

**Taylor**  
**Wimpey**

# **Alver Village**

Grange Road, Rowner

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

Welcome to our carefully selected collection of homes. Built with the same passion and commitment that we have had for over 100 years, we are proud of the homes we build and we hope you'll love them.



Welcome to  
**Alver Village**

Alver Village is an integral part of the exciting Rowner Renewal Scheme in Gosport. It will provide a wide variety of attractive new homes for everyone, whether you're a first time buyer, need more space for your growing family or are looking for something smaller now the kids have left home, whatever your needs there will be something to suit you.





*This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please enquire for further details.*



“The moment you enter a Taylor Wimpey home you’ll see that we design and build our homes and communities around you.”

## Lifestyle

Welcome to a home where all the fixtures and fittings are brand new and unused. Where you won’t need to worry about DIY and home improvements, so you can spend more time with your family and friends doing all the things you really enjoy.

From the day you move in, you’ll love the fact that everything in your new home is clean and untouched. Your new home will be decorated in neutral colours, so you’ll get a blank canvas to stamp your own style and personality on from day one.

If you’ve reserved early enough in the build process, you’ll get to choose from a range of brand new carpets, fixtures and fittings that will be installed in your new home before you move in. Which means as soon as you unpack you can start using your dream kitchen or bathroom.

And while it’s these finishing touches that make a house a home, you can also be sure that we’ve constructed your home to energy efficient, modern building standards, so you can enjoy living in a safe and secure environment.

We use traditional construction techniques incorporating modern materials in our homes. Environmentally friendly features like efficient heating systems, double glazed windows, high levels of wall and loft insulation and well-designed ventilation systems will keep your home cosy and warm and effortlessly help you save energy and money.

Just before you move in, we’ll explain how your new home works from top to bottom. And once you’ve moved in, our team will visit you a couple more times to check how you’re settling in and help out with any issues you may have. And all our new homes come with a two year Taylor Wimpey warranty and a 10 year NHBC warranty, giving you absolute peace of mind right from day one.

The moment you enter a Taylor Wimpey home you’ll see that we design and build our homes and communities around you. But we build more than just new homes – last year we helped to create and maintain over 15,000 jobs in the UK and through our planning obligations we contributed over £227million to our local communities. This included providing new roads and improved public transport, schools, nurseries, health centres and shops. Which means you can trust us to not only build stylish homes but to invest in the things that make you and your family happy.

*Images on this page show typical Taylor Wimpey homes, which may include optional upgrades at additional cost.*



## The Location

Alver Village is situated in Hampshire in the borough of Gosport – a former garrison town – on a peninsula jutting out into the Solent which is connected by ferry to Portsmouth.



Alver Village, Rowner falls within the borough of Gosport, Hampshire – a former garrison town built on a peninsula jutting into the Solent, connected by ferry to the city of Portsmouth. The location is part of the exciting Rowner Renewal Scheme, which has brought about a dramatic change to the area. No longer do you have to rely on Gosport for your everyday essentials. The scheme includes improvements to the amenities and the formation of Alver Village Square, so those living here can enjoy the convenience of Costa Coffee, Subway, Tesco and a pharmacy on their doorstep.

Further shopping, sports and leisure opportunities can be found in nearby Lee-on-the-Solent, Gosport and of course Portsmouth. In Gosport itself there are places to eat and drink, excellent museums and water sports galore, plus High Street shopping in the town centre and specialist shopping in Stoke Road. From Gosport hop across to Portsmouth on the ferry and you have endless shopping opportunities in the city centre and Southsea.

The magnificent Gunwharf Quays on Portsmouth Harbour is retail and entertainment heaven, with its designer outlets, cinema, bowling alley, comedy club, fitness suite and fabulous waterside restaurants.

There is no shortage of schools for all ages in the immediate area. Siskin Junior School and Siskin Infant and Nursery School are actually located within the development. Several other junior and infant schools are less than a mile away, including Grange House Infant and Junior School. Bay House School was within The Times Top 200 state schools in the country and has a Sixth Form College. Brune Park Community College is a specialist Performing Arts College with a thriving Adult Education section, and Portsmouth University is highly regarded for further education. For the little ones the Gateway Pre-School is within easy reach.

Travelling to and from Alver Village is easy by road, with Junction 11 of the M27 around 8 miles away. Easy access to the motorway makes it convenient for



commuting into Portsmouth, Fareham or Southampton. Portsmouth can also be reached by passenger ferry from Gosport, which operates 7 days a week and takes about 7 minutes, which means you can connect with Portsmouth Harbour railway station, terminus of the Portsmouth direct line to London. The ferry can also be used by motorcycles. Your nearest national and international airport is at Southampton.

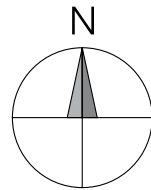
With Fareham & Gosport Primary Care Trust less than a mile away and several dentists in the area, not to mention a further pharmacy in Nimrod Drive for supplies and prescriptions, healthcare services are plentiful.

Gosport War Memorial Hospital includes a Maternity Centre whilst Queen Alexandra is a general hospital with an emergency department. From shopping to education and from travel to healthcare, every aspect of life is well and truly covered at Alver Village.

*Journey times and distances are approximate.*



Alver Village Square includes Tesco, Costa, Subway and a pharmacy



# Welcome to Alver Village





Whatever your lifestyle may be, Alver Village is big enough to embrace it! Gosport can offer plenty of places to eat and drink, or you could even get on a ferry to Portsmouth which takes around 7 minutes and be in the heart of the city.\*

With a superb range of 2, 3 & 4 bedroom houses and 1 & 2 bedroom apartments there is something for everyone at Alver Village, from first time buyers to downsizers. So for the perfect home in an ideal location, you don't need to look further than Alver Village.

### 4 bedroom homes

-  **The Ashbury**  
4 bedroom home  
**Plots:** 496, 497, 513-515, 535-541 & 582-584
-  4 bedroom home  
**Plots:** 501, 502 & 522

### 3 bedroom homes












-  **The Ashton**  
3 bedroom home  
**Plots:** 499, 500, 516-521, 529-534, 546-553, 558-560 & 568-575
-  **The Denford**  
3 bedroom home  
**Plots:** 506, 509, 542, 545, 554 & 557
-  3 bedroom home  
**Plots:** 523-525, 528 & 579-581
-  3 bedroom home  
**Plots:** 561-567

### 2 bedroom homes

-  **The Beckford**  
2 bedroom home  
**Plots:** 503-505, 507, 508, 510-512, 543, 544, 555 & 556
-  **The Coach House**  
2 bedroom home  
**Plot:** 498
-  2 bedroom home  
**Plots:** 526, 527 & 576-578

### Apartments

-  **Haslar House**  
1 bedroom apartment  
**Plots:** 620-622
-  1 & 2 bedroom apartments  
**Plots:** 585-611
-  2 bedroom apartment  
**Plots:** 612-619

-  Bin Storage Area
-  Cycle Storage Area
-  Garage Access
-  Drive Through/Car Port Access
-  Visitor Parking Space
-  Unallocated Parking Space
-  Disabled Parking Space
-  Bollards
-  Parking Space with Car Port
-  \*ah/r Affordable Housing/Rental Homes
-  \*ah/so Affordable Housing/Shared Ownership

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation. 28657/October 2016.


\*Distances and times are taken from google.co.uk/maps.



With accommodation across three storeys, The Ashbury is a superb 4 bedroom home.


You can enjoy your start to the day in the kitchen/breakfast area, while the living room/dining area with French doors to the rear garden is perfect for entertaining guests. Practical additions come in the form of a downstairs cloakroom and under stairs storage cupboard.

Bedrooms 3 and 4 can be found on the first floor, along with the master bathroom and the second floor is home to two double bedrooms, the master of which features an en suite shower room. Further storage can also be found on this floor.




**Second Floor**

<b>Master Bedroom (max.)</b>	4.24m x 3.87m	13'11" x 12'8"
<b>Bedroom 2 (max.)</b>	4.24m x 3.85m	13'11" x 12'8"



**First Floor**

<b>Bedroom 3</b>	4.24m x 3.87m	13'11" x 12'8"
<b>Bedroom 4</b>	2.91m x 2.17m	9'7" x 7'2"



**Ground Floor**

<b>Kitchen/Breakfast Area (max.)</b>	3.77m x 2.70m	12'4" x 8'10"
<b>Living Room/Dining Area</b>	4.23m x 3.87m	13'11" x 12'8"
<b>Total Floor Area</b>	112.0sq m	1206sq ft



The Ashton provides two and a half storeys of space for you to call home.

On the ground floor you'll find the kitchen/breakfast area and the living room/dining area, where the French doors to the rear garden make it easy for you to enjoy the outside space. Not forgetting the practical sides of life, the downstairs cloakroom and under stairs storage cupboard are welcome additions.

Bedrooms 2 and 3 can be found on the first floor, along with the master bathroom and set over the entire floor and with an en suite shower room, the master bedroom is the perfect retreat away from the hustle and bustle of family life.



**Second Floor**

**Master Bedroom (max.)**

6.00m x 3.11m      19'8" x 10'3"



**First Floor**

**Bedroom 2**

4.23m x 3.87m      13'11" x 12'8"

**Bedroom 3**

2.91m x 2.17m      9'7" x 7'2"



**Ground Floor**

**Kitchen/Breakfast Area (max.)**

3.77m x 2.70m      12'4" x 8'10"

**Living Room/Dining Area**

4.23m x 3.87m      13'11" x 12'8"

**Total Floor Area** 100.8sq m    1085sq ft





The Denford is a superb 3 bedroom home, letting you make the most of modern living.

On the ground floor you'll find the kitchen/breakfast area and the open plan living room/dining area, which is complemented by French doors to the rear garden, letting you extend your living space outside. Handy practical features come in the form of a downstairs cloakroom and under stairs storage cupboard.

The three bedrooms can be found on the first floor, with an en suite shower room to the master bedroom. The master bathroom serves the remaining bedrooms.



**First Floor**

**Master Bedroom (min.)**  
2.94m x 2.40m      9'8" x 7'10"

**Bedroom 2 (max.)**  
3.20m x 2.59m      10'6" x 8'6"

**Bedroom 3 (max.)**  
3.20m x 2.00m      10'6" x 6'7"



**Ground Floor**

**Kitchen/Breakfast Area (max.)**  
3.43m x 3.04m      11'3" x 10'0"

**Living Room/Dining Area**  
4.68m x 3.20m      15'4" x 10'6"

**Total Floor Area** 75.0sq m      807sq ft



The carefully considered use of space makes The Beckford ideal for contemporary living.

On the ground floor you will find the kitchen and the open plan living room/dining area, which is complemented by French doors to the rear garden. The downstairs cloakroom and under stairs storage cupboard are welcome practical touches.

Upstairs the first floor is home to two double bedrooms, one of which benefits from built in storage space. The master bathroom completes this lovely home.



**First Floor**

**Master Bedroom (max.)**

3.98m x 2.56m      13'1" x 8'5"

**Bedroom 2 (max.)**

3.98m x 2.18m      13'1" x 7'2"



**Ground Floor**

**Kitchen**

3.02m x 1.85m      9'11" x 6'1"

**Living Room/Dining Area (max.)**

3.98m x 3.73m      13'1" x 12'3"

**Total Floor Area** 55.9sq m      602sq ft



Make the most of contemporary living in this stylish 1 bedroom apartment.

The open plan kitchen/living room/dining area is a welcoming and versatile space – enhanced by French doors to a private balcony.

The master bedroom is a comfortable double and is served by the modern master bathroom. The hallway cupboard provides valuable storage space.



**Plot 620**

**Kitchen**  
2.56m x 2.49m      8'5" x 8'2"

**Living Room/Dining Area**  
4.36m x 3.67m      14'4" x 12'1"

**Master Bedroom (max.)**  
4.36m x 3.26m      14'4" x 10'9"

**Total Floor Area**    49.1sq m      528.5sq ft



**Plots 621 & 622**

**Kitchen**  
2.40m x 2.35m      7'10" x 7'9"

**Living Room/Dining Area**  
4.07m x 3.63m      13'4" x 11'11"

**Master Bedroom (max.)**  
4.07m x 3.28m      13'4" x 10'10"

**Total Floor Area**    45.5sq m      489.8 sq ft



“Trust Taylor Wimpey to not only build stylish homes but to invest in the things that make you and your family happy. We know that there is no better recommendation than one that comes from the people who actually live in our new homes.”

Of course, there are plenty of other reasons to choose a Taylor Wimpey home such as a range of schemes to help you move, the peace of mind of a 10 year NHBC warranty, excellent customer care, reduced energy costs and low maintenance.



## Buy now, buy new

As an award-winning house builder, we know that everything we do affects the quality of the homes and developments we build and ultimately the well-being of both our customers and the communities in which we work. We are proud of what we build and how we approach every stage of the home-building process.

\*Indicative costs and savings calculated using Zero Carbon Hub house types modelled in NHER plan assessor 5.3/5.4 (SAP 2009).

Taylor Wimpey has a policy of continuous improvement and reserves the right to change specifications, designs, floorplans and siteplans at any time. Room dimensions are subject to change and should not be used when ordering floorcoverings or furnishings. Computer generated images depict typical views within the Alver Village development. Features, internal and external, may vary from time to time and may differ from those shown within the brochure. All lifestyle and location imagery used within this brochure is indicative only and may not be taken in the local area itself. Please ask the Sales Executive for up-to-date information when reserving your new home. As part of Taylor Wimpey UK Limited's general development policy, it reserves the right to sell individual units or blocks of units to Housing Associations or other bodies. Accordingly some units may already or at some time in the future be the subject of tenancy agreements. Such disposals may be over and above any planning requirements. Information correct at time of going to broadcast. 26464/October 2016.

Rest assured... we'll hold your hand every step of the way. From choosing your new home through to the day you move in and beyond, we will be there to help you.

We hope you like what you've seen and look forward to seeing you again soon.



**Taylor  
Wimpey**

[facebook.com/taylorwimpey](https://facebook.com/taylorwimpey)

[taylorwimpey.co.uk/alver](http://taylorwimpey.co.uk/alver)

## How to find us

### Heading Eastbound on M27

Leave the M27 at Junction 11 and take the exit for A27 signposted Fareham Central/Gosport/A32. Continue for 1.5 miles and turn left onto Gosport Road/A32. After 0.5 miles continue onto Newgate Lane/B3385. Continue along Newgate Lane/B3385 going straight across two roundabouts.\*

Continue on Newgate Lane until you reach Peel Common Roundabout, taking the 1st exit onto Rowner Road/B3334. Continue for 1.4 miles going across one roundabout, then at the next roundabout take the 3rd exit onto Grange Road. The Sales Information Centre is on your right hand side.\*

## Alver Village

Grange Road, Rowner, Gosport  
Hampshire PO13 8AP

SatNav postcode: PO13 8AP

## Sales hotline

**02392 008275**

### Colvedene Court

Wessex Way, Colden Common  
Hampshire S021 1WP