

# The Ferns

Fernhill Road  
New Milton  
Hampshire  
BH25 5WW



# Locality

Located just a short walk from the high street of New Milton, The Ferns is an exclusive development of four attractively designed modern bungalows.

This new development is situated in one of the regions' most desirable places to live and it is quite easy to see why. The small town centre has a friendly and relaxed feel and offers a wide variety of shops, from local independent stores to well known high street names. Each Wednesday morning an open air market which sells local produce is popular with both locals and visitors alike. A popular recreation centre, a library, and a choice of restaurants, cafes and leisure clubs ensure that there is always plenty to do. For those moments of relaxation and reflection New Milton has a choice of leafy parks and beautifully maintained open spaces.

Just a short car journey brings you to Barton on Sea cliff top from where you can enjoy magnificent panoramic views from the Needles off the Isle of Wight, across to Christchurch Bay and over to Old Harry Rocks on the Dorset coast. Barton's fossil beds are known worldwide, and at least 100 Palaeolithic flints, some Bronze Age urns and various Celtic coins have been found.

For keen golfers Barton on Sea is home to an excellent Golf Club (a challenging 27 hole links course), with other clubs at Brockenhurst and Highcliffe on Sea.

It is however the unique combination of coast and countryside which makes living at The Ferns so attractive, as the area is ideally suited to those with a passion for country living and a love of coastal pursuits.

Inland and within a very short drive is the New Forest National Park, with its thousands of acres of unspoilt forests, heathlands and plains.

The world famous yachting centre of Lymington, which is just a short drive away, has an interesting town quay which is home to the local fishing fleet. A bustling market takes place every Saturday in the historic Georgian high street. Lymington provides easy access to the Solent where the safe and calm waters provide opportunities for everyone to take part in and enjoy the coastal lifestyle.

To the west of New Milton is the 11th Century town of Christchurch with its famous Priory situated on the River Stour. A little further west is the seaside town of Bournemouth, well known for its miles of golden 'blue flag' sandy beaches, which is a haven for sun, sea and surf lovers. World class entertainment venues, smart hotels and trendy coffee bars and restaurants as well as traditional cream teas make this resort popular with all ages. Further afield lies the rugged Dorset coast which gives way inland to stunning rural countryside.

The countryside of Hampshire and Dorset offers so many wonderful places to explore and things to do, the regions' beaches are perfect for sunny days with the family or winter walks to enjoy the fresh air and stunning coastal scenery. There are opportunities for sailing, boating and water sports suitable for all skills and ages. The forest is a playground for anyone who enjoys the outdoors, from mountain biking to rambling, horse riding or just enjoying nature at its best.



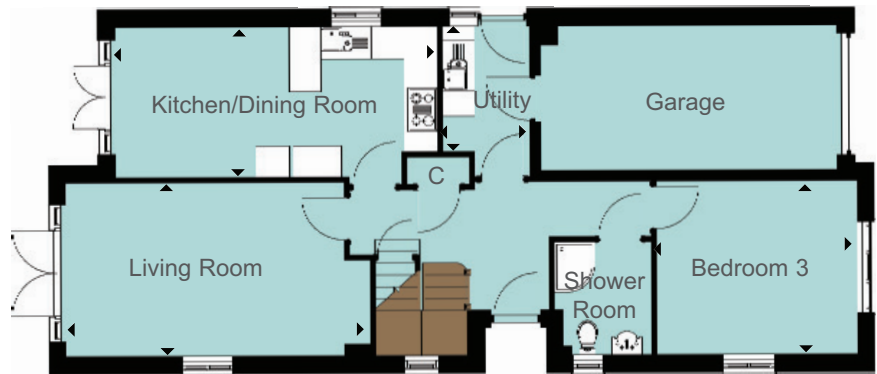
# Plot 1

A pretty four bedroom chalet bungalow with an integral garage and en suite shower room to master bedroom.



## Ground Floor

Living Room	5.55m x 3.45m 18'2" x 11'3"
Kitchen/Dining Room	6.40m x 3.00m 21'0" x 9'10"
Utility Room	2.50m x 1.75m 8'2" x 5'8"
Bedroom 3	4.00m x 3.45m 13'1" x 11'3"
Shower Room	
Garage	

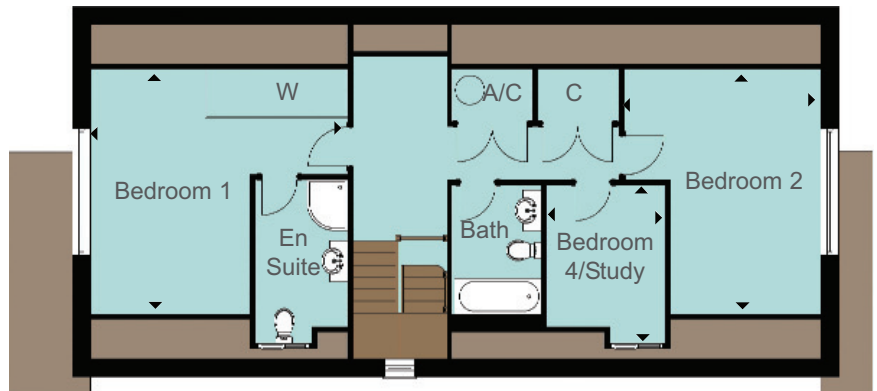


Ground Floor

## First Floor

Bedroom 1	4.80m x 3.15m 15'9" x 10'4"
En Suite Shower Room	
Bedroom 2	4.80m x 3.86m 15'9" x 12'8"
Bedroom 4/Study	2.78m x 2.35m 9'1" x 7'8"
Bathroom	

First Floor



◀▶ maximum dimensions



# Plots 2, 3, 7

Four bedroom chalet bungalows each with spacious kitchen/dining room, with separate utility room and an integral garage.



## Ground Floor

Living Room	5.28m x 3.73m 17'4" x 12'2"
Kitchen/Dining Room	6.75m x 3.00m 22'1" x 9'10"
Utility Room	1.85m x 1.70m 6'0" x 5'6"
Bedroom 4/Study	2.73m x 2.05m 8'11" x 6'8"
Cloakroom	
Garage	

## First Floor



## First Floor

Bedroom 1	6.12m x 3.60m 20'1" x 11'9"
En Suite Shower Room	
Bedroom 2	6.12m x 3.00m 20'1" x 9'10"
Bedroom 3	4.00m x 2.95m 13'1" x 9'8"
Bathroom	

◀▶ maximum dimensions



# Plot 4

A spacious bungalow with an attractive living room featuring french doors overlooking the private garden.



## Ground Floor

Living Room	6.20m x 4.45m 20'1" x 11'9"
Kitchen/Dining Room	4.58m x 3.80m 15'0" x 12'5"
Utility Room	1.85m x 1.65m 6'0" x 5'5"
Bedroom 1	4.45m x 3.42m 14'7" x 11'2"
En Suite Shower Room	
Bedroom 2	4.03m x 3.00m 13'2" x 9'10"
Bedroom 3	3.30m x 2.75m 10'10" x 9'0"
Bedroom 4/Study	2.60m x 2.20m 8'6" x 7'2"
Bathroom	
Garage	

◀▶ maximum dimensions

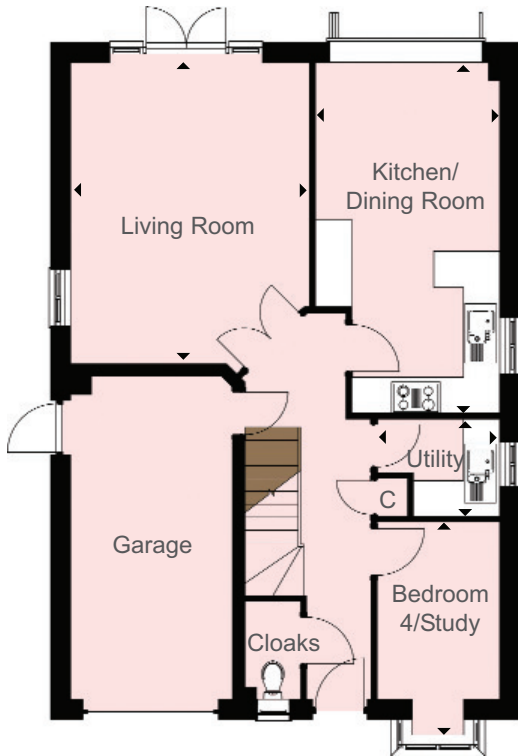


# Plots 5 and 6

Four bedroom chalet bungalow with integral garage and en suite shower room to master bedroom.



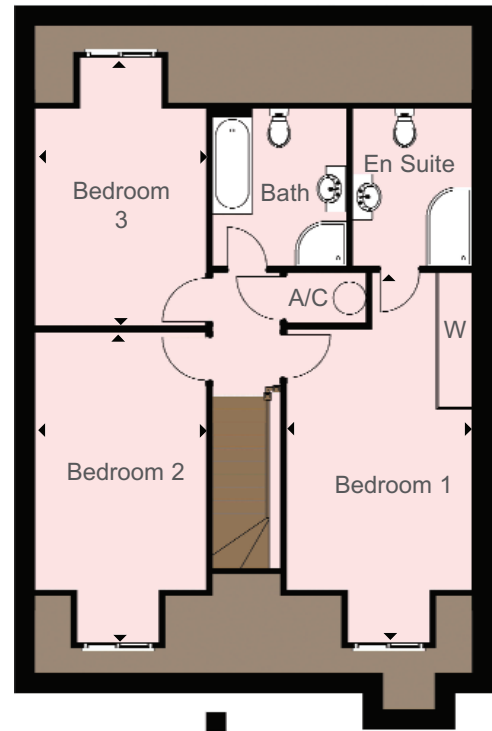
Ground Floor



## Ground Floor

Living Room	5.40m x 4.27m 17'8" x 14'0"
Kitchen/Dining Room	6.28m x 3.30m 20'7" x 10'10"
Utility Room	2.20m x 1.75m 7'2" x 5'8"
Bedroom 4/Study	3.17m x 2.20m 10'4" x 7'2"
Cloakroom	
Garage	

First Floor



## First Floor

Bedroom 1	5.58m x 3.25m 18'3" x 10'8"
En Suite Shower Room	
Bedroom 2	4.58m x 3.01m 15'0" x 9'10"
Bedroom 3	3.82m x 3.01m 12'6" x 9'10"
Bathroom	

◀▶ maximum dimensions

The Ferns





## Specification

High quality, low maintenance and energy efficiency are always key factors in any Pennyfarthing development.

### Kitchens

Quality units designed and fully fitted by specialists with soft close cabinet doors and stainless steel appliances from Neff (or similar) including:

- Integrated single oven
- Integrated combination oven/microwave
- Integrated dishwasher
- Chimney style extractor hood
- Gas hob
- Integrated fridge/freezer
- One and a half bowl sink with chrome mixer tap
- Luxury solid surface worktop with upstand and glass splashback
- Low voltage spotlights
- Under cabinet lighting
- Satin chrome electrical fittings
- Ceramic floor tiling

### Bath and Shower Rooms

Luxury white suites complemented by chrome fittings plus:

- Ceramic floor and full height wall tiling
- Vanity sink units
- Heated towel rails
- Low voltage spotlights
- Shaving/mirror light with shaving socket and mirror
- Water efficient push button WC's

### 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 condensing boiler from Glow.worm (or similar)
- Pressurised water system from Oso (or similar)
- Compact style radiators with chrome finish pipes
- Programmable thermostat plus independent room control via thermostatic radiator valves

### Lighting and Electrical Fittings

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

- Wiring for digital TV, Satellite and Sky+ viewing to living room and bedroom 1
- Telephone point to living room and bedrooms 1 and study
- Outside lighting to patios and front entrance door
- Wiring for burglar alarm
- Wiring for aerial, to be connected by purchaser

### Externally

Access specifically designed to avoid steps or steep inclines where possible, including:

- Brick paviors to front drive and footpaths, textured slabs to patio and rear path
- Quality PVCu double glazed windows and external doors
- Outside tap
- Front gardens designed and landscaped with turf and a variety of shrubs.
- Rear garden turfed
- Garage

### Finishing Touches

- Oak faced doors complemented by chrome lever handles
- Moulded architraves with co-ordinated skirting boards
- Flat plastered ceilings throughout
- Fireplace surround
- Plaster moulded cornice to living room, kitchen/dining room and hall, with remaining rooms finished with coving
- Built-in wardrobes to bedroom 1, offering substantial storage, complete with full height sliding doors

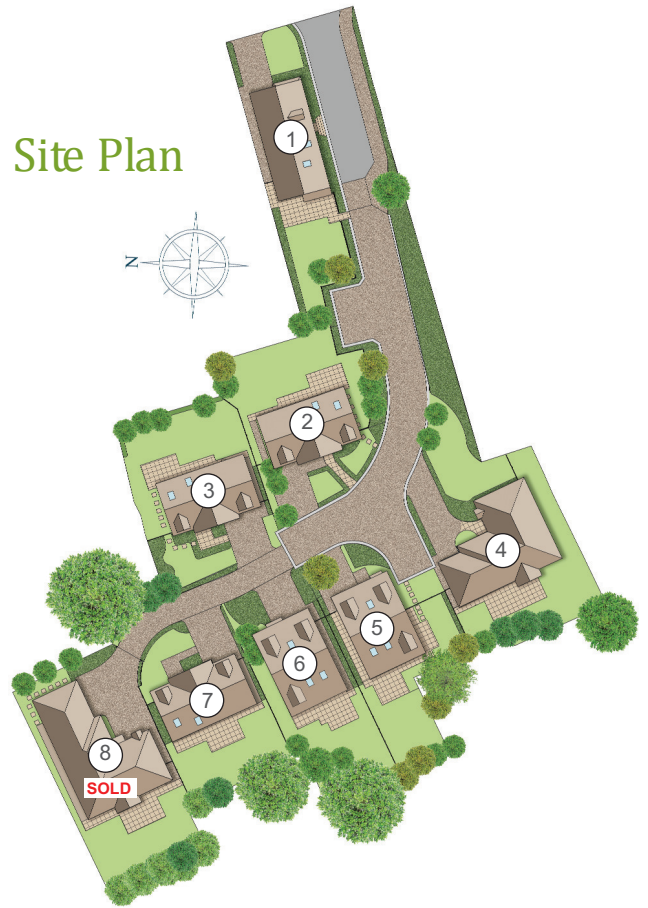
### Guarantee

Each new Pennyfarthing home has a 10 year NHBC Buildmark warranty.

# Location



# Site Plan



# Pennyfarthing Homes

## Our Commitment to Excellence

At Pennyfarthing we are committed to excellence in relation to every aspect of your new home and we are particularly proud of our reputation for building only in the very best locations. The majority of our new homes have previously been located in the small towns and villages situated in and around the New Forest National Park but we are delighted to be very actively expanding into new areas with a number of superbly positioned current and future schemes in our development pipeline. We also have a well earned 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.

## Our Award Winning Reputation

We are a multiple award winning Company who have been building quality, luxury homes for over 35 years. Pennyfarthing Homes are dedicated to providing the very highest quality of customer service and are proud that all our homes not only meet but exceed our customers' expectations. In a recent survey 98% of our customers said they would be happy to buy another Pennyfarthing home!

Our Company has gone from strength to strength which is demonstrated by being winners of the 'Best Customer Satisfaction Initiative' in the Housebuilding Innovation Awards. This National award recognised our outstanding efforts to ensure that every one of our customers moves into a defect free home.

For two consecutive years we have also been one of the top 4 nominees in the British Housebuilder Awards, achieving a Silver Accolade. For us, these awards are particularly prestigious and very pleasing as they are voted for by our customers in recognition of excellent customer care, quality of service and product satisfaction.

In recent years we have received ten NHBC Pride in the Job awards. These awards are the 'Oscars' of the Construction Industry, recognising the UK's best Site Managers for creating quality and well finished new homes. One of our Site Managers was awarded Regional Winner status.

All of our awards reinforce the already excellent reputation of Pennyfarthing Homes and gives all our customers even greater confidence when buying their dream home.



Multiple Awards  
10 in 10 Years!



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The details in this brochure are intended to give a general indication of the proposed development and the floor layouts. The company reserves the right to alter any part of the development, specification, elevations or floor layouts at any time. Dimensions are as accurate as practicable, but should not be used as a basis for the purchase of furnishings and furniture. The contents herein are for information only and shall not form part of any contract or be a representation inducing any such contract. These properties are offered subject to availability. Applicants are advised to contact the developer to ascertain the availability of any particular property so as to avoid a fruitless journey.