

**COLTEN**  
FINE NEW HOMES

# *Londesborough Place*

MILFORD ROAD • LYMINGTON • HANTS



*An exclusive development of twenty 2, 3 & 4 bedroomed townhouses in its own private setting within a short walk of the centre of this lovely Georgian town*

# The town of Lymington

Londesborough Place consists of twenty townhouses and is within easy reach of both Lymington town centre and the open Forest.

The lovely Georgian town of Lymington has the great advantage of being bordered on one side by The Solent with the finest sailing in the country on the doorstep, and by the New Forest on the other with 96,000 acres of stunning scenery to enjoy for walking, riding, picnicking, or simply for the enjoyment of the wonderful atmosphere it creates.



The three cities of Bournemouth in the west, Southampton in the east and Salisbury in the north are all within easy driving distance and where concerts, theatres and all forms of cultural entertainment are readily available.

With the mainline station at Brockenhurst only five miles away and the motorway system to London readily at hand, it makes the journey to the metropolis an easy one.



## Description of the site

Our architect was inspired to create a "little bit of 'Old England'" here at Londesborough Place.

All twenty townhouses have garages and vary in accommodation with 2, 3 & 4 bedroomed properties available.

Lymington is one of the New Forest's finest Georgian towns, standing on the edge of the forest. The development stands on the south side of the town centre within very easy reach of the main shopping area and only a short walk from the river and sailing facilities.

We have created six unique designs and each house benefits from a full NHBC 10 year warranty and is equipped and finished to a very high standard.







This artist's impression and the computer generated image on the front cover are impressions only and do not give clear evidence of neighbouring properties. The landscaping is artistic licence to give indication of mature planting.



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# Site Plan

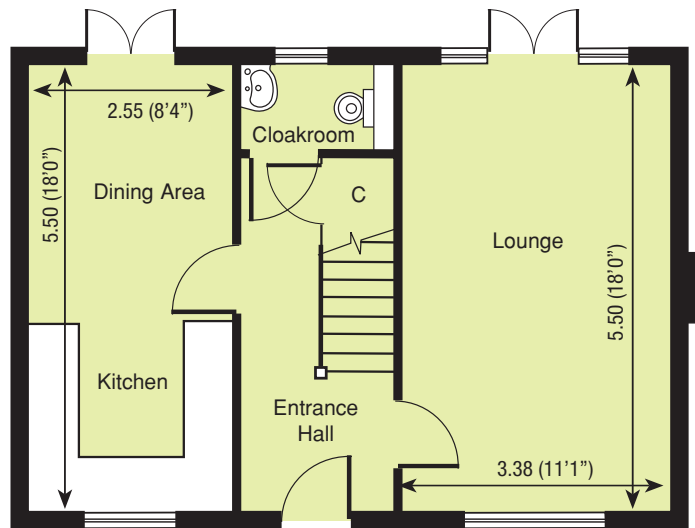
-  A Type
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-  C Type
-  D Type
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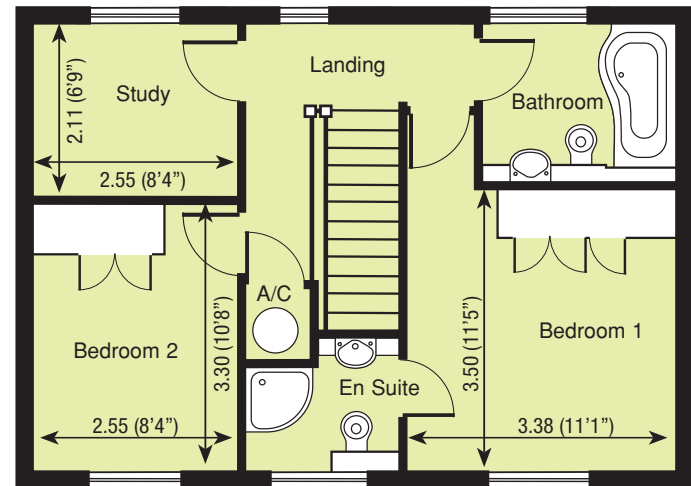
The details in this brochure are intended to give a general indication of the development and floor layouts. The company reserves the right to alter any part of the development, specification or floor layout at any time.

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

*Plots 1 and 17*

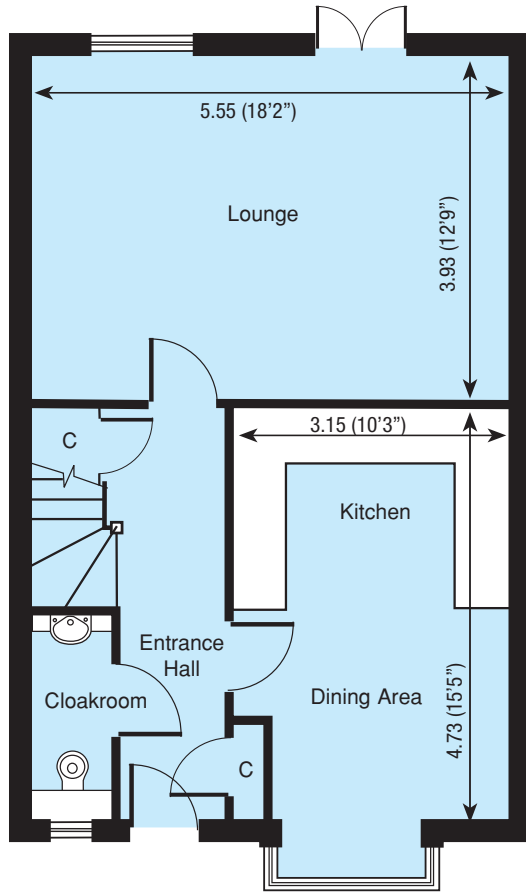


Ground Floor

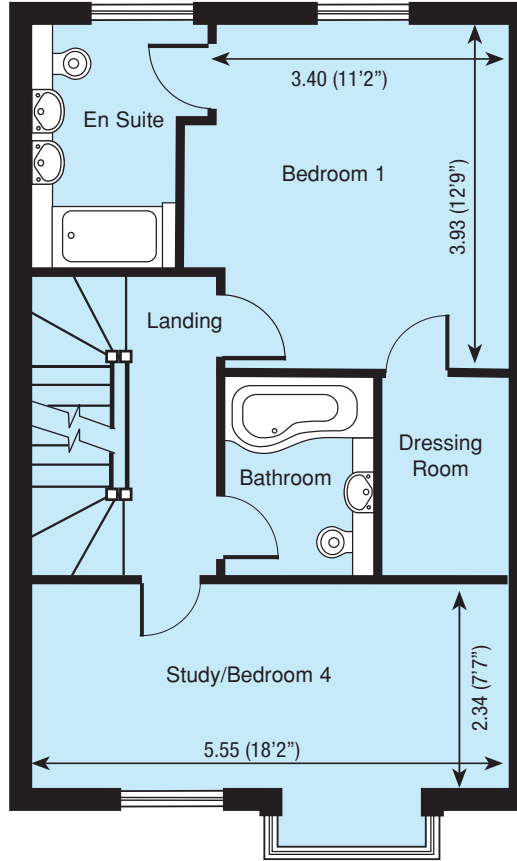


First Floor

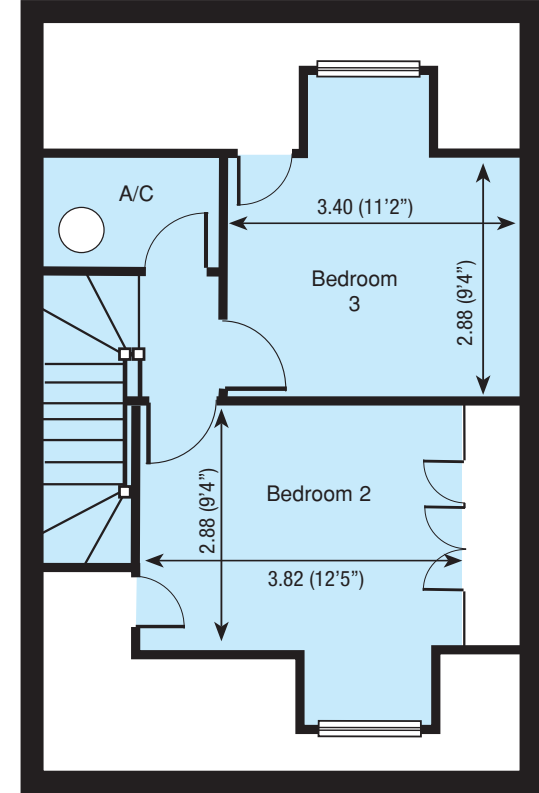
*Plots 2, 7, 9 and 11*



Ground Floor

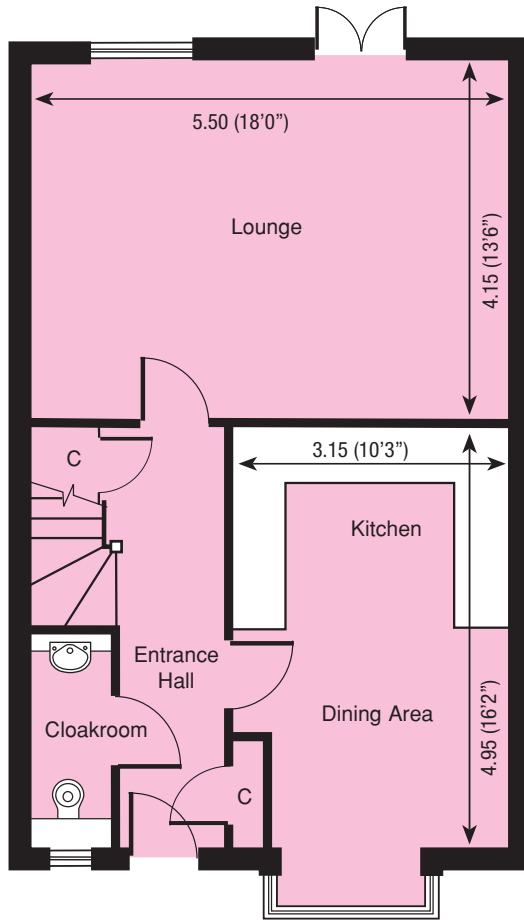


First Floor

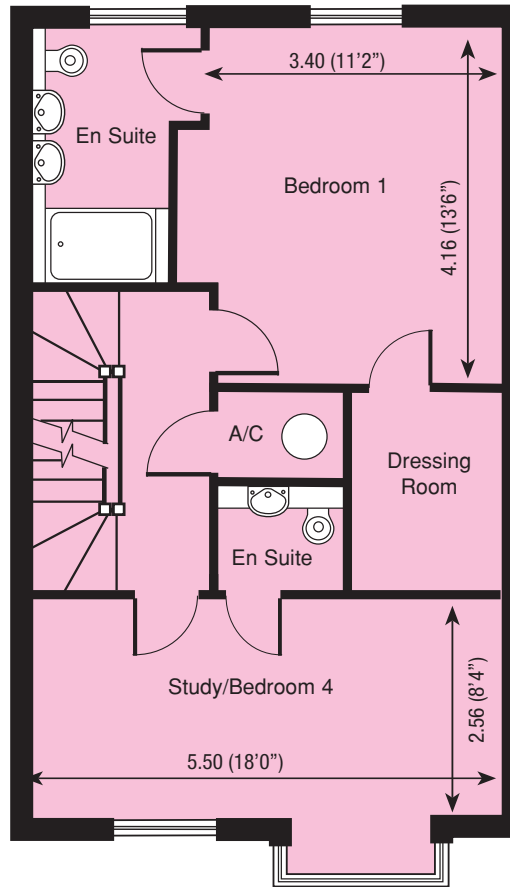


Second Floor

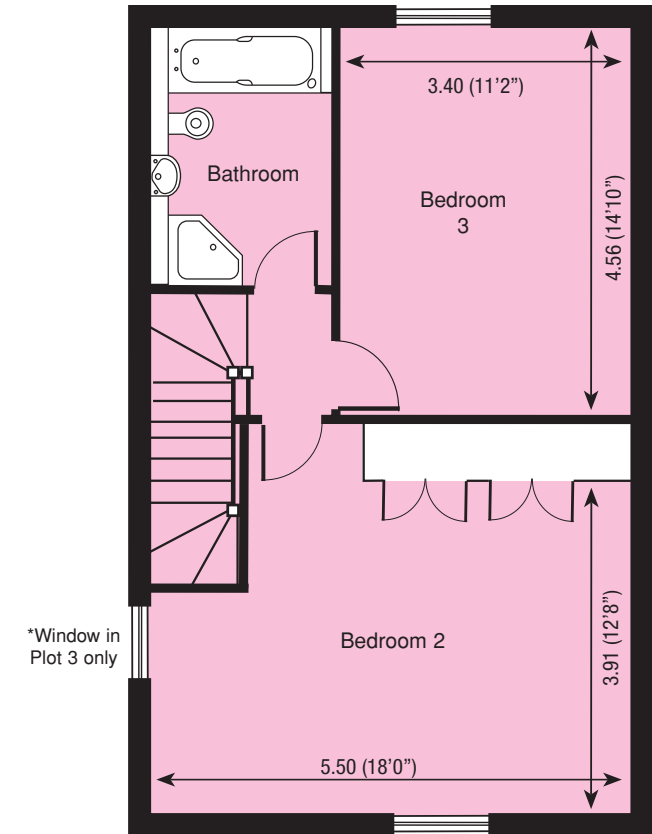
*Plots 3, 6, 8 and 18*



Ground Floor

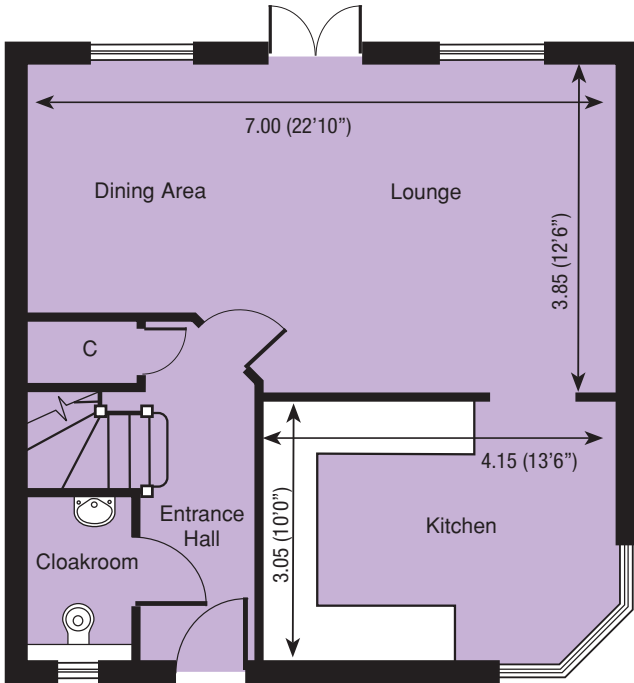


First Floor

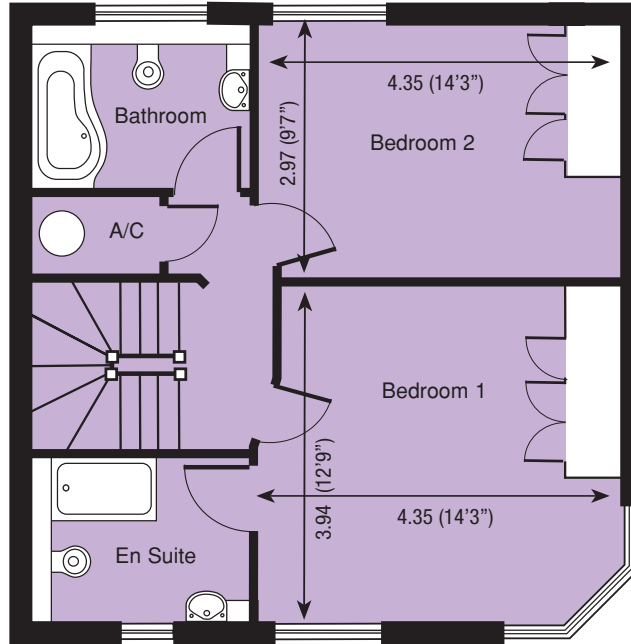


Second Floor

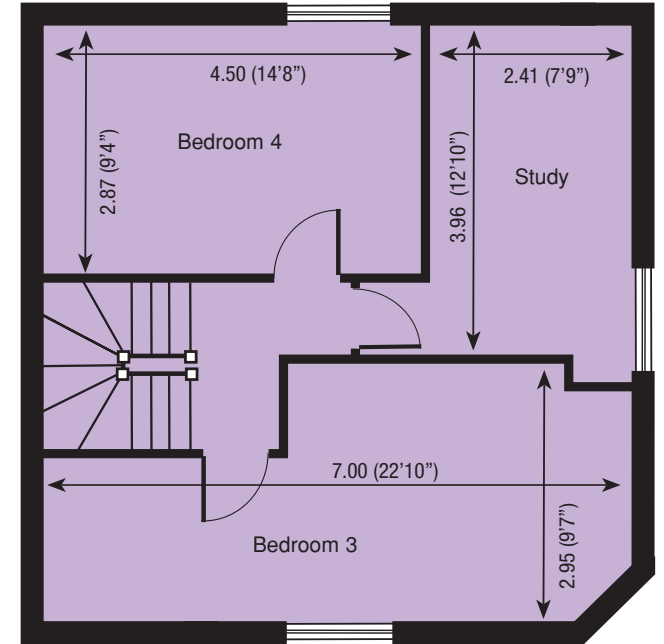
*Plots 4, 10 and 16*



Ground Floor

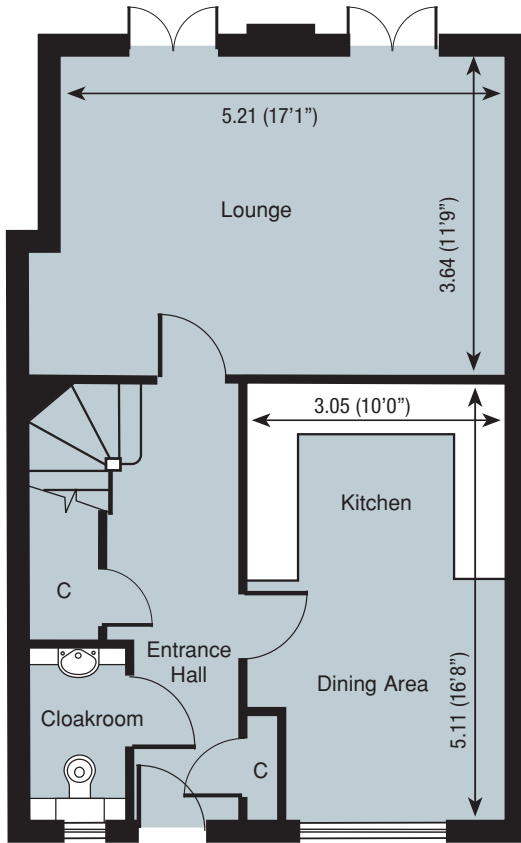


First Floor

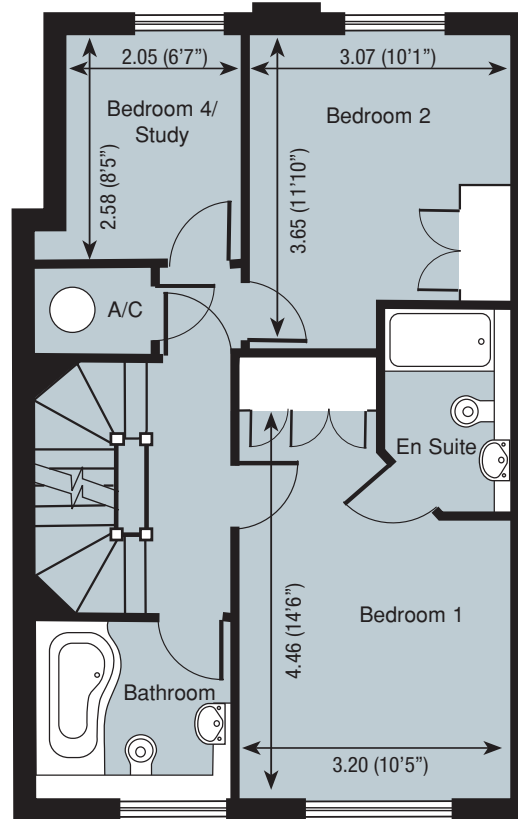


Second Floor

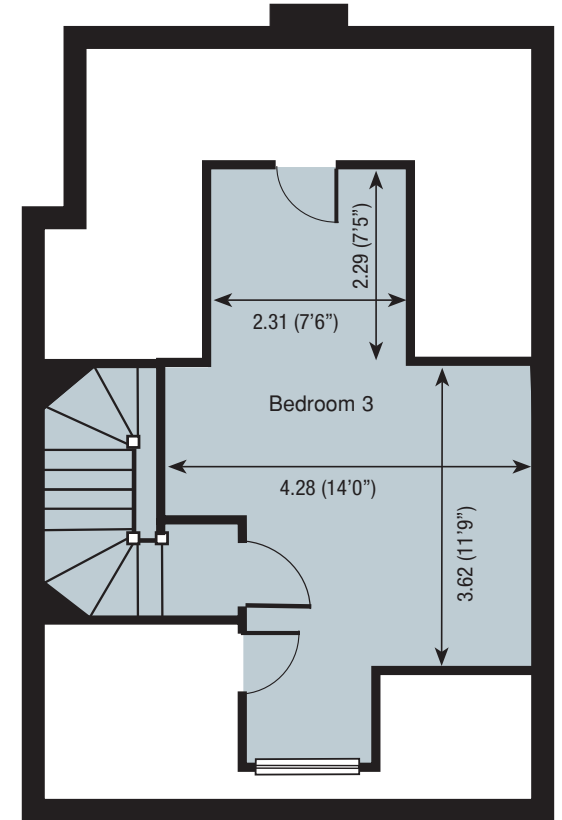
*Plots 5 and 15*



Ground Floor

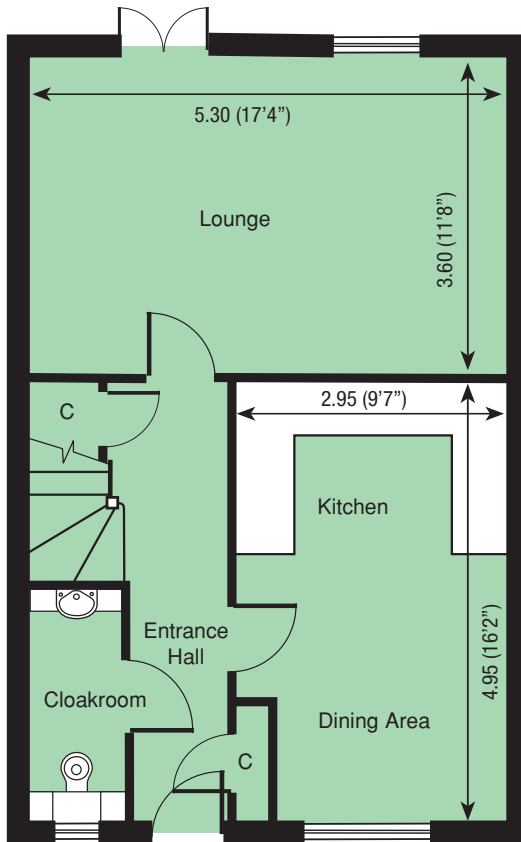


First Floor

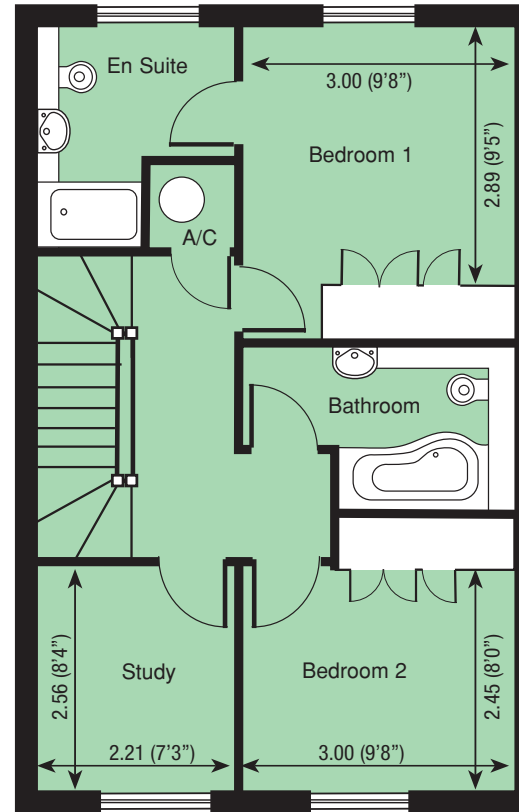


Second Floor

*Plots 12, 13, 14, 19 and 20*



Ground Floor



First Floor

# Specification

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

The houses are finished with a variety of materials, including facing bricks, render and cladding. The facing bricks are Hammill Medium Multi Stocks.

The textured render is Monocouche through colour Ivory Smooth Finish and the cladding by James Hardie is Hardieplank Siding – a horizontal through coloured textured fibre cement boarding.

There are also differing details on the properties. Some have Hammill Medium Multi Stock Plinths details, others have Cast Stone Cills and Chamfered Stone Heads.

The roofs also are varied with Eternit Red Smooth Machine-made Clay tiles and Natural Blue/Black slates.

**Windows:** All windows are white pvcu double glazed units by Abbott Group.

**Fascias:** Fascias on all properties are Celuform pvcu in White. 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 an Oxford Blue 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 Beech units in the Band C-types. The Master Suites benefit from their own individual dressing rooms.

**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 Aqualisa Thermostatic Controls. In the family Bathrooms, shower baths are fitted with screens.



**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, washer/dryer and dishwasher, all by Neff.

**Telephone and TV Points** are provided and each property is wired for Sky television.

**Ceilings:** Plastered ceilings are provided in each property with covings to all rooms, including specialised feature coving in the lounges.

**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 remote control selection of on/off, heat, output and flame effect light levels.

**Security systems** are fitted to each property.

**Garages:** Each garage has fitted power and light points with garage doors in Garador Carlton design with an Oxford Blue gloss paint finish, to match the front entrance doors.

**Driveways:** Properties with driveways are all block paved.

**Gardens:** All rear gardens will be provided with patios and turf, and all areas of landscaping to the front of the properties will be managed.



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