

# THE HIDEAWAY

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LOWER UPHAM

WHERE THE BEAUTY OF HAMPSHIRE UNFOLDS



THE HIDEAWAY

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LOWER UPHAM





## WELCOME TO THE HIDEAWAY

At Bargate, everything we do is focused on designing and building quality homes in exceptional locations, that will become the heart of your family life. For ten years we've been expertly crafting hundreds of individual, beautiful quality homes, each built to the highest specifications for your complete comfort and peace of mind.

Our award-winning homes are not only loved and appreciated by the families who live in them. The Old Brewery in Hambledon won the Local Authority Building Control (LABC) award for 'Best Large Housing Development' and we were recently finalists in LABC's 'Best Small Housing Development' and 'Site Supervisor of the Year' categories.

What's more, our commitment to sustainability and ecology is essential to the way we think and work. With our thoughtful and considered designs that enrich the local landscape and community, we believe in creating beautiful homes that we can all be proud of in years to come.

We look forward to welcoming you to your new home at The Hideaway.

Yours sincerely,

Angus Cook  
Managing Director, Bargate Homes



## EXPLORING UPHAM VILLAGE

A peaceful, idyllic English village, Upham is nestled in a conservation area between Winchester and Bishop's Waltham. Set within an area of great natural beauty, the adjoining South Downs National Park, New Forest and spectacular walking trails on your doorstep make this one of most desirable locations in the county.

Upham itself is a small but active community with its own Church of England-aided primary school, a medieval church, traditional pub, village pond and a range of community social and leisure activities to engage in. Families will enjoy a choice of excellent schools, all in the surrounding area. The Hideaway is within catchment of Wyvern College, an academy-status school and there are a number of respected public, private and boarding schools in nearby towns.

Surrounded by stunning countryside and local woodlands, Upham is a popular starting point for country walks. The village itself is crossed by a number of well-trodden footpaths, offering panoramic views of the South Downs, New Forest and even the Isle of Wight.

Nearby Bishop's Waltham offers a unique, medieval high street with a range of cafés, restaurants, shops and independent businesses. The village is also home to the Bishop's Waltham Palace medieval ruins, an English Heritage monument.



# STEP OUT IN BEAUTIFUL HAMPSHIRE

Home to the New Forest, the picturesque hillside walks of the South Downs and some of the country's finest, seaside resorts, it's no wonder the county of Hampshire is one of the most desirable places to live. We're blessed with a strong local economy, a host of rich cultural activities and a thriving arts scene.

From your new home in Lower Upham, you have access to all this and more across our beautiful countryside and major towns and cities. You'll be able to frequent restaurants, bars, pubs and coffee shops nearby. And there's always a choice of museums, sports activities and the chance to enjoy the natural setting of our vast green open spaces and unspoilt beaches.

Whether you want to explore the nearby villages, discover Winchester's historic cathedral, or meander along the nearby coastline, there are plenty of opportunities to relax and unwind, right on your doorstep.



WINCHESTER

15 minutes



NEW FOREST AND SOUTH DOWNS NATIONAL PARK

Nearby



SOUTHAMPTON

20 minutes



PORTSMOUTH

30 minutes



LONDON

1 hour by train from Winchester or Southampton Parkway



HEATHROW

1 hour 20 minutes

## NATIONAL CONNECTIONS

Situated between Winchester and Bishop's Waltham, Lower Upham is the perfect resting spot for travellers and the starting point of some of the county's most spectacular countryside walks. Yet commuting, travelling and connecting to the UK's biggest urban centres is just as easy.

With the M3 and M27 and mainline train, Lower Upham is extremely well served by transport links. You can travel by train from Eastleigh or Winchester station, with its mainline connections to London and the rest of the UK. Southampton Airport is even closer, connecting you to the whole of Europe and beyond.

# RETREAT TO THE HIDEAWAY

At The Hideaway, family living takes on a pace all of its own. With picturesque, rolling green hills at your door, set within a flourishing, peaceful community, these beautifully styled, luxury homes are the perfect idyllic retreat for enjoying everything historic Hampshire has to offer.

The Hideaway is a new collection of nineteen bespoke-built English country homes, each of which has been individually designed to offer its own signature character. Together, they bring additional charm to the stunning location and surrounding area.

Each of our four and five-bedroom homes is finished with the highest quality integrated appliances and benefits from our fine attention to detail. We want you to notice, and love everything we bring to the design of your new home, from Porcelanosa tiles, to beautifully finished kitchens. With ten individual styles to choose from, we're confident you'll find the perfect home for your family.



# OUR HOMES

- |   |   |
|---|---|
| <p><b>THE ALEXANDRA</b></p> <p>Home 9<br/>4 bedroom home</p>                                  | <p><b>THE ANTONY</b></p> <p>Home 10<br/>4 bedroom home</p>    |
| <p><b>THE MONTACUTE</b></p> <p>Homes 11+12<br/>4 bedroom home</p>                             | <p><b>THE BOURTON</b></p> <p>Home 13<br/>4 bedroom home</p>   |
| <p><b>THE BROOKLYN</b></p> <p>Home 14<br/>4 bedroom home</p>                                  | <p><b>THE CLEVELAND</b></p> <p>Home 15<br/>4 bedroom home</p> |
| <p><b>THE COMPTON</b></p> <p>Home 16<br/>5 bedroom home</p>                                   | <p><b>THE HATFIELD</b></p> <p>Home 17<br/>5 bedroom home</p>  |
| <p><b>THE KNOWLE</b></p> <p>Home 18<br/>4 bedroom home</p>                                    | <p><b>THE MORETON</b></p> <p>Home 19<br/>4 bedroom home</p>   |
| <p><b>THE BARNESLEY</b></p> <p>Homes 1 - 8<br/>Reserved for Sovereign Housing Association</p> |   |



This site plan is for guidance only and should not be relied upon. Please check with a sales advisor for the latest, most up-to-date layout and materials, including but not limited to parking spaces, landscaping, paving and pathways.  
V = visitor spaces



# THE ALEXANDRA

HOME 9  
FOUR BEDROOM HOME



## GROUND FLOOR

Kitchen/Dining	4560mm x 6311mm	14'12" x 20'8"
Living room	6536mm x 3675mm	21'5" x 12'1"
Utility	1979mm x 2064mm	6'6" x 6'9"
Walk-in pantry	2579mm x 2369mm	8'5" x 7'9"

## FIRST FLOOR

## FIRST FLOOR

Bedroom 1	3631mm x 3662mm	11'11" x 12'
Dressing room	1620mm x 2125mm	5'4" x 6'12"
Bedroom 2	3732mm x 3661mm	12'3" x 12'0"
Bedroom 3	3692mm x 3383mm	12'1" x 11'1"
Bedroom 4	3631mm x 3263mm	11'11" x 10'8"



All floor plans and CGI are used for illustrative purposes only and should not be relied upon, external materials, garage position/attachment, window/door position, handing and external works may vary to the information shown. Please ask a sales adviser for more information. All dimensions are accurate to within 50mm and where given are maximums which include any fitted wardrobes or similar features. Furnishings on the above floor plans, including but not exclusive to kitchens, bathrooms, en suites and W/C layouts are indicative only and should not be relied upon. Interior furnishings are not included with the sale of any property.





### GROUND FLOOR

Kitchen/Dining	6311mm x 4560mm	20'8" x 14'11"
Living room	3675mm x 6536mm	12'1" x 21'6"
Utility	2646mm x 2369mm	8'8" x 7'9"
Walk-in pantry	2046mm x 2064mm	6'9" x 6'9"
Garage	6024mm x 6021mm	19'9" x 19'9"

### FIRST FLOOR

Bedroom 1	3632mm x 3362mm	11'11" x 12'
Dressing room	1621mm x 2125mm	5'4" x 6'12"
Bedroom 2	3632mm x 3262mm	11'11" x 12'0"
Bedroom 3	3732mm x 3660mm	12'3" x 12'0"
Bedroom 4	3732mm x 3382mm	12'3" x 11'1"



# THE ANTONY

HOME 10  
FOUR BEDROOM HOME



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# THE MONTACUTE

HOMES 11 & 12  
FOUR BEDROOM HOME

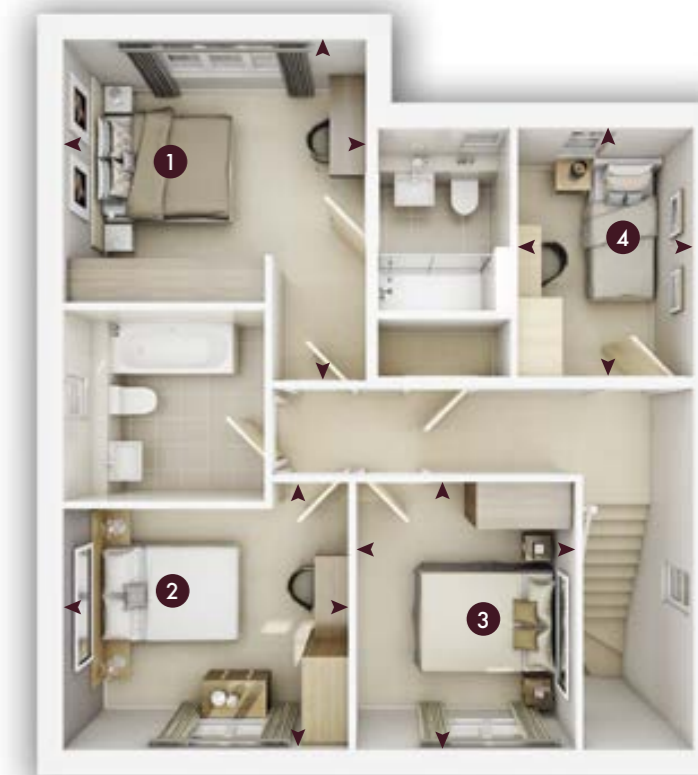


## GROUND FLOOR

Kitchen/Dining	4272mm x 7983mm	14'0" x 26'2"
Living room	4234mm x 4589mm	13'11" x 15'1"
Garage	3164mm x 6670mm	10'5" x 21'6"

## FIRST FLOOR

Bedroom 1	3835mm x 4331mm	12'7" x 14'3"
Bedroom 2	3616mm x 3397mm	11'10" x 11'2"
Bedroom 3	2786mm x 3397mm	9'2" x 11'2"
Bedroom 4	2222mm x 3147mm	7'3" x 10'4"



Note: Porch and garage finish differs on home 11 (Plot 12 shown).

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### GROUND FLOOR

Kitchen/Dining	7983mm x 4272mm	14'0" x 26'2"
Living room	4233mm x 4589mm	13'11" x 15'1"
Garage	6024mm x 6021mm	19'9" x 19'9"

### FIRST FLOOR

Bedroom 1	3836mm x 4329mm	12'7" x 14'2"
Bedroom 2	3616mm x 3395mm	11'10" x 11'2"
Bedroom 3	2788mm x 3395mm	9'2" x 11'2"
Bedroom 4	2222mm x 3147mm	7'3" x 10'4"



# THE BOURTON

HOME 13  
4 BEDROOM HOME



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# THE BROOKLYN

HOME 14  
FOUR BEDROOM HOME



## GROUND FLOOR

Kitchen/Dining	9236mm x 3376mm	30'3" x 11'1"
Walk-in pantry	2752mm x 1351mm	9'0" x 4'5"
Living room	4168mm x 5749mm	13'8" x 18'10"
Utility	3728mm x 2107mm	12' 5" x 6'11"
Study	3782mm x 2095mm	12' 5" x 6'10"

## FIRST FLOOR

Bedroom 1	3437mm x 4178mm	11'3" x 13'8"
Dressing room	2286mm x 2310mm	7'6" x 7'7"
Bedroom 2	3319mm x 4178mm	10'11" x 13'8"
Bedroom 3	4168mm x 3227mm	13'8" x 10'7"
Bedroom 4	4105mm x 3753mm	13'6" x 12'4"



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### GROUND FLOOR

Kitchen/Dining	10248mm x 3444mm	33'7" x 11'4"
Living room	3990mm x 5602mm	13'1" x 18'4"
Walk-in pantry	2525mm x 1374mm	8'3" x 4'6"
Utility	3609mm x 2117mm	11'10" x 6'11"
Study	3609mm x 1988mm	11'10" x 6'6"



### FIRST FLOOR

Bedroom 1	4047mm x 4206mm	13'3" x 13'10"
Dressing room	2286mm x 2320mm	7'6" x 7'7"
Bedroom 2	3720mm x 4206mm	12'2" x 13'10"
Bedroom 3	3990mm x 3120mm	13'1" x 10'3"
Bedroom 4	3751mm x 3721mm	12'4" x 12'2"

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# THE CLEVELAND

HOME 15  
FOUR BEDROOM HOME



# THE COMPTON

HOME 16  
FIVE BEDROOM HOME



## GROUND FLOOR

Kitchen/Dining	9349mm x 3571mm	30'8" x 11'9"
Living room	3647mm x 5179mm	11'12" x 16'12"
Utility	3222mm x 1962mm	10'7" x 6'5"
Study	3222mm x 2581mm	10'7" x 8'6"
Garage	6024mm x 6021mm	19'9" x 19'9"

## FIRST FLOOR

Bedroom 1	5974mm x 3734mm	19'7" x 12'3"
Dressing room	2369mm x 2259mm	7'9" x 7'5"
Bedroom 2	2700mm x 3556mm	8'10" x 11'8"
Bedroom 3	4407mm x 3556mm	14'6" x 11'8"
Bedroom 4	3278mm x 3907mm	10'9" x 12'10"
Bedroom 5	3704mm x 2677mm	12'2" x 8'9"



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### GROUND FLOOR

Kitchen/Dining	8785mm x 3748mm	28'10" x 12'4"
Walk-in pantry	2667mm x 1310mm	8'9" x 4'4"
Utility	3660mm x 1865mm	12'0" x 6'1"
Study	3660mm x 3172mm	12'0" x 10'5"
Living room	4159mm x 6536mm	13'8" x 21'5"



### FIRST FLOOR

Bedroom 1	3428mm x 4553mm	11'3" x 14'11"
Dressing room	1910mm x 2714mm	13'10" x 10'7"
Bedroom 2	4216mm x 3234mm	12'0" x 11'6"
Bedroom 3	3666mm x 3516mm	12'0" x 11'6"
Bedroom 4	3244mm x 2713mm	10'8" x 8'11"
Bedroom 5	3666mm x 3529mm	12'0" x 11'11"

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# THE HATFIELD

HOME 17

FIVE BEDROOM HOME





# THE KNOWLE

HOME 18  
FOUR BEDROOM HOME



## GROUND FLOOR

Kitchen/Dining	10248mm x 3444mm	33'11" x 11'4"
Living room	3990mm x 5602mm	13'1" x 18'5"
Walk-in pantry	2515mm x 1348mm	8'3" x 4'5"
Utility	3609mm x 2119mm	11'10" x 6'11"
Study	3609mm x 1988mm	11'10" x 6'6"
Garage	6024mm x 6021mm	19'9" x 19'9"



## FIRST FLOOR

Bedroom 1	4047mm x 4208mm	13'3" x 13'10"
Dressing room	2277mm x 2231mm	7'6" x 7'4"
Bedroom 2	3720mm x 4208mm	12'2" x 13'10"
Bedroom 3	3990mm x 3120mm	13'1" x 10'3"
Bedroom 4	3719mm x 3753mm	12'2" x 12'4"

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### GROUND FLOOR

Kitchen/Dining	10248mm x 3444mm	33'11" x 11'4"
Living room	3990 x 5642mm	13'1" x 18'6"
Utility	3607 x 2115mm	11'10" x 6'11"
Walk-in pantry	2515mm x 1350mm	8'3" x 4'5"
Study	3607mm x 1988mm	11'10" x 6'11"
Garage	6024mm x 6021mm	19'9" x 19'9"

### FIRST FLOOR

Bedroom 1	4047mm x 4208mm	13'3" x 13'10"
Dressing room	2277mm x 2230mm	7'6" x 7'4"
Bedroom 2	3721mm x 4208mm	12'3" x 13'10"
Bedroom 3	3990mm x 3120mm	13'1" x 10'3"
Bedroom 4	3719mm x 3751mm	12'2" x 12'4"



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# THE MORETON

HOME 19  
FOUR BEDROOM HOME





## YOUR NEW HOME, IN DETAIL

What makes our homes unique is our quality of finish. From first-rate appliances, to thoughtfully designed interiors, we always aim to exceed expectations.

### KITCHEN

- A range of designer floor and wall units with built-in pelmet LED spotlights
- Quartzform work surfaces with complimentary upstands
- Stainless steel undermount sink, four-zone induction hob, built-in stainless steel single electric oven and combination microwave in homes 9-13
- Villeroy & Boch Farmhouse sink and Rangemaster cooker in homes 14-19
- Integrated fridge freezer and dishwasher

### UTILITY

- A range of designer floor units
- 40mm Prima® Formica worktop and complementary upstands
- Stainless steel single bowl sink pack complete with chrome mixer tap

### BATHROOM, EN SUITE AND WC

- Contemporary sanitaryware complemented by Porcelanosa® ceramic wall and floor tiles
- Ceramic tiling to all window sills with flat chrome trim to edge
- Close-coupled WC with soft-close seat
- Steel bath complete with sturdy pre-finished panels
- Exposed thermostatic shower valve complete with fixed head and hair rinse on riser in all en suites
- Exposed thermostatic bath filler with low level hair rinse and push type bath waste in all three-piece bathrooms
- Exposed thermostatic bath filler with push type bath waste in all four-piece bathrooms
- Slimline ceiling-mounted extractor fans in bathrooms, en suites and WCs
- Heated towel rail and vanity unit to all WCs, bathrooms and en suites
- Dual voltage shaver socket to all bathrooms and en suites

We endeavour to improve upon our development, therefore, we may occasionally substitute items within this specification. Bargate Homes reserves the right to make these substitutions as necessary. Please ask a sales advisor for further details. Images depict typical Bargate Homes interiors.



## ENERGY EFFICIENCY AND HEATING

- LPG boiler from Valliant, complete with five year warranty
- Compact radiators in first floor accommodation areas
- Underfloor heating to ground floor area, excluding walk-in pantry, in all homes

## ELECTRICAL INSTALLATION

- Slimline white moulded sockets and switches
- Media multiplate provided in living room
- TV aerial points provided in all bedrooms, study and kitchen/dining room
- Pre-wired for Sky+
- BT point provided in kitchen/dining room, study and master bedroom
- Recessed LED downlighters with chrome surrounds installed in the kitchen area, bathroom, en suites and dressing area
- Pendant light fittings in all remaining rooms
- Mains operated, self-contained smoke detectors
- Carbon monoxide alarm adjacent to gas boiler where applicable

## INTERNAL FINISHES

- Matt emulsion finishes to walls and ceilings
- J B Kind River Oak Cottage range pre-finished doors
- Walk-in closet to master bedroom in homes 9, 10, and 14-19
- Sliding wardrobe to master bedroom in homes 11-13

## EXTERNAL FINISHES

- Turf to principal area of rear garden
- Waterproof external socket at rear of property
- Outside tap with insulated pipework (where possible)
- Black antique bell push and chime set

## GARAGES

- Garages are designed incorporating generous storage voids in the roof space (excluding homes 11,12 & 16)

We endeavour to improve upon our development, therefore, we may occasionally substitute items within this specification. Bargate Homes reserves the right to make these substitutions as necessary. Please ask a sales advisor for further details. Images depict typical Bargate Homes interiors.

# THE BARGATE PROMISE

At Bargate, we choose the best locations to build inspired, high quality homes with unique character. Each of our individually designed homes is created to fit perfectly into the surrounding environment and to offer you the most rewarding living space. These values are the core of our Bargate promise – a pledge we've kept since we built our first home in 2006.

Our dedicated in-house customer care team are available to you for a full two years following the completion of your home. In addition, all our bespoke-built homes come with a ten-year NHBC warranty, ensuring full confidence and peace of mind.



Redwood, Tisbury



# BARGATE CORNERSTONE

At Bargate, we're recognised for always giving something back to the local communities and enhancing the area we build in. Our properties are specially designed to suit the local environment, and our investments help develop the cornerstones of the people who live nearby.

We're contributing substantial amounts to the school and village hall in Upham village. We're building eight affordable homes for people who have a connection to the area, to help strengthen and support the community. And we're supporting the Parish Council with a substantial contribution towards the development of open space and play equipment. These are all key investments in the local area, and are in addition to our large contribution towards the Community Infrastructure Levy, amounting to grand sum of nearly £200,000.



# GET IN TOUCH

E: [sales@bargatehomes.co.uk](mailto:sales@bargatehomes.co.uk)

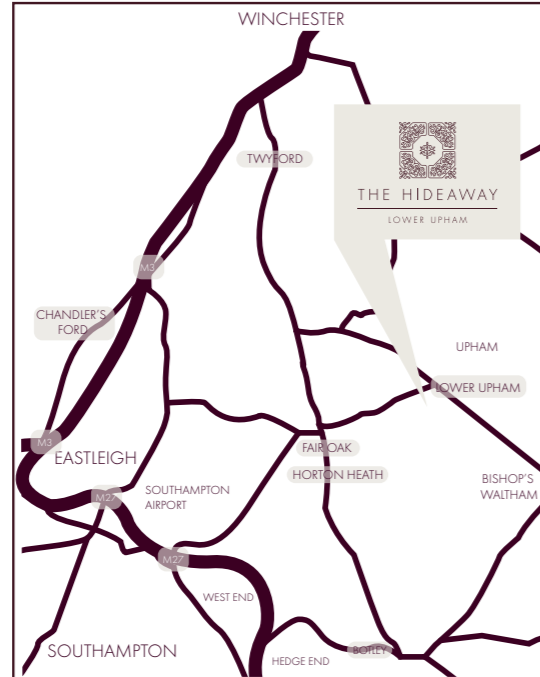
T: 023 8060 1489

## VISIT US:

The New Barn,  
Vicarage Farm Business Park,  
Winchester Road,  
Fair Oak,  
Hants,  
SO50 7HD

## FIND US ONLINE:

[www.bargatehomes.co.uk](http://www.bargatehomes.co.uk)



SCIVIER'S LANE, UPHAM, HAMPSHIRE SO32 1HB

This brochure is intended as a sales aid and guide to Bargate Homes. The accuracy of any visual image, measurement, depiction of environment, home position and home layout should be confirmed with a sales adviser on site or through your solicitor. Purchasers or prospective purchasers (whether or not they enter into a contract to purchase a home within the development) should not rely on anything printed in this brochure or orally indicated by sales staff as forming any part of any contract to purchase a home. All photography in this brochure is indicative of the local area and does not represent the specific site surroundings or aspect. Photography and images are used for illustrative purposes only.

