



NORTON HEIGHTS

LOVEDÉAN



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WELCOME TO NORTON HEIGHTS

We're proud to present to you Norton Heights, a brand new high quality development in the charming Hampshire village of Lovedean.

Situated on the edge of the beautiful Meon Valley, the collection of 2, 3 and 4 bedroom private homes provide picturesque country living – but with plenty of amenities nearby.

Lovedean is within easy reach of some great local shops, pubs and restaurants, so you won't have to go far for what you need. But if you do need to travel further afield, there are fantastic links to the south coast and beyond. Ideal if you're a commuter looking to experience the tranquillity of country life, the A3 is on the doorstep with Portsmouth only a 15-minute drive away. The nearest train station – Rowlands Castle – is just 4 miles from the site too, with direct links to Waterloo, London.

The development has been carefully designed to fit in with its surroundings. The houses themselves are built to a traditional design and there's even a large area of open space providing footpath access to ancient woodland and the countryside beyond – perfect for relaxing weekend strolls.

In short, you'll love life in Lovedean.

COUNTRY LIVING WITH ADDED CONVENIENCE

Lovedean itself is a quiet little country village, but that doesn't mean you'll be short of great facilities or things to do.

In addition to a handy selection of local shops, the village is home to a country pub and restaurant, a busy village hall, and the well-established Woodcroft Primary School – which all contribute to a warm local community feel.

However, if you're looking for slightly more in terms of choice, then the larger neighbouring town of Waterlooville is just 5 minutes away by car. When it comes to shopping, there's a bustling, pedestrianised centre, with a broad selection of shops. There are a wide range of great places to eat, as well as several sports clubs, including local football team Havant and Waterlooville FC.

Waterlooville is spoilt for choice when it comes to education. There are ten primary schools, five secondary schools and two colleges – so if you have children, you can feel reassured that their entire journey through the education system can be completed on your doorstep.

Back in the calm of Lovedean, you can expect to enjoy a quiet and relaxing atmosphere, gorgeous scenery, dozens of countryside walks, and friendly welcoming neighbours.

LOCAL ATTRACTIONS



THE BIRD IN HAND country pub and restaurant has become increasingly popular within the area over recent years, with regulars travelling from near and far. Better yet, it's right on your doorstep in Lovedean itself. So, slip your shoes on and wander down to enjoy its welcoming and cosy atmosphere. Whether you're having a family get together, special Sunday lunch or casual midweek beer, you'll be able to make the most of the pub's growing reputation for excellent service and food that uses only the freshest seasonal ingredients. Local pubs don't come much better than this.

02392 591055
www.lovedeanbirdinhand.co.uk

WATERLOOVILLE STREET MARKET is just down the road in the neighbouring town of Waterloo. Head down between 9am-5pm every Friday to browse its fresh flowers, fresh produce, clothes, make-up, modern technology accessories and more. The street market was established in 1997 with the aim of providing a wider retail choice and a service that helps to bring the local community together – and you'll certainly be able to feel the pleasant buzz it creates about the town, making it well worth a visit at the end of the week.

02392 446019
www.havant.gov.uk/community-and-living/markets



QUEEN ELIZABETH COUNTRY PARK offers 2,000 acres of downland and woodland, all within a mere 10-minute drive from Lovedean. So, load up the car with your walking boots, bicycle or horse tack – and turn just off the A3 into the South Downs National Park to enjoy its waymarked trails and beautiful countryside. The park also includes Butser Hill, the highest point on the South Downs, which offers stunning views of the area. Head to the top and on a clear day you can even see the Isle of Wight. With a programme of events and activities, a visitor centre, shop and café, you'll have a fantastic family day out.

02392 595040
www.hants.gov.uk/qecp

HORIZON LEISURE CENTRE, located in both Havant and Waterloo, provides award-winning facilities. The centres have won 'Gym of the Year' accolades recently – as voted by the public – and with a wide range of sporting and leisure facilities and activities available, it's no surprise as to why. Don your gym gear and if you're looking to keep fit, you can make the most of the swimming pool, large gym, exercise studios and squash courts. Or if you're looking to keep the kids entertained instead, there's a fantastic indoor play area, an Ofsted registered crèche and a learner swimming pool too.

02392 245900
www.horizonlc.com



WATERLOOVILLE GOLF CLUB is renowned for its picturesque and challenging 18-hole course designed by the late great Sir Henry Cotton. You'll be welcomed with opened arms into this warm and inviting club – as a visitor you can play during the week, and as a new member you'll be made to feel right at home. What's more, during the last 10 years over a quarter of a million pounds has been spent on maintaining the course, and it has never looked better. Be sure to try out the practice ground, fully stocked pro shop, and fantastic bar and restaurant.

02392 263388
www.waterloovillegolfclub.com

19 FOURTEAS TEA ROOMS is a few minutes away in Havant and is well worth the short drive to get there. Step through the door and you'll find yourself right in the midst of 1940s England (hence the café's name). Choose from the menu of delicious food and hot drinks and kick back because you'll feel right at home in this warm, relaxed setting. The beautifully decorated rooms boast character and personality in spades, as well as friendly staff who serve breakfast, lunch and high tea throughout the day – in addition to cream tea and gluten free options for those that require them.

02392 476333
www.19fourteashavant.co.uk



THE BAT & BALL wine cellar in Clanfield is famous locally for its cricketing heritage. But that's not all. The pub is also renowned for its great food, cask ales and friendly regulars. Grab a seat in front of the roaring fire in winter, or under a beer garden umbrella in the summer, and sit back with a well-earned drink. Situated opposite one of the world's most famous and historic cricket grounds – the Broadhalfpenny Down – you'll be able to hear the sound of leather on willow in the summer months, which creates a truly unique and relaxing experience.

02392 632692
www.batandballclanfield.co.uk

JSW short for Jake Saul Watkins, is a Michelin-starred restaurant set in the ancient market town of Petersfield, just 15 minutes from Lovedean. With a philosophy for high quality ingredients that speak for themselves, and a chef-proprietor who earned his stripes alongside the likes of Jean-Christophe Novelli, there's little wonder the restaurant earned one of the industry's most prestigious accolades. Take a seat in the stylish yet beautifully simple setting within a former 17th century coaching inn, and take in the period features – old beams, a well, wine cellar and three secret tunnels – as well as some first class food and drink.

01730 262030
www.jswrestaurant.com



OUT & ABOUT

Lovedean is located in a prime position with great connections to the wider area. In fact, with the convenience of the A3 nearby, it's easy to get into the rest of Hampshire and enjoy what the county has to offer.

Just 15 minutes south is Portsmouth, which is well known for its maritime heritage. But today you'll also be able to make the most of features like the Gunwharf Quays Designer Outlet – home to over 90 famous brands.

Venture a little further west along the coast from Portsmouth and you've got Southampton to hand, which provides even more choice with its plethora of shops and restaurants – plus exceptional transport links including Southampton Airport.

Closer to home, there's the Queen Elizabeth Country Park 10 minutes north of Lovedean, with around 1,400 acres of downland and woodland, perfect for walking, cycling and horse riding.

In the same part of the world you'll also find Butser Hill – one of the highest points in Hampshire – and Butser Ancient Farm, the well-renowned archaeological open-air museum. To round off a great day out, Petersfield is close by too, with its restaurants and charm.

As if that wasn't enough, the stunning coastal stretch of The Witterings – with some of the UK's cleanest beaches – is just half an hour south from Lovedean.



OUR HOMES

- THE ROBIN**
HOMES 1-3 & 37 | 3 Bedroom Detached Homes
- THE LARK**
HOMES 4-7, 25 & 26 | 3 Bedroom Detached Homes
- THE SPARROW**
HOMES 8, 24, 38 & 39 | 4 Bedroom Detached Homes
- THE STARLING**
HOMES 9, 23 & 40 | 4 Bedroom Detached Homes
- THE DUNNOCK**
HOME 16 | 2 Bedroom Detached Bungalow
- THE CURLEW**
HOMES 17-22 | 2 Bedroom Semi-Detached Homes
- THE JAY**
HOMES 10-15, 27-36
Homes reserved for Merlion Housing Association



POSSIBLE FUTURE DEVELOPMENT

EXISTING HOMES



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

POSSIBLE FUTURE DEVELOPMENT



THE ROBIN

Homes 1-3 & 37 | 3 Bedroom Detached Homes



GROUND FLOOR

Living Room/Diner	3328mm x 5680mm	10' 11" x 18' 7"
Kitchen	2956mm x 3936mm	9' 8" x 12' 11"
Utility	2634mm x 1599mm	8' 7" x 5' 2"



FIRST FLOOR

Bedroom 1	3387mm x 4405mm	11' 1" x 14' 5"
Bedroom 2	2956mm x 3373mm	9' 7" x 11' 0"
Bedroom 3	2263mm x 1867mm	7' 5" x 6' 1"

All floor plans and CGI's are of a house type and do not necessarily reflect the detail of any particular home, these are used for illustrative purposes only and should not be relied upon. External materials, landscaping, 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.



THE LARK

Homes 4-7, 25 & 26 | 3 Bedroom Detached Homes



GROUND FLOOR

Living Room	2785mm x 4705mm	9' 1" x 15' 2"
Kitchen/Diner	4970mm x 3120mm	16' 3" x 10' 3"
Garage	3029mm x 6157mm	9' 11" x 20' 2"

FIRST FLOOR

Bedroom 1	3414mm x 2862mm	11' 2" x 9' 4"
Bedroom 2	3973mm x 3651mm	13' 0" x 11' 11"
Bedroom 3	2985mm x 6113mm	9' 9" x 20' 0"

Please note: Homes 25 & 26 are handed versions of the floor plan shown.
The CGI shown is of Home 5. Other Homes of this house type have an alternative external finish. Please ask your sales advisor for more information.

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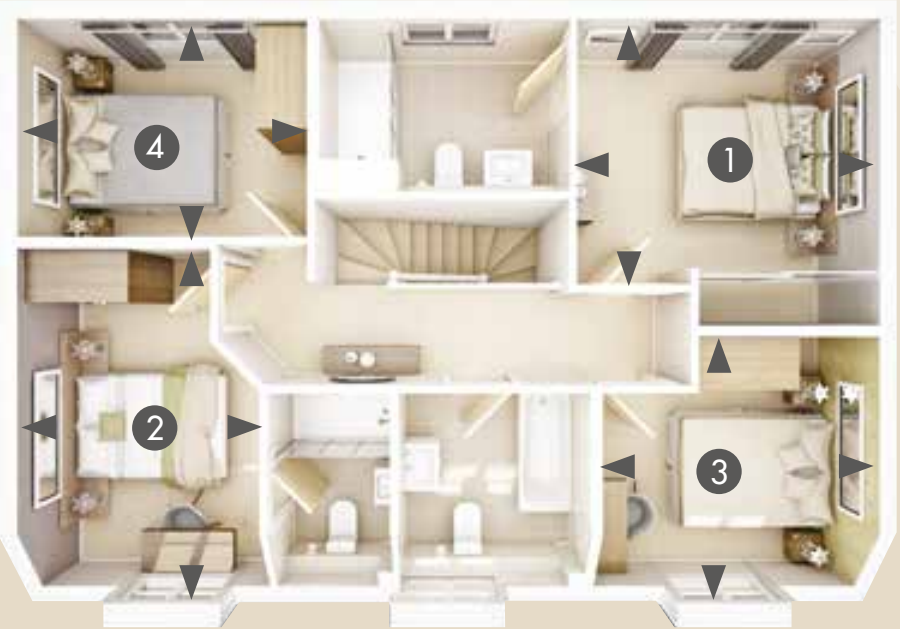
THE SPARROW

Homes 8, 24, 38 & 39 | 4 Bedroom Detached Homes



GROUND FLOOR

Living Room	3392mm x 4305mm	11' 1" x 14' 1"
Kitchen/Diner	3251mm x 6653mm	10' 8" x 21' 10"
Utility	2887mm x 1962mm	9' x 5" x 6' 5"
Study	3392mm x 2190mm	11' 1" x 7' 2"



FIRST FLOOR

Bedroom 1	3451mm x 3020mm	11' 3" x 9' 10"
Bedroom 2	2758mm x 4151mm	9' 0" x 13' 7"
Bedroom 3	3158mm x 3032mm	10' 4" x 9' 11"
Bedroom 4	3299mm x 2479mm	10' 9" x 8' 1"

Please note: Home 24 is a handed version of the floor plan shown.

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THE STARLING

Homes 9, 23 & 40 | 4 Bedroom Detached Homes



GROUND FLOOR

Living Room	3654mm x 4405mm	11' 11" x 14' 5"
Kitchen/Diner	3707mm x 8590mm	12' 2" x 28' 2"
Utility	2360mm x 2081mm	7' 8" x 6' 9"
Study	2754mm x 2453mm	9' 0" x 8' 0"



FIRST FLOOR

Bedroom 1	4420mm x 3708mm	14' 6" x 12' 2"
Dressing	1718mm x 1979mm	5' 7" x 6' 5"
Bedroom 2	3700mm x 3654mm	12' 1" x 11' 11"
Bedroom 3	4017mm x 2654mm	13' 2" x 8' 8"
Bedroom 4	3700mm x 2069mm	12' 1" x 6' 9"

Please note: Home 9 is a handed version of the floor plan shown.
The CGI shown is of Home 9. Home 23 has an alternative external finish. Please ask your sales advisor for more information.

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THE DUNNOCK

Home 16 | 2 Bedroom Detached Bungalow



GROUND FLOOR

Living Room/Diner	5902mm x 3518mm	19' 4" x 11' 6"
Kitchen	3661mm x 3970mm	12' 0" x 13' 0"
Utility	1728mm x 2025mm	5' 8" x 6' 7"
Garage	3296mm x 6001mm	10' 10" x 19' 8"

Bedroom 1	4198mm x 3291mm	13' 9" x 10' 9"
Bedroom 2	3955mm x 2843mm	12' 11" x 9' 4"

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THE CURLEW

Homes 17-22 | 2 Bedroom Semi-Detached Homes



GROUND FLOOR

Living Room	5156mm x 3483mm	16' 9" x 11' 5"
Kitchen/Diner	4703mm x 2400mm	15' 5" x 7' 10"



FIRST FLOOR

Bedroom 1	3661mm x 3483mm	12' 0" x 11' 5"
Bedroom 2	2506mm x 3827mm	8' 2" x 12' 6"

Please note: Homes 18, 20 & 22 are handed versions of the floor plan shown.
The external materials vary on this house type, please ask a sales advisor for more information.

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SPECIFICATION

The quality of finish is key to delivering your dream home. Our combination of first-rate appliances, coupled with painstaking attention to detail, ensures your expectations are met.

KITCHEN

- A range of designer floor and wall units with built-in pelmet LED spotlights under cupboard units
- Laminate worktop and complementary upstands
- Blanco® Bonus 1 ½ bowl sink with chrome mixer tap
- Stainless steel electric single oven with hide and slide door to all 2 bedroom homes. Stainless steel double oven to all 3 bedroom homes. Stainless steel electric single oven with hide and slide door and combination microwave to all 4 bedroom homes
- 4 burner stainless steel gas hob to all 2 & 3 bedroom homes, 5 burner gas hob to all 4 bedroom homes with glass and stainless steel hood complete with glass splashback
- Integrated fridge freezer and dishwasher
- Slimline ceiling mounted extractor fan
- 3 x 10 litre bins fixed within dedicated kitchen unit

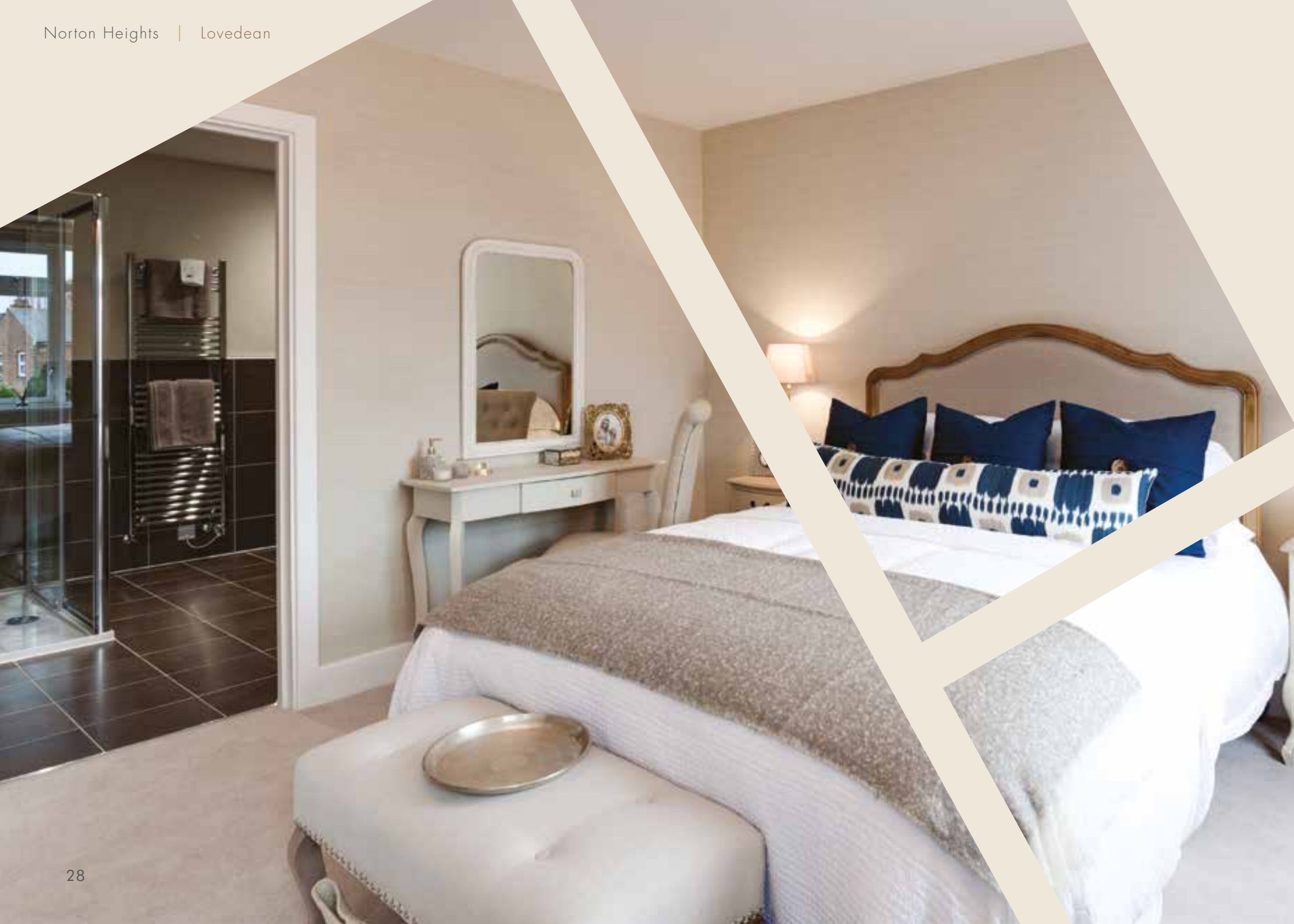
UTILITY

- A range of designer floor units
- Laminate worktop and complementary upstands
- Slimline ceiling-mounted extractor fan

BATHROOM, EN-SUITE AND WC

- Contemporary sanitary ware complemented by Porcelanosa® ceramic wall and floor tiles
- Half height tiling to wall with sanitary ware fitted, and full height to three sides of the bath to homes 17-22. Full height tiling to shower enclosures.
- Ceramic tiling to all window sills with flat chrome trim to edge
- Close-coupled WCs with soft-close seat
- Contemporary bath complete with pre-finished panels
- Exposed thermostatic bath shower mixer with fixed shower rail to homes 17-22. Exposed thermostatic bath filler with push type bath waste to all other homes
- Exposed thermostatic shower valve complete with fixed head and hair rinse on riser rail to master en-suite
- Aqualisa Quartz XTE electric shower to all other showers
- Slimline ceiling-mounted extractor fans
- Dual voltage shaver sockets to all bathrooms and en-suites
- Heated towel rail
- Vanity unit
- Polish edge mirror included to master en-suites and WCs

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.



INTERNAL FINISHES

- Matt emulsion finishes to walls and ceilings
- Pre-finished, oak-coloured, solid-core door by Vicaima
- Chrome handles and fittings to all windows
- White handles and fittings to all French doors
- Sliding wardrobe with mirrored doors to master bedroom, alternatively to homes with a dressing area the master bedroom is fitted with a walk-in closet organiser system including shelving, hanging rails, internal uprights, rail ends and handles where shown

ELECTRICAL INSTALLATION

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

ENERGY-EFFICIENT HEATING AND INSULATION

- Gas central-heating system
- Compact radiators and natural gas combination boiler designed and manufactured by Vaillant complete with 5 year warranty
- Seven-day electronic programmer with wall-mounted thermostat to each zone

EXTERNAL FINISHES

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





BARGATE CORNERSTONE

We don't just build houses, we build homes. More than that, we believe we have a responsibility to help communities build better lives for themselves.

Part of that responsibility lies in making sure the homes we create don't just complement, but add to the character of the landscape of which they become part. We achieve this by listening, discussing and collaborating. We take this very seriously indeed.

Another aspect of our involvement with communities is the way we support them with financial backing, to help them see their own aspirations come to fruition.

We are delighted to be contributing a total of £220,000 towards environmental improvements, highway improvements and public open space within Lovedean and its surrounding area.

At Bargate, our interest in helping people to live life to the full extends far beyond our skills with bricks and mortar.

THE BARGATE PROMISE

At Bargate, we only build high quality homes in the best locations. Each of our homes are unique, but equally complementary of their surrounding environment. That's because every aspect is the result of a considered decision, and an effort to enrich your living space. Together, these values make up the Bargate promise – a pledge we've kept ever since we built our first home in 2006.

We have a dedicated, in-house customer care team to address any concerns you might have for two years following the completion of your home. Every home at Bishop's Harbour also comes with a ten-year Premier warranty, so you can have as much confidence in your new home as we do.



GET IN TOUCH

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T: 02392 397157

Visit us at:

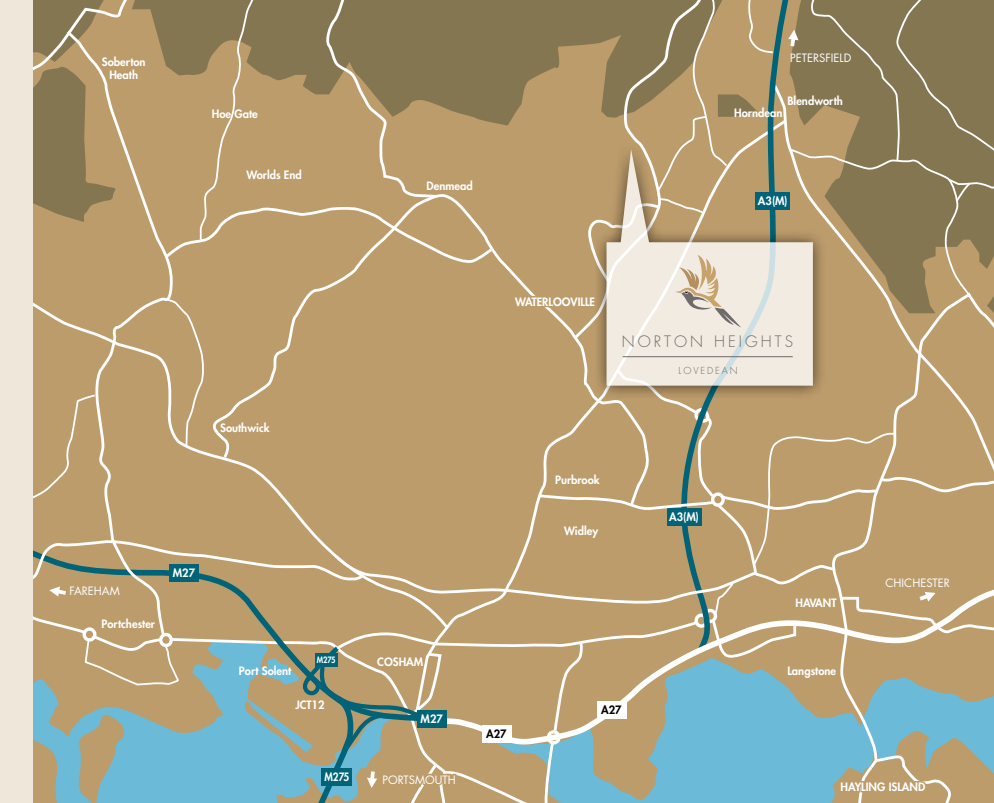
Norton Heights,
Lovedean Lane, Horndean,
Waterlooville PO8 9RT

Find us online at:

bargatehomes.co.uk

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 advisor 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.





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