



# BERRY WAY

BEACON BOTTOM, PARK GATE, HAMPSHIRE SO31 7GQ



**FOREMAN  
HOMES**

# Enjoy the fruits of your labour

Ready to reap the rewards of family life? Then welcome to Berry Way. This exclusive development features a choice of distinctive 3 & 4 bedroom family homes in a location that has been chosen for its abundant local amenities and proximity to both town and country.

It's easy to live an active life here. You'll find a choice of children's parks and play areas nearby with climbing frames, swings, slides and zip wires for the young ones to enjoy.



River Hamble

Along the road in Sarisbury Green, the Holly Hill Leisure Centre is a state-of-the-art facility boasting two swimming pools while the Allotment Road Recreation Ground has a cricket field, football pitch and public tennis courts.

# Everything you need to blossom

The local shopping facilities are excellent. You'll find several small convenience stores within walking distance while Locks Heath Shopping Village, a 5 minute drive away, includes a Waitrose, wine merchant, 24 hour gym, post office and library.

Just 3 miles away, Whiteley Shopping Centre (off Junction 9 of the M27) boasts a selection of larger retailers including M&S, Tesco, H&M and Next along with a choice of restaurants and a nine-screen cinema.



There is so much to do in the area you will be spoilt for choice. Pop in to the Village Inn by Swanwick Station for a warm welcome and good food all year round. Visit the popular Garsons Garden Centre and farm shop in Titchfield, or enjoy a leisurely round of golf, a relaxing spa day or some award-winning cuisine at the Skylark Golf and Country Club in Whiteley.

You can watch the world sail by from the Boat House Café in Swanwick Marina or the Rising Sun in Warsash, both offering beautiful views over the River Hamble. And if you want to stretch your legs, wander around Swanwick Lake Nature Reserve, the woodland home of many rare birds and butterflies, or stroll along Hill Head beach and admire the sea view that extends right across the Solent to Osborne House (Queen Victoria's rural retreat) on the Isle of Wight.



Swanwick Lake Nature Reserve

# Ready to branch out?

Berry Way ticks every box for location, location and location, having plenty to see and do on the doorstep while offering fast access to the many treasures to be found along the central south coast and further afield.

Turn north up the A3 and enjoy everything the South Downs National Park has to offer, from adventure parks to picnic spots and cycle trails. Head west along the M27 and you will soon be in the heart of the New Forest, with its picturesque villages, country pubs and cultural attractions including museums and art galleries. Or venture east to discover the wonders of Portsmouth Harbour, with its Historic Dockyard, Spinnaker Tower and Gunwharf Quays designer outlet shopping centre, not to mention the award winning beaches lining Chichester Harbour. You could even take an overseas crossing to the Channel Islands, France or Spain from Portsmouth International Port. Wherever you want to spend your down time you'll find it's as easy to access as low hanging fruit from Berry Way in Park Gate.

From Swanwick Train Station you can travel direct to Southampton (around 20 minutes), Portsmouth & Southsea (30 minutes), Brighton (1 hour 35 minutes) and Gatwick Airport (1 hour 40 minutes).



South Downs National Park



Gunwharf Quays, Portsmouth Harbour



## BERRY WAY

These stunning 3 & 4 bedroom family homes have been designed with family life in mind. From the fully fitted modern kitchens and bathrooms to the EV charging points and energy efficient solar panels, we've considered everything - inside and out.

Families tell us that they need space to grow, and you'll find plenty of it here with our open plan kitchens and dining rooms, good size third and fourth bedrooms and gardens that are big enough to kick a ball around. Each detached property benefits from its own single or double garage.



The Senga  
Plots 1, 12 & 13



The Arbutus  
Plots 6 & 7



The Alice  
Plot 11



The Florence  
Plots 14 & 15



The Sonata  
Plots 16 & 17



The Pegasus  
Plot 18



Homes for others





PLOTS 14 & 15

# Florence

**1476**  
SQUARE FOOTAGE

**4**  
BEDROOM DETACHED

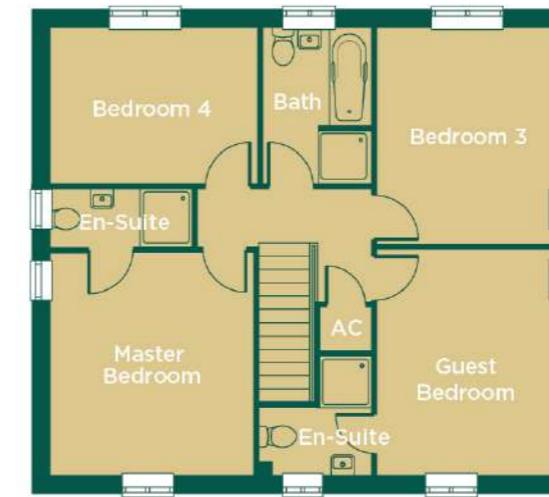
**2**  
EN-SUITE SHOWER ROOMS

**2**  
RECEPTION ROOMS

**1**  
OVERSIZED SINGLE GARAGE



## FIRST FLOOR



## GROUND FLOOR



## PLOTS 14 & 15



### GROUND FLOOR

**Living Room**  
5087 x 3661  
16' 8" x 12' 0"

**Family Room**  
2947 x 2866  
9' 8" x 9' 5"

**Kitchen/Breakfast/  
Dining Room**  
7822 x 3537  
25' 8" x 11' 7"

**Garage**  
5700 x 4775  
18' 8" x 15' 8"

### FIRST FLOOR

**Master Bedroom**  
3920 x 3567  
12' 10" x 11' 8"

**En-Suite**  
2500 x 1015  
8' 2" x 3' 4"

**Guest Bedroom**  
3955 x 3033  
13' 0" x 9' 11"

**En-Suite**  
2100 max x 1984 max  
6' 11" max x 6' 6"

**Bedroom 3**  
3797 x 3033  
12' 5" x 9' 11"

**Bedroom 4**  
3643 x 2747  
11' 11" x 9' 0"

**Bathroom**  
2747 x 1908  
9' 0" x 6' 3"

The computer generated illustrations are artist's impressions, landscaping shows how the site may look when mature. Finishes and treatments may vary from those shown. All measurements have been taken from plans, and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. This brochure does not constitute an offer or contract and Foreman Homes reserve the right to change any specifications of the homes at any time during the course of construction without notice.



PLOTS 16 & 17

# Sonata

**1383**  
SQUARE FOOTAGE

**4**  
BEDROOM DETACHED

**1**  
EN-SUITE SHOWER ROOM

**2**  
RECEPTION ROOMS

**1**  
OVERSIZED SINGLE GARAGE



## FIRST FLOOR



## GROUND FLOOR



## PLOTS 16 & 17 (16 HANDED)



### GROUND FLOOR

**Living Room**  
4370 x 4223  
14' 4" x 13' 10"

**Family Room**  
4223 x 2820  
13' 10" x 9' 3"

**Kitchen/Breakfast/  
Dining Room**  
6023 x 3773  
19' 9" x 12' 5"

**Garage**  
5680 x 4775  
18' 8" x 15' 8"

### FIRST FLOOR

**Master Bedroom**  
4375 x 3275  
14' 4" x 10' 9"

**En-Suite**  
2801 x 1015  
9' 2" x 3' 4"

**Bedroom 2**  
4223 x 2821  
13' 10" x 9' 3"

**Bedroom 3**  
3171 x 2387  
10' 5" x 7' 10"

**Bedroom 4**  
2716 x 2668  
8' 11" x 8' 9"

**Bathroom**  
2725 x 1912  
8' 11" x 6' 3"

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PLOT 18

# Pegasus

**1270**  
SQUARE FOOTAGE

**4**  
BEDROOM DETACHED

**1**  
EN-SUITE SHOWER ROOM

**1**  
GARAGE

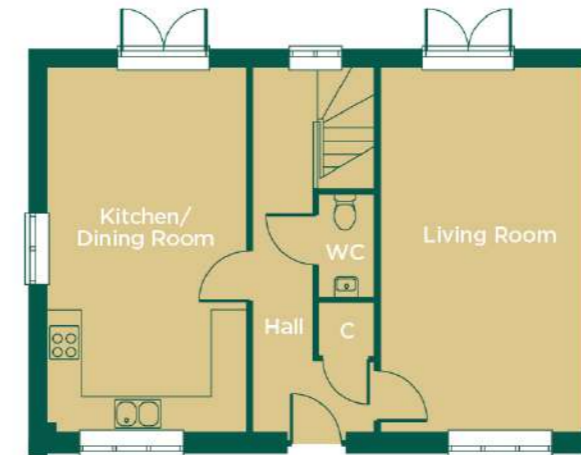
**3**  
PARKING SPACES



## FIRST FLOOR



## GROUND FLOOR



## PLOT 18



### GROUND FLOOR

**Living Room**  
6359 x 3584  
20' 10" x 11' 9"

**Kitchen/Dining Room**  
6359 x 3489  
20' 10" x 11' 5"

**Garage**  
5888 x 2775  
19' 4" x 9' 1"

### FIRST FLOOR

**Master Bedroom**  
3268 x 3250  
10' 9" x 10' 8"

**Ensuite**  
2487 x 1015  
8' 2" x 3' 4"

**Bedroom 2**  
3614 x 3050  
11' 10" x 10' 0"

**Bedroom 3**  
3241 x 2764  
10' 8" x 9' 1"

**Bedroom 4**  
3225 x 2248  
10' 7" x 7' 5"

**Bathroom**  
3518 x 1955  
11' 7" x 6' 5"

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FIRST FLOOR



GROUND FLOOR



PLOT 11



GROUND FLOOR

- Living Room  
4185 x 4043  
13' 9" x 13' 3"
- Family Room  
4110 x 2668  
13' 6" x 8' 9"
- Kitchen/Breakfast/  
Dining Room  
5350 x 3516  
17' 7" x 11' 6"
- Garage  
5888 x 2775  
19' 4" x 9' 1"

FIRST FLOOR

- Master Bedroom  
4330 x 2642  
14' 2" x 8' 8"
- En-Suite  
2643 max x 1275 max  
8' 8" max x 4' 2"
- Bedroom 2  
3546 x 2638  
11' 8" x 8' 8"
- Bedroom 3  
4110 x 2243  
13' 6" x 7' 4"
- Bedroom 4  
3155 max x 2623  
10' 4" max x 8' 7"
- Bathroom  
2973 max x 1918  
9' 9" max x 6' 4"

PLOT 11  
**Alice**

**1258**  
SQUARE FOOTAGE

**4**  
BEDROOM DETACHED

**1**  
EN-SUITE SHOWER ROOM

**2**  
RECEPTION ROOMS

**1**  
GARAGE

**3**  
PARKING SPACES



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PLOTS 1, 12 & 13

# Senga

**1183** excluding garage  
SQUARE FOOTAGE

**4**  
BEDROOM DETACHED

**2**  
EN-SUITE SHOWER ROOMS

**1**  
INTEGRAL GARAGE



## FIRST FLOOR



## GROUND FLOOR



\*Plot 1 shown, no side windows in Plots 12 & 13

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## PLOTS 1, 12 & 13



### GROUND FLOOR

**Living Room**  
4897 x 3340  
16' 1" x 10' 11"

**Kitchen/Dining Room**  
5650 x 2652  
18' 6" x 8' 8"

**Garage**  
6023 x 3075  
19' 9" x 10' 1"

### FIRST FLOOR

**Master Bedroom**  
4018 x 3062  
13' 2" x 10' 11"

**En-Suite**  
3062 x 1215  
10' 1" x 4' 0"

**Guest Bedroom**  
4361 x 2846  
14' 4" x 9' 4"

**En-Suite**  
2846 x 915  
9' 4" x 3' 0"

**Bedroom 3**  
3644 x 2846  
11' 11" x 9' 4"

**Bedroom 4**  
2846 x 2224  
9' 4" x 7' 4"

**Bathroom**  
1982 x 1750  
6' 6" x 5' 9"



7



PLOT 7

# Arbutus

**1055**  
SQUARE FOOTAGE

**4**  
BEDROOM SEMI

**1**  
EN-SUITE SHOWER ROOM

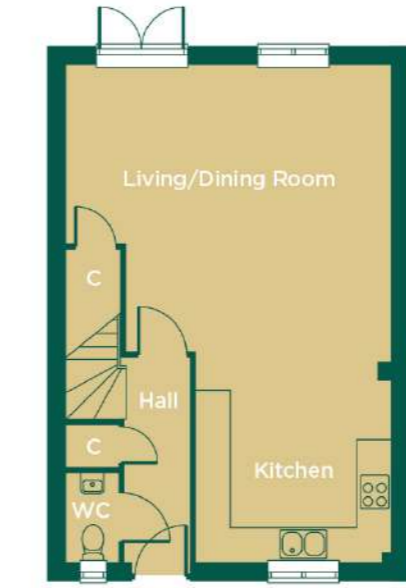
**3**  
PARKING SPACES



## FIRST FLOOR



## GROUND FLOOR



## PLOT 7



### GROUND FLOOR

**Living/Dining Room**  
5189 max x 5690  
17' 0" max x 18' 8"

**Kitchen Area**  
3464 x 3435  
11' 4" x 11' 3"

### FIRST FLOOR

**Master Bedroom**  
3513 x 3315  
11' 6" x 10' 11"

**En-Suite**  
1825 x 1703  
6' 0" x 5' 7"

**Bedroom 2**  
3443 x 3033  
11' 4" x 9' 11"

**Bedroom 3**  
2588 x 2433  
8' 6" x 8' 0"

**Bedroom 4**  
2283 x 2108  
7' 6" x 6' 11"

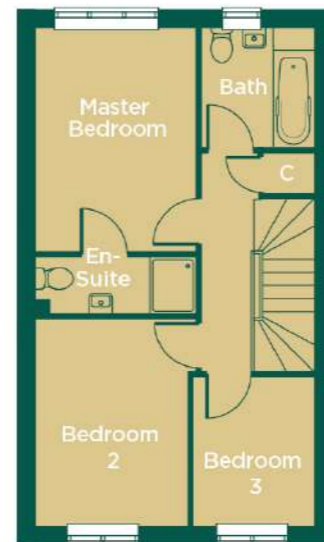
**Bathroom**  
1825 x 1740  
6' 0" x 5' 9"

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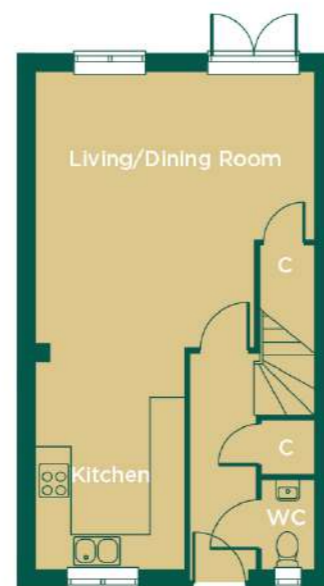


6

FIRST FLOOR



GROUND FLOOR



PLOT 6



GROUND FLOOR

**Living/Dining Room**  
4989 max x 4870  
16' 4" max x 16' 0"

**Kitchen Area**  
3664 x 2615  
12' 0" x 8' 7"

FIRST FLOOR

**Master Bedroom**  
3943 x 2815  
12' 11" x 9' 3"

**En-Suite**  
2815 x 1015  
9' 3" x 3' 4"

**Bedroom 2**  
3625 x 2678  
11' 11" x 8' 9"

**Bedroom 3**  
2633 x 2123  
8' 8" x 7' 0"

**Bathroom**  
2133 x 1985  
7' 0" x 6' 6"

PLOT 6

# Arbutus

900  
SQUARE FOOTAGE

3  
BEDROOM SEMI

1  
EN-SUITE SHOWER ROOM

2  
PARKING SPACES



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# Features & specification

## KITCHEN

- Luxury fitted range of base and wall units
- Laminated work top with matching upstand
- Electric single oven with 4 burner gas hob
- Toughened glass splash-back behind hob
- Stainless steel extractor hood
- Integrated upright fridge/freezer
- Integrated dishwasher (excluding Plot 6)
- Integrated microwave (excluding Plot 6)
- One and half bowl composite sink unit with mixer tap
- Space and plumbing for free standing washing machine (applicable in homes without a utility area)



## BATHROOMS & EN-SUITES

- Stylish white sanitaryware
- Chrome bath and basin taps
- Fully tiled shower cubicle (where applicable)
- Exposed shower valve complete with hose and rail kit in shower cubicle (where applicable)
- Half height tiling around bath
- Tiled splashback above basin in bathroom, en-suite and cloakroom.
- Low energy recessed spot lights

## INTERNAL FINISHES

- White emulsion walls and ceiling
- Gas fired central heating (Plots 1, 6, 7, 11, 12, 13, 14, 15, 16 & 18)
- Air source heat pump (Plot 17)
- Feature 'Cottage' style white internal doors with satin fittings

## EXTERNAL FINISHES

- Upvc double glazed windows and doors
- Upvc soffits and fascia's
- Paved patio area
- Outside water tap
- Solar PV providing renewable energy (Plots 1, 12, 13, 14, 15 & 17)
- LABC 10 year warranty
- EV charging point



Photographs show previous Foreman Homes developments

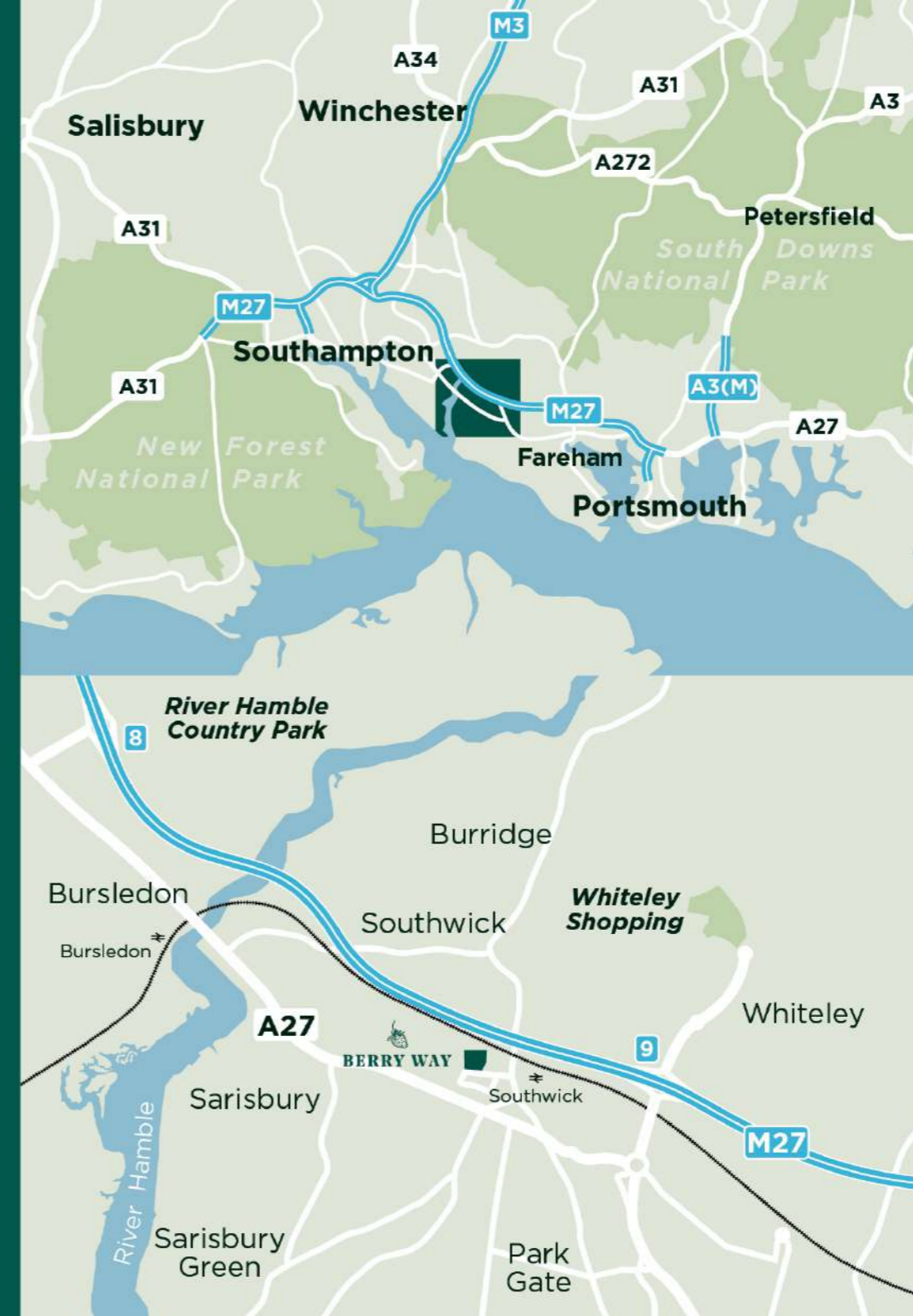
# Built on the solid foundations of hard work, dedication and good people with a passion for building.

Throughout the 27 years since the company was founded, each development, regardless of size or style, has been created with a clear vision at its heart.

Our aim is to grow through the acquisition of land of all types and the development of diverse schemes. By building on our core strengths of loyalty, persistence and teamwork, we will continue to be recognised and respected as one of the South's leading independent house builders with unquestionable commitment to our customers, staff and investors.

We are committed to providing good quality, affordable homes for our customers through responsible development, dedication to improvement of the local infrastructure, respect for the environment and commitment to high levels of customer care.

In the 27 years since the company was established, we have built numerous developments of new homes in Hampshire, Wiltshire and Dorset, each with their own unique style. We work closely with local communities and councils to ensure that each development is planned and designed to blend in with the local area and surroundings.




## BERRY WAY

BEACON BOTTOM, PARK GATE, HAMPSHIRE SO31 7GQ

### DIRECTIONS

Berry Way is located just a short drive from Junction 9 on the M27. From the Junction 9 roundabout take the A27 exit signposted to Fareham West. At the next roundabout take the fifth exit to continue on the A27. Continue for half a mile then at the Segensworth Roundabout take the fourth exit onto the A27/Southampton Road. At the next roundabout take the first exit (still on the A27/Southampton Road) then at the next roundabout take the third exit onto the A3051/Botley Road. Once you pass Station Road on your left the next left turning will take you into Beacon Bottom. Berry Way is now immediately to your left.





# BERRY WAY

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**FOREMAN  
HOMES**

**0330 333 7379**

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