



# THE NIGHTINGALES

Walworth Road Picket Piece Andover SP11 6LU





Computer generated image of plot 55



## AN ATTRACTIVE NEW DEVELOPMENT THAT YOU WILL LOVE TO CALL HOME

The Nightingales is an exclusive new development in Picket Piece, Andover – a mostly residential suburb located less than three miles east of Andover’s town centre.

The development is the latest in a long list of housing projects designed and delivered by Foreman Homes, one of the South’s

leading independent house builders. The company has a reputation for providing unique developments of good quality, affordable homes in key locations, and The Nightingales is no exception. The site offers a range of property types and sizes, from 3 bedroom terraced and semi-detached houses to standalone 4 bedroom homes,

making it an attractive proposition for buyers at every stage of life. The location is ideal for families and professional people, being near to both town and country and with excellent transport links. The development also has its own landscaped communal park area where residents can meet, rest and play.



## AN IDEAL LOCATION, SO MUCH TO SEE & DO

Picket Piece is a small village in the suburbs of Andover offering easy access to both the town and the glorious countryside in the North Wessex Downs, an Area of Outstanding Natural Beauty. The local transport links are exceptional for buses and trains, London Heathrow Airport is less than an hour's drive to the north and Portsmouth's ferry port a similar journey time south.

Andover is a historic market town with stunning eighteenth century buildings along its High Street and narrow walkways lined with shops, cafés and pubs.

A regular street market is still held on the High Street twice a week along with a monthly Artisan Market featuring even more food and craft stalls. The Chantry Centre, next to the bus station, boasts more than 60 shops on one convenient level (including branches of Boots and Waitrose) and is home to the central Andover Library.

The urban street scene is interspersed with many welcome parkland areas, walks and cycle ways, including Watermills Park (with a riverside sculpture trail) and the small but perfectly formed Town Mills Pocket Park right in the centre and dotted with intriguing pieces of public art.

If you enjoy eating out you will find a huge choice of restaurants, pubs and takeaways in Andover and the wider area. For more cultural pursuits you could discover the history of your new homeplace at Andover Museum, or



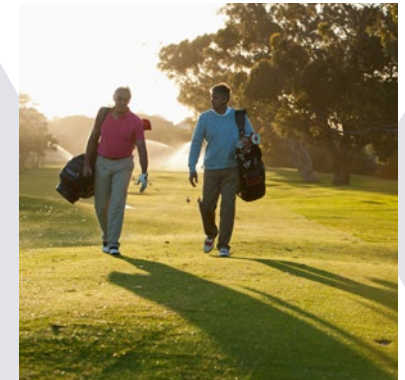
head to the The Lights Theatre for an evening of live entertainment. Meanwhile those with little ones will love being so close to Finkley Down Farm, a play park with indoor and outdoor activities appealing to children of all ages

Sports lovers will find themselves spoilt for choice, with swimming, tennis, netball, 5-a-side football, cricket, golf, bowling, snooker & pool, BMX racing and martial arts just a few of the options available. For bigger thrills you can drive your dream car around the UK's fastest race circuit at the famous Thruxton Motorsport Centre.

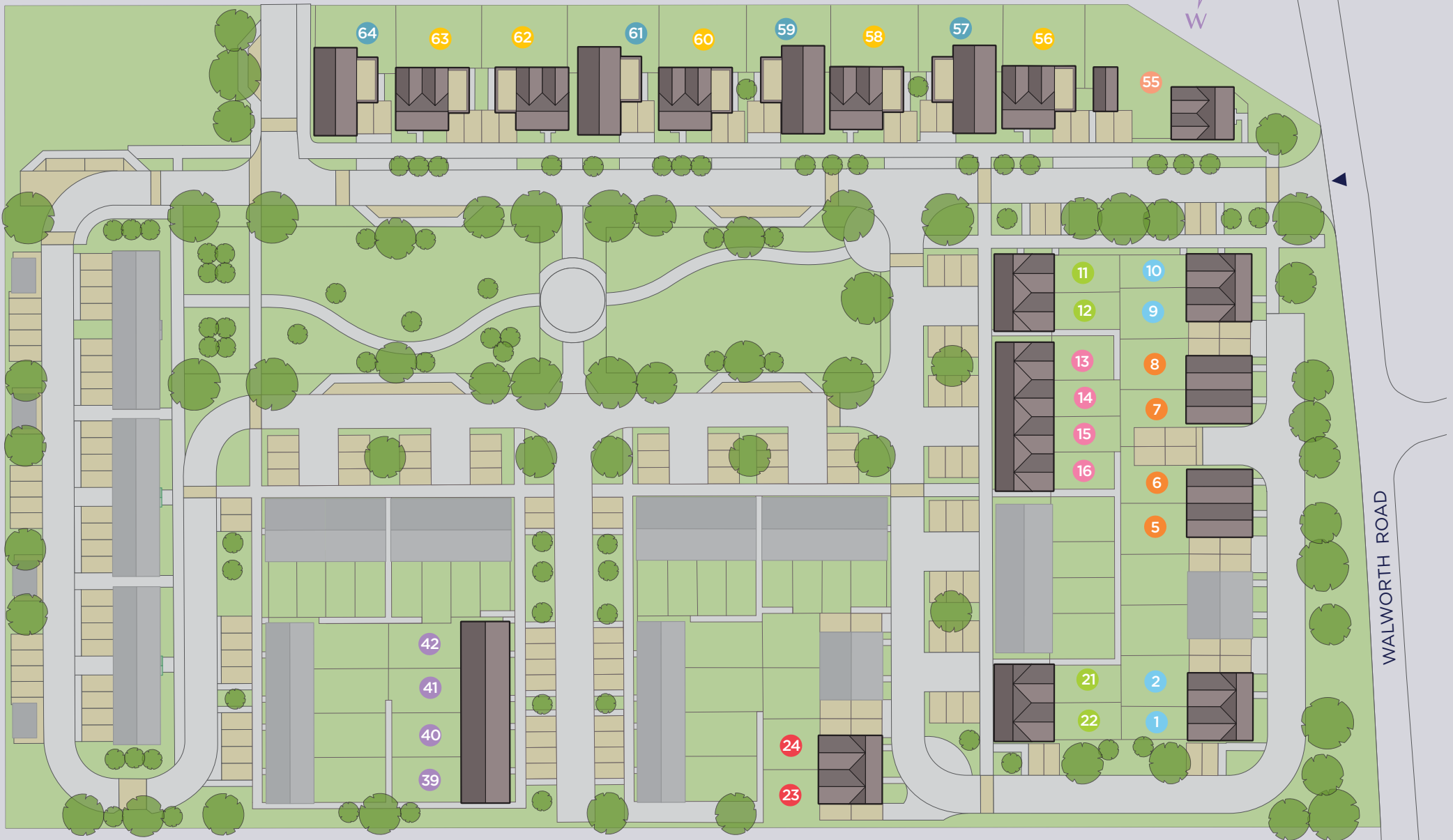
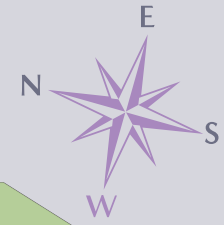
## EXCELLENT TRANSPORT LINKS

Andover was once an important staging post on the main Exeter to London road, and the modern-day town is just as well connected. Andover Bus & Coach Station caters for short bus trips to nearby towns (including Basingstoke and Salisbury) and coaches to multiple locations across the country. Meanwhile Andover Train Station offers direct services to Salisbury, Exeter, Basingstoke and London Waterloo.

Salisbury	22 minutes
Basingstoke	25 minutes
London Waterloo	1 hour 25 minutes
Exeter	2 hours 35 minutes



# THE NIGHTINGALES SITE PLAN



■ Affordable housing



### 3 bedroom terraced & semi-detached homes

- PLOTS 1, 2, 9 & 10
- PLOTS 5-8
- PLOTS 11, 12, 21, 22
- PLOTS 13-16
- PLOTS 23-24
- PLOTS 39-42


### 4 bedroom detached homes

- PLOT 55
- PLOTS 56, 58, 60, 62, 63
- PLOTS 57, 59, 61 & 64

## CHOOSE YOUR HOME

The Nightingales development features a choice of modern 3 & 4 bedroom family homes covering a variety of external styles and internal layouts for any growing family or young couple buying for the first time.

From stylish 3 bedroom terraced, end of terrace and attractive semi detached homes to distinctive 4 bedroom detached properties, there is something here to suit everyone. All properties benefit from a luxury fitted kitchen with integrated appliances, contemporary bathrooms, double glazed windows and doors along with either dedicated parking or a single garage. The development will be attractively landscaped with a central park area creating a traditional village community feel.

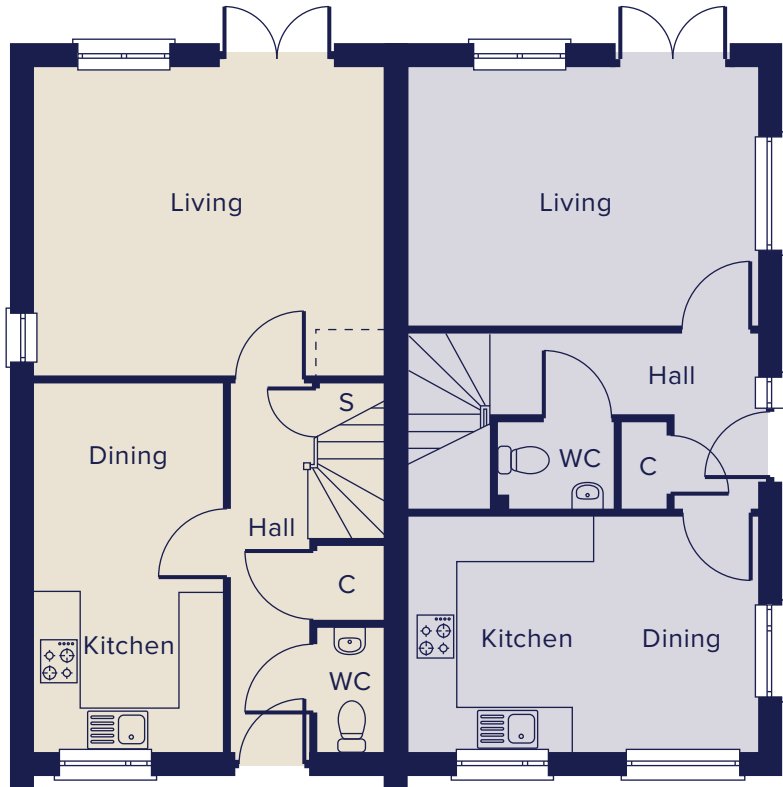
A row of semi-detached houses with a mix of red brick and light-colored wood cladding. The houses have a gabled roof with a dark brown tiled finish. Large windows with dark frames are visible on the front facade. The houses are set on a green lawn with some landscaping, including white flowers and green shrubs. A silver car is parked in the driveway of one of the houses. The sky is clear and blue.

Semi detached 3 bedroom homes with parking, Plots 2 & 9 have the main door at the front of the property while Plots 1 & 10 are accessed from the side. The contrast of colours on the front aspect add design interest to the facade. Inside, the spacious kitchen/dining room and living room with access to the rear garden are ideal for modern family life.

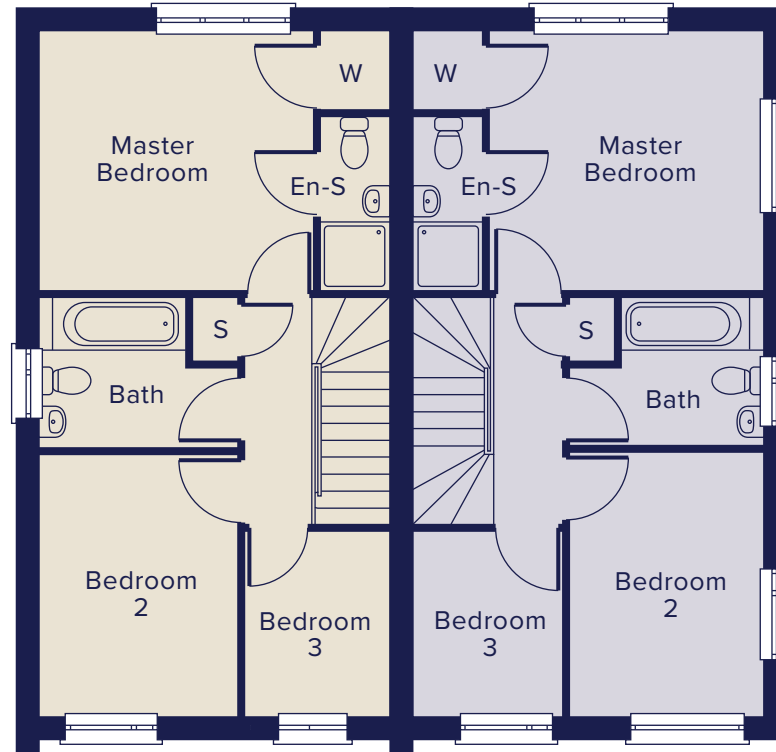
**PLOTS 1, 2, 9 & 10**



GROUND FLOOR



FIRST FLOOR

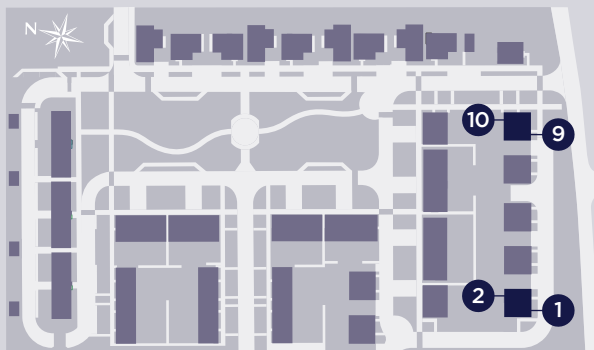


PLOTS 2 & 9

PLOTS 1 & 10

PLOTS 2 & 9

PLOTS 1 & 10



PLOTS 1 & 10

Living Room	4646 x 3425	15' 3" x 11' 3"
Kitchen/Dining Room	4646 x 3153	15' 3" x 10' 4"
Master Bedroom	3643 x 3458	11' 11" x 11' 4"
Ensuite	2335 x 933	7' 8" x 3' 1"
Bedroom 2	3510 x 2535	11' 6" x 8' 4"
Bedroom 3	2470 x 2041	8' 1" x 6' 8"
Bathroom	1982 x 1915	6' 6" x 6' 3"

PLOTS 2 & 9

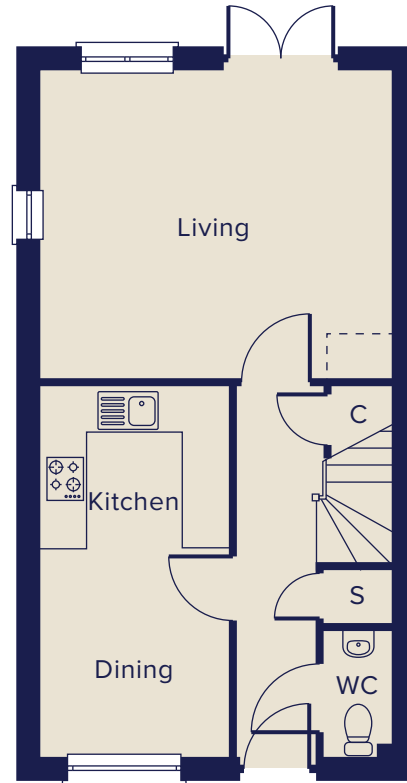
Living Room	4646 x 4095	15' 3" x 13' 5"
Kitchen/Dining Room	4925 x 2511	16' 2" x 8' 3"
Master Bedroom	3678 x 3443	12' 1" x 11' 4"
Ensuite	2340 x 933	7' 8" x 3' 1"
Bedroom 2	3503 x 2460	11' 6" x 8' 1"
Bedroom 3	2583 x 2116	8' 6" x 6' 11"
Bathroom	2005 x 1915	6' 7" x 6' 3"

## PLOTS 5-8

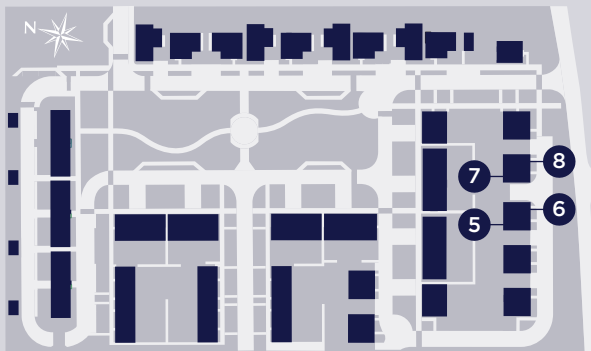
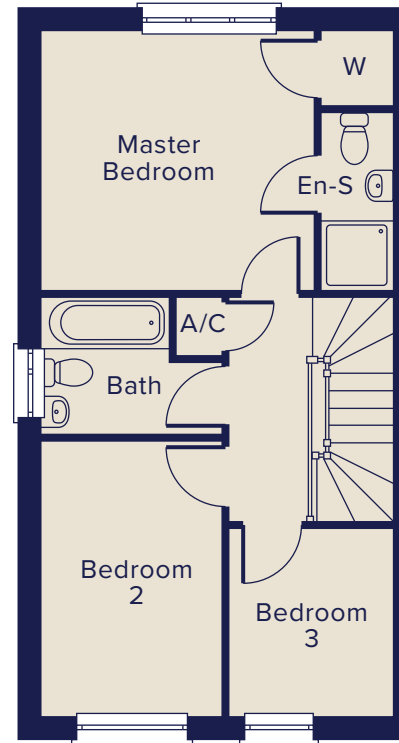


Semi detached 3 bedroom homes with attractive wooden cladding making a feature of the front facade. The master bedroom benefits from an en-suite shower room and the bathroom combines contemporary white sanitary ware with stylish chrome fittings. The spacious living room has French doors leading on to the paved patio and rear garden.

GROUND FLOOR



FIRST FLOOR



Living Room	4666 x 4115	15' 4" x 13' 6"
Kitchen/Dining Room	4925 x 2531	16' 2" x 8' 4"
Master Bedroom	3643 x 3463	11' 11" x 11' 4"
Ensuite	2350 x 953	7' 9" x 3' 2"
Bedroom 2	3650 x 2415	12' 0" x 7' 11"
Bedroom 3	2508 x 2201	8' 3" x 7' 3"
Bathroom	1858 x 1740	6' 1" x 5' 9"

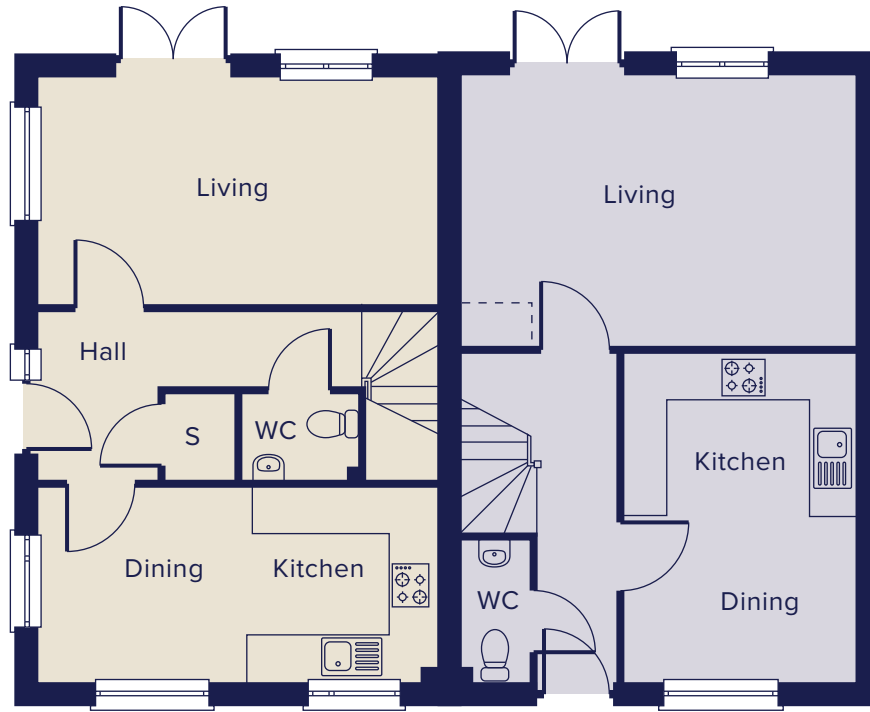
Bathroom window only applicable in Plots 5 & 7.

# PLOTS 11, 12, 21 & 22

Semi detached 3 bedroom homes with parking. Plots 12 & 21 have the main door at the front while Plots 11 & 22 are accessed from the side, All these homes feature an en-suite shower room, a contemporary white modern bathroom with chrome fittings and a spacious kitchen/dining room with integrated appliances.



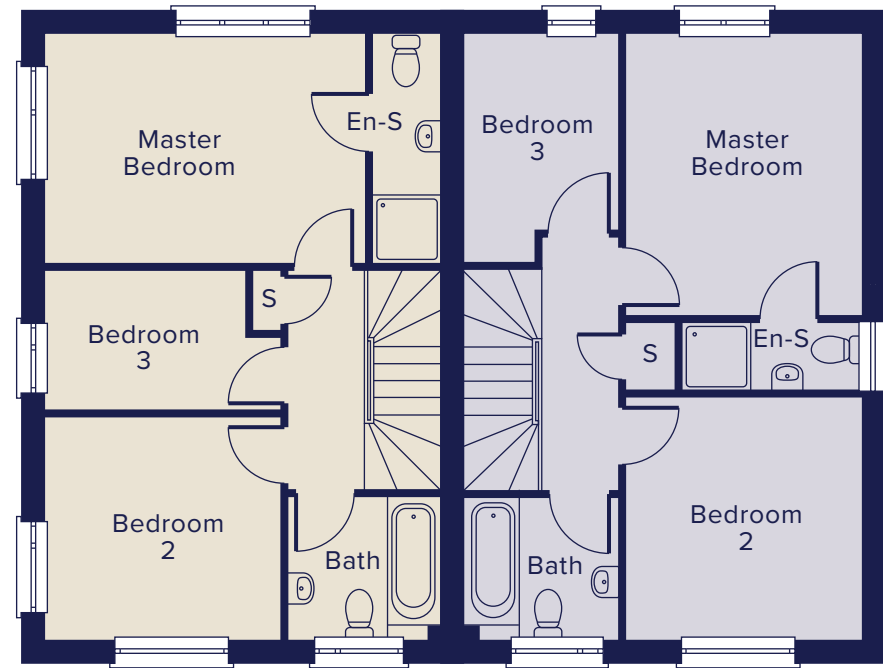
GROUND FLOOR



PLOTS 11 & 22

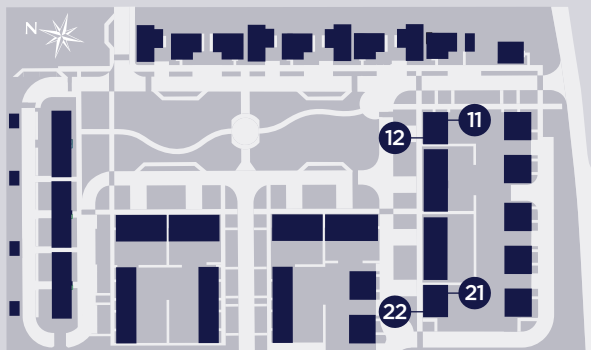
PLOTS 12 & 21

FIRST FLOOR



PLOTS 11 & 22

PLOTS 12 & 21



PLOTS 11 & 22

Living Room	5260 x 3017	17' 3" x 9' 11"
Kitchen/Dining Room	5260 x 2563	17' 3" x 8' 5"
Master Bedroom	4268 x 3047	14' 0" x 10' 0"
Ensuite	3047 x 922	10' 0" x 3' 0"
Bedroom 2	3157 x 2920	10' 4" x 9' 7"
Bedroom 3	2662 x 1903	8' 9" x 6' 3"
Bathroom	2033 x 1878	6' 8" x 6' 2"

Plots 11 and 12 as shown, Plots 21 and 22 are handed.

PLOTS 12 & 21

Living Room	5260 x 3575	17' 3" x 11' 9"
Kitchen/Dining Room	4335 x 3125	14' 3" x 10' 3"
Master Bedroom	3738 x 3157	12' 3" x 10' 4"
Ensuite	2392 x 925	7' 10" x 3' 0"
Bedroom 2	3208 x 3157	10' 6" x 10' 4"
Bedroom 3	3047* x 2033	10' 0"* x 6' 8"
Bathroom	2033 x 1878	6' 8" x 6' 2"

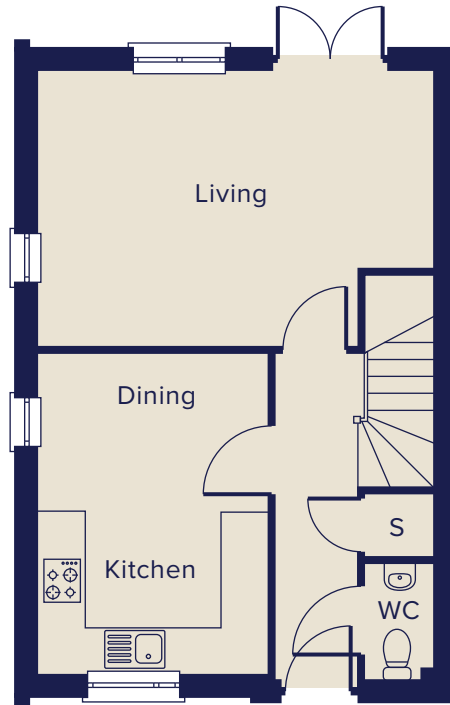
\*maximum dimension

## PLOTS 13-16

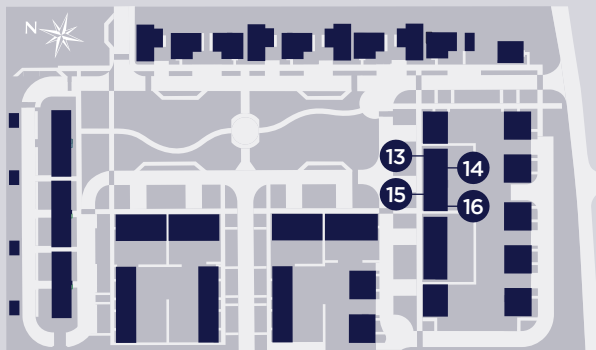
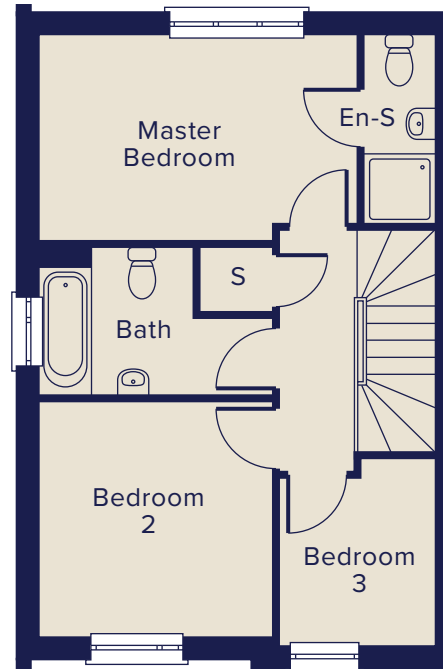


A terrace of four 3 bedroom homes, each with an en-suite shower room and parking. The luxury fitted kitchen/dining room includes a stylish work top with matching up-stand and integrated appliances, a modern bathroom with chrome fittings and a living room with French doors to the rear garden.

GROUND FLOOR



FIRST FLOOR



Living Room	5252 x 3652*	17' 3" x 12' 0"
Kitchen	4228 x 3060	13' 10" x 10' 0"
Master Bedroom	4232 x 2733	13' 11" x 9' 0"
Ensuite	2516 x 950	8' 3" x 3' 1"
Bedroom 2	3128 x 2823	10' 3" x 9' 3"
Bedroom 3	2236 x 2062	7' 4" x 6' 9"
Bathroom	2038 x 1980	6' 8" x 6' 6"

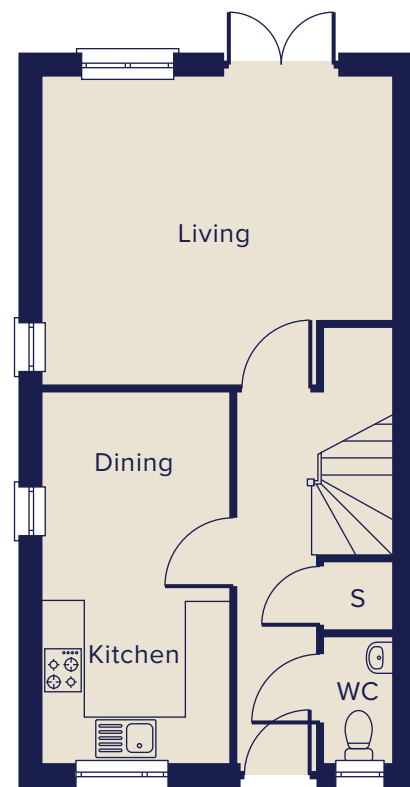
\*maximum dimension. The 2 side windows on the ground floor and the bathroom window are only applicable to Plot 13.

## PLOTS 23 & 24

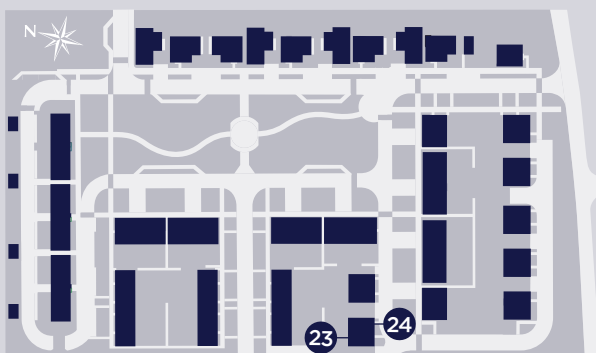
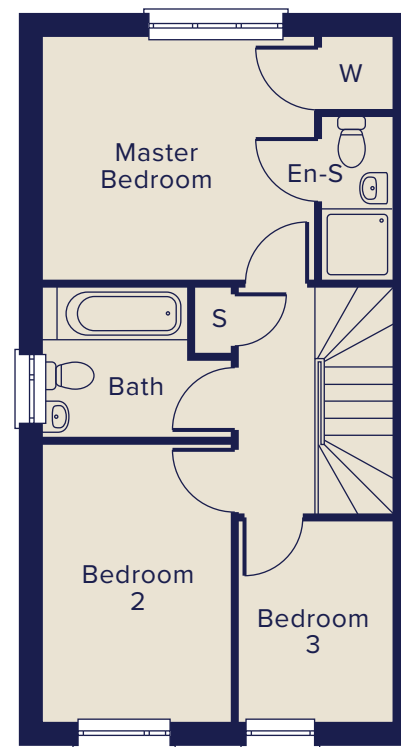
Semi detached 3 bedroom homes with parking. The vertical timber cladding to the front elevation provides a distinctive design feature. The master bedroom benefits from an en-suite and fitted wardrobe, the stylish kitchen/dining includes integrated appliances and the living room provides access to the rear garden via double glazed French doors.



## GROUND FLOOR



## FIRST FLOOR



Living Room	4646 x 4095*	15' 3" x 13' 5"*
Kitchen/Dining Room	4925 x 2511	16' 2" x 8' 3"
Master Bedroom	3643 x 3243	11' 11" x 10' 8"
Ensuite	2223 x 933	7' 4" x 3' 1"
Bedroom 2	3700 x 2493	12' 2" x 8' 2"
Bedroom 3	2683 x 2083	8' 10" x 6' 10"
Bathroom	2007 x 1908	6' 7" x 6' 3"

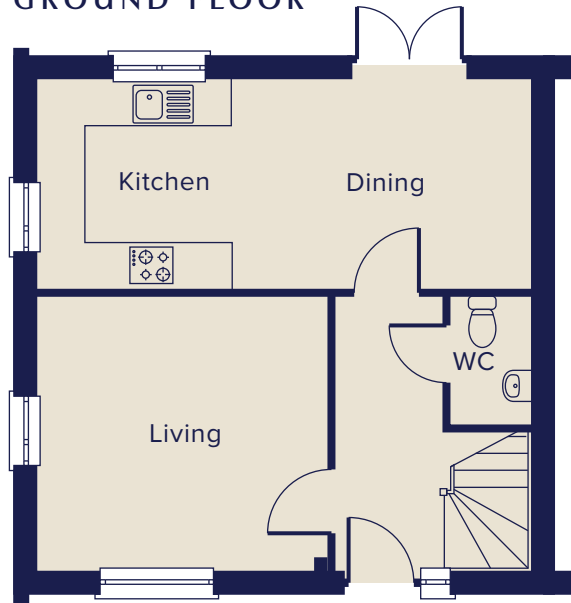
The 2 side windows on the ground floor and bathroom window are only applicable to Plot 23. \*maximum dimension

## PLOTS 39-42

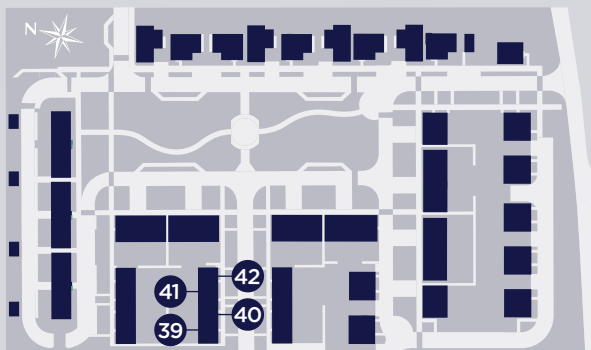
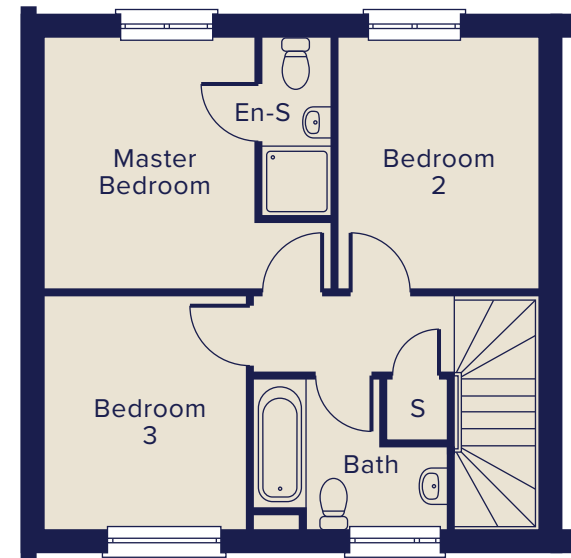


A terrace of four 3 bedroom homes with parking. A spacious front facing living room with a full height window allows the natural light to flood in, the full width luxury kitchen/dining room with integrated appliances provides access to the rear garden and the master bedroom on the first floor features an en-suite shower room.

GROUND FLOOR



FIRST FLOOR



Living Room	3878 x 3638	12' 9" x 11' 11"
Kitchen/Dining Room	6540 x 2783	21' 5" x 9' 2"
Master Bedroom	3358 x 2833	11' 0" x 9' 4"
Ensuite	2283 x 925	7' 6" x 3' 0"
Bedroom 2	3358 x 2643	11' 0" x 8' 8"
Bedroom 3	3093 x 2713	10' 2" x 8' 11"
Bathroom	2585* x 1978	8' 6"* x 6' 6"

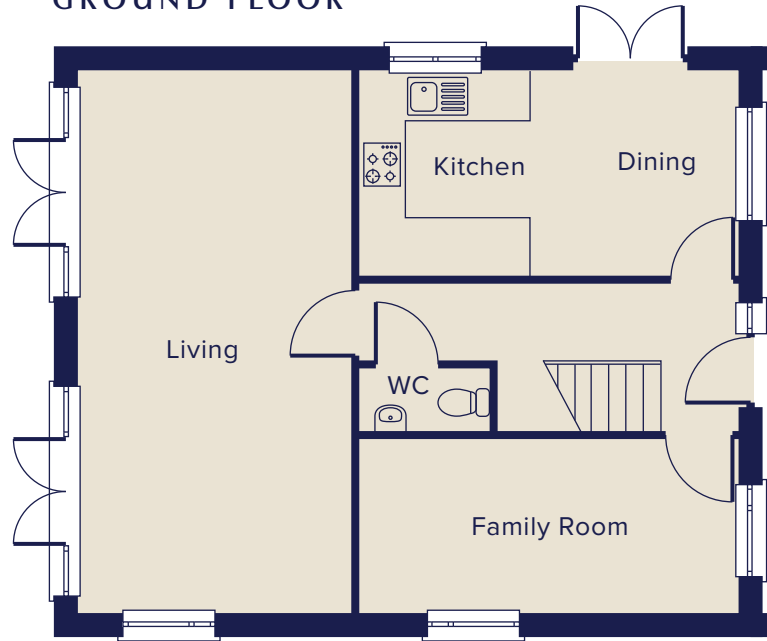
The 2 side windows on the ground floor are only applicable to Plots 39 & 42. Plots 39 & 40 as shown, Plots 41 & 42 handed.  
\*maximum dimension

## PLOT 55

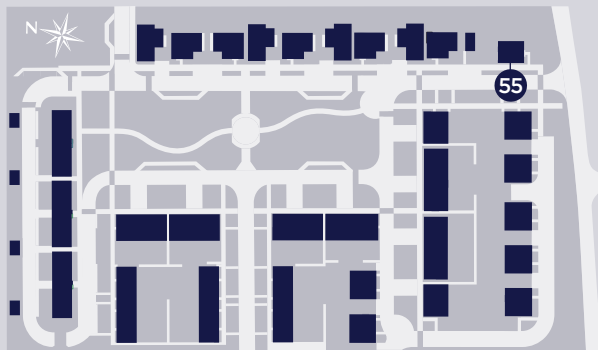
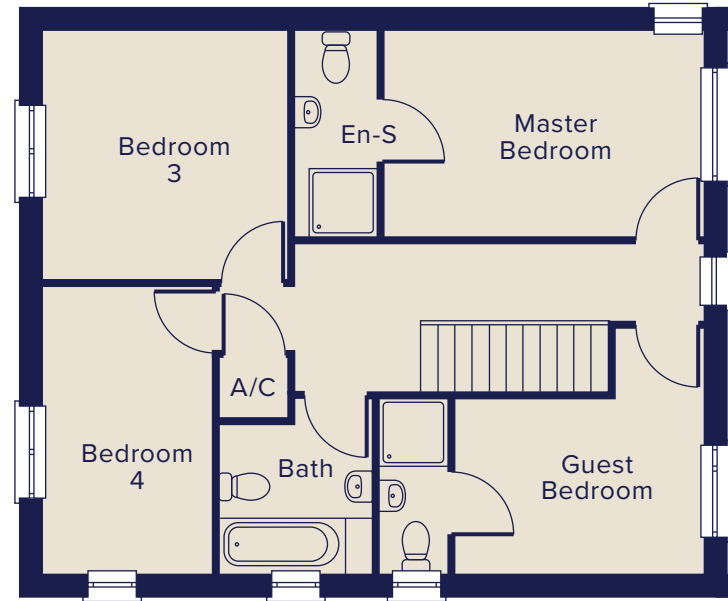


A spacious 4 bedroom detached home on a sizable corner plot with single garage. On the ground floor you will find a full width living room, a luxury fitted kitchen/dining room and a separate family room. Upstairs the master & guest bedroom have an en-suite shower room and the contemporary bathroom has chrome fittings.

GROUND FLOOR



FIRST FLOOR



Living Room	7200 x 3634	23' 7" x 11' 11"
Family Room	5189 x 2343	17' 0" x 7' 8"
Kitchen/Dining Room	5189 x 2643	17' 0" x 8' 8"

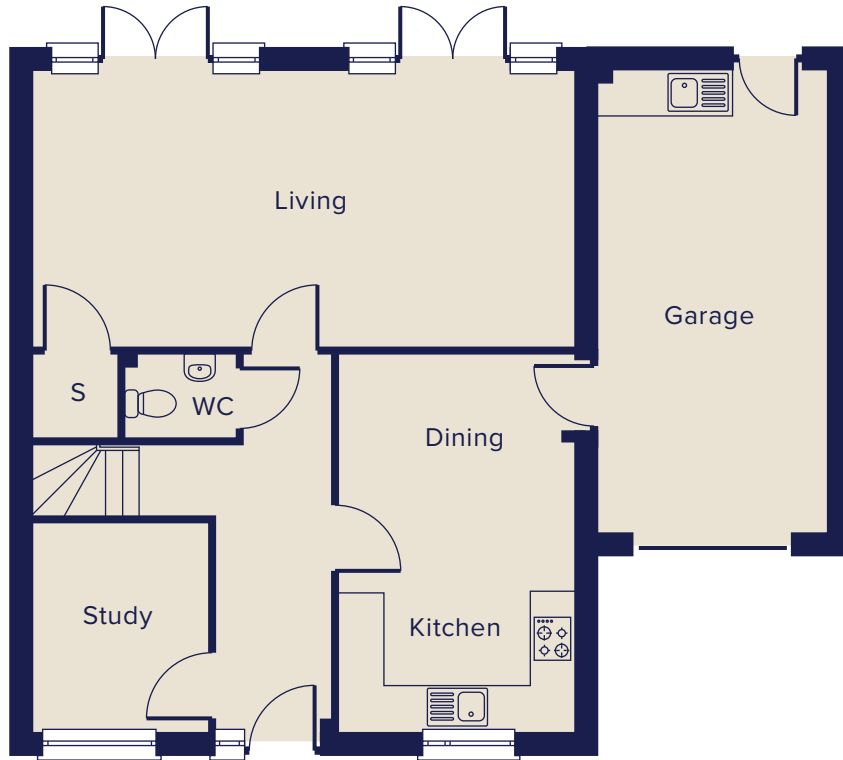
Master Bedroom	4253 x 2743	13' 11" x 9' 0"
Ensuite	2743 x 925	9' 0" x 3' 0"
Guest Bedroom	3323 x 2343	10' 11" x 7' 8"
Ensuite	2343 x 925	7' 8" x 3' 0"
Bedroom 3	3452 x 3313	11' 4" x 10' 10"
Bedroom 4	3818 x 2263	12' 6" x 7' 5"
Bathroom	2050 x 1903	9" x 6' 3"

## PLOTS 56, 58, 60, 62 & 63

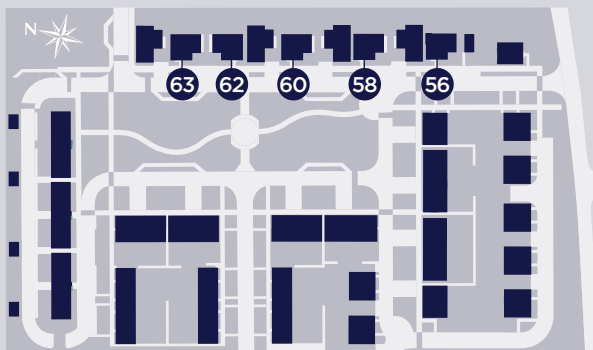
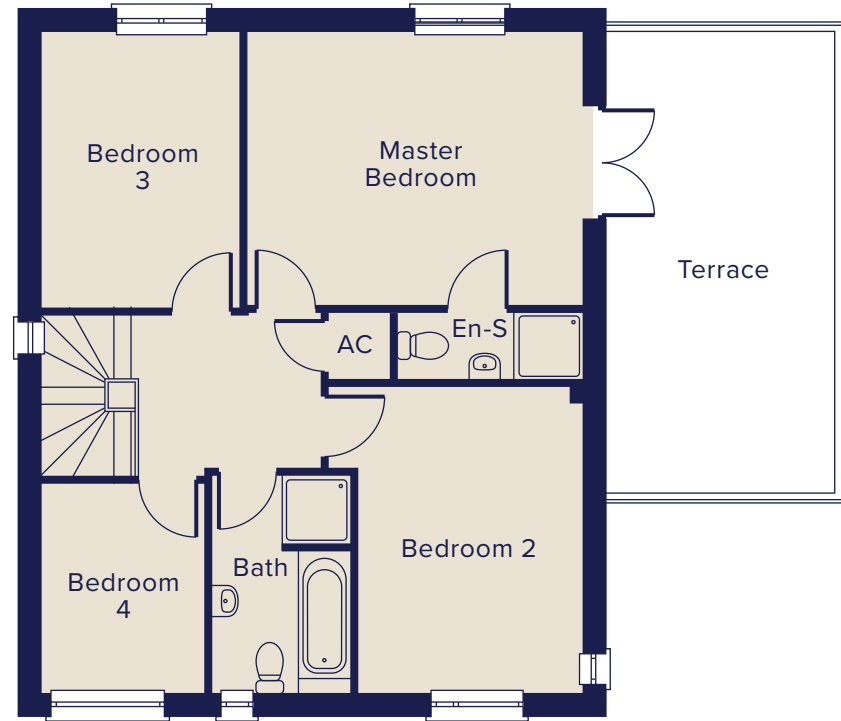
Five stylish 4 bedroom detached family homes with a single garage and utility area. The spacious living room spans the full width of the house and has 2 pairs of French doors to the rear garden, these homes also feature a ground floor study and on the first floor a roof terrace. The property features a 4 piece bathroom and the master bedroom has an en-suite shower room.



### GROUND FLOOR



### FIRST FLOOR



Living Room	7200 x 3662	23' 7" x 12' 0"
Study	2788 x 2345	9' 2" x 7' 8"
Kitchen/Dining Room	5008 x 3136	16' 5" x 10' 3"
Garage	6140 x 3020	20' 2" x 9' 11"

Plots 56, 58, 60 & 63 shown, plot 62 is handed.

Master Bedroom	4458 x 3692	14' 8" x 12' 1"
Ensuite	2453 x 925	8' 1" x 3' 0"
Bedroom 2	4057 x 3003	13' 4" x 9' 10"
Bedroom 3	3692 x 2673	12' 1" x 8' 9"
Bedroom 4	2788 x 2208	9' 2" x 7' 3"
Bathroom	2888 x 1850	9' 6" x 6' 1"

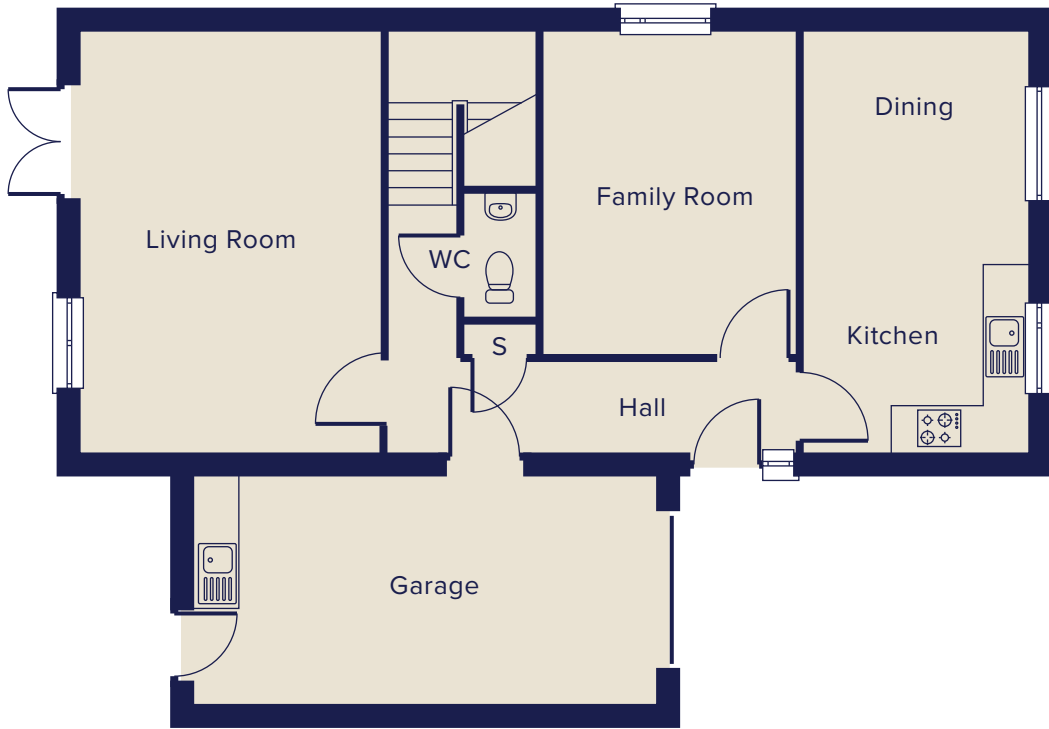
## PLOTS 57, 59, 61 & 64

Four spacious 4 bedroom detached family homes with a single garage and roof terrace to enjoy the sun above. The property boasts a full width living room with French doors to the rear garden, a luxury fitted kitchen/dining room with integrated appliances and a separate family room providing even more space for the family to gather. Upstairs both the master & guest bedroom have an en-suite shower room.

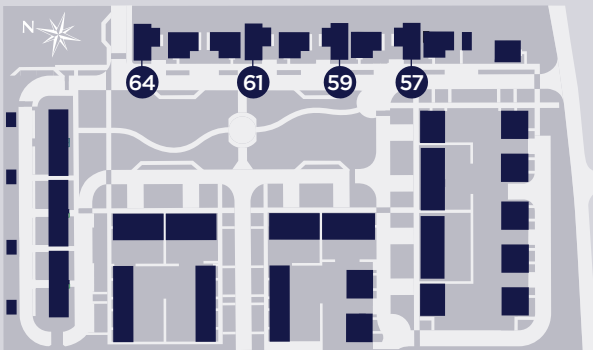
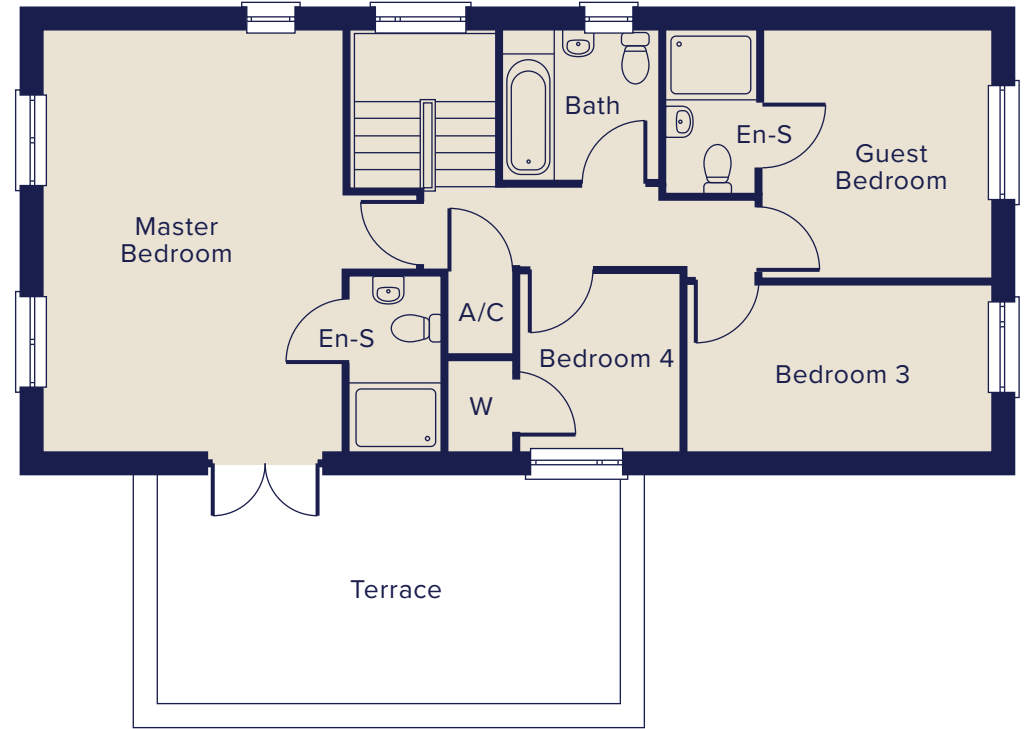




GROUND FLOOR



FIRST FLOOR



Living Room	5600 x 4000	18' 4" x 13' 1"
Family Room	4298 x 3342	14' 1" x 11' 0"
Kitchen/Dining Room	5600 x 2988	18' 4" x 9' 10"
Garage	6140 x 3020	20'2" x 9'11"

Plots 57 & 59 shown, plots 61 and 64 are handed.

Master Bedroom	5600 x 4030	18' 4" x 13' 3"
Ensuite	2350 x 1225	7' 9" x 4' 0"
Guest Bedroom	3300 x 3002	10' 10" x 9' 10"
Ensuite	2180 x 1225	7' 2" x 4' 0"
Bedroom 3	4047 x 2230	13' 3" x 7' 4"
Bedroom 4	2350 x 2098	7' 9" x 6' 11"
Bathroom	2093 x 2010	6'10" x 6' 7"



## SPECIFICATION OF THE HOMES

Our homes are always built to the highest standards and with the best materials.

### KITCHEN

- Luxury fitted kitchen units with laminate work tops and matching up-stand
- Electric single oven with 4 burner gas hob
- Integrated upright fridge/freezer
- Integrated dishwasher (4 bedroom homes only)
- Stainless steel extractor hood
- Toughened glass splash-back



- Space and plumbing for free standing washing machine
- One and half bowl composite sink unit with mixer tap

### BATHROOM & EN-SUITE

- Stylish white sanitary ware
- Chrome bath and basin taps
- Fully tiled shower cubicle (where applicable)

Exposed shower valve complete with hose and rail kit in en-suites  
Half height tiling around bath  
Tiled splash back above basin  
Low energy recessed spot lights

### INTERNAL FINISHES

White emulsion walls and ceilings  
Gas fired central heating  
Feature "Cottage" style white internal doors with chrome fittings

### EXTERNAL FINISHES

uPVC double glazed windows and doors  
uPVC soffits and fascias  
Paved patio  
Outside water tap



## ABOUT FOREMAN HOMES

The company has been built on the solid foundations of hard work, dedication and good people with a passion for building. Throughout the 25 years since the company was founded, each development, regardless of size or style, has been created with a clear vision at its heart.

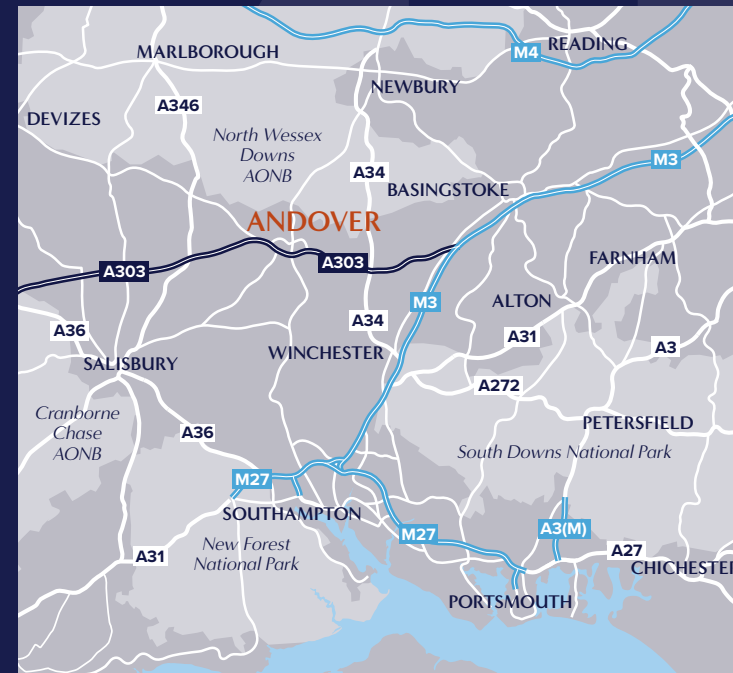
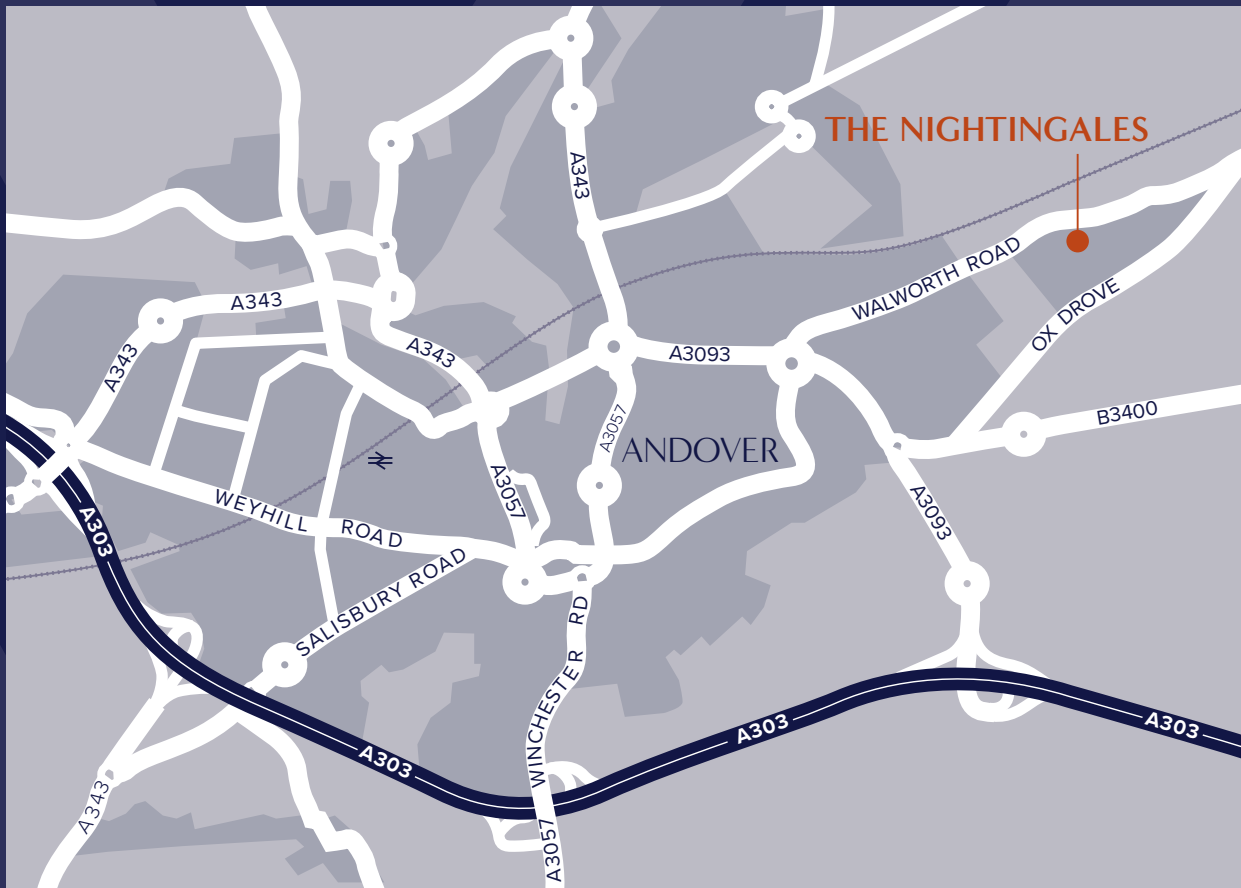


Our aim is to grow through the acquisition of land of all types and the development of diverse schemes. By building on our core strengths of loyalty, persistence and teamwork, we will continue to be recognised and respected as one of the South's leading independent house builders with unquestionable 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 21 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.





## THE NIGHTINGALES WALWORTH ROAD PICKET PIECE ANDOVER SP11 6LY

### From Southampton

Travel north on the M3. At junction 9 take the A34 and travel north for approximately 7 miles and then turn left onto the A303 signposted to Andover. Travel west on the A303 for approximately 5 miles. Take the exit signposted to the A3093 (Andover).

Travel north for just over a mile (going over two roundabouts) and you will come to a third roundabout. Take the third exit onto Walworth Road signposted to Picket Piece. Travel along this road for just over a mile - past Picket Piece Village Hall and the entrance to The Nightingales is on your left just after the roundabout.

### From London

Travel south on the M3. At junction 8 take the A303 signposted to Andover. Travel west on the A303 for approximately 11 miles. Take the exit signposted to the A3093 (Andover). Further directions are as per the second paragraph above.

### Location and access

Andover train station is three miles from The Nightingales and the regular mainline service can take commuters to Basingstoke in under 20 minutes, Southampton in less than an hour, whilst London Waterloo is less than an hour and 15 minutes away.

Commuting by car is equally as swift. Junctions 7 and 9 of the M3 motorway are just a 25 minute drive from The Nightingales. Winchester is just 18 miles distance and Basingstoke only 19 miles away.



**FOREMAN  
HOMES**

**0333 320 8565**  
foremanhomes.co.uk

Appointed Selling Agents



Taylor Hill & Bond  
*Estate Agents and Surveyors*

**0800 774 7753**