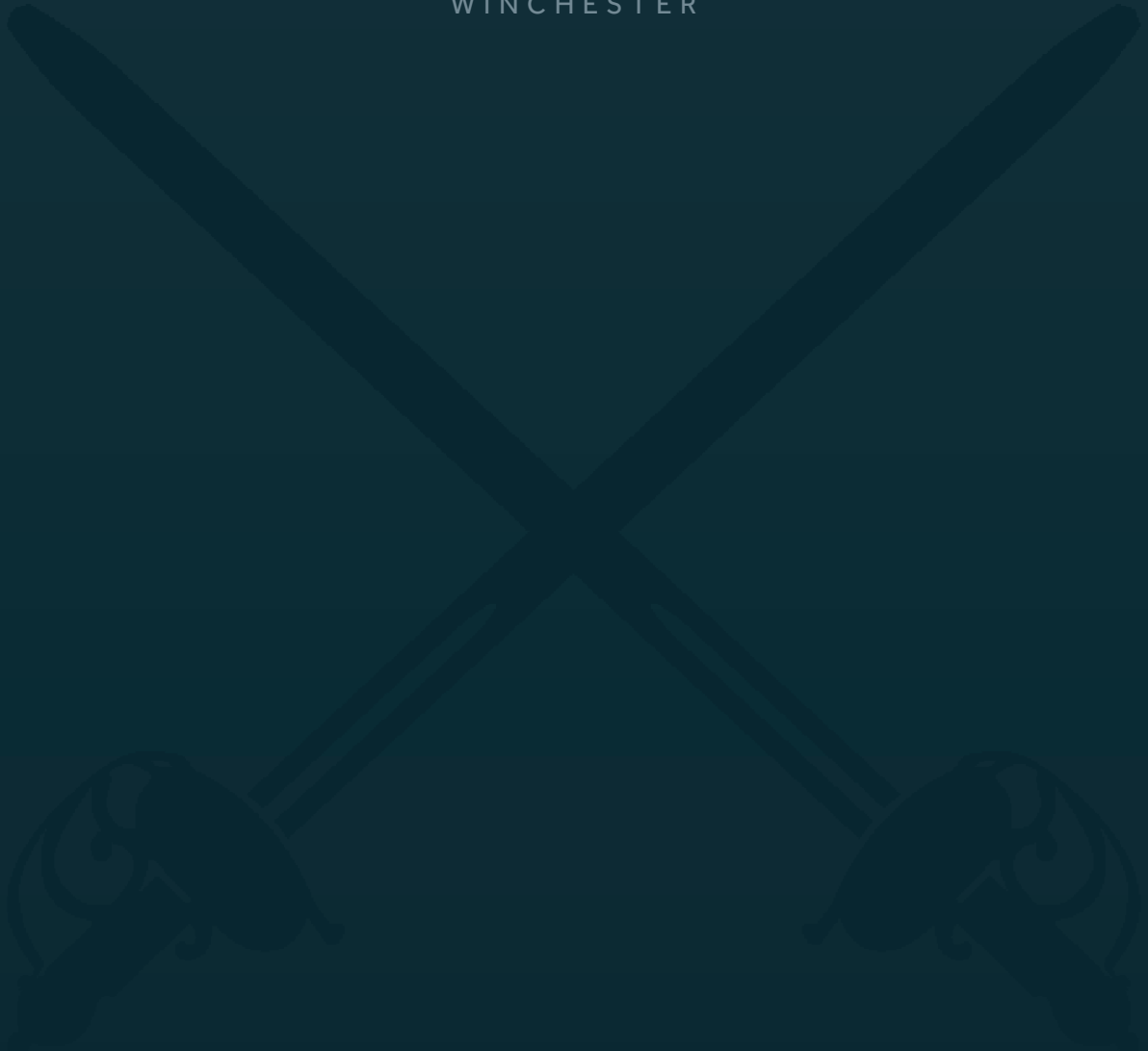




CAVALRY
GARDENS

WINCHESTER



COLTEN
FINE NEW HOMES

A select development of six detached & semi-detached houses with garages & parking



WINCHESTER

Winchester combines a wonderful heritage with many contemporary delights. Thanks to its excellent rail service to London (Waterloo), it makes an ideal antidote to the rushed London lifestyle and great spring board for exploring the South Downs and New Forest National Parks.

With a mix of upmarket boutiques, cafés, bars and restaurants run by top name chefs, alongside the draw of live theatre, Winchester has plenty to offer. Surrounded by the South Downs, New Forest, the Solent and set between the sporting chalk streams of the Rivers Itchen and Test, Winchester also offers the very best in outdoor lifestyles.

Coupled with outstanding schooling and great commercial opportunities, it's hardly surprising that Winchester regularly tops surveys for the best places to live in the UK.

ABOUT COLTEN

Colten Developments is a family owned Hampshire house builder established in 1971.

Every Fine New Home we produce is designed and constructed with attention to detail at its heart. We integrate the latest technologies to ensure your home is safe, warm and efficient whilst utilising traditional skills and methods of construction. For instance, all our new homes are hand-built with traditional brick and block walls under a tiled roof. This ensures a tangible traditional quality we are proud to put our Colten name to. Buying a home is typically the largest investment you will make. You will be safe in the knowledge our homes provide a legacy to pass onto future generations. We are an NHBC registered builder, meeting their rigorous requirements, and providing ten-year NHBC Buildmark Cover for warranty and insurance protection.

THE LOCATION

CAVALRY GARDENS is an attractive tree lined cul-de-sac serving a bespoke development of 3, 4 and 5 bedroom houses. It is about 2 miles to the south west of the city centre and is in easy striking distance of nearby Oliver's Battery which offers a range of local services.

Sainsbury's superstore is less than a mile away where there is also a doctor's surgery. There is a regular bus service and the nearest stop is within 50 metres of the development.

Furthermore, the M3 motorway is 3 miles distant. St Peter's Catholic Primary School and Kings' Secondary School are within walking distance and both rated 'Outstanding' by Ofsted.

Winchester railway station is about 2 miles away and provides frequent services to London (Waterloo) in under an hour.

SITE PLAN



SPECIFICATION

The properties are built of traditional cavity construction with insulating blocks and 75mm partial fill cavity wall insulation.

The elevations to the houses are finished with two different facing bricks. The facing bricks are Michelmersh ATR Machine Made Hampshire

Stocks and Michelmersh Hampshire Stocks Downs Blend. Window openings have contrasting heads and sills in a Warnham Red Stock brick.

Roofs: Roofs are Marley Eternit Brindle Clay tiles and traditional Natural Slate.

Photovoltaic (PV) System: Each property has the benefit of 2No. PV panels systems fitted into the roof. They will produce an estimated yearly output of approx. 500 kWh/year.

Windows: All windows are white pvcu double glazed units with 24mm glass in Pilkington Low E for superior performance. Plots 1 & 2 have timber windows by Howarth Joinery.

Fascias: Fascias on all properties are pvcu in white. This will reduce the amount of maintenance.

Doors: The front entrance doors are an IG Secured by Design Cottage style door or panelled door in a painted finish. The internal doors are LPD Doors Mexicano Oak vertical panel design, with the door furniture in Dale Venus Satin chrome.

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

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

Luxury Wardrobes: Principal bedroom will have wardrobes with fitted shelving and hanging rail space built and installed by Commonfield.

Bathrooms and En-Suites: Bathrooms and En-Suites are specialist fitted with Ideal Standard sanitary ware, Ideal Concept bathroom furniture and accessories, with large fitted mirrors and lighting above. The showers in en-suites 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 tiled with Porcelanosa large format ceramic tiles.

Kitchens: Kitchens are fitted with a luxury range of units Clerkenwell Super Matt Grey worktops, with up stands. Each kitchen is equipped with a stainless steel oven, gas hob, all by Neff and a stainless steel/glass extractor, integrated refrigerator/freezer, dishwasher and Plots 3 & 6 have an integrated washer dryer.

Telephone and TV: Points are provided and each property is wired for Sky Television. Superfast Fibre (FTTC) broadband is available.

Ceilings Smooth plastered ceilings are provided in each property.

Central Heating: A central heating system is installed in each property with hot water radiators and thermostatic radiator valves. A Valiant gas-fired wall mounted boiler is fitted to each house. There are dual fuel heated ladder towel rails fitted to all bathrooms and en-suites.

Gas Fires: A built-in living flame fire is installed to Plots 1, 3 & 4 utilising an efficient Dru Global 70XT appliance.

Security: Each property has a NACOSS Security Alarm System fitted.

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

Parking: Each property has its own garage and allocated parking.

Warranty: All of the properties benefit from the NHBC Buildmark 10 year warranty.



PLOT 1

74 Oliver's Battery Road North, Winchester SO22 4JB

5 Bedroom Townhouse

This stunning new home offers a wealth of accommodation extending to 1743 sq ft beautifully laid out over three floors.

Externally, the property is accessed by its own private driveway leading to a garage with parking for several cars. To the rear there is a garden laid to lawn with paved patio area.



DIMENSIONS

GROUND FLOOR

GARAGE	5660 x 3280mm	18'7" x 10'9"
KITCHEN/DINING	6680 x 3680mm	21'11" x 12'1"
LOUNGE	4110 x 3840mm	13'6" x 12'7"
UTILITY ROOM	2490 x 1300mm	8'2" x 4'3"

FIRST FLOOR

BEDROOM 1	4110 x 3350mm	3'6" x 11'
BEDROOM 2	4110 x 3840mm	13'6" x 12'7"
BEDROOM 3	2570 x 2460mm	8'5" x 8'1"
BATHROOM		

SECOND FLOOR

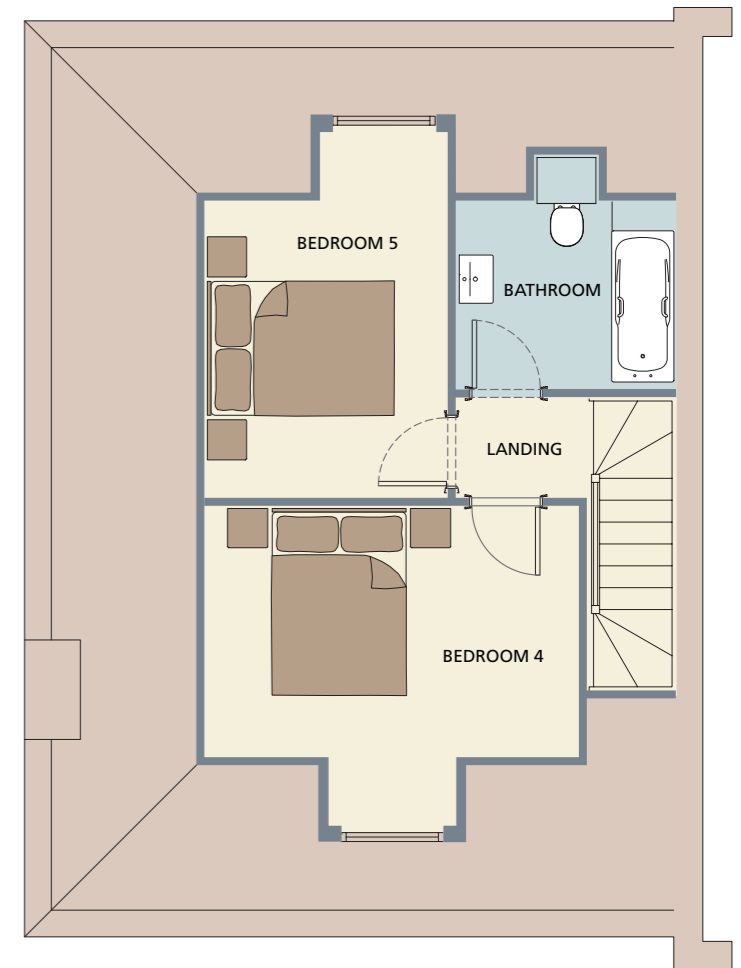
BEDROOM 4	4190 x 2820mm	13'9" x 9'3"
BEDROOM 5	3330 x 2740 mm	10'11" x 9'
BATHROOM		



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

PLOT 2

1 Cavalry Gardens, Winchester SO22 4FH

5 Bedroom Townhouse

This stunning new home offers a wealth of accommodation, extending to 1792 sq ft, beautifully laid out over three floors.

Externally, at the rear there is a garden laid to lawn with paved patio area and gateway leading to the garage with parking. At the front there is further parking for two cars.



DIMENSIONS

GROUND FLOOR

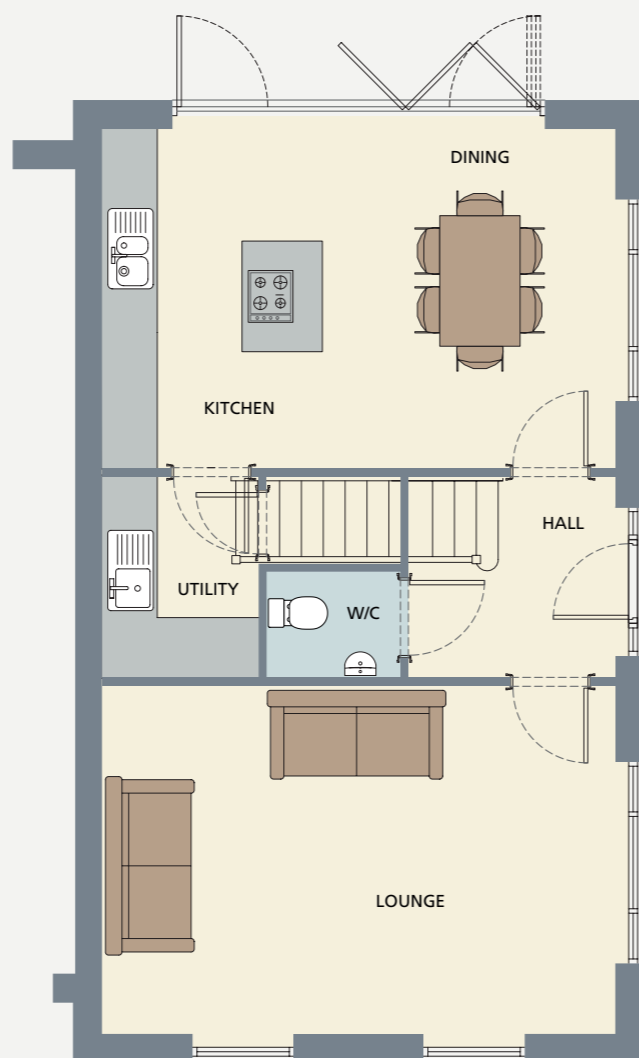
KITCHEN/DINING	5740 x 3780mm	18'10" x 12'5"
LOUNGE	5740 x 890mm	18'10" x 12'9"
UTILITY ROOM	-	-

FIRST FLOOR

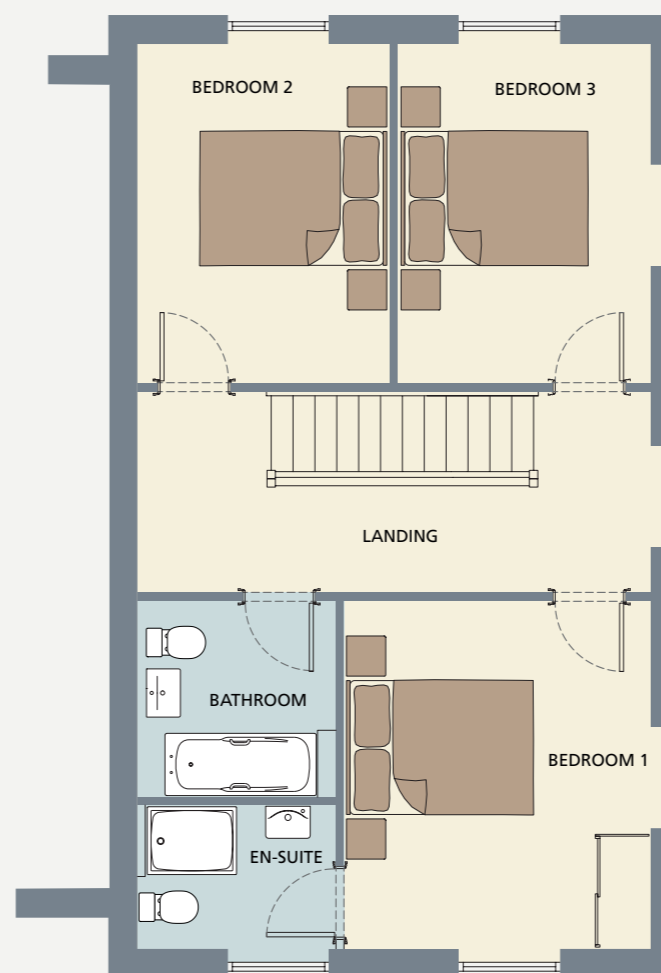
BEDROOM 1	3890 x 3430mm	12'9" x 11'3"
EN-SUITE	-	-
BEDROOM 2	3780 x 2840mm	12'5" x 9'4"
BEDROOM 3	3780 x 2840mm	12'5" x 9'4"
BATHROOM	-	-

SECOND FLOOR

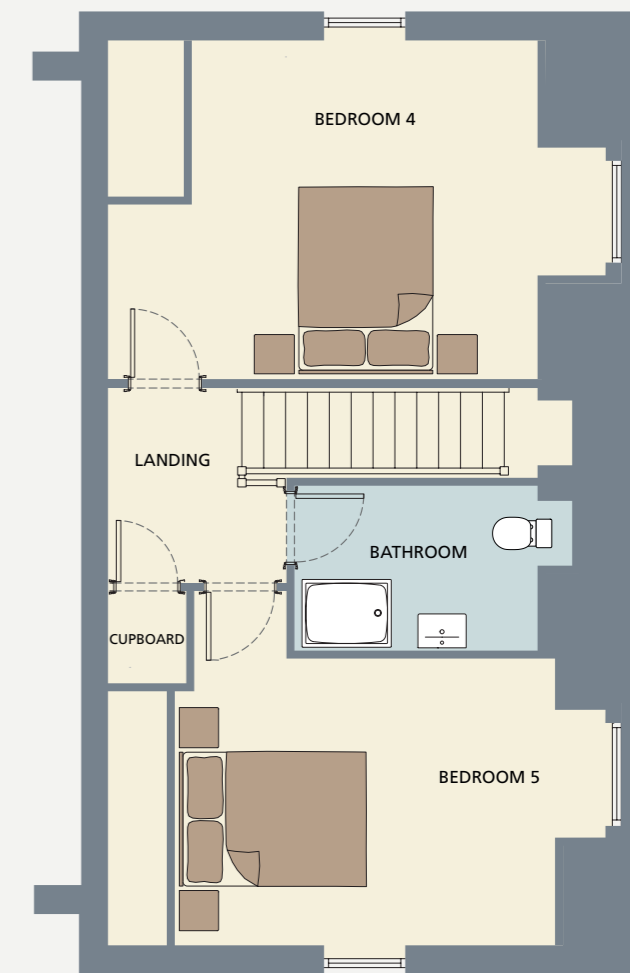
BEDROOM 4	4830 x 3810mm	15'10" x 12'6"
BEDROOM 5	4190 x 3100mm	13'9" x 10'2"
BATHROOM	-	-



GROUND FLOOR



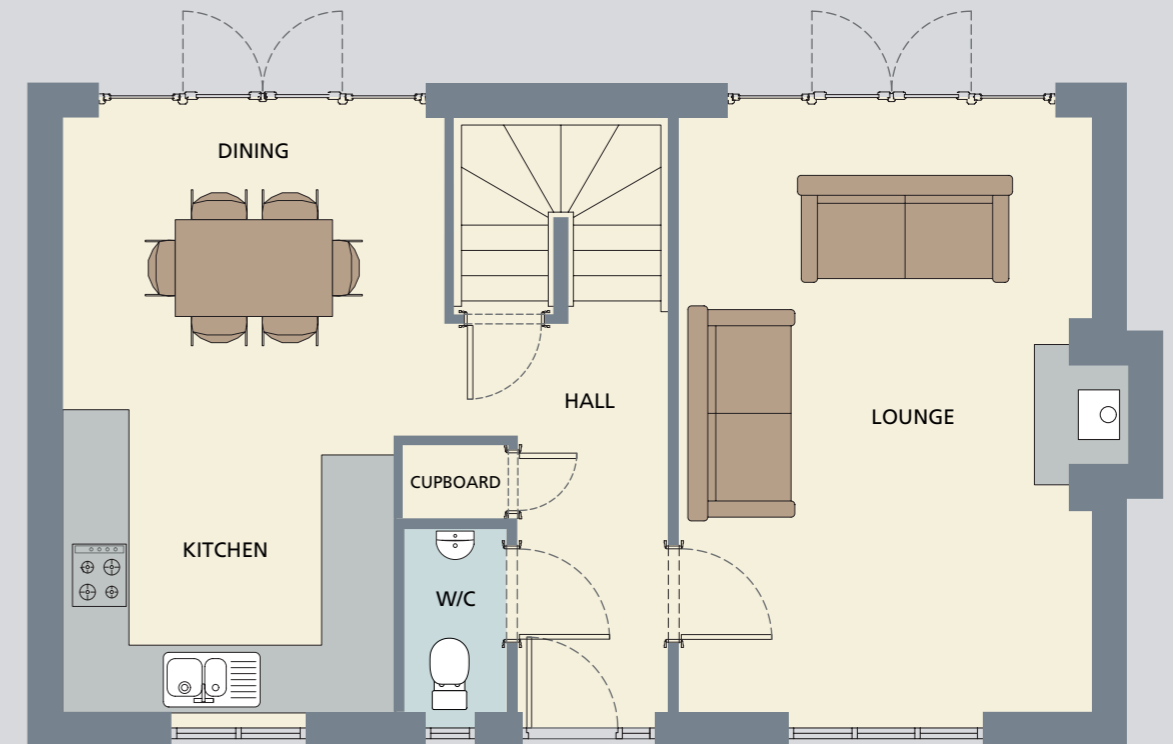
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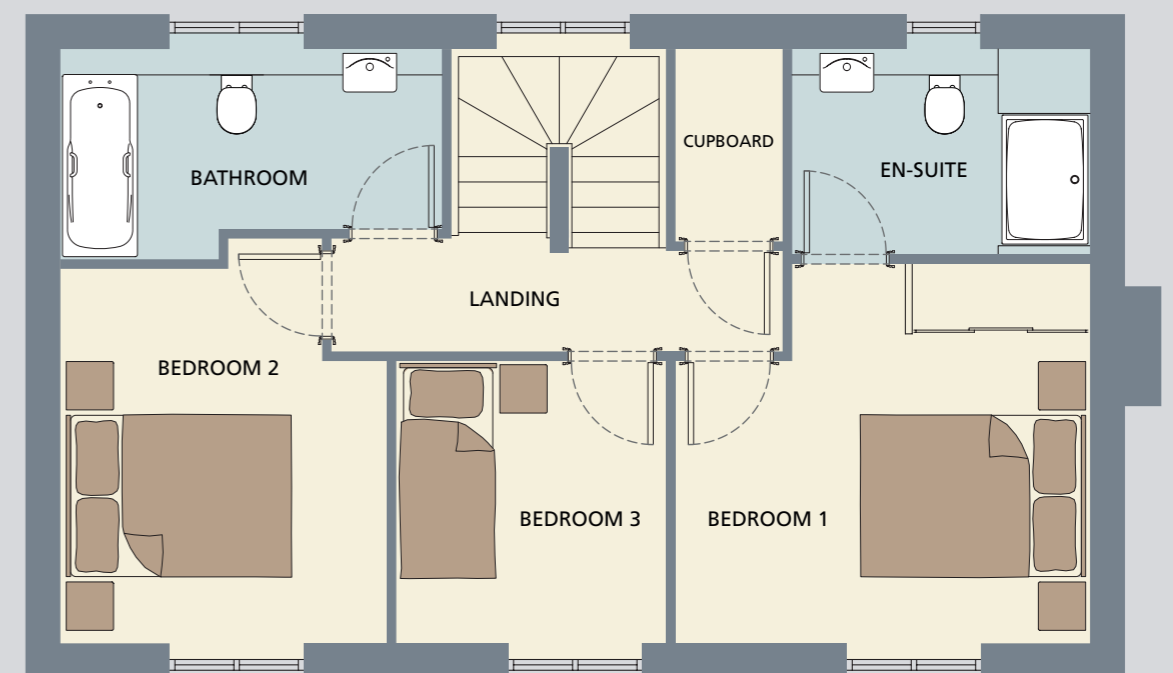
SECOND FLOOR

PLOT 3

2 Cavalry Gardens,
Winchester SO22 4FH



GROUND FLOOR



FIRST FLOOR

3 Bedroom Detached House

This stunning new home offers a wealth of accommodation extending to 1180 sq ft beautifully laid out over two floors.

Externally, at the rear there is a garden laid to lawn with paved patio area.

DIMENSIONS

GROUND FLOOR		
KITCHEN/DINING	5560 x 3070mm	18'10" x 12'5"
LOUNGE	5560 x 3840mm	18'10" x 12'9"
FIRST FLOOR		
BEDROOM 1	3840 x 3510mm	12'9" x 11'3"
EN-SUITE	-	-
BEDROOM 2	3480 x 3020mm	12'5" x 9'4"
BEDROOM 3	2620 x 2510mm	12'5" x 9'4"
BATHROOM	-	-

PLOT 4

3 Cavalry Gardens,
Winchester SO22 4FH



5 Bedroom Detached House

This stunning new home offers a wealth of accommodation extending to 1956 sq ft beautifully laid out over three floors.

Externally, at the rear there is a garden laid to lawn with paved patio area and to the front a garage with driveway offering ample parking.



DIMENSIONS

GROUND FLOOR

KITCHEN/DINING	6990 x 5870mm	22'11" x 19'3"
LOUNGE	4110 x 3840mm	13'6" x 12'7"
UTILITY	2670 x 1780mm	8'9" x 5'10"
GARAGE	5610 x 3150mm	18'5" x 10'4"

FIRST FLOOR

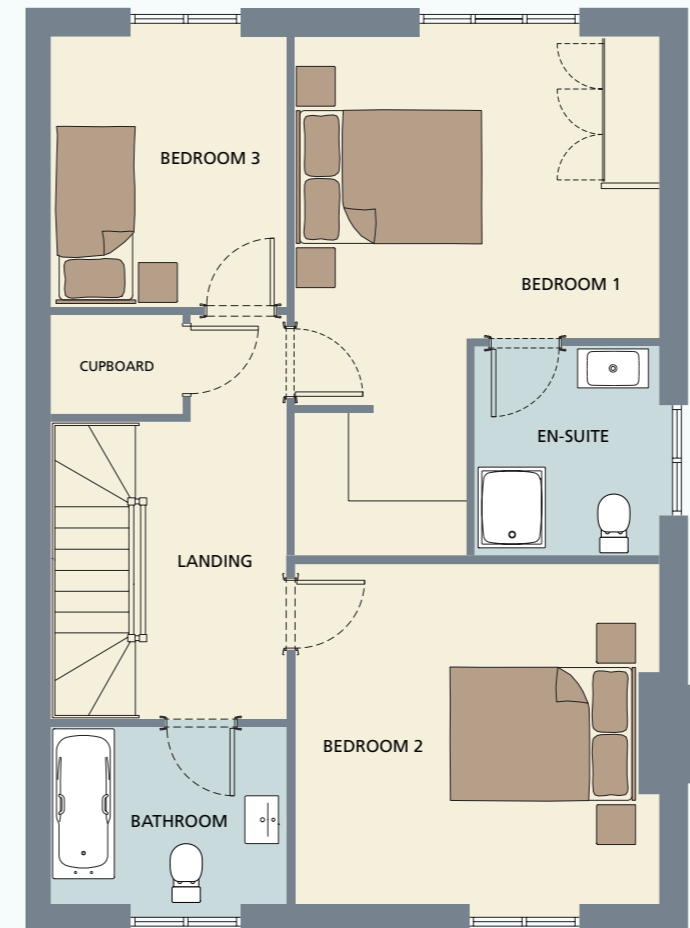
BEDROOM 1	4110 x 3430mm	13'6" x 11'3"
BEDROOM 2	4110 x 3840mm	13'6" x 12'7"
BEDROOM 3	3050 x 2670mm	10' x 8'9"
BATHROOM	-	-

SECOND FLOOR

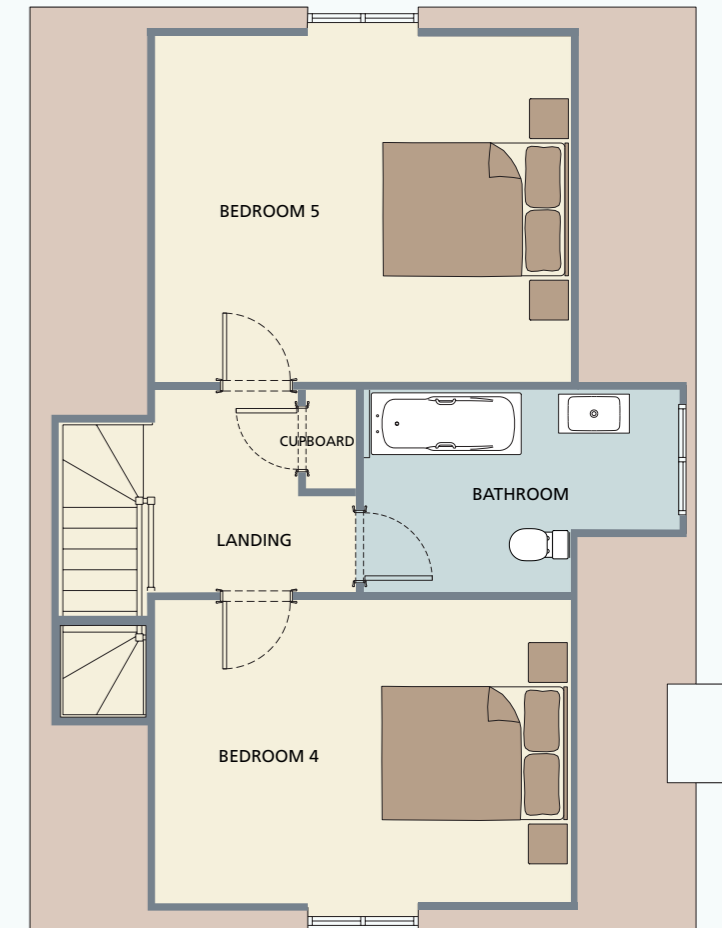
BEDROOM 4	4700 x 3430mm	15'5" x 11'3"
BEDROOM 5	4700 x 3910mm	15'5" x 12'10"
BATHROOM	-	-



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

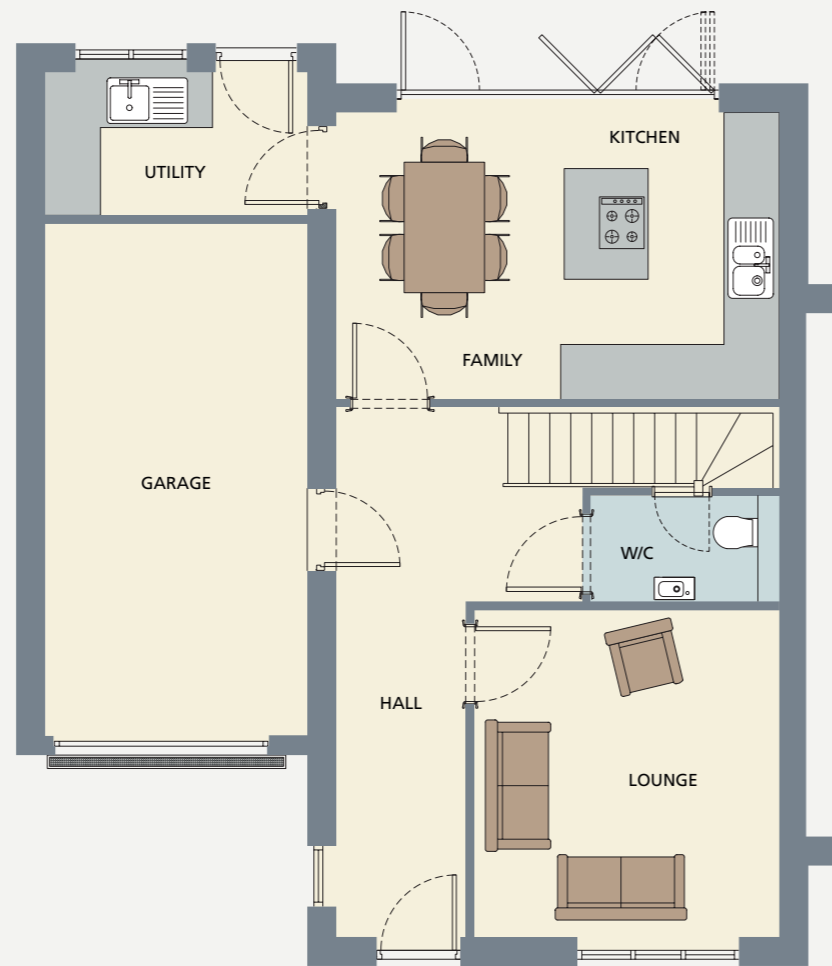
PLOT 5

4 Cavalry Gardens,
Winchester SO22 4FH

3 Bedroom Semi-Detached

This stunning new home offers a wealth of accommodation extending to 1418 sq ft beautifully laid out over two floors.

Externally, at the rear there is a garden laid to lawn with paved patio area and at the front a garage, with internal door to the house, with driveway offering ample parking.



GROUND FLOOR



FIRST FLOOR

DIMENSIONS

GROUND FLOOR

KITCHEN/DINING	5030 x 3200mm	16'6" x 10'6"
LOUNGE	3660 x 3400mm	12' x 11'2"
UTILITY	2920 x 1600mm	9'7" x 5'3"
GARAGE	5740 x 2920mm	18'10" x 9'7"

FIRST FLOOR

BEDROOM 1	3630 x 3200mm	11'11" x 10'6"
EN-SUITE	-	-
BEDROOM 2	3780 x 2920mm	12'5" x 9'7"
BEDROOM 3	4880 x 2920mm	16' x 9'7"
BATHROOM	-	-



PLOT 6

5 Cavalry Gardens,
Winchester SO22 4FH

3 Bedroom Semi-Detached

This stunning new home offers a wealth of accommodation extending to 1343 sq ft beautifully laid out over two floors.

Externally, at the rear there is a garden laid to lawn with paved patio area. At the front there is an attached garage with ample parking and a gateway leading to the rear garden.

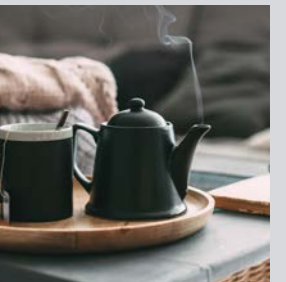
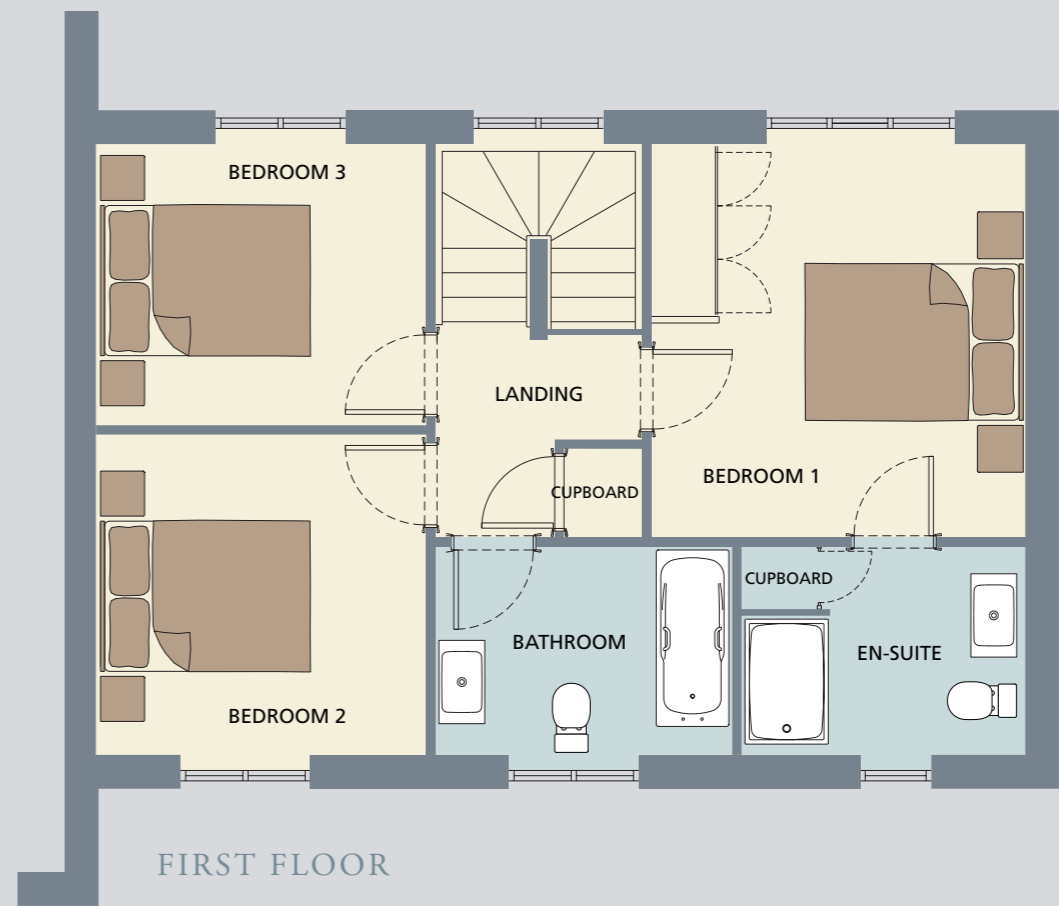
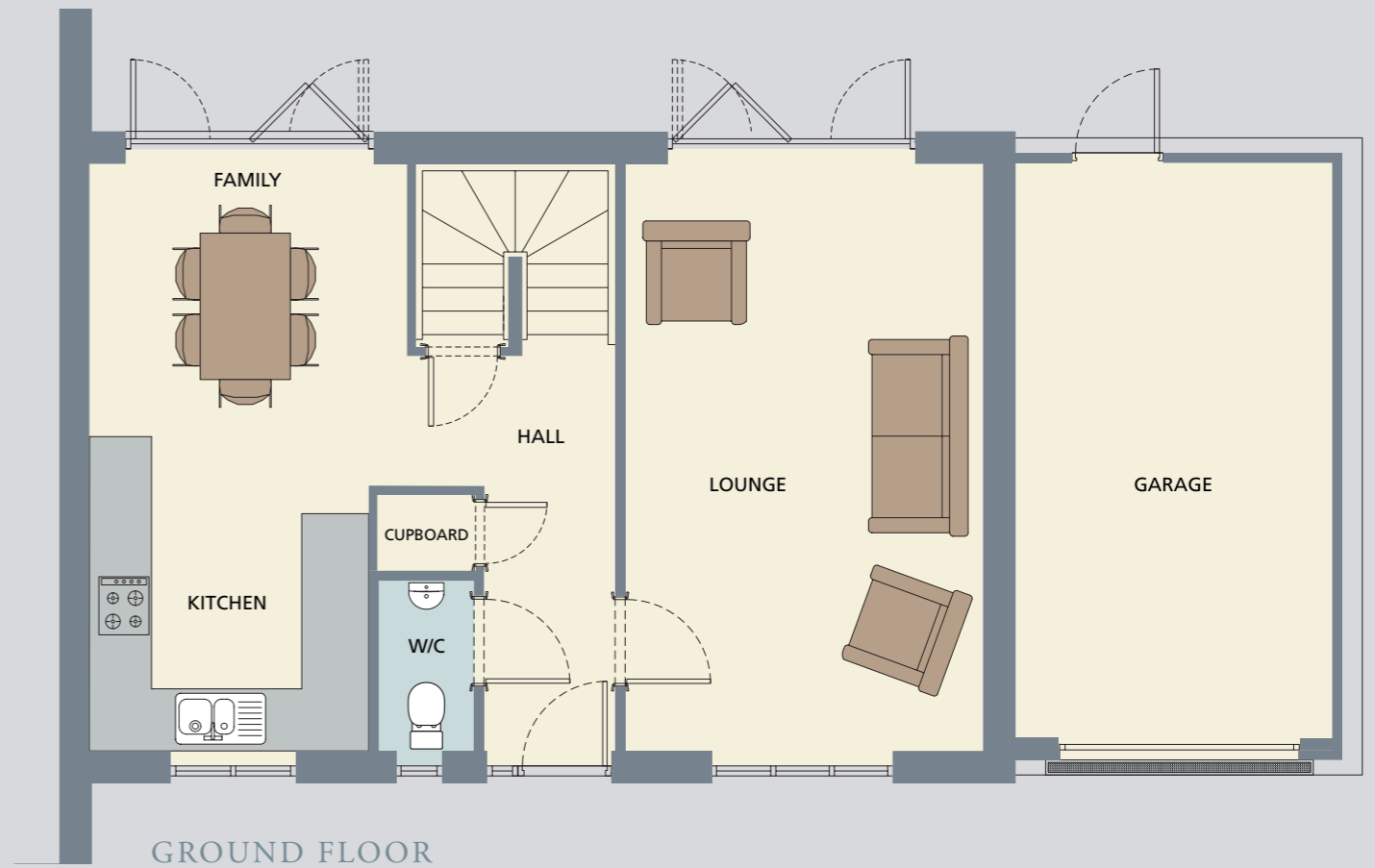
DIMENSIONS

GROUND FLOOR

KITCHEN	5870 x 3180 mm	19'3" x 10'5"
LOUNGE	5870 x 3560 mm	19'3" x 11'8"
GARAGE	5690 x 3150mm	18'8" x 10'4"

FIRST FLOOR

BEDROOM 1	3760 x 3580 mm	12'4" x 11'9"
EN-SUITE	-	-
BEDROOM 2	3180 x 3070 mm	10'5" x 10'1"
BEDROOM 3	3180 x 2690 mm	10'5" x 8'10"
BATHROOM	-	-



HOW TO FIND CAVALRY GARDENS

Leave the centre of Winchester on the Romsey Road, continuing over the large roundabout at the end of Chilbolton Avenue, to the second set of traffic lights. Turn left into Stanmore Lane then immediately right into Oliver's Battery Road North and Cavalry Gardens will be found near the end of the cul-de-sac on the left hand side.

Postcode for Satnav: SO22 4JB



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DISCLAIMER

Please note that descriptions, images, floor plans, measurements and layouts are for illustrative purposes only. They are not statements of fact and do not constitute part of any contract, nor do they constitute an offer. Colten reserves the right to make alterations to the specification without notice. 20201125.

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