



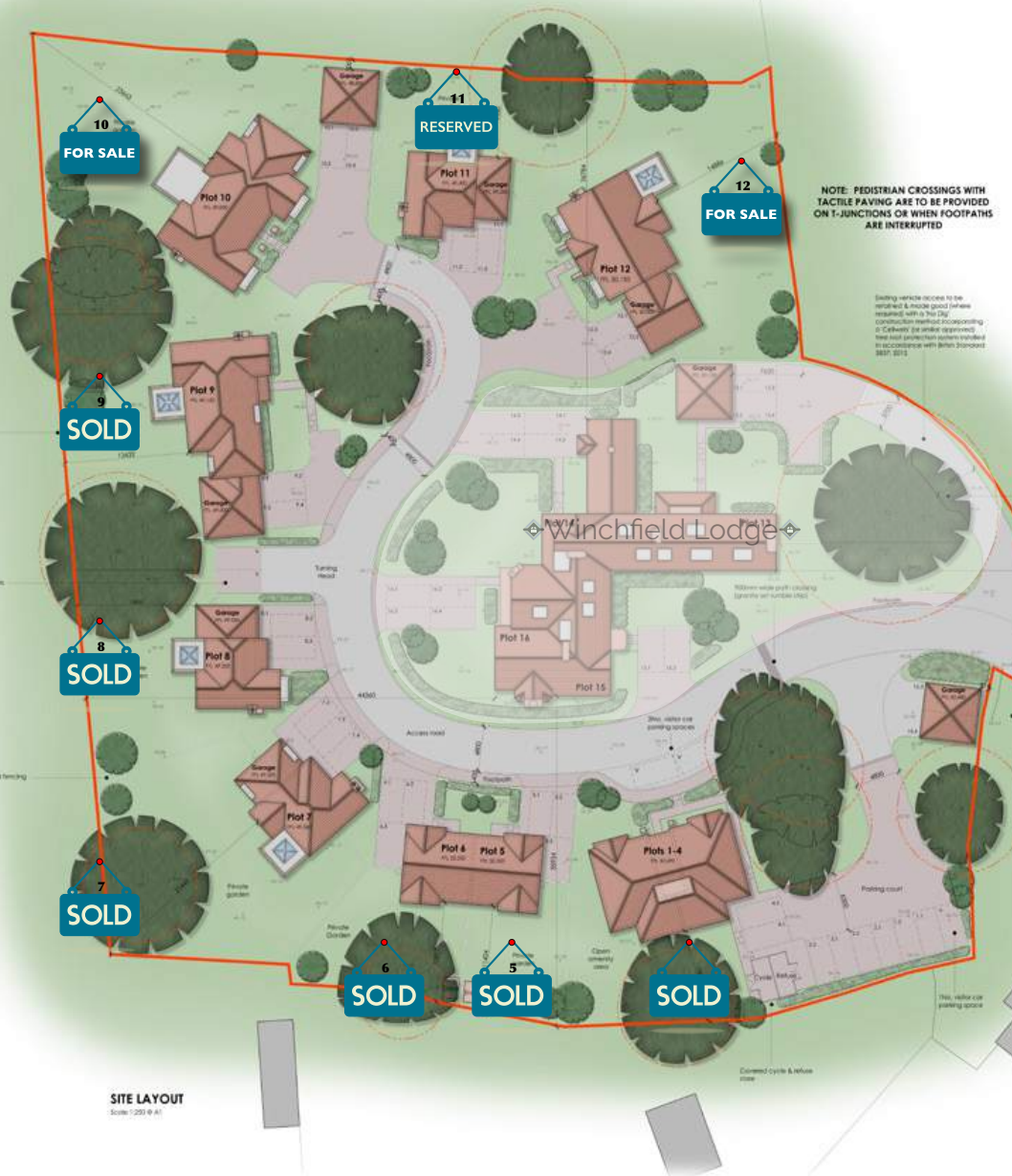
SUNNINGDALE HOUSE

DEVELOPMENTS

in Hampshire

Winchfield Crescent

Winchfield Crescent



Winchfield View is a select development of stunning high specification new homes by Sunningdale House Developments, in a fine location with pleasing views situated about two miles from the village of Hartley Wintney in Hampshire.

Hartley Wintney high street is full of individual shops, a renowned cricket green, a golf club and a lovely village pond. The thriving town of Reading is about 14 miles away, Wokingham about 11 miles and Basingstoke 10 miles.



For the commuter, the closest railway stations are Winchfield (half a mile) and Hook (4 miles), providing travel in approximately 50 minutes to London Waterloo. Motorway access is via the M3 at nearby Hook (j5), and the M4 at Reading (j11).

Winchfield itself is somewhat unique in that whilst retaining the charm of a semi-rural hamlet surrounded by open fields and areas of woodland, it benefits from a train station with direct links to London Waterloo. Central London is about 41 miles and Heathrow Airport 32 miles.

The specification includes renowned kitchens by Sunningdale House Developments; plots 5, 6, 7, 8 & 11 feature Siemens appliances including single oven, combi microwave oven, four burner gas hob, integrated fridge freezer, integrated dishwasher and integrated washer drier, Elica extractor and Caple wine fridge. Plots 9, 10 and 12 feature Siemens appliances including 2no single ovens, combi microwave oven, five burner gas hob, integrated dishwasher, warming drawers and integrated coffee machine, Caple wine fridge and Fisher & Paykel Fridge Freezer. Please note that the developer reserves the right to changes to specification during the build programme.

To view, telephone 01252 842100.



DISTINCTIVE HOUSE DESIGNS

Plot 10 Winchfield Crescent



Plot 9 Winchfield Crescent



Plot 11 Winchfield Crescent

DISTINGUISHED • DESIRED • DEPENDABLE



Photos by johnjoe.co.uk from show house plot 11 Winchfield Crescent

PLOT 7



Approximate size plot 7
1,699 sq. ft.

GROUND FLOOR - Plot 7

Reception Hall:

Cloakroom:

Living Room: 4.9m. x 3.9m. (16'0" x 12'11")

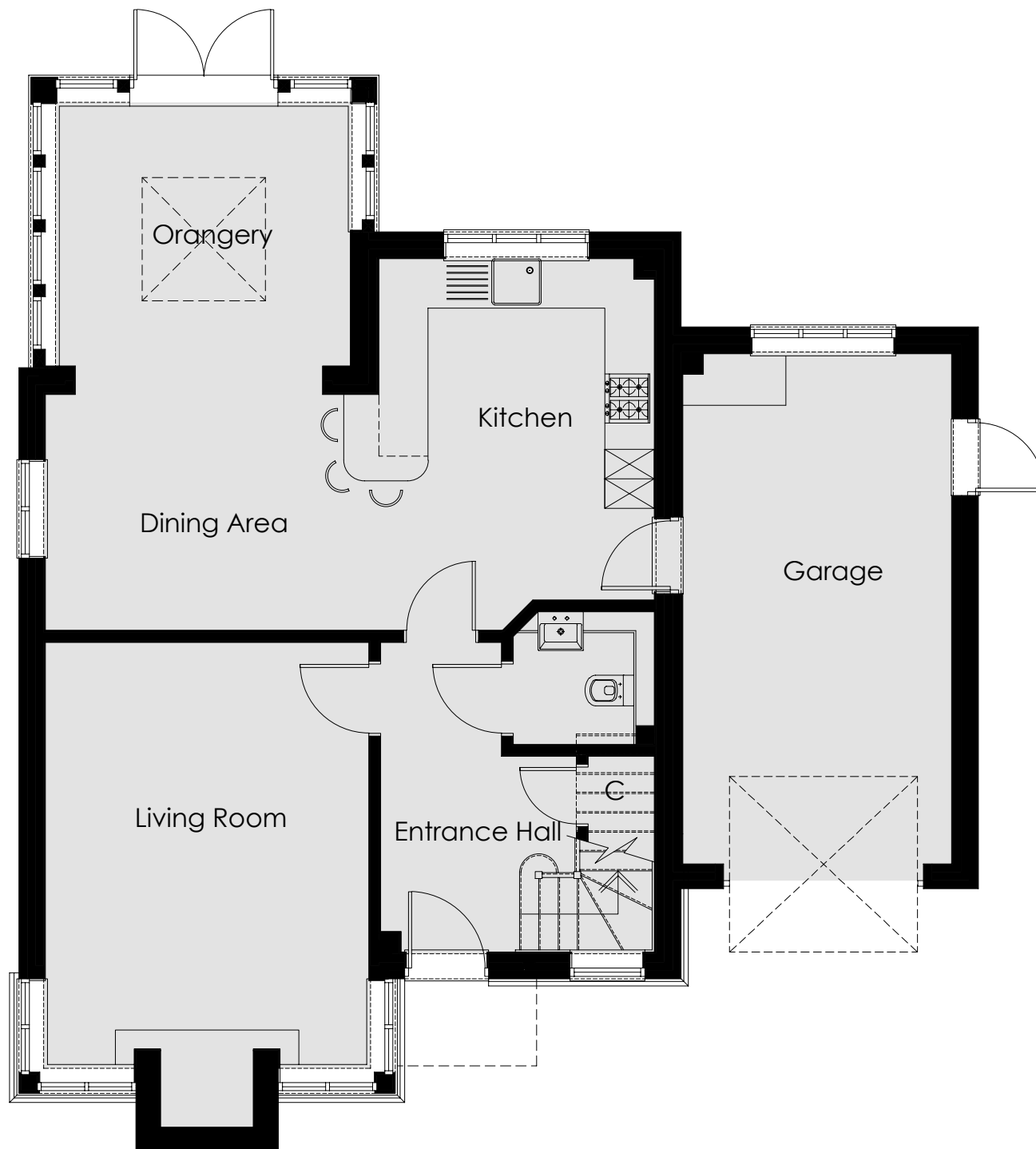
Kitchen / Dining / Family:

Kitchen Area: 4.5m. x 3.3m. (14'10" x 10'10")

Dining Area: 4.0m. x 2.9m. (13'1" x 9'6")

Orangery: 3.6m. x 3.2m. (11'9" x 10'5")

Garage: 6.1m. x 3.3m. (20'0" x 10'9")



FIRST FLOOR - Plot 7

Landing

Bedroom 1: 4.5m. x 3.4m. (14'10" x 11'1")

En-Suite Shower:

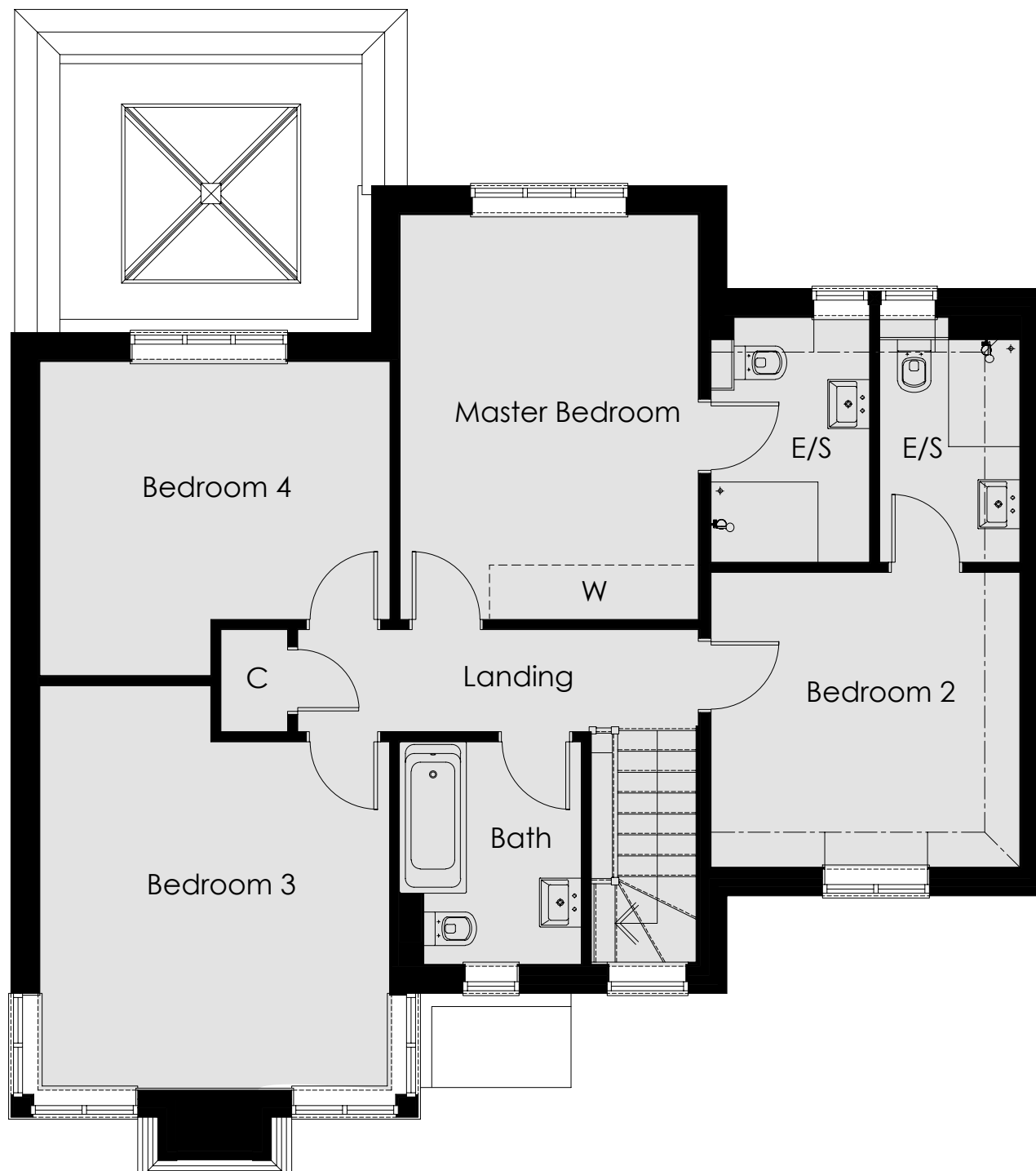
Bedroom 2: 3.5m. x 3.3m. (11'5" x 10'10")

En-Suite Shower:

Bedroom 3: 3.9m. x 3.9m. (12'10" x 12'10")

Bedroom 4: 3.9m. x 2.9m. (11'11" x 9'6")

Family Bathroom



PLOT 8



Approximate size plot 8
1,257 sq. ft.

GROUND FLOOR - Plot 8

Reception Hall:

Cloakroom:

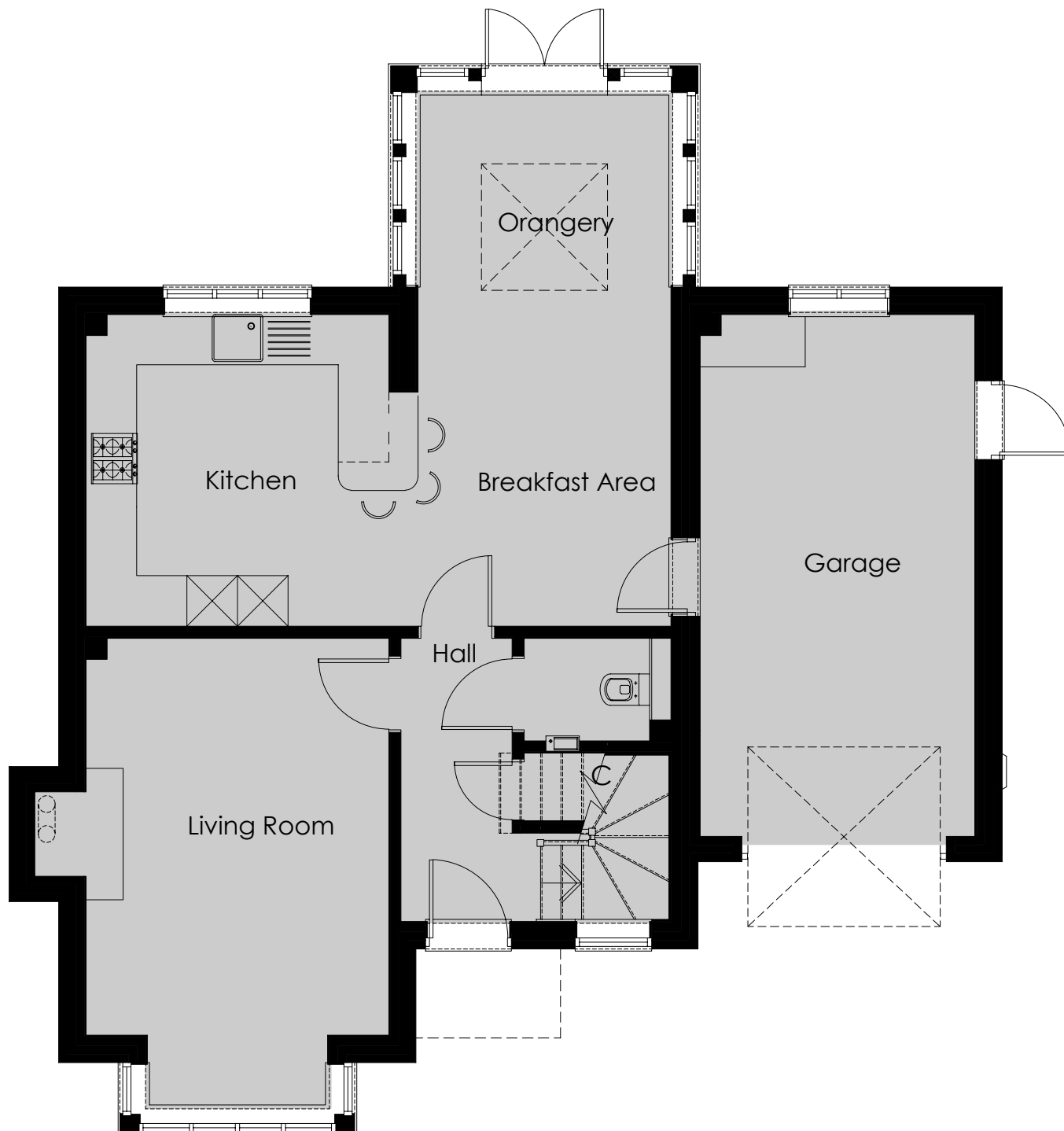
Living Room: 4.7m. x 3.6m. (15'5" x 11'9")

Kitchen / Dining / Family:

Kitchen Area: 3.7m. x 3.6m. (12'2" x 11'9")

Breakfast / Orangery Area: 6.3m. x 3.0m.
(20'8" x 9'10")

Garage: 6.1m. x 3.3m. (20'0" x 10'9")



FIRST FLOOR - Plot 8

Landing

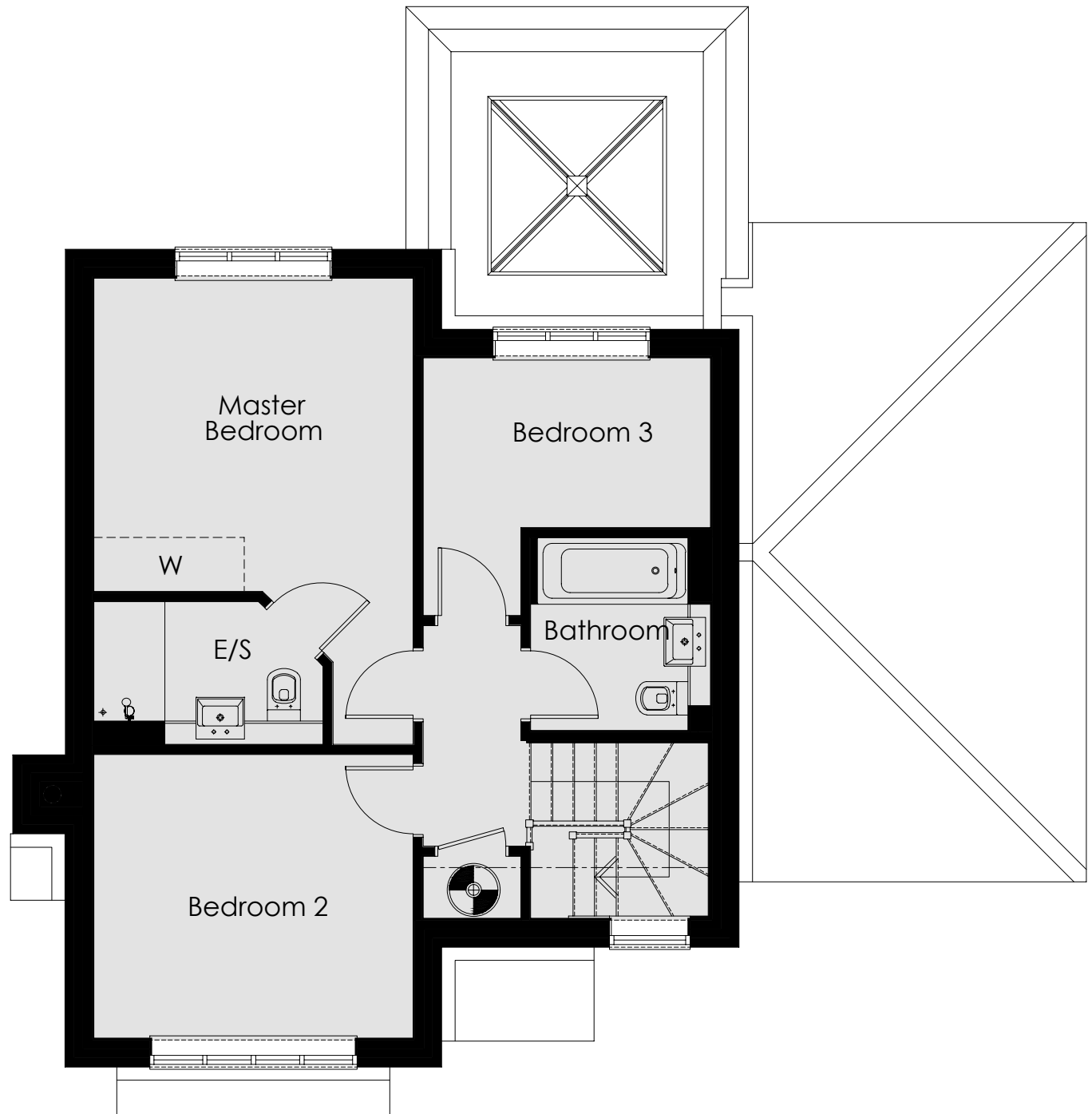
Bedroom 1: 3.6m. x 3.5m. (11'9" x 11'6")

En-Suite Shower:

Bedroom 2: 3.6m. x 3.2m. (11'9" x 10'5")

Bedroom 3: 3.2m. x 1.9m. (10'5" x 6'3")

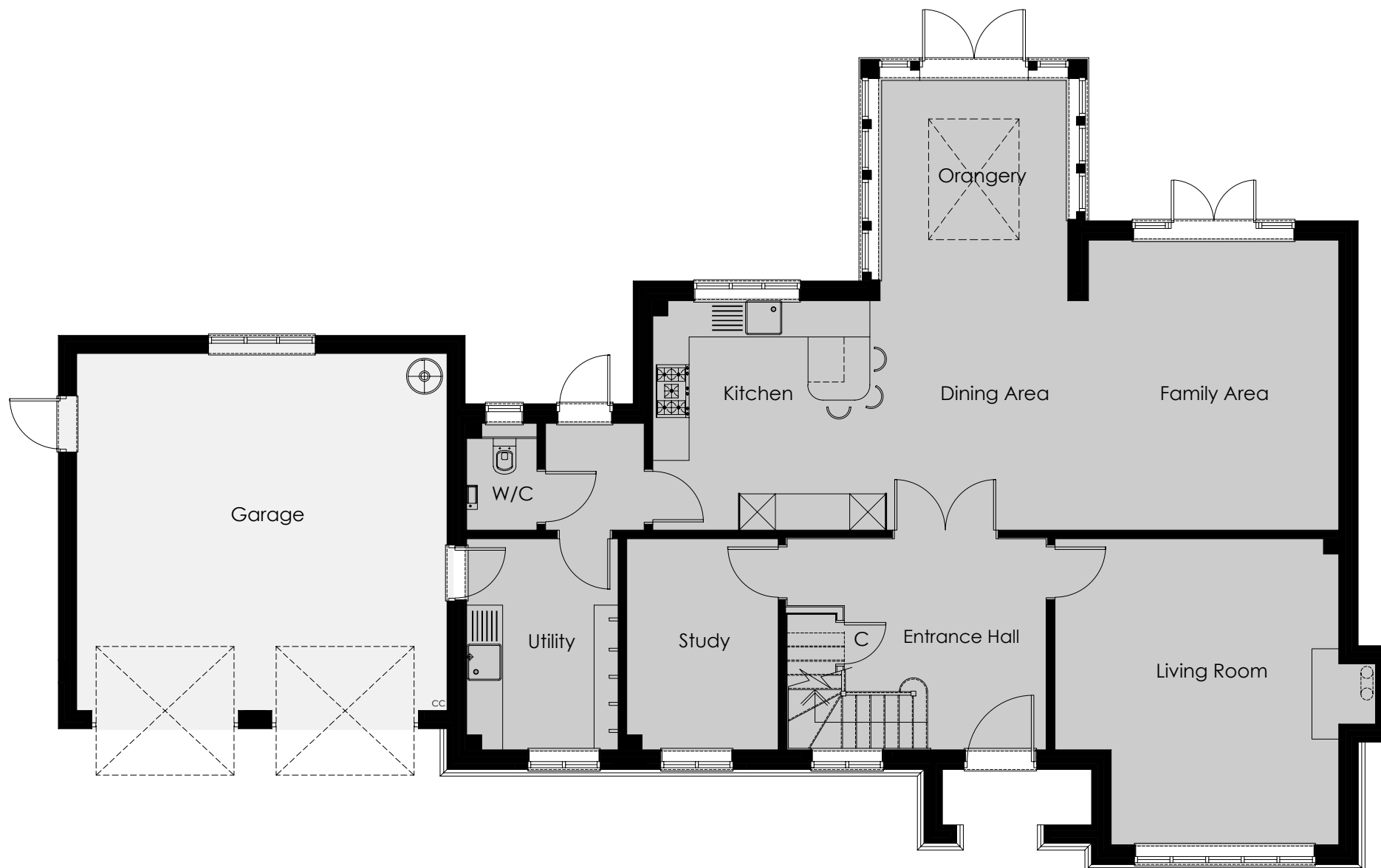
Family Bathroom



PLOT 9



Approximate size plot 9
2,528 sq. ft.



GROUND FLOOR - Plot 9

Reception Hall:

Living Room: 5.1m. x 4.7m. (16'8" x 15'5")

Study: 3.5m. x 2.5m. (11'5" x 8'3")

Kitchen / Dining / Family / Orangery:

Kitchen Area: 3.8m. x 3.7m. (12'6" x 12'2")

Dining / Orangery Area: 7.5m. x 3.1m. (24'7" x 10'2")

Family Area: 4.8m. x 4.1m. (15'11" x 13'6")

Utility:

Cloakroom:

Garage: 6.1m. x 5.8m. (20'0" x 19'1")



FIRST FLOOR - Plot 9

Landing:

Bedroom 1: 4.7m. x 3.8m. (15'5" x 12'6")

En-Suite:

Bedroom 2: 3.9m. x 2.9m. (12'9" x 9'6")

En-Suite:

Bedroom 3: 3.7m. x 3.7m. (12'2" x 12'2")

Bedroom 4: 3.8m. x 3.2m. (12'6" x 10'5")

Bedroom 5: 3.8m. x 3.2m. (12'6" x 10'5")

Family Bathroom:

PLOT 10



Approximate size plot 10
3,322 sq. ft.



GROUND FLOOR - Plot 10

Reception Hall:

Cloakroom:

Living Room: 5.6m. x 4.7m. (18'5" x 15'5")

Study: 4.7m. x 4.0m. (15'5" x 13'1")

Family Room: 3.9m. x 3.7m. (12'7" x 12'2")

Kitchen / Dining / Family / Orangery:

Kitchen Area: 4.5m. x 3.4m. (14'10" x 11'1")

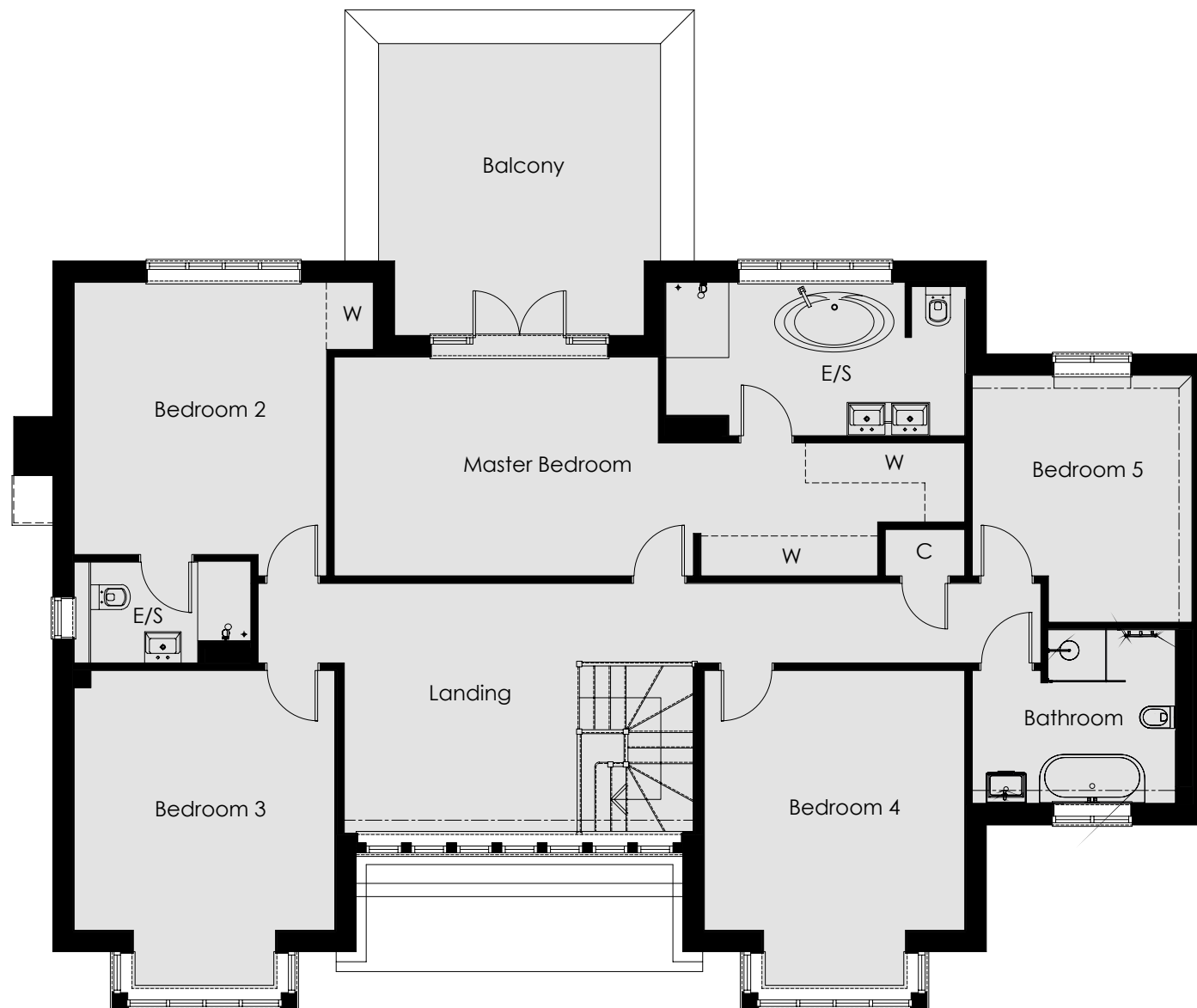
Breakfast Area: 5.9m. x 4.5m. (19'4" x 11'1")

Dining Area: 4.6m. x 3.7m. (15'0" x 12'2")

Garden Room Area: 4.4m. x 3.3m. (14'5" x 10'10")

Utility:

Detached Double Garage:



FIRST FLOOR - Plot 10

Landing:

Bedroom 1: 4.9m. x 3.2m. (15'11" x 10'6")

En-Suite Dressing Room Area:

En-Suite Bathroom / Shower:

Doors to Balcony:

Bedroom 2: 4.1m. x 3.8m. (13'5" x 12'6")

En-Suite:

Bedroom 3: 3.9m. x 3.9m. (12'7" x 12'7")

Bedroom 4: 3.9m. x 3.9m. (12'7" x 12'7")

Bedroom 5: 3.3m. x 3.0m. (10'9" x 9'10")

Family Bathroom:

PLOT 11



Approximate size plot 11
1,257 sq. ft.

GROUND FLOOR - Plot 11

Reception Hall:

Cloakroom:

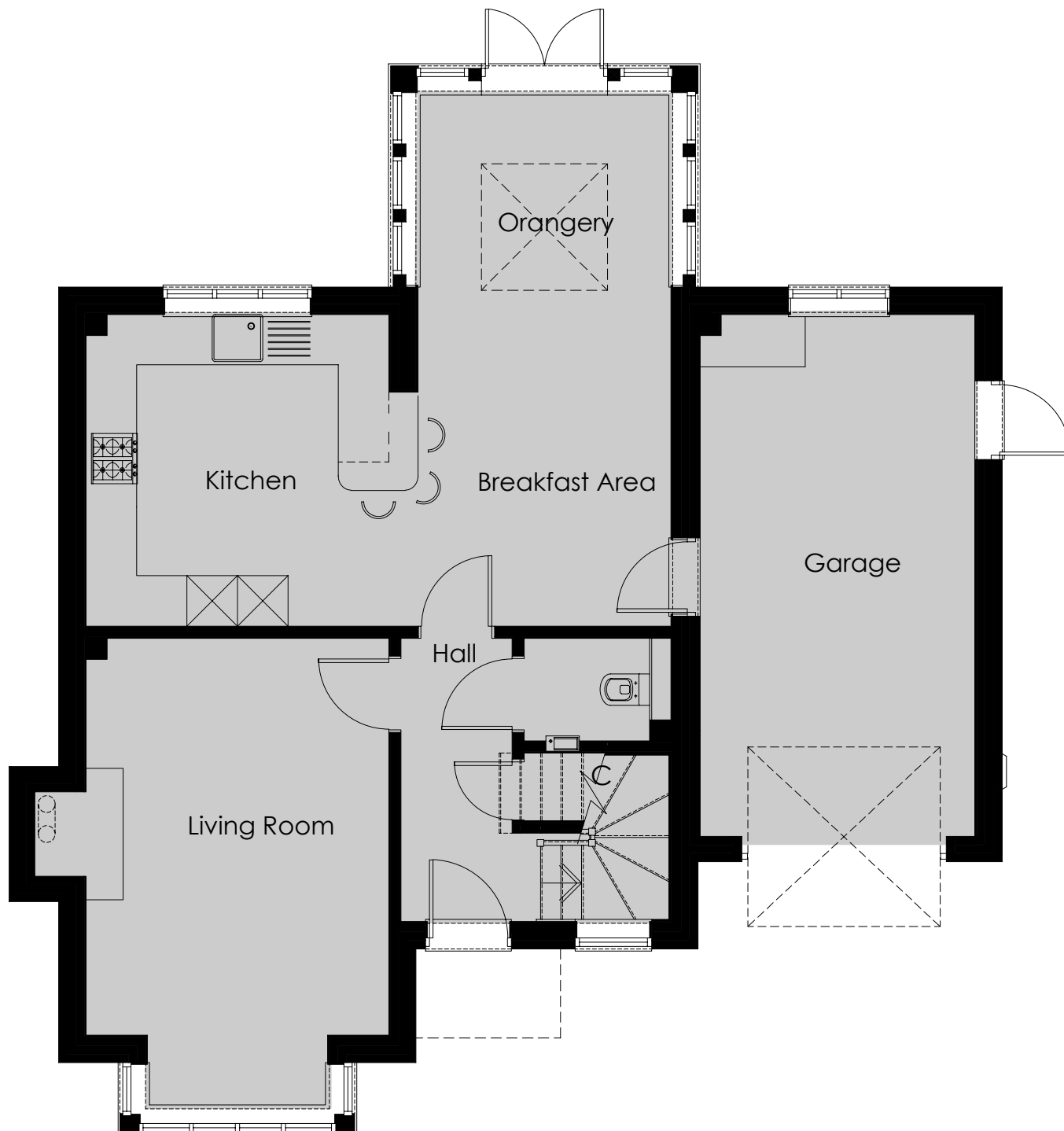
Living Room: 4.7m. x 3.6m. (15'5" x 11'9")

Kitchen / Dining / Family:

Kitchen Area: 3.7m. x 3.6m. (12'2" x 11'9")

Breakfast / Orangery Area: 6.3m. x 3.0m.
(20'8" x 9'10")

Garage: 6.1m. x 3.3m. (20'0" x 10'9")



FIRST FLOOR - Plot 11

Landing

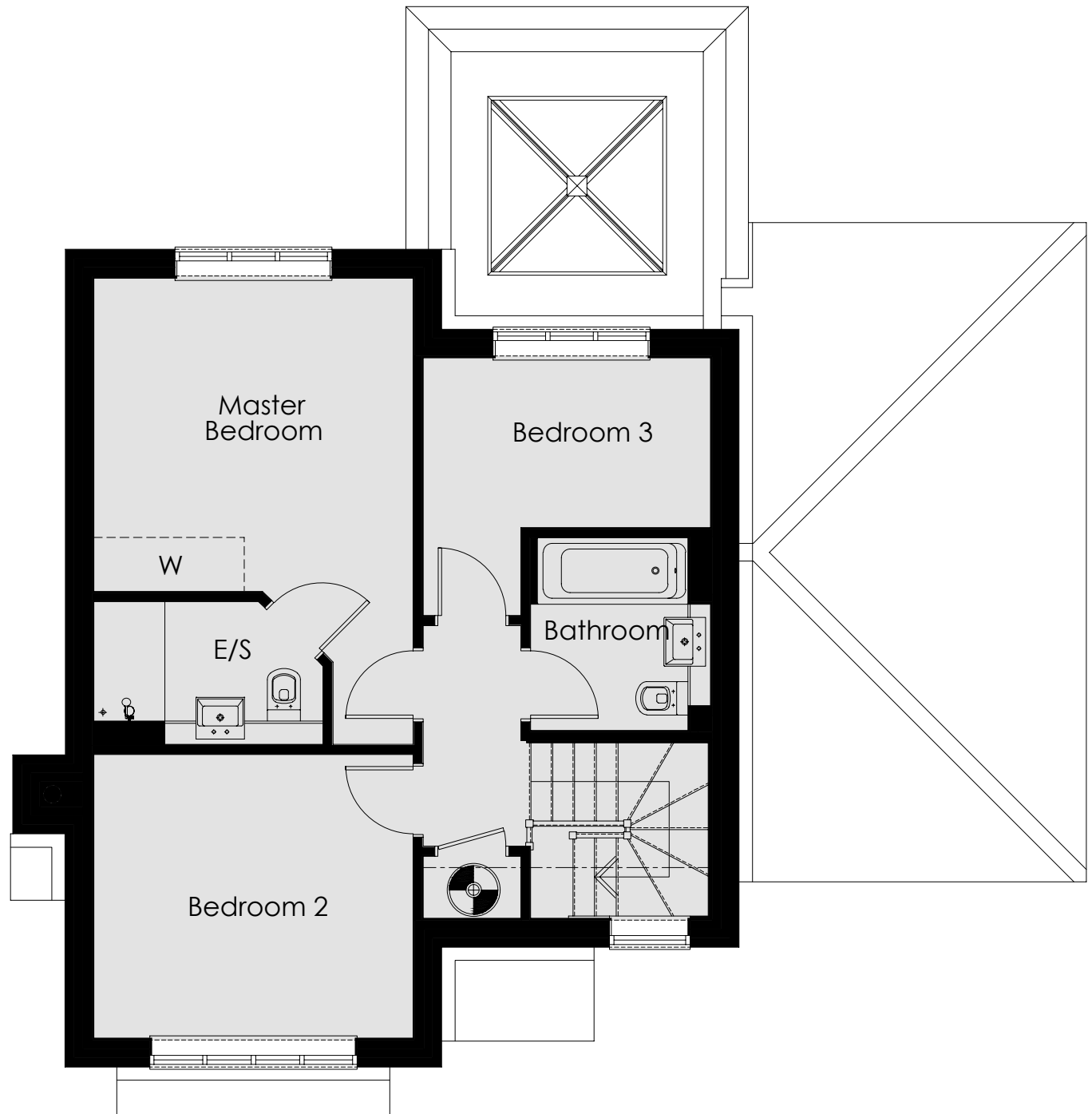
Bedroom 1: 3.6m. x 3.5m. (11'9" x 11'6")

En-Suite Shower:

Bedroom 2: 3.6m. x 3.2m. (11'9" x 10'5")

Bedroom 3: 3.2m. x 1.9m. (10'5" x 6'3")

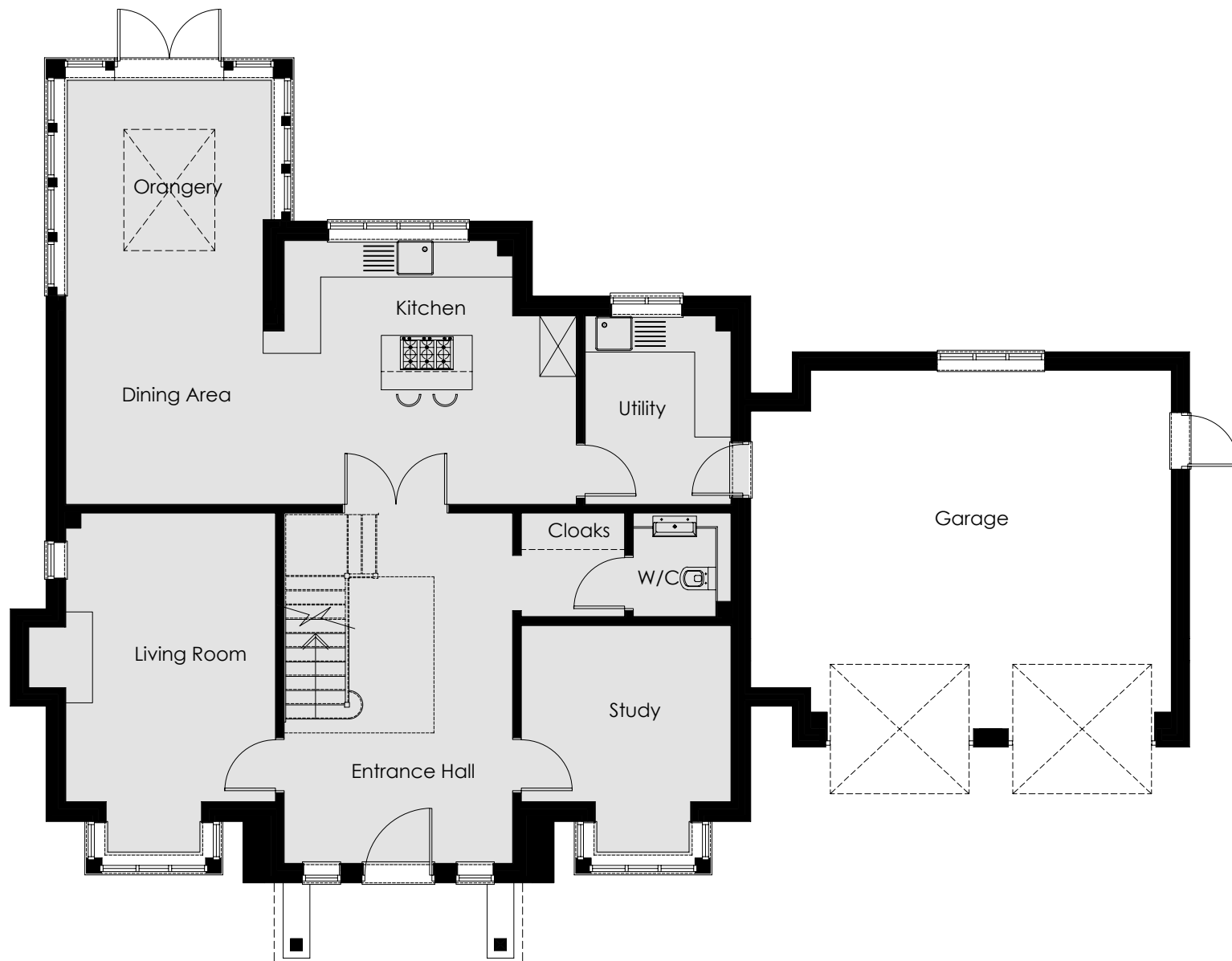
Family Bathroom



PLOT 12



Approximate size plot 12
2,567 sq. ft.



GROUND FLOOR - Plot 12

Reception Hall:

Cloakroom:

Living Room: 4.7m. x 3.4m. (15'5" x 11'1")

Study: 3.4m. x 2.9m. (11'1" x 9'6")

Kitchen / Dining / Family / Orangery:

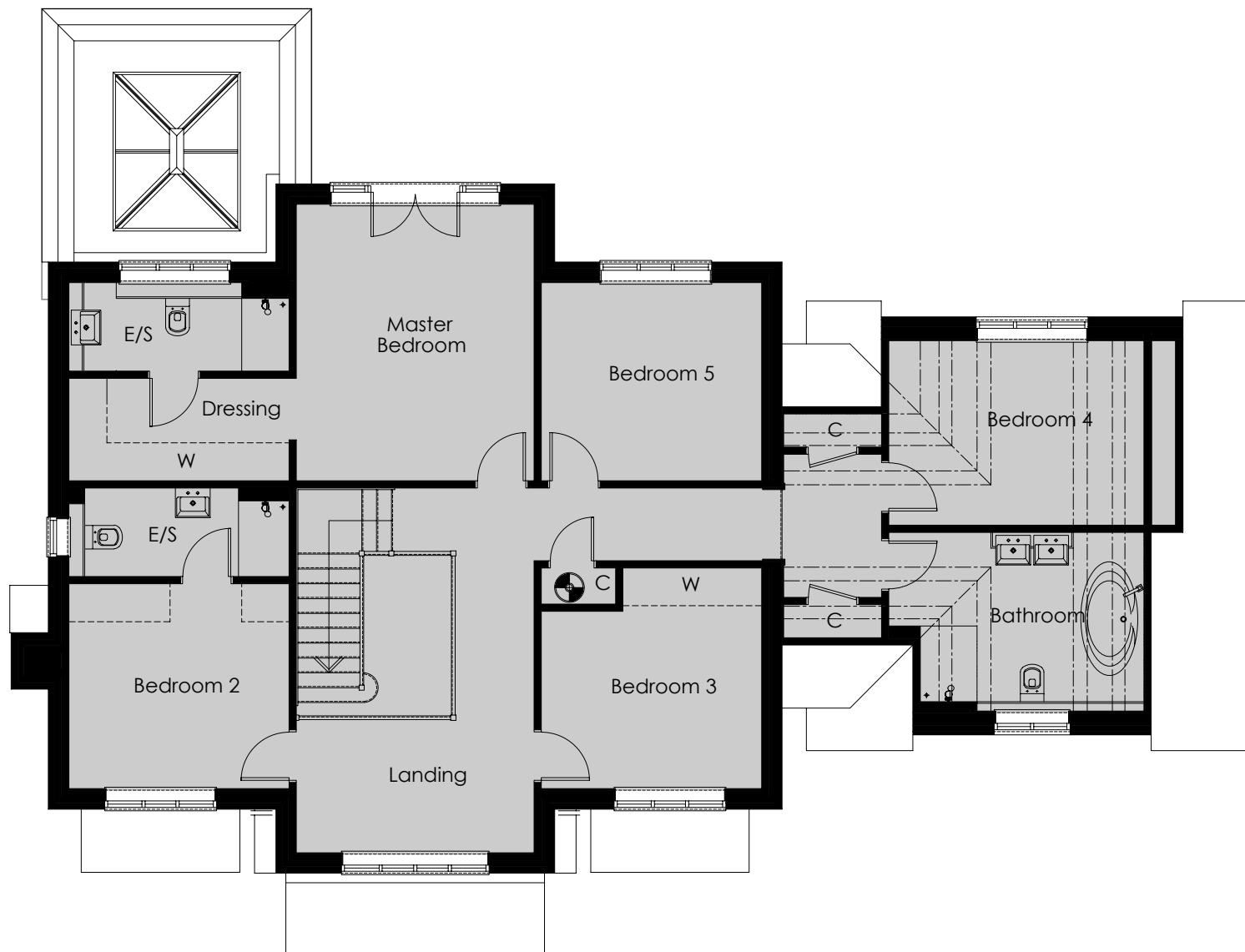
Kitchen Area: 4.8m. x 4.3m. (15'11" x 14'2")

Dining Area: 3.2m. x 3.2m. (10'5" x 10'5")

Orangery Room Area: 3.7m. x 3.4m. (12'2" x 11'1")

Utility:

Double Garage:



FIRST FLOOR - Plot 12

Landing:

Bedroom 1: 4.4m. x 3.7m. (14'5" x 12'2")

En-Suite Dressing Room Area:

En-Suite Shower:

Bedroom 2: 3.5m. x 3.2m. (11'5" x 10'5")

En-Suite:

Bedroom 3: 3.5m. x 3.5m. (11'5" x 11'5")

Bedroom 4: 4.5m. x 2.9m. (14'10" x 9'6")

Bedroom 5: 3.5m. x 3.1m. (11'5" x 10'1")

Family Bathroom:

KITCHENS AND UTILITY

- Luxury handcrafted bespoke furniture with soft close cupboards and drawers are fitted to all houses.
- Silestone worktops are fitted to plots 5, 6, 7, 8 & 11 with 100mm upstand and Silestone splashback to hob.
- Carrera Quartz worktops are fitted to plots 9, 10 & 12 with 100mm upstand and glass wall cladding.
- Plots 5, 6, 7, 8 & 11 feature Siemens appliances including a single oven, combi oven/microwave, four-burner gas hob, integrated Stainless Steel cooker hood, integrated fridge/freezer and integrated dishwasher.
- Plots 9, 10 & 12 feature Siemens appliances including 2 x single ovens, combi oven/microwave, five burner gas hob and a coffee machine. A Fisher & Paykel fridge/freezer is fitted. Extractor hoods to plots 9 & 12 are integrated with a recessed ceiling extractor to plot 10.
- A Caple wine cabinet features in all plots.
- A Caple Ceramic Twin Bowl 'Belfast' style sink is fitted to plots 9, 10 & 12 with a Curvato chrome mixer tap.
- A undermounted stainless steel sink is fitted to plots 5, 6, 7, 8 & 11 with a Curvato chrome mixer tap.
- Under cabinetry LED mood light detailing .
- An electric and plumbing supply is installed in the garage for the later addition of a freestanding washing machine and tumble dryer to plots 7, 8 & 11.
- An electric and plumbing supply is installed in the utility rooms for the later addition of a freestanding washing machine and tumble dryer to plots 9, 10 and 12.

BATHROOMS, EN-SUITES AND CLOAKROOMS

- Bathrooms, en-suites and cloakrooms feature luxury floor and wall tiles.
- Basins to bathrooms, en-suites and cloakrooms are set within vanity units with multi-point shaver sockets.

- Wall hung, soft close WCs with dual flush push button fittings to all bathrooms, en-suites and cloakrooms.
- Bathrooms are equipped with a bath, mixer tap, shower attachment and bath screen.
- Chrome taps and fittings throughout.
- Towel radiators are fitted to bathrooms, en-suites and cloakrooms.
- LED motion sensor backlights in all bathrooms and ensuites illuminate for night-time use.
- Electric underfloor heating to bathrooms and en-suites.

EXTERNAL DOORS AND WINDOWS

- High performance double glazed, UPVC windows with security locks are fitted to all plots.
- French doors lead to patio areas and gardens.
- Factory painted, timber entrance doors with etched glass and high security, multi-point locking system.

ELECTRICAL, SECURITY AND HEATING

- Low energy LED down lighting features throughout.
- Underfloor heating to ground floors of plots 9, 10 and 12.
- Extractor fans are fitted to all bathrooms, en-suites and cloakrooms.
- Mains operated heat/smoke/carbon monoxide detectors with battery backup are fitted to selected areas.
- All electrical face plates are finished in brushed chrome with black inserts.
- Telephone and TV aerial points fitted to selected rooms.
- All plots are pre-wired for an alarm system.
- Energy efficient, gas condensing boilers.
- Each radiator has individual thermostatic control valves.

DECORATION AND FINISHES

- Plots 5, 6, 7, 8 & 11 feature coving to selected rooms.
- A combination of coving and sculptured cornice is fitted to plots 9, 10 & 12.
- Timber staircases feature Oak handrails and newel caps with painted balustrades.
- Wood effect laminate flooring is fitted to plots 5, 6, 7, 8 & 11 to the ground floor excluding the cloakroom and living room.
- Engineered wood flooring is fitted to the ground floor in plots 9, 10 & 12 excluding the cloakroom, study and living room (excluding the family room in plot 10).
- Deep piled carpet is fitted to the living room, study, stairs, landing and all bedrooms (and family room in plot 10) as applicable.
- Complementary ceramic tiles are fitted to all kitchens.
- Utility rooms feature wood effect laminate flooring to plots 9, 10 & 12
- Wardrobes are fitted to the master bedroom.
- Internal doors are hardwood lacquered Oak with polished chrome ironmongery.

EXTERNAL

- Rear gardens are laid to lawn with a patio area.
- Mature landscaping is planted to the front of all properties.
- Garages are fitted with up and over doors.
- A water tap and power point is fitted to the rear of all properties.
- External lighting features to the front and rear of all properties.

10 year BLP warranty



Video tour plots 7, 8 and 11



Video tour plots 9, 10 and 12

Winchfield Crescent

Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

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 - 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.

Viewing

Telephone sole agents
McCarthy Holden: 01252 842100

Local Authority
Hart District Council
01252 622122



www.mccarthyholden.co.uk