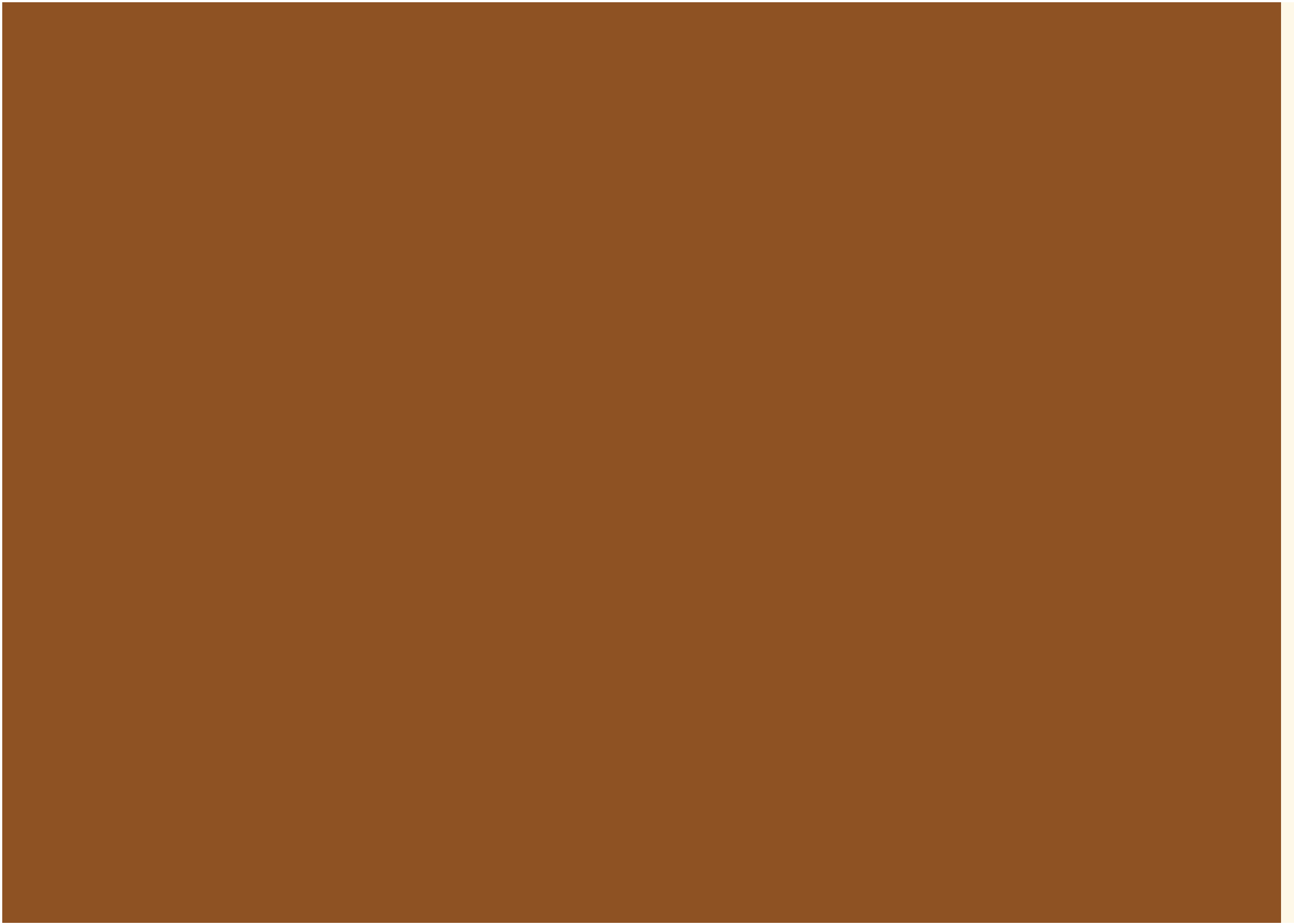




THE OLD BREWERY

HAMBLEDON





*A stunning collection of 1,2,3
and 4 bedroom homes*





Nestled within sweeping farmland and splendid woodland, Hambleton caters for all your essential everyday needs, providing the perfect reason to make this stunning corner of Hampshire your brand new home.

Hambleton is well known as the cradle of cricket, as it was the Hambleton team of the late 18th century that 'raised cricket from a sport to an art'.



AN HISTORIC ADDRESS

In 1882, Francis Hartridge left his position as Head Brewer at Lewes Brewery and with his wife and family headed for Hambleton. He took over the lease of the Alliance Brewery for £112 per annum. The lease expired in 1896 and at an auction, held at The George Inn, Francis bought the Brewery, house, pubs and land for £2200, a princely sum in those days.

He and his two sons, Edward and Austin, expanded the business successfully through The Great War, even with competition from over 20 small independent brewers like themselves.

Brewing came to an abrupt halt in December 1940, when a German bomber dumped a stick of bombs on Hambleton, the last two hitting The Brewery squarely and demolishing it!

All the brewing plant was lost, but the soft drink equipment luckily escaped. Edward got the factory rebuilt by entrepreneurial cunning and resumed selling soft drinks to war torn Hambleton.

Edward's two sons, Tom and Geoffrey became involved in the business and after Edward died and then Tom; Geoffrey became the sole Hartridge to run the company until his sons joined him. The business expanded to become the largest family soft drink company in the UK.

Naturally, the factory area expanded with this growth, but with consolidation within the industry and changing buying patterns, Hartridge's gradually ceased production on the site. It was closed in 2008 and demolished in 2009.

Photograph and history kindly supplied by Mr Geoffrey Hartridge (Great great grandson of the founder)

EVERYTHING YOU NEED

	Yes	No
Doctor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dentist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Library	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Post Office	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bank	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chemist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Farm Shop	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Convenience Store	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Butcher	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Baker	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hairdresser	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Greengrocer & Florist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garages	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pubs & Restaurants	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Café	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Takeaways	<input checked="" type="checkbox"/>	<input type="checkbox"/>



KEEPING YOU CONNECTED

Communication links are of paramount importance and The Old Brewery is in a prime location*.



Petersfield Train Station is just 15 minutes drive away with connections to -
 Southampton 39 minutes*
 Portsmouth 19 minutes*
 London 1hour 16minutes*



M27 15 minutes A27 20 minutes
 M3 29 minutes A3 17 minutes



Southampton Ferry Port 38 minutes
 Portsmouth Ferry Port 21 minutes
 (both with services to the Isle of Wight)



Southampton International is 29 minutes away

* approximate times taken from google maps





local homes, local people, local places

Robert Lambie, Sales & Marketing Director for Bargate Homes, says: “Surrounded by sweeping farmland and beautiful woodlands with the added benefit of essential everyday needs, The Old Brewery enjoys an idyllic setting. Further afield you are within easy reach of the waterfront city of Portsmouth, just 30 minutes away. This unique collection of just four 1 and 2 bedroom apartments and 2, 3 and 4 bedroom homes will benefit from a high level of internal specification which comes as standard with all our Bargate homes.”



can't wait to
get home...

Building on experience



Gerard Price, Managing Director for Bargate Homes, says: "At Bargate every member of the team is dedicated to using their considerable experience to create fantastic new homes that deliver a superior build quality in the best locations. Bargate specialises in bringing wonderful homes

to beautiful areas. Every step of a Bargate development's journey from acquiring the site to building and ultimately selling our homes is done with our customers in mind. We are committed to creating homes of which we can be proud, in what we think is one of the best parts of the country."

Breathing new life into beautiful areas, creative design, individual characteristics and quality construction –

all hallmarks of a Bargate home.



Bargate Homes brings together a skilled team of experienced property professionals who are dedicated to raising the bar when it comes to excellence in construction and customer service.

The award-winning Bargate team, working with a variety of architects and designers, create bespoke developments in some of the most sought after locations along the South Coast.

The Bargate Homes product range includes apartments and starter homes all the way up to luxury properties that exude an individual high-quality design. The company is focused on brownfield development and reusing previously developed land and its aim is to create beautiful homes that in years to come we will still be proud of and so will our children.

By using creative and bespoke design with individual characteristics we are able to enhance the areas in which we build and along with a high level of quality in our build, we can ensure that our developments are both sustainable and offer a timeless appeal.

For more information and to meet the team, our website is just a click away.





OUR COLLECTION OF HOMES

Key

- Landscaping
- Block Pavior
- Affordable homes for local people
- Parking
- Car Port
- * Bin
- ~ Bike stores
- ** Electricity sub-station



The development layout is for guidance purposes only and is not to scale. Trees, shrubs and landscaping is indicative only and may alter during construction.



Elevation treatments may be subject to change, please ask the Sales Advisor for individual details. Planting and landscaping is indicative only.





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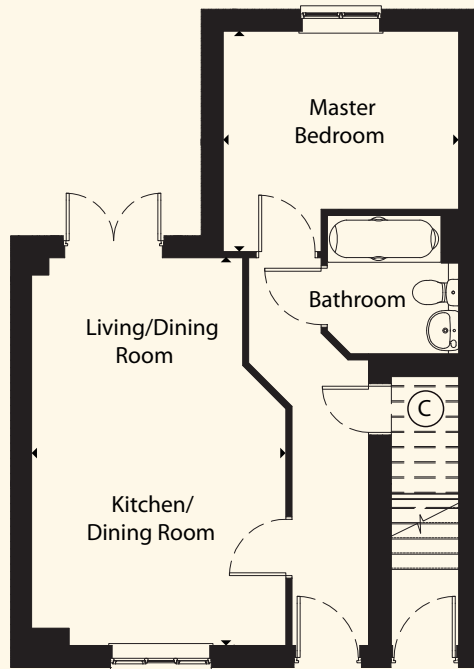


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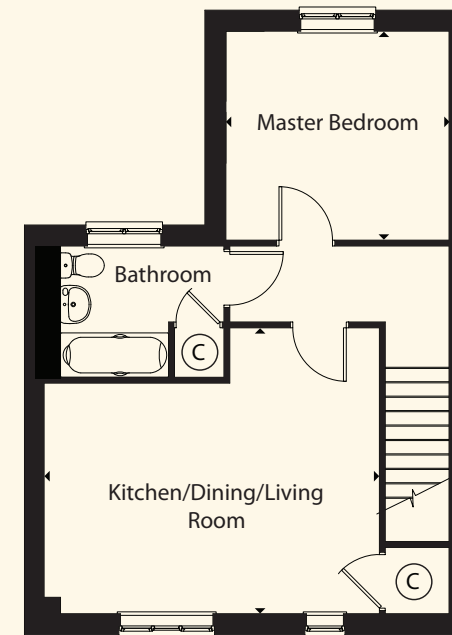
The Old Brewery

Homes 4 & 5



Ground Floor - Home 4

Kitchen/Dining/Living Room (max) 5748mm x 3773mm 18'10" x 12'4"
 Master Bedroom (max) 3497mm x 3262mm 11'5" x 10'8"

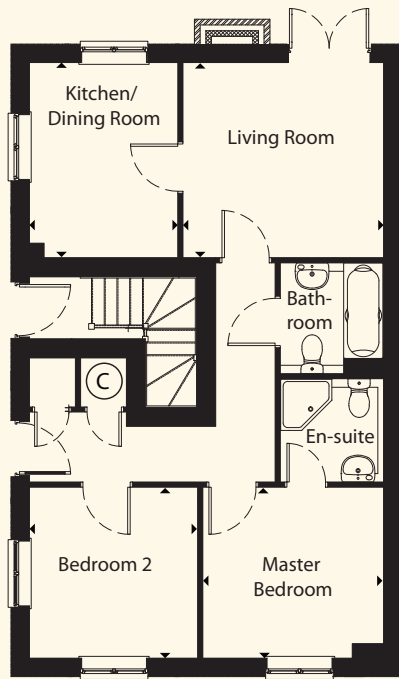


First Floor - Home 5

Kitchen/Dining/Living Room (max) 5249mm x 4466mm 17'2" x 14'7"
 Master Bedroom 3497mm x 3261mm 11'5" x 10'8"

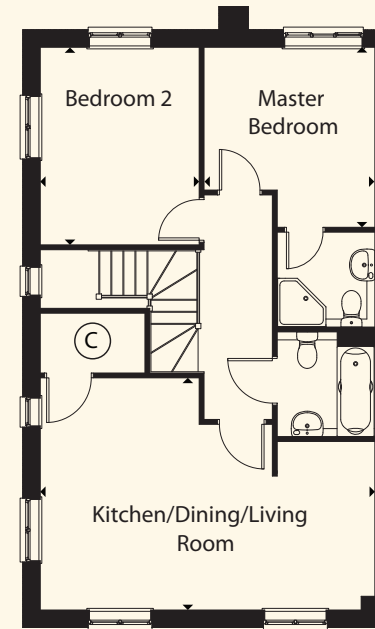
The Old Brewery

Homes 6 & 7



Ground Floor - Home 6

Kitchen/Dining Room	3468mm x 2619mm	11'5" x 8'7"
Living Room	3556mm x 3449mm	11'8" x 11'3"
Master Bedroom	3202mm x 3020mm	10'6" x 9'10"
Bedroom 2	3020mm x 2972mm	9'10" x 9'9"

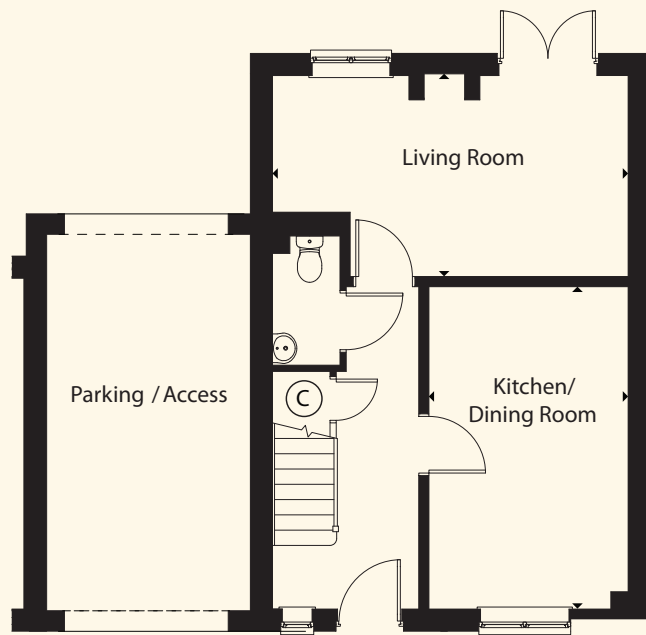


First Floor - Home 7

Kitchen/Dining/Living Room (max)	6290mm x 4345mm	20'7" x 14'3"
Master Bedroom (max)	3367mm x 3202mm	11'0" x 10'6"
Bedroom 2 (max)	3697mm x 2972mm	12'1" x 9'9"

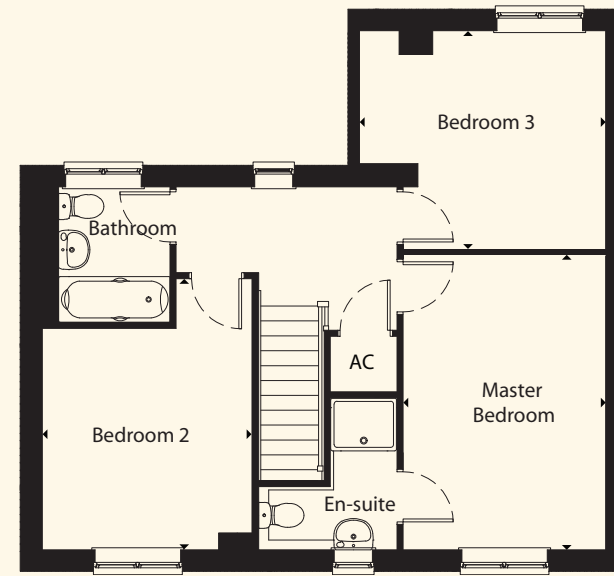
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Homes 11 & 23



Ground Floor

Living Room (max)	5272 mm x 2975 mm	17'3" x 9'9"
Kitchen/Dining Room	4771 mm x 2957 mm	15'7" x 9'8"



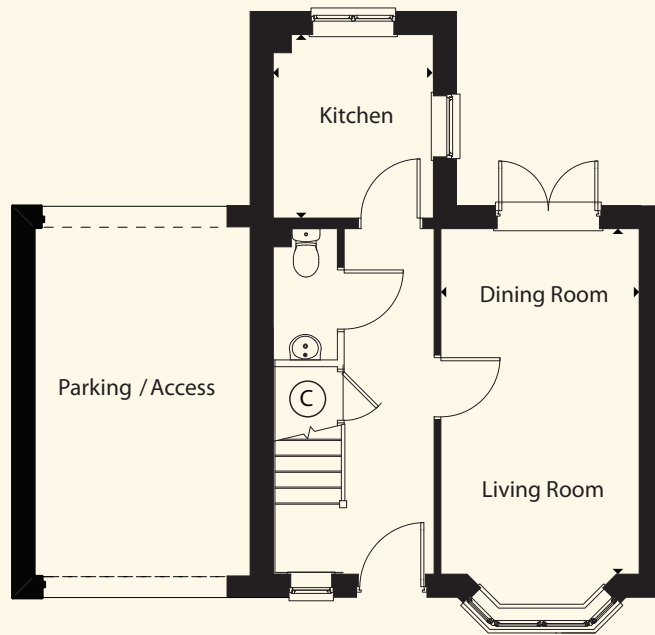
First Floor

Master Bedroom	4455 mm x 3081 mm	14'7" x 10'1"
Bedroom 2 (max)	4110 mm x 3187 mm	13'5" x 10'5"
Bedroom 3 (max)	3764 mm x 3325 mm	12'4" x 10'10"



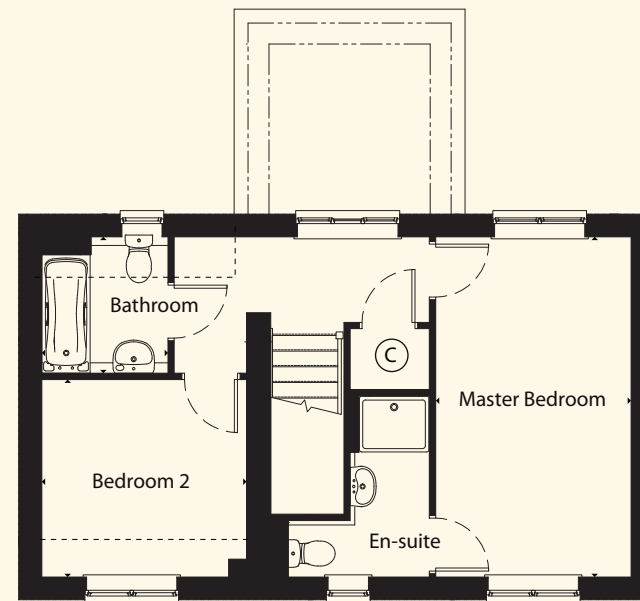
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Homes 12 & 14



Ground Floor

Kitchen	2600 mm x 2271 mm	8'6" x 7'5"
Living/Dining Room	4896 mm x 2809 mm	16'0" x 9'2"

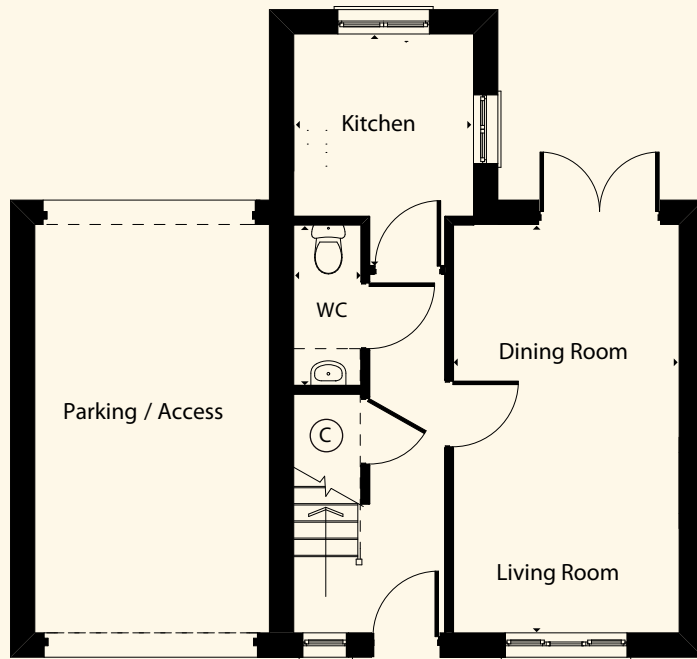


First Floor

Master Bedroom	4896 mm x 2809 mm	16'0" x 9'2"
Bedroom 2	2954 mm x 2830 mm	9'8" x 9'3"

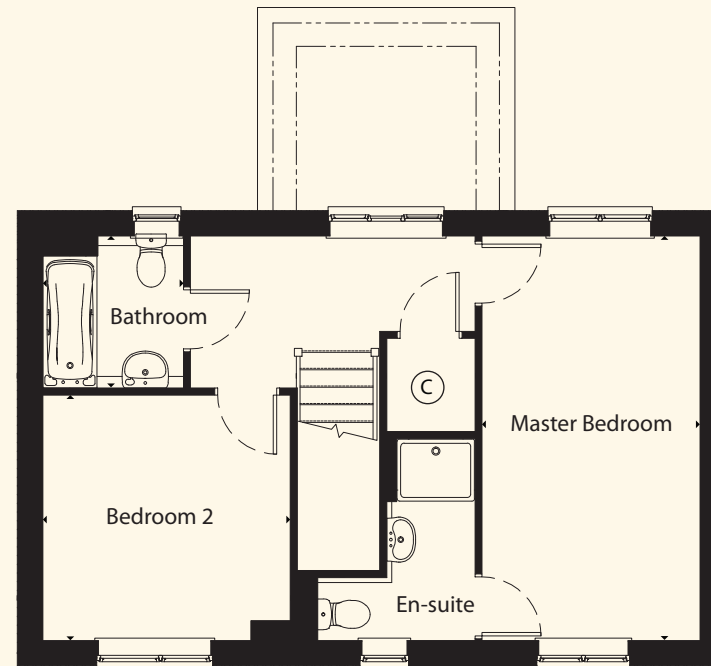
The Old Brewery

Home 13



Ground Floor

Kitchen (max)	2273 mm x 2271 mm	7'5" x 7'5"
Living/Dining Room	5223 mm x 2809 mm	17'1" x 9'2"

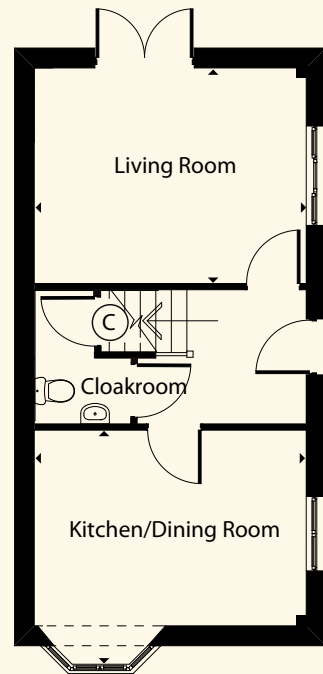


First Floor

Master Bedroom	5223 mm x 2809 mm	17'1" x 9'2"
Bedroom 2	3188 mm x 3157 mm	10'5" x 10'4"

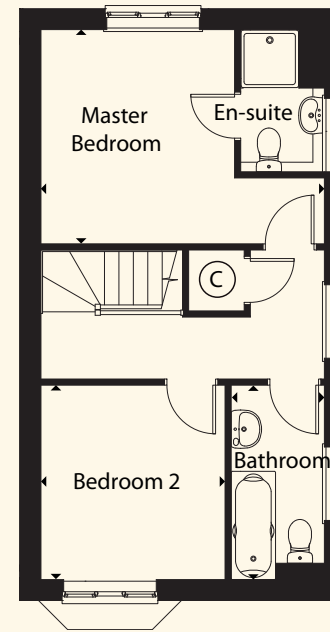
The Old Brewery

Home 22



Ground Floor

Kitchen/Dining Room (max)	4446 mm x 3356 mm	14'7" x 11'0"
Living Room	4446 mm x 3300 mm	14'7" x 10'9"



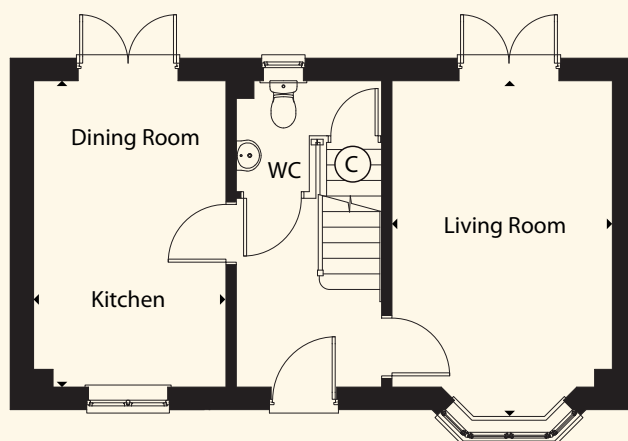
First Floor

Master Bedroom (max)	4446 mm x 3344 mm	14'7" x 10'11"
Bedroom 2	3034 mm x 2880 mm	9'11" x 9'5"



The Old Brewery

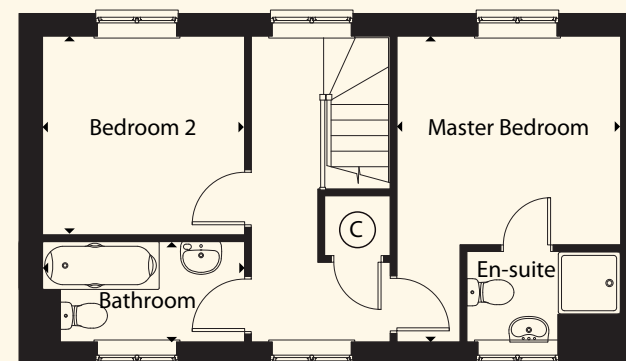
Home 24 & 25



Ground Floor

(Plot 24 is handed)

Kitchen/Dining Room	4446 mm x 2800mm	14'7" x 9'2"
Living Room (max)	4902 mm x 3200 mm	16'1" x 10'6"



First Floor

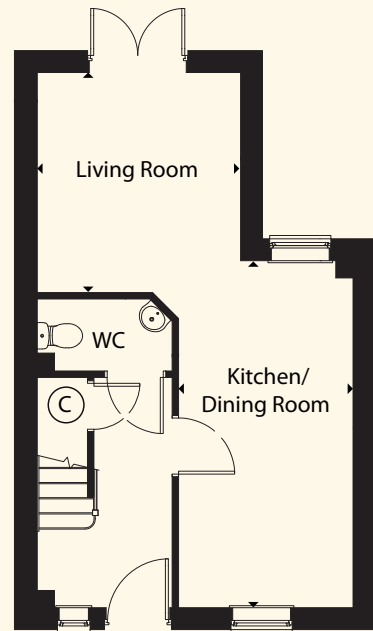
(Plot 24 is handed)

Master Bedroom (max)	4446 mm x 3200 mm	14'7" x 10'6"
Bedroom 2	2934 mm x 2880 mm	9'7" x 9'5"



The Old Brewery

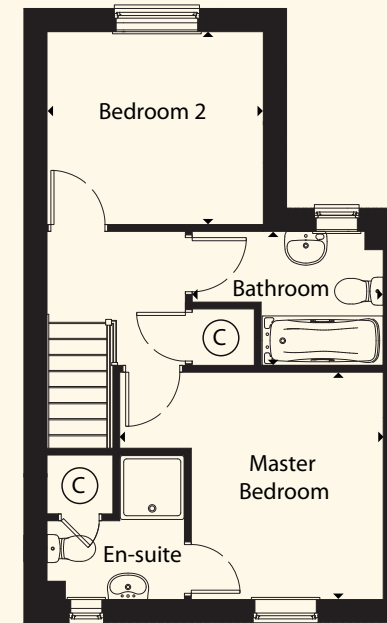
Homes 27 & 28



Ground Floor

(Plot 28 is handed)

Kitchen/Dining Room	5186 mm x 2607 mm	17'0" x 8'6"
Living Room	3279 mm x 3049 mm	10'9" x 10'0"



First Floor

(Plot 28 is handed)

Master Bedroom (max)	3703 mm x 3192 mm	12'1" x 10'5"
Bedroom 2	3049 mm x 2706 mm	10'0" x 8'10"



ABOUT YOUR HOME

KITCHENS

- Fully fitted designer kitchens with complimentary Formica worktops and co-ordinating upstands.
- Pelmet lighting to kitchen worktop areas.
- 1½ bowl sink by Blanco, set off by a contemporary chrome mixer tap.
- Built in extractor hood and stainless steel splashback, to all 1 and 2 bedroom homes Neff stainless steel double oven to all 3 bedroom homes.
- Integrated appliances to include a dishwasher and fridge-freezer to all 1, 2 and 3 bedroom homes.
- Space provided for a washing machine.

ELECTRICAL

- BT points to lounge and Bed 1.
- TV points to lounge and to all bedrooms.
- Recessed halogen down-lighters to bathrooms and en-suites Pendant light fitting to all other rooms.
- Fitted smoke detectors.
- Decorative porch light fitted externally.
- Condensing Combi boiler by Ideal, to 2 bedroom homes, condensing boiler to 3 bedroom homes with hot tank.



BATHROOMS AND EN-SUITES

- Pristine white sanitary ware with stylish chrome fittings.
- Showers with thermostatic shower valves, adjustable risers and silver-framed clear glass enclosures.
- Half-height luxury wall tiles by Porcelanosa in all bathrooms and en-suites. Full height tiling in shower enclosures.
- Mirror light cabinet with built-in shaver socket to master bedroom en-suite.
- Shaver sockets to all bathrooms.
- Sleek ceramic floor tiles by Porcelanosa to bathrooms and en-suites.
- Stylish chrome heated towel rails to bathrooms and en-suites.

INTERNAL FINISH

- Internal walls painted in Dulux Chalky Down emulsion.
- Vicaima, oak-finish internal doors, with polished-chrome Carlisle Brass ironmongery.
- Fitted wardrobe, with sliding doors to master bedroom.

David Guy, Site Manager for Bargate Homes, says: “Quality is key to building new homes and the high standards of finish are of paramount importance to us. I am proud of the build team at The Old Brewery. We all share this same ethos and you can be sure that our meticulous attention to detail will go into each home.”



Images show typical Bargate interiors



THE OLD BREWERY

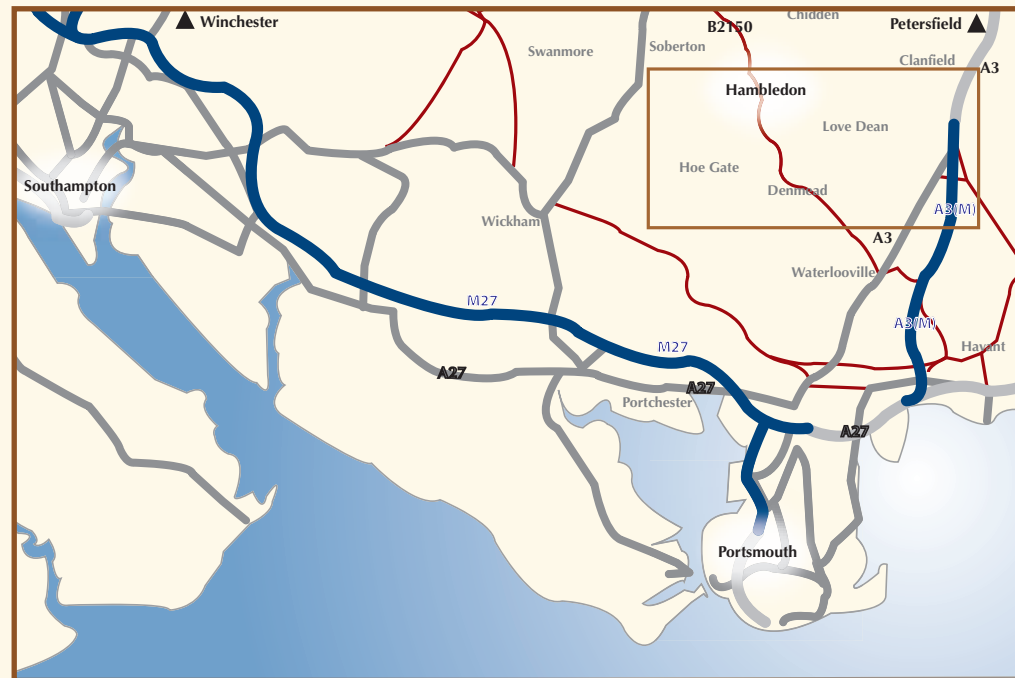
HAMBLEDON

The route to your new home

Take the A3 to Waterlooville. Turn on to the B2150, Hambledon Road and continue through Denmead to Hambledon. The development is on the left hand side.

SATELLITE NAVIGATION:

West Street, Hambledon, Waterlooville, Hampshire PO7 4SN

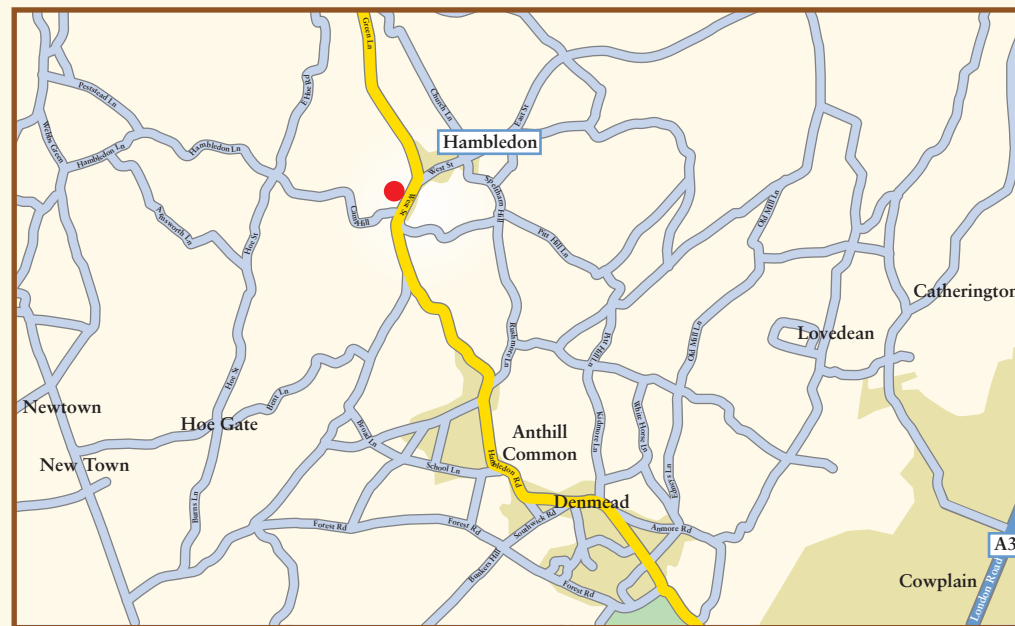


Building on experience

15 Vicarage Farm Business Park,
Winchester Road, Fair Oak, Hampshire SO50 7HD
Tel: 02380 602255 Fax: 02380 693353 bargatehomes.co.uk



A development in partnership with Burton Property



Please note, the CGI's, floor plans and layouts are for guidance only. Please check the specification with our sales team as this brochure does not constitute any part of a contract, nor does it constitute an offer. Bargate Homes reserves the right to amend the specification at any time without prior notice. We endeavour to improve upon our development and therefore some aspects may have changed since printing.



