



# WOODLAND VIEW

CHURCH LANE, COLDEN COMMON, HAMPSHIRE SO21 1TN

**BEWLEY**  
HOMES PLC





*Welcome to Woodland View, a charming collection of just 12 homes in the sought-after Hampshire village of Colden Common.*

*With a mix of two, three and four bedroom houses, these contemporary properties reflect the quality and attention to detail which is synonymous with Bewley Homes.*



## Woodland View

AN ENVIABLE LOCATION NESTLED ON THE BORDER  
OF THE SOUTH DOWNS NATIONAL PARK

*A community within a community*

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Amenities within the village include a post office, pharmacy and Co-operative supermarket, as well as two churches, a community centre and a primary school. Colden Common also has a 17-acre park including three football pitches, a bowling green and children's play area.

Golf lovers are well catered for with a number of clubs nearby including the Royal Winchester, South Winchester, Hockley Golf Club and East Horton. While for a relaxing meal or a drink visit country pubs including The Fishers Pond or The Bugle Inn.

Colden Common's nearest large town is Eastleigh, approximately ten minutes drive away by car. There, you'll find The Swan Shopping centre as well as a cinema, bowling alley and plenty of places to eat and drink. Head to The Point Theatre in Leigh Road for live entertainment while, for a family day out, Marwell Zoo is just a few minutes away. Brambridge Park Garden Centre is popular with families and has a miniature railway operating most weekends and bank holidays.

There's a wide choice of schools, both state run and private, for children of all ages including the renowned Twyford School, close to Woodland View.

For shopping, leisure and culture on a larger scale, you can be in Winchester, with its spectacular cathedral, in 15 minutes. Southampton, with its vibrant shopping and social scene, is just 20 minutes drive from home.

Woodland View is excellently placed for travel and you can be on the M3 in ten minutes, linking to the M25 and the M27. The nearest railway station is in Eastleigh, with journeys to London Waterloo taking around 1 hour and 20 minutes. Southampton Airport is around 15 minutes' drive, with Heathrow Airport just over an hour away for longer haul flights.





### High quality fixtures & fittings

- Double glazed timber small pane Georgian-style windows with lockable white furniture
- White four panel smooth internal doors
- White composite front entrance door set in white softwood frame
- Polished chrome door furniture
- Feature painted staircase with varnished white oak handrail
- Decorative moulded skirting boards and architraves
- Dulux White painted smooth finished ceilings throughout
- Internal walls painted Dulux Almond White emulsion with woodwork painted Dulux White Satinwood
- Coving to living room, hall, stairs and landing
- Built-in wardrobes as per floor plans

### Heating, security & electric

- Gas fired central heating system with thermostatic controlled radiators
- Class 1 flue to all plots, limestone fireplace surround
- Mains operated smoke detectors
- Light to under stairs cupboard
- TV points to kitchen and all bedrooms
- Media point to living room consisting of TV point, 2 x satellite points and BT point
- BT points to under stairs cupboard, kitchen, living room and bedroom 1
- Shaver socket in bathroom and en-suite
- Light and power to loft

### Kitchen & Utility

- Choice of designer kitchen units\* with post formed laminate worktops and upstands with a stainless steel splash back
- Pelmet lighting
- Stainless steel finished appliances consisting of double oven, gas 4 ring hob (5 ring hob to plots 5 and 6), extractor hood. Integrated washing machine, integrated fridge/freezer and dishwasher. Plots 5 and 6 integrated washing machine fitted in utility
- Stainless steel 1½ bowl sink with polished chrome monobloc mixer tap
- Recessed white LED downlights
- Stainless steel switches and sockets
- Choice of ceramic floor tiling\*

### Bathroom, En-suite & Cloakroom

- Roca white bathroom suite with steel bath and chrome fittings
- Thermostatic mixer valve to shower cubicle
- Simpson shower screen
- Over bath screen to 3 and 4 bedroom properties
- Recessed white LED downlights
- Choice of half height wall tiling\* to master en-suite. Family bathroom and 2nd en-suite with choice of half height wall tiling\* behind sanitaryware. Full height tiling\* to shower cubicle and three sides of bath
- Splashback to cloakroom wash basin
- Choice of ceramic floor tiles\*
- Multi rail chrome towel warmer to bathroom and en-suite



Each new home is constructed with a concrete ground floor system with traditional brick and block external cavity walls. The elevations are brick with stone cills and heads with plain clay tiles to the roof.

Image indicative only.



### Externals

- Access road and footpath tarmac
- Driveways and parking spaces to be block paved
- Private footpaths and patios to be paving slabs
- Front gardens turfed and landscaped to approved design
- Rear gardens cleared and graded to natural contours
- Rear garden boundaries to be close board fence, gate with rear dividing panel fencing in accordance with a comprehensive landscape scheme. Plots 5 and 6 to be post and rail fencing onto woodland boundaries. Existing wire boundary fence to woodland
- Light fitting to front door
- Light and power to garage
- Water tap to side of properties

### Premier Guarantee

- Each property will be sold with the benefit of the 10 year Premier structural warranty. A comprehensive Premier handbook will be given to the purchasers on completion and full details of the scheme will be available through the Sales Office.

### 24hr Emergency Cover – npa24:7

All Bewley Homes purchasers benefit from 24-hour emergency cover; 7 days a week, provided by npa24:7.

This service is valid for a period of two years from the date of legal completion and should assistance be required includes cover for the following:-

- All calls to a 24-hour UK based call centre
- Blockages in toilet waste pipes in the property
- Plumbing problems such as burst pipes, leaking radiators, toilets not flushing, leaks from toilet
- Electricity supply failure
- Central heating and hot water system. No hot water or heating as a result of breakdown, leak or failure
- One boiler service at the end of the 1st year.
- Blockages or damage to waste pipes. Blocked bath, sink, toilet or external drainage
- Main lock failure

In addition, a number of guarantees will be available covering such items as the gas boiler and the kitchen appliances. These guarantees provide further peace of mind and, in the case of the kitchen appliances, the purchaser is able to contact the local service engineer directly in the event of a fault developing.

\*Subject to stage of construction and availability. Whilst these particulars are prepared with due care for the convenience of intending purchasers, the information and images contained herein are intended as a preliminary guide only. They do not form part of any contract and the developer reserves the right to vary as necessary to complete the works. All designs may vary a little according to plot and all details should be checked at the sales office. 'Woodland View' has been chosen for marketing purposes only and should not be taken as forming any part of the final postal address, which is decided by postal and local authority.





Computer generated image of Plot 6.



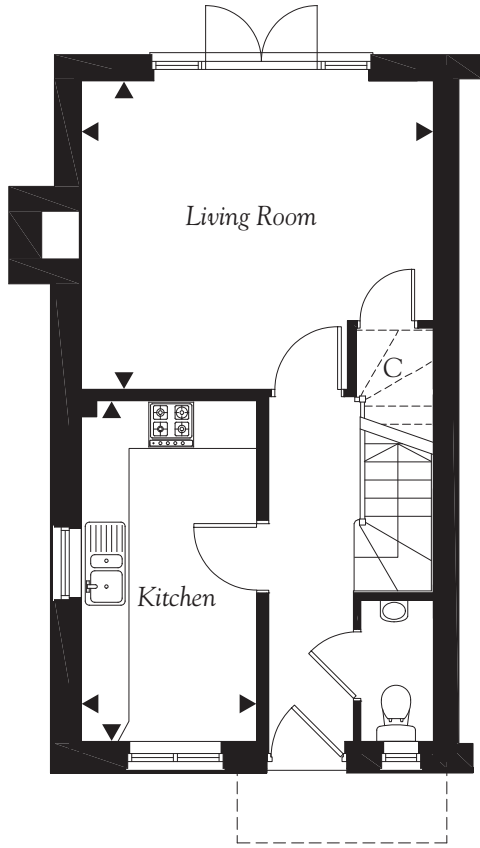




Computer generated image of Plot 1, 2(h), 7, 8(h), 9, 10(h), 11 & 12(h).

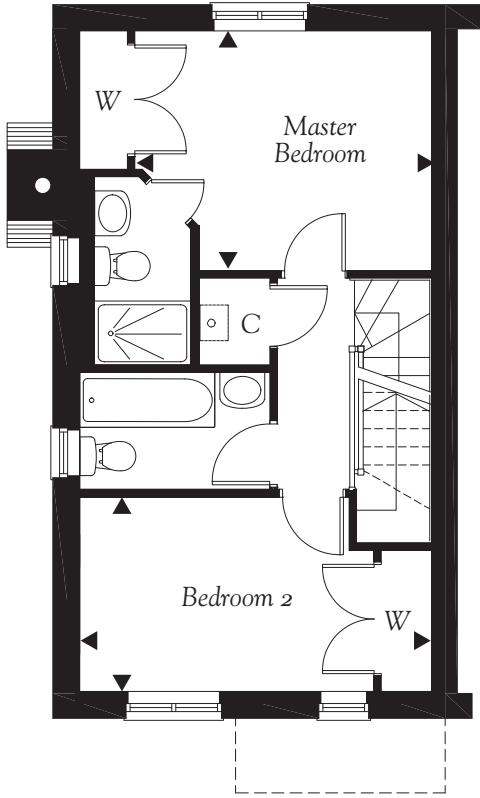
WOODLAND VIEW

Plots: 1, 2\*, 7, 8\*, 9, 10\*, 11 & 12\*



Ground Floor

Kitchen	4.29m x 2.21m	14'0" x 7'3"
Living Room	4.43m x 3.88m	14'6" x 12'9"



First Floor

Master Bedroom	3.75m x 3.02m	12'3" x 10'0"
Bedroom 2	4.43m x 2.47m	14'6" x 8'0"

All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. ◀ Point from which dimensions are taken. Designs may vary according to plot. Bewley Homes reserves the right to vary as necessary to complete the works. \* - Handed Plot.

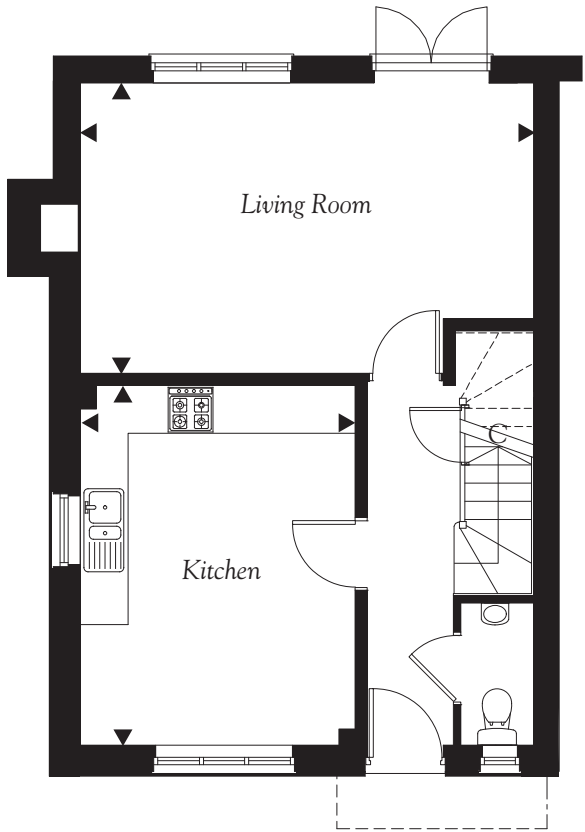




Computer generated image of plots 3 and 4.

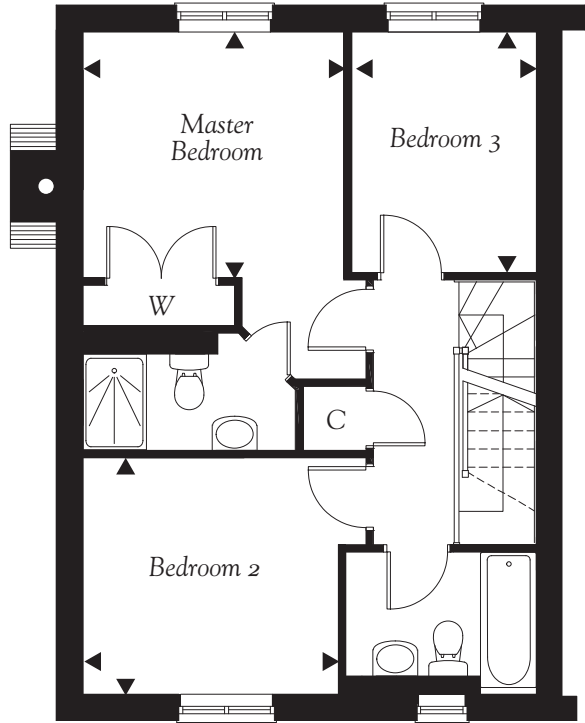
WOODLAND VIEW

Plots: 3 & 4\*



Ground Floor

Kitchen	4.52m x 3.45m	14'9" x 11'3"
Living Room	5.69m x 3.65m	18'6" x 12'0"



First Floor

Master Bedroom	3.28m x 3.09m	10'9" x 10'3"
Bedroom 2	3.21m x 2.96m	10'6" x 9'9"
Bedroom 3	3.02m x 2.32m	10'0" x 7'6"

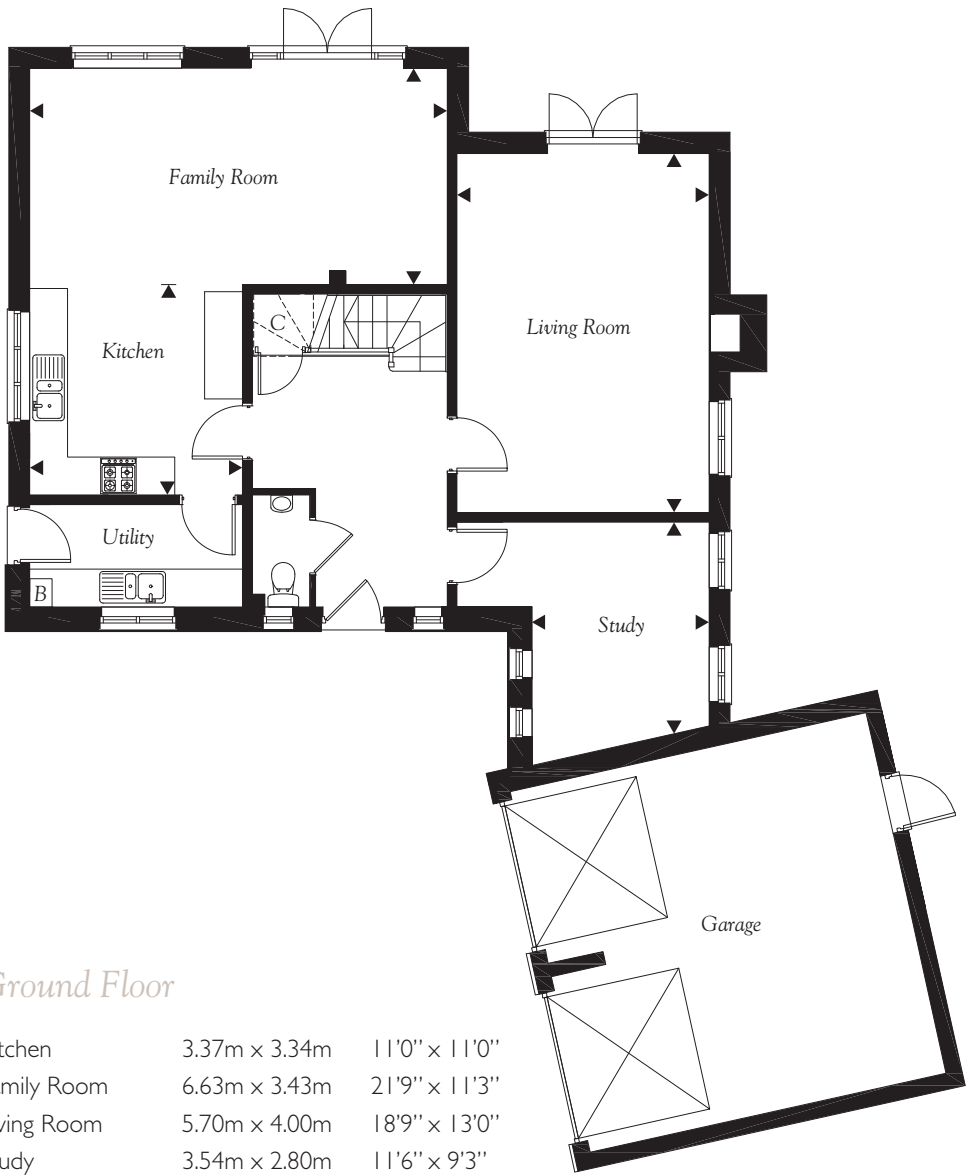
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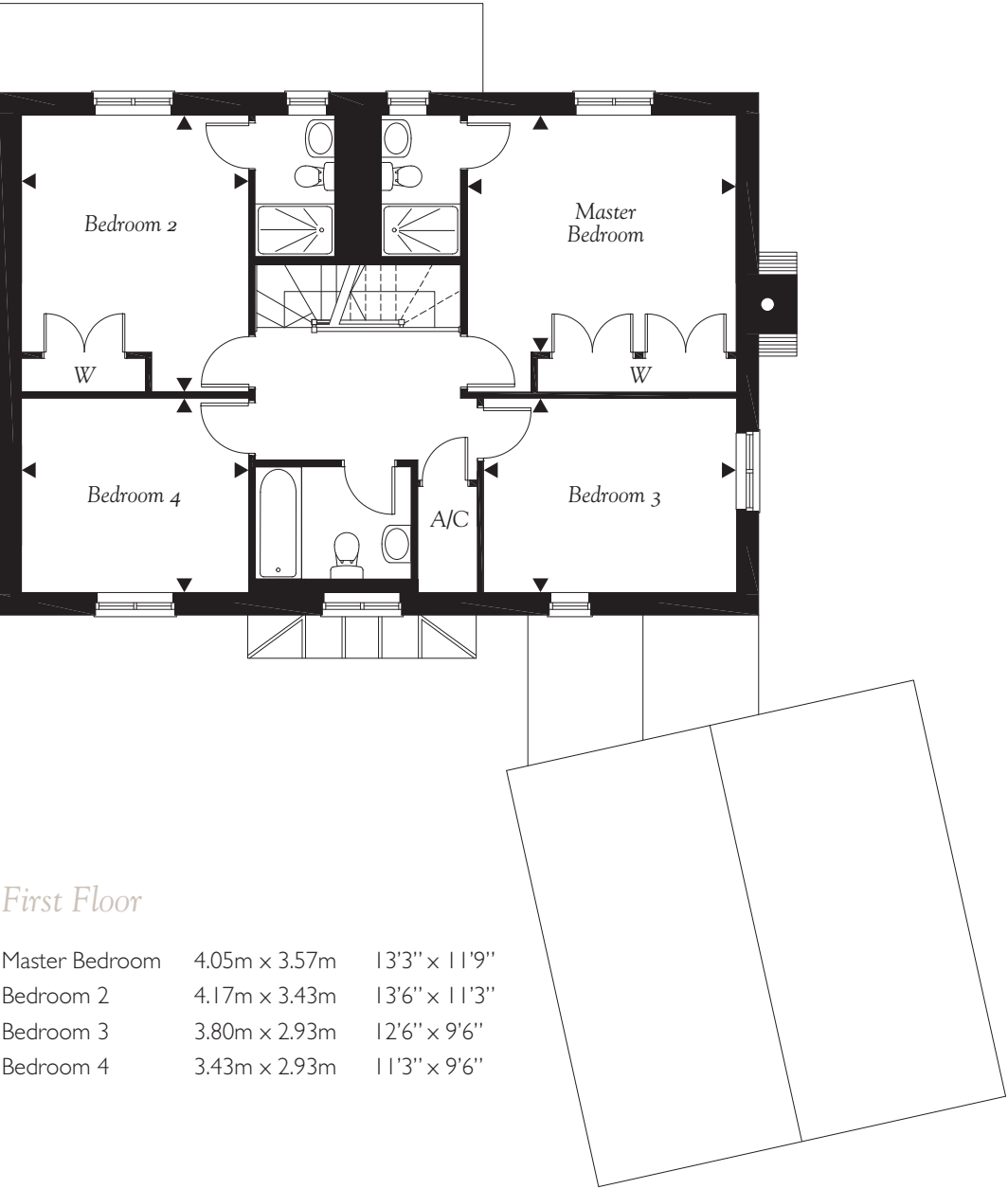
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Plots: 5\* & 6



Ground Floor

Kitchen	3.37m x 3.34m	11'0" x 11'0"
Family Room	6.63m x 3.43m	21'9" x 11'3"
Living Room	5.70m x 4.00m	18'9" x 13'0"
Study	3.54m x 2.80m	11'6" x 9'3"



First Floor

Master Bedroom	4.05m x 3.57m	13'3" x 11'9"
Bedroom 2	4.17m x 3.43m	13'6" x 11'3"
Bedroom 3	3.80m x 2.93m	12'6" x 9'6"
Bedroom 4	3.43m x 2.93m	11'3" x 9'6"

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Image indicative of previous development.

## BEWLEY HOMES

### About us

Whatever the price range or house style, each Bewley home is built in a carefully selected location and designed to complement its environment, while meeting the practical requirements of everyday living. Quality and imagination combined with meticulous attention to exterior and interior detail are the key factors that have enabled Bewley Homes to secure its strong reputation for excellence. Bewley Homes promotes environmentally responsible designs and specifies building techniques that typically score in the top ten percent for energy efficiency. The company also has a clearly defined policy regarding landscaping and protecting the environment. The company firmly believes in working with the local communities to achieve the best planning and design solutions and its portfolio of award-winning developments has played a crucial role in building relationships and confidence. As a result Bewley Homes is recognised and respected by its purchasers and planning authorities for outstanding quality, innovation and development excellence.

The many awards and commendations the company has received demonstrate its diverse skill across a range of disciplines including luxury and starter homes, restoration and exterior design. These accolades, however, are not just for the design and quality of Bewley Homes but also for the high level of customer care, which draws praise from purchasers and the house-building industry.

### Charities

The company also supports a variety of charities through corporate events and fundraising activities including Guide Dogs for the Blind, Kent, Surrey and Sussex Air Ambulance and the Arrhythmia Alliance.



Guide Dogs for the Blind



Kent, Surrey and Sussex Air Ambulance

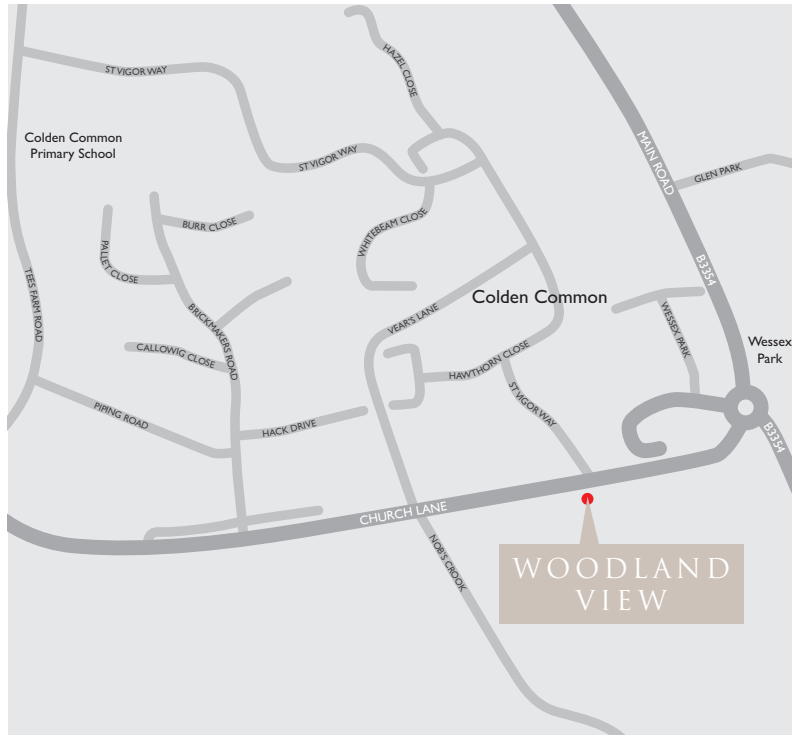


Arrhythmia Alliance

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Local map



Area map

Maps not to scale

SAT NAV: SO21 1TN

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