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Development by
Audley Homes

Chase Gardens

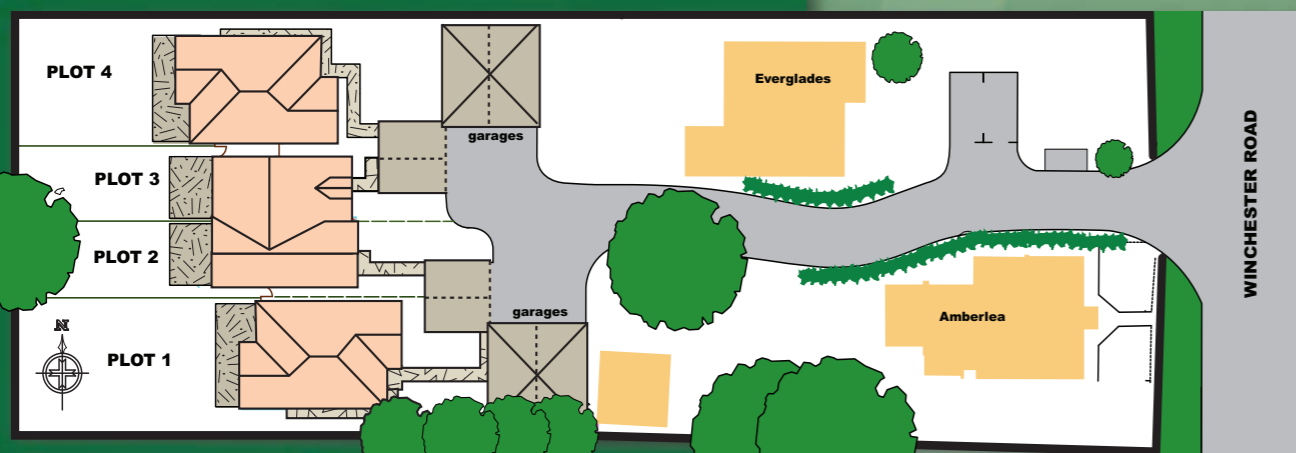
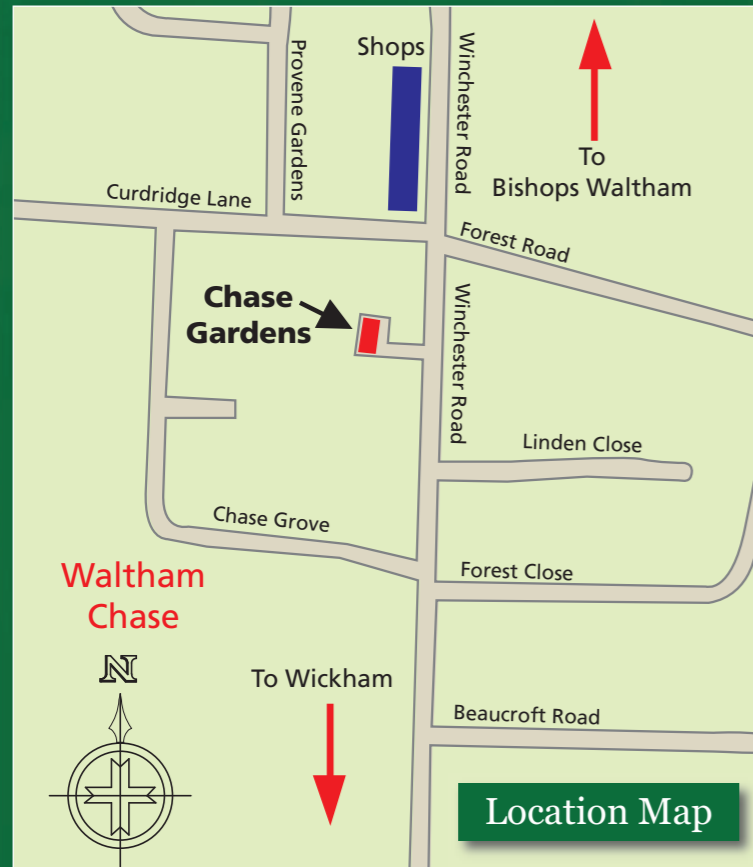


Individual development of two, four bedroom detached houses, two bedroom semi-detached houses and a refurbished bungalow built to a high specification



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Site Plan

Important Notice: Prospective purchasers should note that these sale particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Whitehorn Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sale particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract

Chase Gardens

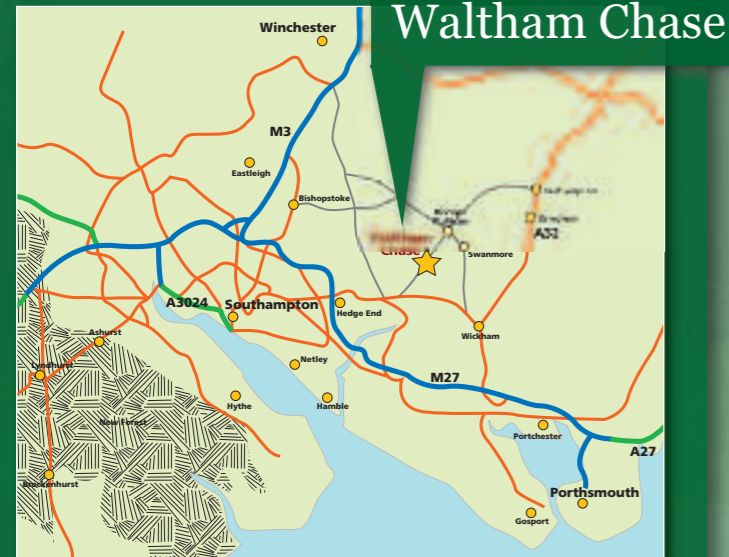
LOCATION AND LOCAL FACILITIES.

This new development is located in the small settlement of Waltham Chase, located in the heart of the Hampshire countryside, situated some 2 miles from the country towns of Bishops Waltham and Wickham. Waltham Chase contains a local post office and shop, local convenience store, village hall, pubs and recreation ground. St John's Baptist Primary school lies on the southern edge of the village (1 mile) and the renowned Swanmore College of Technology some 0.5 mile. The attractive historical towns of Bishops Waltham and Wickham offer a wide range shops, pubs, restaurants, and community buildings, medical and health care centres. Bishops Waltham is noted for its famous Palace Ruins, open to the public, and nearby Bishops Waltham pond and walks.

REGIONAL FACILITIES & PLACES OF INTEREST.

Further afield lies the Historic city of Winchester (13 miles) and Southampton with its marinas and port (12 miles). Both offer a whole range of cultural and recreational facilities including theatres, art galleries, cinemas, recreational sports centres, and a comprehensive range of shops, and restaurants. The Hedge End retail parks including Sainsbury's and Marks & Spencer superstores are located adjacent to junction 7 of the M27 some 6 miles to the south. The River Hamble and marina is internationally renowned for sailing (10 miles), as is the New Forest National Park (23 miles) which offers a wide range of walks, horse riding, picnic and sightseeing areas.

Local attractions include Meon Valley Hotel Golf & Country Club, (2 miles) and Corhampton Golf Course (5 miles), which are located in the picturesque Meon Valley. Within 6 miles, is Marwell Zoological Park, a place to visit set in beautiful parkland and Itchen Valley Country Park (9 miles), containing woodland and meadows adjacent to the River Itchen. All these local attractions offer an ideal family day out.



THE DEVELOPMENT.

Positioned in the rural hamlet of Waltham Chase is this small secluded development of only four dwellings is situated in a private cul de sac. The houses are built to a high specification backing onto an open field.

The dwellings themselves comprise of two, semi detached houses which are flanked by two substantial four bedroom detached family homes. Each property has an oak framed garage and a parking space fronting the development. At the entrance to the development is The Everglades, a detached refurbished bungalow fronting Winchester Road.

All properties are traditionally constructed with slate effect roof tiles, red facing brick walls, vertical hung clay tiles and front door entrance porches. The detached houses have an attractive full height bay feature serving the living room and master bedroom. The construction of the new properties is covered by a recognised 10 year guarantee.

Plot 1

GROUND FLOOR



FIRST FLOOR



Plot 2 & 3

GROUND FLOOR



FIRST FLOOR



Plot 4

GROUND FLOOR

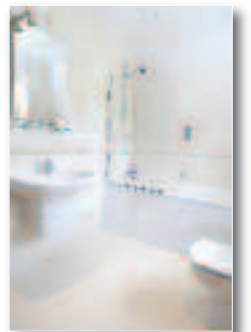


FIRST FLOOR



SPECIFICATIONS

- Fully fitted kitchen with gas hob, electric oven, fridge/freezer, washing machine and dishwasher
- Tiled floor to kitchen
- White 3 piece bathroom suite
- Tiling to bathroom/ensuite
- Downstairs cloakroom
- Downlighters to kitchen/breakfast room, dining room and bathroom
- Multi panel glazed doors from kitchen/breakfast room to hall and from living room to hall
- Smooth ceilings
- Coving to downstairs rooms
- TV points to living room, kitchen/breakfast and all bedrooms
- Smoke detectors
- Gas fired central heating
- White upvc double glazed windows with metal fittings
- Full width patio area to rear garden
- Landscaping to the front garden
- Outside tap



PLOTS 1 & 4		PLOT 2		PLOT 3	
Bed 1	3.3m x 4.1m (into bay) (12' x 13'6")	Bed 1	3.9m x 3.0m (12'10" x 9'10")	Bed 1	3.9m x 3.3m (12'10" x 10'10")
Bed 2	3.6m x 3.1m (11'10" x 10')	(Ensuite)	1.9m x 1.6m (max) (6'3" x 5'3")	Bed 2	3.9m x 3.2m (12'10" x 10'6")
Bed 3	2.8m x 2.7m (9'2" x 8'10")	Bed 2	3.9m x 2.9m (12'10" x 9'6")	Bathroom	2.3m x 1.9m (7'6" x 5'3")
Bed 4	2.4m x 2.2m (7'10" x 7'3")	Bathroom	1.9m x 1.9m (max) (6'3" x 6'3")	Kitchen	3.6m x 1.8m (11'10" x 6')
Bathroom	2.5m x 1.9m (8'2" x 6'3")	Kitchen	3.6m x 1.8m (11'10" x 6')	Living/Dining	3.8m x 5.2m (max) (12'6" x 17')
Kitchen/Family room	6.5m x 4.4m (21'4" x 14'6")	Living/Dining	3.8m x 5.2m (max) (12'6" x 17')		
Living	3.5 x 5.7m (into bay) (11'6" x 18'9")				

NOTE. ALL BEDROOMS HAVE BUILT IN WARDROBES AND THESE ARE EXCLUDED FROM THE MEASUREMENTS.