

[bloorhomes.com](http://bloorhomes.com)

*introducing*  
**Boorley Park**  
Botley

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A delightful collection of 2, 3, 4 and 5 bedroom homes located on Boorley Green, near Botley, a picturesque market village on the upper banks of the River Hamble in Hampshire.

**BLOOR HOMES**<sup>®</sup>





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*Above: Manor Farm Country Park*

Welcome to Boorley Park, a beautiful development with easy access to everything you need for convenient family living. From the everyday essentials, to the more enjoyable aspects of life and even amenities for a trouble free lifestyle, Boorley Park offers it all.

It's not just the location that is set to impress, the brand new Bloor homes we are building here are everything you would expect from such a renowned builder.



A picturesque location with everything you need, all around you. Perfect for family life, the village setting by the River Hamble .

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Enjoy the green open space of the nearby Country Park, delight in the riverside setting or immerse yourself in the history of Botley. Relish the excellent choice of schools, commuter links and fantastic amenities.

The new homes at Boorley Park feature Bloor Homes famous attention to detail and focus on stylish design. Using the very latest in energy saving, eco-friendly materials and technology, they reflect traditional local architectural styles to blend seamlessly into the beautiful, unspoilt location. With easy access to Southampton, Winchester and beyond, this is an excellent place to live.

Discover your perfect  
new Bloor home in Botley



Charming, picturesque and steeped in history, Botley is the perfect setting for those that want to enjoy the beautiful scenery of Hampshire but still stay connected.

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*Above right: Botley Village*





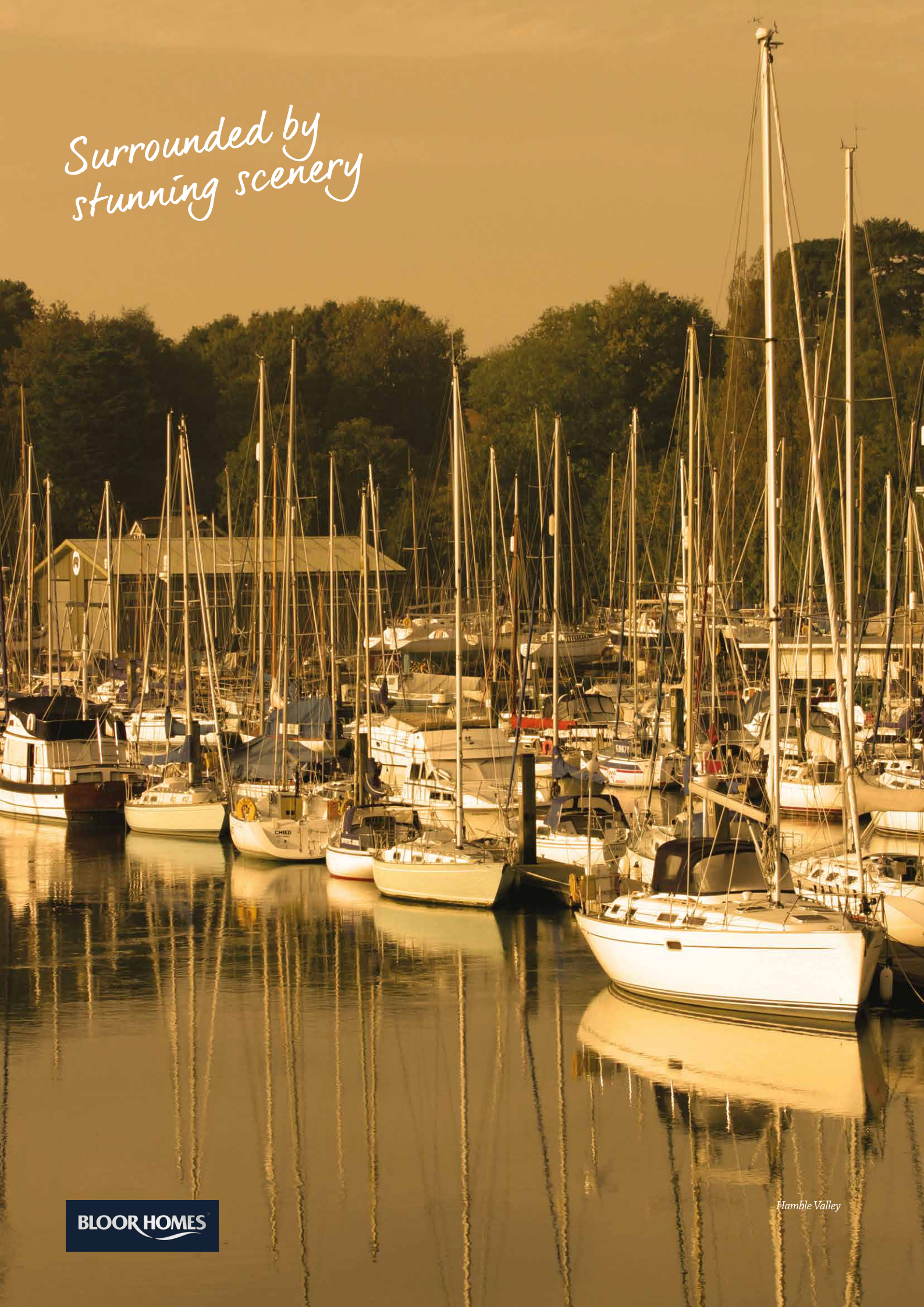
Botley itself was once described as ‘the most delightful village in the world’ and still retains its charm today. Surrounded by the beautiful Hamble Valley countryside, Botley offers unique shopping experiences, along with a host of restaurants and places to eat and numerous events and places of interest.

Exploring the countryside is easy, with many local walks – including self guided trails – starting in Botley. Manor Farm Country Park is located to the south of the town and offers 400 acres of woodland edging the River Hamble and a traditional working farm.

The local school catchment area is highly desirable and very well regarded. Botley Primary and Wildern Secondary schools have both been rated Outstanding by Ofsted.



*Surrounded by  
stunning scenery*





Whether it's a day of family fun or a taste of culture there's plenty to enjoy all around you, with connections that make it simple.



Above: Winchester Cathedral. Right: The Mayflower Theatre

Boorley Green is perfectly placed to explore the wider area and the attractions it has to offer. Spend the day exploring Winchester Cathedral, enjoy a family day out at Paulton's Park or have a historic trip to Porchester Castle. From the animals at Marwell Zoo, to the entertainment at the Mayflower Theatre, the options are endless.

Leisure facilities are plentiful, with the Hamble Valley providing you with plenty of opportunities to get out into the countryside. From walking, to cycling and horse riding trails and sporting and leisure facilities at the Queen Elizabeth Activities Centre. Further nearby leisure facilities include the Hampshire Health and Tennis Club and the Meon Valley Country Club.

# A little about us

Bloor Homes is not only able to offer you an ideal location, we are also dedicated to building beautiful new homes that combine character with the contemporary.

The Bloor Group began building houses over 45 years ago and today is one of the largest privately owned house-building groups in the UK, building in excess of two thousand homes each year. We are known for our unique approach to building, only placing new homes for sale in carefully selected areas. To us, it is never about just the bricks and mortar. It's everything. Our locations are chosen for their premium positions, our designs are created from years of customer feedback and our materials and finishings are second to none. In all that we do we pursue the perfect place.

Whichever home you choose at Boorley Park, you can be sure that the latest building techniques, materials and specifications will be included as standard - from the very latest heating systems and excellent wall and loft insulation, to double glazed windows that mean a new Bloor home generates up to 60% less CO2 than older style homes, and is up to six times more energy efficient\*

\*Source: New Homes Marketing Board



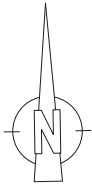


introducing

# Boorley Park

A fantastic development of 2, 3 and 4 bedroom homes in Botley

Come and talk to our experienced Sales Advisors about our tailor made buying plans, making it easier than ever to own your new dream home at Boorley Park



Two bedroom homes

The Oak

Three bedroom homes

The Staunton

The Yarkhill Sp

The Chastleton

The Holnicote

The Scarsdale

The Acton

The Whitfield Sp

The Trelissick Sp

Four bedroom homes

The Berrington

The Thornsett

The Hemsby

The Astley

The Arlington

The Landguard

The Hemsley

The Orford

Future Bloor Homes Development





introducing the  
**Chastleton**  
Three bedroom home

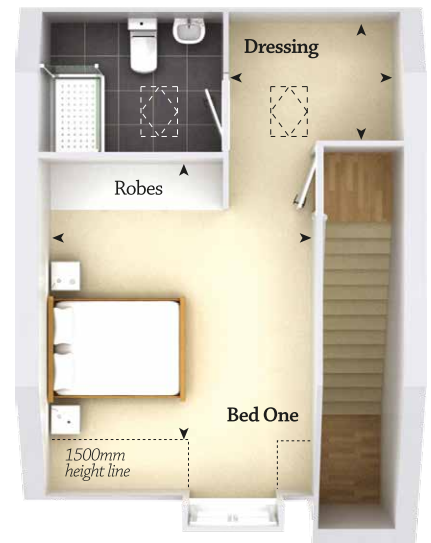
A three bedroom, three storey, semi-detached home offering a spacious lounge and open plan kitchen / dining room including utility area and doors leading to the rear garden. The master bedroom occupies the whole of the second floor and offers fitted wardrobes, a dressing area and en suite facilities.



Ground



First



Second

Ground floor Lounge 3.61 x 4.23 (11'10" x 13'9") • Kitchen / Dining area 3.67 x 3.85 (12'0" x 12'8") • Utility area 1.01 x 2.08 (3'4" x 6'10") • Cloaks

First floor Bedroom two 2.61 x 4.46 (8'7" x 14'8") • Bedroom three 2.66 x 3.62 (8'8" x 11'9") • Bathroom

Second floor Bedroom one 3.61 x 3.76 (11'10" x 12'4") incl robes, to 1500mm height line • Dressing area 2.20 x 1.76 (7'3" x 5'8") • En suite

November 2016 • Rev A 450 Boorley Park

These particulars are intended as a preliminary guide for prospective purchasers and should not be relied upon. The elevational treatment for individual house types shows a typical arrangement. Details of materials and design treatments may vary. Any artist impressions shown are not intended to represent any particular plot. Purchasers are advised to inspect the layout plan to establish the arrangement of the house and surrounding property. Internal layouts show a general arrangement which may vary from plot to plot. The room sizes given are approximate overall finished room sizes and are subject to normal building tolerances (ie ± 75mm). Where described as 'maximum' this dimension is the longest available in that direction in that room. In all instances purchasers are advised to inspect plot specific information which is available from our sales team. Nothing in these particulars or verbal assurance shall form or constitute part of any contract, and are given without any responsibility on behalf of Bloor Homes.







introducing the  
**Oak**  
Two bedroom home

A two bedroom home featuring a spacious lounge and open plan kitchen / dining with utility space and french doors leading to the garden. Upstairs, the spacious master bedroom benefits from superb en suite facilities.



Ground



First

Ground floor Lounge 4.38 x 3.67 (14'11" x 12'0") • Kitchen / Dining area 3.72 x 3.67 (12'3" x 12'0") • Utility area 2.00 x 1.01 (6'7" x 3'5") • Cloaks

First floor Bedroom one 4.75 x 2.96 (15'7" x 9'8") • En suite • Bedroom two 4.75 x 3.47 (15'6" x 11'11") • Bathroom



*introducing the*  
**Staunton Sp**  
Three bedroom home

A three bedroom home offering a spacious lounge with bay window and open plan kitchen / dining area featuring french doors leading to the garden. Upstairs, the master bedroom includes both fitted wardrobes and en suite facilities.



Ground



First

Ground floor Lounge 5.07 x 3.76 (16'6" x 12'3") excl bay • Kitchen / Dining area 5.07 x 3.01 (16'6" x 9'8") • Cloaks

First floor Bedroom one 3.03 x 5.01 (9'9" x 16'4") excl robes • En suite • Bedroom two 2.14 x 3.76 (7'0" x 12'3") • Bedroom three 2.14 x 3.76 (7'0" x 12'3") • Bathroom

November 2016 • Rev A 305sp Boorley Park

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introducing the  
**Yarkhill Sp**  
Three bedroom home

A three bedroom detached home comprising a spacious lounge with feature bay window and open plan kitchen / dining room, including utility area and french doors leading to the garden. Upstairs, the master bedroom benefits from fitted wardrobes & en suite facilities.



Ground



First

Ground floor Lounge 3.31 x 4.30 (10'10" x 14'1") plus bay • Kitchen / Dining area 4.38 x 3.88 (14'4" x 12'7") • Utility area 1.01 x 3.20 (3'4" x 10'4") • Cloaks

First floor Bedroom one 3.44 x 3.45 (11'3" x 11'4") incl robes • En suite • Bedroom two 3.32 x 3.05 (10'8" x 10'0") • Bedroom three 3.32 x 2.83 (10'8" x 9'2") • Bathroom



introducing the  
**Landguard**  
Four bedroom home

A four bedroom family home offering a fantastic open plan kitchen / dining / family area with separate utility, skylights and french doors leading to the rear garden. The downstairs also comprises a spacious lounge with french doors. The first and second floors are home to the family bathroom and four bedrooms, two of which benefit from walk in dressing areas with superb en suite shower rooms.



Ground

First

Second

Ground floor **Living room** 6.18 x 3.34 (20'3" x 11'0") • **Kitchen / Dining / Family area** 3.25 x 8.18 (10'8" x 26'9") • **Utility** 2.31 x 1.44 (7'7" x 4'8") • **Cloakroom**

First floor **Bedroom one** 3.72 x 3.42 (12'2" x 11'3") • **Dressing area** 2.38 x 2.34 (7'8" x 7'7") incl robes • **En Suite** • **Bedroom three** 4.08 x 2.88 (13'4" x 9'5")  
**Bedroom four** 3.22 x 3.20 (10'6" x 10'5") • **Bathroom**

Second floor **Bedroom two** 3.55 x 3.33 (11'8" x 10'11") to 1500mm height line • **Dressing area** 3.42 x 2.54 (11'2" x 8'3") to 1500mm height line, incl robes • **En Suite**

January 2017 • Rev A 454 Boorley Park

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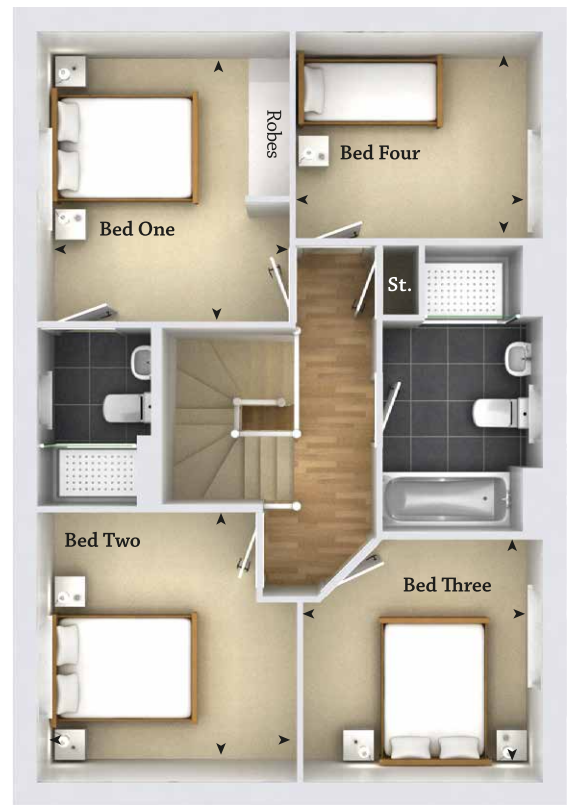


introducing the  
**Arlington**  
Four bedroom home

A four bedroom detached family home with spacious lounge, and open plan kitchen / dining area including separate utility area. Upstairs is home to the four bedrooms, of which the master offers fitted wardrobes and superb en suite facilities.



Ground



First

Ground floor Lounge 6.18 x 3.47 (20'3" x 11'5") • Kitchen / Dining 6.18 x 3.25 (20'3" x 10'7") • Utility area 1.44 x 2.18 (4'8" x 7'2") • Cloaks

First floor Bedroom one 3.18 x 3.55 (10'5" x 11'7") incl robes • En suite • Bedroom two 3.20 x 3.32 (10'6" x 10'10") • Bedroom three 2.93 x 3.00 (9'7" x 9'10")  
Bedroom four 2.92 x 2.52 (9'8" x 8'3") • Bathroom

August 2017 • Rev A 405 Boorley Park

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introducing the  
**Hemsley**  
Four bedroom home

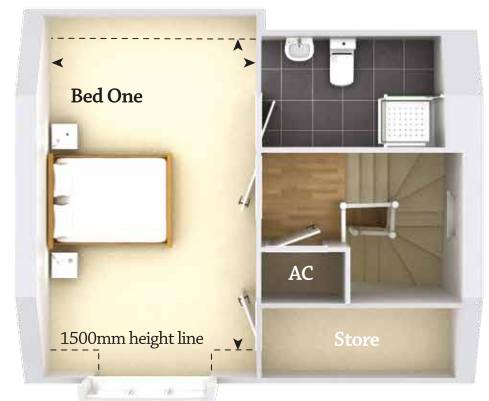
A four bedroom detached family home comprising a spacious lounge with bay window and open plan kitchen / dining / family area including separate utility with french doors leading to the rear garden. The master occupies the whole of the second floor and offers superb en suite facilities



Ground



First



Second

Ground floor Lounge 3.43 x 4.61 (11'3" x 15'2") plus bay • Kitchen / Dining / Family area 6.20 x 4.27 (20'4" x 14'0") • Utility 1.47 x 1.41 (4'10" x 4'7") • Cloaks

First floor Bedroom two 4.43 x 3.18 (14'5" x 10'5") • En Suite • Bedroom three 3.20 x 3.05 (10'6" x 10'0") • Bedroom four 2.85 x 2.54 (9'4" x 8'4") • Bathroom

First floor Bedroom one 4.63 x 3.20 (15'2" x 10'6") to 1500mm height line • En Suite • AC

August 2017 • Rev A 450 Boorley Park

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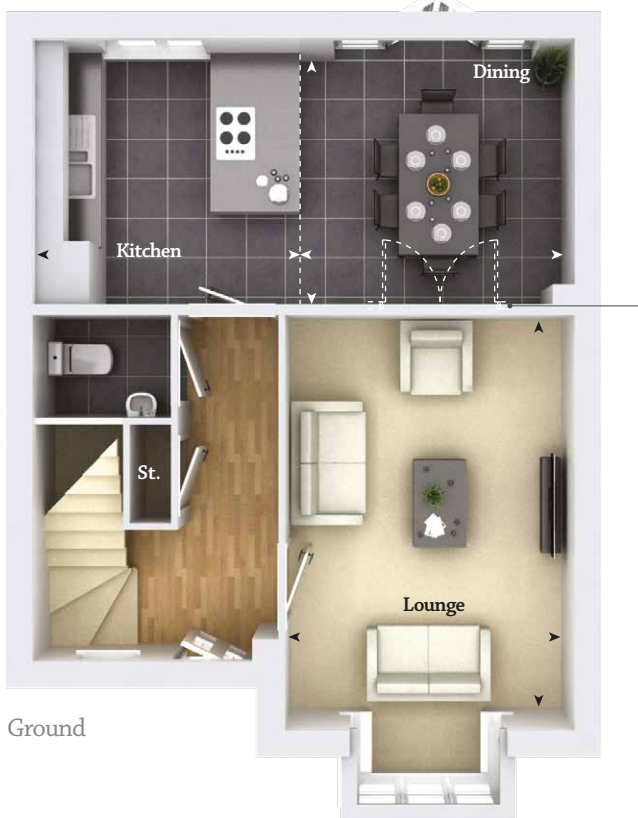




introducing the  
**Whitfield Sp**  
Three bedroom home

A three bedroom detached family home with a spacious lounge and open plan kitchen / dining area including french doors leading onto the garden. Upstairs, there are three double bedrooms with the master offering fitted wardrobes & en suite facilities.

Please note: Double door opening available as an optional upgrade (subject to stage of construction)



Ground floor Lounge 3.23 x 4.58 (10'6" x 15'0") excl bay • Kitchen 2.95 x 3.27 (9'7" x 10'8") • Dining area 3.02 x 3.27 (9'11" x 10'8") • Cloaks

First floor Bedroom one 2.58 x 2.70 (8'5" x 8'10") excl robes • En suite • Bedroom two 3.37 x 2.79 (11'1" x 9'1") • Bedroom three 2.53 x 3.61 (8'3" x 11'10") • Bathroom





helping you find...

## Boorley Park, Botley

Boorley Green, Botley, Southampton, SO32 2UA

Commuting couldn't be simpler, as Botley provides easy access to the M27 and M3, connecting you with Southampton, London and the rest of the motorway network. Botley's train station has direct connections to London Waterloo, Portsmouth, Eastleigh, Winchester, Reading and Brighton. For travelling further afield, Southampton International airport is only 9 miles away.



...and the local area

### Health:

University Hospital Southampton  
SO16 6YD. Tel: 02380 777222

Botley Health Care Centre  
SO32 2UG. Tel: 01489 783422

Oakwood Dental Practice  
SO30 2ES. Tel: 01489 797902

### Education:

Botley C of E Primary School  
SO30 2EA. Tel: 01489 782308

Woodhill Preparatory School  
SO30 2ER. Tel: 01489 781112

Wildern Secondary School  
SO30 4EJ. Tel: 01489 783473

### Recreational:

Fleming Park Leisure Centre  
SO50 9NL. Tel: 023 8068 4800

Itchen Valley Country Park  
SO30 3HQ. Tel: 023 80688444

Manor Farm Country Park  
SO31 1BH. Tel: 01489 787055

### Useful numbers:

Bishops Waltham Library  
SO32 1AN. Tel: 0845 603 5631

Bitterne Police Station  
SO1 97N. Tel: 0845 045 4545

Hampshire County Council  
SO31 8GD. Tel: 023 8040 6182