



ORCHARD PLACE

WINCHESTER

# CONTEMPORARY CITYSIDE HOMES AT **ORCHARD PLACE**

WELCOME TO ORCHARD PLACE, AN EXCLUSIVE DEVELOPMENT  
OF SUPERIOR FAMILY HOMES ON THE EDGE OF BEAUTIFUL  
WINCHESTER, RECENTLY VOTED THE BEST CITY TO LIVE IN BRITAIN.

*Take a stroll through the  
cathedral, and breathe it all in*

## THE BEST CITY IN THE COUNTRY TO CALL HOME

THE CITY OF WINCHESTER'S BEAUTY IS UNIQUE.  
IT HAS INSPIRED PEOPLE THROUGHOUT  
HISTORY, AND CONTINUES TO DO SO.

Jane Austen made her home nearby, and poet John Keats penned his ode "To Autumn" after a walk near the city one autumnal evening. Today, it's as popular, and as awe-inspiring, as it has always been. It was recently awarded the accolade of "Best city to live in the UK" by the Sunday Times. Its historic cathedral was described as "practically perfect", and the city was praised for its outdoor spaces, community spirit and quality of living. Inspired by this perfect blend, we have created Orchard Place.

Orchard Place is an exclusive new development of only eight homes in the handsome, residential area of Weekes, just 1.5 miles north-west of

the city centre. Brand new homes of this quality are extremely rare in this location, therefore much sought-after. These spacious family homes are discreetly located and have been designed by leading architects to offer the very highest standards of modern living, with all the enticing features you'd expect from a Hazeley-built home, such as wood-burning stoves and photovoltaic panels to sleek kitchens and bathrooms. The development comes with excellent sustainability credentials too, helping it blend seamlessly into this quiet, friendly community.

# DESIGNED TO BE A HOME YOU WILL LOVE TO LIVE IN

FROM THE MOMENT YOU ARRIVE AT ORCHARD PLACE, YOU WILL APPRECIATE THAT YOU ARE EXPERIENCING THE VERY BEST IN NEW HOMES' DESIGN.

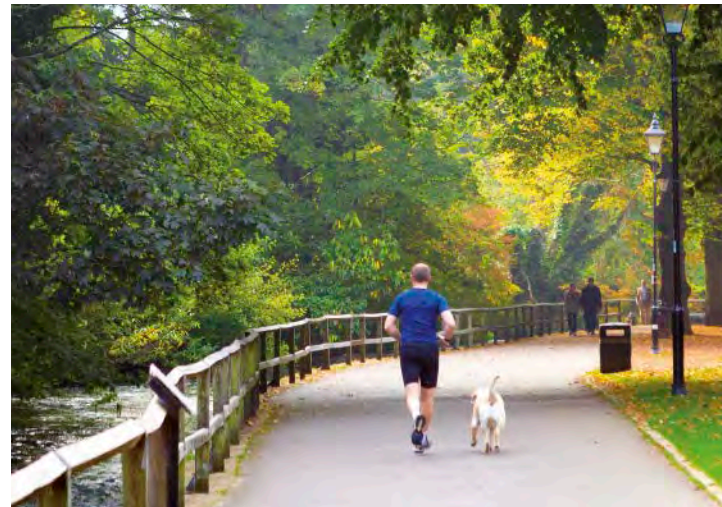
These two, three and four bedroom detached and semi-detached homes have been created by leading architects to a high specification.

The impressive exteriors are built using natural materials and feature clean detailing and a strong complementary colour palette to give the development a fresh, crisp appeal. The designs offer a modern evolution of the surrounding traditional homes.

Vigorous shrubs and neat clipped hedges complement the homes creating an attractive and private community that you'll be proud to call home.



*Relax and enjoy a new home, designed  
and built to the highest standards*



## PREPARE TO BE WON OVER

WINCHESTER'S CHARMS HAVE BEEN  
SEDUCING BRITONS FOR CENTURIES.

And today, England's beautiful ancient capital has more to offer than ever. Its historic architecture, its quaint, winding cobbled streets, and its close proximity to London just over an hour away, make it a place that you'll want to come home to.

As you meander through the city soaking in its history, you'll see the best of modern living laid out before you. There are award-winning pubs and restaurants around every historic corner, and high street stores and independent boutiques in abundance. Breath-taking architecture gives way to pretty riverside strolls, and just outside the cobbled streets of the city centre you'll find the South Downs

National Park and the idyllic, rolling countryside of beautiful Hampshire.

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 peruse at the Guildhall Gallery or City Museum. Every summer, families flock to the city for the Hat Fair, a street theatre festival. The city even has its own popular musical festival, Blissfields, which is growing every year.



*Everything Mum, Dad, the kids  
(and the dog) could ever need*



## A TASTE OF WINCHESTER LIVING

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

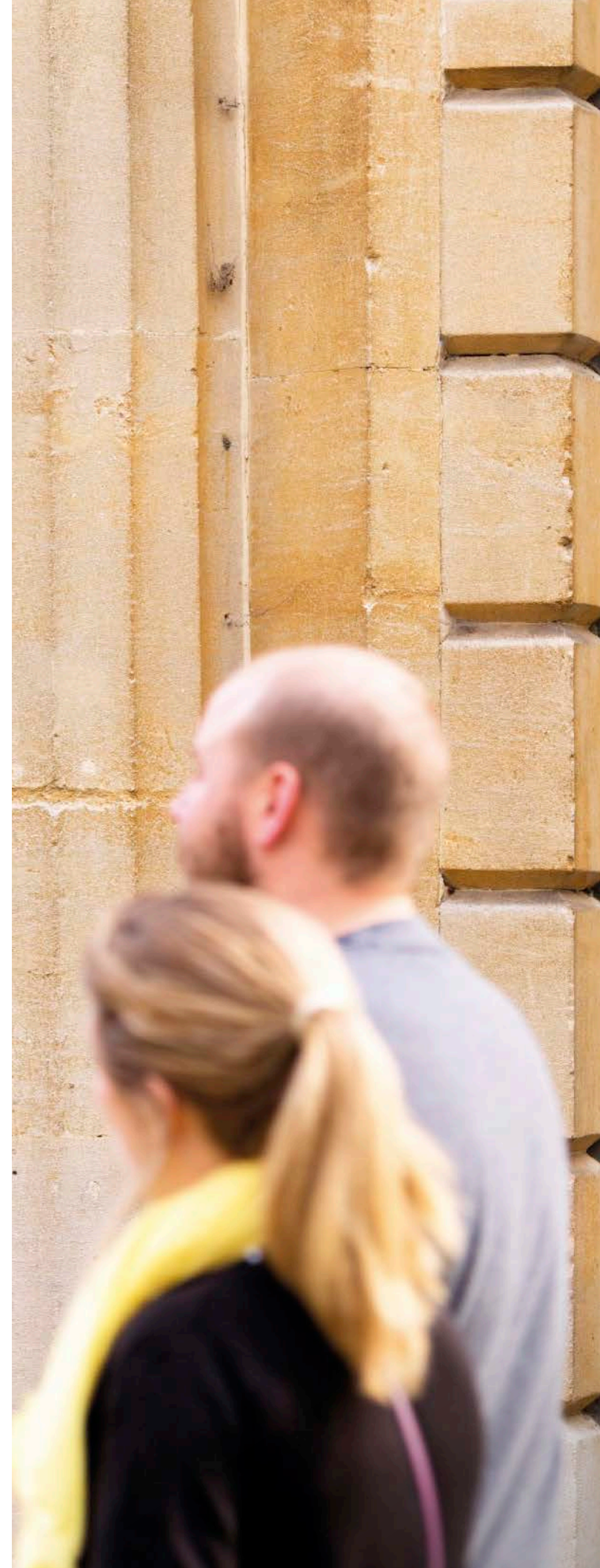
If you're a keen shopper, you'll find the experience as varied and unique as Winchester itself. There are hundreds of designer brands, high street favourites and independent boutiques to wander round, nestled between the galleries and antique shops.

The city is also famed for its rich array of markets – and whatever you're in the market for, you'll find it here. A monthly antiques market draws treasure-hunters from around the region, 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 buffalo. Every Wednesday, 'A Taste of the South' food market offers

local delicacies from the south of England. So it's never been easier to have friends 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.



# JIGSAW



The New Collectables  
*The Coat*

*The place for shoe lovers, art hunters, and gastronomic gurus*

# FOR FAMILIES WHO ARE GOING PLACES

WHILE WINCHESTER HAS EVERYTHING YOU NEED WITHIN EASY REACH, YOU'RE PERFECTLY LOCATED FOR GOING FURTHER AFIELD. THE M3 IS ONLY 2.5 MILES AWAY, TAKING YOU TO LONDON IN THE NORTH AND SOUTHAMPTON IN THE SOUTH. THE A33 AND A34, BOTH MAJOR ROUTES, ARE ALSO NEARBY.

For growing families, there are plenty of options for schooling within walking distance. Orchard Place sits in the catchment area for five primary schools, the closest being Weeke Primary (0.2 miles) and Harestock Primary (0.7 miles).

At secondary level, Henry Beaufort School is 0.4 miles away, 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 1.4 miles away, with St Swithun's also nearby. For further education, the 'Outstanding' Peter Symonds Sixth Form College is 0.6 miles away from Orchard Place.

While you'll have everything you need on the doorstep, you're perfectly located for going further afield. The M3 is a short drive from Orchard Place, 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, Orchard Place is just over a mile from Winchester station. By train, London Waterloo is under an hour away, Southampton Airport Parkway just 15 minutes, and Bournemouth is around 45 minutes away. Southampton and Bournemouth airports are both well situated for international travel.

## JOURNEYS BY CAR

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

## JOURNEYS BY TRAIN

15 MINS	SOUTHAMPTON AIRPORT PARKWAY
49 MINS	BOURNEMOUTH
58 MINS	LONDON WATERLOO





ORCHARD PLACE

WINCHESTER

# ALL THINGS CONSIDERED

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

We've gone to great lengths to ensure Orchard Place meets Hazeley's exacting standards. Refined and simple detailing combined with the highest quality bricks and tiles give the development style and substance.

The homes are carefully spaced to make the most of their position within the plot, and give each one its own individual sense of place.

As well as the house and gardens, we've given as much consideration to where you park your car. All parking spaces are concealed between the houses, so the car has minimal impact on the design aesthetic of the development. Even so, there is plenty of parking available, with space to turn the car round and drive straight out.





# PLOT 1

A TWO BEDROOM HOME

TOTAL FLOOR AREA: 127 M<sup>2</sup> / 1,366 SQ FT



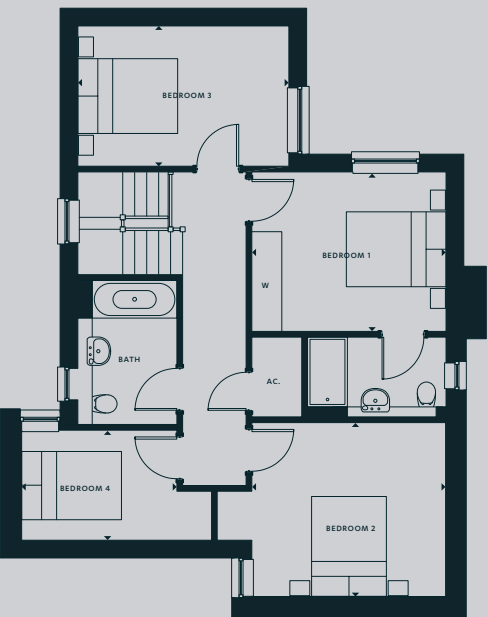
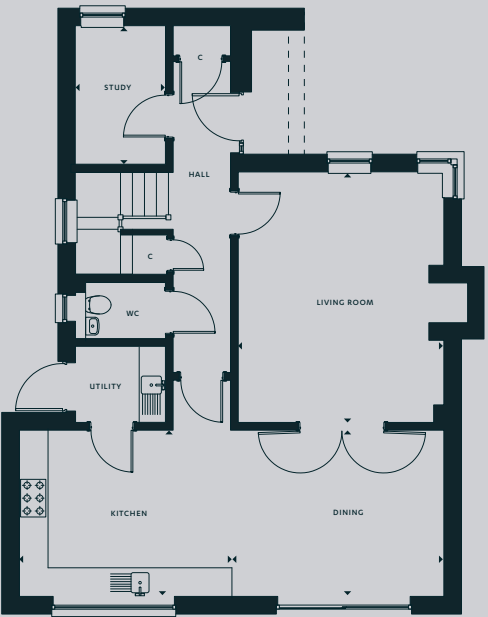
GROUND FLOOR			FIRST FLOOR		
Kitchen/Living/Dining Room	7.75m x 4.68m	25'5" x 15'4"	Bedroom 1	4.17m x 3.69m	13'8" x 12'1"
Study	3.49m x 3.22m	11'5" x 10'6"	Bedroom 2	4.36m x 3.59m	14'3" x 11'9"
Utility Room	1.75m x 3.22m	5'9" x 10'6"			



# PLOT 2

A DETACHED FOUR BEDROOM HOME

TOTAL FLOOR AREA: 148 M<sup>2</sup> / 1,592 SQ FT



GROUND FLOOR		
Living Room	5.02m x 4.12m	16'5" x 13'6"
Kitchen	3.33m x 4.25m	10'11" x 13'11"
Dining Room	3.33m x 4.25m	10'11" x 13'11"
Study	2.77m x 1.80m	9'1" x 5'10"
Utility Room	1.52m x 1.80m	5'0" x 5'10"

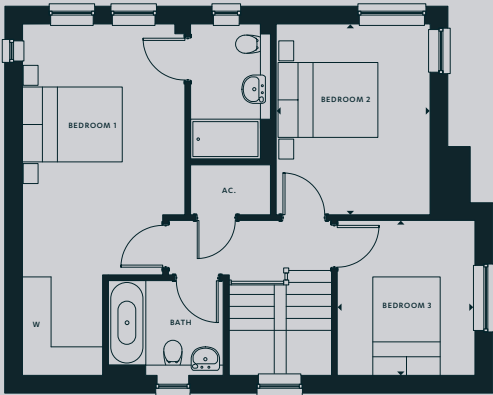
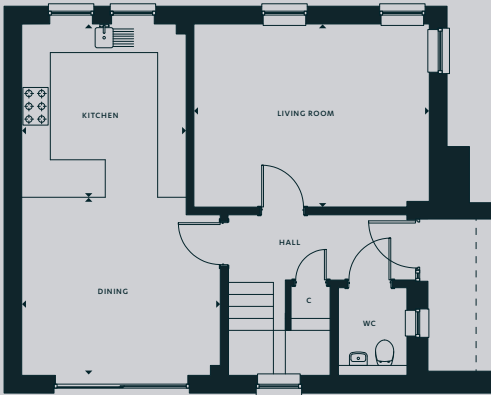
FIRST FLOOR		
Bedroom 1	3.18m x 3.89m	10'5" x 12'9"
Bedroom 2	3.48m x 3.89m	11'5" x 12'9"
Bedroom 3	2.81m x 4.23m	9'2" x 13'10"
Bedroom 4	2.20m x 3.11m	7'2" x 10'2"



# PLOT 3

A DETACHED THREE BEDROOM HOME

TOTAL FLOOR AREA: 115.5 M<sup>2</sup> / 1,242 SQ FT



GROUND FLOOR		
Living Room	3.66m x 4.71m	12'0" x 15'5"
Kitchen	3.95m x 3.29m	12'11" x 10'9"
Dining Room	3.09m x 3.97m	10'1" x 13'0"

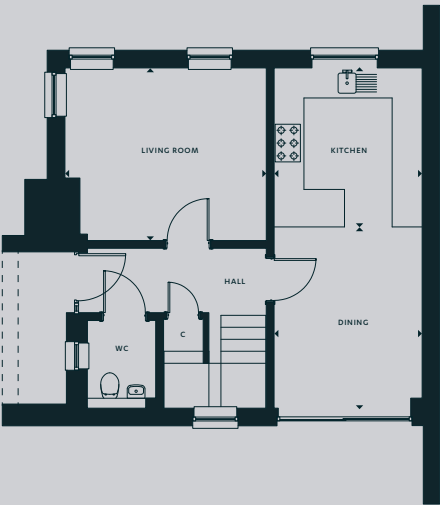
FIRST FLOOR		
Bedroom 1	7.04m x 3.25m	23'1" x 10'8"
Bedroom 2	3.81m x 3.08m	12'6" x 10'1"
Bedroom 3	2.11m x 2.76m	6'11" x 9'0"



# PLOT 4

A TWO BEDROOM HOME

TOTAL FLOOR AREA: 98 M<sup>2</sup> / 1,054 SQ FT



GROUND FLOOR		
Living Room	3.45m x 4.03m	11'4" x 13'2"
Kitchen	3.35m x 2.96m	11'0" x 9'8"
Dining Room	3.35m x 2.96m	11'0" x 9'8"

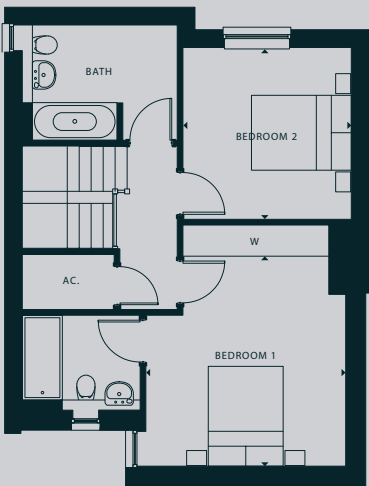
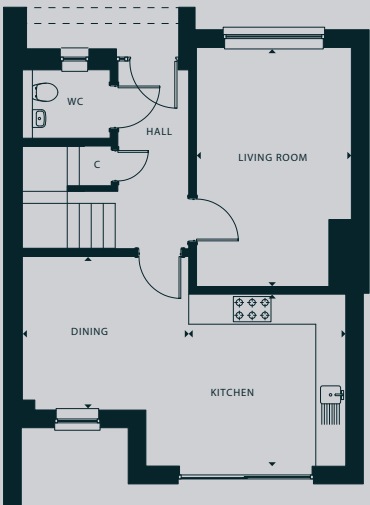
FIRST FLOOR		
Bedroom 1	4.80m x 3.00m	15'9" x 9'10"
Bedroom 2	3.59m x 4.03m	11'9" x 13'2"



# PLOT 5

A TWO BEDROOM HOME

TOTAL FLOOR AREA: 102 M<sup>2</sup> / 1,088 SQ FT



GROUND FLOOR		
Living Room	4.79m x 3.10m	15'8" x 10'2"
Kitchen	3.44m x 4.00m	11'3" x 13'1"
Dining Room	3.07m x 3.33m	10'1" x 10'11"

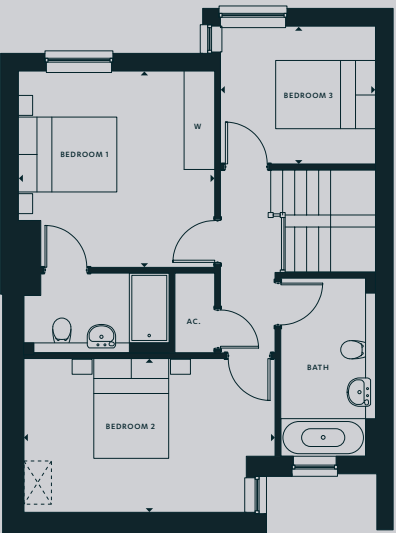
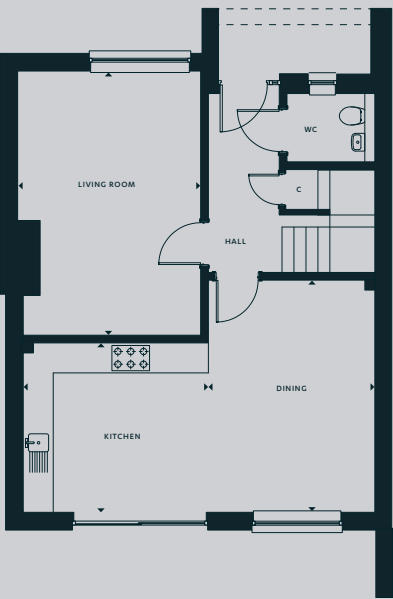
FIRST FLOOR		
Bedroom 1	4.83m x 4.00m	15'10" x 13'1"
Bedroom 2	3.44m x 3.37m	11'3" x 11'0"



# PLOT 6 & 7

THREE BEDROOM HOMES

TOTAL FLOOR AREA: 122 M<sup>2</sup> / 1,306 SQ FT



GROUND FLOOR		
Living Room	5.29m x 3.66m	17'4" x 12'0"
Kitchen	3.39m x 3.83m	11'1" x 12'6"
Dining Room	4.65m x 3.21m	15'3" x 10'6"

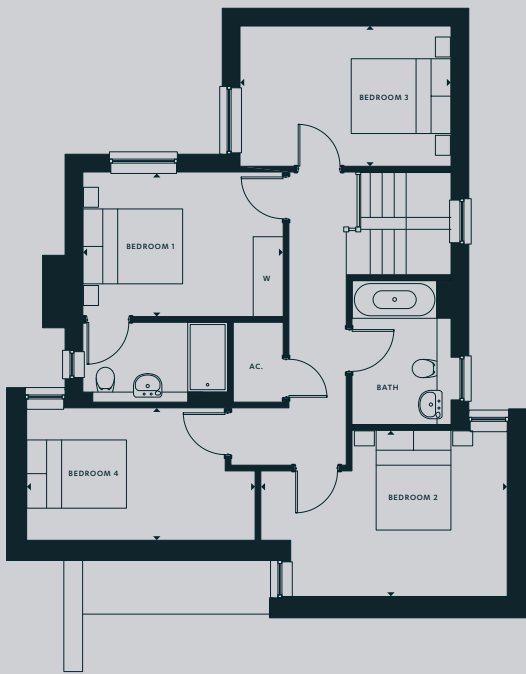
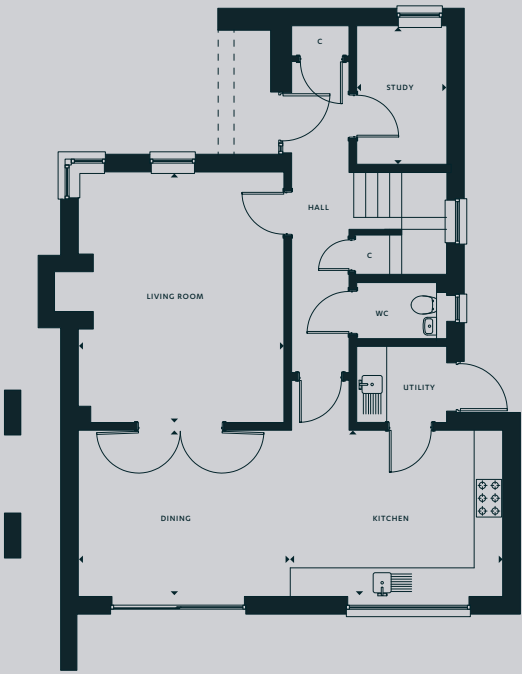
FIRST FLOOR		
Bedroom 1	3.93m x 3.93m	12'10" x 12'10"
Bedroom 2	3.08m x 5.03m	10'1" x 16'6"
Bedroom 3	2.04m x 3.10m	6'8" x 10'2"



# PLOT 8

A DETACHED FOUR BEDROOM HOME

TOTAL FLOOR AREA: 152 M<sup>2</sup> / 1,635 SQ FT



GROUND FLOOR		
Living Room	5.02m x 4.12m	16'5" x 13'6"
Kitchen	3.33m x 4.25m	10'11" x 13'11"
Dining Room	3.33m x 4.25m	10'11" x 13'11"
Study	2.77m x 1.80m	9'1" x 5'10"
Utility Room	1.52m x 1.80m	5'0" x 5'10"

FIRST FLOOR		
Bedroom 1	2.89m x 4.01m	9'6" x 13'2"
Bedroom 2	3.33m x 4.34m	10'11" x 14'2"
Bedroom 3	2.80m x 4.23m	9'2" x 13'10"
Bedroom 4	2.65m x 3.97m	8'8" x 13'0"

## STEP INSIDE

EACH CONTEMPORARY KITCHEN / DINING GARDEN ROOM IS FINISHED TO THE HIGHEST SPECIFICATION.

Open-plan layouts are complemented by light and airy dining areas with high quality fittings like large format tiling and stylish fitted kitchens. Every lifestyle, security and comfort consideration is catered for, including numerous TV and Sky+ points, intruder alarms and even wood burning stoves for the colder months.



# SPECIFICATION

## Kitchen and Utility

- Contemporary styled furniture comprising a range of base and wall units with stone work surfaces, upstands and an under mounted stainless steel sink.
- Branded appliances including oven, microwave, fridge freezer, dishwasher, gas hob and extractor.
- 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 and cylinder.
- Radiators with thermostatic valves.
- Wood burning stove to Living Room.

## Electrical Installation

- Down lights and pendants throughout.
- TV points to Living Room, Kitchen/Dining Room, Study/Snug (Plots 1, 2 and 8) and all Bedrooms.

- Sky + points to Living Room and Master Bedroom.
- Data points to Living Room and Master Bedroom.
- Shaver point to Bathroom and En-suite.
- Mains fed smoke alarms and CO detector.
- Mains fed heat detector to kitchen.
- Intruder alarm with PIR motion detectors.
- External lighting to each home.
- 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.
- Brushed stainless steel ironmongery throughout.
- Fitted wardrobes to Master Bedroom.
- Carpet to bedrooms and living areas, hall, landing and stairs.

## Externals

- High specification aluminium combination windows with a timber internal finish, reducing heat loss.
- Generous paving to all terraces and paths.
- Front and rear (south facing) gardens are laid to lawn with close board fencing to boundaries.
- Private driveway parking for at least two cars.
- 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-

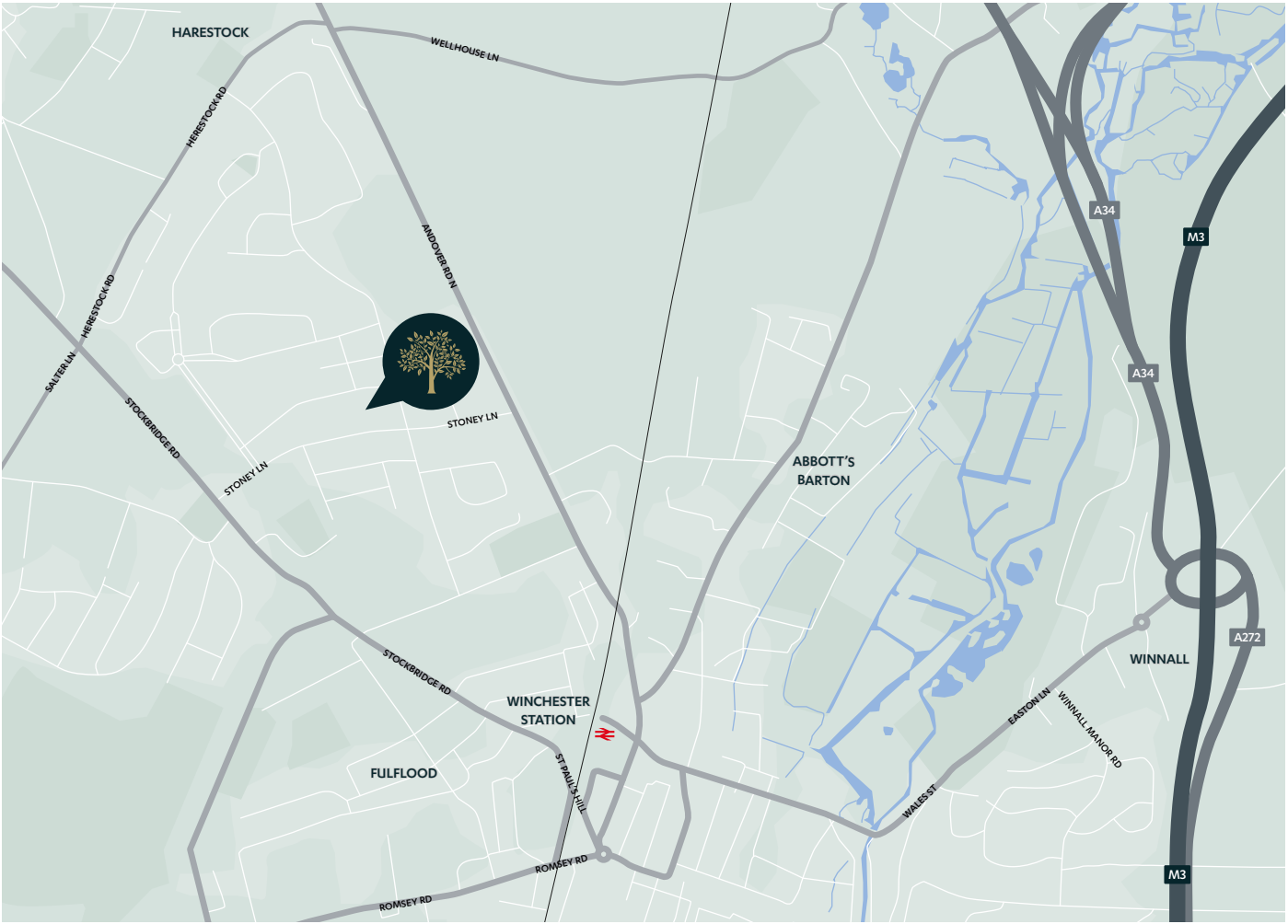
of-the-art methods are combined with traditional values, so our craftsmen ensure every home we build meets our high expectations.

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 ORCHARD PLACE

WE LOOK FORWARD TO WELCOMING YOU.  
YOU’LL FIND US AT STONEY LANE, WINCHESTER, SO22 6DP.



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 Charters, 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.

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