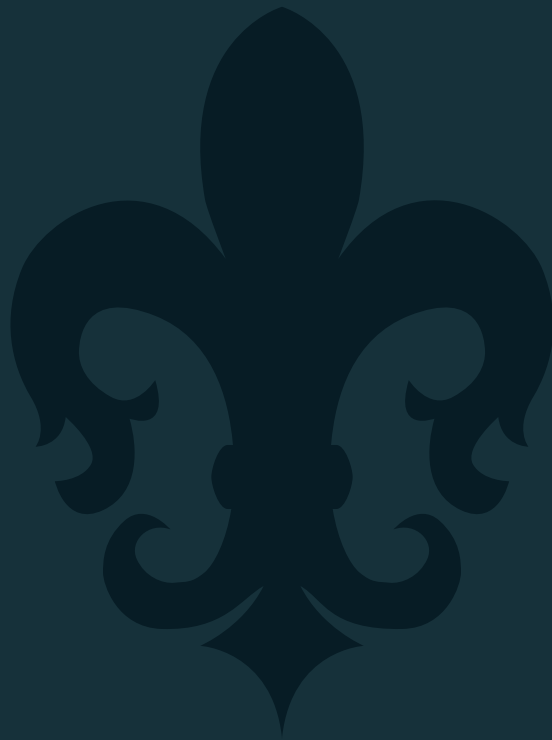


# The Sentinels

OLIVER'S BATTERY  WINCHESTER



**COLTEN**  
FINE NEW HOMES



## Winchester

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

With a mix of restaurants and wine bars run by top name chefs alongside the draw of live theatre, Winchester has plenty to offer in the way of fascinating night life. Surrounded by the South Downs, New Forest, and 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 renowned schooling and great commercial opportunities, it's hardly surprising that Winchester regularly tops surveys for the best places to live in UK.

## The Location

Oliver's Battery Road North is an attractive tree lined cul-de-sac serving a mixture of houses, many detached in generous gardens. 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 Sentinels.

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

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

## About Colten

Colten Developments is a family owned Hampshire housebuilder 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 brick and block walls under a clay tile roof.

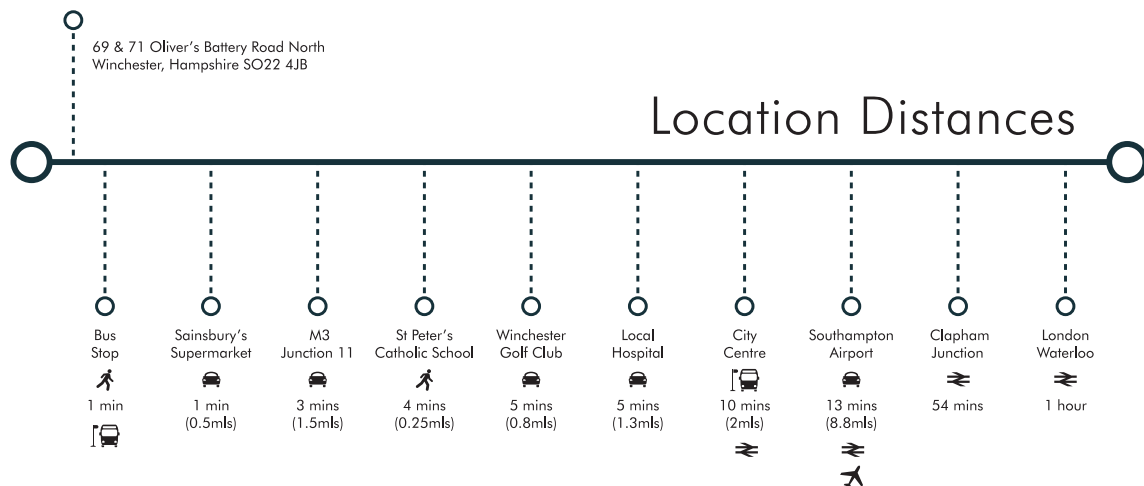
This ensures a tangible traditional quality we are proud to put our Colten name to. You will be safe in the knowledge our homes provide a legacy to pass onto your future generations.

Buying a home is typically the largest investment you will make. We are an NHBC registered builder, meeting their rigorous requirements, and providing ten-year NHBC Buildmark Cover for warranty and insurance protection.

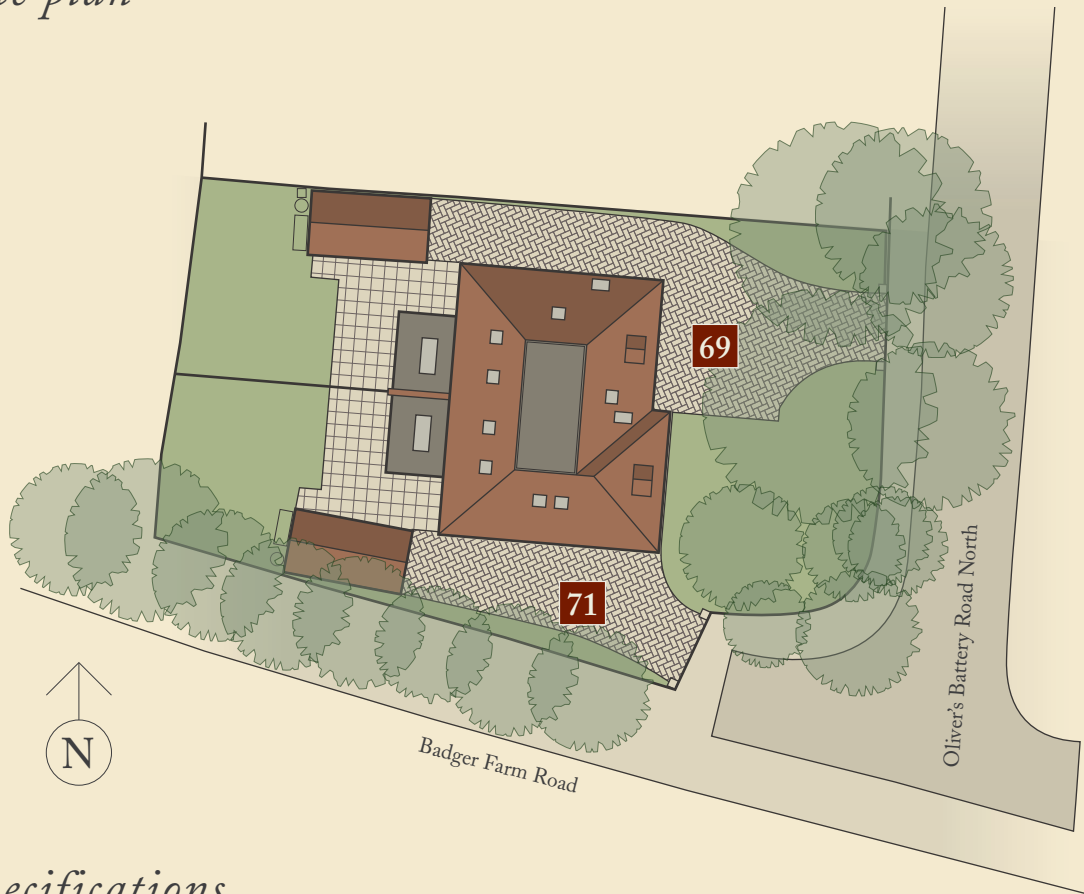
## The Sentinels

69 & 71 Oliver's Battery Road North  
Winchester, Hampshire SO22 4JB

## Location Distances



# Site plan



# Specifications

## Kitchens

- Fitted Symphony designer kitchens with New York units painted in matt Dove Grey
- Work surfaces with upstands in Quartz
- Neff built in 'slide & hide' electric oven, Neff integrated combination microwave oven and Neff induction hob with extractor unit over
- Neff American-style freestanding fridge freezer and integrated Neff dishwasher

## Bathrooms, en-suites and cloakrooms

- Ceramic Porcelanosa tiles to walls and floors of bathrooms
- Ideal Standard 'Concept Air' floating vanity units with integrated wash basin, storage cupboard and illuminated mirrors over
- Ideal Standard sanitaryware in white from the new 'Concept Air' collection
- Ideal Standard thermostatic shower valve with separate rain shower and handspray attachments, fitted glass screens designed with 'Ideal Clean Solutions' for ease of cleaning incorporating a 10-year warranty
- Chrome heated towel radiators to bathrooms and en-suites

## Bedrooms

- Luxury Commonfield wardrobes to main bedrooms fitted with solid sliding mirrored doors and incorporating shelving and hanging rail space
- Walk-in closet organiser system by Commonfield fitted to number 69

## Heating

- Glow-worm condensing gas boiler, dual-zone central heating system with hot water radiators and thermostatic radiator valves
- Clearview Pioneer wood-burning stove with granite hearth and solid oak mantel

## Electrical

- Polished chrome sockets and switches to main living areas
- Telephone and aerial points wired for satellite television
- Low energy spotlights are provided to most living and bathroom areas with low energy pendants to bedrooms
- External lighting is provided at the front and rear of each property

## Internal finishes

- Ceramic Porcelanosa floor tiles to entrance hall and kitchen diner
- Vicaima exclusive oak internal doors with a cross-directional woodgrain effect
- Internal door furniture in Dale Venus satin chrome
- Painted timber staircase featuring stop chamfered balusters and newel posts with an oak handrail

## Security, safety and guarantees

- IG Secured by Design Front entrance door painted in Farrow & Ball French Gray
- Double-glazed white PVCU window units are fitted with gas-filled laminated Pilkington glass and Greenwood acoustic trickle vents for superior performance/sound attenuation
- Approved NSI intruder alarm and external sounder
- Self-contained carbon monoxide and smoke detectors
- NHBC Buildmark 10-year warranty and insurance protection

## External finishes

- Traditional masonry construction with insulated thermal block and Caprice 'Rural Blend' facing bricks
- Marley Eternit clay vintage brown roof tiles
- Matching brick garage with up and over door pre-wired for future automatic opening upgrade, electrical points and further point pre-wired for electric vehicle charging point upgrade
- Brick entrance piers with ducting and pre-wiring for automatic gate installation upgrade
- Traditional block paving to driveways
- Independent Klargester BioFicient private drainage system to each property
- Rear gardens turfed to principal areas with paved rear patio areas



# 71 OLIVER'S BATTERY ROAD NORTH

71 Oliver's Battery Road North is a period style new home traditionally constructed with four bedroom accommodation extending over three floors to 187.60m<sup>2</sup> (2,019 ft<sup>2</sup>).

The layout has been thoughtfully designed for modern family living using top quality fixtures with separate brick constructed garage approached over a block paved entrance driveway with off road parking for several cars. The upper floors provide easterly views towards Winchester Cathedral and St Catherine's Hill, with the landscaped garden offering a sunny westerly aspect.

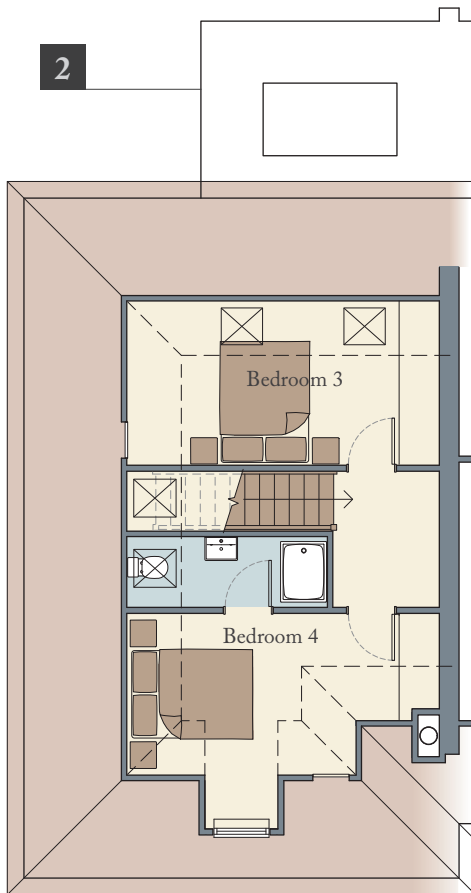
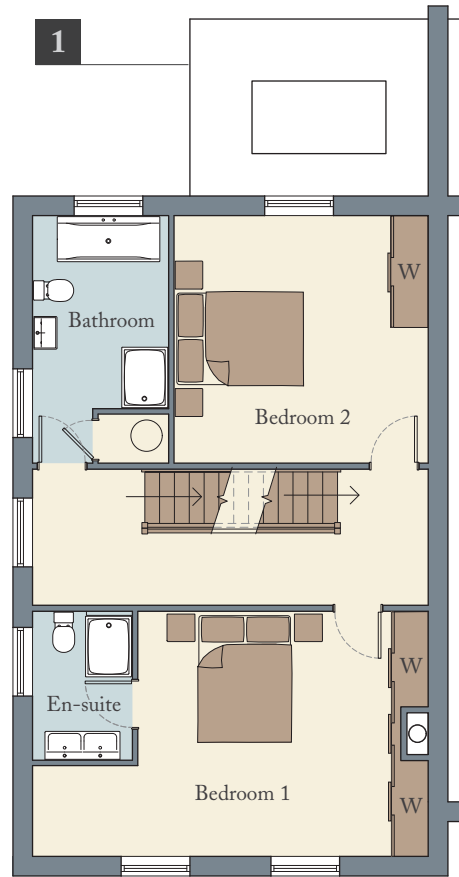
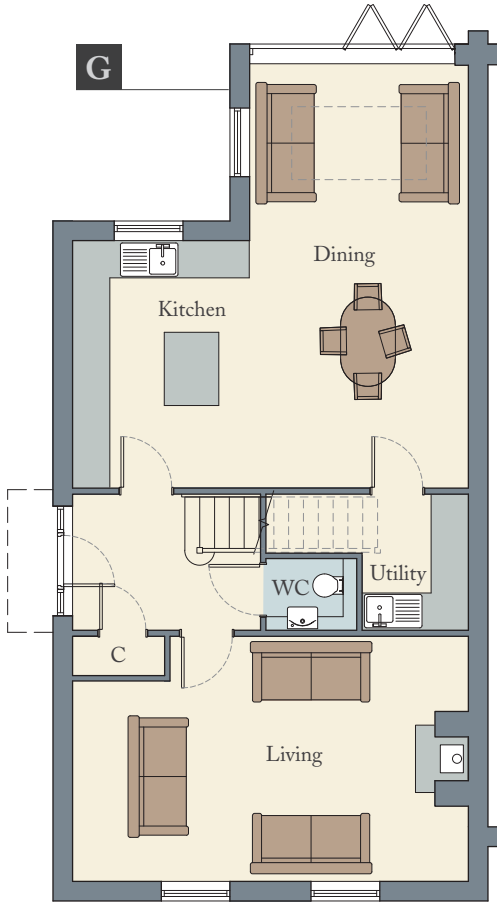
Predicted Energy Rating B.



Computer generated image for illustration purposes only.



Floorplans



Dimensions

|  | mm                   | ft/in                |
|--|----------------------|----------------------|
| <b>Ground floor</b>                      |                      |                      |
| <i>Kitchen / Dining</i>                  | 6,962 x 6,510        | 22'10" x 21'4"       |
| <i>Living</i>                            | 4,020 x 6,510        | 13'2" x 21'4"        |
| <i>Utility</i>                           | 2,220 x 1,726        | 7'3" x 5'8"          |
| <b>First floor</b>                       |                      |                      |
| <i>Bedroom 1</i>                         | 4,020 x 6,510        | 13'2" x 21'4"        |
| <i>En-suite</i>                          | 2,431 x 1,621        | 8' x 5'4"            |
| <i>Bedroom 2</i>                         | 4,060 x 4,171        | 13'4" x 13'8"        |
| <i>Family bathroom</i>                   | 3,160 x 2,220        | 10'4" x 7'3"         |
| <b>Second floor</b>                      |                      |                      |
| <i>Bedroom 3</i>                         | 2,684 x 5,134        | 8'10" x 16'10"       |
| <i>Bedroom 4</i>                         | 2,644 x 5,134        | 8'8" x 16'10"        |
| <i>En-suite</i>                          | 1,140 x 3,300        | 3'9" x 10'10"        |
| <i>Garage</i>                            | 5,700 x 3,000        | 8'8" x 9'10"         |
| <b>Total internal area</b>               | 187.60m <sup>2</sup> | 2,019ft <sup>2</sup> |
| Excluding restricted headroom and garage |                      |                      |

Plans are not to scale.  
Measurements may vary during construction.



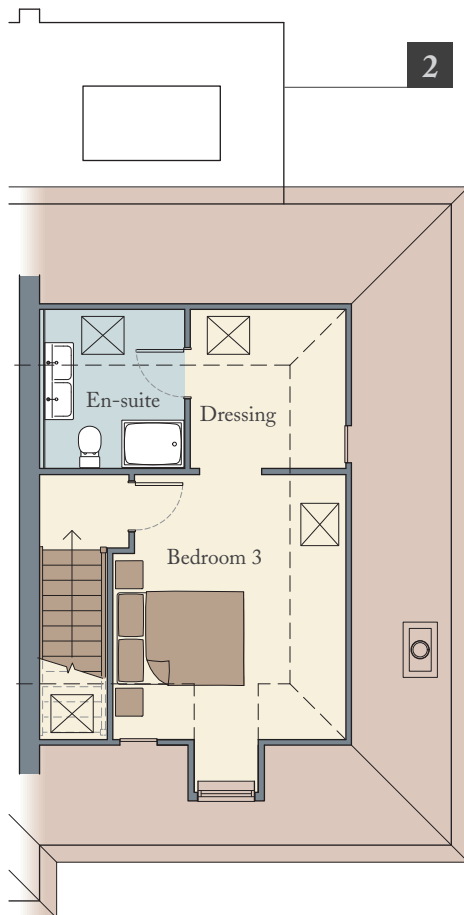
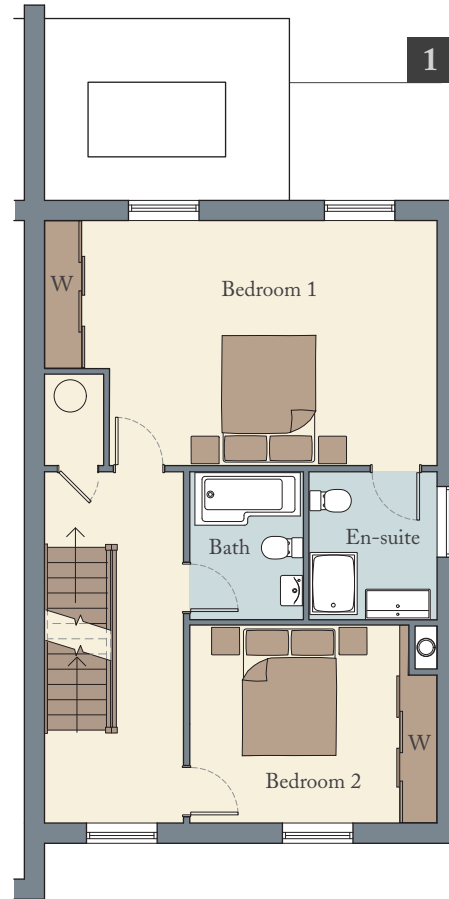
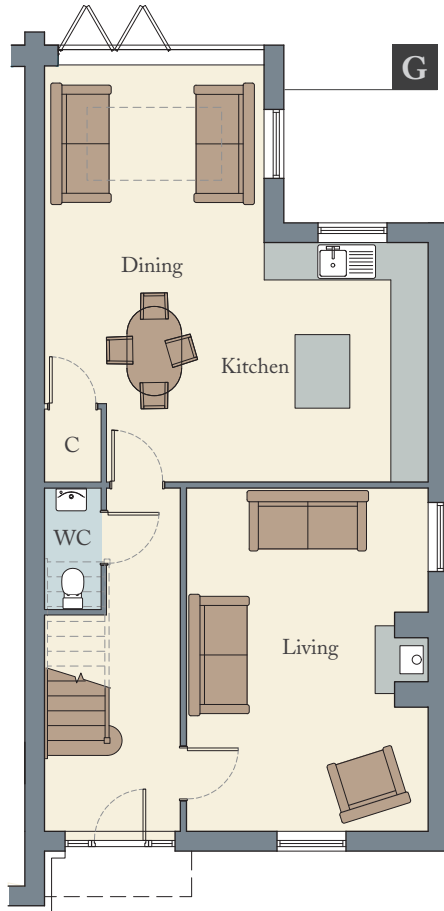
# 69 OLIVER'S BATTERY ROAD NORTH

69 Oliver's Battery Road North is a period style new home traditionally constructed with three bedroom accommodation extending over three floors to 166.40m<sup>2</sup> (1,791ft<sup>2</sup>). The layout has been thoughtfully designed for modern family living using top quality fixtures with separate brick constructed garage approached over a block paved entrance driveway with off road parking for several cars. The upper floors provide easterly views towards Winchester Cathedral and St Catherine's Hill, with the landscaped garden offering a sunny westerly aspect.

Predicted Energy Rating B.



# Floorplans



## Dimensions

|   | mm                   | ft/in                |
|---|----------------------|----------------------|
| <b>Ground floor</b>                                     |                      |                      |
| <i>Kitchen / Dining</i>                                 | 6,820 x 6,283        | 22'5" x 20'7"        |
| <i>Living</i>   | 5,620 x 3,948        | 18'5" x 12'11"       |
| <b>First floor</b>                                      |                      |                      |
| <i>Bedroom 1</i>  | 3,910 x 6,283        | 12'10" x 20'7"       |
| <i>En-suite</i>   | 2,350 x 2,029        | 7'9" x 6'8"          |
| <i>Bedroom 2</i>  | 3,151 x 3,948        | 10'4" x 12'11"       |
| <i>Family bathroom</i>                                  | 2,350 x 1,800        | 7'9" x 5'11"         |
| <b>Second floor</b>                                     |                      |                      |
| <i>Bedroom 3</i>  | 4,244 x 3,727        | 13'11" x 12'3"       |
| <i>Dressing room</i>                                    | 2,534 x 2,479        | 8'4" x 8'2"          |
| <i>En-suite</i>   | 2,534 x 2,225        | 8'4" x 7'4"          |
| <i>Garage</i>   | 5700 x 3000          | 8'8" x 9'10"         |
| <b>Total internal area</b>                              | 166.40m <sup>2</sup> | 1,791ft <sup>2</sup> |
| <small>Excluding restricted headroom and garage</small> |                      |                      |

Plans are not to scale.  
Measurements may vary during construction.



# HOW TO FIND THE SENTINELS



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 and then immediately right into Oliver's Battery Road North and the Sentinels will be found near the end of the cul-de-sac on the right hand side.

Postcode for satnav: SO22 4JB

*Selling agent*

**Carter Jonas**

**01962 842742**

[newhomes.south@carterjonas.co.uk](mailto:newhomes.south@carterjonas.co.uk)

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Colten House,  
Wellworthy Way,  
Ringwood BH24 3FE  
[www.colten.co.uk](http://www.colten.co.uk)

**DISCLAIMER**

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