



**CREST**  
NICHOLSON

# CURBRIDGE MEADOWS

CURBRIDGE • HAMPSHIRE

Perfectly situated to enjoy everything village life offers, with all the benefits of a town close by, you will find Curbridge Meadows is a perfect place to call home.

3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN CURBRIDGE

A great range of amenities within easy reach, plus excellent transport links to London and beyond. Your new home at Curbridge Meadows offers everything you and your family need.

On your doorstep

Whether it's some retail therapy you need, or a chance to relax with friends and family, you'll find plenty here.

- 1 Whiteley Shopping Centre
- 2 Skylark Golf & Country Club
- 3 Meadowside Leisure Centre
- 4 Rowlands Pharmacy
- 5 Whiteley Post Office
- 6 Manor Farm Country Park
- 7 Burrigge Cricket Club
- 8 Tesco Superstore and Petrol Station
- 9 Co-Op Food
- 10 The Whiteley Surgery
- 11 Swanwick Lakes Nature Reserve






Education

Close to home is an excellent choice of schools for all ages, plus popular and renowned universities for older members of the family.

- 12 Fair Ways School
- 13 Whiteley Primary School
- 14 Curdrige Primary School
- 15 Freegrounds Junior School
- 16 Kings Copse Primary School
- 17 Brookfield Community School
- 18 Shamblehurst Primary school

Travel

With two train stations within easy reach, plus good access to three airports, getting to where you need and want to be from home is simple.

-  Botley Train Station – 6 minutes' drive
-  Swanwick Train Station – 6 minutes' drive
-  Southampton Airport – 20 minutes' drive
-  Heathrow Airport – 1 hour 11 minutes' drive
-  Gatwick Airport – 1 hour 35 minutes' drive





## CURBRIDGE MEADOWS

Botley Road, Curbridge,  
Hampshire, SO30 1BQ

For all enquiries please call

**01489 222 365**

[crestnicholson.com/curbridgemeanows](https://crestnicholson.com/curbridgemeanows)

A NEW PLACE TO CALL HOME IN THE VILLAGE OF CURBRIDGE.

Curbridge Meadows is a brand new collection of 3, 4 & 5 bedroom homes in an attractive village setting.

As well as these beautiful new homes, you will find there is plenty on offer in this well-connected location. The development, which is part of the wider Whiteley Meadows development, will benefit from all the associated new facilities proposed here. For you, it means you will have access to two new primary schools, a secondary school, two neighbourhood centres with space for shops, an abundance of green open space, plus a range of community amenities.

Of course, there are also great reasons for commuters to call Curbridge Meadows home. While you can enjoy everything the village offers, you can also easily reach Southampton and Fareham, five and two miles away respectively via the M27.

For rail travel, Botley train station is a little over a mile away, and provides services to Portsmouth and Winchester, while Southampton station allows for journeys to London Waterloo and Weymouth.

And for when time abroad is needed, you can also reach Southampton, Heathrow or Gatwick airports.

With so much available right on your doorstep, from the peace of the village to the bustle of town, you can look forward to choosing a brand new home in a wonderful location.







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**CURBRIDGE MEADOWS PHASE 3**

# DEVELOPMENT PLAN

A beautifully designed and stylish collection of 1, 2, 3 & 4 bedroom homes in the village of Curbridge.

1, 2, 3 & 4 BEDROOM HOMES



**1 & 2 BEDROOM APARTMENTS**  
Bluebell House

**2 BEDROOM HOMES**  
The Ashtead

**3 BEDROOM HOMES**  
The Chesham  
The Hatfield  
The Hexham  
The Leigh

**4 BEDROOM HOMES**  
The Romsey

Affordable Housing

V Visitors Parking  
♿ Disabled Parking







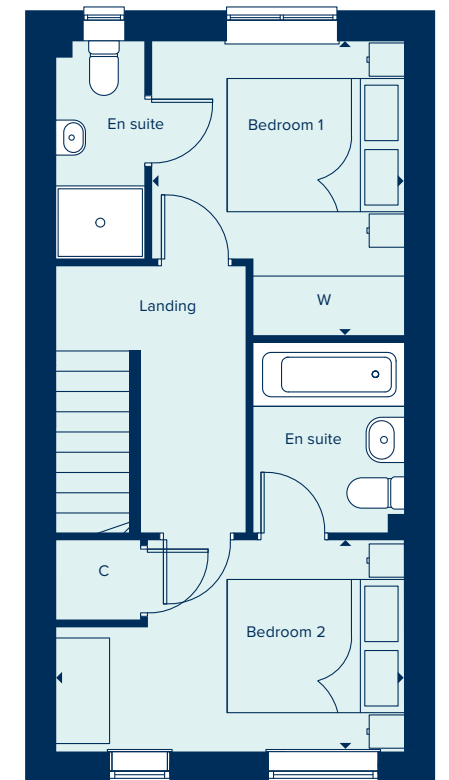
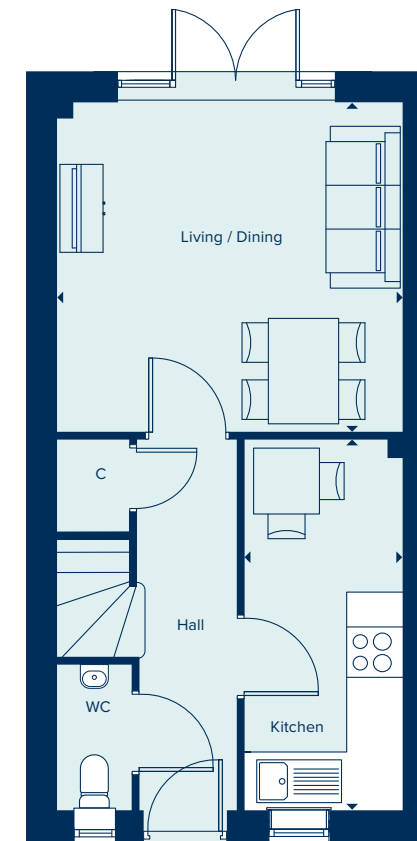
**THE ASHTEAD**  
2 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

## THE ASHTEAD

The Ashtead is a two-storey terraced house in a traditional layout. Its appeal over period properties, however, is the fact that this is a two bedroomed property with both a main bathroom and a second en suite bathroom. Downstairs, a combined living and dining room provides an entertainment space - which benefits from ample natural, light supplied through full height French doors. This is in addition to a separate kitchen and cloakroom.

2 BEDROOM HOME



### GROUND FLOOR

#### LIVING / DINING

3.94m x 3.75m      12'11" x 12'3"

#### KITCHEN

4.22m x 1.81m      13'10" x 5'11"

### FIRST FLOOR

#### BEDROOM 1

3.33m x 2.86m      10'11" x 9'4"

#### BEDROOM 2

3.94m x 2.39m      12'11" x 7'10"

C Cupboard W Wardrobe

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**THE CHESHAM**  
3 Bedroom Home

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## THE CHESHAM

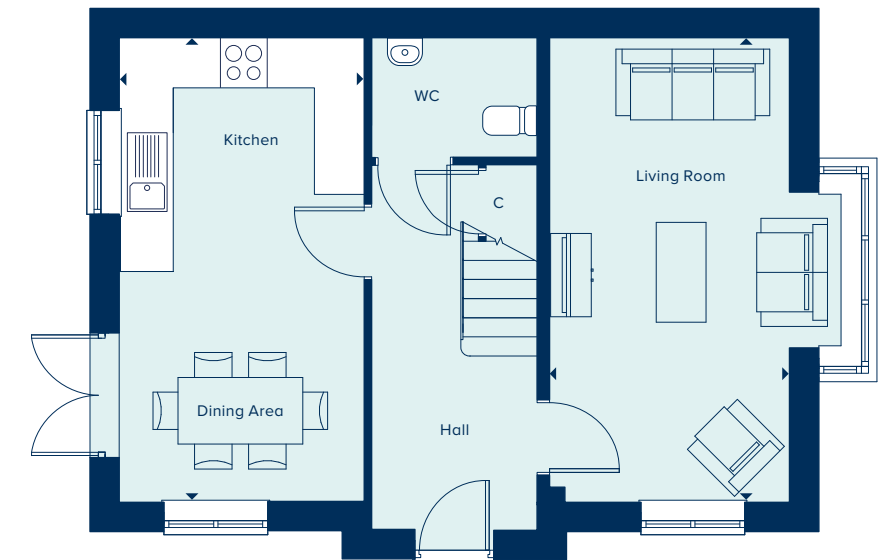
The Chesham is a generously sized three bedroom property. Inspired by tradition, it has a double-fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious reception rooms: a kitchen-dining area and living room. The three bedrooms include a large main bedroom with an en suite. There is ample storage and quality fixtures and fittings throughout.

3 BEDROOM HOME



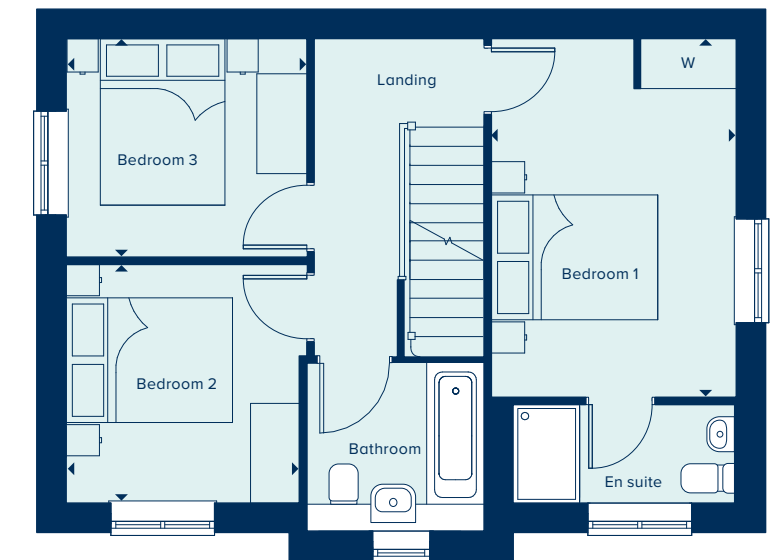
### GROUND FLOOR

KITCHEN / DINING AREA		
5.63m x 3.00m		18'5" x 9'10"
LIVING ROOM		
5.63m x 2.94m		18'5" x 9'7"



### FIRST FLOOR

BEDROOM 1		
4.36m x 3.00m		14'3" x 9'10"
BEDROOM 2		
3.00m x 2.92m		9'10" x 9'7"
BEDROOM 3		
3.00m x 2.93m		9'10" x 9'7"



C Cupboard W Wardrobe

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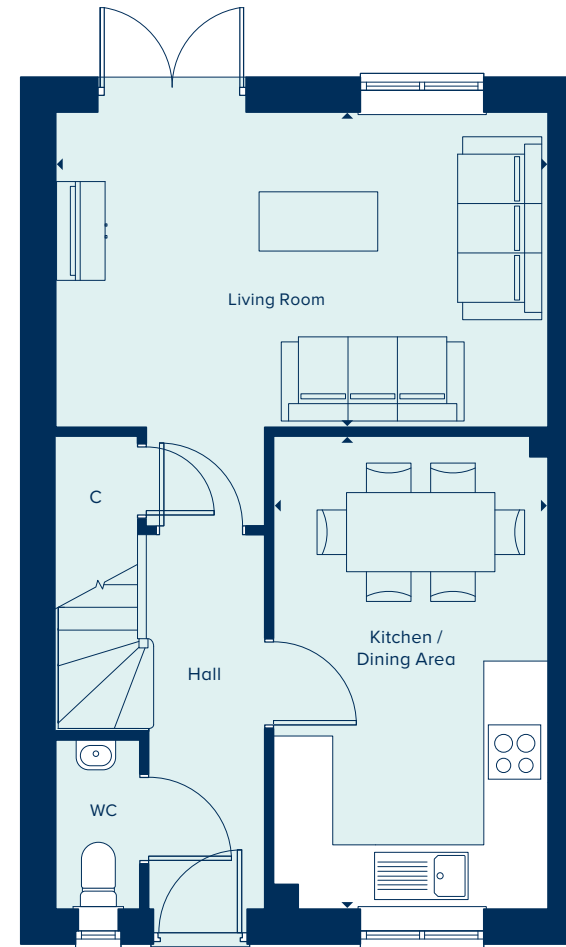
**THE HATFIELD**  
3 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

## THE HATFIELD

The Hatfield is an attractive two-storey home perfect for family life, including an open-plan kitchen-dining area ideal for entertaining, in addition to a separate living room with French doors providing ample natural light and views over the private garden. Upstairs, the main bedroom has the benefit of an en suite bathroom and two further bedrooms share a family bathroom.

3 BEDROOM HOME



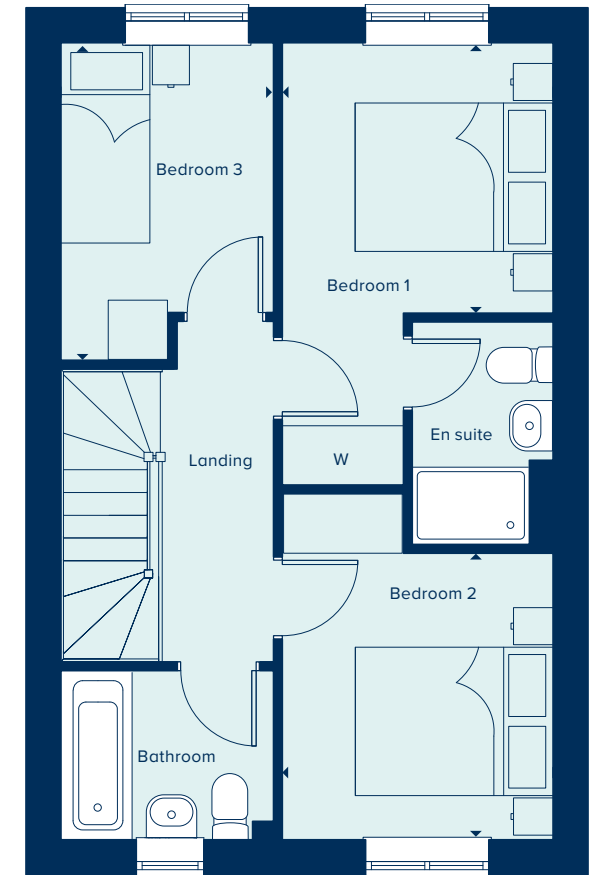
### GROUND FLOOR

#### KITCHEN / DINING AREA

4.82m x 2.82m      15'8" x 9'3"

#### LIVING ROOM

5.03m x 3.25m      16'6" x 10'8"



### FIRST FLOOR

#### BEDROOM 1

2.79m x 2.77m      9'1" x 9'1"

#### BEDROOM 2

2.94m x 2.77m      9'7" x 9'1"

#### BEDROOM 3

3.25m x 2.19m      10'8" x 7'2"

C Cupboard    W Wardrobe    ● Specification

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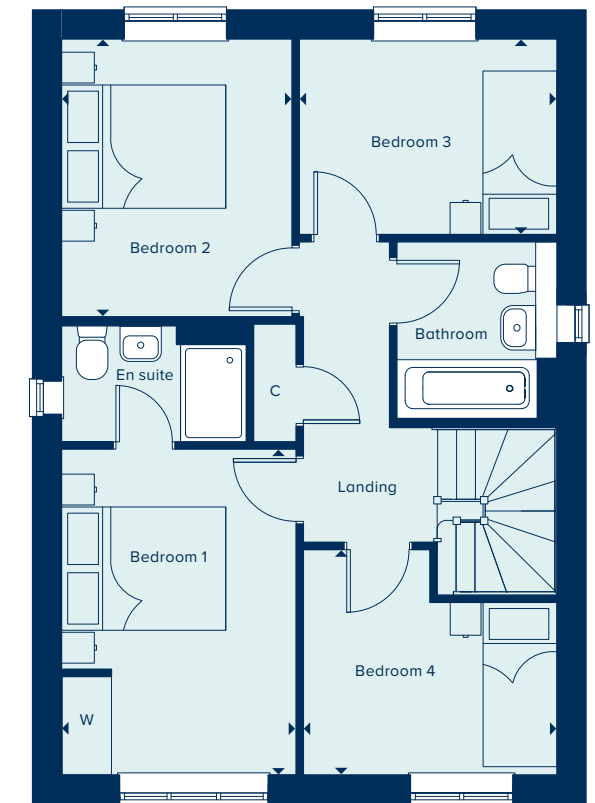
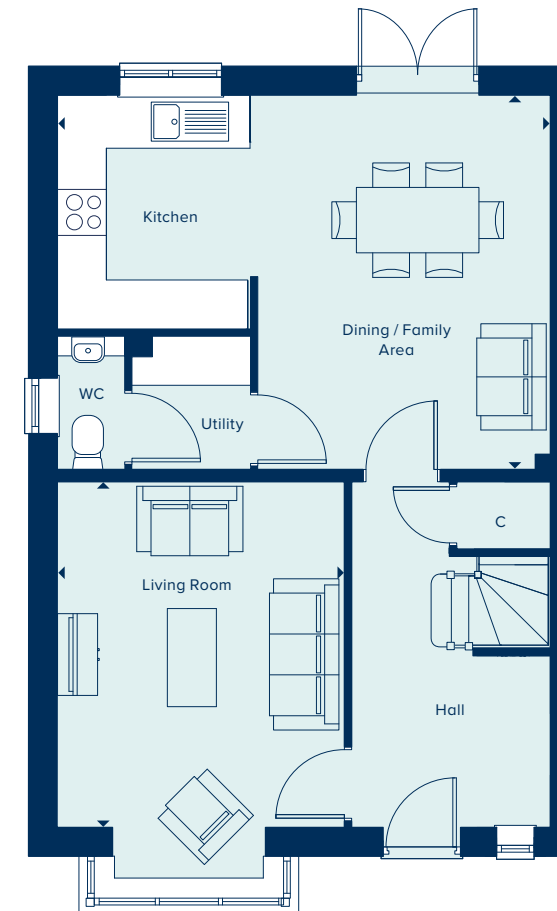
**THE ROMSEY**  
4 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

## THE ROMSEY

With flexible open-plan living space and generously sized bedrooms, The Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms and two bathrooms (one en suite). All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

4 BEDROOM HOME



### GROUND FLOOR

#### DINING / FAMILY AREA

4.58m x 3.63m      15'0" x 11'11"

#### KITCHEN

2.86m x 2.39m      9'4" x 7'10"

#### LIVING ROOM

4.22m x 3.51m      13'10" x 11'6"

### FIRST FLOOR

#### BEDROOM 1

3.96m x 2.90m      13'0" x 9'6"

#### BEDROOM 2

3.38m x 2.80m      11'1" x 9'2"

#### BEDROOM 3

3.05m x 2.80m      10'0" x 9'2"

#### BEDROOM 4

3.13m x 2.38m      10'3" x 7'9"

C Cupboard    W Wardrobe    ● Specification

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# SPECIFICATION

From attractive styling to modern integrated appliances, you will find your brand new Crest Nicholson home is highly specified throughout.

	1 Bedroom Home	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home
<b>KITCHEN</b>			●	●
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)		●	●	●
Electric single built-in oven in stainless steel	●	●		
Electric built-under 1½ oven in stainless steel			●	
Electric built-in double oven in stainless steel				●
4 ring gas hob in stainless steel *Ceramic	●*	●	●	
5 ring gas hob in stainless steel				●
Stainless steel splashback behind hob	●	●	●	●
Stainless steel chimney extractor hood	●	●	●	●
Energy efficient integrated fridge/freezer	●	●	●	●
Energy efficient integrated dishwasher			●*	●
Energy efficient integrated washing machine	●	●	●**	
Single bowl sink and drainer in stainless steel	●	●	●	
1.5 bowl sink and drainer in stainless steel				●
Single lever chrome mixer tap	●	●	●	●
<b>BATHROOM, EN SUITE AND CLOAKROOM</b>				
Contemporary white sanitaryware	●	●	●	●
Chrome mixer taps and shower fittings	●	●	●	●
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	●	●		
Half height tiling around bath where a separate shower facility is provided in the home	●	●	●	●
Full height tiling to enclosed shower area where applicable	●	●	●	●
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	●	●	●	●
Heated white towel rail to bathrooms and en suites	●	●	●	●
Tiled splashback to basin in cloakroom		●	●	●

\*Integrated dishwasher included if there is a utility room \*\*Integrated washing machine included if there is no utility room.



## ELECTRICAL

	1 Bedroom Home	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home
Low energy LED 4-light spotlight bar to kitchen	●	●		
Low energy LED downlighters in white to kitchen			●	●
Low energy LED downlighters in white to bathroom and en suite	●	●	●	●
Low energy lighting in all other areas	●	●	●	●
TV and data point to living room & TV point to master bedroom	●	●	●	●
Telecommunications to the home including fibre for broadband capabilities	●	●	●	●

## DECORATION

White emulsion to all rooms and ceilings	●	●	●	●
White gloss to window boards, internal doors, skirting and architraves	●	●	●	●

## JOINERY AND DOORS

Front door with multipoint locking system and chrome ironmongery	●	●	●	●
White PVCu windows and patio doors with white ironmongery	●	●	●	●
White internal doors with chrome ironmongery	●	●	●	●
Fitted wardrobes to master bedroom with soft close sliding mirror fronted doors	●	●	●	●

## HEATING

Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure *Electric heating for apartments		●	●	●
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## EXTERNAL FINISHES

Front gardens to be landscaped		●	●	●
Rear gardens topsoiled and rotovated		●	●	●
External low energy security light fitted by front door		●	●	●
External tap		●	●	●

## SECURITY AND PEACE OF MIND

Smoke, heat and carbon monoxide detectors	●	●	●	●
Two years warranty and aftercare	●	●	●	●
Complete NHBC ten year warranty	●	●	●	●

\*\*\*Where a utility room is fitted \*\*\*\*Where a sink is shown on the floor plans

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format.







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## **CURBRIDGE MEADOWS**

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Hampshire SO30 1BQ

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### **House Type Illustration**

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### **Development Map/Site Plan**

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