

# AMBROSE CORNER

LYMINGTON • HAMPSHIRE



A varied development of distinctive  
3 and 4 bed roomed semi-detached,  
linked and detached houses

**COLTEN**  
FINE NEW HOMES

**Eco-Friendly Homes**



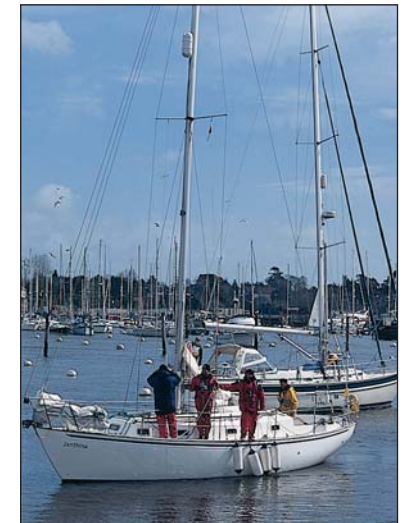
# The town of Lymington

Ambrose Corner consists of thirteen 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

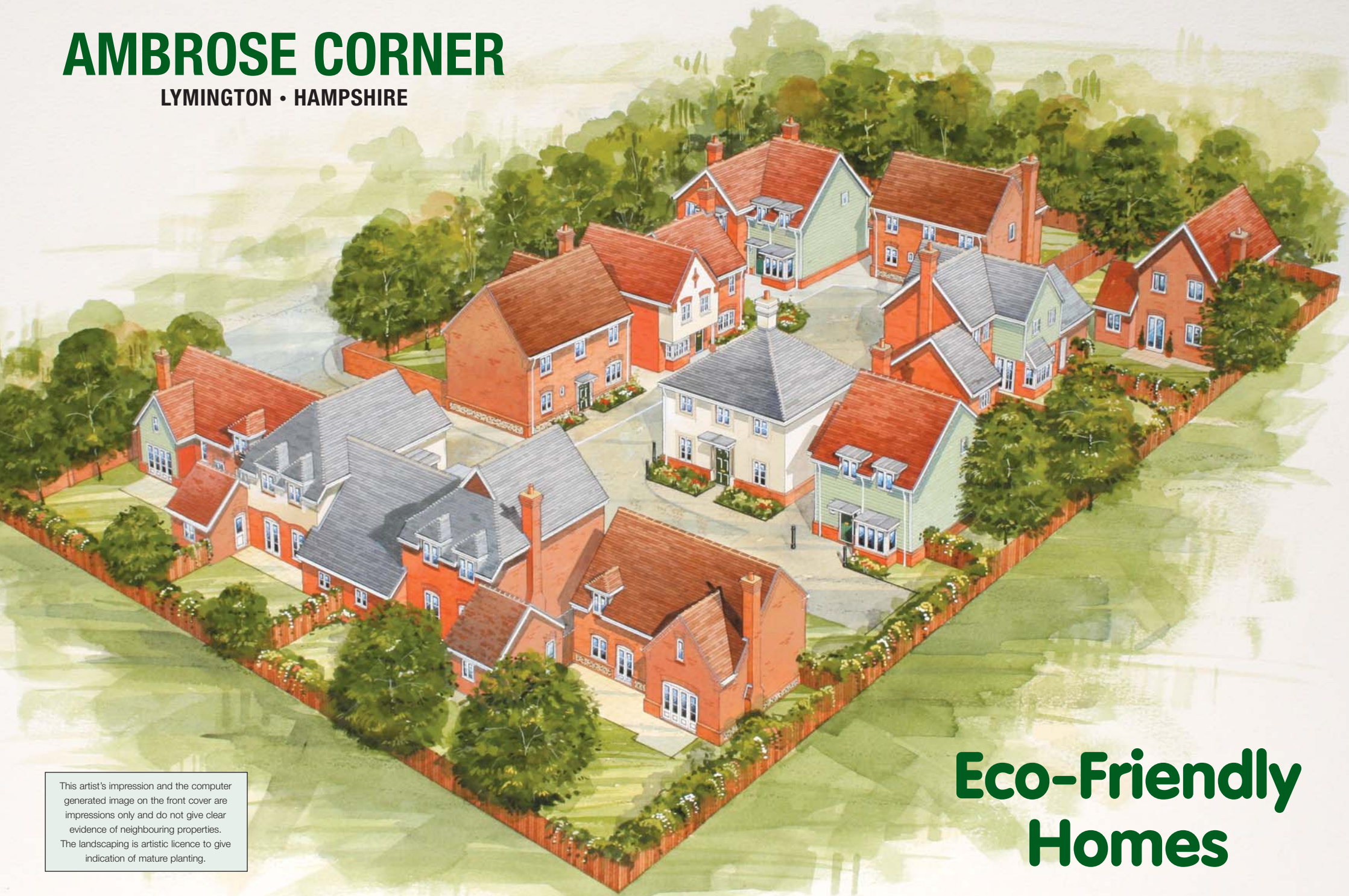
All thirteen townhouses have garages and vary in accommodation with three and four bedroomed properties available.

The development stands on the fringe of the town within very easy reach of the main shopping area and the river and sailing facilities.

We have created seven unique designs and each house benefits from a full NHBC 10 year warranty and is equipped and finished to a very high standard and with an impressive range of eco-friendly equipment and fittings.

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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.

## Eco-Friendly Homes

# Eco-Friendly Homes

We are continuing with this development to provide greatly enhanced standards of eco-friendly properties beyond current regulations which should enable any home owner at Ambrose Corner to run a very economically enviable home.

The improvements we have made are:

- 1 Solar panels on each house to feed the hot water cylinders to reduce running costs.
- 2 Rainwater collection to reduce water consumption.
- 3 High levels of insulation throughout each property.
- 4 100% low energy lighting provided throughout each house.
- 5 The fitted appliances are A. Rated, which is the best rating possible for low running costs.
- 6 All WC's are low water consumption flush.
- 7 Double glazing throughout all properties.
- 8 Insulated external doors to all houses.
- 9 Timber used from manageable sources.
- 10 High efficiency energy saving condensing boilers are fitted to each house.

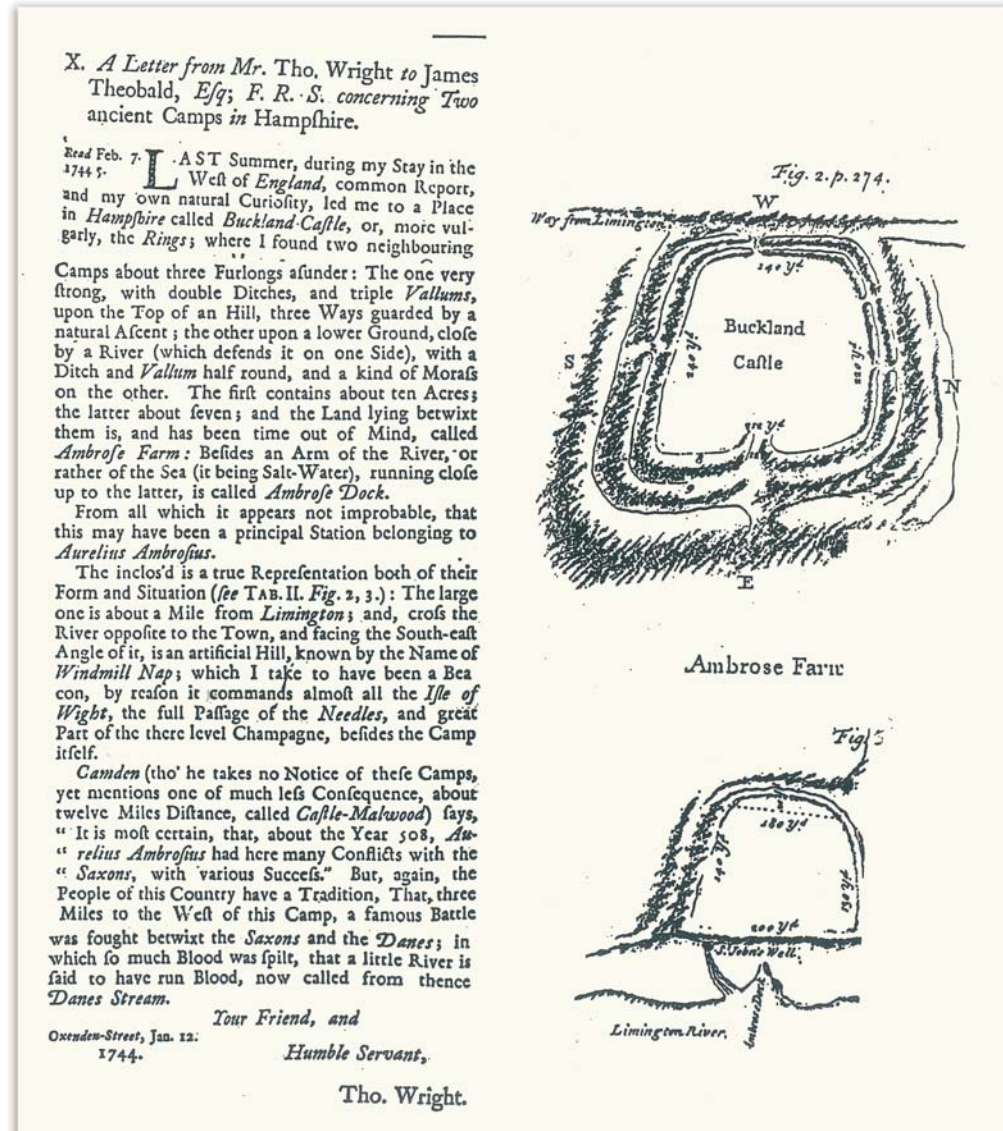
In carrying out our research on the site we discovered a document dated 1744 from which it became clear that this area of Lymington formed part of what was 'Ambrose Farm' which lay between Buckland Castle or more regularly referred to as Buckland Rings, the Roman Fort, and the river. Consequently we felt Ambrose Corner to be a very appropriate name.

## A Letter to James Theobald Esq. FRS concerning two ancient camps in Hampshire


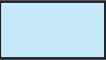





1744

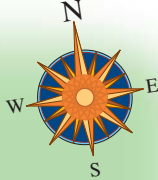
by Thomas Wright

from the *Philosophical Transactions of the Royal Society*, Vol 43, 1744 pages 273 - 275 and Plate II



# Site Plan

-  A Type
-  B Type
-  C Type
-  D Type
-  E Type
-  F Type
-  G Type



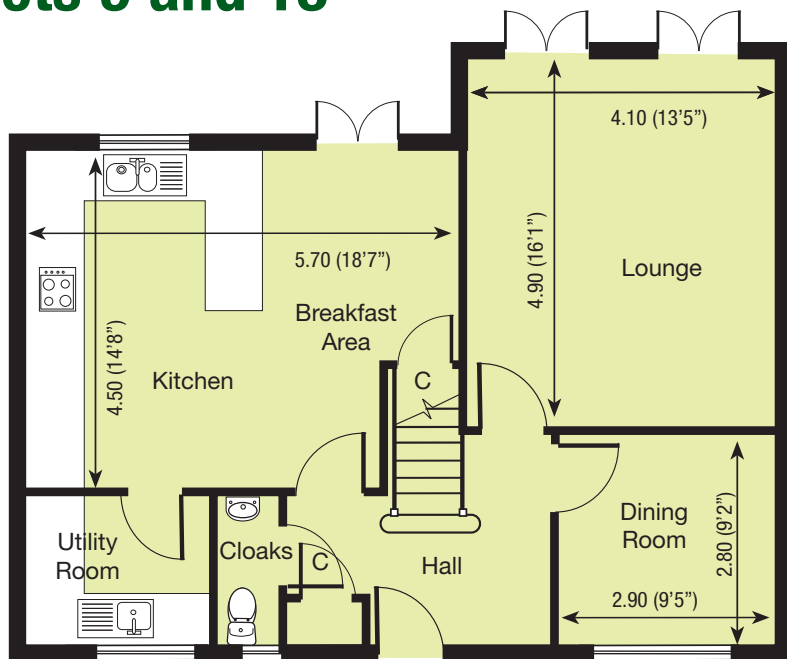
This site plan is for illustrative purposes only and is not intended to indicate specific landscaping and is not to scale.

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.

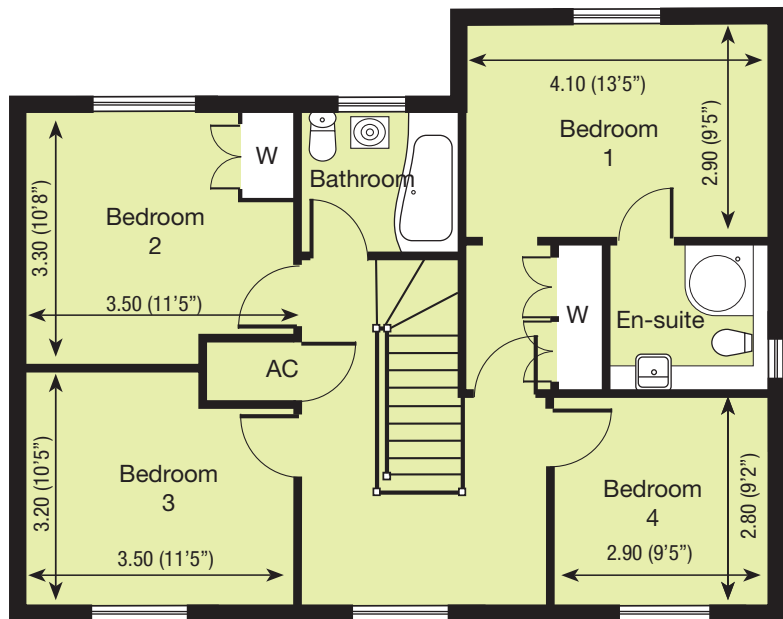
# A Type

## Plots 9 and 13

Ground Floor



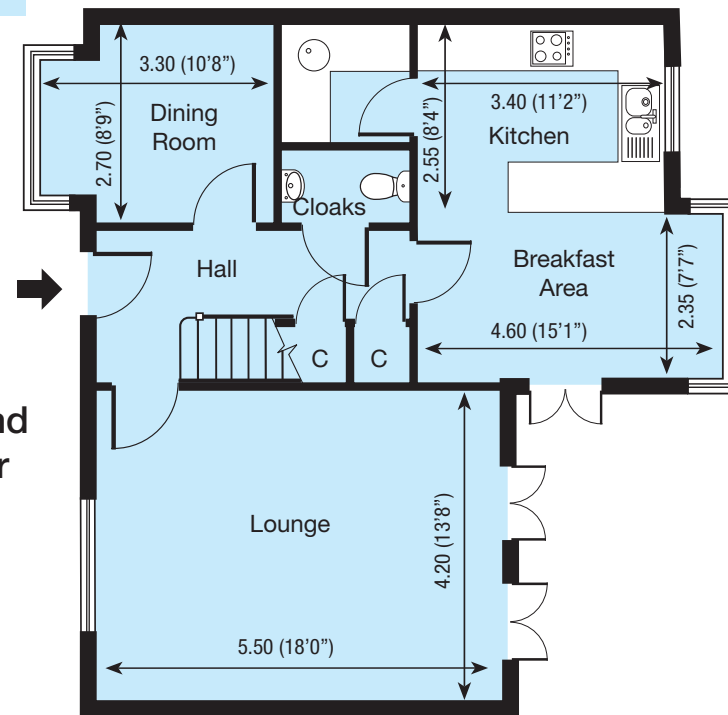
First Floor



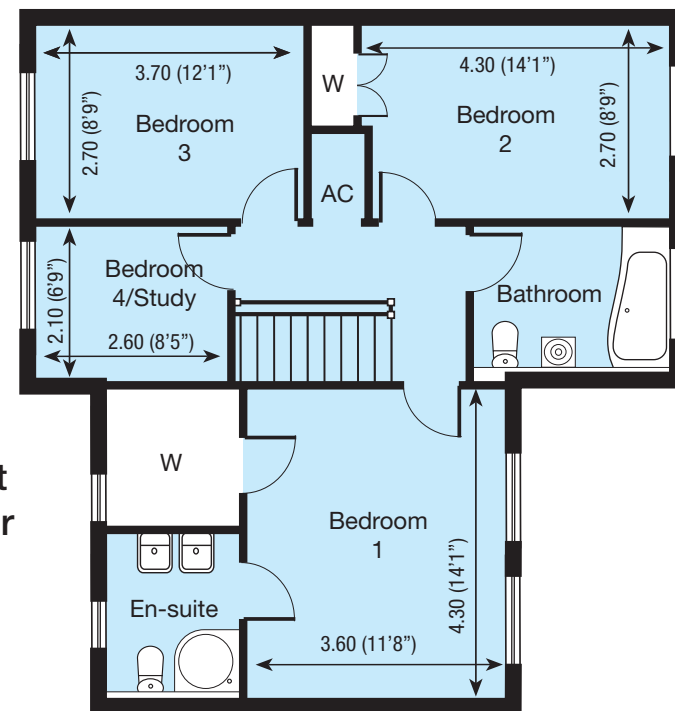
# B Type

## Plots 7 and 12

Ground Floor

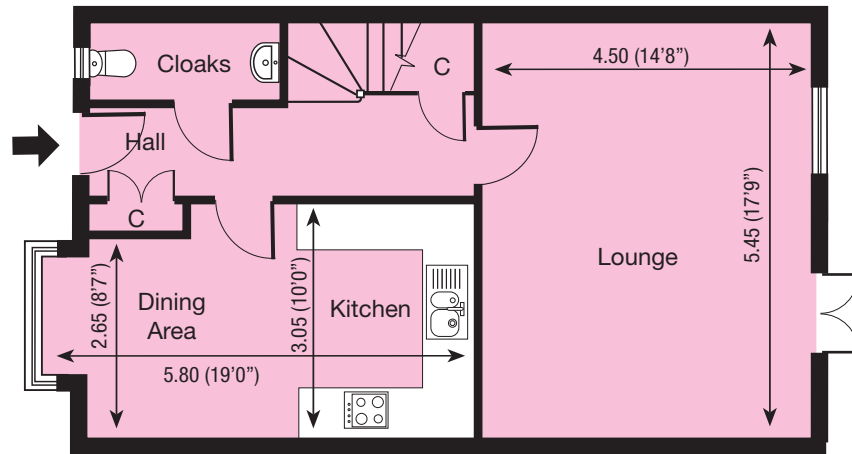


First Floor

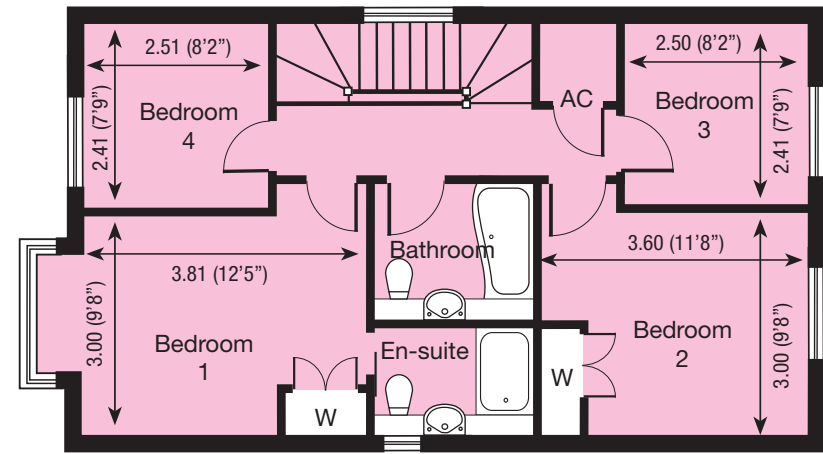


All dimensions shown are approximate and the plans are not to scale

# Plots 8 and 11

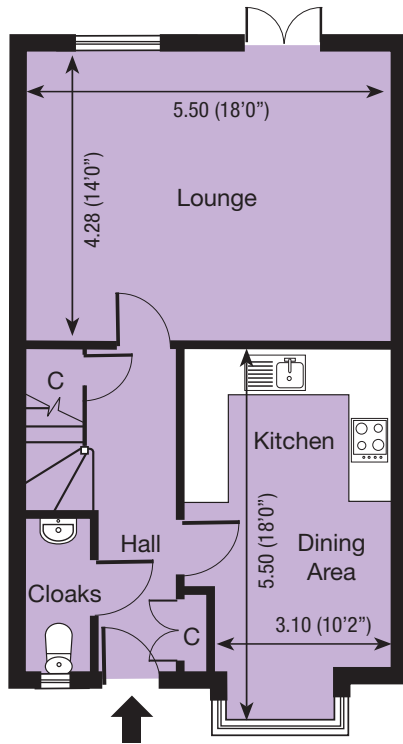


Ground Floor

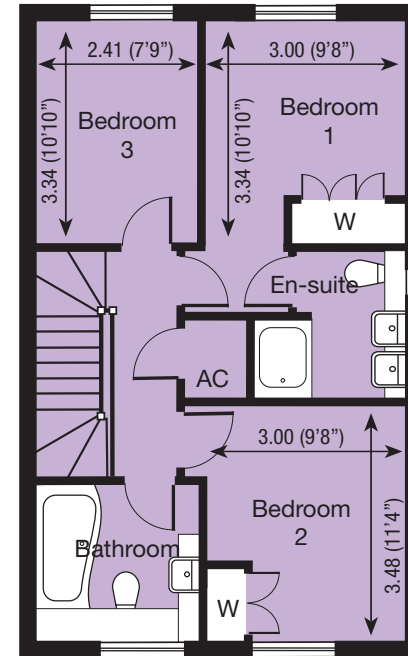


First Floor

# Plots 5 and 10



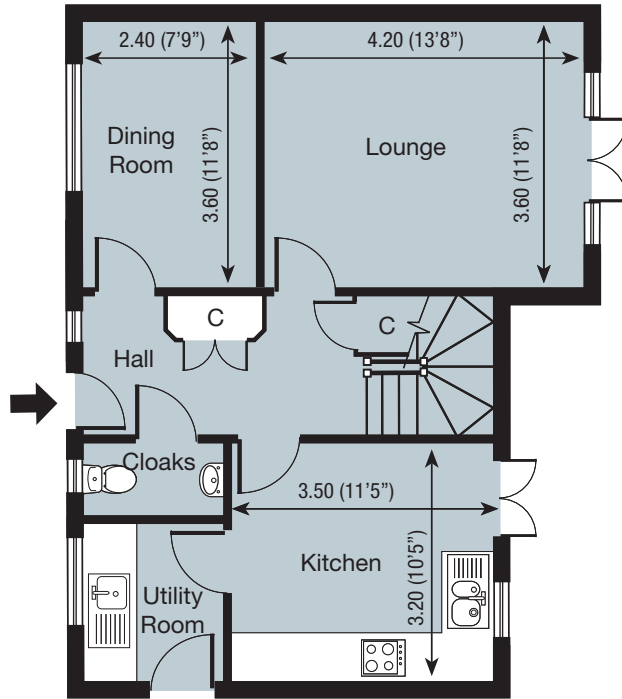
Ground Floor



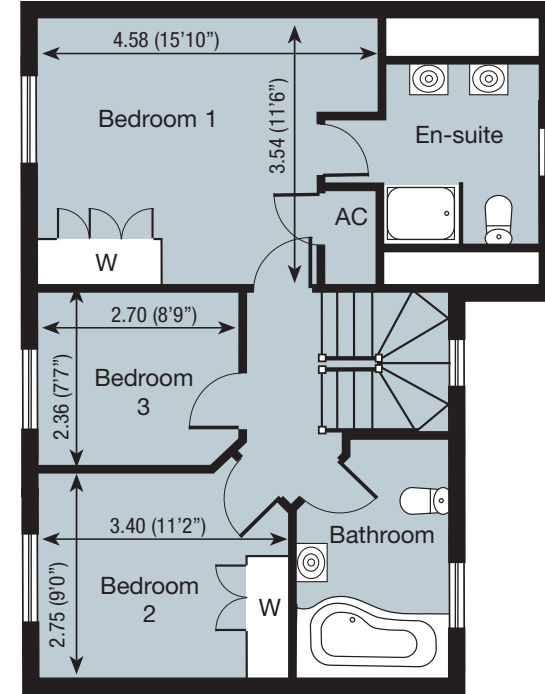
First Floor

# Plots 1 and 4

(Plot 1: Handed)



Ground Floor

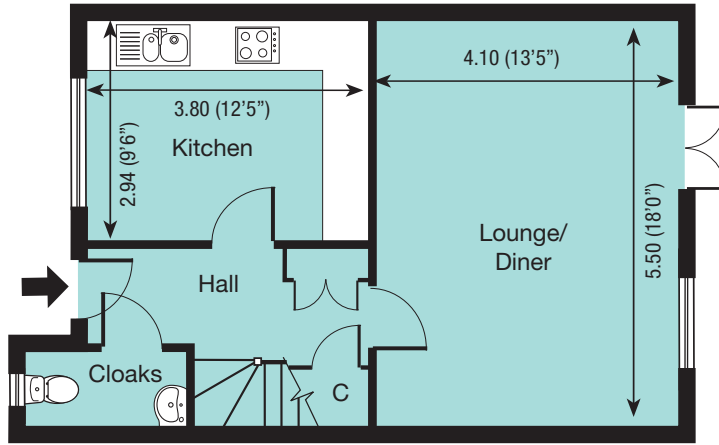


First Floor

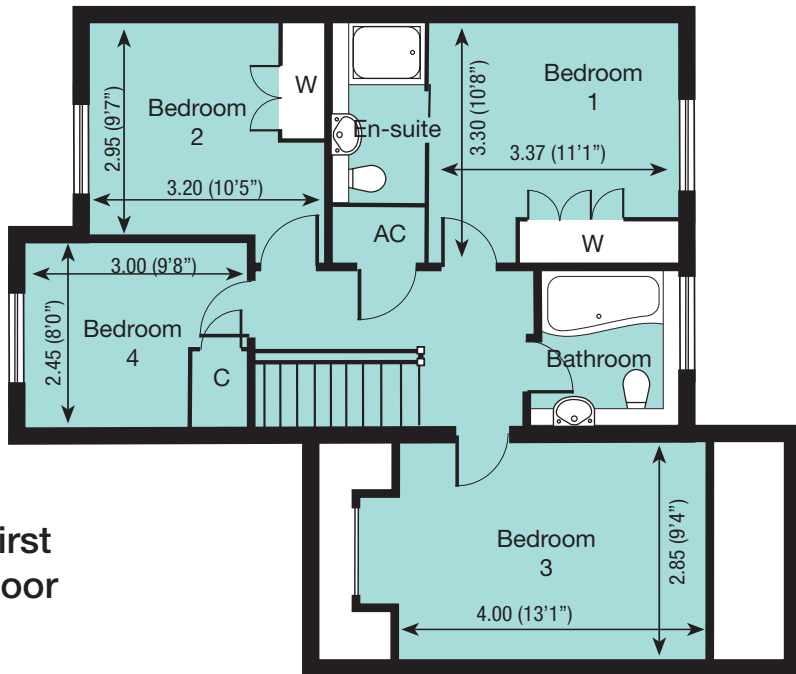
F Type

# Plots 2 and 3 (Plot 2: Handed)

Ground Floor



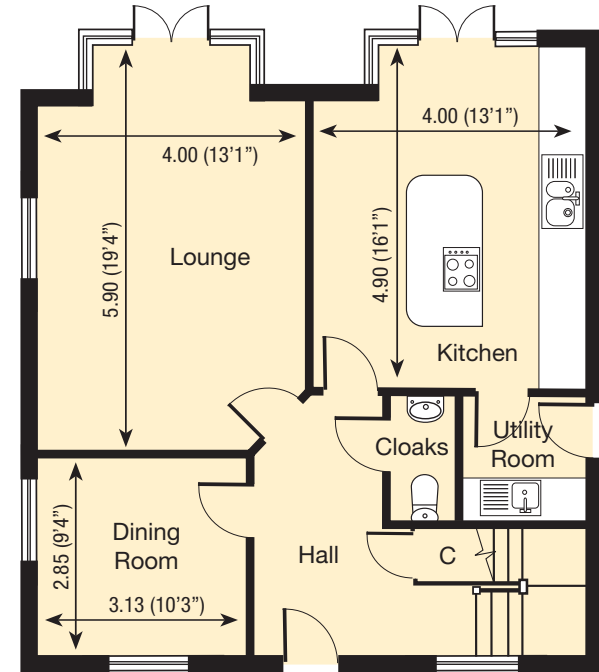
First Floor



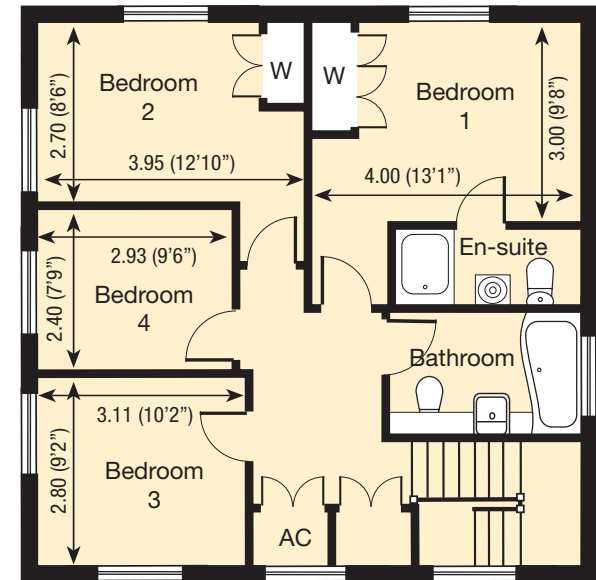
G Type

# Plot 6

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 coloured textured fibre cement boarding.

There are also differing details on the properties. Some have Hammill Medium Multi Stock Plinths details, others have Knapped Field Flint feature banding.

The roofs, also, are varied with Eternit Red Sand Faced machine made clay tiles and Vichy Antique Clay tiles.

**Windows.** All windows are white pvcu double glazed units.

**Fascias.** Fascias on all properties are Swish 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 styled door or panelled door in a painted finish.

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



## External Lighting.

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 space in feature oak units.

**Bathrooms and En-Suites** are specialist fitted with Ideal Standard quality sanitary ware and accessories with fitted mirrors and lighting above. The showers in each case are large enclosures with Grohe thermostatic controls. In the Family Bathroom shower baths are fitted with screens.

**Kitchens.** Kitchens are equipped with fully fitted units by Symphony and Mineral worktops with up stands. Each kitchen is



equipped with a stainless steel single oven and a second separate combination oven/microwave, gas hob with an extractor and an integrated refrigerator/freezer and 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 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.

**Eco Home Energy Saving Qualities.** See earlier page.

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

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



