



**WOODHOUSE  
GARDENS**

NEW MILTON



## A FOREVER HOME

Woodhouse gardens is an attractive enclave featuring 3, 4 and 5 bedroom houses. The development is naturally screened by mature trees with views towards landscaped open space. Local shopping amenities are nearby with New Milton town centre 0.6 miles distant.

New Milton, dating back to Anglo-Saxon times, is a lively market town of great charm and character. A host of independent shops, and M&S food store, can be found on the bustling high street with its wide tree-lined pavements.

For families, local schools include New Milton Junior, Eaglewood and Arnewood. Independent schools include Durlston Court and Ballard School. New Milton train station is 0.9 miles and provides a direct service, via Southampton, to London (Waterloo) in around 1.45 hours. Bournemouth is approximately 15 minutes by train.

# WELCOME TO WOODHOUSE GARDENS



Artist's impression

## ABOUT COLTEN

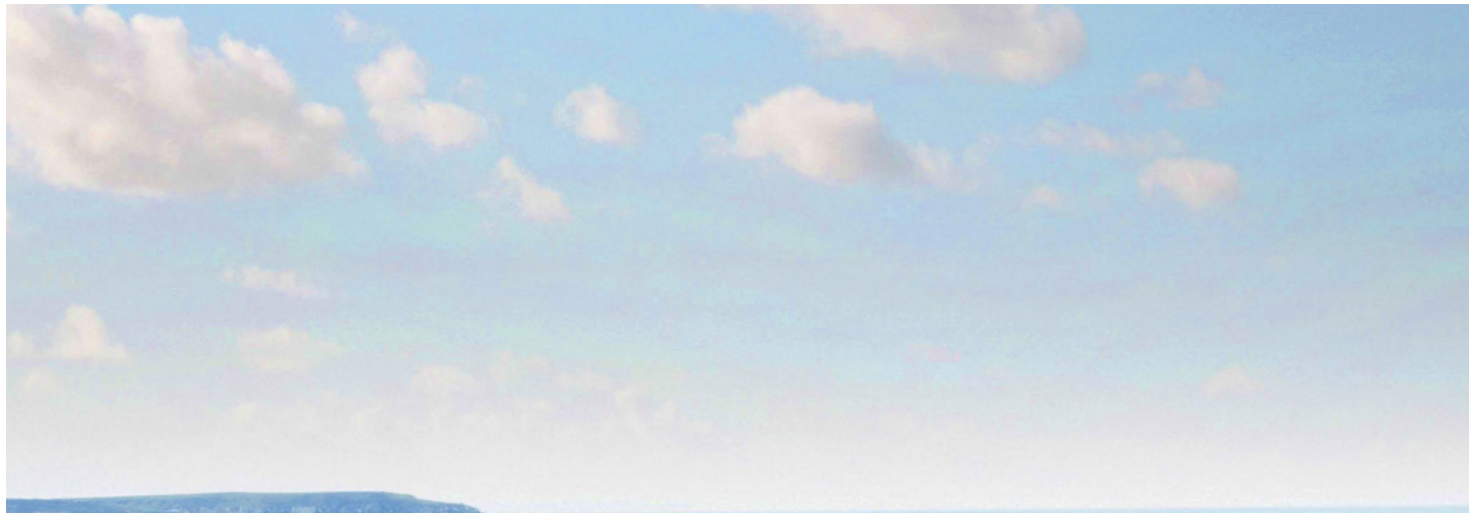
Colten Developments is a family-owned Hampshire house builder established over fifty years ago in Lymington.

Every Fine New Home we produce is designed and constructed with attention to detail at its heart.

We integrate the latest technologies to ensure your home is safe, warm and efficient whilst utilising traditional skills and methods of construction. For instance, our new homes are hand-built with traditional brick and block walls under a tiled roof. This ensures a tangible and lasting quality we are proud to put our Colten name to.



Every fine new home we produce is designed and constructed with attention to detail at its heart.



## CLOSE TO THE SEA



1-4  
Woodhouse Gardens  
New Milton  
Hampshire  
BH25 6FJ



Woodhouse Gardens is an ideal location for the New Forest to the north, the coast at Barton-on-Sea to the south, Lymington to the east and Christchurch/ Mudeford to the west. Barton-on-Sea cliff top with sandy beaches are approximately 1.0 mile away and provides sweeping views towards The Needles on the Isle of Wight, Hurst Castle to the east and Dorset's Isle of Purbeck to the west.

Enjoy a coffee at the Beachcomber Café, coastal dining at Pebble Beach Restaurant, or coastal walks along the cliff top, or sandy beach.

For luxury extravagance the award winning 5-star Chewton Glen Hotel and Spa is just 1.2 miles away.



**WOODHOUSE  
GARDENS**

NEW MILTON

# 5 Bedroom Detached House

## K N I G H T W O O D

### D I M E N S I O N S

#### GROUND FLOOR

GARAGE (DOUBLE)	6140 x 6025 mm	20'2" x 19'9"
KITCHEN	4570 x 4320 mm	15" x 14'2"
DINING/FAMILY	3700 x 3650 mm	12'2" x 12"
UTILITY ROOM	3650 x 2240 mm	12" x 7'4"
LOUNGE	6615 x 3635 mm	21'8" x 11'11"
STUDY/BEDROOM 5	4079 (max) x 3780 mm	13'5" (max) x 12'5"

#### FIRST FLOOR

BEDROOM 1	4511 x 3463 mm (max)	14'10" x 11'4" (max)
BEDROOM 2	3780 x 3675 mm	12'5" x 12'1"
BEDROOM 3	3700 x 3650 mm	12'2" x 12'0"
BEDROOM 4	3148 (max) x 2530 mm	10'4" (max) x 8'4"



GROUND FLOOR



FIRST FLOOR



Imagery / artist's impressions indicative of interiors from previous Colten Development homes.

Please see pages 18-19 for site plan overview.



### 1 Woodhouse Gardens

This stunning 5 bedroom detached home offers a wealth of flexible accommodation extending to 188sqm (2,023sqft) beautifully laid out over two floors. The large entrance hall leads to a spacious lounge with bi-fold doors opening onto a secluded south facing garden and patio areas. The large open plan kitchen and dining areas are perfect for entertaining or enjoying time with the family. There is also a useful ground floor bedroom with en-suite that could also be used for home working. Upstairs there are 3 double bedrooms and 1 single bedroom/study. Externally, there is a garden laid to lawn and detached double garage with further parking on the driveway.



*The Knightwood Oak is the largest, most famous oak tree in the New Forest. It is over 500 years old.*

# 3 Bedroom Semi-Detached Houses

## WILLOWS

### DIMENSIONS

#### GROUND FLOOR

GARAGE (SINGLE)	6140 x 6025 mm	20'2" x 19'9"
KITCHEN/DINING	5465 x 2950 mm (max)	17'11" x 9'8" (max)
LOUNGE	5605 x 4605 mm (max)	18'5" x 15'1" (max)

#### FIRST FLOOR

BEDROOM 1	3386 x 3899 mm (max)	11'1" x 12'10" (max)
BEDROOM 2	4216 x 2660 mm	13'10" x 8'9"
BEDROOM 3	3130 x 1826 mm	10'3" x 6'

Both homes have the same external/internal specifications.

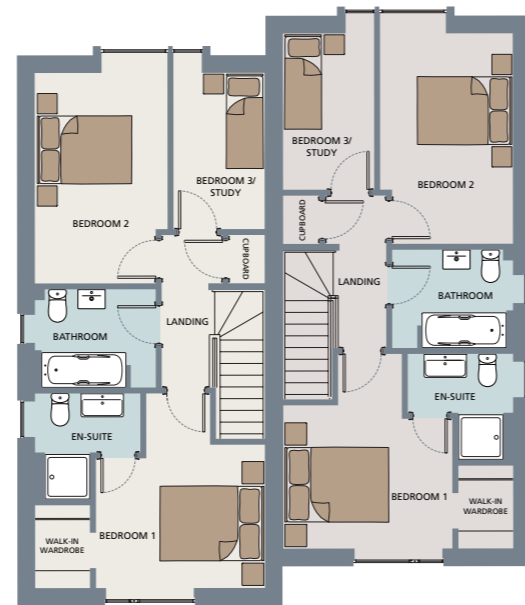
Please see pages 18-19 for site plan overview.



Imagery / artist's impressions indicative of interiors from previous Colten Development homes.



GROUND FLOORS



FIRST FLOORS



### 2 & 3 Woodhouse Gardens

A pair of impressive 3 bedroom semi-detached homes provide accommodation extending to 100sqm (1,076sqft) laid out over two floors. The entrance hall leads to kitchen/dining area. The bright and good sized lounge has glazed French doors opening onto the south facing garden with patio area. Ideal for enjoying a BBQ with the family. Upstairs there are 2 double bedrooms and 1 single bedroom/study. Externally, there is a garden laid to lawn and attached single garage with further parking on the driveway.

*Willow trees are famous for their graceful forms, from tiny creeping alpine willows, to stunning weeping willow trees.*

# 4 Bedroom Detached House

## HAWTHORN

### DIMENSIONS

GROUND FLOOR		
GARAGE (DOUBLE)	6025 x 5940 mm	19'9" x 19'6"
KITCHEN	4030 x 3775 mm	13'3" x 12'5"
UTILITY ROOM	3015 x 1875 mm	9'11" x 6'2"
DINING/FAMILY	6600 x 4455 mm	21'8" x 14'7"
LOUNGE	5800 x 4000 mm	19'0" x 13'1"
FIRST FLOOR		
BEDROOM 1	3360 x 3010 mm	11'9" x 9'11"
BEDROOM 2	3360 x 3031 mm	11' x 9'11"
BEDROOM 3	4115 x 2321 mm	13'6" x 7'7"
BEDROOM 4	3037 (max) x 2321 mm	10' 0" (max) x 7'7"

Please see pages 18-19 for site plan overview.



Imagery / artist's impressions indicative of interiors from previous Colten Development homes.

DOUBLE GARAGE



GROUND FLOOR



FIRST FLOOR



### 4 Woodhouse Gardens

This commanding 4 bedroom detached home offers a wealth of accommodation extending to 162sqm (1,743sqft) beautifully laid out over two floors. The large entrance hall leads to a triple aspect lounge with bi-fold doors opening onto the south facing garden and patio areas. The stunning open plan kitchen with vaulted dining area, featuring bi-fold doors, offer flexible accommodation for entertaining and relaxing with the family. Upstairs there are 3 double bedrooms and 1 single bedroom/study. Externally, there is a garden laid to lawn and detached double garage with parking for multiple cars on the driveway.

Hawthorn is famed for its white, highly scented blossom and red berries.

# LOCAL DESTINATIONS AND SURROUNDING AREA

*An ideal location with access to the beautiful countryside, towns, leisure facilities and foreign vacations.*

There's a large choice of cafés to suit all tastes, many with pavement terraces. There are also plenty of restaurants and pubs to choose from too.

New Milton is superbly located with the natural coastline of Barton-on-Sea to the south providing glorious cliff-top walks with stunning views along the coastline and over to the Isle of Wight.

To the north, the New Forest is just a short drive away providing the opportunity to take advantage of the marvellous scenery and walks. For those who prefer to ride there are cycle tracks and several horse riding schools available.



Corfe Castle  
Hengistbury Head



West Quay, Southampton



Bournemouth Beaches  
Ocean Village, Southampton



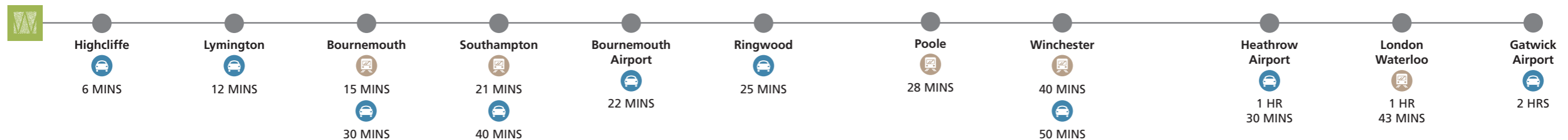
Sandbanks at Poole Harbour entrance  
Shanklin, Isle of Wight



Quay Hill, Lymington  
River Avon, Christchurch



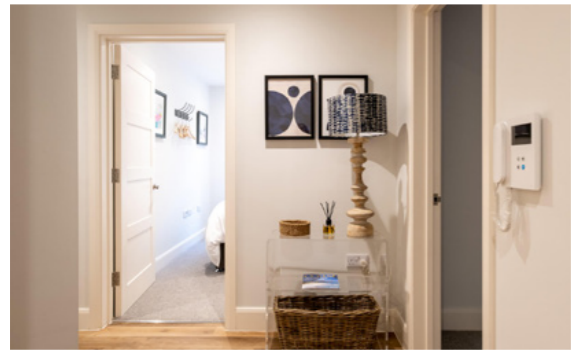
Jurassic Coastline  
The New Forest



Train journey times are from New Milton Station



# CONTEMPORARY INTERIORS AND BEAUTIFUL FINISHES



*As a family owned and operated business, since 1971, we think of you, our Fine New Home owner, at each stage of the design and build process.*



*Every Colten Fine New Home we design is for living. With peace of mind your home is built with lasting quality and finish.*



The beautiful kitchens and living areas are bright sociable spaces. Master bedrooms each feature an en-suite bathroom and fitted wardrobe. The gas fired central heating and hot water systems are efficient, controllable, and are easy to operate.

*Imagery / artist's impressions indicative of interiors from previous Colten Development homes.*

# SPECIFICATIONS

The properties are built of traditional cavity wall construction with insulating blocks and partial fill cavity wall insulation. The facing clay brick elevations to the houses are finished with Michelmersh Hampshire Stocks Downs Blend.

## ROOFS

Roofs are covered with Marley single camber mixed brindle clay tiles.

## PHOTOVOLTAIC (PV) SYSTEM

Each property benefits from a solar panel system (PV) integrated with the roof. The solar panels are rated at 0.69kWp (kilowatts peak) which is the energy produced at peak performance on a sunny day. Further details are available upon request.

## WINDOWS

Double-glazed aluminium casement windows are finished in powder coated Anthracite Grey (RAL Colour 7016) with 24.8mm glass in Pilkington Low E for superior performance. The opening doors fitted to all lounges are double-glazed aluminium and finished in powder coated Anthracite Grey.

## FASCIAS

Fascias on all properties are PVCu to reduce maintenance finished in Anthracite Grey colour.

## DOORS

The front entrance doors are aluminium finished in powder coated Anthracite Grey. The internal doors are LPD white painted contemporary four-panel shaker doors with the door furniture in Dale Venus Satin Chrome.

## EXTERNAL LIGHTING

External lighting is provided to each property. To the front elevation bollard lighting and an external light at the front entrances. External lighting is provided to the rear external areas where glazed doors are fitted.

## STAIRCASE

Knightwood and Hawthorn houses have powder coated metal handrails. Willows houses have a delightful white painted staircase, powder coated grey metal balusters including stop chamfered newel posts with an oak handrail.

## BATHROOMS AND EN-SUITES

Specialist suites fitted with Ideal Standard sanitary ware and Ideal Concept bathroom furniture and accessories, with large fitted mirrors and lighting above. The showers in each house are large enclosure with Ideal Thermostatic showers and screens. In the family bathroom, shower baths are fitted with screens. All bathrooms and en-suites are fitted with Porcelanosa large-format ceramic floor tiles.

## TELEPHONE AND TV POINTS

Points are provided and each property is pre-wired for Sky Television.

## LUXURY WARDROBES

Principal bedrooms have sliding wardrobes with fitted shelving and hanging rail space by Gooding Group.

## CEILINGS

Smooth plastered ceilings are provided in each property.

## KITCHENS

Fitted with contemporary handleless 'New York' units by Symphony finished in special order Cobble Grey. Worksurfaces are 30mm quartz in Valley White Unistone with upstands. Each kitchen is equipped with a black stainless steel oven, built in combination microwave and stainless steel gas hob, all by Neff. Further integrated Neff appliances include fridge/freezer and dishwasher. An integrated washer dryer is supplied to the Willows' houses. Knightwood and Hawthorn houses feature a utility with space and plumbing for appliances.



## CENTRAL HEATING

A central heating system is installed in each property with hot water radiators and thermostatic radiator valves. A Valiant gas-fired wall mounted boiler is fitted to each house. There are dual fuel heated ladder towel rails fitted to all bathrooms and en-suites.

## GARDENS

South facing rear gardens provided with patios and turfed grass.

## PARKING

Each property has its own garage and allocated parking.

## WARRANTY

All of the properties benefit from the NHBC Buildmark 10 year warranty.

Experience peace and seclusion with a beautiful walk retreat.

Buying a home is typically the largest investment you will make. You can be safe in the knowledge our homes provide a legacy to pass onto future generations. We are an NHBC registered builder, meeting their rigorous requirements, and provide a ten-year NHBC Buildmark Cover for warranty and insurance protection.

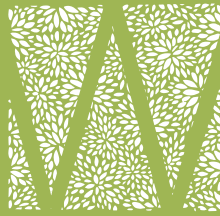


Raising Standards. Protecting Homeowners

## DISCLAIMER

Please note that descriptions, images, floor plans, measurements and layouts are for illustrative purposes only. They are not statements of fact and do not constitute part of any contract, nor do they constitute an offer. Colten reserve the right to make alterations to the specification without notice.

20220628



**WOODHOUSE  
GARDENS**  
NEW MILTON



**HOW TO FIND WOODHOUSE GARDENS**

From New Milton High Street, follow Station Road south to the roundabout.  
Take the third exit, A337 towards Christchurch, and Woodhouse Gardens  
will be found after approximately 0.3 miles on the left hand side.

**SAT NAV POSTCODE: BH25 6PR**

**COLTEN DEVELOPMENTS LTD**

**CALL 01425 541145 | EMAIL [ENQUIRIES@COLTEN.CO.UK](mailto:ENQUIRIES@COLTEN.CO.UK) | [WWW.COLTEN.CO.UK](http://WWW.COLTEN.CO.UK)**

Colten House Wellworthy Way Ringwood Hampshire BH24 3FE