



ANDOVER ROAD

WINCHESTER

A CITY HOME IN THE HEART OF HAMPSHIRE

A MERE 15 MINUTE WALK FROM THE HEART OF WINCHESTER CITY CENTRE, 63 ANDOVER ROAD IS A SMALL, CLEVERLY DESIGNED SCHEME OF APARTMENTS AND HOUSES.

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.

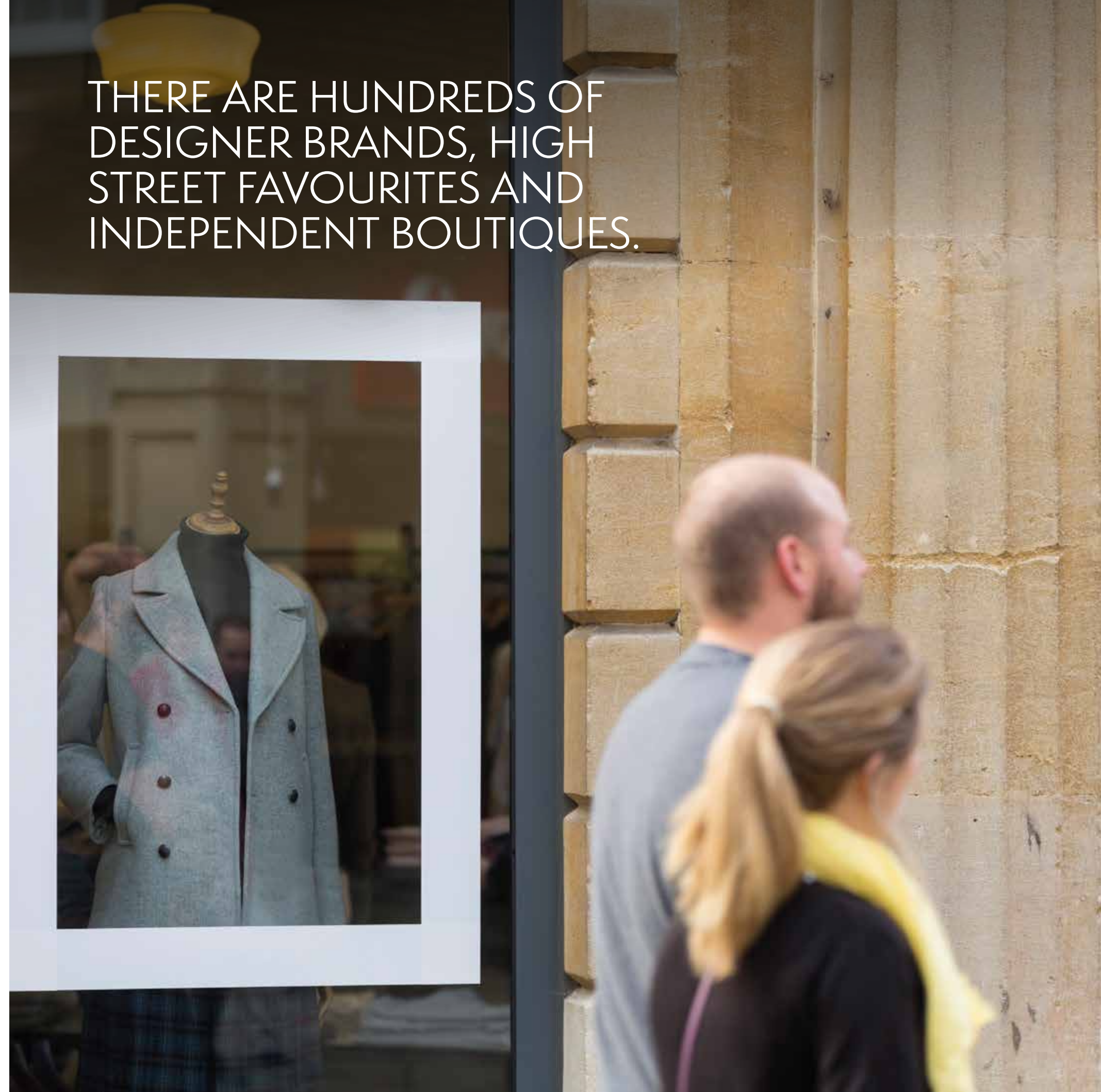
If you're a keen shopper, you'll love the variety and diversity Winchester has to offer. There are hundreds of designer brands, high street favourites and independent boutiques to wander round, nestled between the galleries and antique shops.

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 55 MINUTES BY CAR.

Winchester has an excellent selection of schools within easy reach. Andover Road sits in the catchment area for five primary schools, the closest being Weeke Primary (0.5 miles) with Harestock Primary and Westgate School (0.6 miles) also in easy reach. At secondary level, Henry Beaufort School is 0.5 miles away, The Westgate School 0.6 miles, while Kings' School is 1.5 miles, and was rated 'Outstanding' by Ofsted in June 2014. In the independent sector, the prestigious Winchester College is just 1.3 miles away, with St Swithun's also nearby. For further education, the 'Outstanding' Peter Symonds Sixth Form College is 0.3 miles away from Andover Road.

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 Andover Road, connecting you to London, and to the south coast and beyond. The A33 and A34, both major routes, are also within easy reach. For train travel, Andover Road is just 0.6 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

14 MILES	SOUTHAMPTON
18 MILES	BASINGSTOKE
42 MILES	BOURNEMOUTH
53 MILES	HEATHROW

JOURNEYS BY TRAIN

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



ALL THINGS CONSIDERED

THIS SCHEME HAS TWO PAIRS OF SPACIOUS SEMI-DETACHED HOUSES AT THE REAR AND SIX SMART APARTMENTS AT THE FRONT, SET BACK FROM THE ROAD BEHIND LANDSCAPING.

The apartments are cleverly designed to harmonise with the look of the houses and all buildings are contained within two storeys, which gives a pleasing low density atmosphere. The whole scheme is further enhanced by careful positioning of the construction and the well designed landscaping, which will mature quickly and provide privacy.

The specification will appeal to those seeking a contemporary design with great attention to detail both in style and craftsmanship, together with plenty of natural light from the large windows, which have become one of Hazeley's signature characteristics.

The houses are simply laid out with the accent on large open plan kitchens with space for dining and relaxing and with wide glazed doors to the rear garden. A separate sitting room provides a comfortable haven and there is also a cloakroom. Three double bedrooms and two bathrooms are arranged over the first floor.

The apartments all have an open plan kitchen and living space and two double bedrooms.

A private driveway curves its way past the apartments to a parking square, which includes visitors' spaces. There is also cycle storage for the increasing number of people who value this as a mode of transport as well as for leisure.

The landscaping plays an important role in the overall scheme and the houses all benefit from a west facing garden at the rear with the ground floor apartments also having their own private garden.



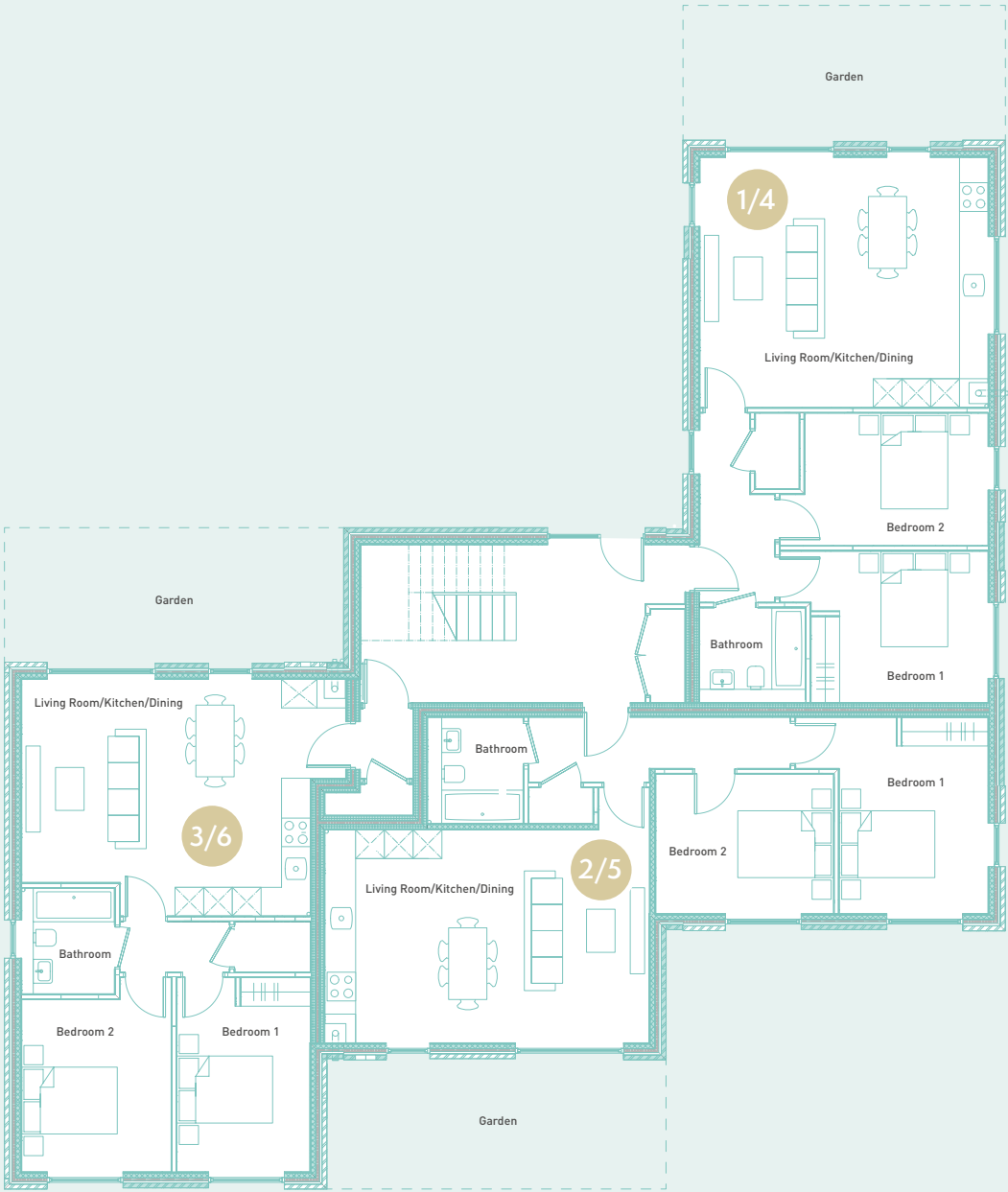
1-3 GROUND FLOOR APARTMENTS PLOTS 1-3

4-6 FIRST FLOOR APARTMENTS PLOTS 4-6

HOUSES PLOTS 7-10

APARTMENTS - PLOTS 1,2 & 3

FLOOR AREA: **PLOTS 1 & 4** 69 M² / 742 SQ FT, **PLOTS 2 & 5** 71 M² / 764 SQ FT, **PLOTS 3 & 6** 68 M² / 731 SQ FT



PLOTS 1 & 4		
Living Room/Kitchen/Dining	6.07m x 5.26m	19'10" x 17'3"
Bedroom 1	3.74m x 3.19m	12'3" x 10'5"
Bedroom 2	3.87m x 2.79m	12'7" x 9'1"
Bathroom	2.22m x 2.01m	7'2" x 6'6"

PLOTS 2 & 5		
Living Room/Kitchen/Dining	6.81m x 4.49m	22'3" x 14'7"
Bedroom 1	3.15m x 4.14m	10'3" x 13'6"
Bedroom 2	3.74m x 2.95m	12'3" x 9'7"
Bathroom	2.02m x 2.25m	6'6" x 7'4"

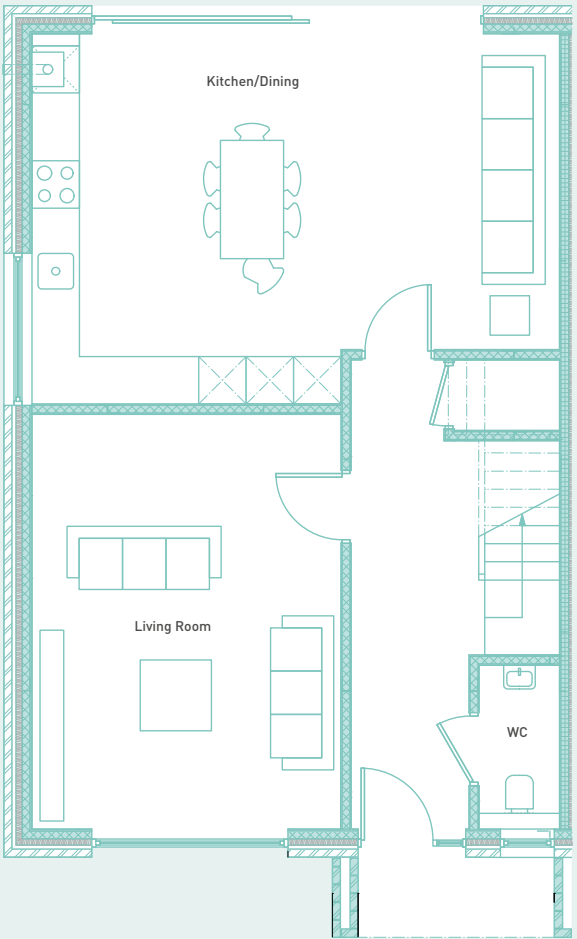
PLOT 3 & 6		
Living Room/Kitchen/Dining	6.07m x 4.98m	19'10" x 16'3"
Bedroom 1	2.81m x 4.10m	9'2" x 13'4"
Bedroom 2	3.16m x 3.64m	10'4" x 11'9"
Bathroom	1.98m x 2.24m	6'5" x 7'3"

Garden: Apartments 1,2 & 3 only.



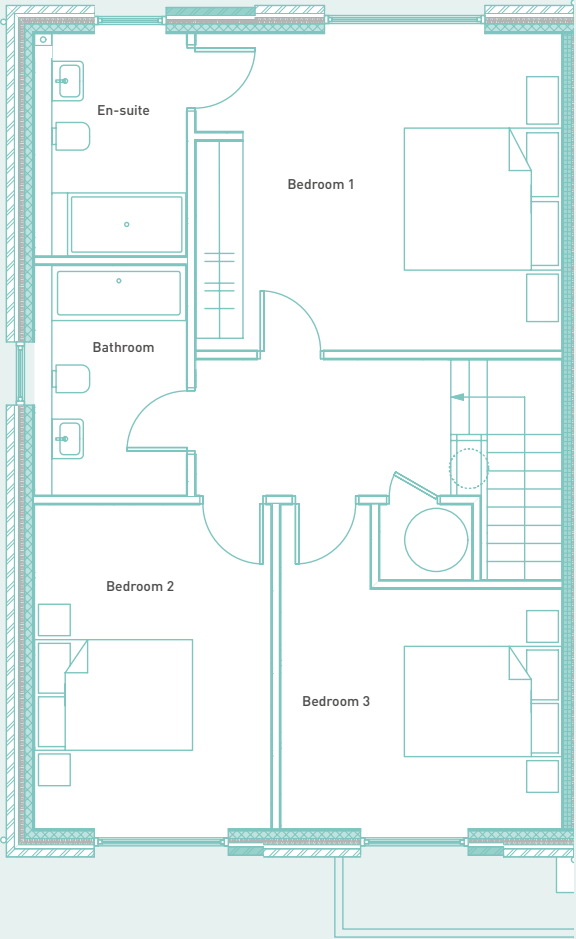
HOUSES - PLOTS 7 & 9

PLOTS 7,8,9 & 10 FLOOR AREA: 136 M² / 1463 SQ FT



GROUND FLOOR

Living Room	3.95m x 5.29m	12'9" x 17'3"
Kitchen/Dining	6.72m x 4.73m	22'0" x 15'5"
WC	1.03m x 2.11m	3'4" x 6'9"



FIRST FLOOR

Bedroom 1	4.67m x 4.05m	15'3" x 13'3"
Bedroom 2	3.04m x 4.14m	9'9" x 13'6"
Bedroom 3	3.59m x 3.07m	11'8" x 10'0"
En-suite	1.96m x 2.85m	6'4" x 9'3"
Bathroom	1.96m x 2.94m	6'4" x 9'6"

***Note:** Plots 8 and 10 are handed versions of Plots 7 and 9.





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

- 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, microwave, fridge freezer, dishwasher, hob, extractor hood and washer/dryer.
- Large format tiling to floors.



BATHROOM, EN-SUITE AND CLOAKROOM

- Contemporary white sanitary ware.
- 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.
- Radiators with thermostatic valves.



ELECTRICAL INSTALLATION

- Down lights and pendants throughout.
- Houses: TV points to Living Room, Kitchen/Dining, and all Bedrooms. Apartments: TV points to Living Area and all Bedrooms.
- Houses: Virgin points to Living Room, Kitchen/Dining and Master Bedroom. Apartments: Virgin points to Living Area and Master Bedroom.
- Shaver point to Bathroom and En-suite.
- Mains fed smoke alarms.
- Mains fed heat detector to kitchen.
- Houses: approved intruder alarm with PIR motion detectors.
- Houses: external power socket.
- External lighting.
- Photovoltaic panels installed on the roof.



DECORATION AND FINISH

- All internal walls finished in matt emulsion.
- Profiled skirting and architraves finished in white eggshell.
- Oak veneer internal doors.
- Satin chrome ironmongery throughout.
- Fitted wardrobes to Master Bedroom.
- Carpet to bedrooms and living areas, hall, landing and stairs (where applicable).



EXTERNALS

- Anthracite dark grey uPVC windows.
- Paving to all terraces and paths.
- Houses: front and rear (west facing) gardens are laid to lawn with close board fencing to boundaries.
- Private driveway parking.
- An external tap is provided for each house.
- Entrance road and parking areas: block paviments.



GENERAL

- A 10 year NHBC Buildmark Warranty is provided on all properties.
- Residents Management Company to maintain the main access road and landscaping. A managing agent will manage the apartment building.

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.

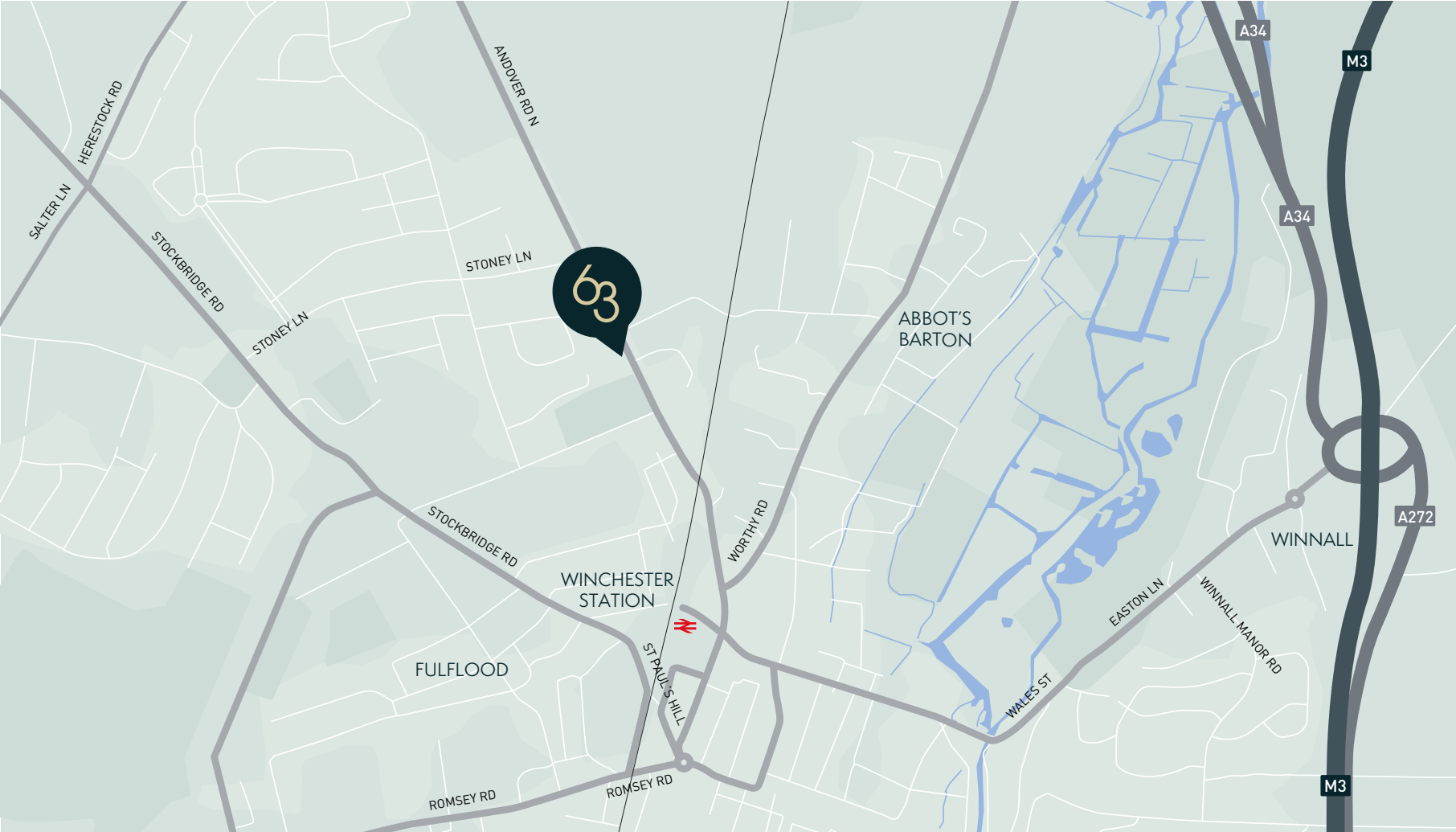
The care and attention to detail we put into each home doesn't end once the keys are in your hand, either. We take great pride in continuing the same level of dedication as part of our after sales commitment to all our new homeowners.



ORCHARD PLACE
Stoney Lane, Winchester

HOW TO FIND 63 ANDOVER ROAD

WE LOOK FORWARD TO WELCOMING YOU.
YOU'LL FIND US AT 63 ANDOVER ROAD, WINCHESTER SO22 6AU.



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HOME BUILDERS

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NHBC

Registered builder

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DEVELOPMENTS