OXLEASE MEADOWS

ROMSEY

Bellway

BELLWAY IS PROUD TO PRESENT

OXLEASE MEADOWS

ROMSEY

Nestled on the outskirts of the idyllic Hampshire market town of Romsey, bordering Fishlake Meadows Nature Reserve.

A fine collection of contemporary four and five bedroom homes, all designed, constructed and finished to the very highest standards. What's more, this sought-after location is second to none, with the city, open countryside and the beautiful south coast all eminently accessible from your front door.

You'll find that everything you could need is close at hand, from convenient local amenities to fantastic places to eat and drink, plus an excellent choice of cultural and historic attractions.

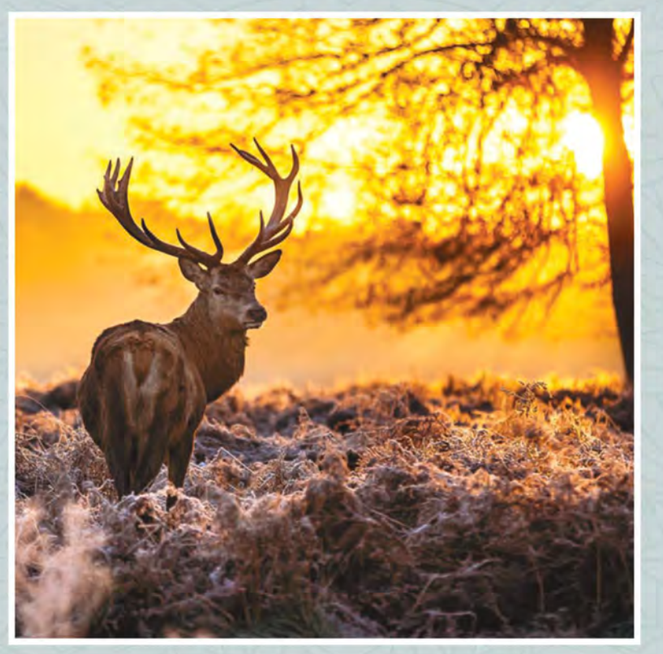
DISCOVER A COLLECTION OF LUXURY CONTEMPORARY HOMES

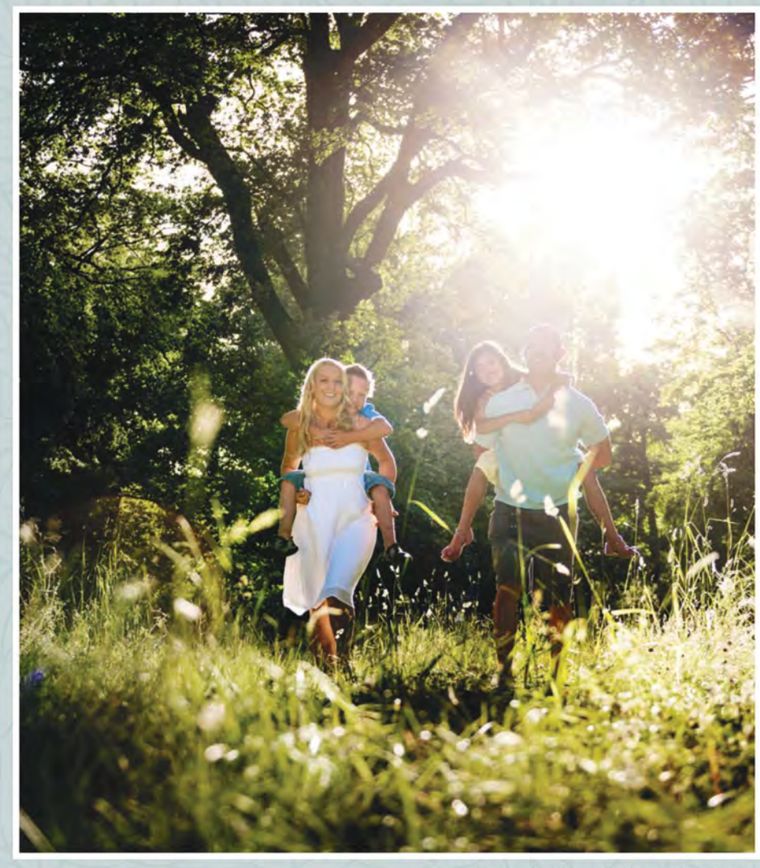
With a range of house styles offering 4 or 5 bedrooms, each home at Oxlease Meadows is finished to our exacting standards.

Computer generated image.

AN ABUNDANCE OF NATURE ON YOUR DOORSTEP

Oxlease Meadows is perfectly situated near the impressive New Forest National Park, offering a veritable cornucopia of ways to revel in the majesty of nature. What's more, the historic city of Winchester is just 20 minutes away by car, with its excellent shopping, leisure and cultural attractions.





Local area and lifestyle photography, travel time is approximate only as taken from Google maps.

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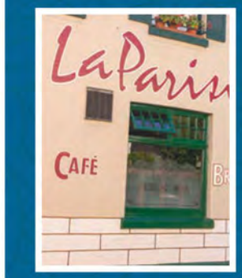

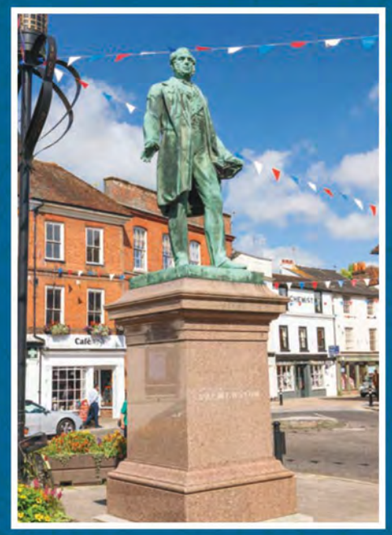

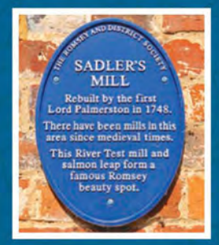

CONTEMPORARY LIVING IN A TRADITIONAL SETTING

A five-minute drive will take you into the centre of Romsey, where you will find amenities such as a Waitrose supermarket, a post office, a doctors' surgery, the Plaza Theatre and a choice of banks and hairdressing salons.

There are also several pubs and restaurants where you can enjoy an evening out, from the 300-year-old Three Tuns to the welcoming Koh Thai Tapas.

Long walks can be taken in and around War Memorial Park, through which runs the beautiful River Test. Other features of this 1920s open space include a café, bandstand and a 150mm Japanese field gun, which was donated to the park by Romsey resident Lord Mountbatten. The jewel in Romsey's cultural crown is its historic abbey, which dates back to the year 907 and is still very much an active place of worship.

EDUCATION ABOUNDS AT

OXLEASE MEADOWS

Romsey is extremely well served when it comes to educational establishments.

Abbotswood Pre-School and Day Nursery is within walking distance of Oxlease Meadows, catering for children from the age of three months up until primary school age. Cupernham infant and junior schools are less than a mile from home, while older children can attend The Romsey School, 1.3 miles away, or The Mountbatten School, just over two miles from the development.

Independent options include Stroud School for three to 13-year-olds, which is 2.5 miles away, while the Hampshire Collegiate School takes pupils from two to 18 years. Its campus, which takes boarders as well as day pupils, is four miles from home. Amongst local faith schools is the Romsey Abbey Church of England Primary School, located 1.5 miles away.

For A-levels and vocational courses, as well as adult education, there is the Richard Taunton Sixth Form College, around eight miles from Oxlease Meadows. The well-regarded universities of Southampton and Winchester can both be reached in around 20 minutes by car.

The identification of schools and other educational establishments is intended to illustrate their relationship to the development only and does not represent a guarantee of eligibility of admission. Travel times and distances are approximate only as taken from Google maps.

AN OVERVIEW

The development has been designed to fit perfectly with the natural surroundings bordering Fishlake Meadows Nature Reserve.

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Computer generated images.

DEVELOPMENT LAYOUT

4 Bedroom Homes

- The Carsten — plots 2, 10 & 49
- The Covey — plot 38
- The Caldwell — plots 54 & 55
- The Cabell — plots 1 & 28
- The Coulter — plots 13 & 15

5 Bedroom Homes

- The Dunwich — plots 56 & 57
- The Dickens — plots 22, 26, 27, 42, 44, 45, 53, 60 & 61
- The Davenport — plots 8, 11, 12, 16, 17, 19, 46, 47, 48 & 50
- The Darley — plots 9, 14, 20, 29, 32, 33, 35, 37, 39, 41, 51, 52 & 62
- The Darwin — plots 21, 23, 30, 31, 43, 58 & 59
- The Deveraux — plots 18, 24, 25, 34, 36, 40 & 63

Affordable Homes

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.
Key to plan: bcp Bin collection point

THE CARSTEN

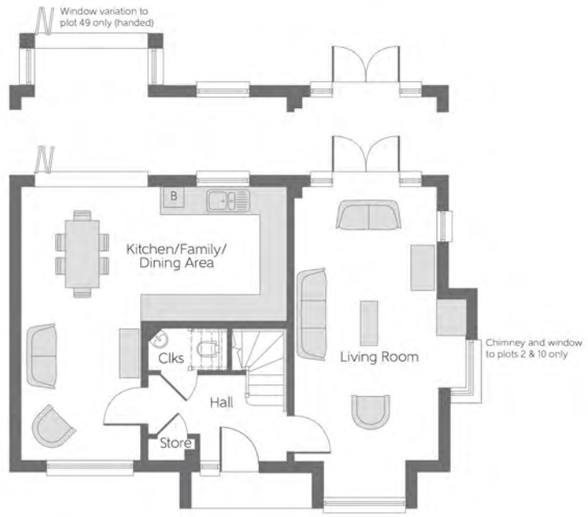
4 bedroom detached house
Plots 2, 10 & 49

Computer generated image

GROUND FLOOR		
Kitchen/Family/ Dining Area	6.086m x 5.913m (max)	20'0" x 19'5" (max)
To plots 2 & 10		
Kitchen/Family/ Dining Area	6.996m x 5.913m (max) (max)	22'11" x 19'5" (max) (max)
To plot 49		
Living Room	6.836m x 3.173m (max)	22'5" x 10'5" (max)

FIRST FLOOR		
Bedroom 1	3.220m x 2.937m	10'7" x 9'8"
Bedroom 2	2.987m x 2.676m	9'10" x 8'9"
Bedroom 3	3.645m x 2.987m	12'0" x 9'10"
Bedroom 4	3.120m x 2.436m	10'3" x 8'0"

FIRST FLOOR



GROUND FLOOR

B Boiler Clks Cloakroom W Fitted Wardrobe HWS Hot Water Storage CYL Hot Water Cylinder — Reduced Head Height

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THE COVEY

4 bedroom detached house
Plot 38

Computer generated image

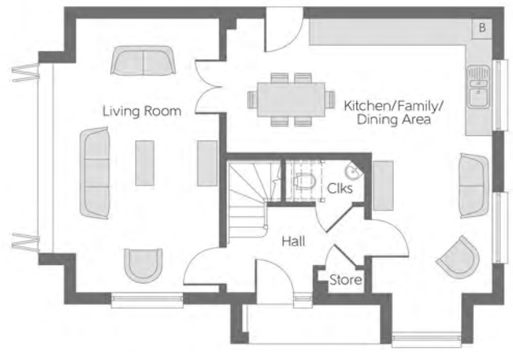
GROUND FLOOR

Kitchen/Family/ Dining Area	6.086m x 5.913m (max) (max)	20'0" x 19'5" (max) (max)
Living Room	6.086m x 3.780m (max)	20'0" x 12'5" (max)

FIRST FLOOR

Bedroom 1	3.220m x 2.937m	10'7" x 9'8"
Bedroom 2	2.987m x 2.676m (max) (max)	9'10" x 8'9" (max) (max)
Bedroom 3	3.645m x 2.987m (max) (max)	12'0" x 9'10" (max) (max)
Bedroom 4	3.190m x 2.436m (max) (max)	10'6" x 8'0" (max) (max)

FIRST FLOOR



GROUND FLOOR

B Boiler Clks Cloakroom W Fitted Wardrobe HWS Hot Water Storage Reduced Head Height

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THE CALDWELL

4 bedroom detached house
Plots 54 & 55

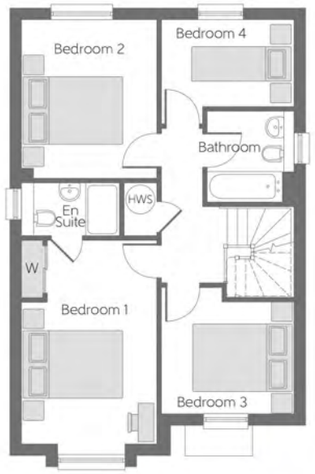
Computer generated image.

GROUND FLOOR

Kitchen/Family/ Dining Area	6.086m x 5.040m (max)	20'0" x 16'6" (max)
Living Room	5.356m x 3.446m (max)	17'7" x 11'4" (max)

FIRST FLOOR

Bedroom 1	4.572m x 3.022m	15'0" x 9'11"
Bedroom 2	3.556m x 3.022m (max) (max)	11'8" x 9'11" (max) (max)
Bedroom 3	2.951m x 2.865m (max)	9'8" x 9'5" (max)
Bedroom 4	2.951m x 2.185m (max)	9'8" x 7'2" (max)



FIRST FLOOR

GROUND FLOOR

B Boiler Clks Cloakroom W Fitted Wardrobe HWS Hot Water Storage Reduced Head Height

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THE CABELL

4 bedroom detached house
Plots 1 & 28

Computer generated image.

GROUND FLOOR		
Kitchen/Family/ Dining Area	6.911m x 5.411m (max) (max)	22'8" x 17'9" (max) (max)
Living Room	6.311m x 3.450m	20'8" x 11'4"
Study	3.750m x 3.225m	12'4" x 10'7"

FIRST FLOOR		
Bedroom 1	4.748m x 3.487m (max) (max)	15'7" x 11'5" (max) (max)
Bedroom 2	3.638m x 3.450m	11'11" x 11'4"
Bedroom 3	3.450m x 2.560m	11'4" x 8'5"
Bedroom 4	3.604m x 3.068m	11'10" x 10'1"

FIRST FLOOR

GROUND FLOOR

B Boiler Clks Cloakroom W Fitted Wardrobe HWS Hot Water Storage

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THE COULTER

4 bedroom detached house
Plots 13 & 15

Computer generated image.

GROUND FLOOR		
Kitchen/Family/ Dining Area	6.825m x 4.949m (max)	22'5" x 16'3" (max)
Living Room	5.410m x 3.274m	17'9" x 10'9"
Study	3.274m x 2.300m	10'9" x 7'7"

FIRST FLOOR		
Bedroom 1	4.552m x 3.600m	14'11" x 11'10"
Bedroom 2	3.683m x 2.980m (max)	12'1" x 9'9" (max)
Bedroom 3	4.179m x 3.121m (max)	13'9" x 10'3" (max)
Bedroom 4	4.014m x 2.950m	13'2" x 9'8"

FIRST FLOOR

GROUND FLOOR

B Boiler Clks Cloakroom W Fitted Wardrobe HWS Hot Water Storage

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THE DUNWICH

5 bedroom detached house
Plots 56 & 57

GROUND FLOOR		
Kitchen/Family/ Dining Area	6.825m (max) x 4.959m (max)	22'5" (max) x 16'3" (max)
Living Room	5.410m x 3.274m	17'9" x 10'9"
Study	3.274m x 2.300m	10'9" x 7'7"

FIRST FLOOR		
Bedroom 1	3.872m x 3.827m	12'8" x 12'7"
Bedroom 2	4.896m (max) x 3.080m (max)	16'1" (max) x 10'1" (max)
Bedroom 3	4.002m x 3.700m	13'2" x 12'2"
Bedroom 4	3.778m x 2.773m	12'5" x 9'1"
Bedroom 5	2.852m x 2.727m	9'4" x 8'11"

FIRST FLOOR

GROUND FLOOR

B Boiler Clks Cloakroom W Fitted Wardrobe HWS Hot Water Storage

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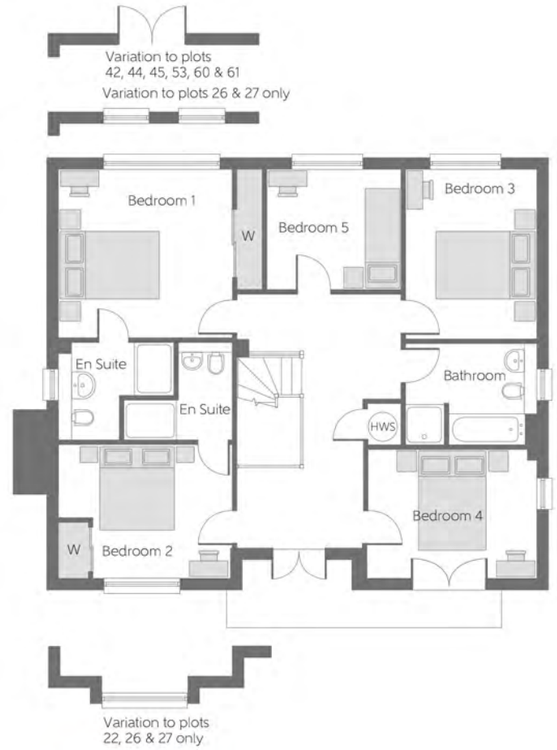
THE DICKENS

5 bedroom detached house
Plots 22, 26, 27, 42, 44, 45, 53, 60 & 61

Computer generated image.

GROUND FLOOR			
Kitchen/Family/ Dining Area	10.699m (max) x 5.226m (max into bay)	35'1" (max) x 17'2" (max into bay)	
To plots 42, 44, 45, 53, 60 & 61			
Kitchen/Family/ Dining Area	10.699m (max) x 4.011m (max)	35'1" (max) x 13'2" (max)	
To plots 22, 26 & 27			
Living Room	5.573m x 3.836m	18'3" x 12'7"	
Study/Dining Room	3.850m (max) x 3.836m (max)	12'8" (max) x 12'7" (max)	

FIRST FLOOR		
Bedroom 1	3.883m x 3.708m	12'9" x 12'2"
Bedroom 2	3.883m x 2.997m	12'9" x 9'10"
Bedroom 3	3.743m x 2.975m	12'3" x 9'9"
Bedroom 4	3.836m x 2.868m	12'7" x 9'5"
Bedroom 5	2.892m x 2.673m	9'6" x 8'9"



FIRST FLOOR

GROUND FLOOR

B Boiler Clks Cloakroom W Fitted Wardrobe HWS Hot Water Storage

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THE DAVENPORT

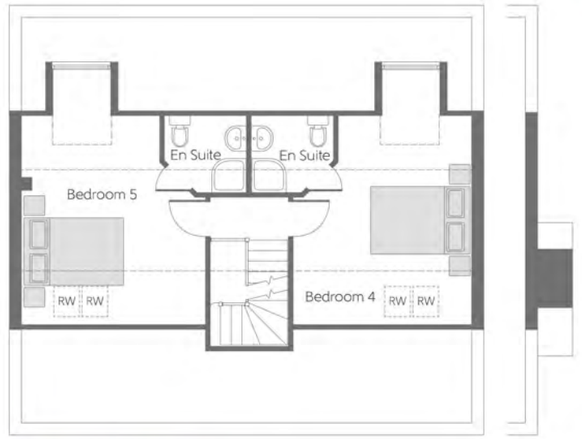
5 bedroom detached house
Plots 8, 11, 12, 16, 17, 19, 46, 47, 48 & 50

Computer generated image.

GROUND FLOOR		
Kitchen/Family/ Dining Area	9.461m x 6.711m (max) (max)	31'0" x 22'0" (max) (max)
To plots 8, 16, 17, 47, 48 & 50		
Kitchen/Family/ Dining Area	9.461m x 5.363m (max) (max)	31'0" x 17'7" (max) (max)
To plots 11, 12, 19 & 46		
Living Room	6.496m x 3.673m (max) (max)	21'4" x 12'1" (max) (max)
Study	3.380m x 2.943m (max) (max)	11'1" x 9'8" (max)(max)

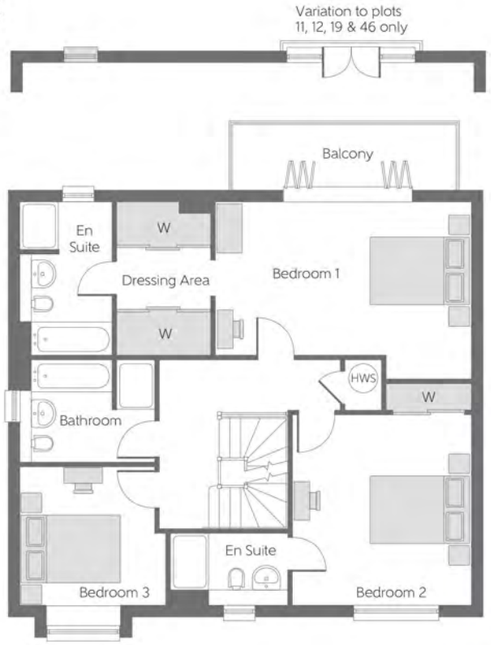
FIRST FLOOR		
Bedroom 1	5.342m x 3.670m (max)	17'6" x 12'0" (max)
Bedroom 2	3.983m x 3.720m	13'1" x 12'2"
Bedroom 3	2.843m x 2.824m	9'4" x 9'3"

SECOND FLOOR		
Bedroom 4	4.385m x 3.865m (max)	14'5" x 12'8" (max)
Bedroom 5	4.385m x 3.731m (max)	14'5" x 12'3" (max)



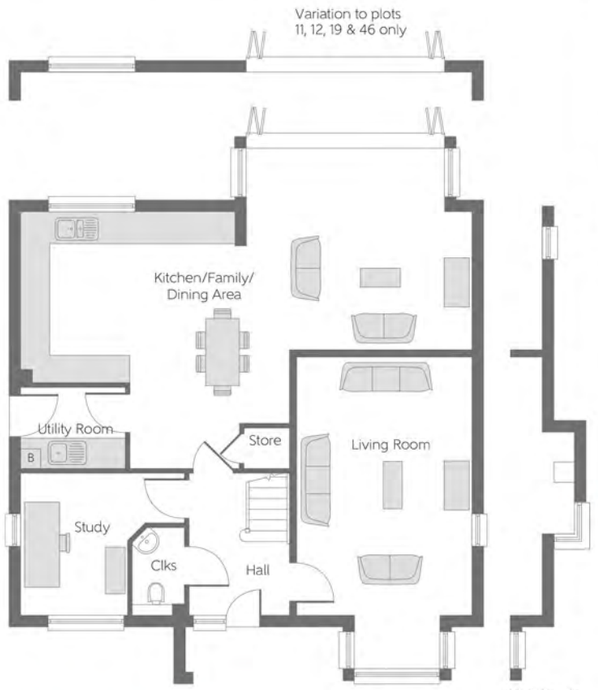
SECOND FLOOR

Variation to plots 8, 11, 12, 16, 19, 46 & 48 only



FIRST FLOOR

Variation to plots 8, 11, 12, 16, 19, 46 & 48 only



GROUND FLOOR

Variation to plots 8, 11, 12, 16, 19, 46 & 48 only

B Boiler Clks Cloakroom W Fitted Wardrobe HWS Hot Water Storage RW Roof Window — Reduced Head Height

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THE DARLEY

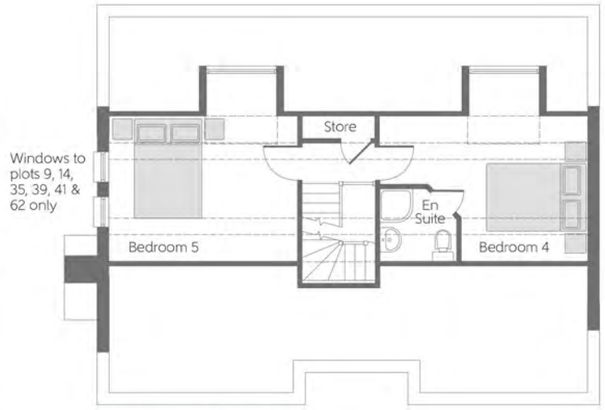
5 bedroom detached house
Plots 9, 14, 20, 29, 32, 33, 35, 37, 39, 41, 51, 52 & 62

Computer generated image.

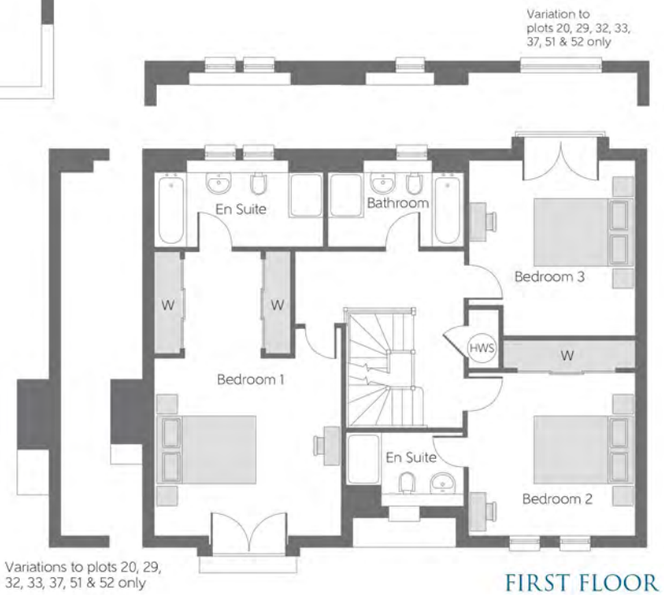
GROUND FLOOR		
Kitchen/Family/ Dining Area	10.699m x 4.262m (max) (max)	35'1" x 14'0" (max) (max)
Living Room	5.020m x 4.174m	16'6" x 13'8"
Study/ Dining Room	3.724m x 3.252m	12'3" x 10'8"

FIRST FLOOR		
Bedroom 1	4.174m x 3.934m	13'8" x 12'11"
Bedroom 2	3.724m x 3.616m	12'3" x 11'10"
Bedroom 3	3.714m x 3.176m	12'2" x 10'5"

SECOND FLOOR		
Bedroom 4	4.638m x 4.210m (max) (max)	15'3" x 13'10" (max) (max)
Bedroom 5	4.211m x 4.210m (max) (max)	13'10" x 13'10" (max) (max)



SECOND FLOOR



Variations to plots 20, 29, 32, 33, 37, 51 & 52 only

FIRST FLOOR

Variations to plots 20, 29, 32, 33, 37, 51 & 52 only

GROUND FLOOR

B Boiler Clks Cloakroom W Fitted Wardrobe HWS Hot Water Storage Reduced Head Height

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THE DARWIN

5 bedroom detached house
Plots 21, 23, 30, 31, 43, 58 & 59

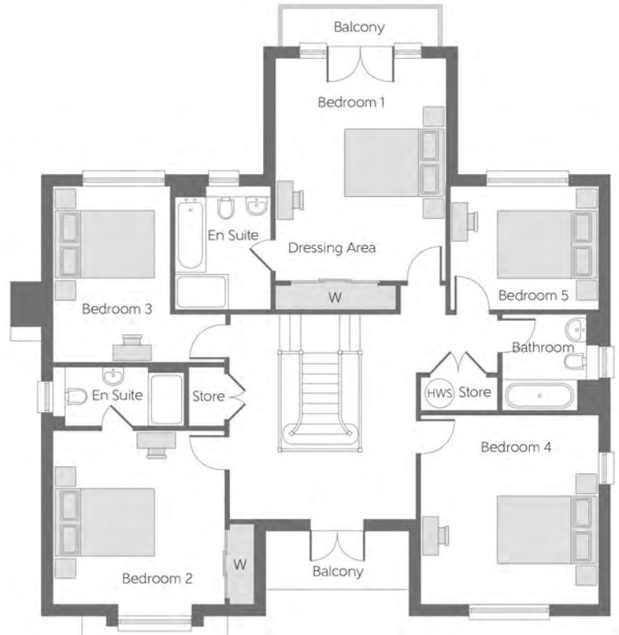
Computer generated image

GROUND FLOOR

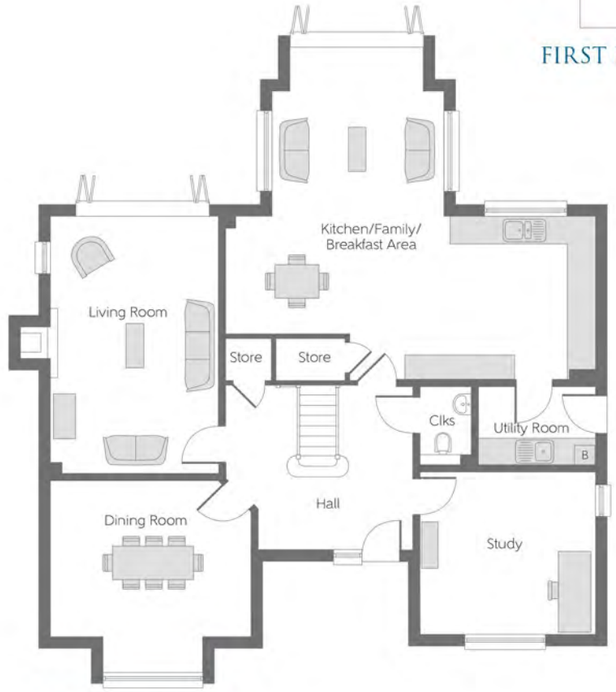
Kitchen/Family/ Breakfast Area	8.261m x 7.394m (max) (max)	27'1" x 24'3" (max) (max)
Living Room	5.727m x 3.750m	18'9" x 12'4"
Dining Room	4.511m x 4.359m (max) (max)	14'10" x 14'4" (max) (max)
Study	3.948m x 3.668m	12'11" x 12'0"

FIRST FLOOR

Bedroom 1	4.923m x 3.816m	16'2" x 12'6"
Bedroom 2	4.511m x 3.806m (max) (max)	14'10" x 12'6" (max) (max)
Bedroom 3	3.974m x 2.597m	13'0" x 8'6"
Bedroom 4	4.177m x 3.948m	13'8" x 12'11"
Bedroom 5	3.272m x 2.773m	10'9" x 9'1"



FIRST FLOOR



GROUND FLOOR

B Boiler Clks Cloakroom W Fitted Wardrobe HWS Hot Water Storage

Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. Furniture not to scale and all positions are indicative. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

THE DEVERAUX

5 bedroom detached house
Plots 18, 24, 25, 34, 36, 40 & 63

Computer generated image

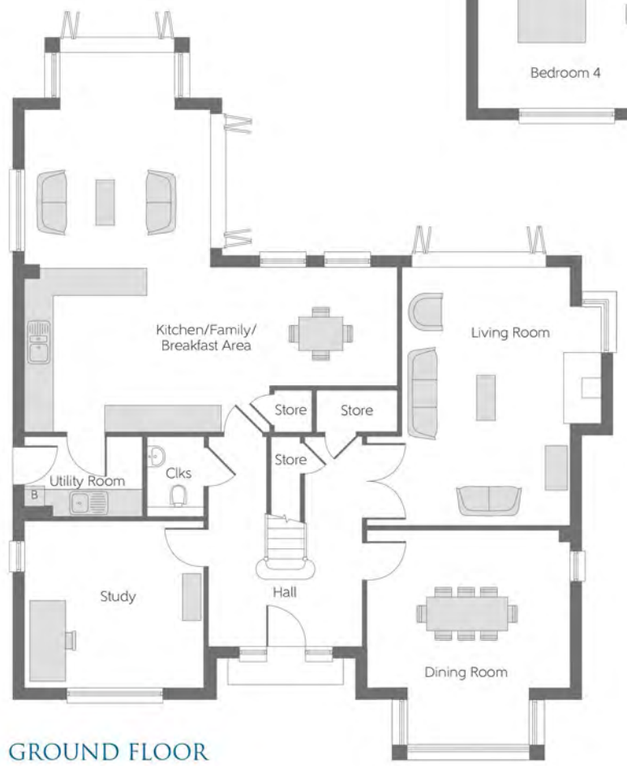
GROUND FLOOR

Kitchen/Family/ Breakfast Area	8.432m x 8.261m (max)	27'8" x 27'1" (max)
Living Room	5.727m x 3.750m	18'9" x 12'4"
Dining Room	4.710m x 4.511m	15'5" x 14'10"
Study	3.948m x 3.668m	12'11" x 12'0"

FIRST FLOOR

Bedroom 1	6.326m x 4.080m (max) (max)	20'9" x 13'5" (max) (max)
Bedroom 2	4.511m x 3.442m	14'10" x 11'4"
Bedroom 3	3.821m x 3.436m	12'6" x 11'3"
Bedroom 4	3.948m x 3.675m	12'11" x 12'1"
Bedroom 5	3.911m x 2.773m	12'10" x 9'1"

FIRST FLOOR



GROUND FLOOR

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SPECIFICATION

Kitchen
» Choice of contemporary and traditional kitchens, with soft closing doors and drawers*
» Silestone worktops*
» AEG oven, hob and integrated microwave
» AEG integrated dishwasher
» AEG fridge/freezer
» Caple wine cooler
» AEG integrated washer/dryer (where no utility room)
» LED under unit wall lighting

* Subject to build stage

Bathroom and En Suite
» Contemporary white sanitaryware from Roca with Bristan chrome fittings
» Dual flush WC with concealed cistern and soft close seat
» Chrome heated towel rails
» Choice of wall tiling to bathrooms, en suites and cloakrooms*
» Mini vanity unit to cloakrooms

* Subject to build stage

Lighting
» Low energy downlights to kitchen, bathroom, en suites and cloakrooms
» Energy efficient pendants to bedrooms

Electrical
» Chrome sockets and switches to Platinum plots only

General specification
» Fitted wardrobes to selected bedrooms
» Turf to rear garden
» Alarm system

ADDITIONS

Take advantage of our unique Additions package and create a home that is as individual as you are.

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

Kitchen
» Upgrade kitchen units*
» Additional appliances
» Upgrade plinth lighting*

* Subject to build stage

Flooring
» Optional upgrades to all floor finishes

Bedrooms
» Fitted wardrobes

Tiling
» Full height tiling

Security
» Security lights

Plumbing
» Thermostatic shower over bath plus bath screen
» Upgrade shower to en suite
» Upgrade taps

Electrical
» Additional downlighters
» Additional sockets
» Additional switches
» Chrome sockets
» Additional Chrome switches
» Additional BT & TV points
» Cat 5 outlets to principle rooms

Outdoor
» Additional patio area

Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown above. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.

TWO GREAT WAYS TO HELP YOU MOVE

EXPRESS MOVER

We'll help you sell and buy.

Express Mover is a great solution if you want to buy a new Bellway home but have not yet sold your own house.

A respected local estate agent will be used to market your home at an agreed price. You can trade up, down or sideways and can still use the scheme even if you do not live within the area. Bellway will work with the estate agent to promote the sale of your home as well as paying your estate agents' fees.

PART EXCHANGE

We'll buy yours so you can buy ours.

Part Exchange allows you to sell your current property and buy a brand new Bellway home in one simple move. There are no estate agents' fees or advertising charges and a fair offer will be made on your existing home based upon an independent valuation.

Take the stress and uncertainty out of selling your home with Bellway Part Exchange and you can even remain in your current property until your brand new home is ready to move into.

Please note Part Exchange is not available with any other offer and is subject to the terms and conditions of our Part Exchange package. Part Exchange is only available on selected properties and may not be offered at this development.

OUTSTANDING CUSTOMER CARE

Our dedicated Customer Care department will ensure your move to a new Bellway home is as smooth as possible.

From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which, we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens, it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity.

In managing this process we have after sales support that is specifically tasked to respond to all customer enquiries.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

A FIRST CLASS REPUTATION

Built on solid foundations.

Over 70 YEARS of QUALITY SINCE 1946

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

Bellway abides by The Consumer Code, which is an independent industry code developed to make the home buying process fairer and more transparent for purchasers.

OXLEASE MEADOWS
ROMSEY SO51 7LE

HOW TO FIND US

Map not to scale.

Bellway Homes
(Wessex Division)
Bellway House, Embankment Way,
Castleman Business Centre, Ringwood,
Hampshire BH24 1EU

Telephone 01425 477666
Fax 01425 476774
www.bellway.co.uk

Bellway

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and livelovelocal.com

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