



CHARLES CHURCH AT TANNERS GATE

Titchfield Hampshire



CHARLES CHURCH

THE NAME ON THE FINEST HOMES

TANNERS GATE

Titchfield Hampshire



The village of Titchfield is situated alongside the Meon River near Fareham, south Hampshire and is steeped in history that stretches back to the 6th Century. It is home to one of the oldest churches in the country, St Peter's Church, which was established in the 7th century. Though only a few parts of the original structure survive today, it has been expanded and developed to continue serving the Titchfield community.

The remains of Titchfield Abbey, founded in 1231 by the Bishop of Winchester, can also be found nearby and it is believed that Henry V stayed there in 1415 whilst his invasion fleet was being assembled.

Sandwiched between Portsmouth and Southampton, Titchfield offers a unique setting close to the Solent. The nearby town of Fareham has developed in recent years and is home to an historic high street with Georgian buildings housing restaurants and shops; and the recent opening of the Market Quay has added a modern aspect to the town with a cinema and nightclub. Further leisure and retail opportunities can be found in the lively cities of Southampton and Portsmouth, east and west respectively. Portsmouth boasts a retail outlet centre, Gunwharf Quays, a development of shops, bars, restaurants, clubs, a cinema and a bowling alley. WestQuay in Southampton also offers an array of shopping and leisure facilities.

The docks at both seafront cities offer a wealth of history. Portsmouth's Historic Dockyard, home of HMS Victory and HMS Warrior offer endless activities as you can hop aboard and experience what it was like to live and work on some of the Royal Navy's most famous warships. Also waiting to be explored are the Mary Rose Museum, National Museum of the Royal Navy and Harbour tours.

On the seafront is Titchfield Haven National Nature Reserve, which covers 369 acres of the Lower Meon valley. The reserve is celebrated as a winter refuge for many birds and provides paths and walks through the surrounding unspoilt landscape. Titchfield is known for its canal, which is believed to be the second oldest canal in England after completing in 1611.

Schools in and around Titchfield include St Anthony's Primary School, Neville Lovett Community School, a specialist secondary school for Maths and Computing and the prestigious West Hill Park School. Local universities are in Portsmouth, Southampton, Winchester and Bournemouth.

Transport links are good from Titchfield with the A27 nearby, connecting the village to the M27, which leads onto the M3 and A3(M), both leading northwards towards Reading and London. There are also rapid links to surrounding towns and cities from Fareham station.

Local information

Approximate travelling distances from Titchfield:

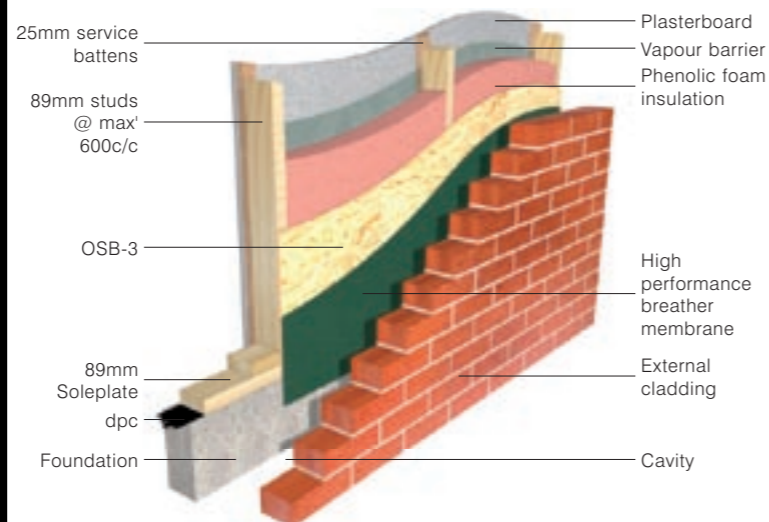
Fareham	3 miles
Portchester	6 miles
Southampton	10 miles
Portsmouth	11 miles
Eastleigh	15 miles
Winchester	21 miles
Bournemouth	43 miles
London	80 miles

Approximate train journey times from Fareham:

Portchester	5 mins
Eastleigh	18 mins
Southampton Central	21 mins
Portsmouth Harbour	27 mins
Winchester	29 mins
Bournemouth	1 hour 6 mins
London Waterloo	1 hour 43 mins



SPACE4: CREATING A BETTER PLACE TO LIVE AND WORK



THE NAME ON THE FINEST HOMES

What is the indefinable quality about a Charles Church home that makes it so special, and makes so many aspire to owning one?



At Charles Church, we're well known for the superior quality of our homes, but did you know that many of our luxury homes are built with Space4 timber frame technology which has improved insulation and airtightness meaning a reduction of 50% in heating costs than the average home in the UK*. Plus it's cosier and more comfortable for you.

On the outside, your Space4 home will feature the familiar design of a Charles Church home which uses traditional materials such as brick, stone or render. Your property will be as durable and finished to an exceptional standard. And underneath, the hi-tech backbone creates new levels of efficiency and building rigidity.

Space4 technology uses preservative-treated, kiln-dried timber. The patented manufacturing process injects high-performance insulation that bonds with the house frame and generates a solid composite wall structure. The injected foam insulation has been selected for superior fire resistance and thermal efficiency and does not absorb water.

High-performance insulation with Space4 construction linked with an efficient boiler, attention to air tightness and ventilation during the design and construction, homes can use 59% less gas than the average home in the UK*.

*Source: '10 Department of Energy and Climate Change Regional and local authority energy consumption statistics'. **Source: UK Timber Frame Association Comfort and Cost.

Space4 creates a better place to live and work. Lower consumption of heating fuels and transport helps reduce CO2 emissions, whilst the use of sustainable, recyclable materials creates less impact on the wider environment - the overall carbon dioxide emissions for timber construction (the embodied carbon dioxide) are up to six times lower than for masonry*. And in relation to the Government's code for sustainable homes, most building elements with timber specifications largely fall into the 'A+' or 'A' rated categories compared to masonry**.

All new buildings have to conform to new thermal efficiency standards. But, because wood is such a good natural insulator, timber frame buildings have been exceeding these standards for years. Because of the excellent insulation of the structural shell with Space4, hand-in-hand with detailed draughtproofing, the whole home heats up more quickly, without any cold areas and it's cosier and more comfortable for you.

Space4 homes set new standards for energy efficiency and build quality and are fully approved by the NHBC under their 10-year warranty scheme as applicable to each development.

Average energy bill of £1,200		
	Existing Home	Space4 Homes
60% space heating	£720	£360
40% light/water	£480	£480
Heating saving		50%
Total saving		30%



When Charles and Susanna Church laid the foundations of their first home in 1965, they were doing more than building a desirable residence. They were turning their vision of the perfect home into a benchmark for quality and a legacy for future generations to appreciate.

Over four decades later, their principles remain the cornerstone of every home we build and it is the firm emphasis of the Group to combine quality with aesthetically pleasing designs and modern building techniques.

This philosophy has led us to enjoy an unrivalled reputation for over forty years. We pride ourselves on the elegance and character of our homes which are designed to harmonise with their natural surroundings.

We recognise the importance of providing our customers with the opportunity to add character to their home through a wide choice of colour schemes, making certain that quality, service and value are inherent in all we undertake.

Our exacting standards and attention to detail at every stage of the construction process play an integral part in achieving a totally unmistakable quality and sense of style. This unique combination of principles ensures that our homes and developments continue to win an ever increasing number of prestigious consumer, industry and media awards.

The ultimate winner however, is the buyer of a Charles Church home.



CHARLES CHURCH

SPECIFICATION

With **'Select'** you can personalise your home by choosing from our range of distinctive options to complement the specification of your Charles Church home. Further information on **'Select'** options is available from your sales executive.



Kitchen Standard

- Choice of doors and work surfaces with matching laminate up stand from a selected range*
- Stainless steel one and a half bowl inset sink
- Stainless steel integrated oven and hob with chimney extractor hood
- Integrated washer/dryer to apartments and coach houses with no garden

'Select' Options

- Integrated or free standing fridge/freezer
- Integrated or free standing dish washer
- Integrated or free standing washing machine
- Ceramic floor tiling to ground floor only

Bathrooms & En-Suites Standard

- White sanitaryware with chrome fittings
 - Choice of wall tiles from selected range*
 - Thermostatically controlled showers to shower cubicles or bath where no en-suite
 - Shaver socket
- ### 'Select' Options
- White or chrome ladder style heated towel rails
 - Additional wall tiling

Wardrobes Standard

- White wardrobe doors to master bedroom only
- ### 'Select Options'
- Wardrobes to remaining bedrooms
 - Upgrade wardrobes to all bedrooms

Decorative Finishes Standard

- Painted steel front door
 - Woodwork in white gloss finish
 - Walls painted in Gardenia emulsion to houses and white to apartments
 - Chrome door furniture
 - Six panel textured finish moulded internal doors
 - Smooth ceilings
- ### 'Select Options'
- Choice of carpets/laminate flooring from a selection range
 - Ceramic floor tiling from a selected range to ground floor only
 - Choice of electric fire.

Lighting & Electrics Standard

- Mains linked smoke detectors
 - Television and telephone points provided*
 - Power and lighting to attached garages
 - PIR light to front of property
- ### 'Select Options'
- Additional power, television and telephone points
 - External power point

Gardens Standard

- Front garden to be planted in accordance with landscaping plan
 - Patios in riven buff slabs
- ### 'Select Options'
- External tap (adjacent to kitchen or utility)
 - Extended patios
 - Turf to rear garden

General Standard

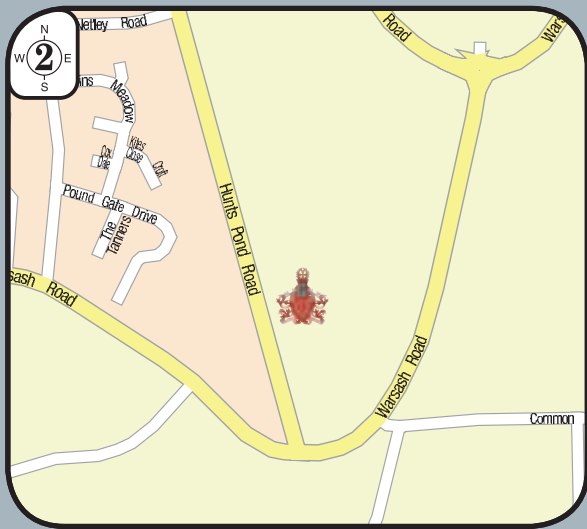
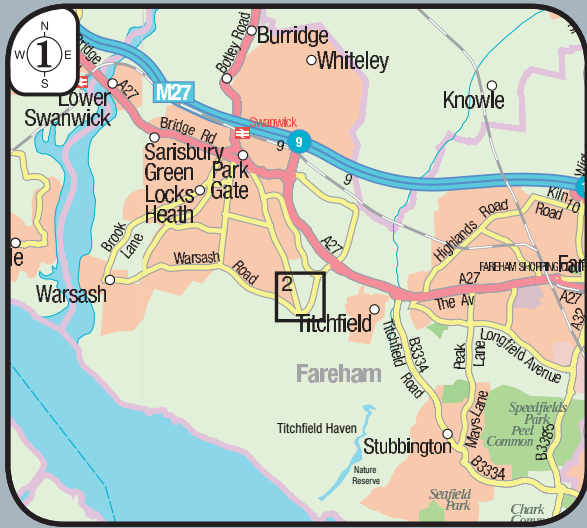
- PVCu double glazed windows
- 10 year NHBC warranty

*Please ask the sales executive for further details of full specification. All choices are subject to the stage of construction and housetype. Purchaser to arrange for own connection. Photography is indicative only.



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CHARLES CHURCH
charleschurch.com



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