





THE DEVELOPER

Berkeley is a leading developer of outstanding homes, founded in 1976, and has won numerous awards for quality, design and customer service, including the accolade Britain's Most Admired Company 2011. Quality is at the heart of everything Berkeley does, not only in the homes we build, but in our commitment to customer service, green living and the regeneration of brownfield sites. All Berkeley developments are designed to permanently enhance the neighbourhoods in which they are located, through excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability.

LOCATION

Hareshill, Hitches Lane, Crookham Village, Fleet, Hampshire GU51 5EL

LOCAL AUTHORITY

Hart District Council

TENURE

Homes: Freehold

ARCHITECTS

Berkeley Homes Southern

BUILDING INSURANCE

In addition to the two years Berkeley Warranty on your property, the homes at Hareshill are protected by NHBC New Home Warranty from years three to ten.

COMPLETION

Phase 1 – Complete

Phase 2 – Complete

Phase 3.1 – Complete

Phase 3.2 – The Bloom Collection, homes ready to move into now

Phase 3.3 – The Grove Collection, homes ready to move into from October 2026

PARKING

All homes have parking

TERMS OF PAYMENT

A fee is payable upon reservation:

- £2,500 deposit on reservation of homes below £500,000
- £5,000 deposit on reservation of homes from £500,000 - £1.5m
- For completed homes, 10% of the purchase price (less the reservation fee) is payable upon exchange of contracts
- For off plan homes, 15% of the purchase price (less the reservation fee) is payable upon exchange of contracts
- Balance is payable upon completion

Hitches Lane, Crookham Village, Fleet, Hampshire GU51 5EL

OUR VISION

Berkeley Group
Proud member of the Berkeley Group

The Institute of Customer Service MEMBER

50 YEARS Berkeley Designed for life

Disclaimer: *Prices correct at time of publishing and subject to availability. 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 policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. 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. Hareshill is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. Photography is indicative only.



HARESHILL

CROOKHAM VILLAGE

WELCOME TO HARESHILL

Surrounded by rolling green fields, Hareshill is a charming new collection of one to five bedroom homes in picturesque Crookham Village near Fleet in Hampshire.

Edged with native trees and encompassing an ancient copse, the homes are located among green pathways, nature and play areas. A new community centre and landscaped central green are perfect for new and old friends to enjoy.

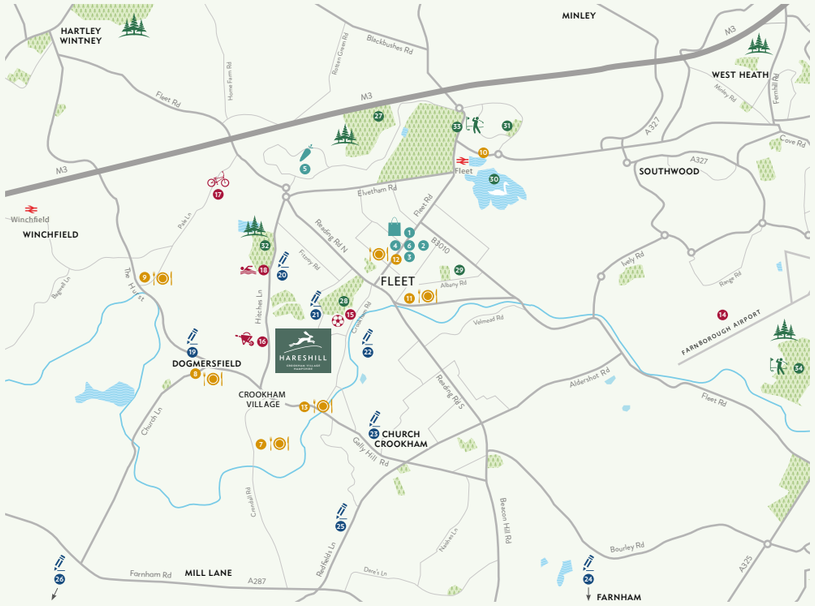
Built to Berkeley's exacting standards, these luxury homes have been carefully designed using materials in keeping with the area and reflecting local architectural styles. The result is light, bright interiors which allow you space to breathe as you take in those stunning views across the beautiful Hampshire countryside.

Within walking distance of village pubs, good schools and the Hart Leisure Centre with its multi-sport facilities, Hareshill offers the perfect combination of country tranquillity with an active lifestyle. If you need to commute, Winchfield and Fleet stations are equidistant with both offering regular fast trains into London Waterloo.

The thriving town of Fleet with its extensive shops, pubs and restaurants is less than two miles away, bringing you the convenience of town life with all the benefits of living in a pretty country village. Hareshill brings you the best of both worlds which is why we believe it's the perfect place to find your new home.

FONE PROPERTY

50 YEARS Berkeley Designed for life



Map not to scale and shows approximate locations only. Source: google.co.uk/maps.

A LOCAL WAY OF LIFE

At Hareshill, you will enjoy traditional village life as well as easy access to everything the area has to offer.

EVERYDAY

1. Sainsbury's
2. Waitrose
3. Marks & Spencer
4. Library
5. Elvetham Farmers' Market
6. Hart Shopping Centre

FOOD & DRINK

7. Exchequer Pub
8. Queens Head Pub
9. The Barley Mow Pub
10. Heron on the Lake
11. Sorrento
12. Fleet Road: Prezzo, Trattoria La Casa, The Oat Sheaf, Ghurka Inn, El Castillo
13. The Spice Merchant

INTERESTS

14. Farnborough Airport
15. Fleet FC
16. Crookham Allotments
17. BMX Track
18. Hart Leisure Centre

EDUCATION

19. Dogmersfield Primary School
20. Calthorpe Park School
21. Tavistock Infants School
22. Court Moor Secondary School
23. Crookham C of E Infants School
24. University for the Creative Arts Farnham
25. St Nicholas' School
26. Lord Wandsworth College

PARKS

27. Elvetham Nature Reserve
28. Calthorpe Park
29. Oakley Park
30. Fleet Pond
31. Bramshot Country Park
32. Edenbrook Country Park
33. North Hants Golf Club
34. Army Golf Club

THE LOCATION

- Situated in a pretty, rural village in the heart of the Hampshire countryside
- Less than two miles away from the thriving town of Fleet with its plentiful shops, pubs and restaurants
- Great commuter links to London via Fleet and Winchfield train stations
- Excellent nearby schools including Dogmersfield C of E Primary School and Church Crookham Junior School
- Plenty of local sport and leisure opportunities such as Hart Leisure Centre
- Miles of beautiful country walks on your doorstep







TRANSPORT LINKS

Fleet train station is two miles away from Hareshill, providing you with excellent transport connections.

By rail from Fleet station

London Waterloo	41 minutes
Woking	17 minutes
Basingstoke	12 minutes
Southampton Central	58 minutes

By car from Hareshill there are great road connections so you can easily reach cities, countryside and coast.

M3	13 minutes
A3	24 minutes
M25	31 minutes
Heathrow Airport	33 minutes

All journey times are approximate and may not be direct.
Sources: maps.google.co.uk and nationalrail.co.uk



THE DEVELOPMENT

- Two, three and four bedroom luxury homes
- Distinctive building styles reflecting local materials and architecture
- Superb attention to detail as part of Berkeley's commitment to excellence
- Beautifully landscaped development with stunning rural views
- Tranquillity of village life with the convenience of nearby towns and transport options
- Outstanding schooling within easy reach

THE BLOOM COLLECTION HOUSE MIX (PHASE 3.2)

	Size (sq ft)	Price	Rental Yield
2 bedroom house	from 775 sq ft	from £470,000*	4%**
3 bedroom house	from 1,211 sq ft	from £640,000*	3%**
4 bedroom house	from 1,543 sq ft	from £790,000*	4%**

THE GROVE COLLECTION HOUSE MIX (PHASE 3.3)

	Size (sq ft)	Price	Rental Yield
2 bedroom house	from 775 sq ft	from £450,000*	4.4%**
3 bedroom house	from 1,102 sq ft	from £565,000*	3.7%**
4 bedroom house	from 1,577 sq ft	from £865,000*	4.5%**

* Prices correct at the time of publishing, April 2026. ** Rental yields and ranges are an estimate only, provided by Bridges Estate Agents, April 2026. Speak to the sales team for more information.

REASONS TO BUY

In the catchment area for excellent schools

Edenbrook Country Park on your doorstep

Excellent transport links

Traditional village location

Less than 2 miles from Fleet town centre

Fast broadband capability