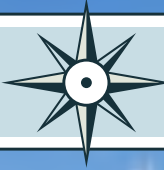


CARDINAL MEWS



LYMINGTON

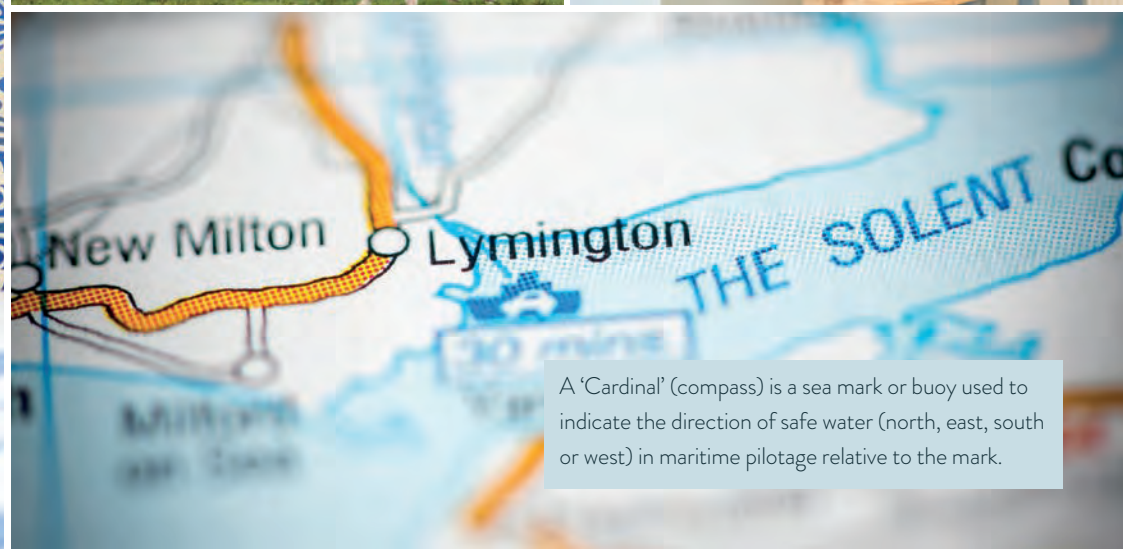


Digitally enhanced image is indicative only

COLTEN
FINE NEW HOMES

Nine individually designed
houses built in a mews style


FELLS GULLIVER
PROPERTY EXPERTS



A 'Cardinal' (compass) is a sea mark or buoy used to indicate the direction of safe water (north, east, south or west) in maritime pilotage relative to the mark.

PROPERTY SPECIFICATION

Internal

DOORS

The internal doors are J B Kind Thames oak cottage style, with the door furniture in Dale Venus Satin chrome.

STAIRCASE

Each property has a delightful white painted staircase including stop chamfered balusters and newels with a hardwood oak handrail.

LUXURY WARDROBES

Main Bedrooms will have wardrobes with fitted shelving and hanging rail space.

BATHROOMS AND EN-SUITE

Specialist fitted with Ideal Standard sanitary ware, Ideal Concept bathroom furniture and accessories, with large fitted mirrors and lighting above. The showers in each case are large enclosures with Ideal Thermostatic showers and screens.

In the family bathroom, shower baths are fitted with screens. All bathrooms and en-suites are fully tiled with Porcelanosa large format ceramic tiling.

KITCHENS

Fitted with a luxury range of units by Symphony. Inline gloss pearl units with 30mm quartz worktops with upstands. Each kitchen is equipped with a stainless steel oven, gas hob with an extractor all by NEFF, and an integrated refrigerator/freezer, dishwasher and washer dryer.

TELEPHONE AND T.V.

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

CEILINGS

Smooth 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 Valiant condensing gas fired wall mounted boiler is fitted to each house. There are heated ladder towel rails fitted to all bathrooms and en-suites.

FIRE SURROUND

A brick fireplace is installed to plots 1, 2 & 9 and they benefit from a traditional chimney together with a Clearview Pioneer 400 woodburning stove.

External

ROOFS

Plots 1, 2, 3, 5, 7 & 8 are natural slate.
Plots 4, 6 & 9 are dreadnought brown antique tiles.

WINDOWS

All windows are white PVCU double glazed units with UPVC frames, 24mm glass in Pilkington Low E for superior performance. Plots 1 and 2 feature timber frames.

FASCIA

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 style door or panelled door in a painted finish.

LIGHTING

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

SECURITY SYSTEMS

Each property is pre wired for easy installation of a NACOSS Security Alarm System.

GARDENS

All rear gardens will be provided with patios and turf.

CAR PARKING

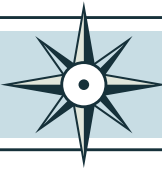
Each property has a garage or allocated parking.

WARRANTIES

The properties benefit from an NHBC Buildmark 10-year warranty and insurance protection.



CARDINAL MEWS



Cardinal Mews • Lymington • Hampshire • SO41 9HH

Proceed to the top of Lymington High Street and turn right onto Southampton Road. Immediately after the traffic lights and close to Waitrose, turn left into Eastern Road and follow the road around. Cardinal Mews will be found at the end of the road before it bears right.

Postcode for Sat Nav: SO41 9HH

DISTANCE TO LOCAL AMENITIES

Bus stop – 0.1 mile (2 mins walk)

Waitrose Supermarket – 0.1 mile (3 mins walk)

Primary School – 0.2 miles (4 mins walk)

Lymington High Street – 0.4 miles (8 mins walk)

Doctors Surgery – 0.4 miles (8 mins walk)

Secondary School – 0.8 miles (3 mins drive)

Train Station – 0.8 miles (3 mins drive)

PLOT 1

Three bedroom, two bathroom, townhouse with wood burning stove and constructed in conservation materials with allocated parking.

PLOT 2

Three bedroom, two bathroom, townhouse with wood burning stove and constructed in conservation materials with allocated parking.

PLOT 3

Two bedroom link detached house with en-suite and allocated car parking.

PLOT 4

Two bedroom link detached house with en-suite and integrated garage.

PLOT 5

Two bedroom link detached house with en-suite and integrated car port.

PLOT 6

Three bedroom link detached house with en-suite bathroom and integrated garage.

PLOT 7

Two bedroom semi detached house with west facing garden and allocated parking.

PLOT 8

Two bedroom semi detached house with west facing garden and allocated parking.

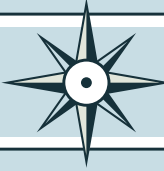
PLOT 9

Three bedroom linked detached house with two bathrooms, study/bedroom 4, wood burning stove, integrated garage and west facing garden.



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

CARDINAL MEWS



Three bedroom, two bathroom, townhouse with wood burning stove and constructed in conservation materials with allocated parking

LYMINGTON



PLOT 1

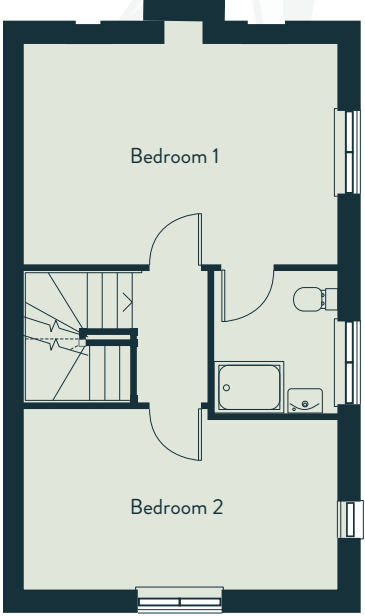
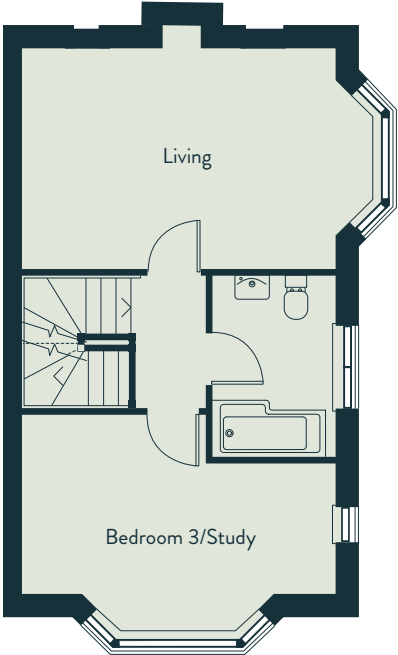
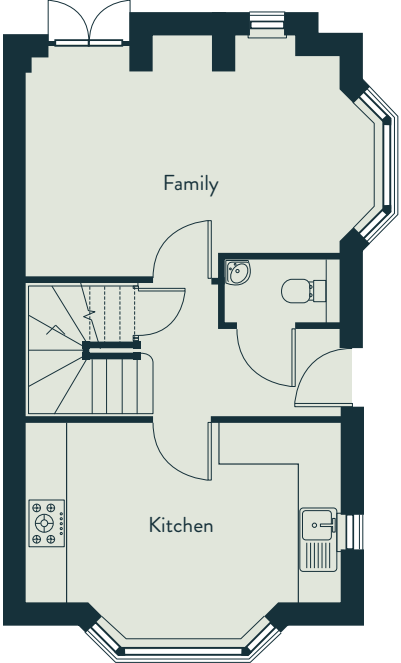
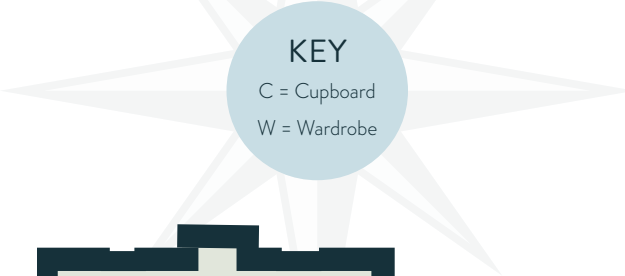
3 BEDROOM TOWNHOUSE

Digitally enhanced image is indicative only

CARDINAL MEWS

PLOT 1

Cardinal Mews • Lymington • Hampshire • SO41 9HH



GROUND FLOOR

Kitchen/Dining	2685 x 4700mm	8'10" x 15'5"
Family	3269 x 4700mm	10'9" x 15'5"

FIRST FLOOR

Living	3269 x 4700mm	10'9" x 15'5"
Bedroom 3/Study	2706 x 4700mm	8'11" x 15'5"

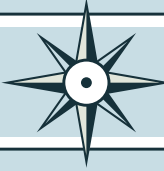
SECOND FLOOR

Bedroom 1	3269 x 4700mm	10'9" x 15'5"
Bedroom 2	2706 x 4700mm	8'11" x 15'5"

Total Floor Area 119.8m² - 1290ft²

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

CARDINAL MEWS



Three bedroom, two bathroom, townhouse with wood burning stove and constructed in conservation materials with allocated parking

LYMINGTON



PLOT 2

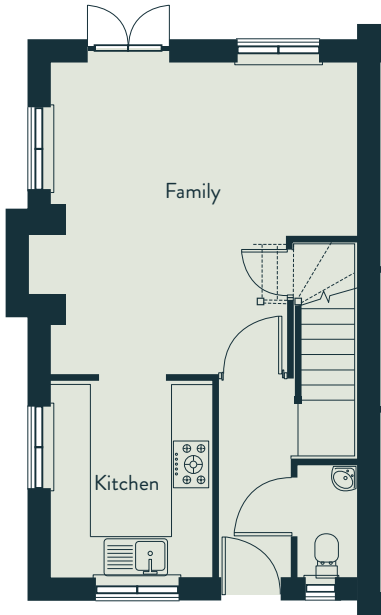
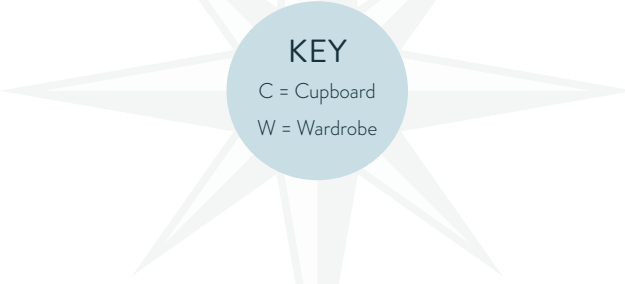
3 BEDROOM TOWNHOUSE

Digitally enhanced image is indicative only

CARDINAL MEWS

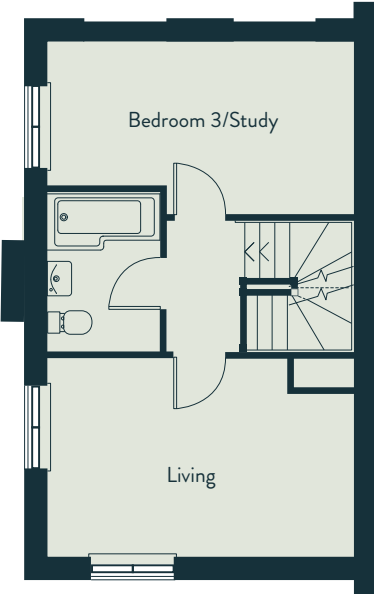
PLOT 2

Cardinal Mews • Lymington • Hampshire • SO41 9HH



GROUND FLOOR

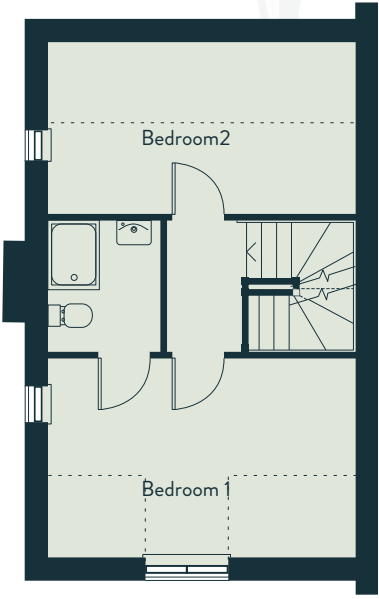
Kitchen	2940 x 2400mm	9'8" x 7'10"
Family	4658 x 4585mm	15'3" x 15'1"



FIRST FLOOR

Living	2961 x 4585mm	9'9" x 15'1"
Bedroom 3/Study	2579 x 4585mm	8'6" x 15'1"

Total Floor Area 104.2m² - 1122ft²

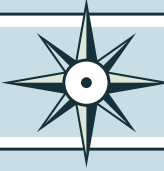


SECOND FLOOR

Bedroom 1	2961 x 4585mm	9'9" x 15'1"
Bedroom 2	2578 x 4585mm	8'6" x 15'1"

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

CARDINAL MEWS



Two bedroom link detached house
with en suite and allocated car parking

LYMINGTON



PLOT 3

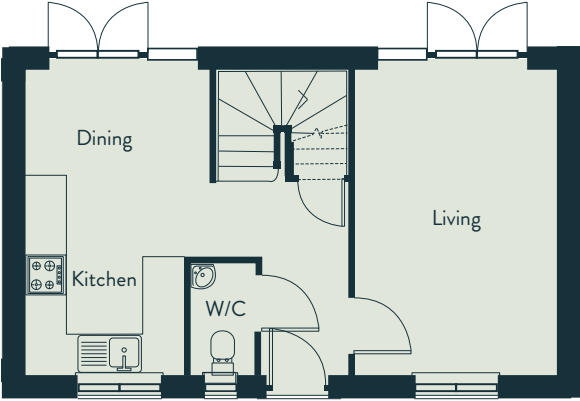
2 BEDROOM HOUSE

Digitally enhanced image is indicative only

CARDINAL MEWS

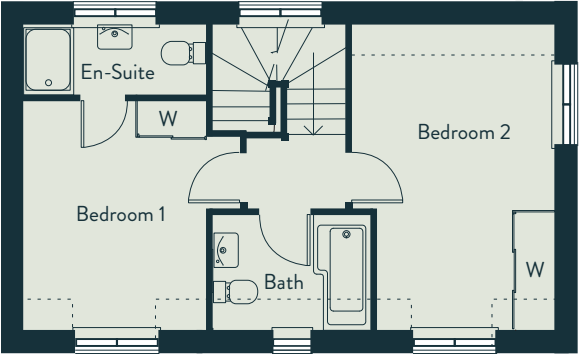
PLOT 3

Cardinal Mews • Lymington • Hampshire • SO41 9HH



GROUND FLOOR

Kitchen/Dining	4588 x 2729mm	15'1" x 8'11"
Living	4587 x 3000mm	15'1" x 9'10"



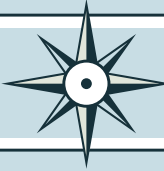
FIRST FLOOR

Bedroom 1	3468 x 2729mm	11'5" x 8'11"
Bedroom 2	4587 x 3000mm	15'1" x 9'10"

Total Floor Area 73m² - 786ft²

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

CARDINAL MEWS



Two bedroom link detached house
with en suite and integrated garage

LYMINGTON



PLOT 4

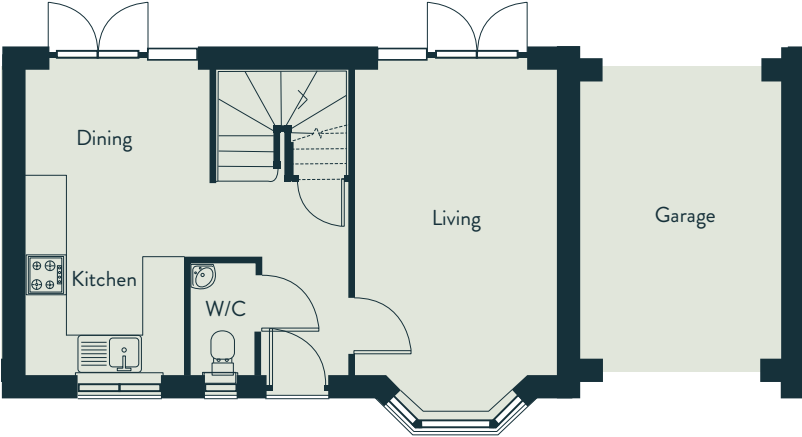
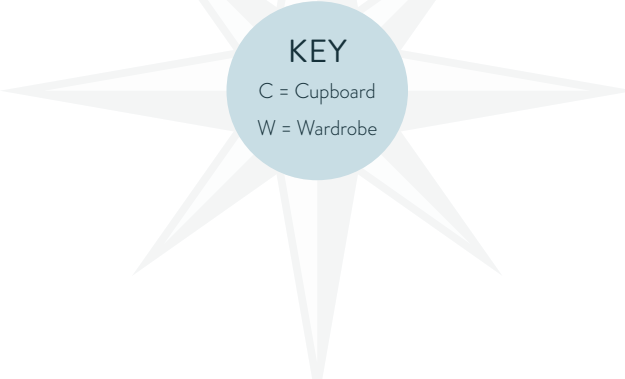
2 BEDROOM HOUSE

Digitally enhanced image is indicative only

CARDINAL MEWS

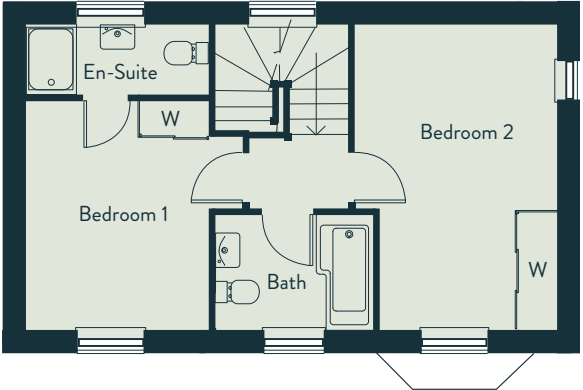
PLOT 4

Cardinal Mews • Lymington • Hampshire • SO41 9HH



GROUND FLOOR

Kitchen/Dining	4587 x 2729mm	15'1" x 8'11"
Living	4587 x 3000mm	15'1" x 9'10"



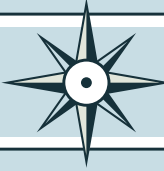
FIRST FLOOR

Bedroom 1	3468 x 2729mm	11'5" x 8'11"
Bedroom 2	4587 x 3000mm	15'1" x 9'10"

Total Floor Area (excluding garage) 74m² - 797ft²

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

CARDINAL MEWS



Two bedroom link detached house
with en suite and integrated car port

LYMINGTON



PLOT 5

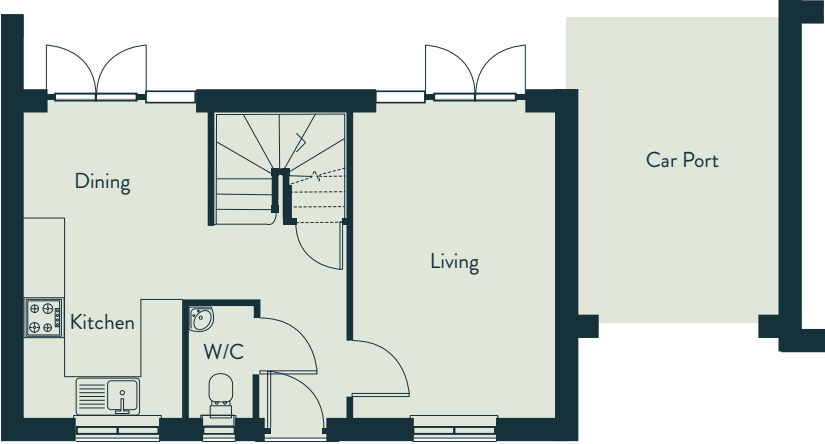
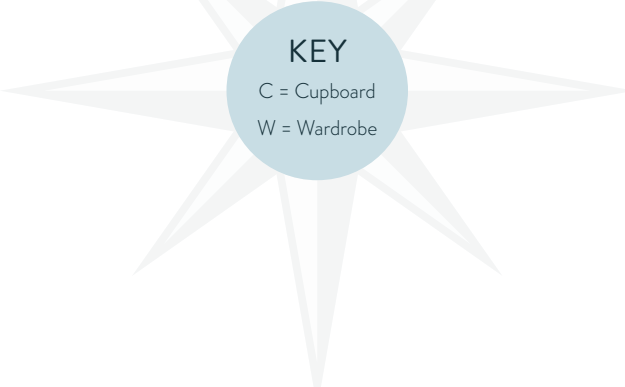
2 BEDROOM HOUSE

Digitally enhanced image is indicative only

CARDINAL MEWS

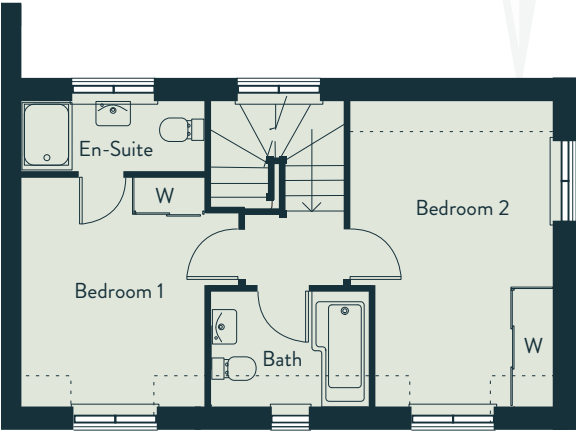
PLOT 5

Cardinal Mews • Lymington • Hampshire • SO41 9HH



GROUND FLOOR

Kitchen/Dining	4588 x 2729mm	15'1" x 8'11"
Living	4587 x 3000mm	15'1" x 9'10"



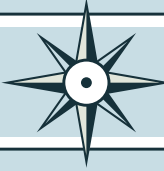
FIRST FLOOR

Bedroom 1	3468 x 2729mm	11'5" x 8'11"
Bedroom 2	4587 x 3000mm	15'1" x 9'10"

Total Floor Area (excluding car port) 73m² - 786ft²

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

CARDINAL MEWS



Three bedroom link detached house with
en suite bathroom and integrated garage

LYMINGTON



PLOT 6

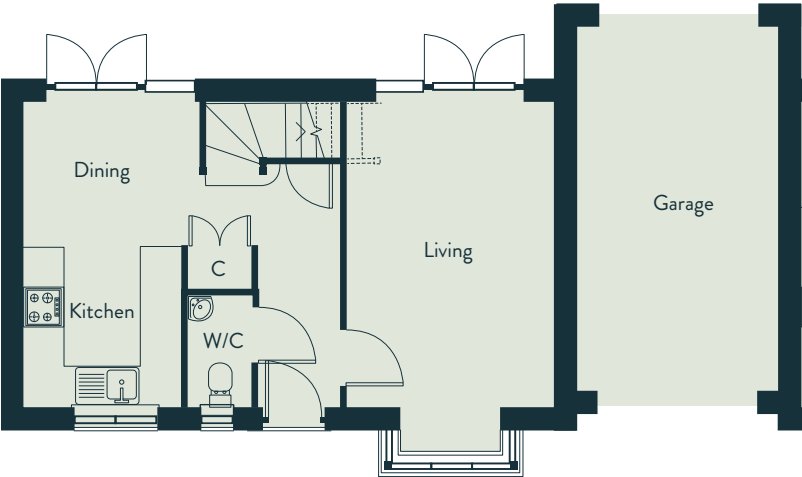
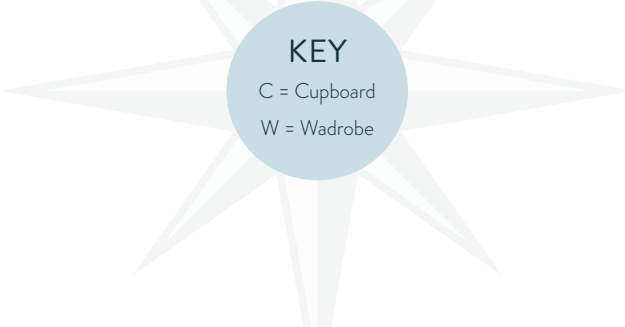
3 BEDROOM HOUSE

Digitally enhanced image is indicative only

CARDINAL MEWS

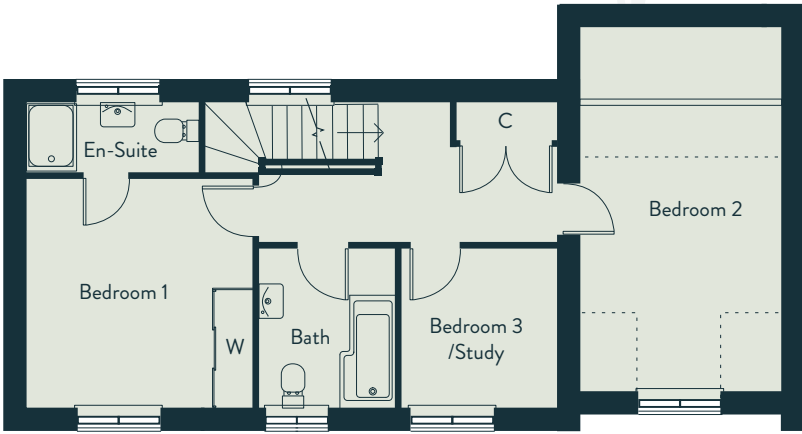
PLOT 6

Cardinal Mews • Lymington • Hampshire • SO41 9HH



GROUND FLOOR

Kitchen/Dining	4588 x 2654mm	15'1" x 8'9"
Living	4587 x 3085mm	15'1" x 10'1"



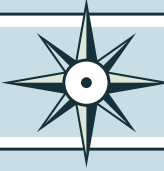
FIRST FLOOR

Bedroom 3/Study	2377 x 2270mm	7'10" x 7'5"
Bedroom 1	3433 x 3415mm	11'3" x 11'2"
Bedroom 2	4315 x 3007mm	14'2" x 9'10"

Total Floor Area (excluding garage) 87.1m² - 938ft²

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

CARDINAL MEWS



Two bedroom semi detached house with west facing garden and allocated parking

LYMINGTON



PLOT 7

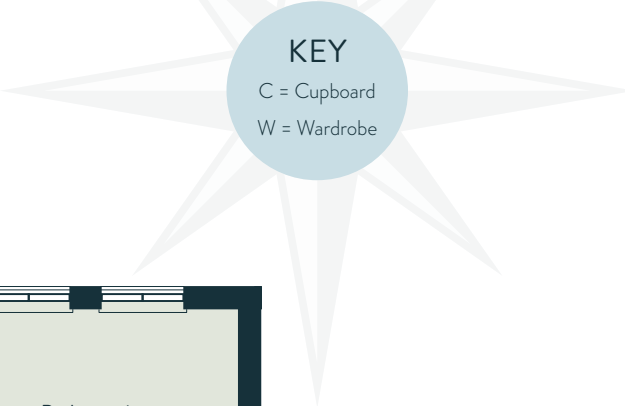
2 BEDROOM HOUSE

Digitally enhanced image is indicative only

CARDINAL MEWS

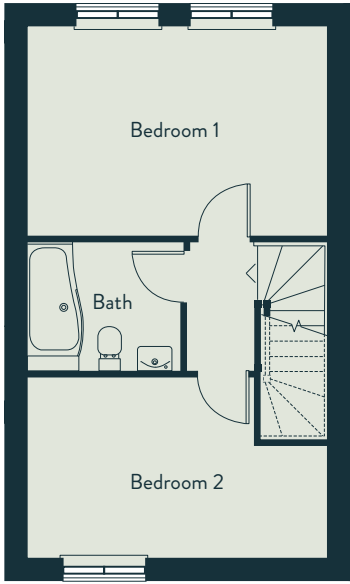
PLOT 7

Cardinal Mews • Lymington • Hampshire • SO41 9HH



GROUND FLOOR

Kitchen/Living 7962 x 4530mm 26'1" x 14'10"



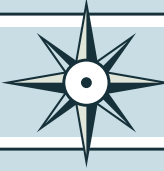
FIRST FLOOR

Bedroom 1 3123 x 4530mm 10'3" x 14'10"
 Bedroom 2 2701 x 4530mm 8'10" x 14'10"

Total Floor Area 72.2m² - 777ft²

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

CARDINAL MEWS



Two bedroom semi detached house with west facing garden and allocated parking

LYMINGTON



PLOT 8

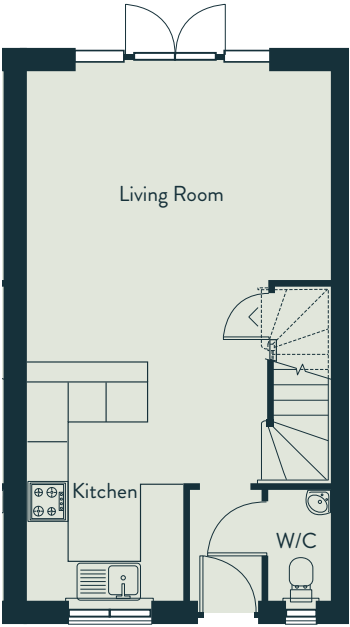
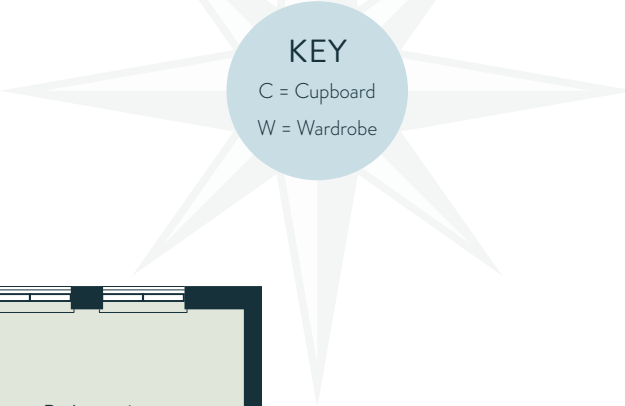
2 BEDROOM HOUSE

Digitally enhanced image is indicative only

CARDINAL MEWS

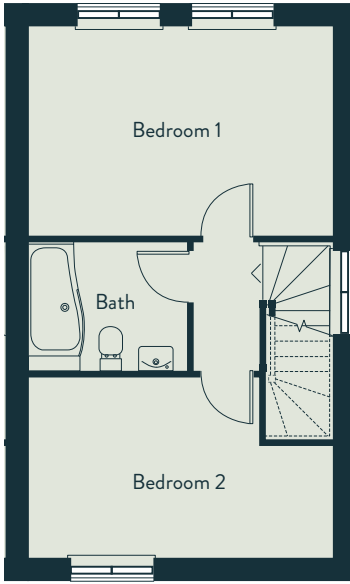
PLOT 8

Cardinal Mews • Lymington • Hampshire • SO41 9HH



GROUND FLOOR

Kitchen/Living 7962 x 4530mm 26'1" x 14'10"



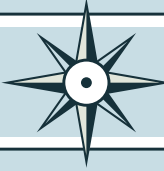
FIRST FLOOR

Bedroom 1 3123 x 4530mm 10'3" x 14'10"
 Bedroom 2 2701 x 4530mm 8'10" x 14'10"

Total Floor Area 72.2m² - 777ft²

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

CARDINAL MEWS



LYMINGTON

Three bedroom linked detached house with two bathrooms, study/bedroom 4, wood burning stove, integrated garage and west facing garden



PLOT 9

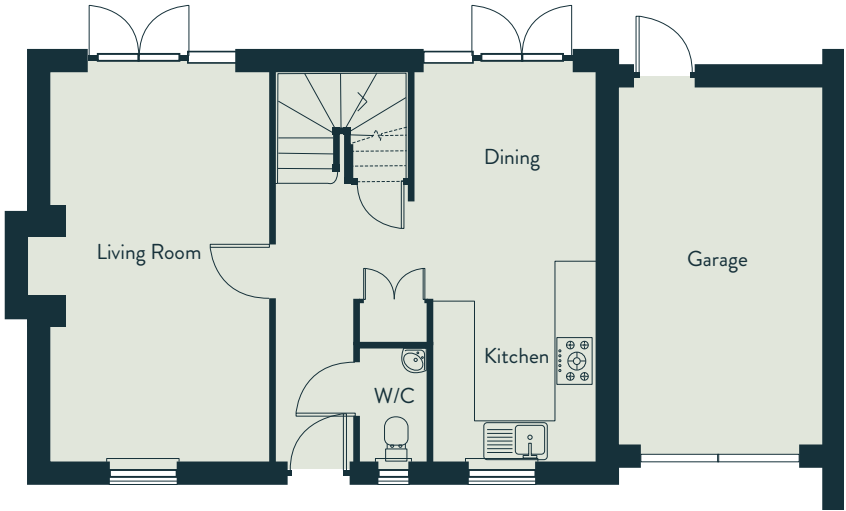
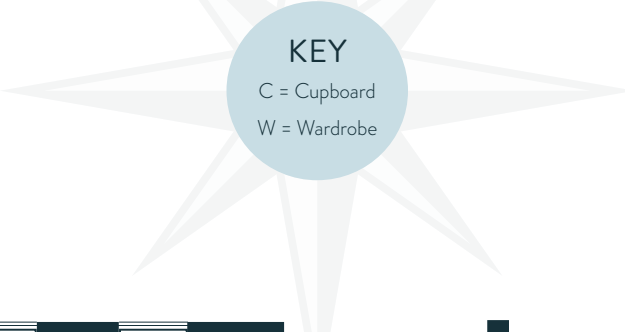
3 BEDROOM HOUSE

Digitally enhanced image is indicative only

CARDINAL MEWS

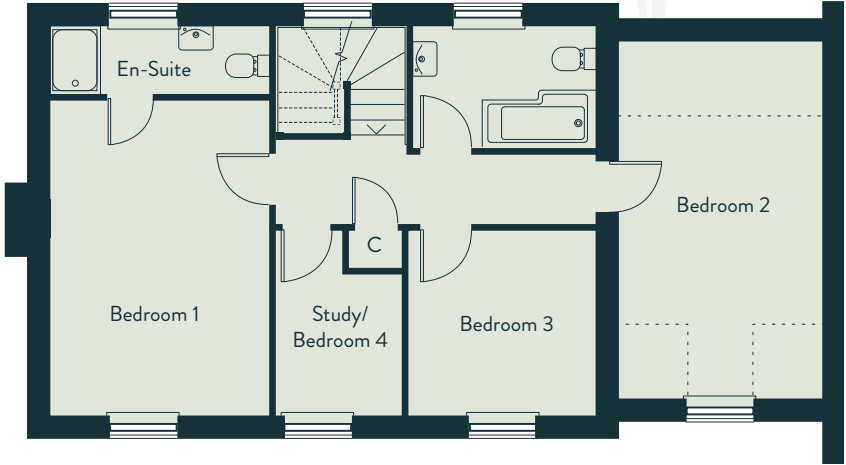
PLOT 9

Cardinal Mews • Lymington • Hampshire • SO41 9HH



GROUND FLOOR

Kitchen/Dining	5825 x 2694mm	19'1" x 8'10"
Living	5825 x 3260mm	19'1" x 10'8"



FIRST FLOOR

Bedroom 1	4706 x 3260mm	15'5" x 10'8"
Bedroom 2	5375 x 3008mm	17'8" x 9'10"
Bedroom 3	2747 x 2785mm	9' x 9'2"
Study/Bedroom 4	2747 x 1882mm	9' x 6'2"

Total Floor Area (excluding garage) 113.1m² - 1217ft²

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