



# ROYAL VICTORIA GRANGE

NETLEY · SOUTHAMPTON · SO31 5GE



**Crayfern**  
HOMES 



# Location IS EVERYTHING

Royal Victoria Grange is an exciting new community of 1, 2, 3 and 4 bedroom homes in Netley, a small, quaint village lying along Southampton Water's eastern shore, bordered by the rolling greens and well-trodden woods of Royal Victoria Country Park. If location is everything where property is concerned then Netley has it all, with its noble history, shingle beach, rural environment and proximity to the bustling city centre.



ROYAL VICTORIA  
GRANGE  
NETLEY · SOUTHAMPTON



# The great OUTDOORS

It's hard to believe you could find hundreds of acres of woodland and parkland, a waterside promenade, rivers, ponds and walkways less than four miles from the largest city on the South Coast of England. And yet that is exactly what you will find in Netley. Add to that the strong historic ties with Queen Victoria and you will see that Netley is somewhere very special indeed.

In 1856 Queen Victoria herself commissioned the military hospital that once stood on what is now the Royal Victoria Country Park, just two miles from the Royal Victoria Grange development. The village of Netley then grew as a result of the many construction workers settling in the area and others, such as bakers and bootmakers, moving in to support them. Wherever you go in modern-day Netley you will find proud nods to this celebrated origin story.

All that remains of the original hospital building is the stunning Chapel, which now doubles as a museum and bookable venue. If you climb the 109 steps to

the top of the Chapel you can enjoy the amazing panoramic views over the Solent and surrounding countryside.

The Royal Victoria Country Park itself is immensely popular with locals and visitors all year round. There are 200 acres of woodland and parkland to explore along with a tearoom, play area, sensory garden and a miniature railway running trips around the park.



The Royal Victoria Country Park is a great spot for birdwatching. Keen twitchers and birders have reported seeing Arctic Terns, Crossbills, Velvet Scoters, Kittiwakes and more.

Even closer to Royal Victoria Grange is the Westwood Nature Reserve, where 150 acres of ancient woodland, streams, ponds and grassland provide a perfect spot for dog walks and picnics with family and friends.

Head down Grange Road towards the water's edge, turn right up Abbey Hill and you will find the ruins of Netley Abbey, being all that remains of the 13th century Cistercian monastery. The ruins are now run as an English Heritage site and used to host public events such as open-air theatrical performances and, more recently, outdoor adventure games.

Weston Sailing Club, also located along Abbey Hill, offers you the chance to learn to sail a dinghy or drive a powerboat. Southampton Water benefits from a double tide, which means you can enjoy extra-long sailing time cruising up and down the Solent. Netley Sailing Club is located further around the coast, towards Royal Victoria Country Park, and offers windsurfing and kayaking lessons in addition to traditional sailing opportunities.

For even more waterside enjoyment you only have to head to Hamble, a picturesque village located just three miles east of Netley with cobbled streets, charming cafés and a choice of pubs and restaurants offering locally produced food and riverside views. Children will enjoy "crabbing" off the Hamble Quay walls or taking the Pink Ferry over to Warsash on a mini adventure.



# Something FOR EVERYONE

Netley is essentially a rural village surrounded by countryside less than four miles from the bustling centre of Southampton. This means that everything you could want to find on your doorstep – shops, farm fresh food, sports facilities, entertainment venues, transport links – are all nearby.

There are plenty of handy little shops in Netley, including a choice of convenience stores, a bakery, a gelato bar, hairdressers, pubs, a post office and a selection of takeaways, all of which add to the small village feel. For fresh, locally grown food you need look no further than the Pickwell Farm Shop on Grange Road, where you can also pick your own favourites from strawberries and rhubarb to broad beans and pumpkins, depending on the season.



If you enjoy eating out you will find everything from gastro pubs to fine dining in Southampton, with the West Quay South development in particular offering you an incredible choice of dining options under one roof.

You'll find an abundance of much larger shops in the area, including several superstores (Marks & Spencer, B&Q and Currys PC World to name just three) and a large branch of The Range. Head into the city centre and you will find 130 more stores in the West Quay Shopping Centre (including a large John Lewis) and a further 50+ in The Marlands.

There are some excellent sports facilities nearby including the Chamberlayne Leisure Centre in Weston, which has a good gym and exercise studios, and the Hamble Sports Complex where you will find a 20 metre pool, a large sports hall, floodlit tennis courts and astroturf football pitches. Head further into Southampton for swimming and diving at The Quays 'Eddie Read' Swimming and Diving Complex, ten pin bowling at the Hollywood Bowl in West Quay or skiing and snowboarding at the Alpine Snowsports Centre.

The many cinema options including the Harbour Lights 'arthouse' cinema and for the latest releases the luxurious Showcase Cinema de Lux in West Quay South. For live entertainment, the Mayflower Theatre receives the latest West End musicals, ballets and other shows on their regional tours.



# Discover

## THE HOMES HERE

Crayfern Homes specialises in delivering bespoke, architect-designed properties in desirable locations with the highest standard of build quality and finish. The Royal Victoria Grange development in Netley is a fine example of the company's ethos in action.



ROYAL VICTORIA  
GRANGE  
NETLEY • SOUTHAMPTON



Each one of these new homes has been designed and built with the meticulous care and attention to detail that Crayfern Homes is known for.

These new homes are available to buy on the Royal Victoria Grange site with 12 different styles to choose from, all with distinctive exteriors and an outstanding internal specification.

As always, we have tried to incorporate many of the latest ecological features and enhancements to our designs to make our homes easy and affordable to maintain, while at the same time providing a degree of 'futureproofing' as we, as an industry move towards ever more sustainable building practices.

# A bird's eye VIEW

The site offers a choice of medium and large family homes set around an enclosed development with its own access road. This includes 1, 2, 3 and 4 bedroom homes. Many of the properties benefit from enclosed gardens to give the homeowners the space and privacy they need to enjoy family life, whilst others offer a more easily maintained environment for those of us with a busy lifestyle.



# THE Crayfern DIFFERENCE

Beautiful, stylish and energy efficient homes designed to meet the demands of modern life. With top quality appliances as standard and contemporary styling that combines elegance with easy maintenance, our properties are a pleasure to own and a delight to come home to. In other words, just the kind of homes you would design for yourself if you were starting from scratch.



## Kitchen

- Contemporary designed Symphony kitchens
- Laminate worksurfaces
- Integrated appliances to include Zanussi 50/50 fridge freezer, AEG induction hob, extractor fan

above, AEG single oven and single oven/microwave

- LED under wall unit lighting
- Plumbing and space for washing machine
- Removable unit for dishwasher
- Stainless steel sink mixer tap
- Porcelanosa floor tiles

## Bathrooms & En-Suites

- Roca white contemporary sanitaryware
- Bristan taps
- LED downlights
- Roca, vanity unit with storage below and mirror above to Bathrooms and En-Suites (where applicable)

- Porcelanosa floor tiles
- Porcelanosa splashback tiling to Cloakrooms
- Porcelanosa half height tiling to Bathrooms and En-Suites (full height in wet areas)



## Heating, Lighting & Electrical

- Gas boiler which operates the heating and hot water. Underfloor heating to the Ground Floor, radiators to First Floor (Houses only, not Coach Houses)
- Insulated to latest Building Regulation standards to create an energy-efficient home
- LED downlights to Cloakrooms, Kitchen Areas, Bathrooms and En-Suites

- External lights to Front and Rear gardens
- Power and light points to Garages (if applicable)
- TV points to Lounges, Kitchens (selected plots) and all Bedrooms
- USB / power sockets to Kitchen and Bedrooms 1 & 2. CAT6 sockets to Living Rooms and smallest Bedroom or Study

## Externals

- uPVC double glazed windows with white internal finish
- Rear patio with outside tap (cold)
- Fenced boundaries, selected plots with boundary walls (Houses only)
- Block paved driveways
- Conservation Swift/bat/bee boxes

## Internals

- Contemporary white 'Mendes' doors with chrome door handles
- Porcelanosa floor tiling to Entrance Halls (Houses only), Kitchens, Cloakrooms (if applicable), Bathrooms and En-Suites (if applicable)

## Ecological Features

Crayfern Homes provide many ecological features and enhancements when building new homes. These largely go unnoticed, whilst others might be plot-specific. If you would like to know more about the features specific to your property or the estate in general, please feel free to ask. We will be happy to provide you with this information.





Since building our first home in 1992, we have grown organically to become one of the South's leading, award-winning new homes' developers.

We have worked hard for our successes but we are equally proud of the fact that the company still has a real family feel. The ethos of a 'Small enough to care, large enough to compete with the best' is at the heart of the Crayfern Difference.

It means that what we do is not just a business, it's personal. We care and it's reflected in each new home we design, plan and construct as well as the way we look after every customer.

The Crayfern Difference is in our meticulous approach, it's in our attention to detail, and it's in our innovative use of land, materials and building methodologies.

Today, whether we are designing a couple of stand-alone, bespoke executive homes or developing a low-density urban scheme, the Crayfern Difference remains constant – excellence as standard, which is why we have earned and have held the accolade of an A1 NHBC rating for some years.



*Peace of mind*  
DESIGNED AND BUILT IN

**Crayfern**  
HOMES 





### Finding Royal Victoria Grange

From the M27 (Junction 8) take the A3024 from the exit roundabout up to the larger Windhover roundabout, then take the second exit off this roundabout to go down Hamble Lane. Go past the Tesco Superstore on your left and cross over two mini roundabouts. At the third mini roundabout turn right along the A3025/Portsmouth Road. Continue past the Pickwell Farm Shop then turn left into Grange Road. Continue for the length of Grange Road, cross over Woolston Road and continue along Grange Road for a short distance. You will find the entrance to Royal Victoria Grange on your right.

From the centre of Southampton, head over the Itchen Bridge (tolls apply) and travel along the A3025 in the direction of Bursledon, through Woolston and Sholing. After approximately two miles you will pass the Sholing FC ground (The Mackoy Stadium) on your left. Take the next right turning into Grange Road and continue for its full length, to the crossing with Woolston Road. Go directly over the crossroad (a continuation of Grange Road) and the entrance to Royal Victoria Grange is a short way down on the right.

**Crayfern**  
HOMES

EXCELLENCE AS STANDARD  
AWARD WINNING DEVELOPERS | CRAYFERNHOMES.CO.UK

Tel: 01489 773577  
Email: [sales@crayfernhomes.co.uk](mailto:sales@crayfernhomes.co.uk)  
[crayfernhomes.co.uk](http://crayfernhomes.co.uk)

Victoria House, 14 St. Johns Road  
Hedge End, Southampton, SO30 4AB



Crayfern Homes have a policy of continuous improvement and certain details may have changed since the printing of this brochure. The artist's impressions, floor plans and maps are for guidance purposes only, landscaping shows how the site may look when mature. All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed. This brochure does not constitute an offer or contract and Crayfern Homes reserves the right to change any specification of the homes at any time during the course of construction without notice.