highly rated schools and local attractions.





Oakwood

 3 Minutes  6 Minutes

On the leafy outer edges of London, Oakwood is family orientated suburb known for its blend of residential charm and access to green spaces. With good access both into and out of London, via its underground station makes this area a convenient gateway to the heart of the city.



Trent Park Equestrian Centre

The Equestrian Centre at Trent Park is a vibrant, professional riding school for London and the Home Counties as well as a British Horse Society Equestrian Centre of Excellence. From group and individual riding lessons and equestrian courses to livery facilities, we have something to suit everyone, whatever their age and riding ability. Established for over 40 years, we are a British Horse Society approved training centre.



Trent Park Golf Course

Trent Park golf course is one of the best examples of a public golf club in London; offering exquisite views over the beautifully maintained landscape of Trent Park Country Park. With its 18 hole golf course, combined with driving range, jungle themed adventure golf area for families, golf lessons and tuition, Trent Park golf course is perfect for both experienced golfers and beginners.



Bramleys

Bramleys is a family-owned restaurant in Oakwood, North London, offering a varied menu featuring fresh seasonal ingredients and a focus on sustainability. Known for its intimate decor, well-crafted cocktails, it provides a cosy atmosphere suitable for family dining or private events.



Cockfosters

🚗 6 Minutes 🚲 8 Minutes

London, the north London suburb of Cockfosters is one of the more sought-after places to live with easy access to the centre of the capital combined with plenty of wide-open green spaces.



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Trent Park



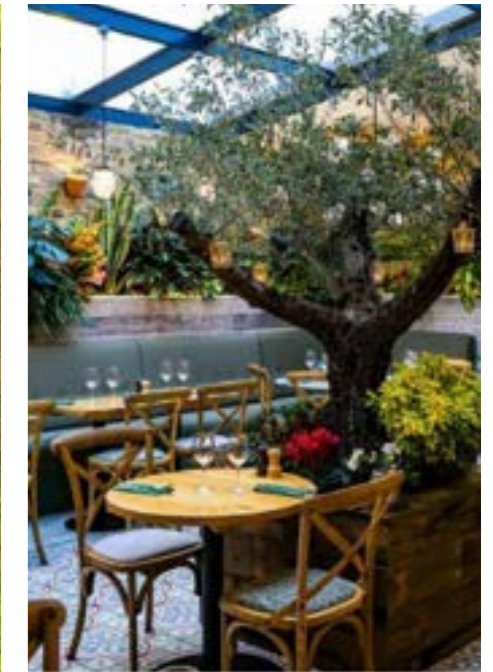
Skewd Kitchen

Reimagining Turkish cuisine with cutting edge cooking techniques and presentation. Anatolian with attitude, the perfect place for a dinner date!



Go Ape

Go Ape features treetop rope courses, zip lines, and challenging obstacles, offering a thrilling experience for families, friends, and adventure seekers. Surrounded by lush woodland, it's a perfect spot for outdoor fun and adrenaline-filled challenges in a stunning natural setting.



La Petite Auberge

La Petite Auberge in Cockfosters is a charming French brasserie that brings the spirit of Paris to North London. Located on Heddon Court Parade, it offers classic French bistro dishes like moules frites, steak frites, foie gras, and tarte tatin, all served in a cosy yet stylish setting.



Miracles

Miracles cafe is one of the most unique places in Cockfosters to enjoy breakfast, lunch and diner in style. You can enjoy Miracles any time of the day for a quick coffee or for a special evening meal with a selection of wines.



Middeys Brasserie

A new concept offering a relaxed dining & lounge experience, within a chic retro setting. Providing an ambience that is comfortable and tranquil.



Fire Dog

Fire Dog in Cockfosters offers a modern take on Aegean-Mediterranean cuisine. The menu, designed by award-winning chefs, features vibrant dishes inspired by Greek and Turkish traditions.

East Barnet Village

🚗 7 Minutes 🚲 12 Minutes

East Barnet Village, is a charming residential area known for its mix of historic and suburban character. The village's origins trace back to medieval times. Today, East Barnet blends modern amenities with history, offering local shops, restaurants, and green spaces.



Old Bank Coffee House



Everyman Cinema

A stylish, boutique cinema offering a luxurious film-watching experience with plush seating, food, and drink service directly to your seat.



Oak Hill Park

Historic and award-winning green space that spans over 45 hectares, featuring a range of facilities like tennis courts, a cricket pitch, a golf course, and children's playgrounds.



The Wilds Café

A welcoming community-focused café that offers a variety of delicious dishes, including vegan and gluten-free options, in a charming atmosphere.



The Griffin Pub

The Griffin Pub, is a charming and family-friendly establishment. It offers a great selection of food and drinks, along with a spacious beer garden.



Old Bank Coffee House

A family-owned, independent coffee shop located in a former bank building, offering specialty coffees from both house and guest roasters.



Odo's Restaurant

This mission is simple: serve delicious, affordable food that guests will want to return to week after week.

Hadley Wood

 15 Minutes  15 Minutes

Hadley Wood is renowned for its affluent character, elegant homes, and a welcoming village atmosphere, all surrounded by stunning countryside.



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Hadley Wood Golf Club



Hadley Wood Golf Course

Currently ranked 84th in the Top100 courses in England and 6th in the Top100 courses in London, Hadley Wood offers the combined delights of a superbly-designed golf course and excellent clubhouse facilities, all set in a beautiful parkland



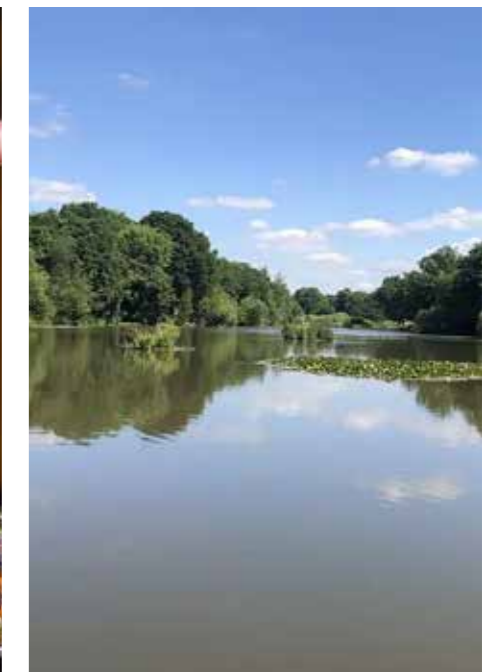
Old Fold Manor

Old Fold Manor was designed by one of the greatest golf course architects of all time - Harry Colt. His design philosophy helped to shape Augusta National, too, so it's not surprising that Old Fold is famous for its greens.



L'arte Restaurant

At L'arte, family, good food, and unforgettable experiences are at the heart of everything. This Italian-inspired kitchen brings beloved Italian dishes to the table, crafted with fresh, high-quality ingredients.



Hadley Wood Circular Walk

This 3.5-mile (approximately 5.6 km) walk starts at Hadley Wood Station and traverses varied landscapes, including farmland and wooded areas. The route offers attractive long-distance views across Enfield Chase farmland and is considered leisurely, making it suitable for most walkers.



Whetstone

🚗 12 Minutes 🚲 23 Minutes

Whetstone is a charming and diverse area located in the London Borough of Barnet. With its rich history, excellent amenities, and strong sense of community, Whetstone has something to offer for everyone, whether you are a homeowner or just visiting.



Too Toot Moo

A lively pan-Asian restaurant offering a wide range of dishes inspired by flavours from Malaysia, Thailand, China, Vietnam, and Japan.



Hakuna Matata Cocktails & Tapas

Offering an extensive range of expertly crafted cocktails and delicious small plates in a stylish setting. It's the perfect spot for enjoying a night out with friends.



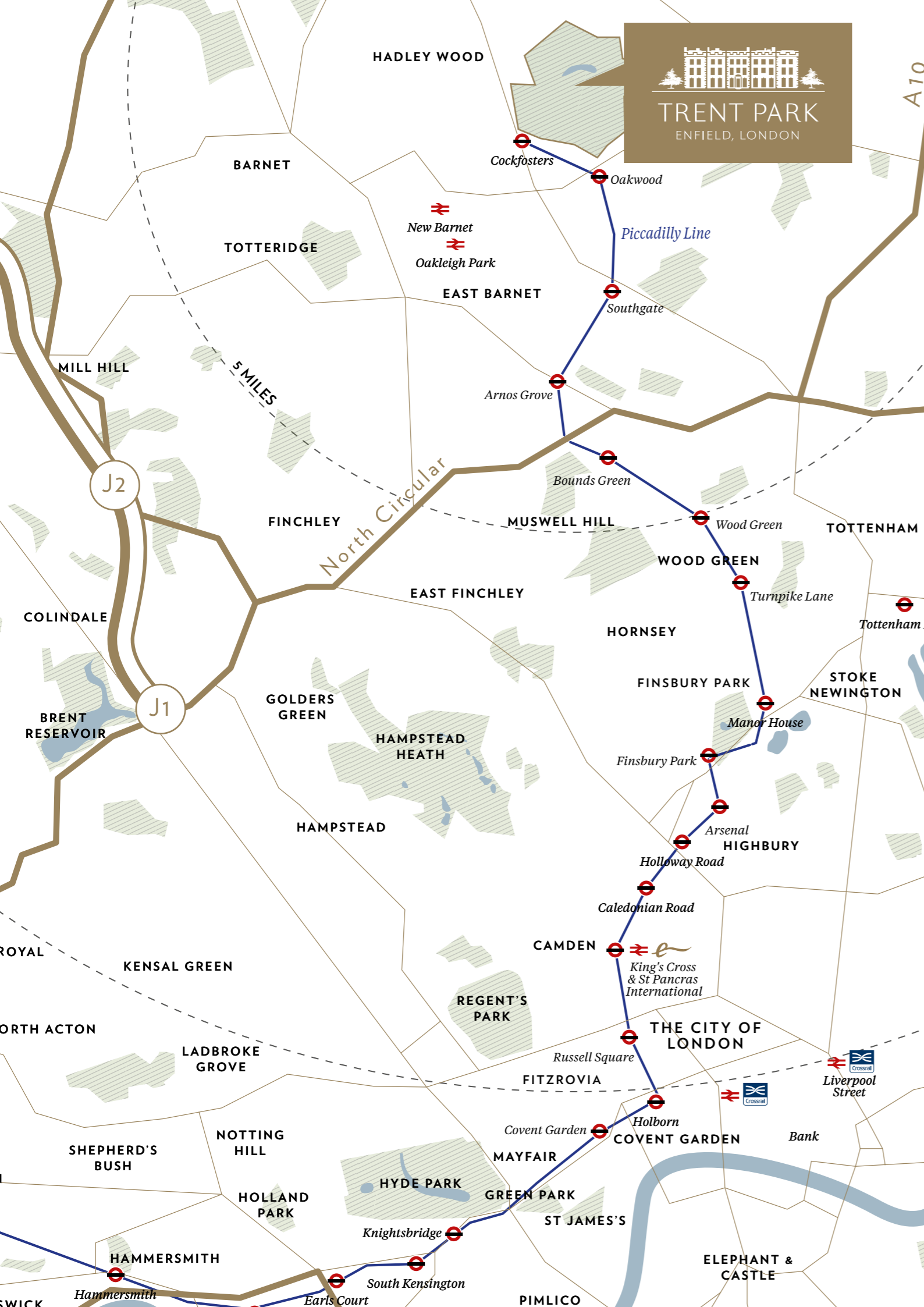
Izgara Restaurant

A warm, contemporary atmosphere where you can enjoy traditional Turkish dishes with a modern twist. Located just a short walk from the Totteridge and Whetstone Underground station.



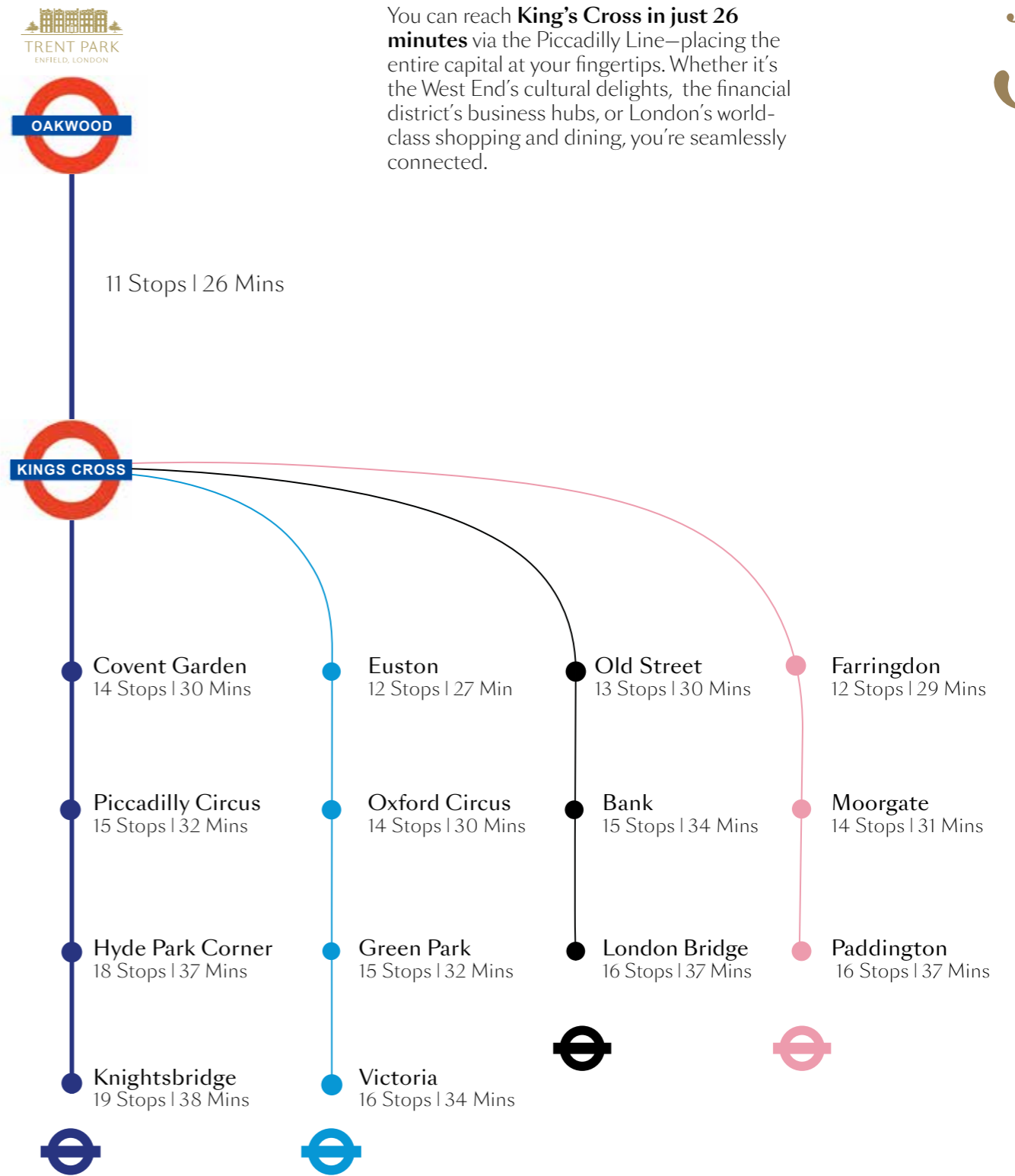
Haven Bistro & Bar

A family-run restaurant offering a refined yet relaxed atmosphere with modern European cuisine. Known for its seasonal menu, the bistro also features a popular cocktail bar and elegant dining rooms, making it ideal for both casual meals and special events.



Stay connected

You can reach **King's Cross** in just **26 minutes** via the Piccadilly Line—placing the entire capital at your fingertips. Whether it's the West End's cultural delights, the financial district's business hubs, or London's world-class shopping and dining, you're seamlessly connected.



Disclaimer: Times are taken at 5am on a weekday. Time does not include changing platforms at Kings Cross. Source: Google Maps

Once in a lifetime opportunity



The Royal Mews

A selection of just 7 homes benefiting from a central landscaped courtyard with enviable views across the Daffodil Lawn towards the Grade II listed Mansion House and restored landscaping of the Long Garden, The Royal Mews is perfectly positioned within this sought after development.

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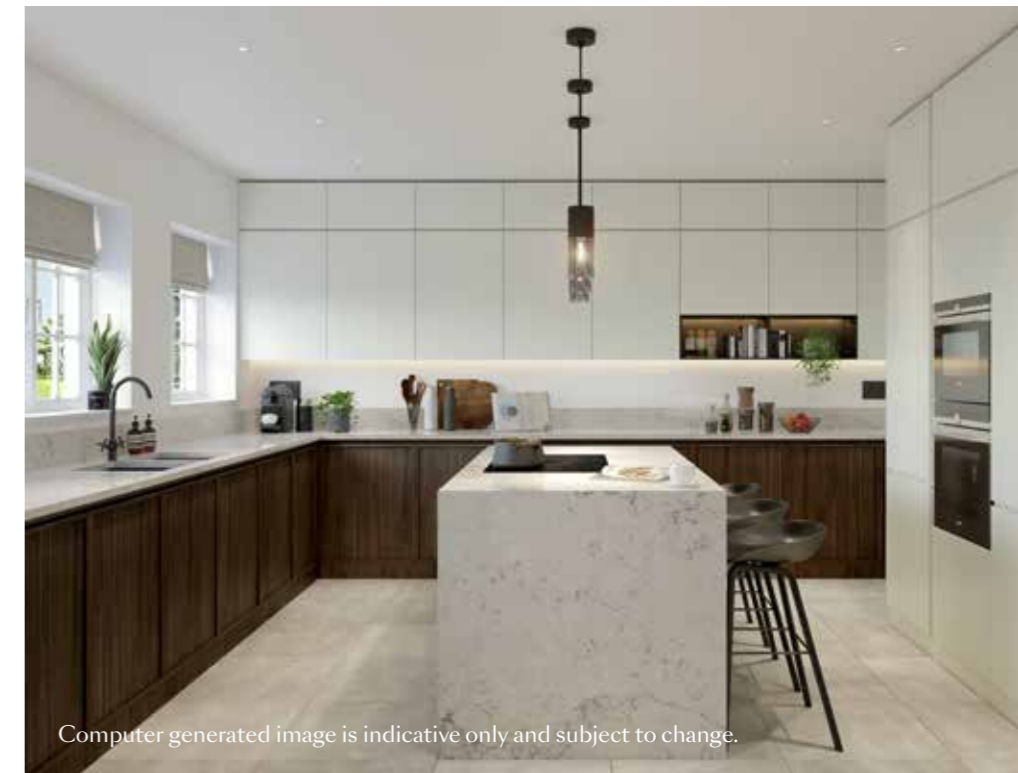


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The Royal Mews interiors radiate **elegance and sophistication**, showcasing modern luxury finishes. This carefully curated collection offers a rare opportunity to own a piece of history.



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THE ROYAL MEWS

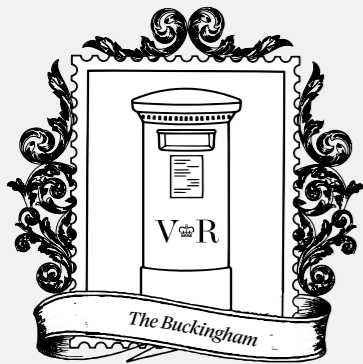
The Buckingham

Mews home 1

Total Internal Area: 230 m² 2,476ft²

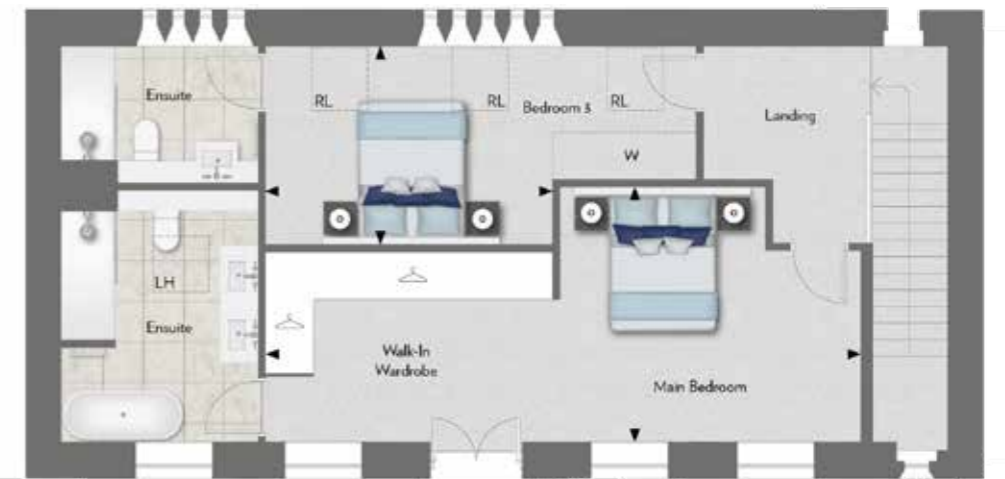
GARDEN

Main Garden	157.7 m ²	1,697.3 ft ²
Courtyard	56.9 m ²	611.9 ft ²



GROUND FLOOR

Kitchen	4.47m x 4.44m	14'8" x 14'7"
Living/Dining Room	11.08m x 5.55m	364" x 18'3"
Bedroom	4.39m x 3.53m	14'5" x 11'7"
Bedroom 4	3.21m x 2.77m	10'7" x 9'1"



FIRST FLOOR

Main Bedroom	8.34m x 3.56m	27'4" x 11'8"
Bedroom 3	3.98m x 2.74m	13'1" x 9'0"



◀▶ Measurement Points C Cupboard AC Airing Cupboard Fitted Wardrobe
W Wardrobe Space Only E Electric Box B Boiler LH Loft Hatch RL Roof Light



THE ROYAL MEWS

The Windsor

Mews home 2

Total Internal Area: 221 m² 2,379ft²

GARDEN

Main Garden	54.4 m ²	585.3 ft ²
Courtyard	54.2 m ²	583.8 ft ²



GROUND FLOOR

Kitchen	4.62m x 4.49m	15'2" x 14'9"
Living/Dining Room	7.56m x 5.51m	24'10" x 18'1"
Study	4.59m x 2.86m	15'1" x 9'5"

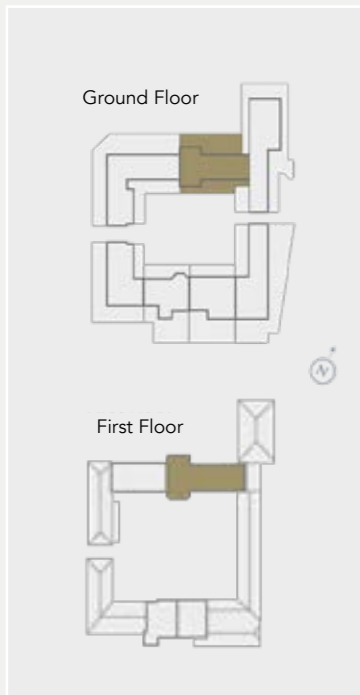


FIRST FLOOR

Main Bedroom	4.09m x 2.72m	13'5" x 8'11"
Bedroom 2	4.12m x 2.68m	13'6" x 8'9"
Bedroom 3	4.62m x 3.39m	15'2" x 11'1"
Bedroom 4	4.59m x 3.10m	15'1" x 10'2"

◀▶ Measurement Points C Cupboard AC Airing Cupboard Fitted Wardrobe
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THE ROYAL MEWS

The Blenheim

Mews home 4

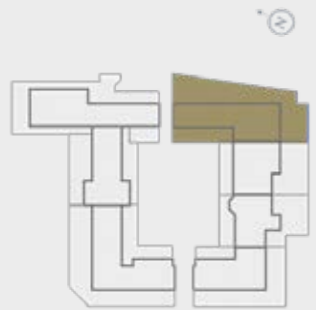
Total Internal Area: 131 m² 1,410ft²

GARDEN

Main Garden	134.5 m ²	1,447.9 ft ²
Courtyard	34.6 m ²	372.1 ft ²



Ground Floor



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Kitchen/Living/Dining	7.78m x 6.41m	25'6" x 21'0"
Main Bedroom	4.37m x 3.38m	14'1" x 11'1"
Bedroom 2	3.28m x 3.18m	10'9" x 10'5"
Bedroom 3	3.25m x 2.88m	10'8" x 9'5"

◀▶ Measurement Points C Cupboard AC Airing Cupboard Fitted Wardrobe
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THE ROYAL MEWS

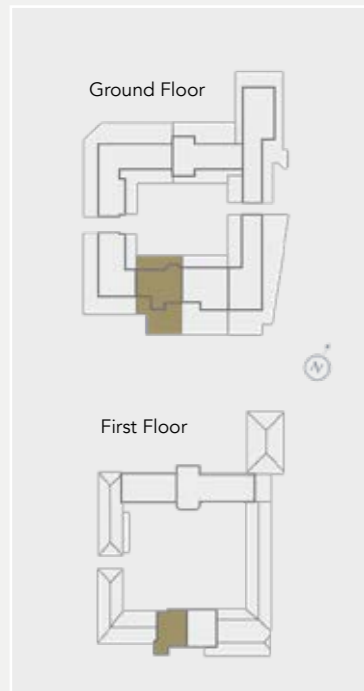
The Winchester

Mews home 6

Total Internal Area: 134 m² 1,442 ft²

GARDEN

Main Garden	70.4m ²	758.0 ft ²
Courtyard	26.4 m ²	284.4 ft ²



GROUND FLOOR

Kitchen	5.34m x 3.60m	17'6" x 11'10"
Living Room	4.65m x 3.55m	15'3" x 11'8"
Dining Room	3.02m x 2.63m	9'11" x 8'8"
Bedroom 3	3.31m x 3.26m	10'10" x 10'8"



FIRST FLOOR

Main Bedroom	3.64m x 3.61m	11'11" x 11'10"
Bedroom 2	3.78m x 3.55m	12'5" x 11'8"

◀▶ Measurement Points C Cupboard AC Airing Cupboard Fitted Wardrobe
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Specification

Beautifully appointed homes, prominent in style. Trent park is your platform for exceptional living.



KITCHEN

- Matte finish to wall and full height cabinets
- Low level cabinets finished in timber-effect
- Composite stone worktop and upstands
- Two under mounted sinks
- Brushed black mixer tap
- Integrated single oven, combination microwave oven and induction hob with integrated extractor
- Full height integrated fridge/freezer
- Integrated dishwasher
- Integrated wine cooler
- Compartmentalised recycle storage

UTILITY ROOM

- Freestanding washer/dryer
- Single bowl sink
- Composite stone worktop and upstand

FAMILY BATHROOM

- Semi-recessed wash handbasin, storage unit with stone vanity top and deck mounted brushed black tap
- Mirrored wall cabinet
- Floor mounted WC with soft-close seat and dual flush control
- White steel bath
- Brushed black overhead shower and hand held shower set
- Heated brushed black towel rail
- Feature pendant lighting

ENSUITE SHOWER ROOMS

- Semi-recessed washbasin and storage unit with composite stone vanity top and deck mounted brushed black tap
- Framed mirrored wall cabinet
- Floor mounted WC with soft-close seat and dual flush control
- Shower with low profile shower tray with glass shower enclosure/screen
- Brushed black overhead shower and hand-held shower set
- Heated brushed black towel rail
- Feature pendant lighting

MAIN ENSUITE

- Built-in vanity unit with low level feature shelving, sits below double vanity basins (where applicable) and wall mounted brushed black taps
- Storage drawers to vanity unit
- Framed mirror
- Freestanding bath (where applicable) with deck mounted brushed black taps
- Shower with low profile shower tray with glass shower enclosure/screen
- Brushed black overhead shower and hand-held shower set
- Heated brushed black towel rail
- Feature pendant lighting

CLOAKROOM

- Built-in vanity unit with profile edge details
- Semi recessed washbasin and storage with composite stone vanity top and deck mounted brushed black tap
- Wall mirror
- Floor mounted WC with soft-close seat and dual flush control
- Brushed black towel bar

HEATING

- Gas fired central heating
- Underfloor heating to the ground floor and all bathrooms

FINISHES

- Fully fitted wardrobes to main bedroom and bedroom 2 with drawer pack to main bedroom
- Wood laminate flooring to open plan hallway/living/dining and family room/study (Mews Homes 1 and 2)
- Large format stone effect-floor tiles to WC, kitchen/utility, family bathroom and ensuite showers (Mew Homes 1 and 2)
- Wood laminate flooring to open plan hallway/kitchen/living/dining, utility and family room/study (Apartments 3 & 4, Mews Homes 5,6 & 7)
- Large format stone-effect floor tiles to WC, family bathroom and ensuite showers (Apartments 3 & 4, Mews Homes 5,6 & 7)
- Fitted carpets to all bedrooms, stairs and landings
- Carpeted treads and risers to staircase with painted balustrades, stringers and newel posts and stained wooden handrail
- Full height tiling throughout WC, family bathroom and shower room with feature tiling to vanity wall
- Painted wood grain internal doors
- Brushed black ironmongery throughout

EXTERNAL FEATURES

- Feature entrance door with multipoint locking system
- Turf and paving to selected areas of rear garden
- External tap

SECURITY AND PEACE OF MIND

- Property compatible for burglar alarm and to be fitted by purchaser if required
- Mains powered smoke/heat detectors with backup
- 10-year structural warranty

ELECTRICAL FITTINGS

- Telephone points fitted in all bedrooms and living areas
- Provision for Sky Q and Virgin TV to the living room and all bedrooms
- Energy efficient LED downlights with dimmer function to reception rooms and main bedroom
- Feature under cabinet lighting to wall units in kitchen
- Automatic lighting to wardrobes and storage cupboards
- Brushed black USB sockets above kitchen worktop
- Low level white sockets with USB sockets to main bedroom
- Brushed black light switches throughout
- Shaver sockets to family bathroom and ensuite showers
- Feature pendant light to WC, family bathroom, ensuite showers

The *Walled* Garden

A completely new architectural style never seen before at Trent Park, flanked on two sides by the historic wall that dates back to as early as 1813. Today The Walled Garden brings a selection of 4 & 5 bedroom homes complete with water features providing a safe and tranquil space to relax and play.

Computer generated image is indicative only and subject to change.

Plot Locator





54 | TRENT PARK



55 | TRENT PARK





THE WALLED GARDEN

A Four Bedroom Home

Plots 3, 4, 7, 8, 11*, 14*, 15*, 16*, 19* & 20*

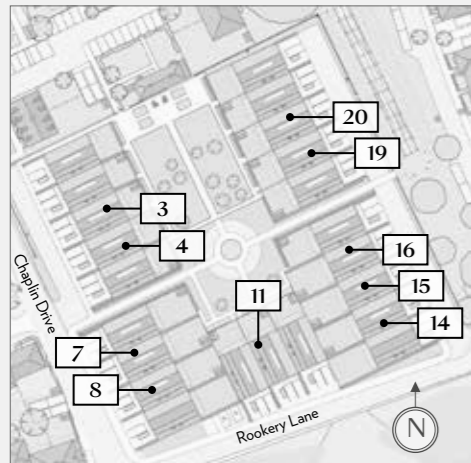
Total Internal Area: 223.2 m² 2,403 ft²

GARDEN

Plot Number	Garden Aspect	Rear Garden Size
3, 4	North East	65.7 m ² 707 ft ²
7, 8	North East	107.8 m ² 1,160 ft ²
11	North West	66.0 m ² 710 ft ²
14, 15	South West	107.5 m ² 1,157 ft ²
16	South West	95.5 m ² 1,028 ft ²
19, 20	South West	65.7 m ² 707 ft ²

Two allocated parking spaces

*Plot is handed



GROUND FLOOR

Kitchen/Dining/Family Room	8.64m x 5.80m	28' 3" x 19' 0"
Living Room	6.14m x 4.49m	20' 1" x 14' 7"
Utility	4.49m x 2.46m	14' 7" x 8' 1"

◀▶ Measurement Points C Cupboard AC Airing Cupboard Fitted Wardrobe
W Wardrobe Space Only E Electric Box B Boiler LH Loft Hatch RL Roof Light



FIRST FLOOR

Main Bedroom	8.64m x 5.05m	28' 3" x 16' 5"
Bedroom 2	5.49m x 2.82m	18' 0" x 9' 3"
Bedroom 3	4.19m x 2.80m	13' 7" x 9' 2"
Bedroom 4	4.17m x 2.82m	13' 7" x 9' 3"



THE WALLED GARDEN

A Four Bedroom Home

Plots 1 & 22*

Total Internal Area: 198.3 m² 2,135 ft²

GARDEN

Plot Number	Garden Aspect	Rear Garden Size
1	North East	65.7 m ² 707 ft ²
22	South West	65.7 m ² 707 ft ²

Garage Size 7.11m x 3.05m 23' 3" x 10' 0"

Garage plus one allocated parking space

*Plot is handed



GROUND FLOOR

Kitchen/Dining/Family Room	8.65m x 5.53m	28' 4" x 18' 1"
Snug	3.60m x 2.80m	11' 8" x 9' 2"
Utility	1.92m x 2.09m	6' 3" x 6' 10"

◀▶ Measurement Points C Cupboard AC Airing Cupboard Fitted Wardrobe
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FIRST FLOOR

Main Bedroom	8.64m x 5.05m	28' 3" x 16' 6"
Bedroom 2	5.49m x 2.82m	18' 0" x 9' 3"
Bedroom 3	4.19m x 2.80m	13' 7" x 9' 2"
Bedroom 4	4.17m x 2.82m	13' 7" x 9' 3"





THE WALLED GARDEN

A Four Bedroom Home

Plots 9 & 13*

Total Internal Area: 198.3 m² 2,135 ft²

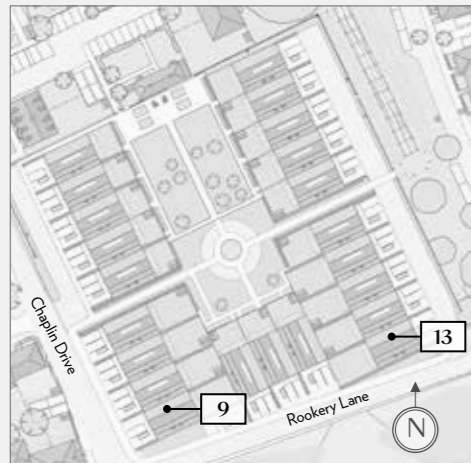
GARDEN

Plot Number	Garden Aspect	Rear Garden Size
9	North East	107.8 m ² 1,160 ft ²
13	South West	107.5 m ² 1,157 ft ²

Garage Size 7.11m x 3.05m 23' 3" x 10' 0"

Garage plus one allocated parking space

*Plot is handed



GROUND FLOOR

Kitchen/Dining/Family Room	8.65m x 5.53m	28' 4" x 18' 1"
Snug	3.60m x 2.80m	11' 8" x 9' 2"
Utility	1.94m x 2.09m	6' 3" x 6' 10"



FIRST FLOOR

Main Bedroom	8.64m x 5.05m	28' 4" x 16' 6"
Bedroom 2	5.49m x 2.82m	18' 0" x 9' 3"
Bedroom 3	4.19m x 2.80m	13' 7" x 9' 2"
Bedroom 4	4.17m x 2.82m	13' 7" x 9' 3"

◀▶ Measurement Points C Cupboard AC Airing Cupboard Fitted Wardrobe
W Wardrobe Space Only E Electric Box B Boiler LH Loft Hatch RL Roof Light

THE WALLED GARDEN
A Five Bedroom Home

Plot 10

Total Internal Area: 222.7 m² 2,397 ft²

GARDEN

Plot Number	Garden Aspect	Rear Garden Size
10	North West	66.0 m ² 710 ft ²

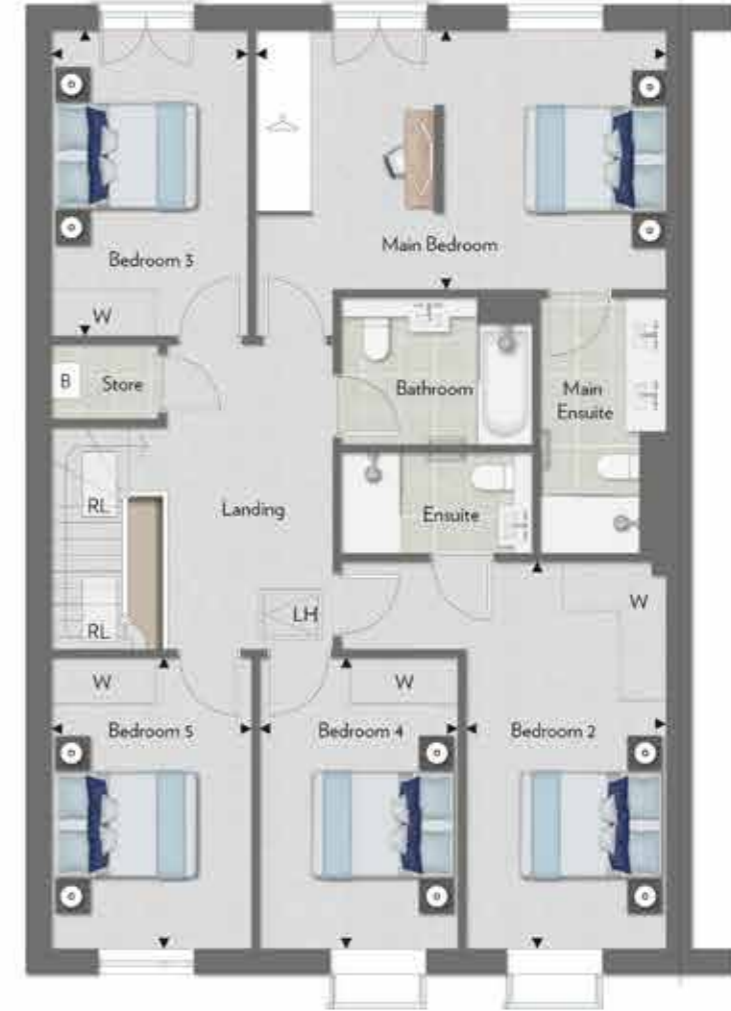
Two allocated parking spaces



GROUND FLOOR

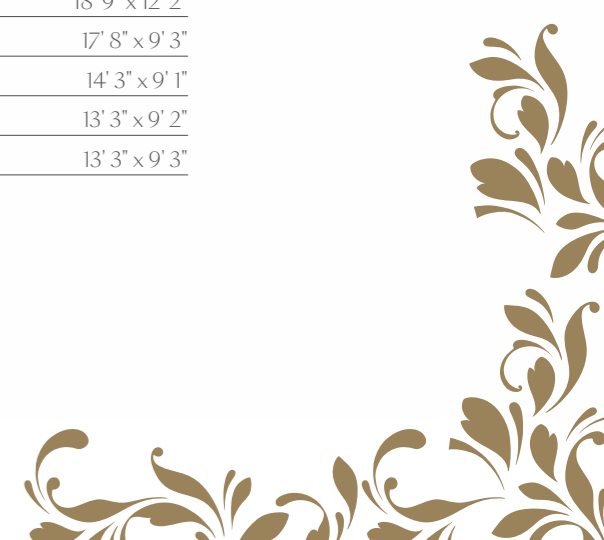
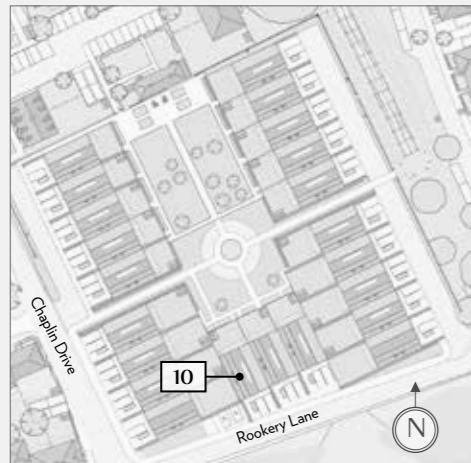
Kitchen/Dining/Family Room	8.65m x 6.00m	28' 4" x 19' 7"
Living Room	6.14m x 4.49m	20' 1" x 14' 7"
Utility	4.49m x 2.26m	14' 7" x 7' 4"

◀▶ Measurement Points C Cupboard AC Airing Cupboard Fitted Wardrobe
W Wardrobe Space Only E Electric Box B Boiler LH Loft Hatch RL Roof Light



FIRST FLOOR

Main Bedroom	5.77m x 3.71m	18' 9" x 12' 2"
Bedroom 2	5.39m x 2.82m	17' 8" x 9' 3"
Bedroom 3	4.37m x 2.78m	14' 3" x 9' 1"
Bedroom 4	4.05m x 2.81m	13' 3" x 9' 2"
Bedroom 5	4.05m x 2.83m	13' 3" x 9' 3"





THE WALLED GARDEN

A Five Bedroom Home

Plots 2 & 21*

Total Internal Area: 222.5 m² 2,395 ft²

GARDEN

Plot Number	Garden Aspect	Rear Garden Size
2	North East	65.7 m ² 707 ft ²
21	South West	65.7 m ² 707 ft ²

Two allocated parking spaces

*Plot is handed



GROUND FLOOR

Kitchen/Dining/Family Room	8.64m x 6.00m	28' 3" x 19' 7"
Living Room	6.14m x 4.49m	20' 1" x 14' 7"
Utility	4.49m x 2.26m	14' 7" x 7' 4"

◀▶ Measurement Points C Cupboard AC Airing Cupboard Fitted Wardrobe
W Wardrobe Space Only E Electric Box B Boiler LH Loft Hatch RL Roof Light



FIRST FLOOR

Main Bedroom	5.77m x 3.71m	18' 9" x 12' 2"
Bedroom 2	5.39m x 2.82m	17' 7" x 9' 3"
Bedroom 3	4.37m x 2.78m	14' 3" x 9' 1"
Bedroom 4	4.05m x 2.81m	13' 3" x 9' 2"
Bedroom 5	4.05m x 2.83m	13' 3" x 9' 3"



Specification

Elegantly designed homes with distinguished style,
Trent Park offers a foundation for extraordinary living.

KITCHEN

- Matte finish profile edge detail cabinets
- Stone worktops and upstand
- Two under-mounted sinks
- Brushed black mixer tap
- Integrated single oven, combination microwave oven and induction hob with extractor
- Full height integrated fridge
- Full height integrated freezer
- Integrated dishwasher
- Wine cooler
- Compartmentalised recycle storage

HEATING

- Gas fired central heating
- Underfloor heating to the ground floor and all bathrooms with individual thermostatically controlled radiators to all other areas

MAIN ENSUITE

- Vanity unit with washbasins and storage with wall mounted brushed black taps
- Stone vanity top
- Wall mirror with feature pendant lights
- Floor mounted WC
- Shower with low profile shower tray and glass screen/door
- Brushed black overhead shower and hand-set
- Black heated towel rail

FAMILY BATHROOM

- Built-in vanity unit
- Semi-recessed washbasin and storage with brushed black deck mounted tap
- Stone vanity top
- Wall mirror with feature pendant light
- Floor mounted WC
- Built-in bath with glass screen
- Brushed black overhead shower and hand-set
- Black heated towel rail

ENSUITE SHOWER ROOMS

- Built-in vanity unit
- Semi-recessed washbasin and storage with brushed black deck mounted tap
- Stone vanity top
- Wall mirror with feature pendant light
- Floor mounted WC
- Shower with low profile shower tray and glass screen/door
- Brushed black overhead shower and hand-set
- Black heated towel rail

FINISHES

- Fully fitted wardrobes and drawer pack to main bedroom
- Engineered flooring to kitchen/dining/family room, utility and hall
- Fitted carpet to living room/snug, stairs, landings and all bedrooms
- Large format floor tiles to all ensuites, bathroom and WC
- Full height tiling throughout main ensuite, family bathroom and shower room with feature tiling
- Dark grey internal doors with raised mouldings
- Black ironmongery throughout

CLOAKROOM

- Built-in vanity unit
- Semi-recessed washbasin and storage with brushed black deck-mounted tap
- Stone vanity top
- Wall mirror with feature pendant light
- Floor mounted WC
- Black towel bar

UTILITY ROOM

- Freestanding washer/dryer
- Single bowl sink
- Stone worktops and upstand

EXTERNAL FEATURES

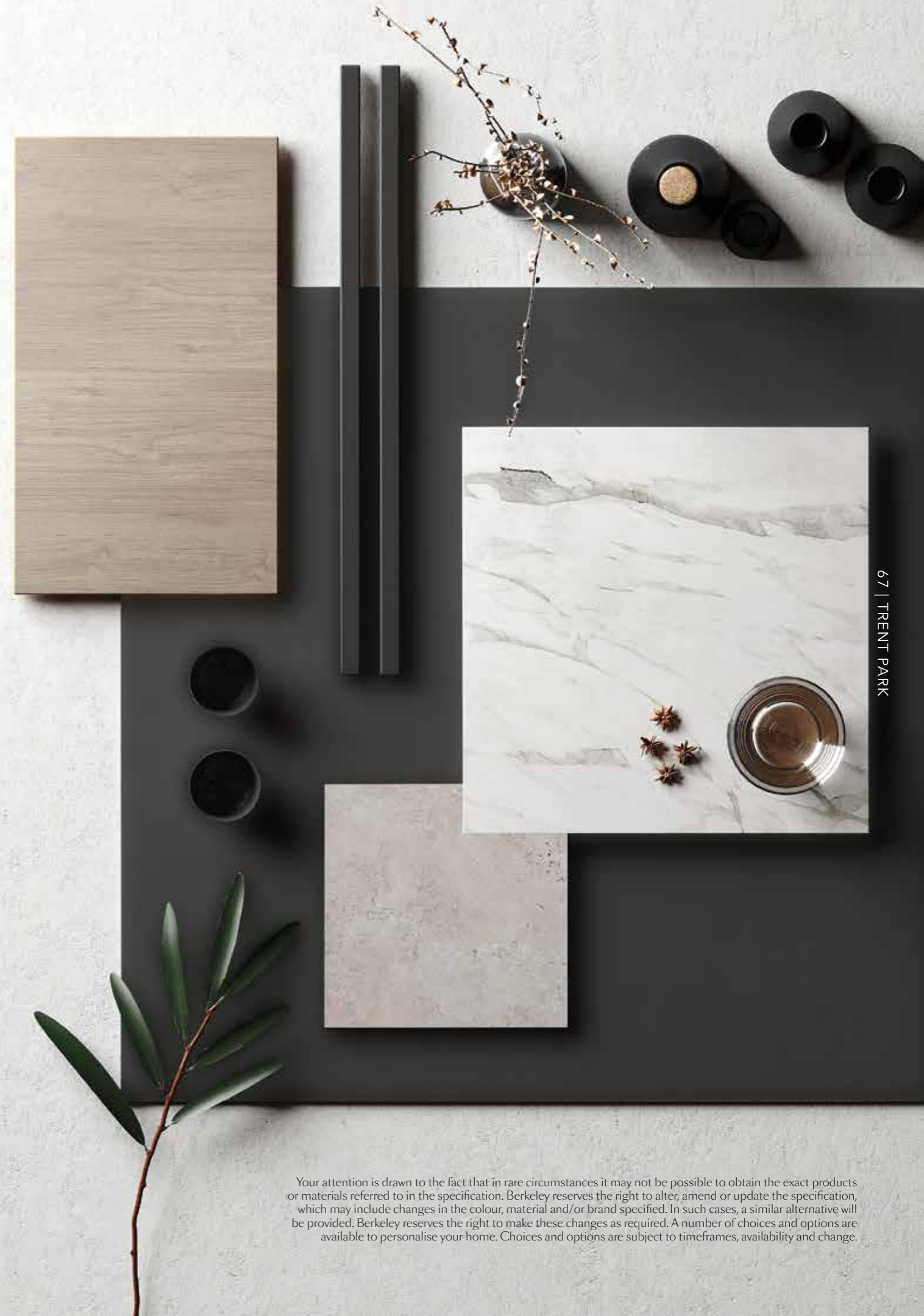
- Feature entrance door with multipoint locking system
- Turf and paving to selected areas of rear garden
- External tap
- External lights to front and rear
- Garage and driveway (where applicable)

SECURITY AND PEACE OF MIND

- Property compatible for burglar alarm and to be fitted by purchaser if required
- Mains powered smoke/heat detectors with backup
- 10-year build warranty

ELECTRICAL FITTINGS

- Telephone points fitted in all bedrooms and living areas
- Provision for Sky Q TV and Virgin to the living room and all bedrooms
- Energy efficient LED downlights with dimmer function to reception rooms and main bedroom
- Feature under-cabinet lighting to wall units in kitchen
- Automatic lighting to wardrobes and storage cupboards
- Low level white sockets
- Black light switches running throughout
- Two USB sockets above kitchen worktop and one either side of main bedroom headboard
- Shaver sockets to main ensuite, family bathroom and ensuite shower room
- Power outlet in garage (where applicable)
- Electric powered garage doors (where applicable)
- External power outlet



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The Chaplin Collection

Wisteria



The *Chaplin* Collection

Generous family accommodation over three floors includes an open plan kitchen/family room, first floor living room and 4 bedrooms, two of which are ensuite.



Computer generated image is indicative only and subject to change.



Computer generated image is indicative only and subject to change.





WISTERIA

Four Bedroom Home

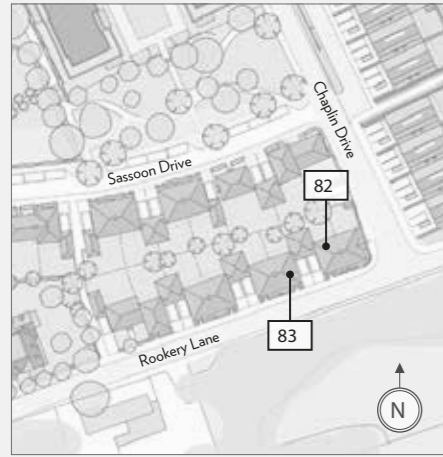
The Chaplin Collection Plots
82* & 83

Total Area: 164 m² 1,765 ft²

GARDEN

Plot No.	Garden Aspect	Rear Garden Size
82	North West	64 m ² 688 ft ²
83	North West	63 m ² 678 ft ²
84	North West	70 m ² 753 ft ²

Garage Size 3.59m x 7.64m 11'9" x 25'0"



Photography depicts a previous street scene, brick colourways and roof material differ in various phases, indicative only.



GROUND FLOOR

Kitchen/Family Room	6.11m x 3.47m	20' 0" x 11' 4"
Dining Room	3.83m x 3.41m	12' 6" x 11' 2"

*Plot is handed

◀▶ Measurement Points C Cupboard B Boiler Fitted Wardrobe E Electric Box
W Wardrobe space only AC Airing Cupboard LH Loft Hatch



FIRST FLOOR

Living Room	6.11m x 3.49m	20' 0" x 11' 5"
Main Bedroom/ Dressing Area	6.11m x 3.20m	20' 0" x 10' 6"



SECOND FLOOR

Bedroom 2	3.89m x 3.02m	12' 9" x 9' 10"
Bedroom 3	3.47m x 3.20m	11' 4" x 10' 6"
Bedroom 4	2.99m x 2.49m	9' 10" x 8' 2"

Floorplans shown for The Chaplin Collection at Trent 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.

GLOUCESTER

*Five Bedroom
Detached Home*

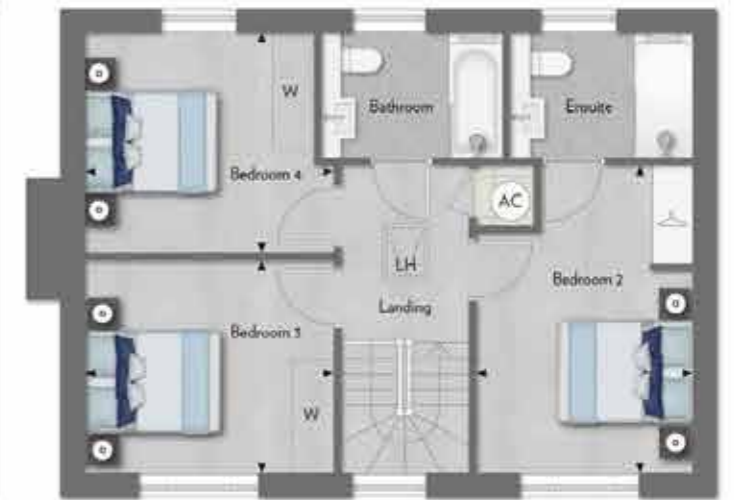
*The Chaplin Collection
Plot 92*

Total Area: 174 m² 1,872 ft²

GARDEN

Plot No.	Garden Aspect	Rear Garden Size
92	South East	147 m ² 1,582 ft ²

Garage Size 3.59m x 7.64m 11'9" x 25'0"



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GROUND FLOOR

Kitchen	4.91m x 3.60m	16' 1" x 11' 8"
Family/Dining Room	6.52m x 3.59m	21' 4" x 11' 8"

FIRST FLOOR

Living Room	5.85m x 3.36m	19' 2" x 11' 0"
Main Bedroom	3.64m x 3.56m	11' 9" x 11' 6"
Bedroom 5/Study	3.17m x 3.06m	10' 4" x 10' 0"

SECOND FLOOR

Bedroom 2	4.56m x 3.17m	14' 9" x 10' 4"
Bedroom 3	3.64m x 3.16m	11' 9" x 10' 3"
Bedroom 4	3.64m x 3.26m	11' 9" x 10' 7"

◀▶ Measurement Points C Cupboard B Boiler Fitted Wardrobe E Electric Box
W Wardrobe space only AC Airing Cupboard LH Loft Hatch

Floorplans shown for The Chaplin Collection at Trent 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.



Computer generated image depicts a previous street scene, brick colourways and roof material differ in various phases, indicative only.





GLOUCESTER

*Five Bedroom
Semi-Detached Home*

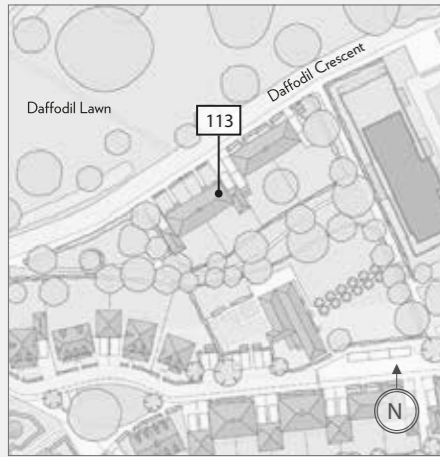
*The Chaplin Collection
Plot 113*

Total Area: 174 m² 1,872 ft²

GARDEN

Plot No.	Garden Aspect	Rear Garden Size
112	South East	128 m ² 1,377 ft ²
113	South East	128 m ² 1,377 ft ²

Garage Size 3.59m x 7.64m 11'9" x 25'0"



Computer generated image depicts a previous street scene, brick colourways and roof material differ in various phases, indicative only.



GROUND FLOOR

Kitchen	4.91m x 3.60m	16' 1" x 11' 8"
Family/Dining Room	6.52m x 3.59m	21' 4" x 11' 8"

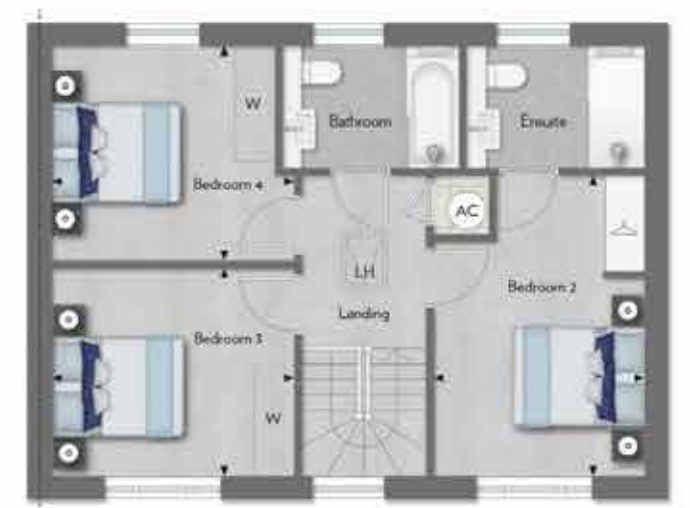
*Plot is handed

◀▶ Measurement Points C Cupboard B Boiler Fitted Wardrobe E Electric Box
W Wardrobe space only AC Airing Cupboard LH Loft Hatch



FIRST FLOOR

Living Room	5.85m x 3.36m	19' 2" x 11' 0"
Main Bedroom	3.64m x 3.56m	11' 9" x 11' 6"
Bedroom 5/Study	3.17m x 3.06m	10' 4" x 10' 0"



SECOND FLOOR

Bedroom 2	4.56m x 3.17m	14' 9" x 10' 4"
Bedroom 3	3.64m x 3.16m	11' 9" x 10' 3"
Bedroom 4	3.64m x 3.26m	11' 9" x 10' 7"

Floorplans shown for The Chaplin Collection at Trent 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.



Specification

Stunningly crafted homes with remarkable style, Trent Park is where exceptional living begins.

KITCHEN

- Matte finish profile edge detail cabinets
- Stone worktops and upstand
- Bowl-and-a-half undermounted sink
- Brushed nickel mixer tap
- Integrated single oven, combination microwave oven and induction hob with integrated extractor
- Full height integrated fridge/freezer
- Integrated dishwasher
- Wine cooler
- Compartmentalised recycle storage

HEATING

- Gas fired central heating
- Underfloor heating to the ground floor and all bathrooms with individual thermostatically controlled radiators to all other areas
- Fitted gas coal-effect fireplace with limestone flat Victorian mantel and black granite hearth (where applicable)

MAIN ENSUITE

- Vanity unit with under-counter washbasins and storage with deck mounted chrome taps
- Stone vanity top
- Wall mirror with feature wall lights
- Floor mounted WC
- Shower with low profile shower tray and glass screen/door
- Chrome overhead shower and hand-set
- Chrome heated towel rail

FAMILY BATHROOM

- Built-in vanity unit
- Under-counter washbasin and storage with chrome deck mounted tap
- Stone vanity top
- Wall mirror (where applicable)
- Floor mounted WC
- Built-in bath with glass screen
- Chrome overhead shower and hand-set
- Chrome heated towel rail

ENSUITE SHOWER ROOMS

- Built-in vanity unit
- Under-counter washbasin and storage with chrome deck mounted tap
- Stone vanity top
- Wall mirror
- Floor mounted WC
- Shower with low profile shower tray and glass screen/door
- Chrome overhead shower and hand-set
- Chrome heated towel rail

FINISHES

- Fully fitted wardrobes to main bedroom and bedroom 2 with drawer pack to main bedroom
- Engineered flooring to kitchen, living room, dining room, hall and utility
- Fitted carpets to first floor living rooms, stairs, landings and all bedrooms
- Herringbone floor tiles to WC, main ensuite, family bathroom and ensuite showers
- Full height tiling throughout main ensuite, family bathroom and shower room with feature tiling
- White internal doors, with glazing between hallway and kitchen, with raised mouldings
- Decorative cornice to hallway, family room, living room and main bedroom
- Satin nickel ironmongery throughout

CLOAKROOM

- Built-in vanity unit
- Under-counter washbasin and storage with chrome deck-mounted tap
- Stone vanity top
- Wall mirror with feature wall lights (where applicable)
- Floor mounted WC
- Chrome towel bar

UTILITY ROOM

- Freestanding washer/dryer
- Single bowl sink
- Stone worktops and upstand

EXTERNAL FEATURES

- Feature entrance door with multipoint locking system
- Turf and paving to selected areas of rear garden
- External tap and water butt (where applicable)
- External lights to front and rear
- Garage and driveway (where applicable)

SECURITY AND PEACE OF MIND

- Property compatible for burglar alarm and to be fitted by purchaser if required
- Mains powered smoke/heat detectors with backup
- 10-year build warranty

ELECTRICAL FITTINGS

- Telephone points fitted in all bedrooms and living areas
- Provision for Sky Q TV and Virgin to the living room and all bedrooms
- Energy efficient LED downlights with dimmer function to reception rooms and main bedroom
- Feature under-cabinet lighting to wall units in kitchen
- Automatic lighting to wardrobes and storage cupboards
- Low level white sockets
- Brushed stainless steel light switches running throughout
- Two USB sockets above kitchen worktop and one either side of main bedroom headboard
- Shaver sockets to main ensuite, family bathroom and ensuite shower room
- Power outlet in garage (where applicable)
- Electric powered garage doors (where applicable)
- External power outlet

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80 TRENT PARK

The West Wing Collection

The West Wing is an exciting collection of 5 contemporary terraced town houses unlike any other properties at Trent Park. Offering stunning views over North Lawn and located moments away from the Grade II listed Trent Park House, these townhouses are perfectly located for a peaceful life in Trent Park's. **Only 1 home remaining!**

Plot Locator





82 | TRENT PARK



83 | TRENT PARK



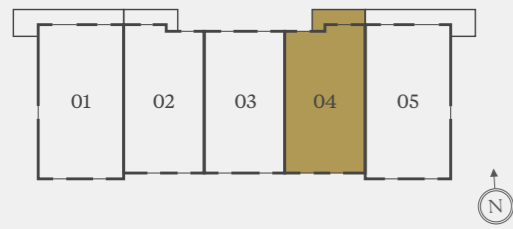
WEST WING COLLECTION

Four Bedroom
Terrace House

Plot 04

Total Area: 181.5 sq m 1,954 sq ft

South Elevation



LOWER GROUND

Kitchen/Dining	5.60m x 5.51m	18' 4" x 18' 1"
Family Room/Study	3.34m x 3.45m	10' 11" x 11' 4"
Garden	45.1 sq m	485.4 sq ft

GROUND LEVEL

Living Area	5.60m x 4.53m	18' 4" x 14' 10"
Bedroom 2	2.76m x 3.81m	9' 1" x 12' 6"
Terrace	5.8 sq m	62 sq ft

FIRST FLOOR

Main Bedroom	5.60m x 4.06m	18' 4" x 13' 4"
Bedroom 3	2.76m x 3.60m	9' 1" x 11' 10"
Bedroom 4	2.47m x 2.74m	8' 1" x 8' 11"
Balcony	3.8 sq m	41 sq ft



Lower Ground



Ground Level

North Lawn & Lake



First Floor

Views toward
Daffodil Lawn



◄► Measurement Points B Boiler W Wardrobe CYL Hot Water Cylinder
W Wardrobe space only SC Services Cupboard ST Storage RL Rooflight

Floorplans are subject to planning and show approximate measurements only. Measurements may vary within a tolerance of 5%. Exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Please ask Sales Consultant for further information. Flooring finishes and sizes to balconies, lightwells and terraces maybe subject to change.



SPECIFICATION

Specification

BEAUTIFULLY appointed homes,
prominent in style. TRENT PARK is
your platform for exceptional living.

KITCHEN

- Matt finish to cabinets
- Composite stone worktop and upstands
- Two under mounted sinks
- Brushed black mixer tap
- Integrated single oven, combination microwave oven and induction hob with integrated extractor
- Full height integrated fridge/freezer
- Integrated dishwasher
- Integrated wine cooler
- Compartmentalised recycle storage

UTILITY ROOM

- Freestanding washer/dryer
- Single bowl sink
- Composite stone worktop and upstand

FAMILY BATHROOM

- Built-in vanity unit
- Semi recessed wash handbasin, storage unit with stone vanity top and deck mounted brushed black tap
- Mirrored wall cabinet
- Floor mounted WC with soft-close seat and dual flush control
- White steel bath and bath panel
- Brushed black overhead shower and hand held shower set
- Heated brushed black towel rail

ENSUITE SHOWER ROOMS

- Built-in vanity unit
- Semi recessed washbasin and storage unit with composite stone vanity top and deck mounted brushed black tap
- Mirrored wall cabinet
- Floor mounted WC with soft-close seat and dual flush control
- Shower with low profile shower tray with glass shower enclosure/screen
- Brushed black overhead shower and hand-set
- Heated brushed black towel rail

CLOAKROOM

- Built-in vanity unit with profile edge details
- Semi recessed washbasin and storage with composite stone vanity top and deck mounted brushed black tap
- Wall mirror
- Floor mounted WC with soft-close seat and dual flush control
- Brushed black towel rail

HEATING

- Gas fired central heating
- Underfloor heating to the ground floor and all bathrooms with individual thermostatically controlled column radiators where applicable

FINISHES

- Fully fitted wardrobes to main bedroom and bedroom 2 with drawer pack to main bedroom
- Engineered flooring to open plan hallways/kitchen/living/dining and family room/study
- Fitted carpets to all bedrooms, stairs and landings
- Large format stone effect floor tiles to WC, family bathroom and ensuite showers
- Full height tiling throughout WC, family bathroom and shower room with feature tiling to vanity wall
- Carpeted treads and risers to staircase with painted balustrades, stringers and newel posts and stained wooden handrail
- Dark grey wood grain internal doors
- Brushed black ironmongery throughout

EXTERNAL FEATURES

- Feature entrance door with multipoint locking system
- Turf and paving to selected areas of rear garden
- External tap and water butt

UTILITY ROOM

- Property compatible for burglar alarm and to be fitted by purchaser if required
- Mains powered smoke/heat detectors with backup
- 10-year structural warranty

ELECTRICAL FITTINGS

- Telephone points fitted in all bedrooms and living areas
- Provision for Sky Q and Virgin TV to the living room and all bedrooms
- Energy efficient LED downlights with dimmer function to reception rooms and main bedroom
- Feature under cabinet lighting to wall units in kitchen
- Automatic lighting to wardrobes and storage cupboards
- Brushed black USB sockets above kitchen worktop
- Low level white sockets with USB sockets to main bedroom
- Brushed black light switches throughout
- Shaver sockets to family bathroom and ensuite showers
- Feature pendant light to WC, family bathroom, ensuite showers

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When you buy a *new home from Berkeley* you can be safe in the knowledge that it is built to a **very high standard** of design and quality, has low environmental impact and that you will enjoy an *exceptional customer experience*.



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CUSTOMER RELATIONS

We want to ensure you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication. From exchange of contracts, your dedicated Berkeley Customer Service Representative will help with any questions you may have.

Here is what you can expect

From the day you reserve - until the day you complete - we'll update you regularly on progress

You will be given your own log-in credentials at reservation to access your personal MyHome Plus account where you will be able to view the development, property, construction progress and buying process information

Sustainability is high on any responsible builder's agenda. We promise to fully communicate the environmental features of our developments to all of our customers

Our commitment to ensuring your satisfaction extends beyond just periodic check-ins. While we will contact you after 7 days, at 4 weeks, and 7 months following your move-in, these are minimum touchpoints. Our aim is to consistently support you, ensuring everything remains in perfect order.

We'll meet you on site to demonstrate all the functions and facilities of your new home

We personally handover your key on completion day and make sure everything is to your satisfaction

The 2-year warranty with 24-hour emergency service has a dedicated customer service telephone number and from the 3rd to the 10th year you'll have the added security protection of a 10-year Premier warranty

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Protection for new-build home buyers





Designed to *high sustainability* standards

PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Trent Park.

NATURE AND BIODIVERSITY

Parkland, trees, flowers, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to net biodiversity gain on our developments. Within and around Trent Park, we have created natural habitats that encourage wildlife to flourish. We are working with Murdoch Wickham, HTA and Historic England to engage residents in the natural landscapes that we have created.

WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

WATER EFFICIENCY

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and shower heads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.

ENERGY EFFICIENCY

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness, and have been fitted with a master light switch by the front door. All lighting is low energy and kitchen appliances have high energy efficiency ratings.

NOISE REDUCTION

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

CLEAN AIR

It is hard to avoid polluted air, particularly in our cities. Throughout Trent Park we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we may provide mechanical ventilation to filter the internal air.

SUSTAINABLE TRANSPORT

A residents-only shuttle bus runs from Trent Park to Oakwood Station. We also provide secure cycle parks and car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. These active methods of transport also help encourage healthier lifestyles.

STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with Cluttons LLP and residents to ensure the development remains in pristine condition.

FUTURE-PROOF DESIGN

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.





DESIGNED FOR LIFE

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance wellbeing and quality of life for residents and visitors. Where people feel a sense of community.

CUSTOMERS DRIVE ALL OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

CHOICE AND DIVERSITY

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, country side to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

QUALITY FIRST TO LAST

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

GREEN LIVING

For Berkeley, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.





TRANSFORMING TOMORROW

Our Vision

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 10-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.



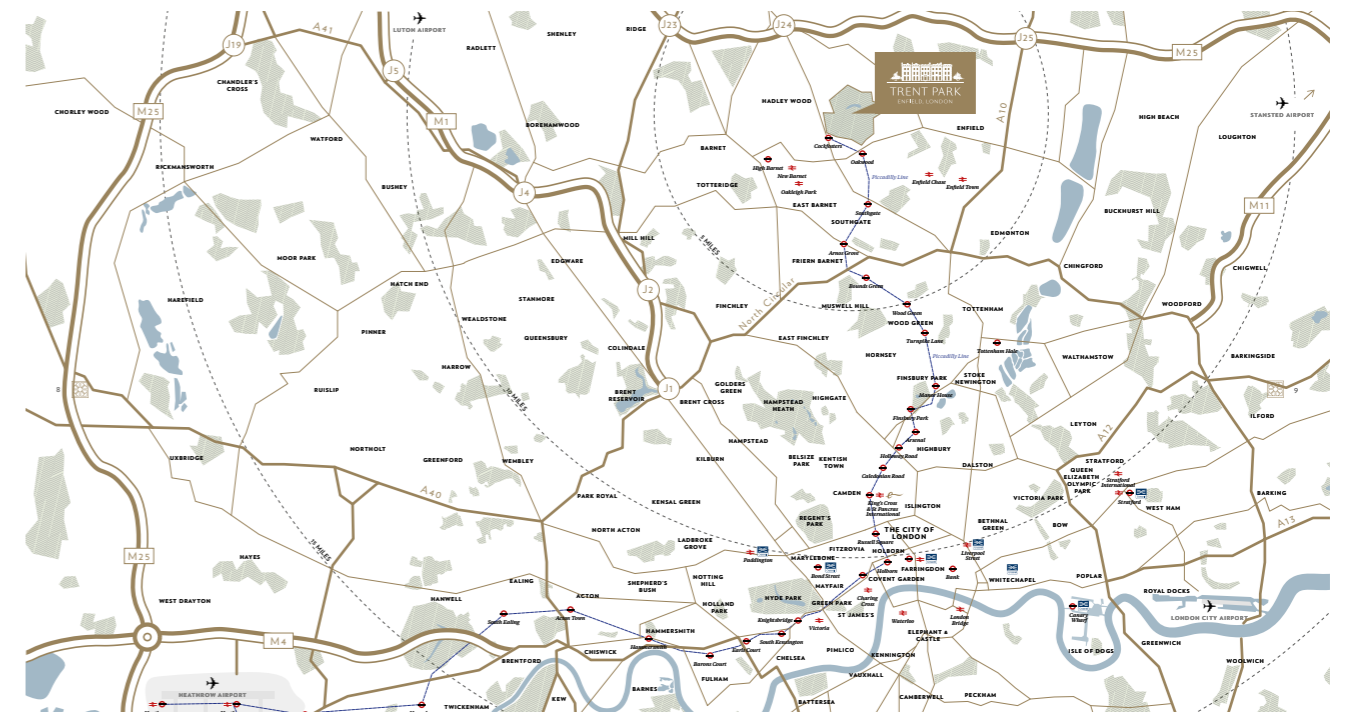
TRANSFORMING FUTURES

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





Directions from Cockfosters Station (pedestrian access only)

Exit the station and walk north on Cockfosters Road for 4-5 minutes until you reach the entrance to Trent Country Park. Walk a further 12-13 minutes down the double lined path of lime trees and past the Wildlife Rescue Centre. You'll then reach Daffodil Lawn and directional signage to our Sales and Marketing Suite.

Directions from Oakwood Station

Exit the station and walk right towards Bramley Road for 1-2 minutes. Cross Bramley Road towards the entrance of Snakes Lane. Turn left onto Snakes Lane for 15-16 minutes and follow our directional signage into Trent Park.

Driving from M25

If travelling clockwise exit the M25 from Junction 24 and at the roundabout take the 4th exit onto Stag Hill/A111 and, if travelling anti-clockwise, exit the M25 from Junction 24 and at the roundabout take the 2nd exit onto Stag Hill/A111. Drive on for 3 miles heading straight over the 3 mini roundabouts and down Cockfosters Road. At the roundabout take the 1st exit onto Bramley Road/A110. Drive on for just under a mile past the entrance to Oakwood Station and turn left onto Snakes Lane. Follow our directional signage into Trent Park.

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