

GREENWOOD PLACE

GORE ROAD | NEW MILTON | BH25 6SJ







A breath of fresh air

Nestled between the New Forest National Park and the breathtaking Jurassic Coast, lies the vibrant market town of New Milton.

Steeped in history, New Milton dates back to Anglo-Saxon times and is a highly sought-after location for those looking to escape the hustle and bustle of the city life and enjoy a more relaxed pace.

Greenwood Place is situated in a desirable central location, within easy reach of a large selection of high street shops, schools, doctors surgeries and many recreational activities, everything you need for modern family living.

For those who love the outdoors, you will be spoiled for choice, from every watersport imaginable including sailing, kayaking and surfing to hiking, mountain biking and horse riding in 219 square miles of protected countryside, the choices are endless.

New Milton and the surrounding areas also boast some of the UK's finest selection of restaurants, cafés and country pubs, with many coming together to celebrate local produce at food festivals and weekly markets.



Getting out and about

Greenwood Place's location is ideal for exploring further afield, with the town's main line train station just a short drive away, offering regular train services to Bournemouth's golden beaches in under 20 minutes, Southampton's thriving theatre district and historic dockyards in just 30 minutes and London is reachable in under 2 hours.

Six miles east of New Milton lies the unique Georgian market town of Lymington, the perfect location for both the novice and experienced sailors among us, boasting some of the most prestigious marinas in the UK, Lymington is a true mecca for the sailing community.

To the west, you will find the town of Christchurch, home to the Grade I listed Priory, the longest parish church in England, as well as the town's traditional public houses, restaurants, coffee shops, quaint cottages and listed buildings and the extremely popular annual food and wine festival.

Just a short drive to the coast leads you to the charming coastal villages of Milford-on-Sea and Keyhaven, both traditional Hampshire villages enjoying stunning sea views, breathtaking cliff top walks and miles of immaculately clean beaches.

There are many delightful pubs and restaurants serving everything from locally caught seafood to traditional pub grub and international cuisine, making them the perfect place to relax with a warming drink by a cosy fire after experiencing the fantastic fresh sea air of the south coast.

And it's not all for the adults, if you are looking for ways to keep the children entertained then there is a plethora of fun activities right on your doorstep, ranging from a recently built skatepark, surfing lessons, local riding schools to indoor soft play centres and activity farms for the younger ones.



1. Mudeford Quay
2. Lymington
3. Keyhaven
4. Surfing at Boscombe beach
5. Enjoy local and international wines
6. Horse riding in the New Forest National Park

The Overwood

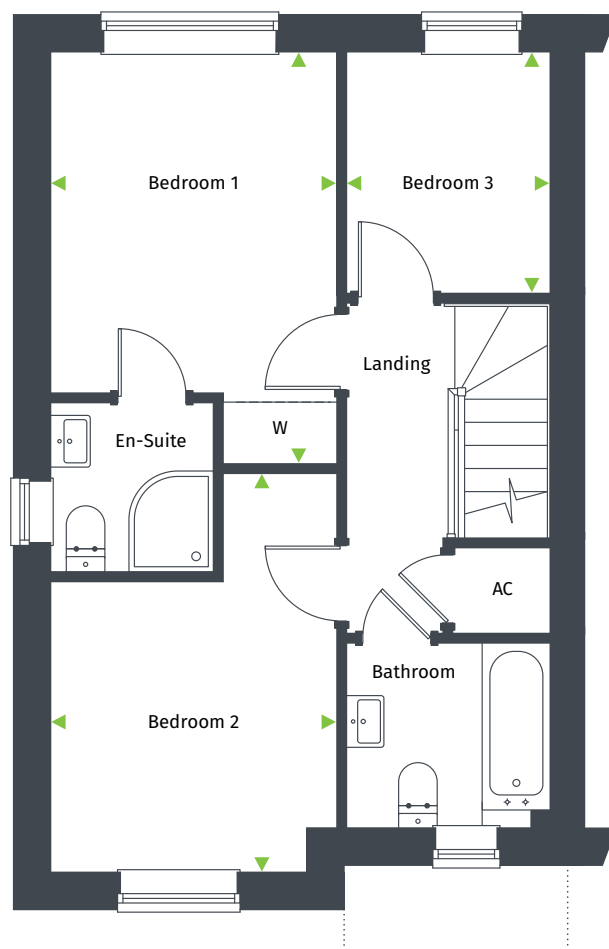
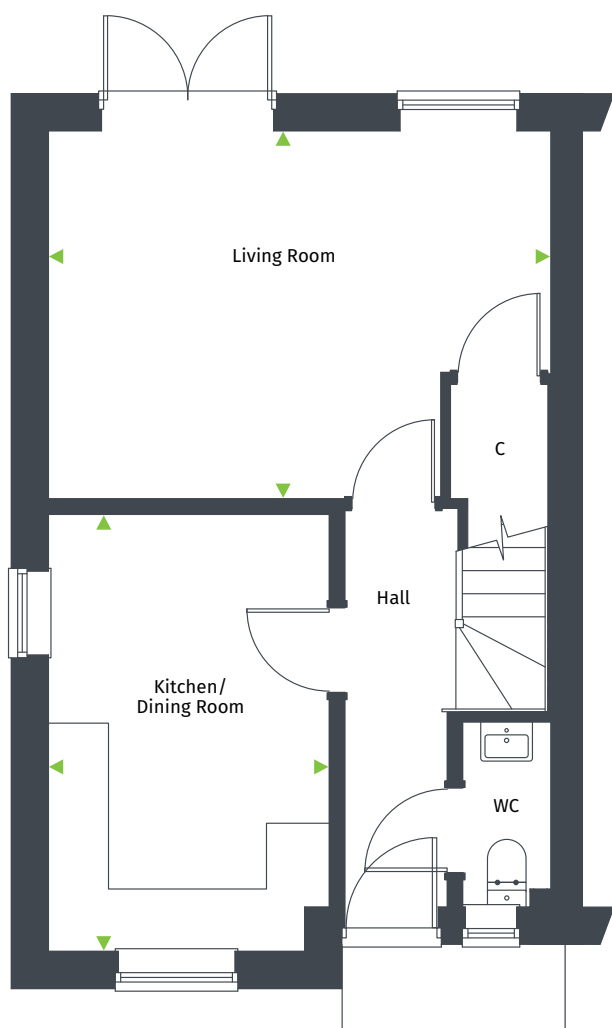
Plots 1 to 4 and 25 to 28

Eight 3 bedroom semi-detached homes, featuring en-suite to the master bedroom.

DRAFT



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◀ ▶ Maximum dimension External roof

Ground floor

Living Room 5.08m x 3.74m 16' 8" x 12' 3"

Kitchen/Dining Room 4.44m x 2.86m 14' 7" x 9' 5"

Approximate gross internal floor area: 84.26 m2 907 sqft
(excludes the garage and carport)

First floor

Bedroom 1 4.19m x 2.91m 13' 9" x 9' 7"

Bedroom 2 4.06m x 2.91m 13' 4" x 9' 7"

Bedroom 3 2.46m x 2.07m 8' 1" x 6' 9"

The above plan represents plots 1, 3, 26 and 28. Plots 2, 4, 25 and 27 have the same layout but reversed.

Plots 1 and 4 each have a detached single garage in a separate block.

Plots 2, 3, 25, 26 and 27 each have a linked single garage.

Plot 28 has a detached double carport to the rear of the property.

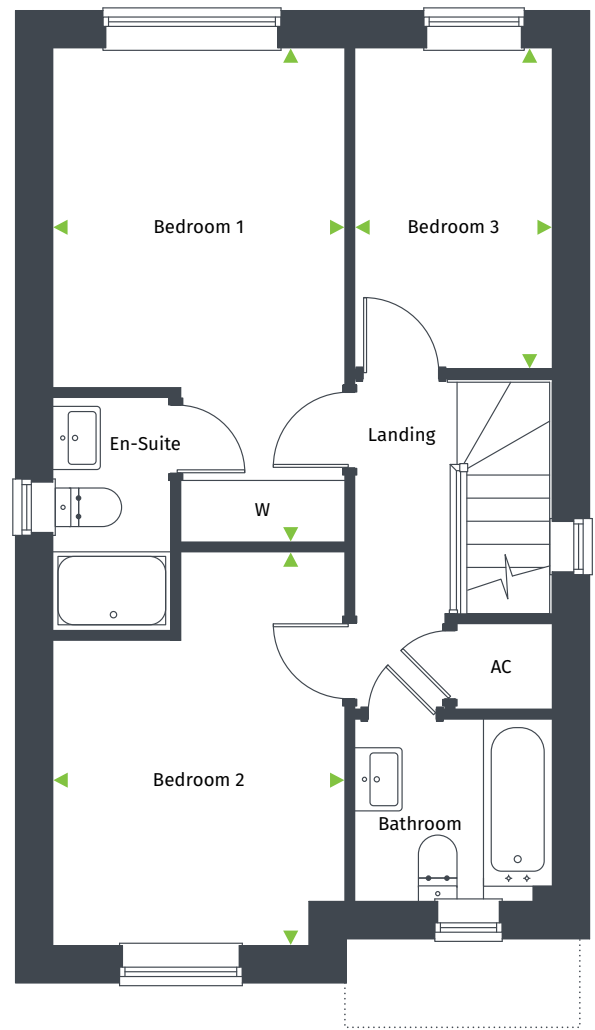
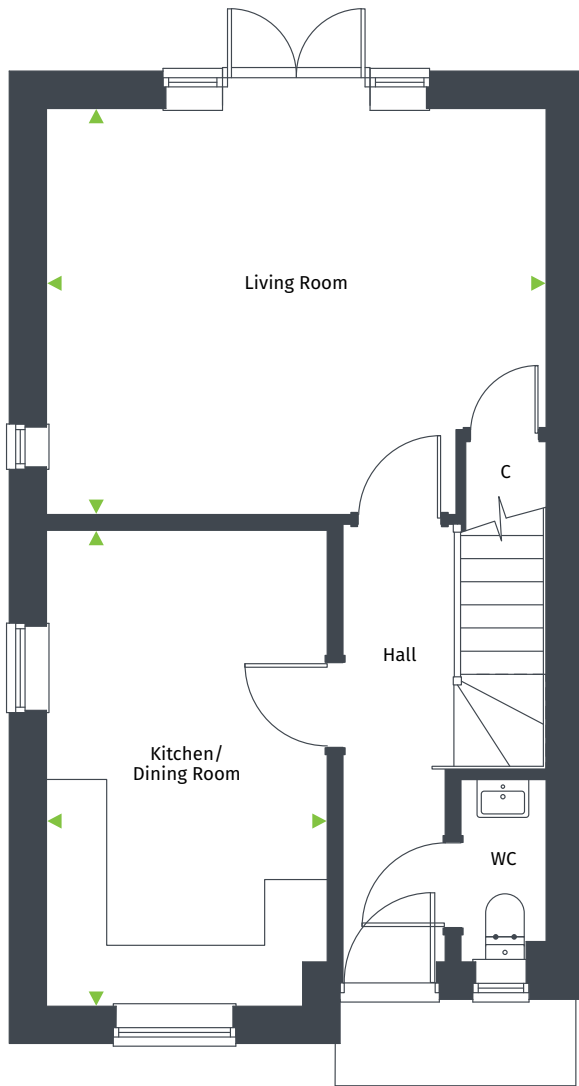
The Denbury

Plots 5 and 6

Two 3 bedroom detached homes, each featuring en-suite to the master bedroom.



Image shows from left to right: Plots 5 and 6.



◀ ▶ Maximum dimension External roof

Ground floor

Living Room	5.08m x 4.13m	16' 8" x 13' 7"
Kitchen/Dining Room	4.84m x 2.86m	15' 11" x 9' 5"

Approximate gross internal floor area: 92.24 m2 993 sqft

First floor

Bedroom 1	5.03m x 2.97m	16' 6" x 9' 9"
Bedroom 2	4.01m x 2.97m	13' 2" x 9' 9"
Bedroom 3	3.27m x 2.01m	10' 9" x 6' 7"

The above plan represents plot 5. Plot 6 has the same layout but reversed.
Plots 5 and 6 each have two parking spaces.

The Milton B

Plot 21

3 bedroom end-of-terrace home, with open-plan living and en-suite to the master bedroom.

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◀ ▶ Maximum dimension External roof ---- Lower ceiling height

Ground floor

Kitchen/Living/
Dining Room 6.05m x 5.17m 19' 10" x 16' 12"

Approximate gross internal floor area: 90.44 m2 973 sqft
(excludes the garage)

First floor

Bedroom 1 3.95m x 3.19m 12' 12" x 10' 6"

Bedroom 2 4.10m x 2.77m 13' 5" x 9' 1"

Bedroom 3 3.08m x 2.13m 10' 1" x 6' 12"

Plot 21 has a double garage located in a separate block.

The Milton A

Plots 22 to 24

Three 3 bedroom terraced homes, featuring open-plan living areas and en-suite to the master bedroom.

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◀ ▶ Maximum dimension External roof ---- Lower ceiling height

Ground floor

Kitchen/Living/
Dining Room 7.33m x 5.70m 24' 1" x 18' 8"

Approximate gross internal floor area: 88.32 m2 951 sqft
(excludes the garage and carport)

First floor

Bedroom 1 3.48m x 3.33m 11' 5" x 10' 11"

Bedroom 2 3.35m x 2.75m 10' 0" x 9' 0"

Bedroom 3 2.75m x 2.12m 10' 0" x 6' 11"

Plots 22 and 23 are 'mid-terrace', with single carport and allocated parking space.

Plot 24 is an 'end-of-terrace', with single garage and allocated parking space.

* Window to Plot 24 only.

The Setford and Setleigh

Plots 12 to 18

Seven 2 bedroom terrace homes, featuring open-plan living area.

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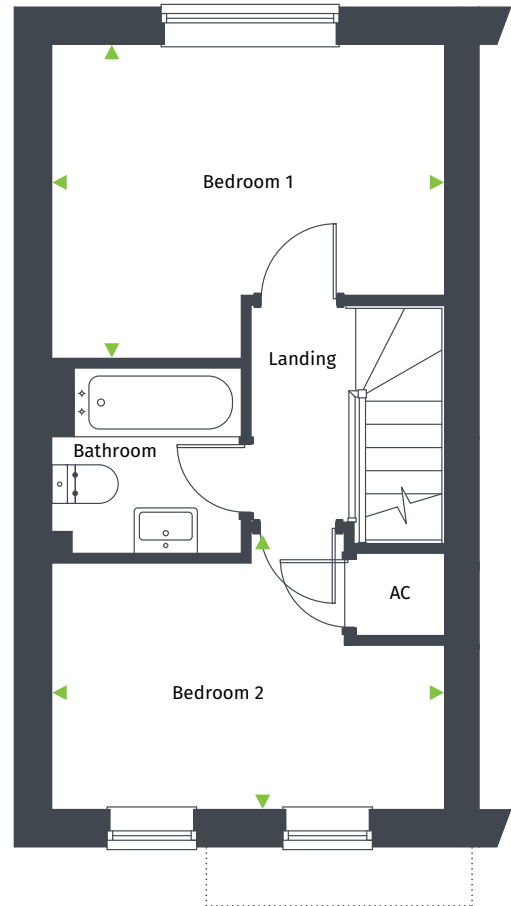
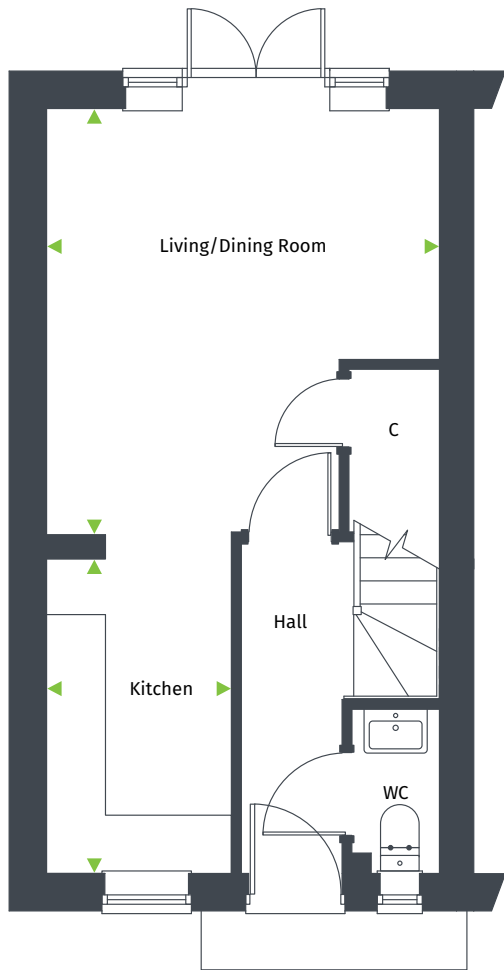


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**STARTER
HOMES**

Plots 12 to 18 are only available to purchase under the Starter Home scheme.

For more information on the Starter Homes scheme, please refer to the 'Property Specification' page.



◀ ▶ Maximum dimension - - - - - External roof

Ground floor

Living/Dining Room 4.34m x 4.00m 14' 3" x 13' 1"

Kitchen 3.20m x 1.88m 10' 6" x 6' 2"

Approximate gross internal floor area: 63.72 m² 686 sqft
(excludes the garage)

The Setford: Plots 12, 14, 15 and 18 are 'end-of-terrace'.

The Setleigh: Plots 13, 16 and 17 are 'mid-terrace'.

Each plots has two allocated parking spaces.

First floor

Bedroom 1 4.00m x 3.19m 13' 1" x 10' 6"

Bedroom 2 4.00m x 2.82m 13' 1" x 9' 3"

The Chalcombe

Plot 19

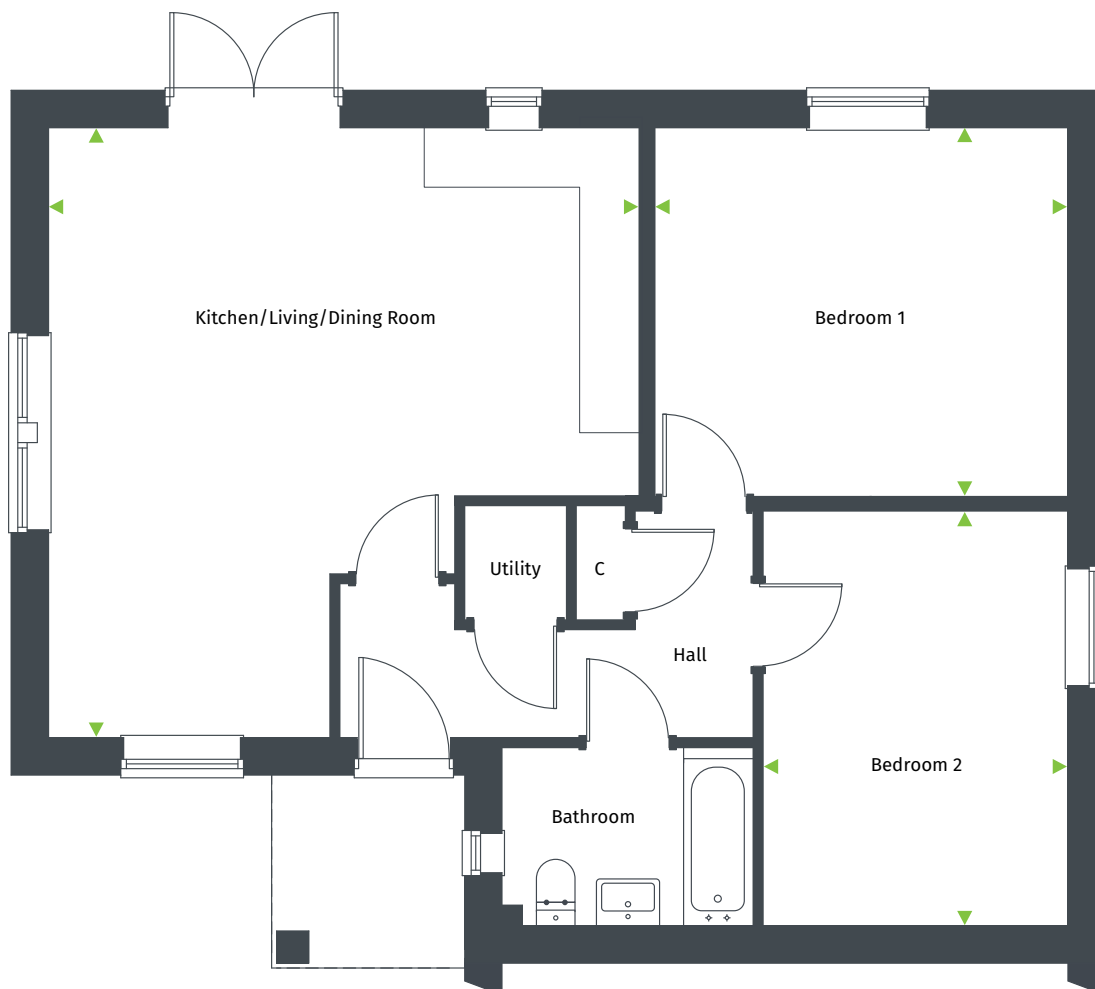
2 bedroom bungalow, featuring open-plan living area.



STARTER HOMES

Plot 19 is only available to purchase under the Starter Home scheme.

For more information on the Starter Homes scheme, please refer to the 'Property Specification' page.



◀ ▶ Maximum dimension

Ground floor

Kitchen/Living/ Dining Room	6.01m x 3.75m	19' 9" x 12' 4"
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Approximate gross internal floor area: 76.44 m2 823 sqft
(excludes the carport)

First floor

Bedroom 1	4.20m x 3.75m	13' 9" x 12' 4"
Bedroom 2	4.22m x 3.10m	13' 10" x 10' 2"

Plot 19 has a single garage and parking space.

The Tyrrell

Plot 20

A 2 bedroom linked-detached home, with open-plan living area.



STARTER HOMES

Plot 20 is only available to purchase under the Starter Home scheme.

For more information on the Starter Homes scheme, please refer to the 'Property Specification' page.



Ground floor

Kitchen/Living/
Dining Room 6.21m x 4.29m 20' 4" x 14' 1"

Approximate gross internal floor area: 123.70 m2 1,331 sqft
(excludes the carport)

First floor

Bedroom 1 5.43m x 4.90m 17' 10" x 16' 1"

Bedroom 2 5.43m x 4.85m 17' 10" x 15' 11"

Plot 20 has a single garage and allocated parking space.

Property specifications

Plots 1 to 6 and 21 to 28

Kitchens:

Quality units by Leicht, designed and supplied by Kitchen Elegance with soft close cabinet doors and drawers, with stainless steel appliances from Hotpoint (or similar brand) including:

Integrated single oven

Chimney style extractor hood

Gas hob

Ceramic floor tiling to kitchen area

One and a half bowl sink with chrome mixer tap

Laminate worktop with upstand and stainless steel splashback above hob

Under cabinet lighting

Space for fridge/freezer

Space and plumbing for dishwasher or space for tumble dryer

Space and plumbing for washing machine

Bath and Shower Rooms:

Modern white suites plus:

Ceramic floor and part wall tiling

Heated towel rails

Mirror with integrated light, shaver socket + demister

Heating and Water Systems:

Gas fired central heating designed and installed by specialists to provide a cost-effective, comfortable and controllable environment for your home including:

Energy efficient boiler from Worcester (or similar brand)

Pressurised water system from Worcester (or similar brand)

Compact style radiators with thermostatic radiator valves

Lighting and Electrical Fittings:

Co-ordinating lighting points and electrical fittings provided in ample quantity throughout plus:

Wiring for digital TV, Satellite and Sky+ viewing to living room with Sky TV only in kitchen and bedrooms (subject to purchasers subscription)

Telephone point to living room, bedrooms 1 and 2

Outside lighting to patios, front entrance door

Wiring for aerial, to be connected by purchaser

Recessed ceiling LED down lighters to the kitchen

Power and light to the garage (if within the curtilage of the property)

Finishing Touches:

Oak faced doors with grooves, complemented by chrome lever handles

Flat plastered ceilings

Moulded architraves with co-ordinated skirting boards

Built-in wardrobes to bedroom 1, complete with full height sliding mirror doors

Externally:

Brick paviors to front drive and footpaths, textured slabs to patios and rear path

Quality PVCu double glazed doors and windows

Rear gardens turfed

Outside tap

Warranty

Each new Pennyfarthing property has a 10 year Premier Warranty



Starter Homes - Plots 12 to 20

Kitchens:

Quality units by Leicht, designed and supplied by Kitchen Elegance with soft close cabinet doors and drawers, with stainless steel appliances from Hotpoint (or similar brand) including:

Integrated single oven

Chimney style extractor hood

Gas hob

One and a half bowl sink with chrome mixer tap

Laminate worktop with upstand and stainless steel splashback above hob

Space for fridge/freezer

Removable 450mm cupboard for potential future appliance

Space and plumbing for washing machine

Bath and Shower Rooms:

Modern white suites plus:

Shaver socket

Shower curtain rail over bath

Heating and Water Systems:

Gas fired central heating designed and installed by specialists to provide a cost-effective, comfortable and controllable environment for your home including:

Energy efficient combi boiler

Pressurised water system from Worcester (or similar brand)

Compact style radiators with thermostatic radiator valves

Lighting and Electrical Fittings:

Co-ordinating lighting points and electrical fittings provided in ample quantity throughout plus:

Satellite point in Lounge, TV point to Bed 1

Telephone point to living room and bedrooms

Outside lighting to patios, front entrance door

Wiring for aerial, to be connected by purchaser

Recessed ceiling LED down lighters to the kitchen

Finishing Touches:

Oak flat faced doors complemented by chrome lever handles

Flat plastered ceilings

Moulded architraves with co-ordinated skirting boards

Externally:

Brick paviors to front drive and footpaths, textured slabs to patios and rear path

Quality PVCu double glazed doors and windows

Outside tap

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



Greenwood Place layout

○ Starter Homes ○ Affordable Homes



Our pursuit of excellence

At Pennyfarthing Homes, we are committed to excellence and building only in the best locations.

We have a reputation for our careful and considerate coastal developments, with many of our new homes occupying stunning clifftop locations or lying within easy reach of the sea.

We are extremely proud to have been recognised for the following awards:

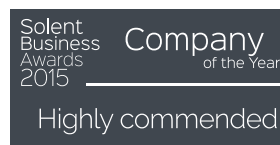
Placed 61st in the 2017 Sunday Times BDO Profit Track 100 league table which rates Britain's 100 private companies with the fastest growing profits over the last three years

Highly Commended for 'Management Team of the Year' at the Solent Business Awards 2016

Finalists in categories for 'Housebuilder of the Year' and 'Regeneration Project of the Year' at the South Coast Property Awards 2016

Highly Commended for 'Company of the Year' at the Solent Business Awards 2015

For two consecutive years we have also been one of the top four nominees in the British Housebuilder Awards, achieving a Silver Accolade and in a recent survey, 98% of our customers said they would be happy to buy another Pennyfarthing home.



Starter Homes

**STARTER
HOMES**

The scheme is aimed at First Time Buyers between the ages of 23 and 40 years old or certain Service Personnel, and is available at Greenwood Place only on the properties indicated within this brochure. These properties are sold at 20% less than the full market value, and are for the owners occupation only i.e. cannot be let or sublet. If you resell the property within five years, repayments of the discount will apply. For full details and other qualifying information please speak to your Sales Negotiator.

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