



# HARTLAND *Village* HAMPSHIRE

DISCOVER A VILLAGE FOR LIFE



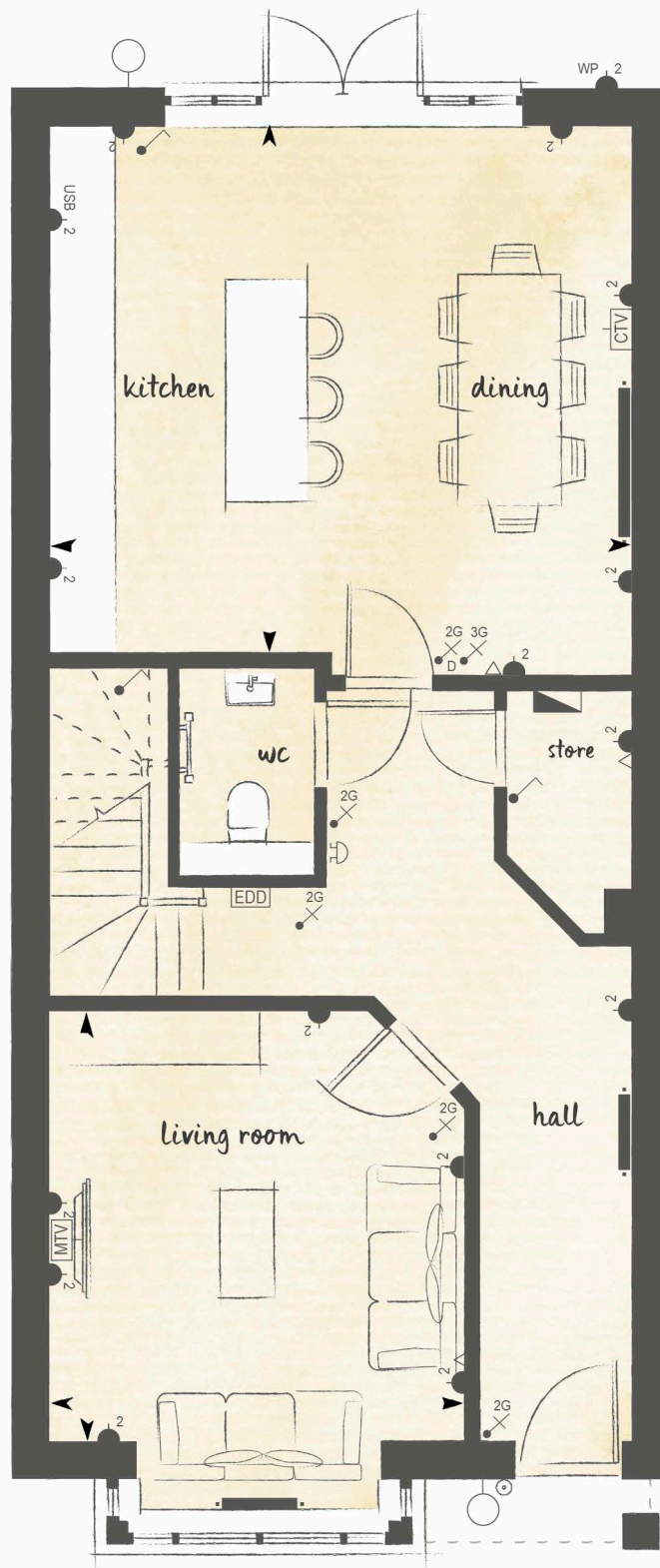
## *The Yew* 4 BEDROOM HOUSE

Plots 67, 69, 79, 81, 140 & 142 - 1,975 sq ft (183 sq m)

**St Edward**  
Designed for life



# GROUND floor



## GROUND FLOOR

Kitchen/dining	18'0" x 16'5"	5.49 m x 4.99 m
Living room	13'3" x 12'11"	4.05 m x 3.93 m

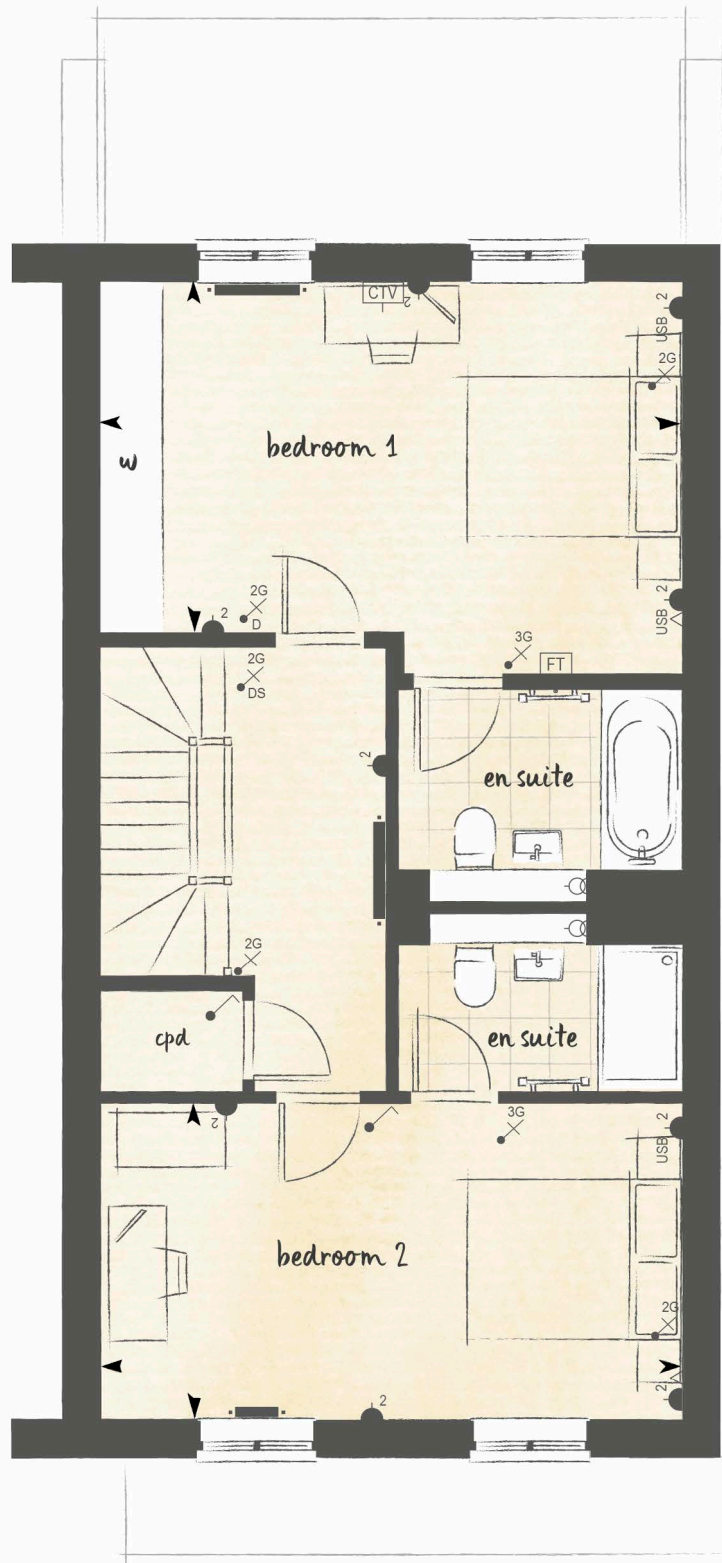


As shown  
(Plots 67, 81 & 142)



Handed  
(Plots 69, 79 & 140)

# FIRST floor



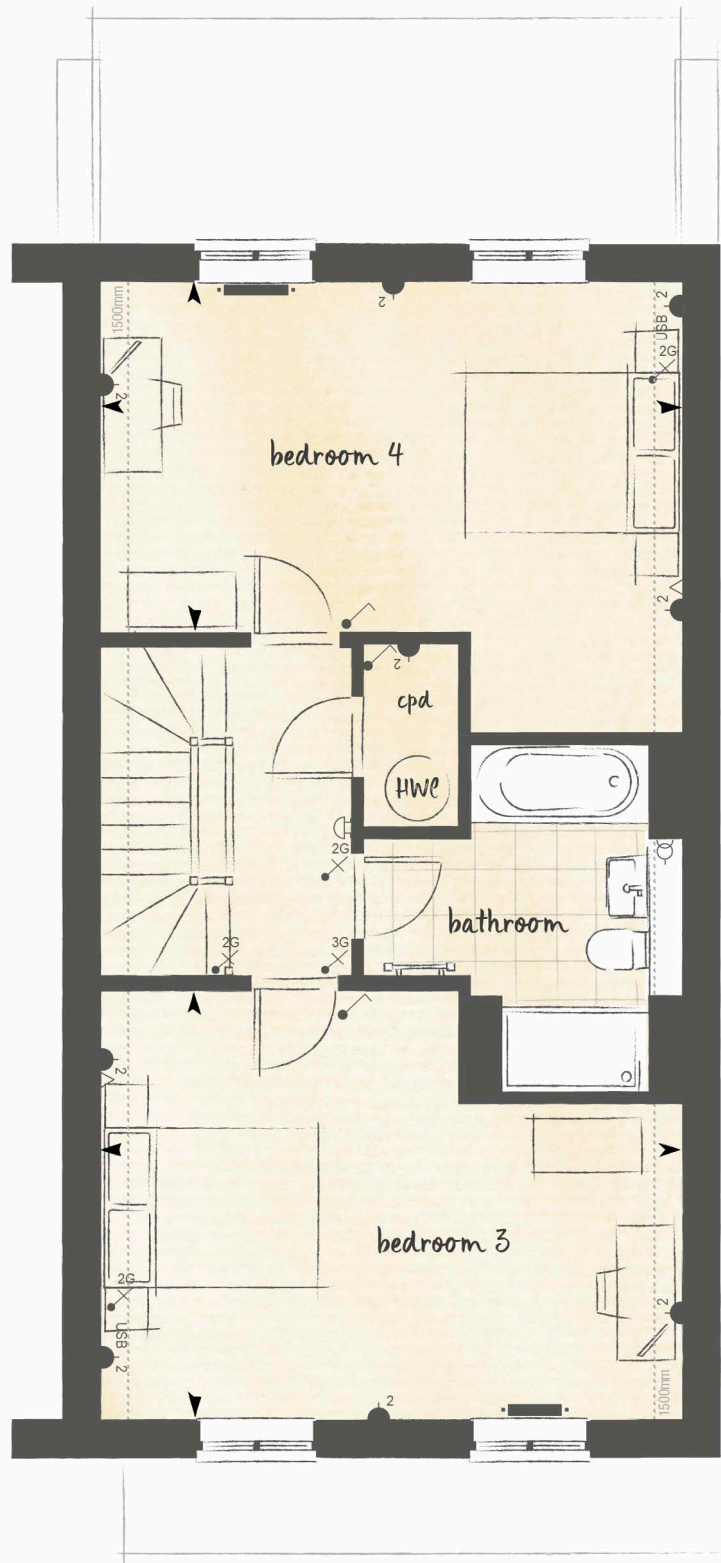
## FIRST FLOOR

Bedroom 1	18'0" x 10'10"	5.49 m x 3.31 m
Bedroom 2	18'0" x 9'10"	5.49 m x 3.00 m

- |   |   |  |  |
|---|---|--|--|
| <ul style="list-style-type: none"> <li>----- SKELING</li> <li><b>w</b> WARDROBE</li> <li> HOT WATER CYLINDER</li> <li> 1 GANG SWITCH</li> <li> 2 GANG SWITCH</li> <li> 3 GANG SWITCH</li> </ul> | <ul style="list-style-type: none"> <li> 4 GANG SWITCH<br/>(D' INDICATES DIMMER SWITCH)<br/>(N' DENOTES NEON INDICATOR)<br/>(H/L' DENOTES MOUNTED AT HIGH LEVEL)</li> <li> SHAVER SOCKET OUTLET</li> <li> DOUBLE SWITCHED SOCKET<br/>(USB' DENOTES SOCKETS WITH INTEGRATED<br/>TWIN USB SOCKETS)<br/>(WP' DENOTES WEATHER PROOF SOCKET<br/>PROTECTED TO IP66)</li> </ul> | <ul style="list-style-type: none"> <li> CONSUMER UNIT</li> <li> BT/DATA POINT</li> <li> MASTER COMBINED TV, RJ45<br/>&amp; SATELLITE POINT</li> <li> COMBINED TV, RJ45 &amp; SATELLITE POINT</li> <li> DOOR BELL (PUSH)</li> </ul> | <ul style="list-style-type: none"> <li> DOOR BELL SOUNDER WITH 8V<br/>TRANSFORMER AS MK D846</li> <li> ENERGY DISPLAY DEVICE</li> <li> FLOOR HEATING THERMOSTAT/<br/>CONTROLLER</li> <li> WALL MOUNTED LUMINAIRE</li> <li> RADIATOR</li> <li> HEATED TOWEL RAIL</li> </ul> |
|---|---|--|--|

▶▶ Denotes measurement points. Plans are for approximate measurements only. All measurements may vary within a tolerance of 5%.

# SECOND floor



## SECOND FLOOR

Bedroom 3	18'0" x 13'3"	5.49 m x 4.05 m
Bedroom 4	18'0" x 10'10"	5.49 m x 3.31 m

- |   |   |   |   |
|---|---|---|---|
| <ul style="list-style-type: none"> <li>--- SKEILING</li> <li>W WARDROBE</li> <li>(HWC) HOT WATER CYLINDER</li> <li>1 GANG SWITCH</li> <li>2G 2 GANG SWITCH</li> <li>3G 3 GANG SWITCH</li> </ul> | <ul style="list-style-type: none"> <li>4G 4 GANG SWITCH<br/>(D' INDICATES DIMMER SWITCH)<br/>(N' DENOTES NEON INDICATOR)<br/>(H/L' DENOTES MOUNTED AT HIGH LEVEL)</li> <li>SHAVR SOCKET OUTLET</li> <li>DOUBLE SWITCHED SOCKET<br/>(USB' DENOTES SOCKETS WITH INTEGRATED<br/>TWIN USB SOCKETS)<br/>(WIP' DENOTES WEATHER PROOF SOCKET<br/>PROTECTED TO IP66)</li> </ul> | <ul style="list-style-type: none"> <li>CONSUMER UNIT</li> <li>BT/DATA POINT</li> <li>MTV MASTER COMBINED TV, RJ45<br/>&amp; SATELLITE POINT</li> <li>CTV COMBINED TV, RJ45 &amp; SATELLITE POINT</li> <li>DOOR BELL (PUSH)</li> </ul> | <ul style="list-style-type: none"> <li>DOOR BELL SOUNDER WITH 8V<br/>TRANSFORMER AS MK D846</li> <li>EDD ENERGY DISPLAY DEVICE</li> <li>FT FLOOR HEATING THERMOSTAT/<br/>CONTROLLER</li> <li>WALL MOUNTED LUMINAIRE</li> <li>RADIATOR</li> <li>HEATED TOWEL RAIL</li> </ul> |
|---|---|---|---|

Denotes measurement points. Plans are for approximate measurements only. All measurements may vary within a tolerance of 5%.



# 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

## 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.



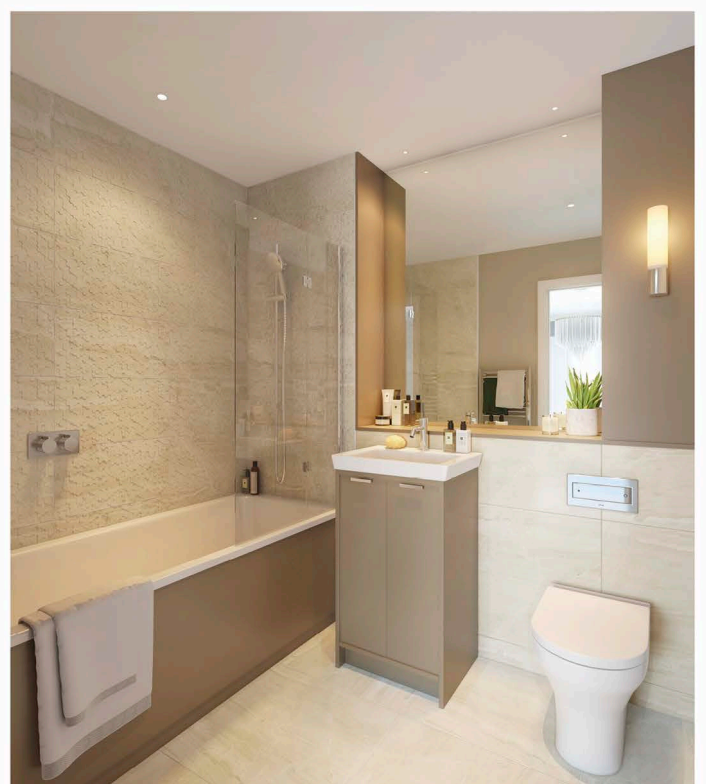
# Designed to suit YOUR STYLE

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



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

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