

CASTLEMAN GARDENS

Ashley Heath
Ringwood • Hampshire



COLTEN
FINE NEW HOMES

A select site of five exclusive 4 bedroomed properties, four chalet-style houses and one single storey bungalow in a much admired location

Ringwood

Ringwood was a well-established community in Saxon times. It is listed in the Domesday Book (1086) and before that it was mentioned in a Saxon Document of 955 AD. From the 12th and 13th centuries onwards, the Manor of Ringwood was originally owned by the monarch. After the reign of King Henry III, however, it changed hands many times and was finally sold to John Morant of Brockenhurst in 1792 for the sum of £23,000.



Perhaps Ringwood's greatest claim to fame is its association with the aftermath of the Monmouth Rebellion in 1685. The Duke of Monmouth was defeated in battle and captured underneath an ash tree known as 'Monmouth's Ash' near Ringwood, after which he was taken to the Tower of London.



Perhaps the most famous product to come out of Ringwood was the knitted string gloves known as 'Ringwoods'. The business grew from a cottage industry during the late Victorian era, in which women and



children of many households locally took part. The gloves were especially suitable for riding and driving, and before dying out the business was employing 500 people in the area.

Today Ringwood is a flourishing New Forest town with a very pretty market square and town centre and ideally positioned for ease of access for Bournemouth and Poole and the M27 Motorway for London. The coastline of South Hampshire and the Solent is only an easy drive away and the wonderful walks of the New Forest are on the doorstep.

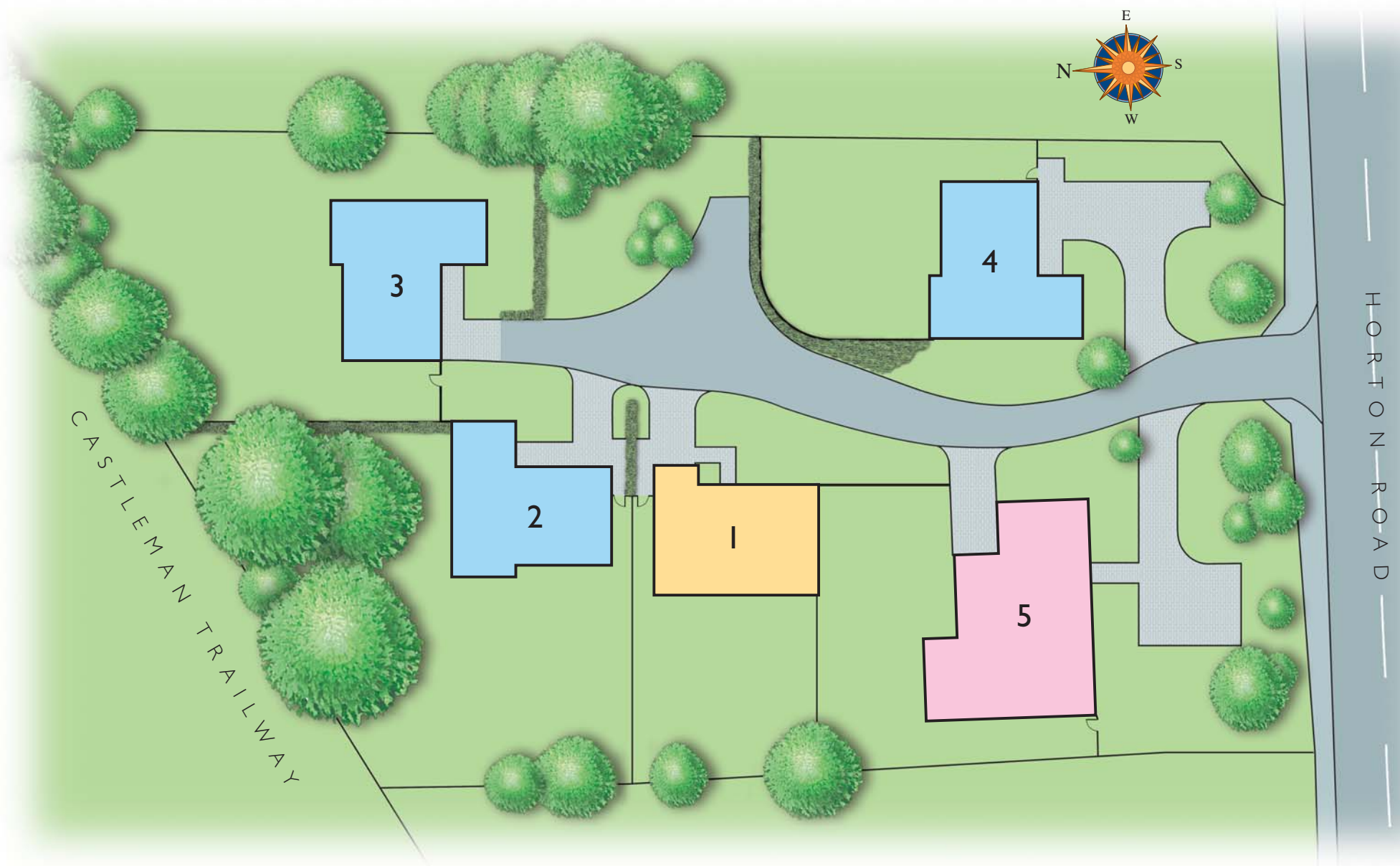
Description of the site

We at Colten Developments Ltd are very pleased to be building an exclusive private drive of five special properties; four brand new chalet-style houses and one refurbished and partially rebuilt new bungalow (plot 5). Of the new houses there are two designs and we hope the computer generated image on the front cover will give you an accurate picture of how they will appear in reality.

The properties have been designed to a very high specification commensurate with the delightful location in Ashley Heath, backing on to the Castleman Trailway - a picturesque woodland walk - from which the site derives its name. Ashley Heath itself is a greatly admired residential location on the outskirts of the pretty New Forest town of Ringwood.

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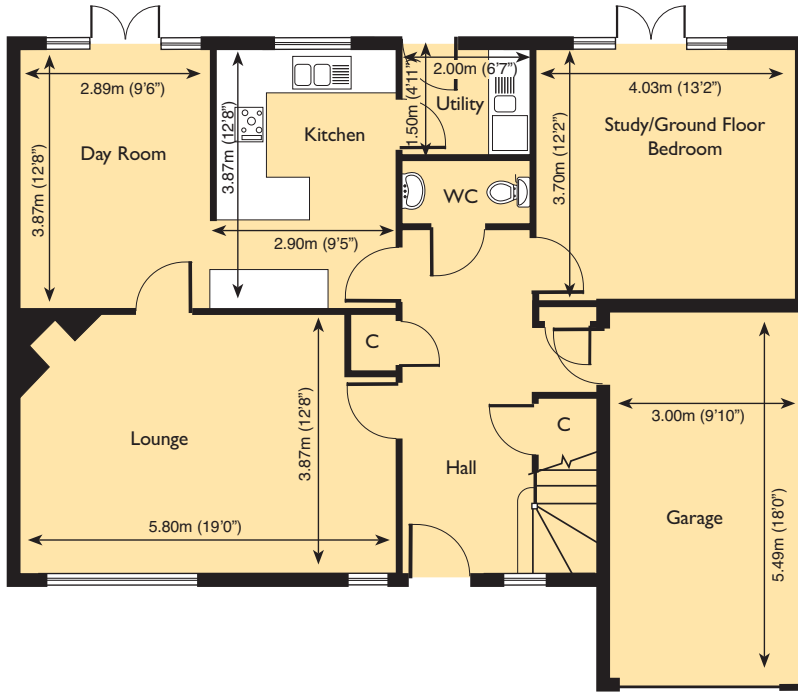
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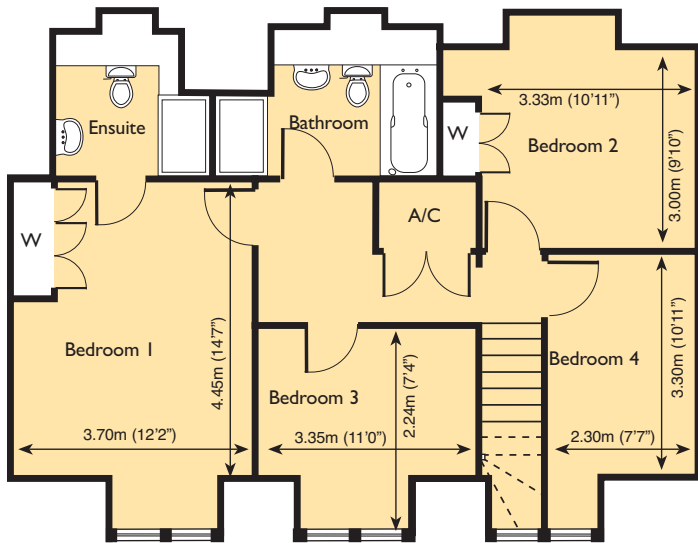
This site plan is for illustrative purposes only and is not intended to indicate specific landscaping and is not to scale. The artist's illustration on the front cover is an impression only and does not give clear evidence of neighbouring properties. The landscaping is artistic licence to give indication of mature planting.

Plot 1

Ground Floor



First Floor

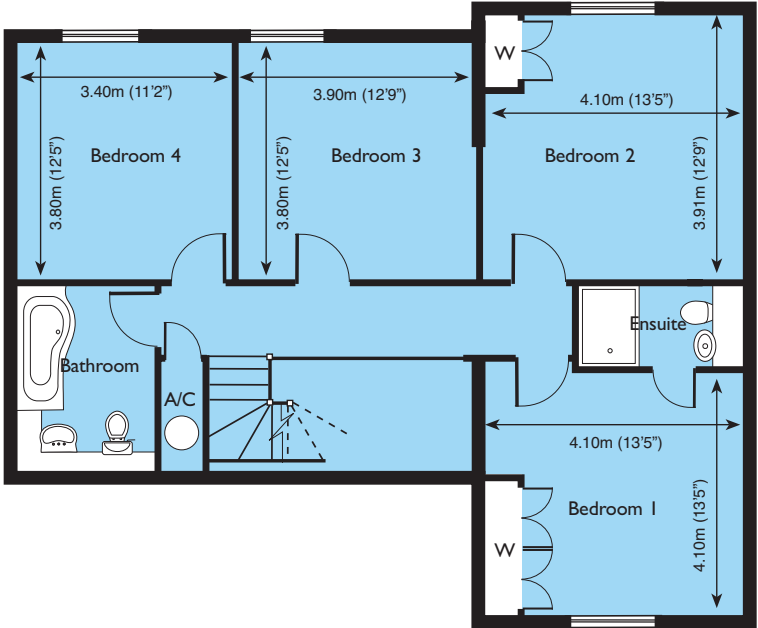


Plots 2, 3 & 4 (Plot 4 is handed)



Plot 5

(At the time of going to print the final approval for this plan from East Dorset District Council was being awaited. Please check with the sales office that the plan is completely correct).



First Floor



All dimensions shown are approximate and plans are not to scale.

Specification

Plots 1-4 all possess an NHBC 10 year warranty.

The properties are built of traditional cavity construction with insulating blocks and 50mm partial fill cavity wall insulation.

The houses are finished with Hammill Medium Multi Stock facing bricks.

Plot 5 is a refurbished bungalow and has a White rendered finish under a plain tiled roof. Plot 4 has a textured render finish in Monocouche through colour Ivory smooth finish with Buff detailing.

The **ROOFS** for Plots 1, 2 & 4 have an Eternit Farmhouse Brown Clay tiled roof and Plot 3 is roofed in "Contessa" Natural Slate.

WINDOWS All windows are all white pvcu double glazed units.

FASCIAS Fascias on all properties are Swish pvcu in White with OG profiling. This will cut down the maintenance factor on all properties.



DOORS The front entrance doors are an IG Secured by Design, cottage style door with a White gloss paint finish.

The internal doors are Vicaima Feature Oak doors with inlaid marketry with the door furniture in Heritage Charlbury Chrome.

EXTERNAL LIGHTING is provided at the front and rear of each property.

STAIRCASE Each property has a delightful white painted staircase with turned balusters/newels and a hardwood Oak handrail.



LUXURY WARDROBES

Bedrooms 1 & 2 will have wardrobes with fitted shelving and hanging rail in feature Oak units.



BATHROOMS AND

EN-SUITES are specialist fitted with Ideal Standard quality sanitary ware and accessories. Luxury co-ordinated wall tiling and fitted mirrors with lighting above. The showers, in each case, are large enclosures with Grohé Thermostatic Controls.

KITCHENS The kitchens are equipped with fully fitted units by Symphony with Minerelle Worktops with Upstands. Each kitchen is equipped with a Stainless Steel Single Oven and a second separate Combination Oven/Microwave, Gas Hob with an Extractor; an integrated Refrigerator/Freezer and a Dishwasher, all by Neff.



TELEPHONE AND T.V. POINTS are provided and each property is wired for Sky television.

CEILINGS Plastered ceilings are provided in each property.



CENTRAL HEATING SYSTEM A central heating system is installed in each property with hot water radiators and thermostatic radiator valves. A condensing gas fired wall mounted boiler is fitted to each house. There are dual powered heated ladder towel rails fitted to all Bathrooms and En-Suites.

FIRE SURROUND In Plots 2-5, a contemporary flame effect fire designed for wall mounting is fitted with remote control selection of on/off, heat output and flame effect light levels. In Plot 1 a Clearview woodburning stove is fitted.

SECURITY SYSTEM Each property is fitted with a security system.

GARAGES Each garage has fitted power and light points with garage doors in Garador Carlton design with a painted finish.

DRIVEWAYS All driveways will be block paved. The main entrance road is finished in tarmacadam.

GARDENS All rear gardens will be provided with patios and turf.

The photographs are taken from other Colten developments and are used only for illustration.

Colten Developments Ltd

Colten have been building in the New Forest, Hampshire and Dorset for many years.

With our own team of professional architects, engineers and specialists, we are proud of what we have achieved and built.

We now have a large portfolio of developments behind us with a diversity of design and style and variety of buildings, which the Company has been responsible for.

We have always strived for excellence in traditional methods of construction and over the decades, with

efficient management, marketing and public awareness, we pride ourselves on offering traditional well-built and designed schemes with a high standard of environmental integrity.



Fernlea Gardens, Ferndown



Stewart Lodge, Ferndown



The Ferns, Ferndown



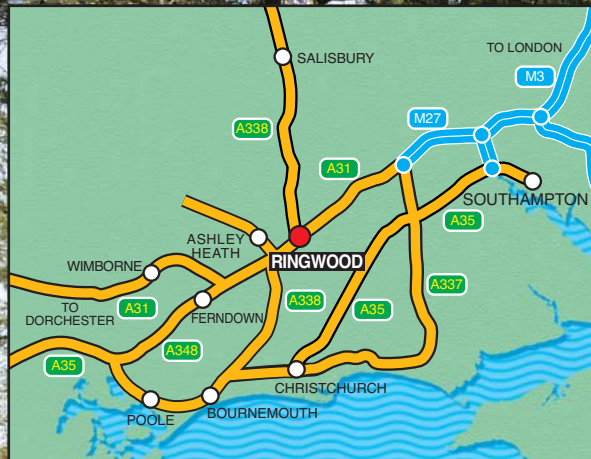
Towngate Mews, Ringwood



Seymour Gardens, Ringwood

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