



WATERCRESS MEWS

STATION APPROACH, FOUR MARKS, HAMPSHIRE GU34 5PZ



DARCLIFFE HOMES



WATERCRESS MEWS



A contemporary and stylish development comprising four three bedroom houses, four two bedroom apartments and a two bedroom penthouse.

As its namesake suggests, Watercress Mews has the perfect access to the historic Watercress railway line. Opened in 1865, the line gained its popular name from transporting locally grown watercress to London.

Nowadays, the line is a heritage steam railway running 10 miles from Alresford to Alton - home to the Jane Austen House Museum - where it connects to the national rail network. The line operates regular scheduled services, along with dining trains, real ale trains and numerous special events throughout the year.

One of the stations on the Watercress Line, the popular village of Four Marks itself is situated in some of the finest Hampshire countryside. It is about halfway along the historic St. Swithun's Way which links the South Downs Way at Winchester to the North Downs Way at Farnham.

The village has a large recreation ground with associated sports clubs including football, cricket, tennis and bowls whilst the recently refurbished village centre includes a tranquil area surrounded by flowerbeds under the village clock.

Other local amenities include a variety of shops and pubs, a garage, two supermarkets, a pharmacy, a doctor's surgery and a primary school rated 'Outstanding' by OFSTED.*



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LOCATION



Four Marks is a popular and thriving Hampshire village on the edge of the South Downs National Park.

Conveniently situated on the A31, road links are excellent, providing convenient access to Winchester, Basingstoke and Farnborough. The M3 is within easy reach, offering good links to Southampton and London. Rail links are also excellent from nearby Alton to London Waterloo.





A REPUTATION FOR QUALITY



With a long established reputation for building stylish, high quality properties, Darcliffe Homes have been operating throughout Southern England for over 50 years.

All of our homes are carefully designed to provide tasteful and welcoming exteriors with spacious and functional interiors that meet the demands of today's modern lifestyles.

Darcliffe Homes properties are finished with high quality fittings included in the selling price, along with features such as carpets, flooring and built-in appliances, making your property ready to move into and eliminating many of the hidden costs associated with buying a new home.

Innovation is at the heart of our design and planning process as we strive to reduce the lifetime cost of a home through modern construction methods and energy efficiency.



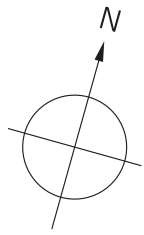
Raising Standards. Protecting Homeowners

All Darcliffe Homes are built to NHBC standards and carry a 10 year warranty.



WATERCRESS MEWS

SITE PLAN



- PLOTS 1 - 4
THREE BEDROOM HOUSES
- • -
- PLOTS 5 - 8
TWO BEDROOM APARTMENTS
- • -
- PLOT 9
TWO BEDROOM PENTHOUSE



WATERCRESS MEWS



PLOTS ONE - FOUR THREE BEDROOM HOUSES



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The entrance to Watercress Mews faces Station Approach and comprises four semi-detached three bedroom houses. Finished in half brick and render with contemporary grey windows and doors, these stylish, modern homes enjoy allocated parking to the rear, private back gardens and a landscaped area to the front.

GROUND FLOOR

Living 5.68 x 3.71 | 18ft 7in x 12ft 2in

Kitchen/Dining 6.15 x 3.2 | 20ft 2in x 10ft 6in

FIRST FLOOR

Master bedroom 3.65 x 3.2 | 11ft 11in x 10ft 6in

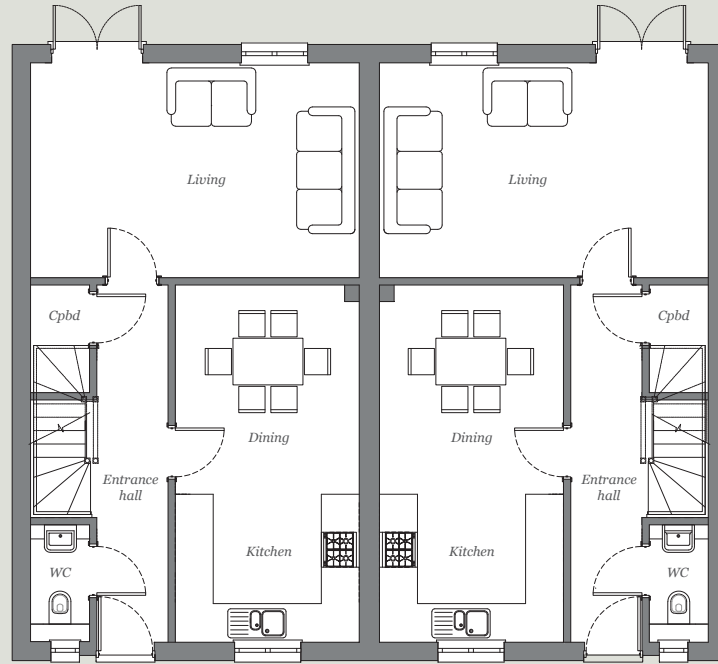
Bedroom 2 4.53 x 2.80 | 14ft 10in x 9ft 2in

Bedroom 3 3.29 x 2.75 | 10ft 9in x 9ft



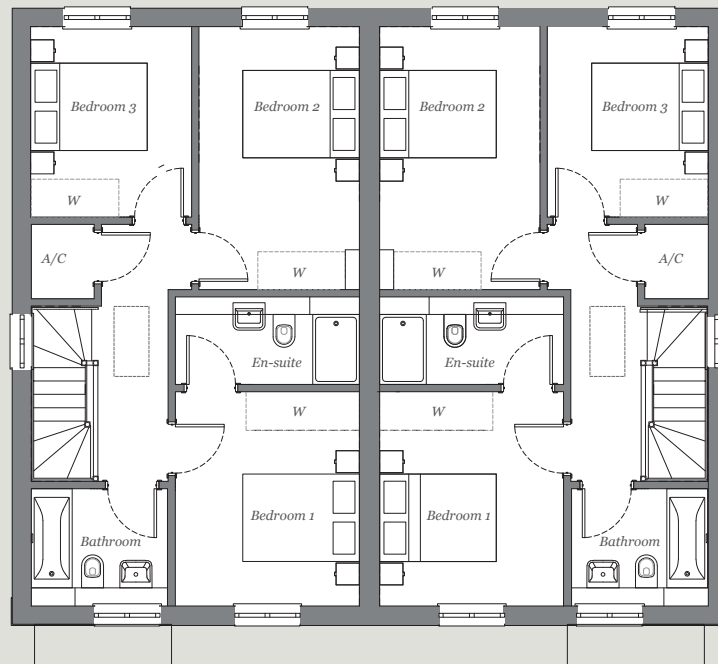
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GROUND FLOOR



Plots 1 & 3

Plots 2 & 4



FIRST FLOOR

External materials and finishes used may differ from those indicated within these particulars at the discretion of Darcliffe Homes. Customers are advised to check their individual specifications prior to making a reservation.



WATERCRESS MEWS



PLOTS FIVE - EIGHT TWO BEDROOM APARTMENTS



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Plots five to nine at Watercress Mews are a selection of two bedroom apartments arranged over three floors, including a substantial penthouse apartment which occupies the entire top floor. Set back from the road, the apartments continue the contemporary styling of plots one to four, with crisp render, brick to the ground floor and modern grey doors and windows completing the clean, sharp lines.

PLOTS 5 & 6

Living/Kitchen/Dining 7.31 x 3.36 | 24ft x 11ft

Master bedroom 4.40 x 2.75 | 14ft 5in x 9ft

Bedroom 2 4.40 x 2.75 | 14ft 5in x 9ft

PLOTS 7 & 8

Living/Kitchen/Dining 8.71 x 3.36 | 28ft 7in x 11ft

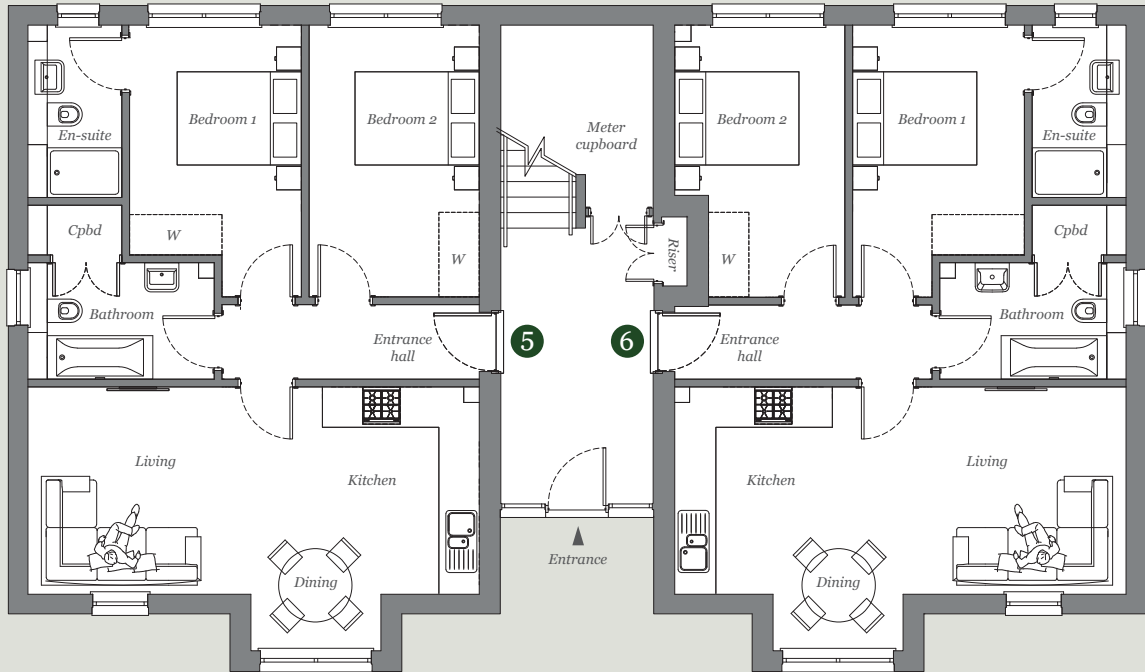
Master bedroom 4.40 x 2.75 | 14ft 5in x 9ft

Bedroom 2 4.40 x 2.75 | 14ft 5in x 9ft

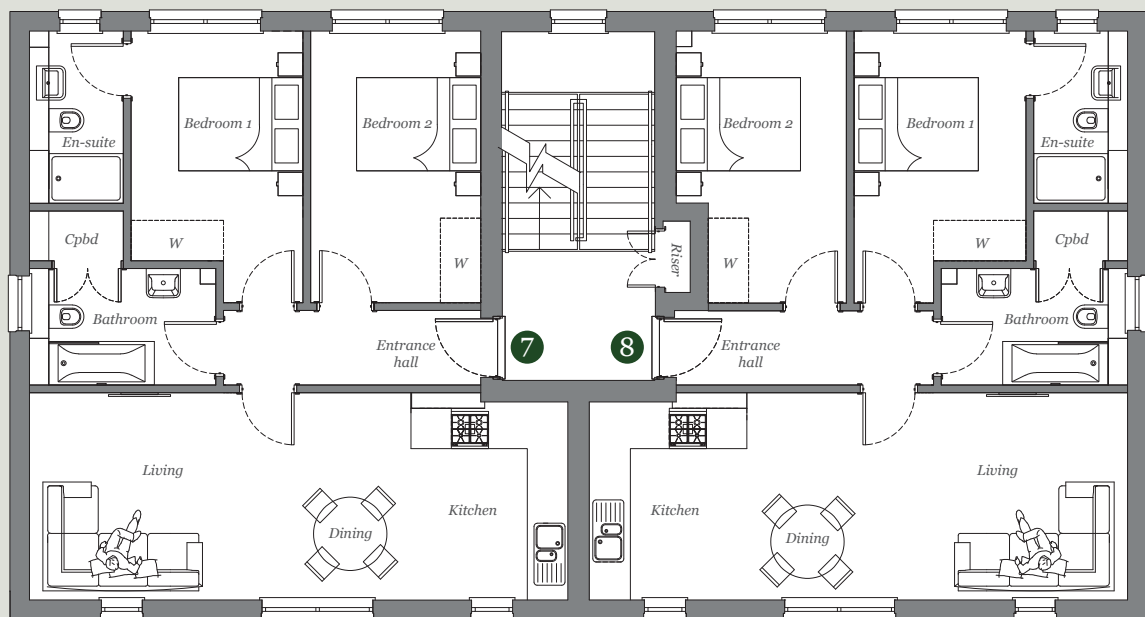


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GROUND FLOOR - APARTMENT 5 & 6



FIRST FLOOR - APARTMENT 7 & 8



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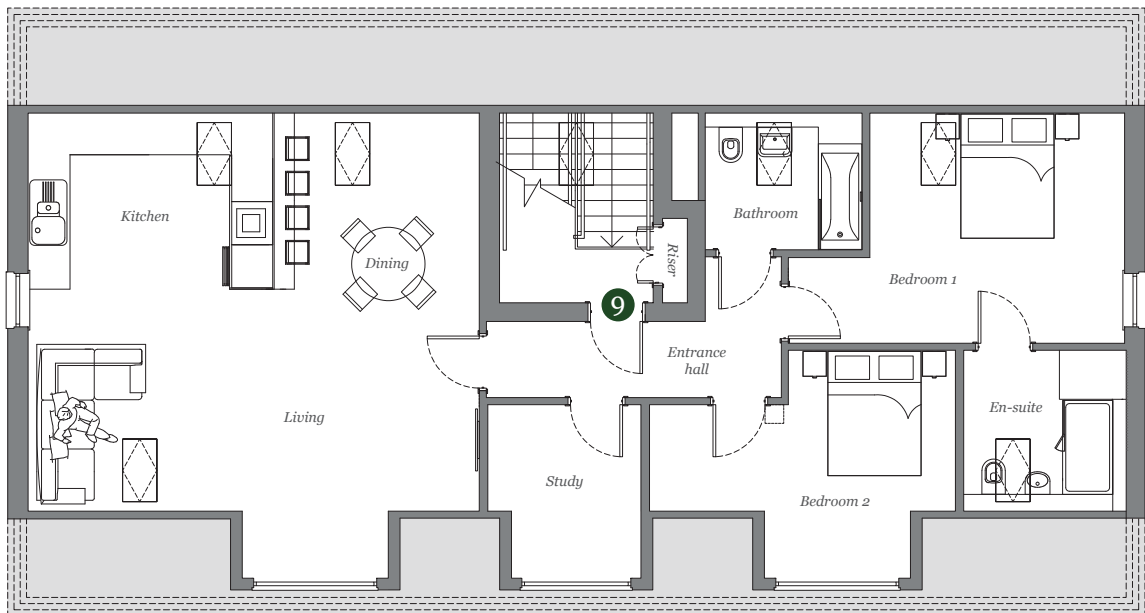
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PLOT NINE

TWO BEDROOM PENTHOUSE

SECOND FLOOR



Plot nine is a spacious penthouse apartment arranged over the entire top floor. Accommodation includes a large open-plan kitchen/living/dining room, study, master bedroom with en-suite, second double bedroom and separate bathroom.

PLOT 9

Living/Kitchen/Dining 7.55 x 7.25 | 24ft 9in x 23ft 9in

Master bedroom 5.40 x 3.68 | 17ft 9in x 12ft

Bedroom 2 4.90 x 3.72 | 16ft x 12ft 2in

Study 2.85 x 2.48 | 9ft 4in x 8ft



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SPECIFICATION

The fixtures and fittings for Watercress Mews have been carefully selected to ensure they match the high standards that Darcliffe Homes has become renowned for.



KITCHENS

- Contemporary kitchen units
- Built-in Zanussi appliances
- Instant boiling taps*

DECORATIVE FINISH

- White emulsion to internal walls
- Joinery white gloss
- Smooth brilliant white ceilings



FLOORS

- Laminate flooring in kitchen/living area
- Carpets to lounge, staircase and bedrooms
- Underfloor heating to ground floor plots 1 - 4
- Underfloor heating to plots 5 - 9



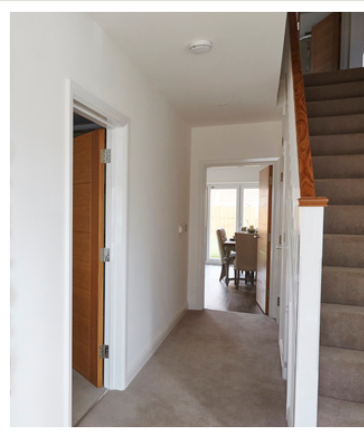
BATHROOMS

- High quality sanitaryware
- Dual fuel chrome ladder towel rail
- Minoli tiles



WINDOWS AND DOORS

- Composite front door with high security fittings
- Oak timber internal doors
- Chrome door furniture



GENERAL INTERNAL FEATURES

- Stelrad radiators upstairs
- Pre-wired Sonos and CCTV
- Fitted Burglar Alarms
- Fitted Fire and Carbon Monoxide alarms



EXTERNAL FEATURES

- Wall lights front and rear of property
- Outside tap in rear garden
- Turfed lawn with patio area
- Lighting to parking areas



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DARCLIFFE HOMES

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