



PARMENTER HOUSE  
WINCHESTER







# A CITY HOME IN THE HEART OF THE COUNTRYSIDE

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PARMENTER HOUSE IS AN ELEGANT GRADE II LISTED BUILDING IN THE HEART OF WINCHESTER CITY CENTRE.

Originally built in the Georgian period as two large family homes, Parmenter House is in a superb location. It is just a few hundred metres from Winchester's historic main street with it's colourful array of shops, restaurants, cafés and monuments.

This well considered conversion into nine modern apartments unusually offers dedicated city centre parking too\*, plus, it retains all the charm and elegance of the Georgian architectural style, with generous proportions and large airy windows drawing in the light.

The main railway station (London Waterloo in under an hour) is a short walk away. Plus, the M3 motorway and the South's airports Southampton and Bournemouth are easily accessible. Parmenter House is ideal as a weekend retreat from London, an easy commute or an ideal local home.

\*Two bedroom apartments, further parking available.

# THE CAPITAL OF ALFRED THE GREAT

WINCHESTER WAS THE CAPITAL OF ENGLAND DURING THE REIGN OF KING ALFRED THE GREAT, AND HIS IMPOSING STATUE STILL LOOKS OUT PROUDLY ACROSS THE HEART OF THE CITY.

Winchester is steeped in history. The cathedral is over 1,000 years old, it's spire, reaching high above the city, has welcomed weary travellers along the South Downs for hundreds of years. Much of the city's history has been well preserved and the many different influences including Saxon, medieval, Tudor, Georgian and Victorian can still be explored.

With the country's largest farmers market, a thriving arts culture, streets alive with entertainment and steeped in architecture and history, Winchester is one of the finest places to live in England. There's a wonderful balance of culture, shopping, eating and drinking and night life.

The city sits along the course of the River Itchen at the western edge of the South Downs, a gateway to hundreds of miles of footpaths and bridleways. Winchester is just 20 minutes from the Port of Southampton and the New Forest National Park. Just a few minutes on from Southampton lies the River Hamble, famous for it's sailing clubs and marinas, with easy access to the Solent and English Channel.

If you enjoy the great outdoors then Winchester provides a perfect blend of coast and countryside.

1. PARMENTER HOUSE

2. RAILWAY STATION

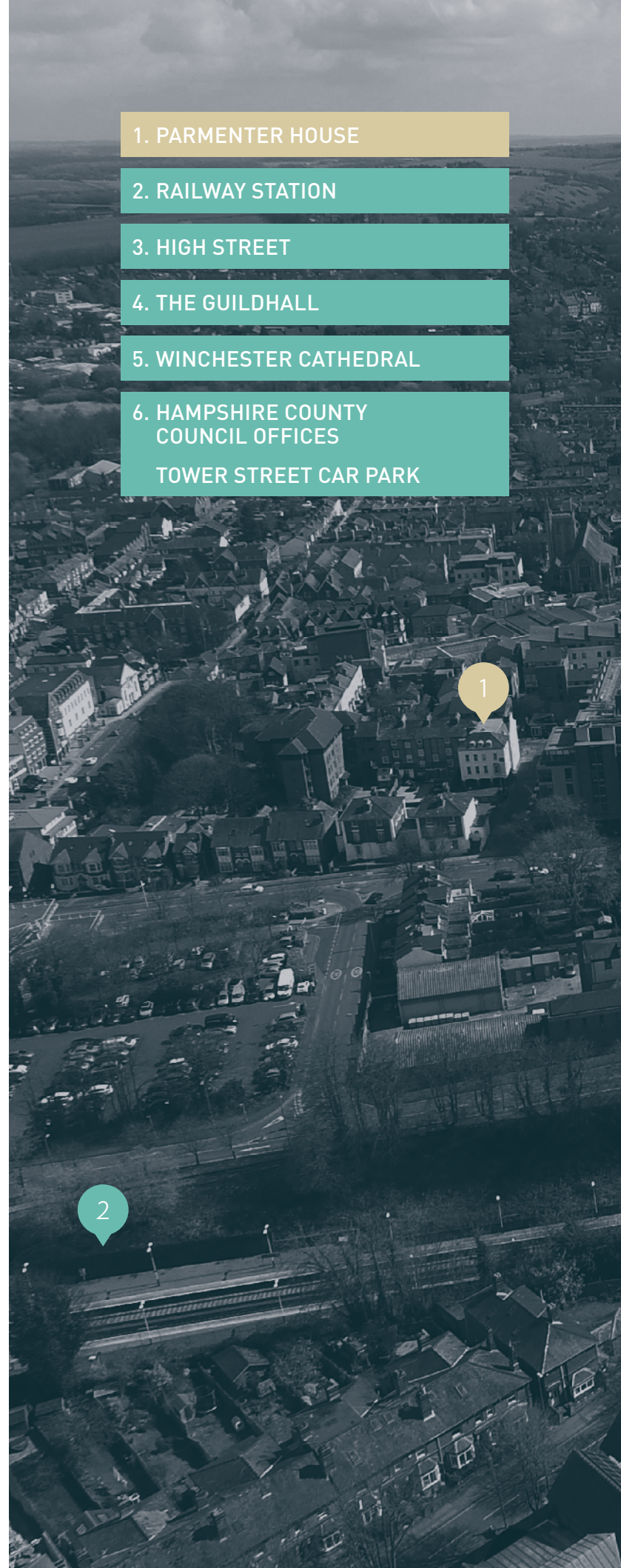
3. HIGH STREET

4. THE GUILDHALL

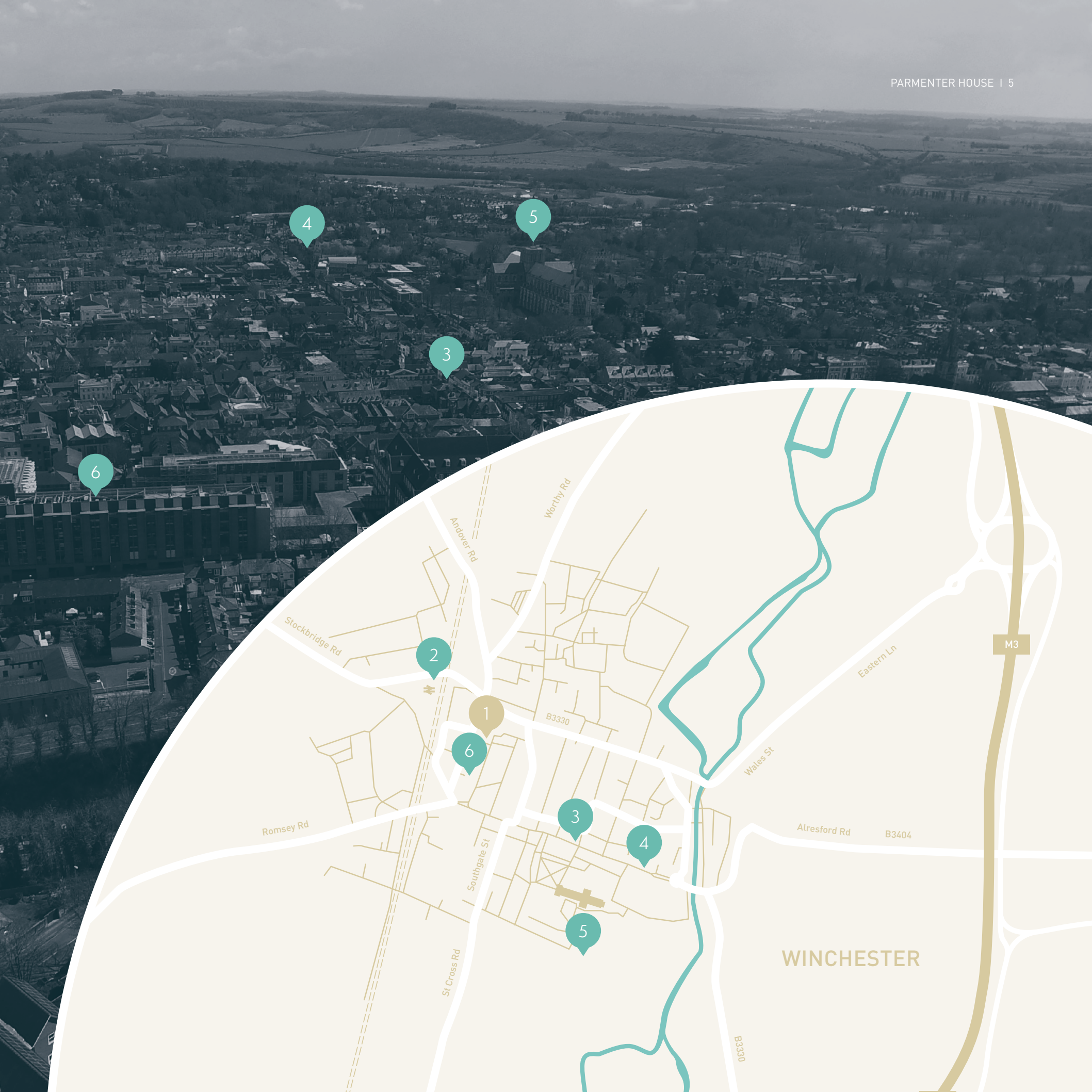
5. WINCHESTER CATHEDRAL

6. HAMPSHIRE COUNTY  
COUNCIL OFFICES

TOWER STREET CAR PARK







4

5

3

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3

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5

WINCHESTER

# NINE 1 & 2 BEDROOM CITY CENTRE APARTMENTS

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HAZELEY DEVELOPMENTS'S METICULOUS PLANNING HAS CREATED A VARIETY OF NINE, 1 & 2 BEDROOM APARTMENTS TO SUIT INVESTORS AND PRIVATE BUYERS ALIKE.

This includes two duplex homes, each with independent access, dedicated parking and a garden. Plus, a further three, 2 bedroom apartments, each with dedicated parking, including a quirky top floor apartment with views across to St Giles Hill. This is in addition to a further four single bedroom homes where further parking is available.



PARMENTER HOUSE HAS BEEN DEVELOPED TO THE HIGH STANDARDS YOU WOULD EXPECT OF HAZELEY DEVELOPMENTS.

All have been sympathetically styled around Parmenter House's Georgian features to create thoroughly modern living spaces with contemporary styled kitchens and bathrooms and en-suite facilities to master bedrooms\*.

\*Two bedroom apartments only.



# PARMENTER HOUSE

## THIRD FLOOR

ONE 2 BEDROOM APARTMENT

## SECOND FLOOR

TWO 1 BEDROOM, AND ONE 2 BEDROOM APARTMENTS

## FIRST FLOOR

TWO 1 BEDROOM, AND ONE 2 BEDROOM APARTMENTS

## LOWER GROUND & GROUND FLOOR

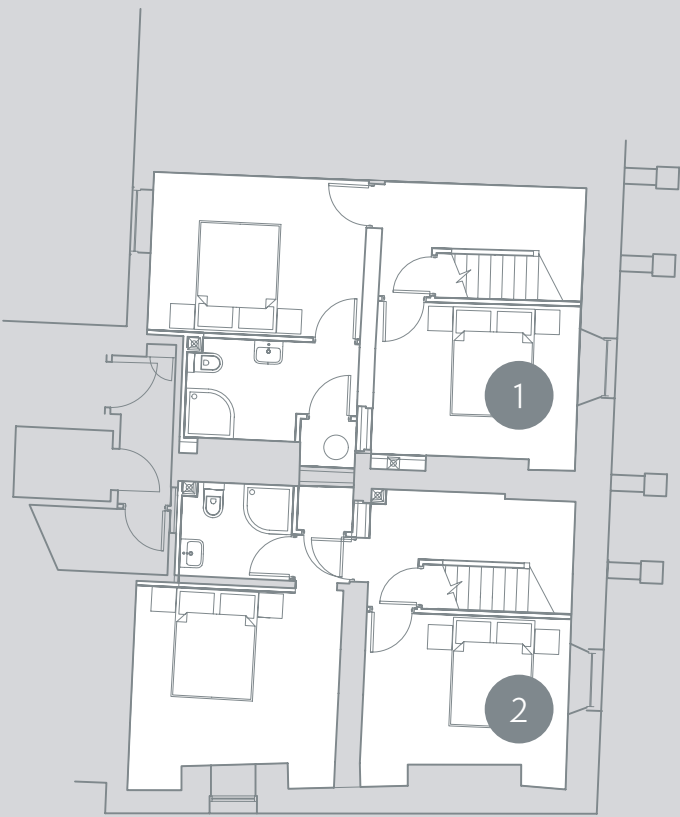
TWO DUPLEX, 2 BEDROOM APARTMENTS





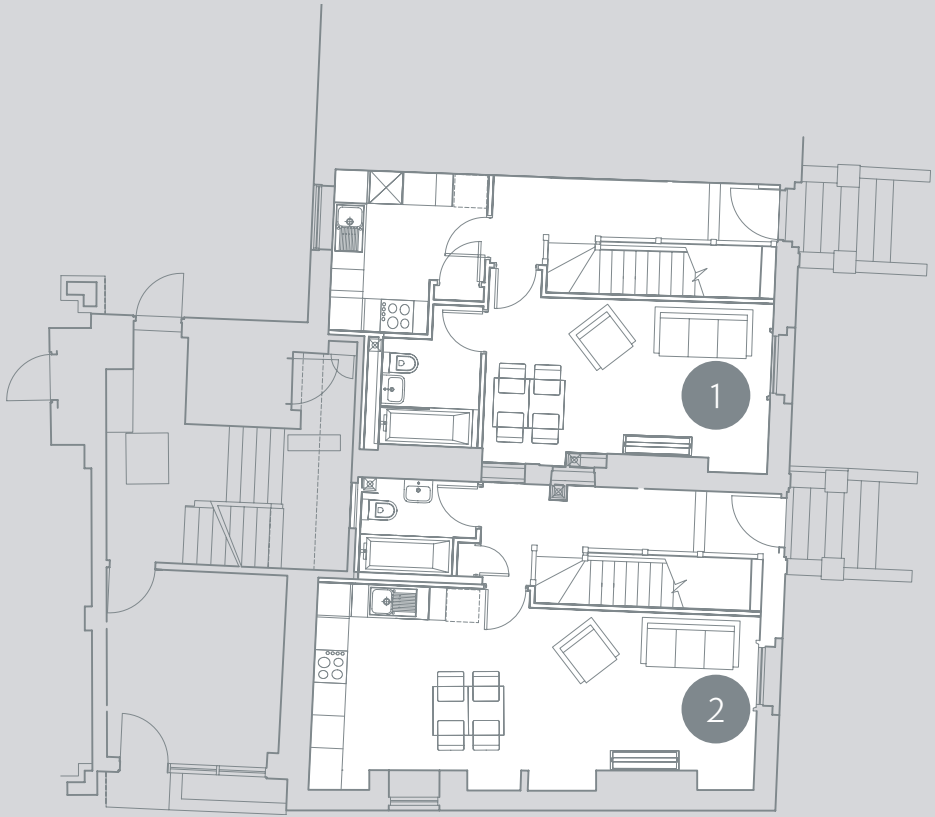
# LOWER GROUND & GROUND FLOOR

TWO DUPLEX, 2 BEDROOM APARTMENTS, EACH WITH DEDICATED PARKING



TOTAL FLOOR AREA: 78 M<sup>2</sup> / 839 SQ FT

APARTMENT 1		
Lounge	5.24m x 3.10m	17'2" x 10'2"
Kitchen	2.96m x 2.81m	9'7" x 9'2"
Bathroom	2.59m x 1.79m	8'5" x 5'9"
Bedroom 1	3.93m x 2.92m	12'9" x 9'5"
En-suite	3.15m x 1.83m	10'3" x 6'0"
Bedroom 2	3.74m x 3.01m	12'2" x 9'9"



TOTAL FLOOR AREA: 83 M<sup>2</sup> / 893 SQ FT

APARTMENT 2		
Kitchen/Lounge/Diner	8.16m x 3.7m	26'7" x 12'1"
Bathroom	2.11m x 1.74m	6'9" x 5'7"
Bedroom 1	3.8m x 3.71m	12'4" x 12'1"
En-suite	2.02m x 1.74m	6'6" x 5'7"
Bedroom 2	3.78m x 3.16m	12'4" x 10'3"



# FIRST FLOOR

TWO 1 BEDROOM APARTMENTS,  
ONE 2 BEDROOM APARTMENT WITH DEDICATED PARKING



TOTAL FLOOR AREA: 64 M<sup>2</sup> / 688 SQ FT

APARTMENT 3			
Kitchen	2.93m x 2.53m	9'6" x 8'3"	
Lounge/Diner	6.17m x 3.40m	20'2" x 11'1"	
Bedroom 1	3m x 2.83m	9'8" x 9'2"	
En-suite	1.72m x 1.65m	5'6" x 5'4"	
Bedroom 2	3.4m x 3.27m	11'1" x 10'7"	
Bathroom	2.54m x 2.38m	8'3" x 7'8"	

TOTAL FLOOR AREA: 37 M<sup>2</sup> / 398 SQ FT

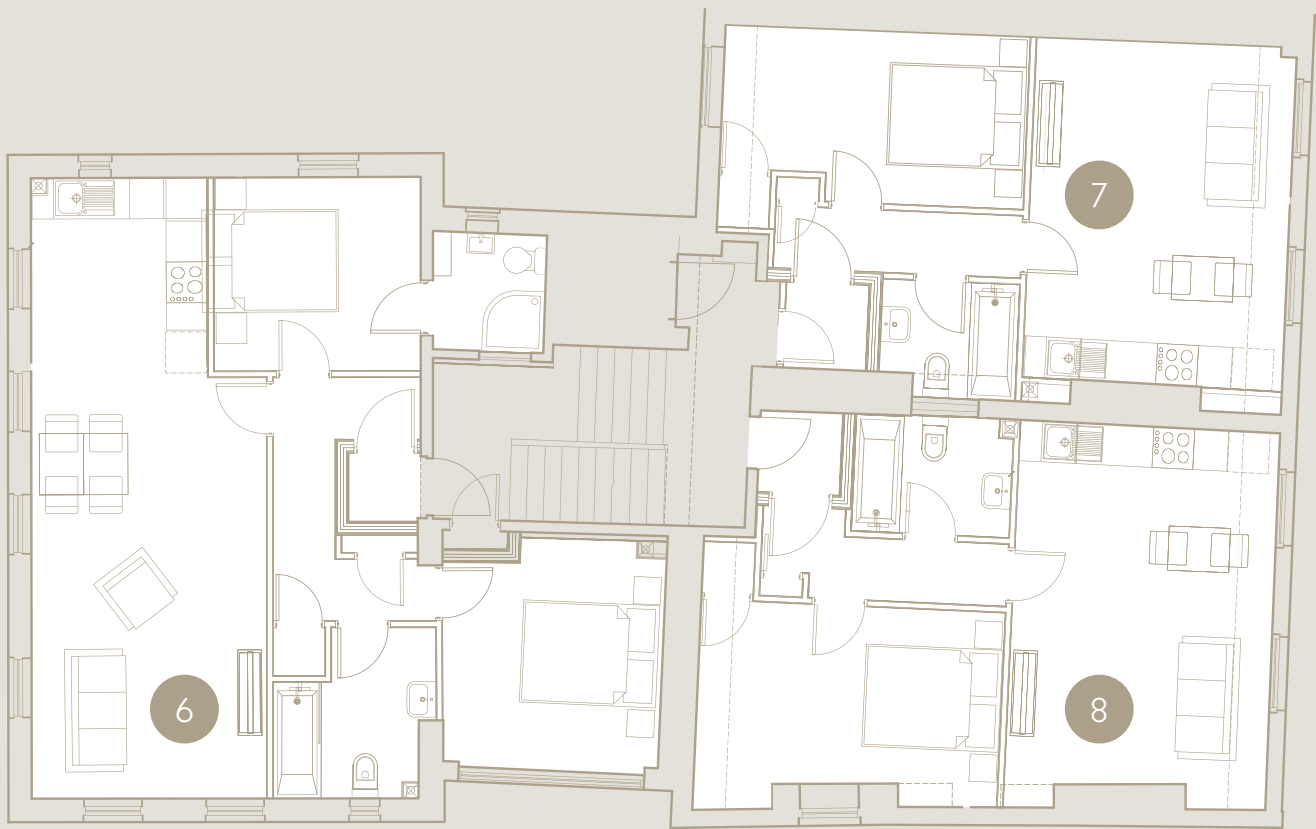
APARTMENT 4			
Lounge/Kitchen/Diner	5.02m x 3.66m	16'4" x 12'0"	
Bedroom	4.39m x 2.53m	14'4" x 8'3"	
Bathroom	2m x 1.7m	6'5" x 5'5"	

TOTAL FLOOR AREA: 41 M<sup>2</sup> / 441 SQ FT

APARTMENT 5			
Lounge/Kitchen/Diner	5.6m x 3.67m	18'3" x 12'0"	
Bedroom	4.40m x 2.97m	14'4" x 9'7"	
Bathroom	2.31m x 1.7m	7'6" x 5'5"	

# SECOND FLOOR

TWO 1 BEDROOM APARTMENTS,  
ONE 2 BEDROOM APARTMENT WITH DEDICATED PARKING



TOTAL FLOOR AREA: 64 M<sup>2</sup> / 688 SQ FT

APARTMENT 6			
Kitchen	2.94m x 2.58m	9'6" x 8'4"	
Lounge/Diner	6.17m x 3.44m	20'2" x 11'3"	
Bedroom 1	3.03m x 2.83m	9'9" x 9'3"	
En-suite	1.72m x 1.65m	5'6" x 5'4"	
Bedroom 2	3.4m x 3.28m	11'1" x 10'7"	
Bathroom	2.5m x 2.38m	8'2" x 7'8"	

TOTAL FLOOR AREA: 38 M<sup>2</sup> / 409 SQ FT

APARTMENT 7			
Lounge/Kitchen/Diner	5.01m x 3.8m	16'4" x 12'5"	
Bedroom	4.47m x 2.57m	14'6" x 8'2"	
Bathroom	2m x 1.7m	6'5" x 5'5"	

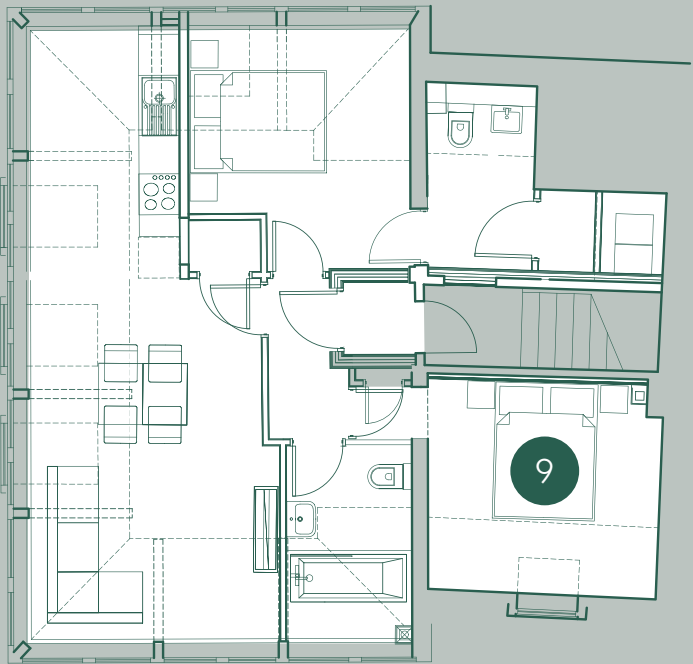
TOTAL FLOOR AREA: 43 M<sup>2</sup> / 462 SQ FT

APARTMENT 8			
Lounge/Kitchen/Diner	5.58m x 3.81m	18'3" x 12'5"	
Bedroom	4.45m x 3.02m	14'6" x 9'9"	
Bathroom	2.3m x 1.73m	7'5" x 5'6"	



# THIRD FLOOR

ONE 2 BEDROOM APARTMENT WITH DEDICATED PARKING



TOTAL FLOOR AREA: 59 M<sup>2</sup> / 635 SQ FT

APARTMENT 9		
Kitchen	3.48m x 2.01m	11'4" x 6'6"
Lounge/Diner	5.11m x 3.47m	16'7" x 11'4"
Bedroom 1	3.25m x 3.33m	10'6" x 10'9"
En-suite	2.46m x 1.57m	8'1" x 5'1"
Bedroom 2	3.43m x 3.10m	11'2" x 10'1"
Bathroom	2.65m x 1.83m	8'7" x 6'0"

# SPECIFICATION

## INTELLIGENCE, EXPERIENCE AND EXPERTISE IN DESIGN, BUILD AND FINISHING.

At Hazeley Developments we approach every project with a keen eye for detail in design, layout and finishing. Our hands-on approach means you always know your home has been designed and finished to deliver a modern, efficient and inspiring living experience.



### KITCHEN AND UTILITY

- Contemporary styled furniture comprising a range of base and wall units with stone work surfaces, upstands and an undermounted stainless steel sink.
- Branded appliances including oven, fridge freezer, dishwasher, induction hob, extractor and washer/dryer.
- Flooring: Camaro Limed Oak white.



### BATHROOM, EN-SUITE AND CLOAKROOM

- Contemporary white sanitary ware.
- Chrome brassware throughout.
- Full/half height ceramic tiling to walls.
- Chrome, electrically heated towel rails (Bathrooms & En-suites only).
- Flooring: two bed apartments ceramic tiling, one bed apartments: Camaro Oilshale.



### HEATING AND HOT WATER

- Electric heating and hot water system.
- Radiators with thermostatic valves.



### ELECTRICAL INSTALLATION

- Down lights and pendants throughout.
- TV and telephone points to Living Room/Dining Room and Master Bedroom.
- Virgin Media points to Living Room/Dining Room and Bedrooms.
- Shaver point to Bathroom and En-suite.
- Mains fed smoke alarm.
- Intruder alarm with PIR motion detectors (duplex units only).
- External lighting to the development & duplex units only.



### DECORATION AND FINISH

- All internal walls finished in matt emulsion.
- Profiled skirting and architraves finished in white eggshell.
- Brushed stainless steel ironmongery throughout.
- Fitted wardrobes to Master Bedroom (duplex apartments only).
- Carpet to bedroom(s).



### EXTERNALS (DUPLEX APARTMENTS ONLY)

- Paving to paths.
- Front garden is laid to lawn with low hedging to boundaries.



### GENERAL

- A 10 year Premier Guarantee Warranty is provided on all properties.
- Management Company to maintain and manage the common areas.
- Duplex and 2 bed apartments each to have one onsite, designated parking space.
- Further parking available.
- Video entry phone system and lift servicing apartments 3-9.









## A LITTLE BIT ABOUT US

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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 the 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.



# HAZELEY

DEVELOPMENTS

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All details correct at time of going to print.

**HAZELEY**  
DEVELOPMENTS