

An aerial photograph of a residential development. The houses have brown tiled roofs and brick or wood-clad exteriors. They are arranged around a central courtyard with a lawn and trees. In the background, there is a golf course with a lake and green fairways. The overall scene is lush and green.

# Lake Corner

BROOK AVENUE • NEW MILTON

A delightful courtyard  
development of seven properties -  
3 and 4 bedroomed townhouses and two flats -  
within easy walking distance of the town centre

**COLTEN**  
FINE NEW HOMES

# New Milton

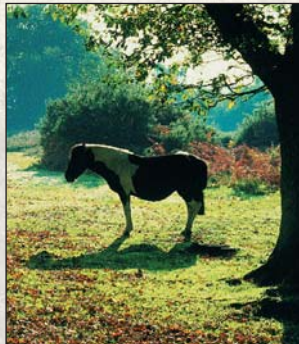
New Milton is a most appealing and bustling coastal town of South Hampshire with the open sea with cliff top walks to the south and the magnificent New Forest to the north.

The town boasts an active community with a wide range of shopping and leisure facilities for all age groups.

There are a host of surrounding pretty villages from which to explore the New Forest and a most exciting coastline for walking. Bournemouth is only 10 miles away along the coast and New Milton railway station is readily accessible with prompt access to London.

Barton-on-sea lies immediately adjacent to New Milton on the coast and is famous for its cliffs and beach. There are outstanding views across Christchurch Bay from the Needles and Isle of Wight in the east to the Isle of Purbeck in the west.

The graceful cliff top walks lead along the coast past the Barton Golf Course to Milford-on-Sea and walking along the beach to Mudeford is also very popular.



# Colten Developments

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 have now 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



*Stewart Lodge, Ferndown*

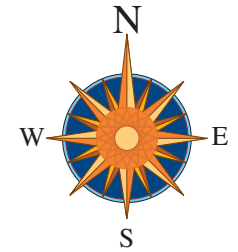


*Yeomans Lodge, New Milton*



*Bereeweke House, Winchester*

# Site Plan



This site plan is for illustrative purposes only and is not intended to indicate specific landscaping and is not to scale.

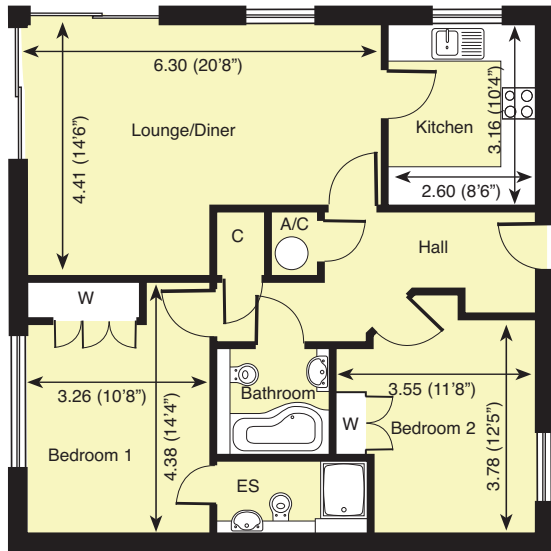
The accompanying layout plans are not to scale and are for illustrative purposes only. All dimensions shown are approximate.

The details in this brochure are intended to give a general indication of the development and floor layouts. The company reserves the right to alter any part of the development specification or floor layout at any time.

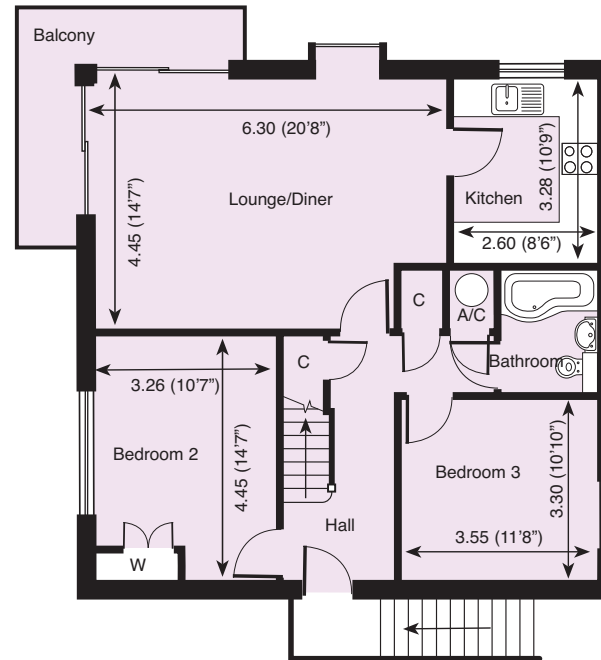
The illustration on the cover shows a computerised image only and does not give clear evidence of the neighbouring properties and does not show the full landscaping along the front boundary for visual reasons.

The landscaping shown is artistic licence to give the indication of mature planting.

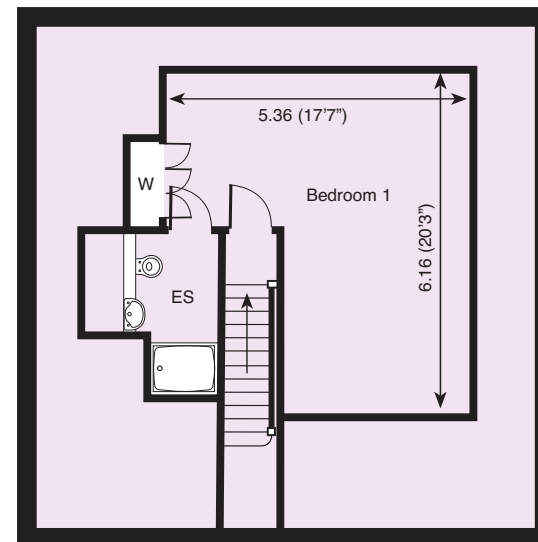
# Unit 1



# Unit 2



Entrance Level

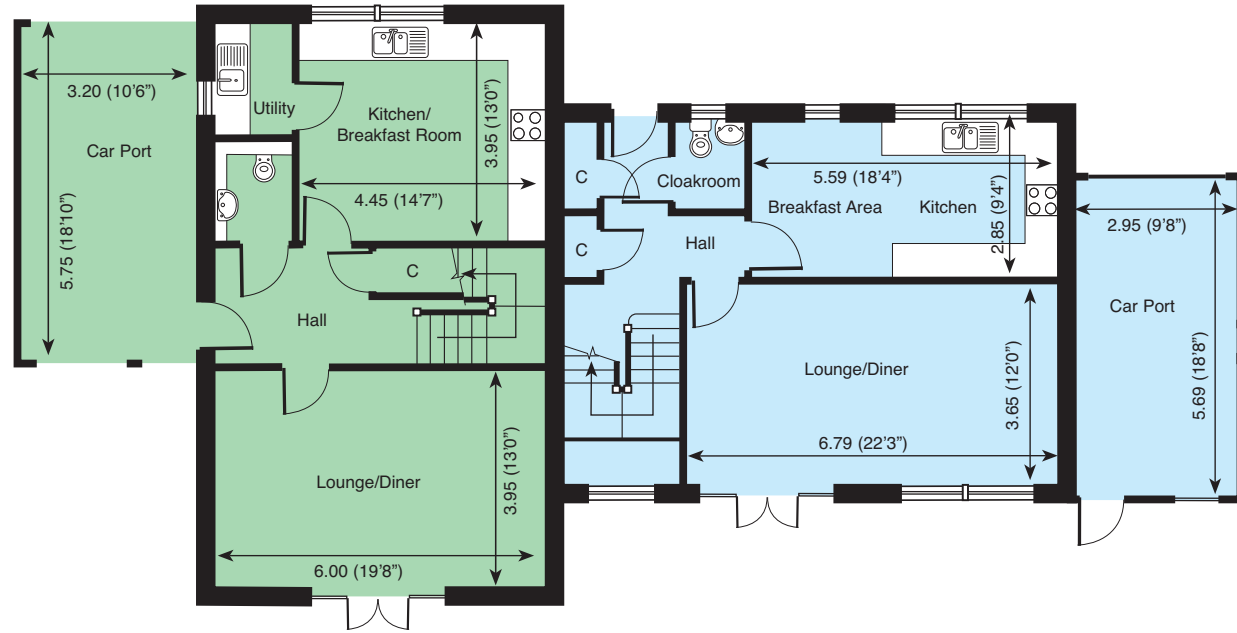


Upper Floor

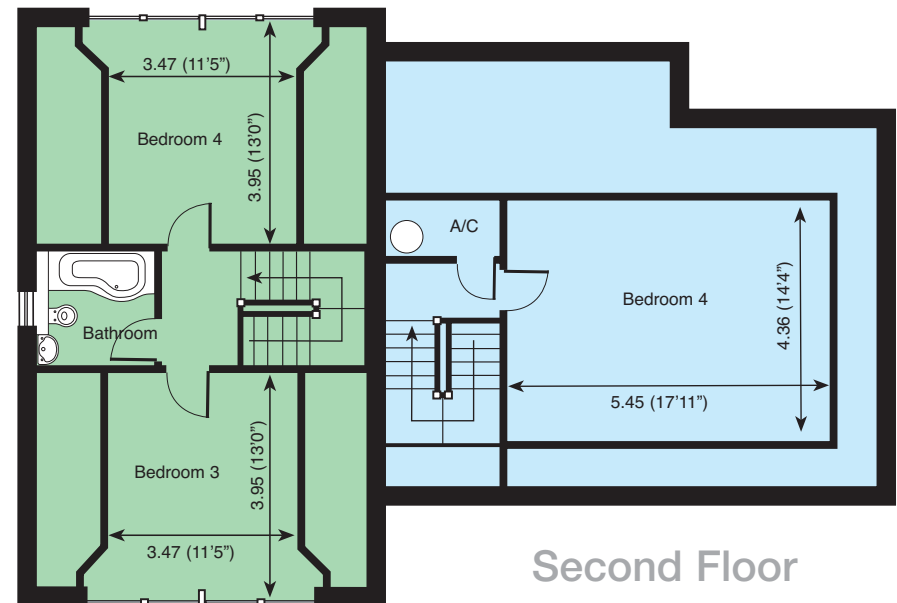
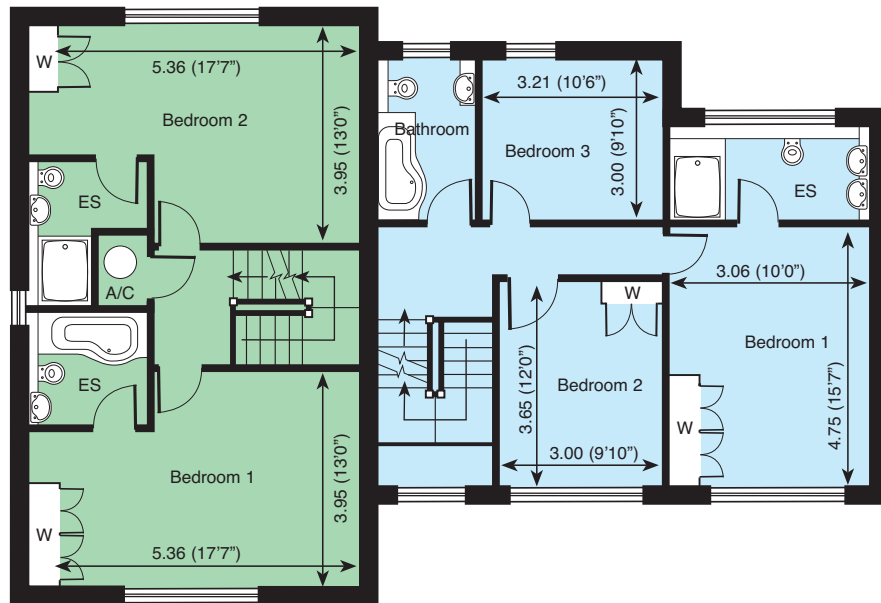
# Units 3 and 4

- Unit 3
- Unit 4

Ground Floor



First Floor



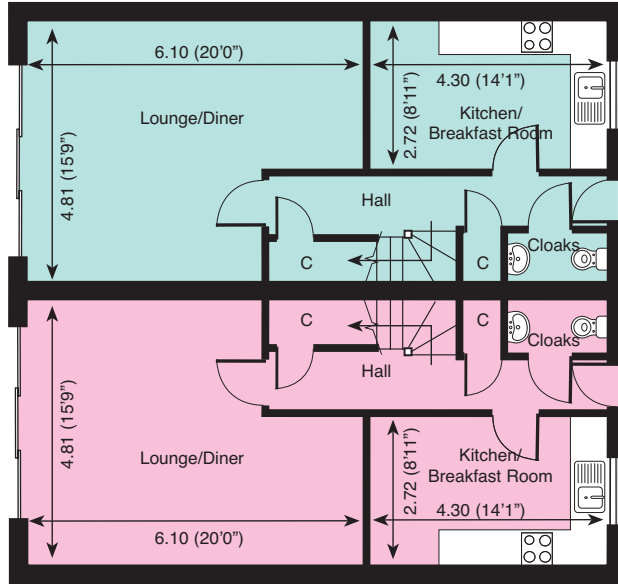
Second Floor

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

# Units 5 and 6

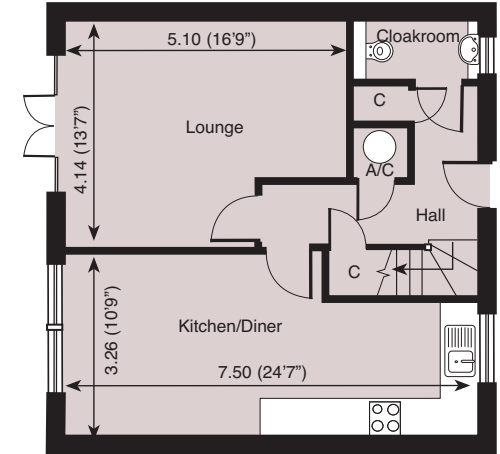
- Unit 5
- Unit 6

Ground Floor

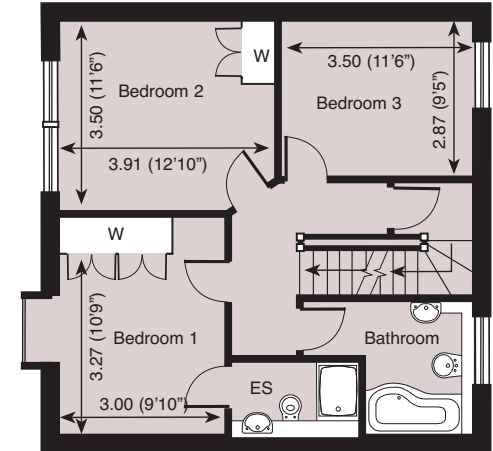


# Unit 7

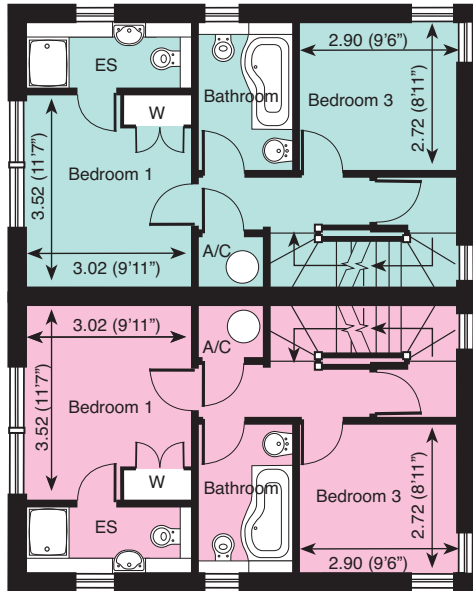
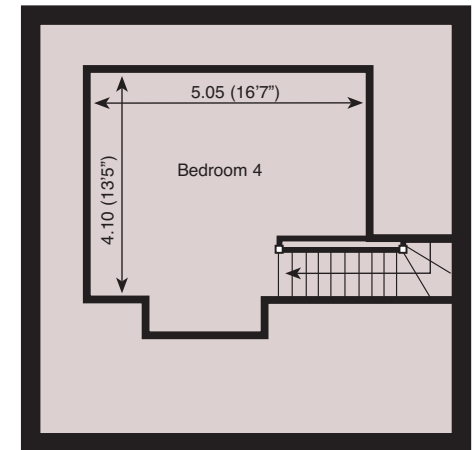
Ground Floor



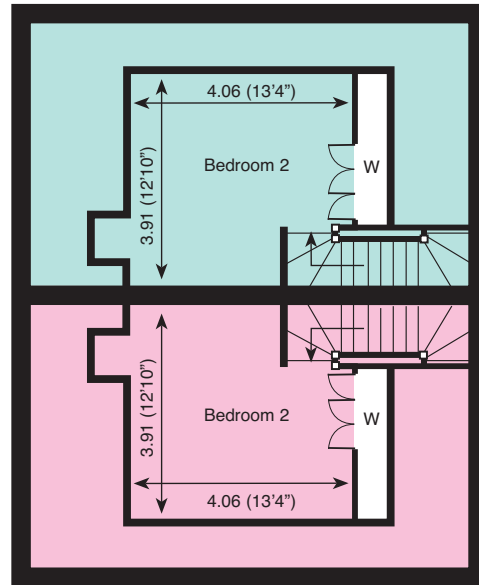
First Floor



Second Floor



First Floor



Second Floor

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

# Specification

N.H.B.C. 10 Year Warranty.

The properties are built of traditional cavity construction with Thermalite insulating blocks and 50mm Kingspan insulation and a 50mm cavity.

The brickwork on all properties on the development is Ibstock Bexhill Red Facing Brickwork with plinth brickwork under the sills. Plots 2, 4 & 7, the upper elevations will be tile hung with an Eternit Clay Red Sandfaced tile and Plots 4 & 6, the upper elevations will be rendered and Plot 3 will be fully rendered in a white self-finished and textured coat.

Roofs are in an Eternit Clay Heather Sandfaced tile.

**Windows.** All windows are high performance timber windows, double glazed, in a Light Oak stain.

**Fascias.** Fascias on all properties are Swish pvcu in black with square profiling with white soffits. This will cut down the maintenance factor on all properties.

**Doors.** The front doors on all properties are IG "Weatherbeater" cottage style doors and frames with a painted finish.

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

**External Lighting** is provided at the front and rear of each property.

**Staircase.** The staircases in each case are delightful white painted staircases with an oak stained handrail.

**Luxury Wardrobes.** Bedrooms 1 & 2 will have wardrobes with fitted shelves 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 are, in each case, large enclosures with Aqualisa Thermostatic Controls.

**Kitchens.** The kitchens are fitted with Ferrara Natural Oak units by 'Sheraton'. 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 washer/dryer, all by Neff.

**Telephone and TV Points** are provided and each property is wired for easy installation of Sky Television.

**Ceilings.** Plastered ceilings are provided in each property with coving to all rooms.

**Central Heating Systems.** 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.** A contemporary flame effect fire designed for wall mounting is fitted to all properties with a remote control selection of on/off, heat, output and flame effect light levels.

**Security Systems.** Wiring is installed in each property to facilitate easy installation of a security system, if required.

**Garages.** Open fronted garages will be constructed and provided for each property. Plots 3 & 4 have their own open fronted garages connected to their properties.

**Driveways.** The main driveway into the development is block paved and the driveways to Plots 3 & 4 are also similarly paved.

**Gardens.** All rear gardens will be provided with patios and turf.

## Useful Local Information

### LOCAL AUTHORITY

New Forest District Council, Town Hall, Avenue Road, Lymington, Hants SO41 9ZG Tel: 023 8028 5000

### COUNCIL TAX

Treasurers Department, New Forest District Council, Town Hall, Avenue Road, Lymington, Hants SO41 9ZG Tel: 023 8028 5000

### WATER BOARD

Bournemouth & West Hampshire Water Co. George Jessel House, Francis Avenue, Bournemouth, Dorset BH11 8NB Tel: 01202 590059

### SOUTHERN ELECTRIC

Centenary House, Winchester Road, Basingstoke, Hants RG21 1ZE Tel: 0845 7444555

### BRITISH GAS

Millstream, Maidenhead Road, Windsor, Berkshire SL4 5GD Tel: 0845 6091122

### BRITISH TELECOM

Residential Sales and Accounts Enquiries Tel: 150

### SPORTS

New Milton Recreation Centre Tel: 01425 617441

### GOLF CLUBS

Barton-on-Sea, Bramshaw and Brockenhurst

### TENNIS CLUBS

Milford-on-Sea, Lymington and New Milton

### FISHING

River and sea fishing in abundance

### SOUTH WEST TRAINS LTD

Tel: 0845 7484950

### BUS AND COACH SERVICES

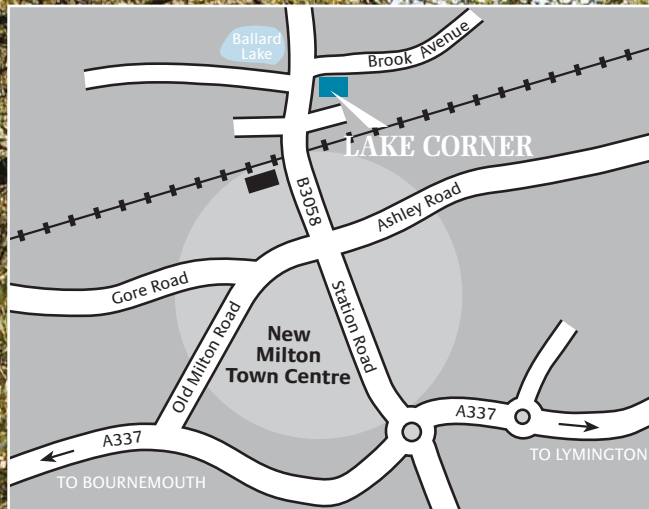
Well served locally

### MEDICAL CENTRES

New Milton Health Centre, Spencer Road, New Milton Tel: 01425 621188

### HOSPITALS

At Lymington, Bournemouth, Southampton and Milford-on-Sea



**COLTEN**  
FINE NEW HOMES

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Western Road, Lymington, Hampshire, SO41 9HL  
Tel: 01590 676033  
email: [enquiries@colten.co.uk](mailto:enquiries@colten.co.uk) – Web site: [www.colten.co.uk](http://www.colten.co.uk)