



# HARTLAND *Village* HAMPSHIRE

DISCOVER A VILLAGE FOR LIFE



## *The Elm*

4 BEDROOM HOUSE

Plots 28, 122, 127, 128, 135,  
136, 161 & 166 - 1,684 sq ft (156 sq m)

**St Edward**  
Designed for life

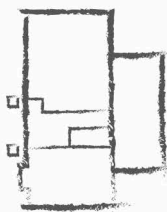


# GROUND floor

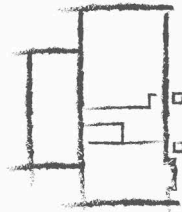


## GROUND FLOOR

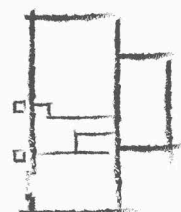
Dining/kitchen/family area	20'9" x 17'3"	6.33 m x 5.24 m
Living room	17'3" x 12'3"	5.24 m x 3.72 m
Garage	24'0" x 10'4"	7.32 m x 3.16 m



As shown  
(Plots 122, 128,  
136 & 166)



Handed  
(Plots 127, 135 & 161)



Shorter garage  
(Plot 28)

# FIRST floor



## FIRST FLOOR

Bedroom 2	11'2" x 11'0"	3.39 m x 3.34 m
Bedroom 3	12'10" x 9'9"	3.95 m x 2.96 m
Bedroom 4	12'10" x 7'2"	3.95 m x 2.18 m

WARDROBE	4 GANG SWITCH (D' INDICATES DIMMER SWITCH) (N' DENOTES NEON INDICATOR) (H/L' DENOTES MOUNTED AT HIGH LEVEL)	CONSUMER UNIT	DOOR BELL SOUNDER WITH 8V TRANSFORMER AS MK D846
HOT WATER CYLINDER	SHAVER SOCKET OUTLET	BT/DATA POINT	ENERGY DISPLAY DEVICE
1 GANG SWITCH	DOUBLE SWITCHED SOCKET (USB' DENOTES SOCKETS WITH INTEGRATED TWIN USB SOCKETS) (WP' DENOTES WEATHER PROOF SOCKET PROTECTED TO IP66)	MASTER COMBINED TV, RJ45 & SATELLITE POINT	FLOOR HEATING THERMOSTAT/CONTROLLER
2 GANG SWITCH		COMBINED TV, RJ45 & SATELLITE POINT	WALL MOUNTED LUMINAIRE
3 GANG SWITCH		DOOR BELL (PUSH)	RADIATOR
Denotes measurement points. Plans are for approximate measurements only. All measurements may vary within a tolerance of 5%.			HEATED TOWEL RAIL

# SECOND floor



## SECOND FLOOR

Bedroom 1 13'1" x 12'5" 3.98 m x 3.77 m

<b>w</b> WARDROBE	<b>4G</b> 4 GANG SWITCH (‘D’ INDICATES DIMMER SWITCH) (‘N’ DENOTES NEON INDICATOR) (‘H/L’ DENOTES MOUNTED AT HIGH LEVEL)	<b>■</b> CONSUMER UNIT	<b>🔔</b> DOOR BELL SOUNDER WITH 8V TRANSFORMER AS MK D846
<b>(HWT)</b> HOT WATER CYLINDER	<b>🔌</b> SHAVER SOCKET OUTLET	<b>▶</b> BT/DATA POINT	<b>[EDD]</b> ENERGY DISPLAY DEVICE
<b>1</b> 1 GANG SWITCH	<b>🔌</b> DOUBLE SWITCHED SOCKET (‘USB’ DENOTES SOCKETS WITH INTEGRATED TWIN USB SOCKETS) (‘WP’ DENOTES WEATHER PROOF SOCKET PROTECTED TO IP66)	<b>[MTV]</b> MASTER COMBINED TV, RJ45 & SATELLITE POINT	<b>[FT]</b> FLOOR HEATING THERMOSTAT/CONTROLLER
<b>2G</b> 2 GANG SWITCH	<b>2</b> Denotes measurement points. Plans are for approximate measurements only. All measurements may vary within a tolerance of 5%.	<b>[CTV]</b> COMBINED TV, RJ45 & SATELLITE POINT	<b>🔆</b> WALL MOUNTED LUMINAIRE
<b>3G</b> 3 GANG SWITCH		<b>🔔</b> DOOR BELL (PUSH)	<b>—</b> RADIATOR
		<b>🔌</b> HEATED TOWEL RAIL	



# SPECIFICATION

## KITCHENS

- Individually designed layouts
- Composite stone work surfaces with upstand and full height splashback to hob<sup>1</sup>
- Stainless steel 1½ bowl undermount sink with drainer grooves to work surfaces and polished chrome mixer tap
- Chic kitchen scheme - Matt lacquer finish to flat panel cabinet doors with handleless design<sup>1</sup>
- Timeless kitchen scheme - Matt lacquer finish to shaker cabinet doors with handles<sup>1</sup>
- LED/energy efficient downlights and concealed lighting to wall cabinets<sup>2</sup>
- Concealed multi-gang appliance panel and polished chrome USB socket outlets above work surfaces<sup>2</sup>
- Siemens gas hob with purchaser option for induction hob<sup>3</sup>
- Re-circulating canopy extractor
- Siemens stainless steel multi-function oven
- Siemens stainless steel microwave oven
- Integrated fridge/freezer
- Integrated multi-function dishwasher
- Space saving recycling bins

## BATHROOMS

- Chic bathroom scheme - Feature Villeroy & Boch basin and vanity cabinet with flat panel doors and chrome basin mixer tap to bedroom one en suite and family bathroom<sup>1</sup>
- Timeless bathroom scheme - Feature Villeroy & Boch basin and vanity cabinet with shaker panel doors and chrome basin mixer tap to bedroom one en suite and family bathroom<sup>1</sup>
- White Villeroy & Boch basin with deck mounted chrome basin mixer tap to further bathrooms
- Fixed vanity mirror with feature vanity top shelving unit. Feature wall lighting and shaver socket to all bathrooms
- Chic bathroom scheme - Single ended bath with bath filler and matt flat bath panel<sup>1</sup>
- Timeless bathroom scheme - Single ended bath with bath filler and matt shaker detail bath panel<sup>1</sup>
- Polished chrome wall mounted thermostatic mixer with polished chrome showerhead and slide bar above bath
- Polished chrome wall mounted thermostatic mixer and slide bar to shower
- White shower tray with glass shower panel and door to suit situation
- White back to wall Villeroy & Boch WC pan with soft close seat/cover, concealed cistern and dual-flush plate
- Polished chrome finish ladder style thermostatically controlled heated towel radiator to bathrooms/shower rooms
- Feature wall tile to baths and shower with natural finish tile to selected walls<sup>1</sup>
- Painted wall finish to selected walls
- Porcelain tile floor finish with tile skirtings<sup>1</sup>
- Extract ventilation to outside
- LED/energy efficient downlights to bathrooms/shower rooms/cloakrooms
- Accessories to include toilet roll holder and robe hook
- White basin with deck mounted chrome basin mixer tap with fixed mirror above to cloakrooms

## ELECTRICAL FITTINGS

- LED/energy efficient downlights<sup>4</sup>
- Energy efficient pendant lighting provided to principal rooms
- Lighting to coats/store cupboards
- Television (terrestrial and satellite) points to principal reception rooms and bedroom one
- Telephone and data points to principal reception rooms and bedroom one
- Dimmer/rocker light controls<sup>5</sup>
- White electrical fittings at high and low levels
- Power and light to loft<sup>5</sup>

## HEATING

- Energy efficient gas fired central heating
- Radiators with individual thermostatic controls
- Electronic programming for heating and hot water systems
- Underfloor comfort heating to bedroom one en suite bathrooms
- Insulated concrete ground floor
- UPVC, sealed unit, double glazed windows/doors
- Plumbing for washer/dryer

## INTERIOR FINISHES

- Feature entrance doors
- Off white painted internal doors
- Off white painted architraves, door linings and skirtings<sup>5</sup>
- Polished chrome door handles throughout
- Staircase with off white painted handrail and white painted balustrades<sup>1</sup>
- Bespoke fitted or walk in wardrobe to bedroom one, internal fittings include rails and shelf
- Feature vinyl timber effect plank flooring finish to entrance hallway, store and cloakroom WC
- Feature vinyl timber effect herringbone flooring finish to kitchen/dining/family rooms and ground floor living room<sup>1</sup>
- Carpet floor finishes to staircases, landings and bedrooms<sup>1</sup>

## EXTERNAL FEATURES

- Paths to front/rear gardens paved<sup>5</sup>
- Patio to rear garden<sup>4</sup>
- External power, lighting and water tap<sup>5</sup>
- Bin storage<sup>4</sup>
- Water butts provided to rear garden

## SECURITY

- Power provided for future wireless intruder alarm to be fitted at a later date by purchaser
- Mains supply smoke detectors, carbon monoxide and heat detectors<sup>6</sup>
- Multi-point locking and spy hole to front entrance doors
- Lockable windows
- Hardwired doorbell

## PEACE OF MIND

- Freehold
- All houses benefit from a 10 year build warranty

## CAR PARKING

- Allocated paved off street parking to all houses
- Garage parking

## MANAGEMENT COMPANY

- A management company will be appointed to administer the effective operation and maintenance of the communal facilities for which a service charge will be levied and apportioned to the benefit ordered

1. Options available - subject to cut-off dates

2. Where appropriate

3. Subject to cut-off dates

4. Where indicated

5. Where applicable

6. Where required

Your attention is drawn to the fact that it may not be possible to provide branded products as referred to in the specification. In such cases, a similar alternative will be provided. St Edward reserves the right to make these changes if required.



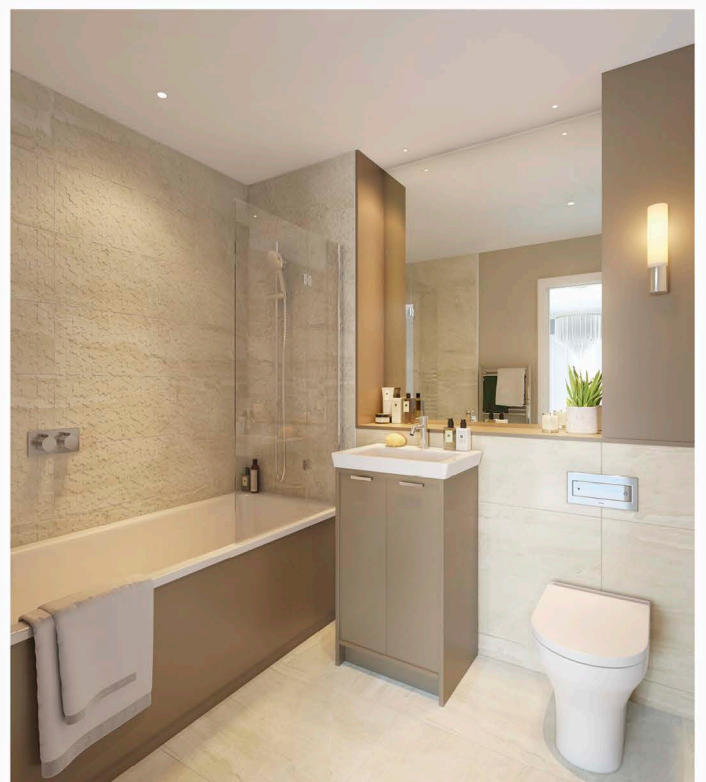
# Designed to suit YOUR STYLE

Enjoy a choice of two styles across kitchens, bathrooms and en suites, so you can create the home that's perfect for you.



## Chic

Create a contemporary look with our Chic styling. Kitchens feature flat panelled, matt lacquer doors and full height splashback to hobs, while bathrooms and en suites enjoy a geometric effect tiled finish and Villeroy & Boch sanitaryware. Light colours and contemporary materials add to the air of calm sophistication.







## *Timeless*

The Timeless design offers a classic look, with shaker style doors, chrome handles and full height splashback to hobs in the kitchen. Shaker detail panelling, together with traditionally styled sanitaryware, bring a touch of period charm to the bathrooms and en suites.







# Lakeside

*Make your way over the traditional humpback bridge and Lakeside opens up before you: a beautiful collection of houses and apartments, arranged along leafy boulevards and quiet streets.*

- 3 BED
  - The Rowan
  - The Juniper
  - The Poplar
- 4 BED
  - The Aspen
  - The Elm
  - The Hazel
  - The Yew
  - The Maple
  - The Ivy
  - The Hawthorn
- 5 BED
  - The Ash
  - The Birch
  - The Oak
- Apartments
- Affordable Homes



Map not to scale and is indicative only



# HARTLAND VILLAGE SALES & MARKETING SUITE

Ively Road, Fleet, Hampshire GU51 3GL  
SAT NAV: **GU14 0LP**

Telephone: 01252 888 444  
Email: [HartlandVillage@stedward.co.uk](mailto:HartlandVillage@stedward.co.uk)

**[HartlandVillage.co.uk](http://HartlandVillage.co.uk)**

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St Edward's policy of continuous improvement, the finished product may vary from the information provided. 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. Hartland Village is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St Edward to ascertain the availability of any particular property. 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. Area measurements in this document are given as Gross Internal Area (GIA). Measurements include areas occupied by upstands, plinths, protrusions, ceiling bulkheads, glazing mullions for full-height glazing, (measured to the internal face of the glazing, not mullion), skirtings, plaster and other in situ wall finishes, cornices and the like. Where a wall is made up of both full-height glazing and other external walling structure, dimensions are taken to the surface of both structures.

M116/02CA/1020

**St Edward**  
Designed for life

A joint venture company owned by

