

Welcome to 6 Chantryland





# Creating an individual new home of character

Aspire are determined to deliver a building that look good on the landscape and reflect the character and rural life that the area is aligned with, and their new development Chantryland lives up to expectations in this respect.

Chantryland is a semi-rural location and a small development of only six houses nestled off a country lane south of Eversley Cross in the county of Hampshire. With eye catching architectural details of character, the fine properties at Chantryland provide exceptional open plan contemporary interior design and excellent living space.

So behind the carefully crafted aspects of these new build homes, you'll discover a contemporary high specification finish in a wonderful semi-rural location which is a perfect place to live as a counter to the very busy lifestyles of today.



# Wider Location

Located about 5 miles to the south west of the charming market town of Wokingham, there are some excellent schools in the area including Wellington College which is about a mile distant. There are many other private schools in and around the area including Holme Grange, Reddam House, Eagle House, Yateley Manor, Ludgrove, Luckley House School and St Neot's School. The property is in catchment for Bohunt School, Yateley School and the sought-after Charles Kingsley's CE Primary School which is rated as Outstanding by Ofsted.

The property is also well placed for the commuter with motorways - the M3 (junction 4A about 8 miles) and M4 (junction 10 about 7 miles) are both within easy reach, providing easy access to the Thames Valley corridor and motorway networks. Railway stations at Reading, Wokingham, Winchfield, Fleet, Hook and Basingstoke provide fast and regular rail services to London Paddington and Waterloo.

Extensive shopping, education and recreational facilities can be found in Fleet, Basingstoke, Reading and Guildford. Wokingham 5 miles, Hartley Wintney 5 miles, Bracknell 10 miles, Fleet 8 miles, Reading 11 miles and Basingstoke 17 miles (all distances and times are approximate).



Eversley cricket green



The market place, Wokingham



The Chequers, Eversley

Photos above and cover by JohnJoe.co.uk



# Immediate Location

The countryside around Eversley in Hampshire is a wonderful environment for the enjoyment of country living whilst remaining well connected to major towns and cities.

There are lovely walks nearby to Chantryland and a mile or so away in Bramshill forest and also the National Trust land at Finchampstead Ridges.

The village retains warm and welcoming pubs (there are 5 in the village), a village shop and, of course, there is the cricket green at Eversley with a thriving cricket club and extensive indoor training facility.

For those families interested in equestrian pursuits, there are many opportunities on the doorstep with both local liverys and Wellington Riding very close by.

Eversley Tennis Club is based at St Neot's School which is within walking distance.





# EXTERIOR FEATURES



Detail is everything. No stone has been left unturned when it comes to specifying these homes.

Designed for today's living when you are looking for a property that delivers every conceivable feature and those you haven't even thought about. Architectural detailing includes terracotta hanging tiles, contrasting brick sills and feature brickwork, soldier courses, tile topped floral borders and bonnet roof hips and valley tiles and projected quoins to all wall corners.

Crafted from beautiful traditional materials that will stand the test of time and mature rather than age.



# THE INSIDE STORY

Plush neutral grey carpeting to the stairs and landing.

Beautiful stone tiling in the hallway reception area.

Warm grey natural wood doors to entice you though to the rooms.



Everything to hand with lighting, alarm and heating controls.

Stylish chrome fireplace with gas control for instant heat.

Top quality brand appliances and fittings to kitchens, utility rooms, bathrooms and en-suites







CHANTREYLAND 6 has a driveway with parking for multiple vehicles and a detached double garage. The hall has access to the WC and under stairs cupboard, leading on to the open plan kitchen/diner with bi-fold doors and adjoining utility and living room. Upstairs there are 4 double bedrooms, two with en-suite and a family bathroom.









a digitally staged image of the luxury kitchen













reception hall





living room





bedroom one





bedroom one en-suite





bedroom two, with en-suite

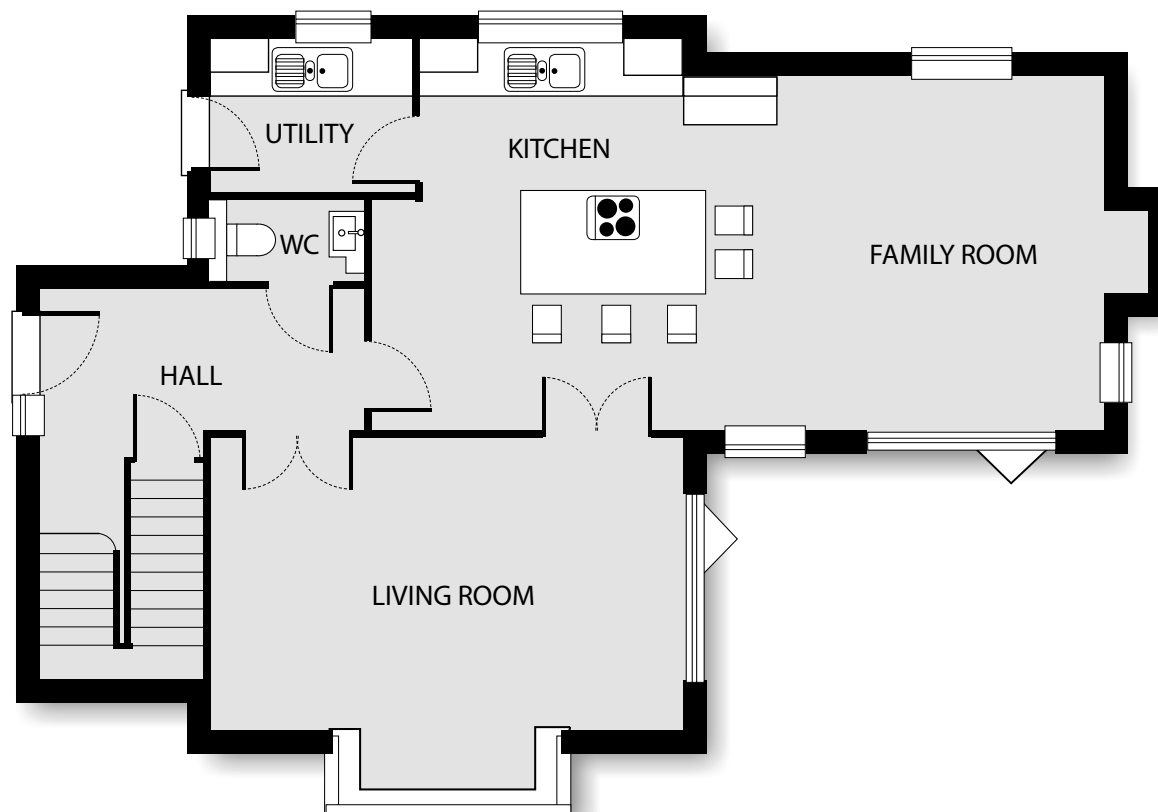


family bathroom





the rear garden at Chantreyland 6

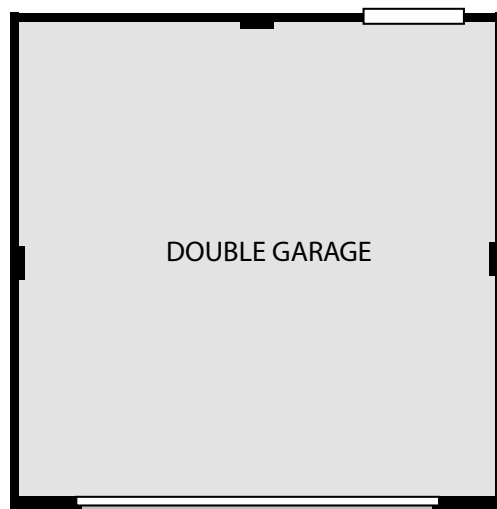


GROUND FLOOR

Kitchen/Family Room 9.19 x 4.85M30'1 x 15'10

Utility 2.53 x 1.93M8'3 x 6'4

Living Room 5.91 x 3.63M19'5 x 11'11



Dimensions and layouts maybe subject to change.





# FIRST FLOOR

Principal Bedroom 5.18 x 4.45M 16'11 x 14'7

Bedroom 2 4.12 x 3.16M 13'6 x 10'4

Bedroom 3 4.34 x 2.71M 14'3 x 8'9

Bedroom 4 3.99 x 2.79M 13'0 x 9'1





# SPECIFICATION

## GENERAL

- Grey oak wooden doors
- Brushed stainless steel door furniture
- Painted staircase with grey oak newell caps, handrail and baserail
- Fitted wardrobes to principal and guest bedrooms
- Fully carpeted bedrooms, living room, stairs and landing
- Stone fireplace with natural looking gas fire

## SECURITY

- Intruder alarm fitted
- Mains supply smoke detectors and heat detectors with battery backup
- Multi point locking to entrance door
- External light to front and rear of property

## KITCHENS

- Porcelain tiling - floors and undercabinet
- Modern solid wood kitchens
- Plinth lighting
- Granite work surfaces & matching up-stands
- integrated fridge/freezer
- integrated twin single ovens
- induction hob and extractor
- integrated microwave
- wine fridge
- Undermount double bowl stainless steel sink with chrome mixer tap
- Boiling water tap
- Seperate utility room

## BATHROOMS AND SHOWER ROOMS

- Villeroy & Boch semi recessed basin vanity units
- Hansgrohe taps
- Villeroy & Boch wall mounted WC with soft close seat and cover
- Concealed cistern and dual flush plate
- Porcelain wall tiling throughout
- Shower enclosure with glass sliding doors
- Hansgrohe thermostatic mixer
- Wall mounted fixed shower head and separate hand held shower
- Villeroy & Boch bath with Hansgrohe mixer and hair rinser
- Recessed mirrored cabinet with shaver socket, concealed lighting & Bluetooth connectivity.
- Chrome heated towel rails

## HEATING AND ELECTRICAL

- Gas fired central heating with mains pressure hot water and cylinder
- Underfloor heating to all rooms
- CAT6 cabling to kitchen, study, living room and principal bedroom
- Television points (SkyQ/terrestrial) to main reception rooms
- Television point to remaining reception rooms and bedrooms
- Data points adjacent to every television point
- Recessed LED downlights to hall/kitchen/family/ living room/bedrooms
- 5 amp lighting circuit to living room and principal bedroom

## EXTERNAL

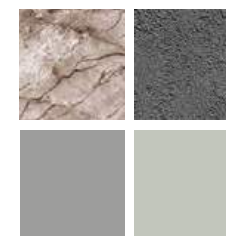
- Landscaping to front and turf to rear garden
- Natural granite paved areas
- External tap
- External lighting.
- Allocated parking spaces
- External 13 amp sockets

## GARAGES

- Electric roller shutter doors in graphite grey
- Multiple power sockets and lighting
- Pre-wired for electric car charger

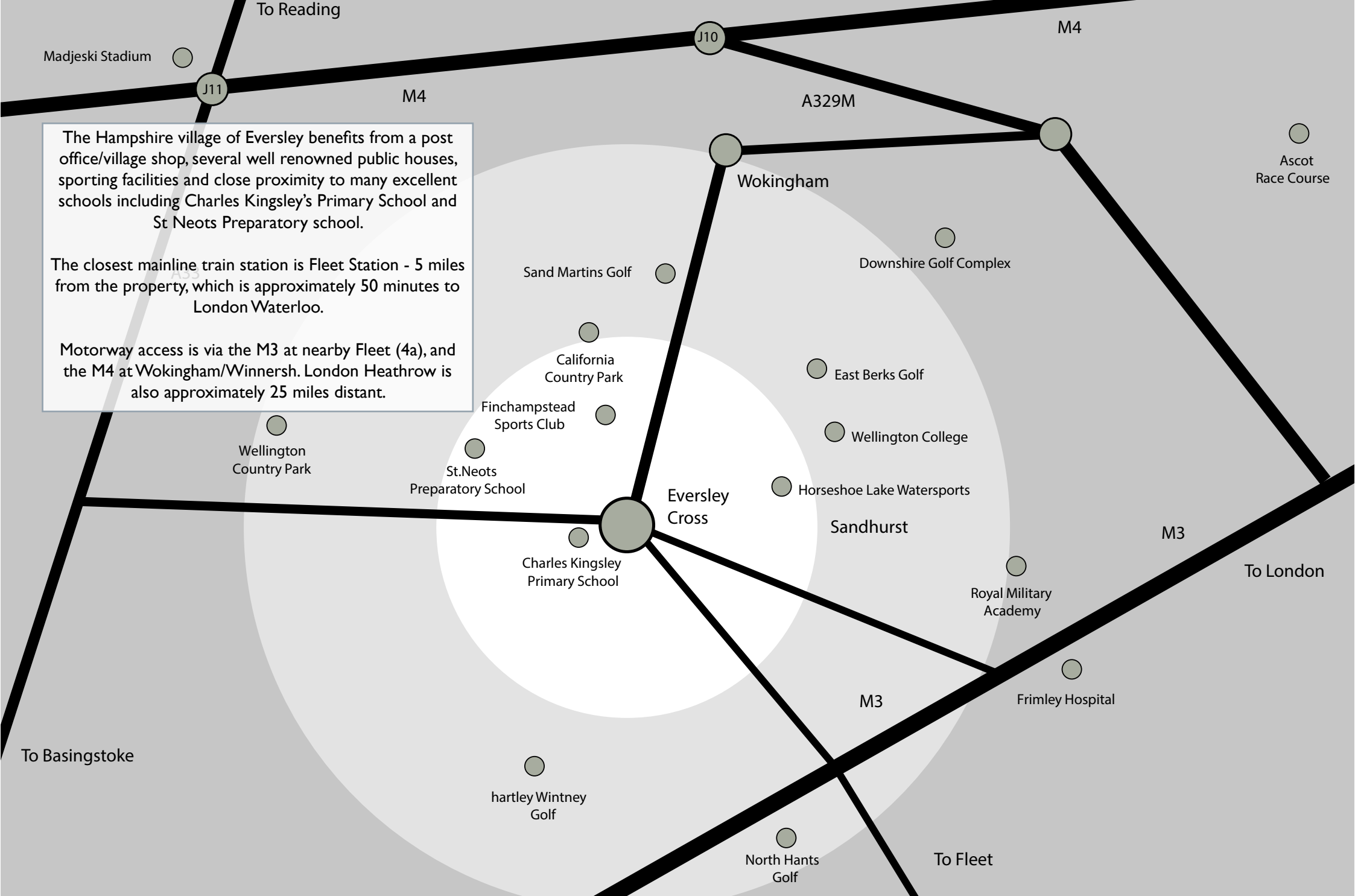
10 year CRL warranty

All appliances are supplied with full manufacturers warranties.



distinctive. desirable. different.

not all new homes are the same.





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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode GU25 4AA. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned.

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