



BARTHOLOMEW'S MEAD

WINCHESTER

TWO GEORGIAN STYLE HOMES BUILT TO HAZELEY'S EXACTING STANDARDS

WELCOME TO BARTHOLOMEW'S MEAD, TWO VERY ELEGANT AND SPACIOUS FAMILY HOMES SITUATED IN THE HEART OF WINCHESTER.

A VIBRANT, HISTORICAL CITY IN THE COUNTRYSIDE

WINCHESTER HAS BEEN CHARMING PEOPLE FOR CENTURIES.

Once the capital of England, Winchester is a wonderful place to live and explore. Its historic architecture, quaint cobbled streets, and close proximity to London, just over an hour away, make Winchester a very popular location. As you walk through the city it's impossible not to be impressed by the history and architecture surrounding you. There are award-winning pubs and restaurants around every corner, and high street stores and independent boutiques in abundance. Yet within a short walk you can find yourself on some very pretty riverside paths. On the city's doorstep you will find the beautiful

South Downs National Park, a wonderful place to enjoy walking, mountain biking, riding and family days out. If you're a lover of the Arts, Winchester has a bustling Arts scene, with its own independent cinema and two theatres. The beautiful Guildhall in the city centre has a varied programme of events, from live music and comedy, to dance. You'll always find an art exhibition to enjoy at the Guildhall Gallery or City Museum. Every summer, families flock to the city for the Hat Fair, a street theatre festival and Winchester even has its own popular musical festival, Blissfields, which is growing every year.



A TASTE OF LIFE IN WINCHESTER

IN WINCHESTER, YOU'LL FIND THE THINGS YOU LOVE IN ABUNDANCE
– WHETHER IT'S A DESIRE FOR DESIGN OR A PENCHANT FOR PASTRIES.

If you're a keen shopper, you'll love the variety and diversity Winchester has to offer. There are hundreds of designer brands, high street favourites and independent boutiques to wander round, nestled between the galleries and antique shops.

The city is famous for its rich array of markets – whatever you're in the market for, you'll find it here. A monthly antiques market draws treasure-hunters from far and wide, while creative types flock to the regular art and design market. The city is fast becoming renowned as a foodie haven, and there are plenty of gastronomic delights to discover at Winchester Farmers' Market. It's one of the largest in Europe, and you'll find everything from a humble loaf of bread, to a rare slice of buffalo. Every Wednesday, 'A Taste of the South' food market offers local delicacies from the south of England. So it's easy and exciting to find amazing things to serve when friends come over for dinner.

If you'd prefer to dine out, there are plenty of options to choose from: from historic dining rooms like The Chesil Rectory, serving gourmet British fare, to international cuisines such as sushi, Thai, Indian and Spanish, and Michelin-starred restaurant The Black Rat. Even world renowned chefs can be found here, with Hugh Fearnley-Whittingstall's River Cottage Canteen, Raymond Blanc's Brasserie Blanc and Rick Stein's eponymous restaurant all in residence.

Once you've sampled the local delicacies, there are plenty of quirky pubs, wine bars, olde Inns and riverside beer gardens to keep you entertained well into the night.

THERE ARE HUNDREDS OF
DESIGNER BRANDS, HIGH
STREET FAVOURITES AND
INDEPENDENT BOUTIQUES.



GREAT CONNECTIONS, AT HOME AND AWAY

WINCHESTER HAS EVERYTHING YOUR FAMILY NEEDS AT HOME, AS WELL AS EXCELLENT CONNECTIONS WHEN YOU NEED TO BE AWAY. THE M3 IS ON THE DOORSTEP, LINKING YOU DIRECTLY WITH LONDON AND SOUTHAMPTON. THERE'S A MAINLINE TRAIN TO WATERLOO OR IT'S JUST 7 MINUTES TO SOUTHAMPTON AIRPORT, HEATHROW CAN BE REACHED IN 50 MINS BY CAR.

Winchester has an excellent selection of schools within easy reach. Bartholomew's Mead sits in the catchment area for a number of primary schools, the closest being the 'Outstanding' St Bede Church of England Primary (0.4 miles), and The Westgate School (0.9 miles). At secondary level, Henry Beaufort School is 1 mile away, while Kings' School is 1.8 miles, and was rated 'Outstanding' by Ofsted in June 2014. In the independent sector, the prestigious Winchester College is just 1 mile away, with St Swithun's also nearby (1.2 miles). For further education, the 'Outstanding' Peter Symonds Sixth Form College is 0.4 miles away from Bartholomew's Mead.

While you'll have everything you need on your doorstep, you're perfectly located for going further afield. The M3 is a short drive from Bartholomew's Mead, connecting you to London in the north, and to the south coast and beyond. The A33 and A34, both major routes, are also within easy reach. For train travel, Bartholomew's Mead is 0.4 miles from Winchester station. By train, London Waterloo is just over an hour away, Southampton Airport Parkway just 7 minutes and Bournemouth 47 minutes. While your nearest major airport, Heathrow, can be reached in under an hour by car.

JOURNEYS BY CAR

- 16 MILES | SOUTHAMPTON
- 18 MILES | BASINGSTOKE
- 45 MILES | BOURNEMOUTH
- 50 MILES | HEATHROW

JOURNEYS BY TRAIN

- 7 MINS | SOUTHAMPTON AIRPORT PARKWAY
- 47 MINS | BOURNEMOUTH
- 61 MINS | LONDON WATERLOO



A WONDERFUL FAMILY HOME

ALL THE BENEFITS OF MODERN LIVING ENCAPSULATED
IN A BEAUTIFUL, TRADITIONALLY DESIGNED HOME.

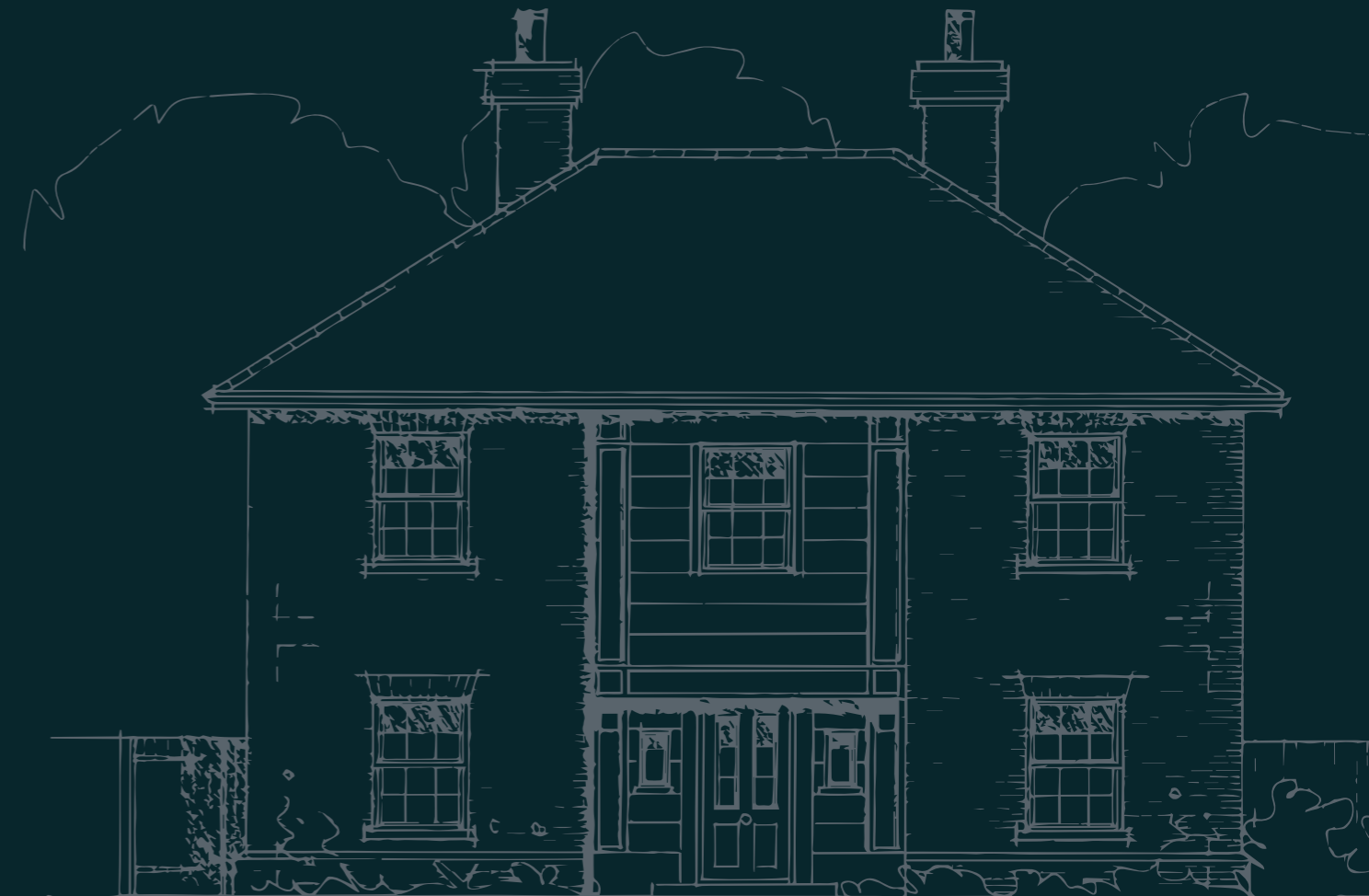
Sited just off the Worthy Road, and occupying an elevated position, a sweeping entrance leads you to a pair of elegant family homes. Traditional in character and built with red brick, this classic design is contrasted with render and stone work with timber sash windows providing a finishing touch. These attractive family homes are located in the heart of Winchester, a short walk from the High Street and mainline train station to London.

DESIGNED AND FINISHED TO THE HIGH STANDARDS YOU CAN EXPECT OF HAZELEY DEVELOPMENTS.

On entering the homes, the high ceilings accentuate the spacious hallway. Finished in large format tiling, this leads to the superior open plan kitchen/dining/living area at the back of the home.

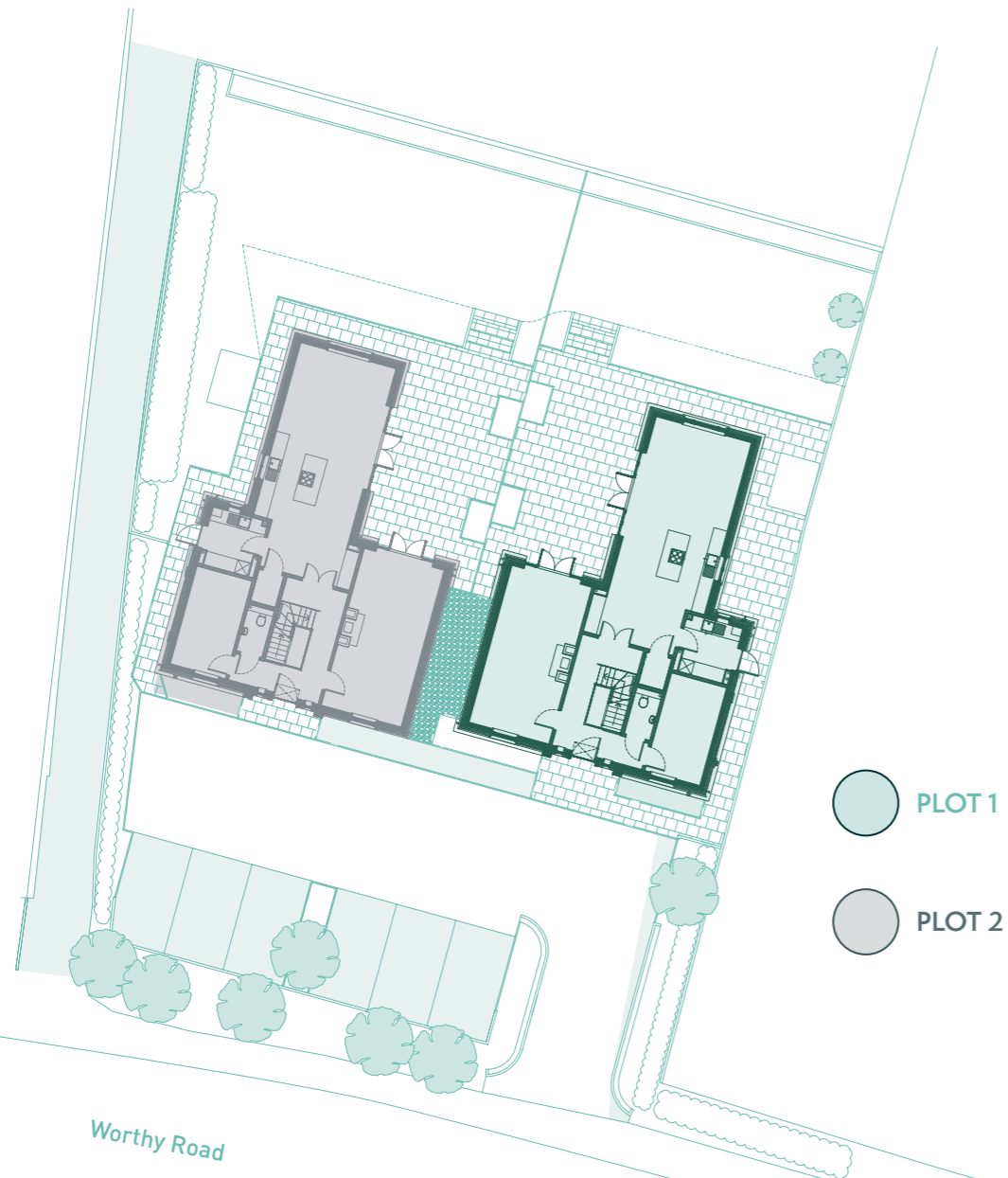
The kitchen reflects our attention to detail with an array of Neff appliances, spacious larder and separate utility room. Through the kitchen's double doors is the private, westerly facing garden.

The ground floor also features a separate study and sitting room with a log burner. The feature staircase leads to the first floor, where you'll find a sumptuous master suite including a dressing area and en-suite facilities. There are three further double bedrooms, one with an en-suite, the others being served by a generous family bathroom.



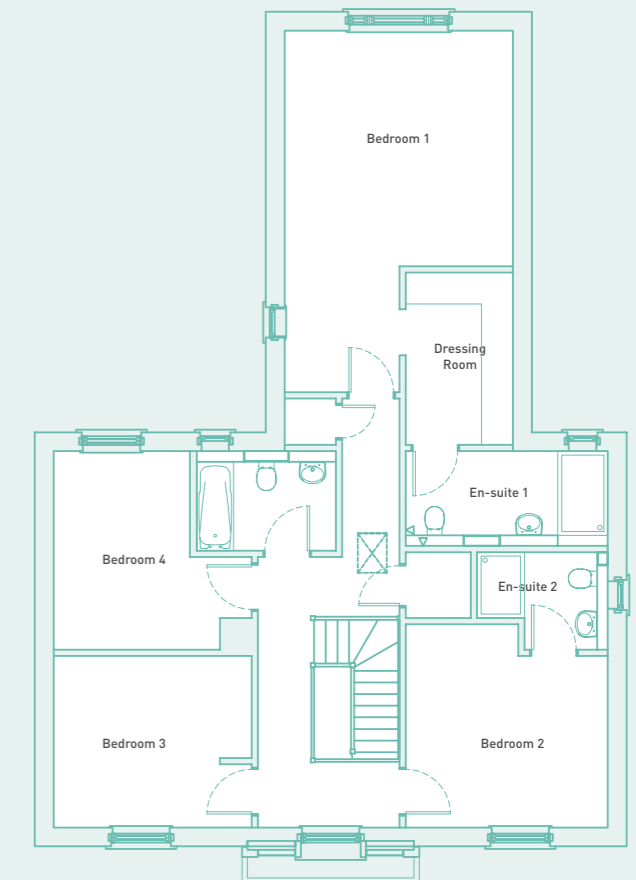
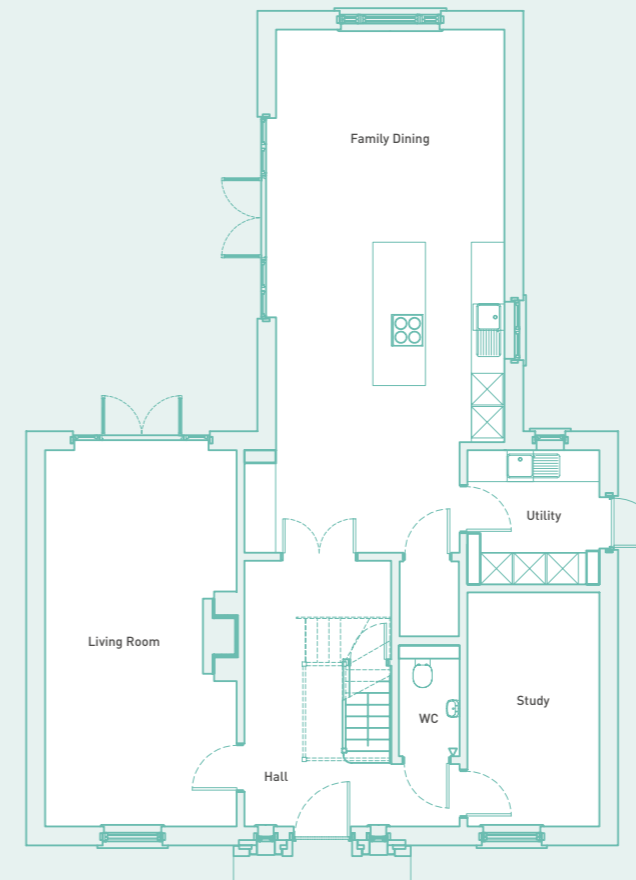
ALL THINGS CONSIDERED

EVERYTHING HAS BEEN CAREFULLY CONSIDERED TO CREATE LIGHT AND AIRY HOMES OF A HIGH SPECIFICATION.



PLOT 1

TOTAL FLOOR AREA: 219 M² / 2365 SQ FT



GROUND FLOOR

Living Room	7.14m x 3.63m	23'5" x 11'11"
Kitchen/Dining	7.83m x 4.33m	25'8" x 14'2"
Utility	2.55m x 2.50m	8'4" x 8'2"
Study	4.44m x 2.50m	14'7" x 8'2"
Larder	1.42m x 1.12m	4'8" x 3'8"
WC	2.10m x 1.15m	7'10" x 3'9"

FIRST FLOOR

Bedroom 1	6.86m x 4.33m	22'6" x 14'2"
Bedroom 2	3.86m x 3.83m	12'8" x 12'7"
Bedroom 3	3.26m x 3.76m	10'8" x 12'4"
Bedroom 4**	3.77m x 3.76m	12'4" x 12'4"
Bathroom	1.89m x 2.64m	6'2" x 8'8"
En-suite 1	1.80m x 3.83m	5'10" x 12'7"
En-suite 2	1.85m x 2.48m	6' x 8'1"
Dressing Room	3.27m x 2.03m	10'8" x 6'8"

*Note: Plot 2 is a handed version of Plot 1.

** At widest point.

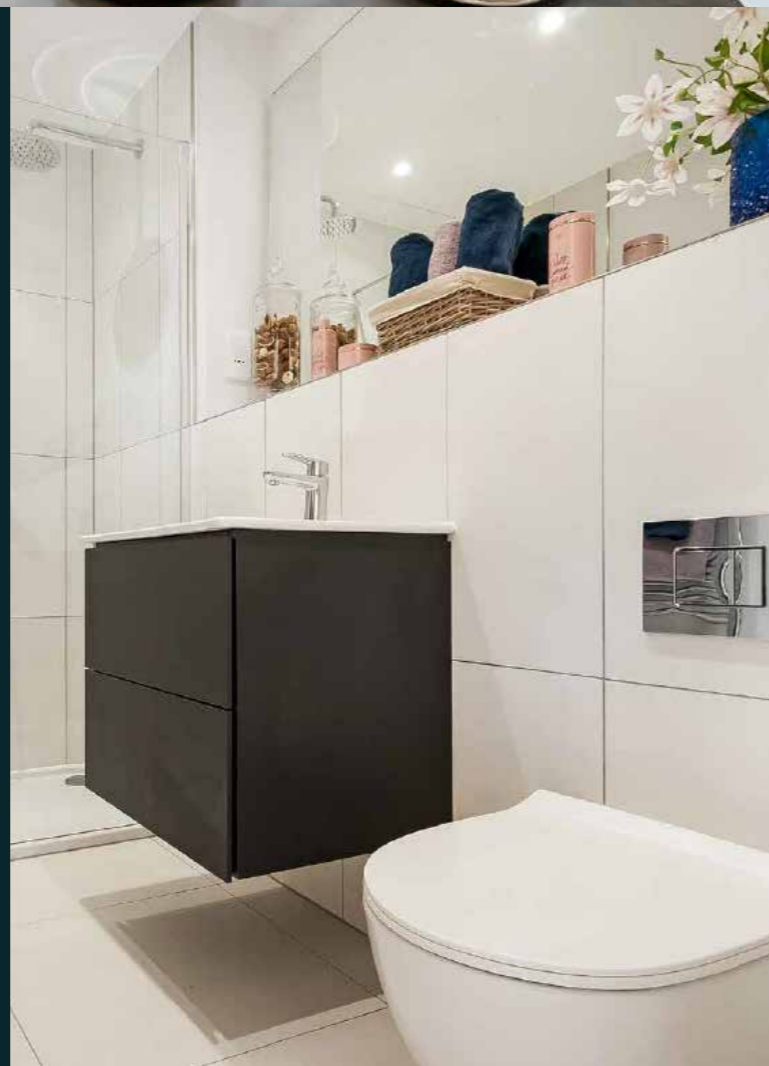


SPECIFICATION

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

- Bespoke furniture comprising a range of base and wall units with stone work surfaces, upstands and an undermounted stainless steel sink.
- Branded appliances including oven, combi oven/microwave, larder fridge, tall freezer, dishwasher, induction hob and Iberna wine cooler.
- Walk in Larder and separate Utility Room.
- Large format tiling to floors.



BATHROOM, EN-SUITE AND CLOAKROOM

- Contemporary white sanitary ware.
- Chrome brassware throughout.
- Bespoke vanity units.
- Heated towel rails.
- Large format tiling to floors and walls.



ELECTRICAL INSTALLATION

- Down lights and pendants throughout.
- LeGrand Synergy sockets and switches.
- TV points to all Bedrooms.
- Media points (TV, telephone, data and Sky+) to Living Room, Family Room and Master Bedroom.
- Shaver point to Bathroom and En-suite.
- Mains fed smoke alarms and CO detector.
- Mains fed heat detector to Kitchen.
- Approved intruder alarm with PIR motion detectors.
- External lighting to each home and the development.



GENERAL

- A 10 year NHBC Buildmark Warranty is provided on both properties.
- Optional Sky+ package for TV, telephone and broadband.



HEATING AND HOT WATER

- Gas fired central heating and hot water system provided by Vaillant boiler and cylinder.
- Underfloor heating throughout the ground floor of each home.
- Radiators and heated towel rails throughout the first floor of each home.
- Thermostatic valves provided to radiators.
- Freestanding wood burning stove to Living Room.



DECORATION AND FINISH

- All internals walls finished in matt emulsion.
- Profiled skirting and architraves finished in white eggshell.
- Satin chrome ironmongery throughout.
- Fitted wardrobe/dressing area to Master Bedroom and Bedroom 2.
- Carpet to Living Room, Study and Bedrooms. Stairs to have runner.
- Large format tiling to ground floor Hall.
- Bereco front door and Bereco contemporary timber sash windows.

EXTERNALS



- Paving to all terraces and paths.
- Rear gardens are laid to lawn with close board fencing/hedging/brick wall to boundaries.
- Each home to be provided with two external power sockets.
- An external tap is provided for each home.
- Photovoltaic panels to be installed on the roof of each home.
- Shared access way to be laid with tarmacadam with parking areas Bodpaved and dressed with stone.

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 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.

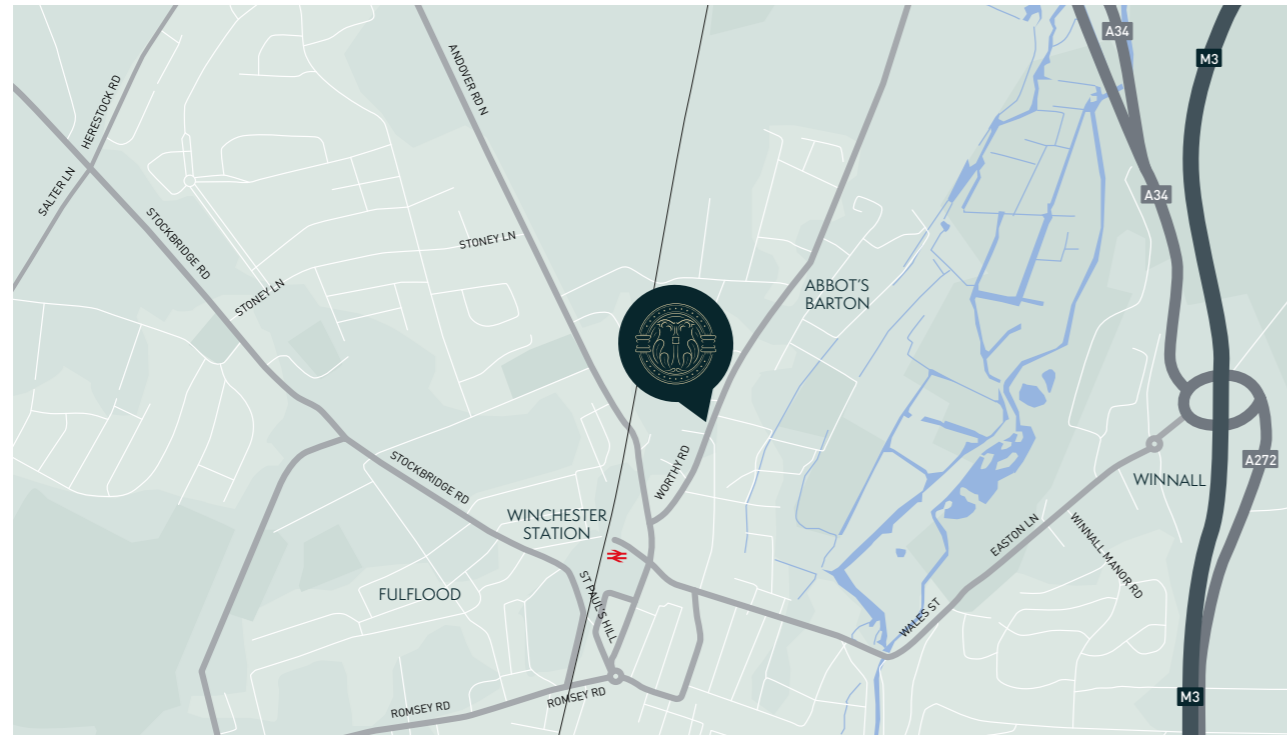
The care and attention to detail we put into each home doesn't end once the keys are in your hand, either. We take great pride in continuing the same level of dedication as part of our after sales commitment to all our new homeowners.

SANDECOTE
Winchester



HOW TO FIND BARTHOLOMEW'S MEAD

WE LOOK FORWARD TO WELCOMING YOU.
YOU'LL FIND US AT WORTHY ROAD, WINCHESTER, SO23 7AD.



HAZELEY DEVELOPMENTS

Hazeley Enterprise Park, Hazeley Road,
Twyford, Winchester, Hampshire SO21 1QA
Tel: 01962 764 515

www.hazeleydevelopments.co.uk



Jewry Chambers, 44 Jewry Street
Winchester, Hampshire SO23 8RW
Tel: 01962 834 045

www.savills.co.uk

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
DEVELOPMENTS