



SOUTHBROOK

SELBORNE

WELCOME TO
SOUTHBROOK
AN UNRIVALLED
OPPORTUNITY

YOUR UNIQUE NEW HOME IN THE COUNTRY

A NEW HOME IN SELBORNE IS AS SOUGHT AFTER AS IT IS RARE. SOUTHBROOK IS THAT GAME CHANGER THAT YOU SIMPLY WON'T FIND ANYWHERE ELSE.

*The home of
Gilbert White*

Southbrook is a modern, architect-designed scheme located just off Honey Lane, adjacent to Selborne's conservation area on the edge of the South Downs National Park. This idyllic spot is an Area of Outstanding Natural Beauty, and serves as the stunning backdrop to your new home.

A scheme that is unparalleled in the local area. Southbrook offers a unique opportunity that you simply won't find anywhere else.

The exteriors show case the hand selected bricks and wooden

cladding, complementing the warm grey tones of the contemporary window designs.

Once inside, you'll find many enticing features that exude quality, something you come to expect with a brand new Hazeley home – such as the carefully considered, contemporary, sleek kitchen and bathrooms. While outside, you will find the Great Outdoors just beyond the private garden hedges.



AN IDYLIC HAMLET FULL OF CHARACTER

SELBORNE IS A MUCH SOUGHT AFTER VILLAGE IN
EAST HAMPSHIRE, JUST FIVE MILES FROM ALTON.

Selborne embodies charming English rural life: steeped in history and delightfully rich in character. Period properties line almost every street, from thatched cottages to Selborne stone-built residences aplenty. At the heart of the village you'll find a bustling local community, well served by excellent amenities.

The thriving general store and post office sit alongside the Grade I listed, 12th century church of St. Mary's. A short distance away, The Selborne Arms offers locally brewed ales and locally sourced produce to help you while away the afternoon. If you prefer the Great Outdoors, the whole family can enjoy a

gentle ramble up the Zig-Zag path. Wander through the beautiful beech hangers and tranquil rolling hills, and you'll see why they helped put Selborne firmly on the map.

For growing families, Selborne has everything you need in abundance. The village has its own primary school, rated by Ofsted as good with outstanding features, while a range of secondary education establishments can be found within a five-mile radius of Southbrook. These include Amery Hill School, which was awarded "Leading Edge Status" in 2010, Mill Chase Academy, Alton College and the independent Alton Convent School.



*All the time and space
to do things together*



*Selborne is the secret private
parish inside each one of us*

GILBERT WHITE



WALK IN THE FOOTSTEPS OF HISTORY

SELBORNE HAS A RICH NATURAL HERITAGE
AND WHEREVER YOU GO IN THE VILLAGE,
YOU’LL SEE IT ALL AROUND YOU.

You can’t help but notice Selborne is abundant in natural beauty, and as you get to know and love the area, you will understand why it’s been celebrated for almost 250 years.

The village is famed for its association with Gilbert White, the 18th Century naturalist. His celebrated work ‘The Natural History and Antiquities of Selborne’ of 1789, was inspired by the local area, and even brought Charles Darwin on a pilgrimage to the village.

The Zig-Zag path that Gilbert White and his brother John cut into the Selborne Hanger in 1753 provides access to the wonderful Selborne Common. It also rewards energetic walkers with a magnificent view of The Wakes, more commonly known as Gilbert White’s House.

250 years on, you’ll find more amenities on your doorstep, whilst the charm of rural village life remains.

COUNTRY LIFE CITY CONNECTIONS

SELBORNE IS IDEALLY EQUIPPED FOR LOCAL TRAVEL,
OR FOR TRAVELLING FURTHER AFIELD.

It can be found on the B3006, between the A31 in the north (3 miles) and the A3 in the south (3.2 miles). These major routes take you directly to Guildford, Farnham and Winchester, then on to London and the south coast.

Selborne is also well served by public transport. By rail, Alton and Liss stations (5.5 and 4.5 miles respectively) offer frequent, direct services to London Waterloo in under 1.15hr, and to Portsmouth in just 39 minutes.

A local bus service connects Selborne to the larger towns of Liss, Alton and Petersfield.

JOURNEYS BY CAR

19 MILES | WINCHESTER

26 MILES | GUILDFORD

30 MILES | SOUTHAMPTON

58 MILES | LONDON

JOURNEYS BY TRAIN

31 MINS | LISS TO GUILDFORD

39 MINS | LISS TO PORTSMOUTH

67 MINS | ALTON TO WATERLOO



*Staying out is as
easy as staying in*

YOU'VE ARRIVED AT SOUTHBROOK

TURN INTO THE GRAVEL DRIVE, PASS THE CAREFULLY-CHOSEN TREES AND SHRUBS, AND YOU WILL KNOW YOU HAVE FOUND SOMEWHERE TRULY SPECIAL.

The four homes at Selborne, designed by a leading architect, are a modern take on a traditional courtyard. Cleverly secluded, the unique contemporary designs produce well proportioned homes with an intriguing split level layout. Each has its own individual design and distinctive character.

Careful consideration has been given to the quality of living space and clever use of roof space ensures rooms are bathed in natural light.

The homes reflect the elegantly simple barn-like forms in Selborne and many of the natural materials used are in keeping with those found in the surrounding area.

We're proud to bring you the best of modern living, as you settle into life in this picturesque, bustling village.





SOUTHBROOK

SELBORNE

TAKE A CLOSER LOOK

SOUTHBROOK OFFERS ALL THE COMFORTS OF MODERN LIVING.

As you drive into the development, you'll be welcomed by rich and varied planting, which nods to naturalist Gilbert White's influence on the village.

Each home is designed to be at one with the landscape surrounding it. Dark timber weatherboarding sits alongside materials chosen to contrast and complement Selborne's existing architecture.

At the heart of each home is the superb open plan kitchen/dining/living area, which is flooded with natural light from large windows looking into your own private garden. And because we design with an eco-conscience, each is topped with a sedum roof to promote biodiversity. All of which helps Southbrook to blend into its new habitat.

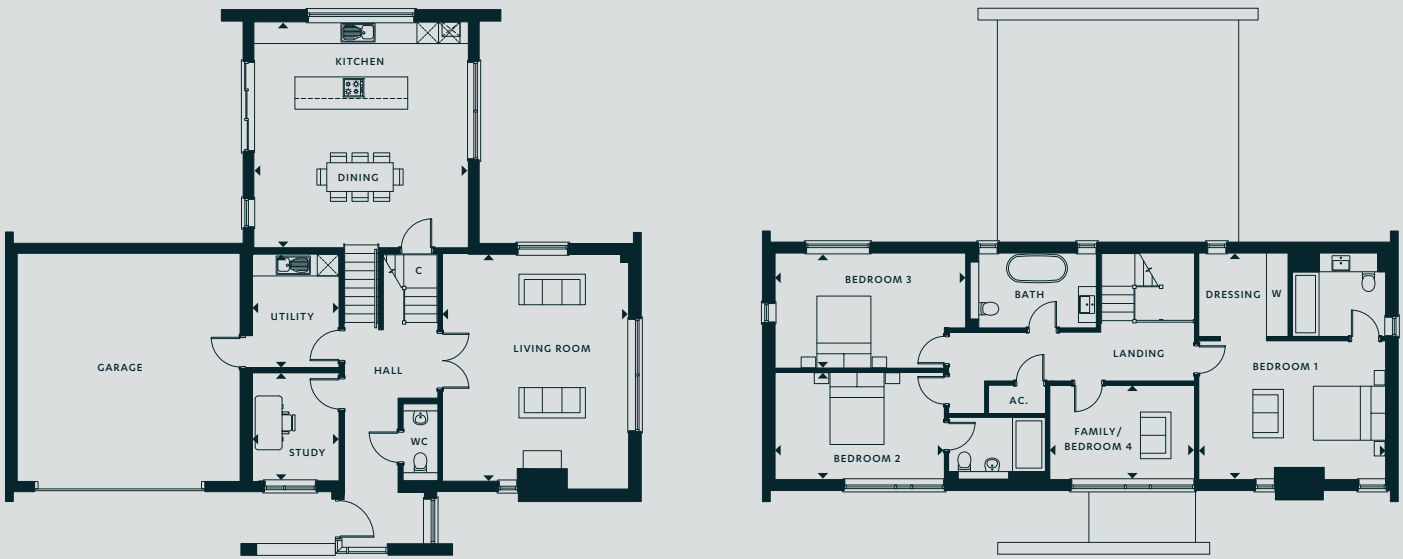
- 01 THE JUNIPER
- 02 THE BUCKTHORN
- 03 THE BRIAR
- 04 THE WHITEBEAM



THE JUNIPER

A DETACHED FOUR BEDROOM, TWO STOREY HOUSE

TOTAL FLOOR AREA: 215 M² / 2,315 SQ FT



GROUND FLOOR		
Living Room	6.30m x 5.17m	20'8" x 17'0"
Kitchen and Dining	6.28m x 5.96m	20'7" x 19'7"
Study	3.00m x 2.40m	9'10" x 7'11"
Utility	3.15m x 2.40m	10'4" x 7'11"

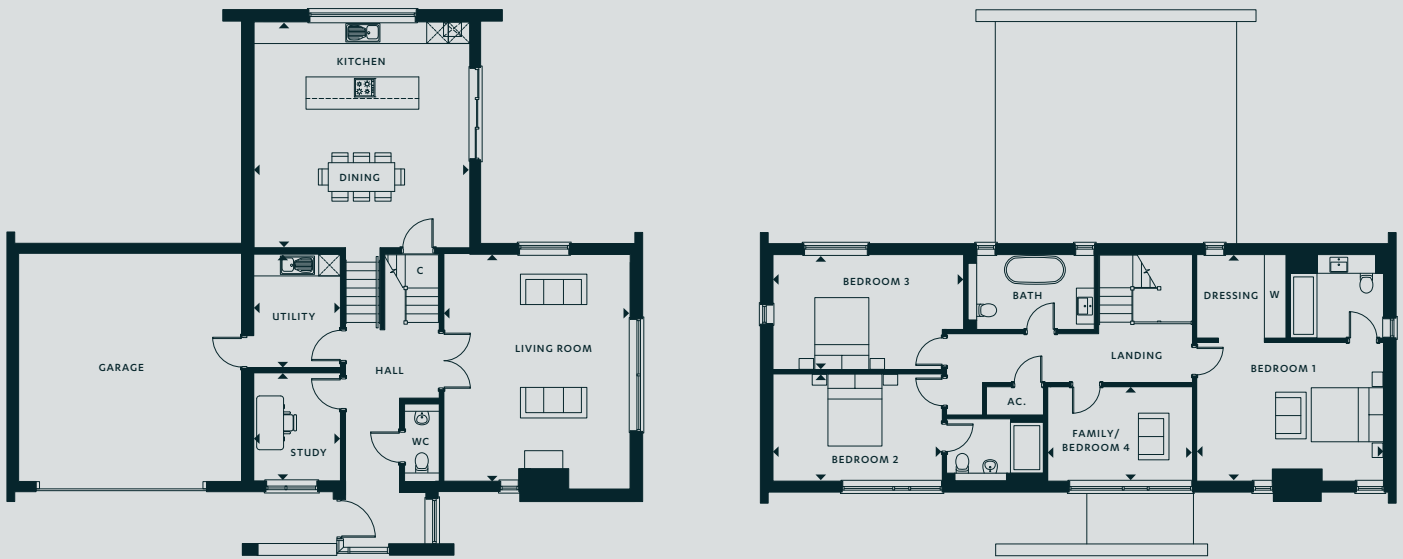
FIRST FLOOR		
Bedroom 1 / Dress	6.30m x 5.20m	20'8" x 17'1"
Bedroom 2	4.71m x 2.98m	15'6" x 9'9"
Bedroom 3	5.30m x 3.20m	17'5" x 10'6"
Family Room/ Bedroom 4	4.02m x 2.62m	13'3" x 8'7"



THE BUCKTHORN

A DETACHED FOUR BEDROOM, TWO STOREY HOUSE

TOTAL FLOOR AREA: 215 M² / 2,315 SQ FT



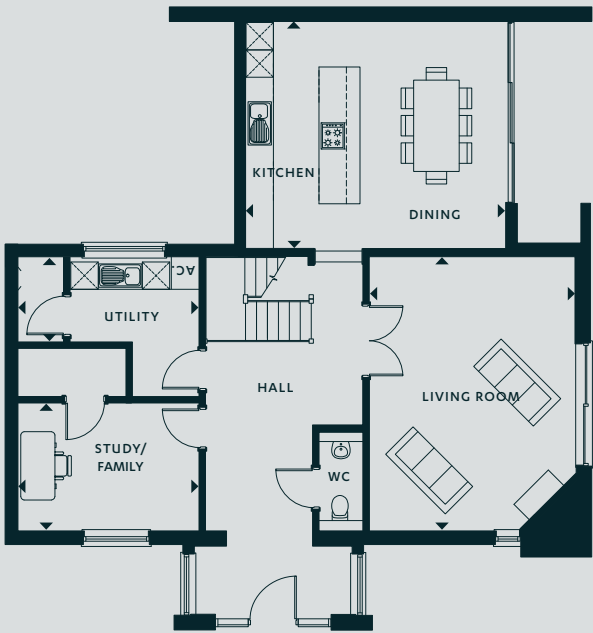
GROUND FLOOR		
Living Room	6.30m x 5.17m	20'8" x 17'0"
Kitchen and Dining	6.28m x 6.00m	20'7" x 19'8"
Study	3.00m x 2.40m	9'10" x 7'11"
Utility	3.15m x 2.40m	10'4" x 7'11"

FIRST FLOOR		
Bedroom 1 / Dress	6.30m x 5.20m	20'8" x 17'1"
Bedroom 2	4.71m x 2.98m	15'6" x 9'9"
Bedroom 3	5.30m x 3.20m	17'5" x 10'6"
Family Room/ Bedroom 4	4.02m x 2.62m	13'3" x 8'7"

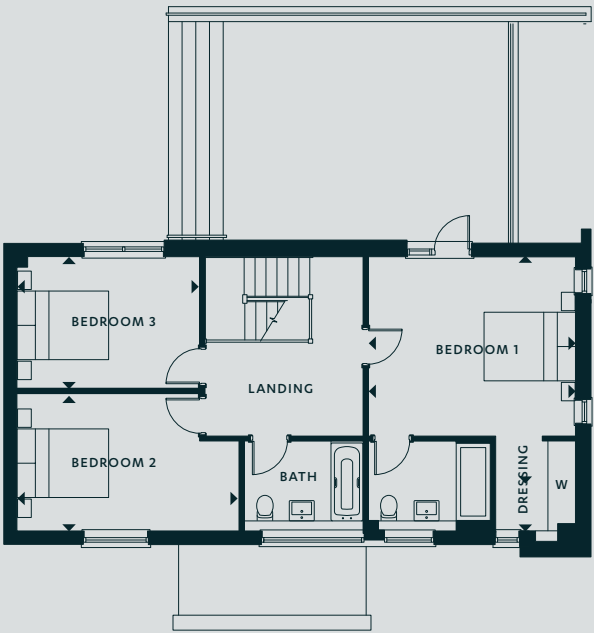


THE BRIAR

A DETACHED THREE BEDROOM, TWO STOREY HOUSE
TOTAL FLOOR AREA: 182 M² / 1,954 SQ FT



GROUND FLOOR		
Living Room	6.00m x 4.53m	19'8" x 14'10"
Kitchen and Dining	5.68m x 4.95m	18'8" x 16"3'
Study	3.99m x 3.96m	13'1" x 13'0"
Utility	3.96m x 1.86m	13'0" x 6'1"



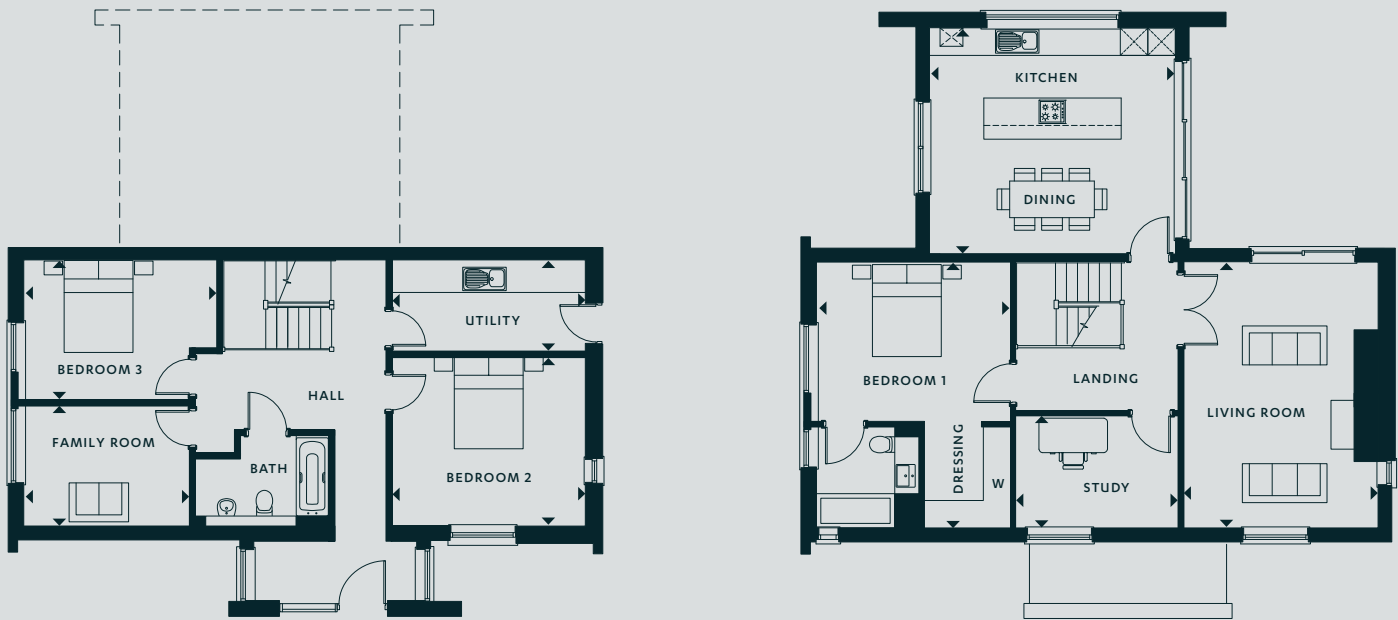
FIRST FLOOR		
Bedroom 1 / Dress	6.00m x 4.53m	19'8" x 14'10"
Bedroom 2	4.85m x 3.00m	15'11" x 9'10"
Bedroom 3	3.98m x 2.87m	13'1" x 9'5"



THE WHITEBEAM

A DETACHED THREE BEDROOM, TWO STOREY HOUSE

TOTAL FLOOR AREA: 174 M² / 1,872 SQ FT



GROUND FLOOR			
Bedroom 2	4.21m x 3.66m	13'10" x 12'0"	
Bedroom 3	4.20m x 3.04m	13'10" x 10'0"	
Family Room	3.60m x 2.63m	11'10" x 8'8"	
Utility	4.21m x 1.98m	13'10" x 6'6"	

FIRST FLOOR			
Living Room	5.80m x 4.23m	19'1" x 13'11"	
Kitchen and Dining	5.36m x 4.93m	17'7" x 16'2"	
Bedroom 1 / Dress	5.80m x 4.23m	19'1" x 13'11"	
Study	3.54m x 2.45m	11'8" x 8'0"	



STEP INSIDE

EACH CONTEMPORARY KITCHEN/
DINING/GARDEN ROOM IS FINISHED
TO A HIGH SPECIFICATION.

Open-plan layouts, on several levels, are complemented by light and airy dining areas. Traditional oak joinery is mated with the finest quality fittings and stylish, contemporary kitchens. Every lifestyle, security and comfort consideration is catered for, including numerous TV and Sky+ points, intruder alarms and even underfloor heating and wood burning stoves for the colder months.



SPECIFICATION

Kitchen and Utility

- Contemporary furniture comprising a range of base and wall units with stone worksurfaces, upstands and an undermounted stainless steel sink.
- Branded appliances including oven, combi oven/microwave, fridge freezer, dishwasher, induction hob and extractor.
- Large format tiling to floors.

Bathroom, En-suite and Cloakroom

- Contemporary white sanitaryware.
- Chrome brassware throughout.
- Heated towel rails.
- Large format tiling to floors and walls.

Heating and Hot Water

- Gas fired central heating and hot water system provided by energy efficient boiler and cylinder.
- Underfloor heating throughout the ground and lower ground floor of each home (plots 1, 2 & 3 only).
- Radiators and heated towel rails throughout the first floor of each home (plots 1, 2 & 3 only).
- Plot 4 only – underfloor heating to the kitchen/dining area, ground floor hall and bathroom. All remaining areas will be heated by radiators/heated towel rails.
- Thermostatic valves provided to all radiators.
- Wood burning stove to Living Room.

Electrical Installation

- Down lights and pendants throughout.
- Media points (TV, telephone, data & Sky +) to Living Room/Family Room, Kitchen/Dining and Master Bedroom.
- Data points to the Study, Living Room, Family Room and all Bedrooms.
- TV points to Family Room and Bedrooms 2 and 3.
- Shaver point to Bathroom and En-suite(s).
- Mains fed smoke alarms and CO detector.
- Intruder alarm with PIR motion detectors.
- External lighting to each home.
- External socket to each home.

Decoration and Finish

- All internal walls finished in matt emulsion.
- Profiled skirting and architraves finished in white eggshell.
- Oak panel internal doors.
- Stainless steel ironmongery throughout.
- Fitted wardrobes to Master Bedroom.
- Velfac combination windows with a timber internal finish.
- Oak wood flooring to the entrance hall (plots 1, 2 & 3 only).
- Carpet to Bedrooms and Living Room.

Externals

- Comprehensive paving to all terraces and paths.
- Front and rear gardens are laid to lawn.
- Garage parking with sectional, electric opening garage doors (plots 1 & 2 only).
- Designated parking area for two cars (plots 3 & 4 only).
- Boundaries will be formed by natural hedging.
- An external tap is provided for each home.

General

- A 10 year NHBC Buildmark Warranty is provided on all homes.
- Residents Management Company to maintain the main access road and landscaping.
- Optional Sky + package for TV, telephone and broadband.



A LITTLE BIT ABOUT US

HAZELEY DEVELOPMENTS IS A LOCAL FAMILY-RUN BUSINESS WITH CONSIDERABLE EXPERIENCE IN BUILDING HIGH-QUALITY RESIDENTIAL DEVELOPMENTS.

Being a close-knit team, for us building homes is a very personal matter as we always have the end customers at the forefront of our minds, whether it's for small exclusive ventures or larger scale schemes.

We work hard to ensure that our designs optimise space and light. Our building materials are selected with an emphasis on quality and sustainability. State-

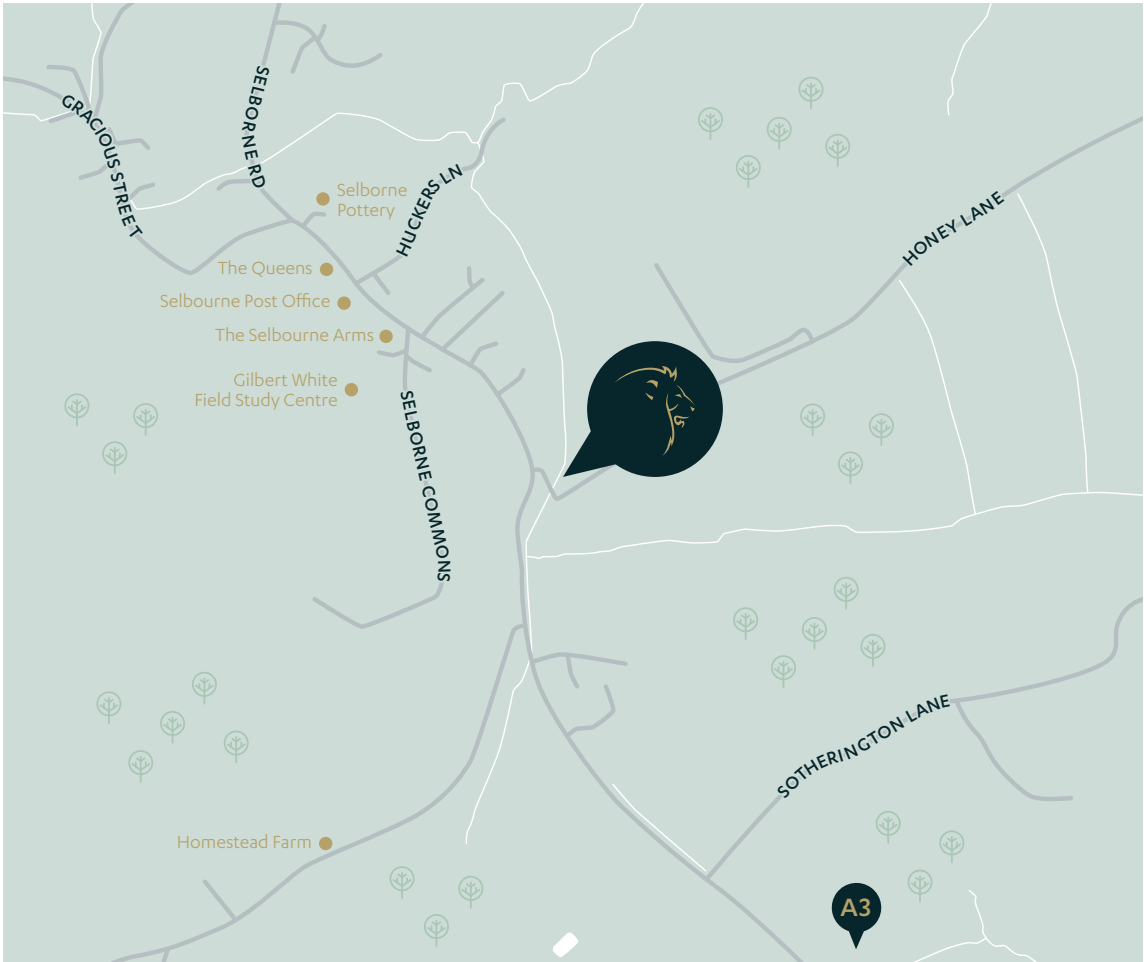
of-the-art methods are combined with traditional values, so our craftsmen ensure every home we build meets our high expectations.

The care and attention to detail we put into each home doesn't end once the keys are in your hand, either. We take great pride in continuing the same level of dedication as part of our after sales commitment to all our new homeowners.



HOW TO FIND US

WE LOOK FORWARD TO WELCOMING YOU TO SOUTHBROOK.
YOU’LL FIND US AT HONEY LANE, SELBORNE, GU34 3BZ.



From the A3

- At Liss roundabout, take the exit signposted Selborne/ B3006, following the signs for Gilbert White’s House.
- Continue on the B3006. After 3 miles, turn right onto Honey Lane. Southbrook is on the right.

From the A31

- Take the A339/B3006 exit towards Basingstoke/ Alton/ Liss.
- Turn onto Selborne Road/ B3006, following the signs for Gilbert White’s House. Continue to follow the B3006.
- After 3.5 miles, turn left onto Honey Lane. Southbrook is on the right.

All dimensions shown are approximate. This information is taken from working drawings which may result in some variation on completed properties. This information is for guidance only and as such may not be accurate in every respect. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under The Property Misdescriptions Act 1991. Although every care has been taken to ensure that this information is correct, contents do not constitute a contract, part of a contract or warranty. The Developer operates a policy of continuous development and improvement and as such, reserves the right to alter the specifications at any time. Neither Hazeley Developments nor Savills, the agents, can be held responsible for the accuracy of the information supplied by third parties. Photographs are indicative only. Floor plans are not to scale. All details correct at time of going to print.

HAZELEY
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Hazeley Developments Selborne Ltd is a joint venture with Friday Investments.



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