



Countryside north of Purbrook in the South Downs National Park

VILLAGE LIFE WITH TOWN, COUNTRYSIDE AND COAST NEARBY



Gunwharf Quays

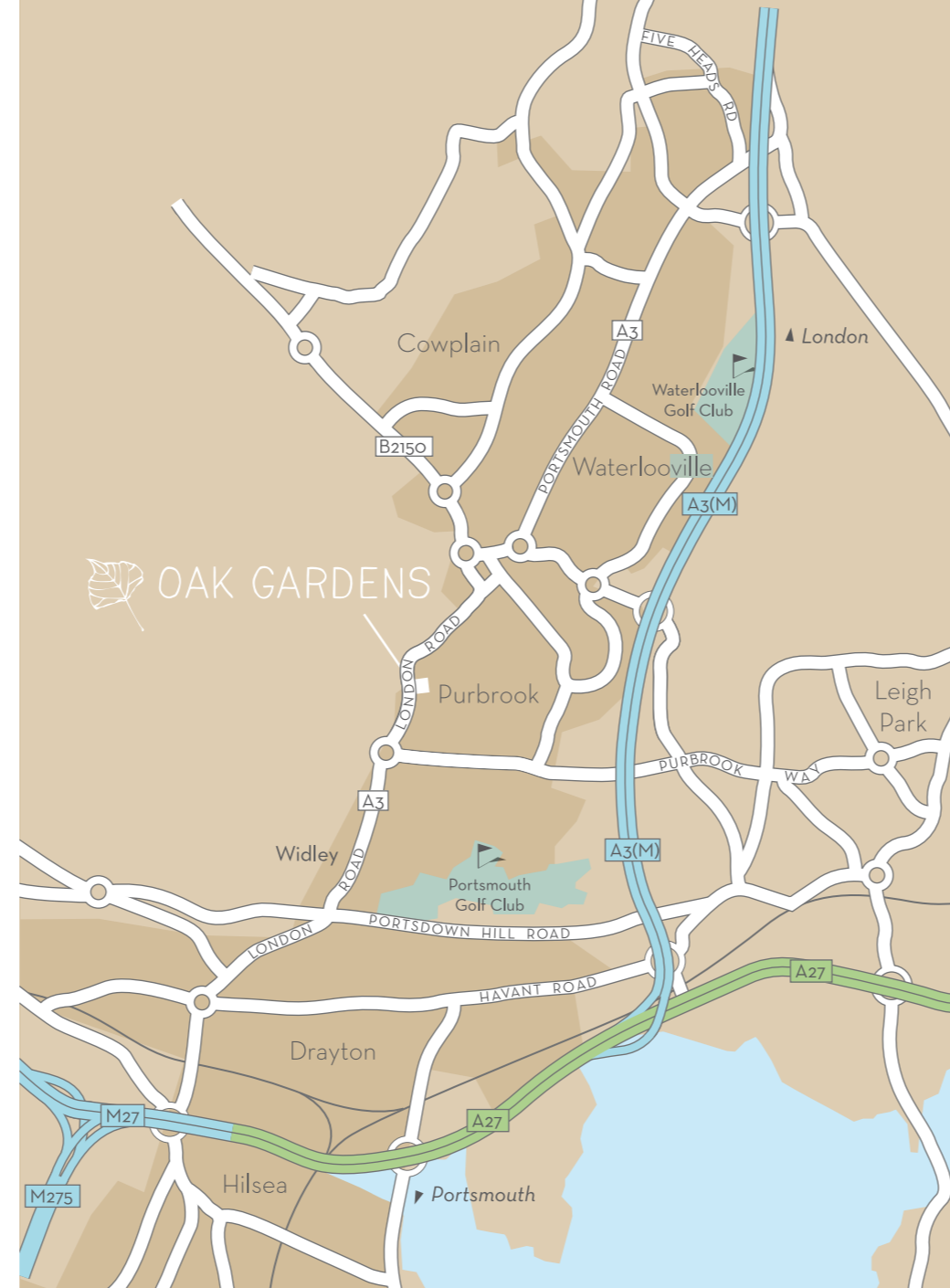
The computer generated image on the cover shows plots 3 and 4.

Purbrook is a much sought after location on the edge of Waterlooville and Portsmouth, surrounded by beautiful countryside and just a short drive from the coast. The village has a strong community atmosphere, with its own infant, junior and primary schools, a popular recreation ground (with a children's park, tennis courts and cricket pitches) and a busy community hall that acts as a hub for local group activities. The neighbouring town of Waterlooville has a sizeable shopping precinct with a good variety of shops catering for most needs as well as cafés and restaurants, a weekly street market (on Fridays) and a monthly craft fair.

In Portsmouth, the Gunwharf Quays complex is the perfect place to enjoy cut price shopping followed by a spot of alfresco dining with a view over the water. The tourist attractions are well worth repeated visits, including the Spinnaker Tower and the maritime attractions in the Historic Dockyard.

There's plenty to do and see in the local area, too. Southsea has two seaside piers with traditional arcades and a great choice of bars and restaurants. You can try your hand at archery, rock climbing or rifle shooting at The Fort Purbrook activity centre (just off Portsdown Hill). And less than ten miles up the A3 is Queen Elizabeth Country Park, a 2,000 acre stretch of woodland and downland (within the larger South Downs National Park) that was voted one of the country's most cherished parks in a 2012 poll.

The village has great transport links with the south coast and beyond. In a few minutes you can be driving up the A3 into London, or along the M27 and M3 towards Southampton, Winchester and the New Forest. You can pick up a train direct to London Waterloo from either Cosham or Bedhampton, and sail to the Isle of Wight and beyond from Portsmouth.



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The computer generated illustrations are artist's impressions, landscaping shows how the site may look when mature. Finishes and treatments may vary from those shown. All measurements have been taken from plans, and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. This brochure does not constitute an offer or contract and Wilson Designer Homes Ltd reserve the right to change any specifications of the homes at any time during the course of construction without notice. Brochure: rockitdesign.co.uk



OAK GARDENS

A SELECT DEVELOPMENT OF JUST FOUR 3 AND 4
BEDROOM HOMES IN PURBROOK, HAMPSHIRE

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Previous Wilson Designer development

WILSON DESIGNER HOMES DELIGHT FROM THE FIRST GLANCE. INSIDE, HAND-MADE KITCHENS, LUXURY BATHROOMS AND TOP QUALITY FINISHES ARE GUARANTEED TO IMPRESS.

KITCHEN

- Plots 3 and 4 have bespoke, handmade kitchens and plots 1 and 2 have high quality, fitted kitchens.
- Neff/Bosch stainless steel gas hob, electric double oven and extractor hood
- Integrated Neff/Bosch fridge/freezer and dishwasher
- Electric single ovens for plots 1 and 2
- Range style cookers for plots 3 and 4, sizes depending on kitchen designs
- Choice of ceramic floor tiles
- Low voltage down lights and under pelmet lighting to selected wall units.

BATHROOM, EN-SUITES AND CLOAKROOMS

- White contemporary sanitaryware with chrome fittings
- Heated towel rails
- Multi functional high pressure showers
- Half height ceramic wall tiling behind sanitaryware to bathrooms and en-suites, with full height tiling to shower enclosures, and tiled bath panels.

INTERIOR DETAILING

- Internal oak four panel doors with chrome door furniture
- Moulded softwood skirting and architraves

- Staircases with hardwood kneewall posts and hand rails
- Smooth finished ceilings throughout
- Wall finishes in natural emulsion.

GENERAL

- Gas fired boiler to serve under floor heating system to ground floor and radiators to first floors, with zoned thermostatic controls
- Pressurised hot water system
- Solar PV panels to provide renewable hot water to pressurise hot water system to plots 1 and 2
- Brick fireplace with oak lintel and wood burning stove to living room in plots 3 and 4
- Decorative fire surround with capability to fit gas or electric fire to living room in plots 1 and 2
- High quality uPVC double glazed, lockable windows
- TV aerial and points to living room, kitchen/breakfast rooms, and all bedrooms
- Sky HD cables wired from attic to living room
- CAT5 networking cables to most rooms for computer/TV/ audio networking capability
- Mains powered smoke alarms
- Intruder alarm system
- Paving slabs to pathways and patios where indicated
- Turfed front and rear gardens
- External tap
- PIR external lights to all units
- 10 year NHBC guarantee

*Choice subject to stage of construction.



Computer generated image of plots 1 and 2

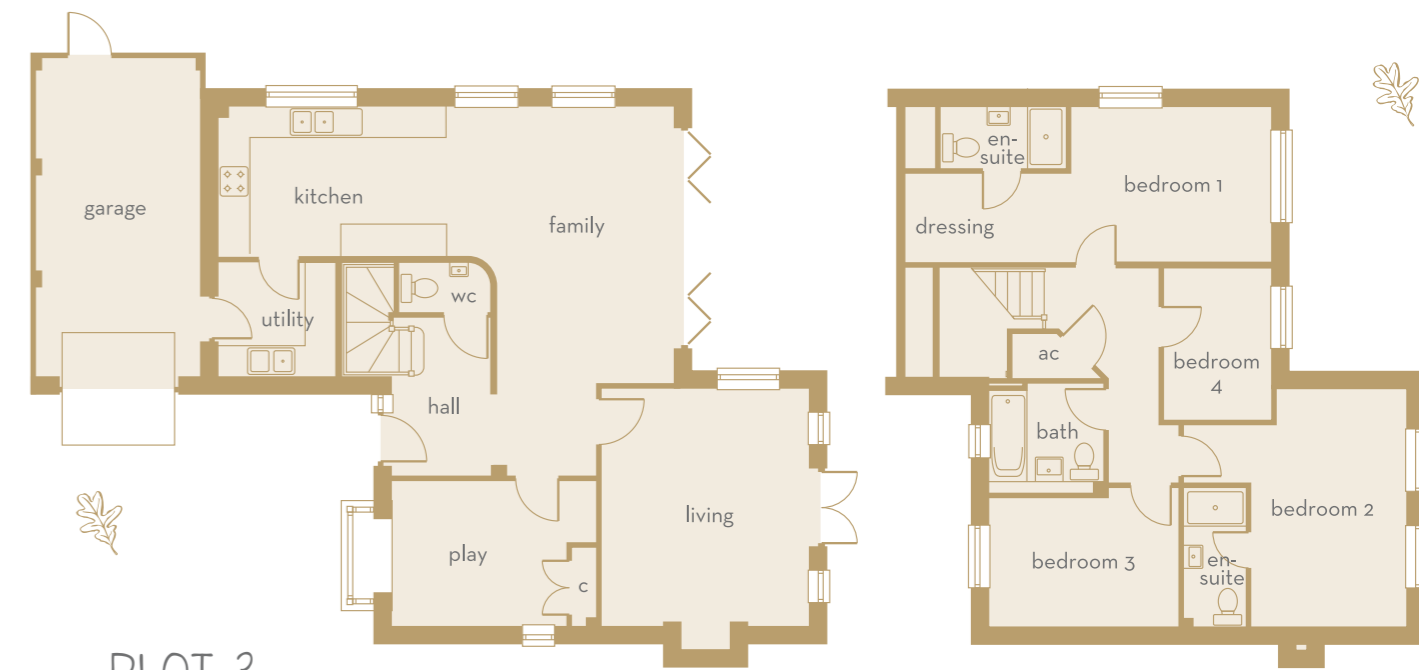
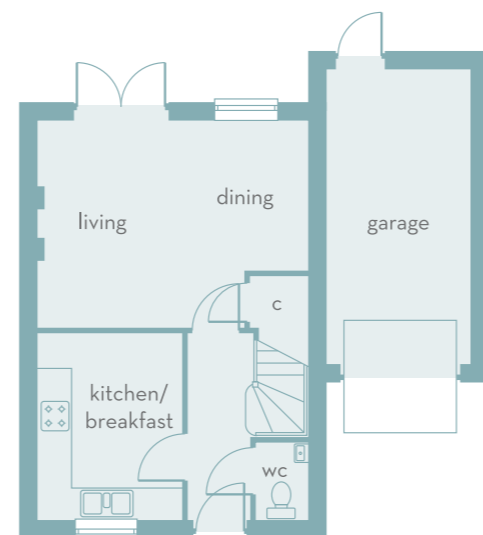


PLOTS 1 & 2

ground floor		
living/dining	16'11" x 13'1"	5158* x 4000*
kitchen/breakfast	11'9" x 9'0"	3590 x 2757

first floor		
bedroom 1	13'1" x 12'3"	4007* x 3750
bedroom 2	12'7" x 9'6"	3840 x 2908
bedroom 3	18'9" x 9'4"	5727 x 2859

Plot 1 is shown, plot 2 is handed. *maximum dimension

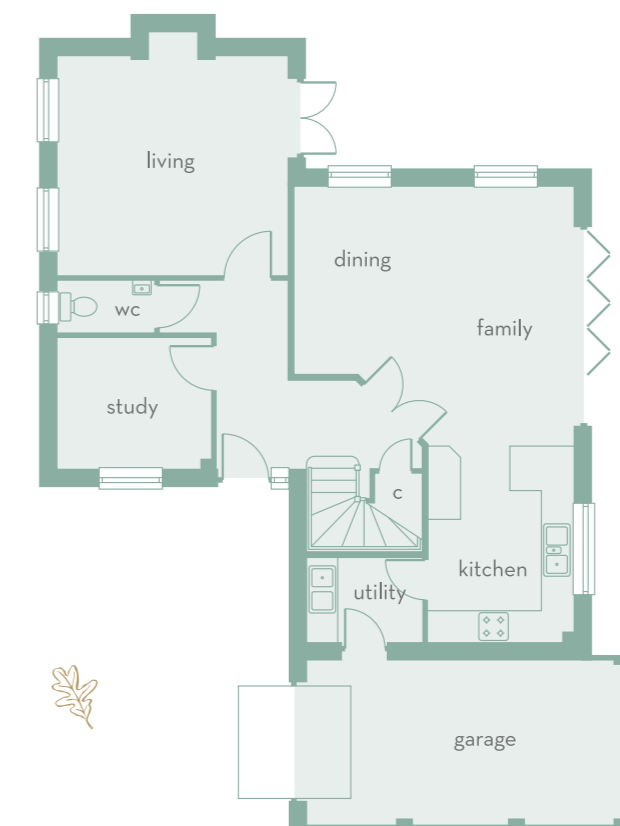


PLOT 3

ground floor		
living	15'0" x 13'1"	4584 x 4000
kitchen/family	29'4" x 22'10"	8960* x 6961*
play	12'9" x 9'2"	3900 x 2800
utility	7'6" x 7'3"	2300 x 2225

*maximum dimension

first floor		
bedroom 1/dressing	23'2" x 9'10"	7058* x 3003
bedroom 2	15'0" x 13'11"	4584 x 4250*
bedroom 3	12'0" x 8'2"	3650 x 2493
bedroom 4	9'7" x 6'11"	2924 x 2110



PLOT 4

ground floor		
living	14'6" x 13'10"	4434 x 4234
kitchen/family/dining	28'10" x 17'7"	8786* x 5374*
study	9'8" x 8'2"	2950 x 2506
utility	7'0" x 5'5"	2150 x 1650

first floor		
bedroom 1/dressing	23'1" x 9'6"	7036* x 2900
bedroom 2	14'6" x 10'5"	4434 x 3190*
bedroom 3	11'0" x 8'9"	3350 x 2684
bedroom 4	10'1" x 5'5"	3074 x 2150

*maximum dimension