



CHARLES CHURCH



Oakcroft Chase

Stubbington | Fareham | Hampshire



CHARLES CHURCH

Homes with a reputation for design and quality.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Charles Church defect cover
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings



Our star rating.

We’ve been awarded a five star rating by the Home Builders Federation in their 2023 survey.

Here to help.

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



Part Exchange

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



Home Change

Sell your current home with our support. We’ll take care of estate agent fees and offer expert advice to help get you moving.



Deposit Boost

With Deposit Boost we could help you borrow less and secure a more competitive mortgage rate on your first home.



Bank of Mum and Dad

If a family member is able to help out with the purchase of your first home, we’ll thank them with a gift of £2,000.*



Armed Forces/Key Worker Discount

If you’re a key worker or member of the armed forces you could get a £500 discount for every £25,000 you spend on a new Charles Church home.



Deposit Unlock

First-time buyers and existing homeowners can buy a house with just a 5% deposit.



Our commitment to you.

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Charles Church Commitment. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of our commitment, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.

Becoming part of the scenery.

While we may have over 60 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.

Always by your side.

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our two-year warranty, which runs alongside a ten-year insurance-backed new homes warranty.



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Key features:

- > Choice of 4 and 5-bedroom homes
- > Excellent location for families
- > Superb links to city and coast
- > Good range of amenities nearby

An idyllic location between village, coast and city

Offering a selection of stunning four and five-bedroom homes, our latest development Oakcroft Chase is within easy reach of two cities, glorious beaches and superb schools.

Oakcroft Chase is part of an exciting new community situated between the village of Stubbington and the larger town of Fareham, within easy reach of Portsmouth, Southampton and the beautiful South Coast.

Excellent retail options

You'll find a good selection of local independent shops in Stubbington, as well as a Village Pharmacy, Co-op Food, Costa Coffee, hairdressers, and several food outlets. Nearby Fareham Shopping Centre hosts popular high street names, while for a full day of retail therapy you can make the short journey into bustling Portsmouth. There you'll find an array of high street and independent brands as well as luxury names, waterside dining and great attractions.

Endless leisure opportunities

Titchfield Haven National Nature Reserve is located just two miles away and encompasses 369 acres of the Meon Valley, where a variety of natural habitats are carefully managed to protect the wildlife.

The Solent is famed throughout the world for its sailing, and neighbouring Lee-on-the-Solent boasts its own Sailing Club founded in 1908. Hamble, Gosport and Port Solent also offer their own sailing opportunities whilst Ocean Village Marina in Southampton is only a short drive away.

A good education for all.



Families with children will be well-served in the area, with Ofsted rated 'Outstanding' infant and 'Good' junior schools in Lee-on-the-Solent and Stubbington. 'Good' senior schools are also located close-by, with Crofton Secondary School in Stubbington and Bay House School and Sixth Form situated adjacent to Stokes Bay. Independent schools are available locally too, including Meoncross School (2.5 – 16 mixed), West Hill Park School (3-13 mixed) and Boundary Oak day and boarding (2-16 mixed). Fareham College and St Vincent Sixth Form College in Gosport both offer further education courses for those aged 16 and over.



Always in reach.

- > Just a mile from the development, Stubbington is a friendly village which has undergone an extensive building programme, transforming it into an ideal place for modern living. It's equipped with a village shopping centre situated around a green, schooling options and excellent road connections to the wider area. Meanwhile, 2.4 miles north of Oakcroft Chase, Fareham offers an extensive range of high street shops, supermarkets, eateries and attractions such as a museum and attractive harbour, along with a train station providing direct routes to Portsmouth in 8 minutes and Southampton in 25 minutes.



Approximate travel distance by car to:

- > Fareham train station: **2.2 miles**
- > Lee-on-the-Solent Beach: **2.9 miles**
- > M27: **5.1 miles**
- > Portsmouth: **10 miles**

Oakcroft Chase

Site plan



CHARLES CHURCH

KEY

- The Knightsbridge (4)
- The Marlborough (4)
- The Marylebone (5)
- The Bond (5)

(3) indicates number of bedrooms



Persimmon Development

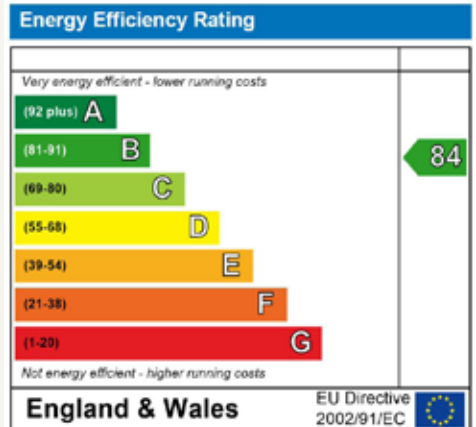
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales executive on site for specific elevations, room dimensions and external finishes.

The Knightsbridge

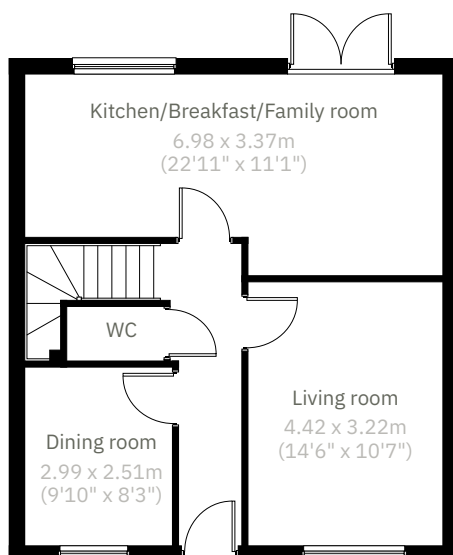


THE KNIGHTSBRIDGE

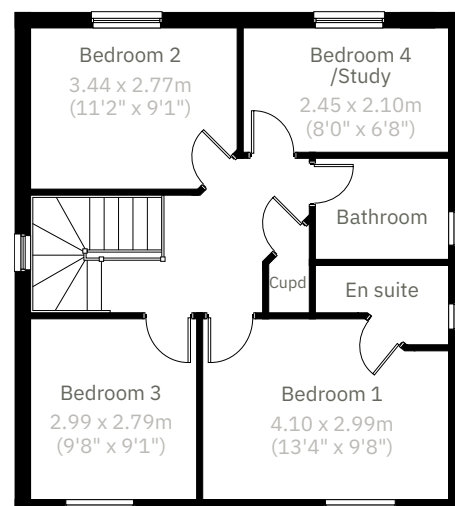
Four bedroom home



A popular family home, the Knightsbridge is a four-bedroom detached home perfectly designed for modern living. Its features include an open plan kitchen/breakfast/family room - ideal for entertaining friends and family - plus a bright front aspect living room, separate dining room and en suite to bedroom one.



Ground floor



First floor

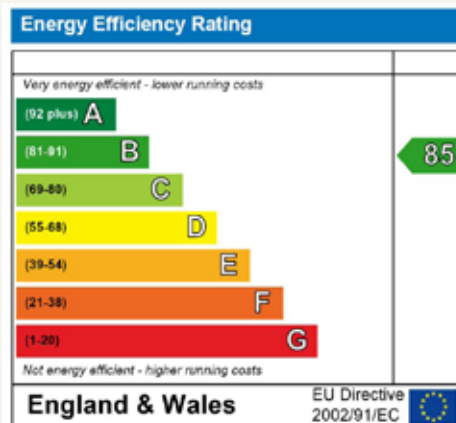
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The Marlborough

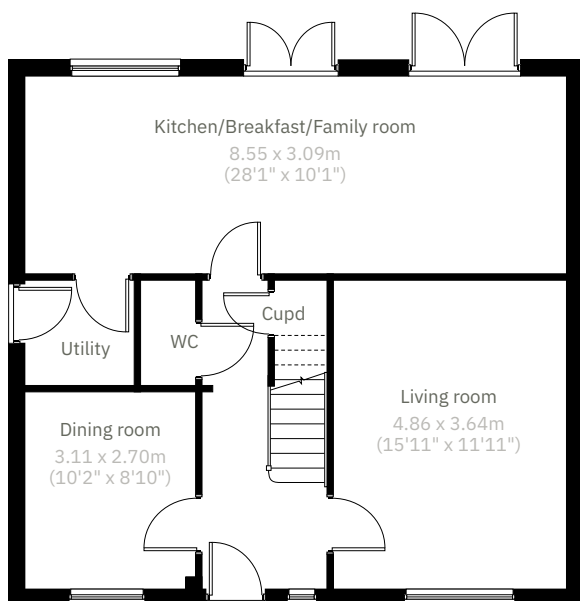


THE MARLBOROUGH

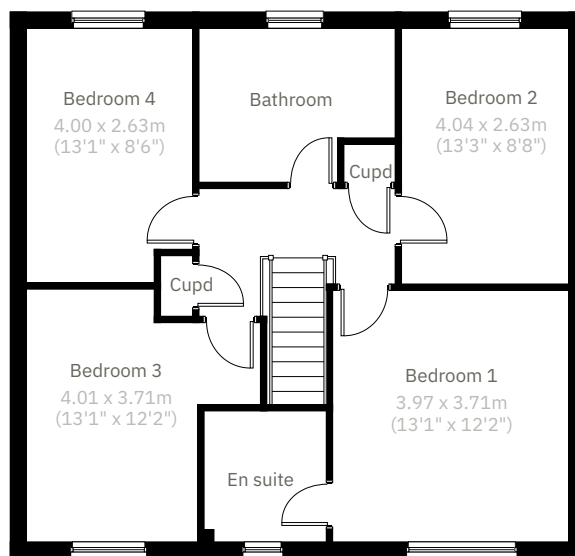
Four bedroom home



A superb detached family home, the Marlborough has a spacious living room, dining room and open plan kitchen/breakfast/family room with double French doors leading to the garden. Upstairs there are four generous bedrooms, one with an en suite, and a modern bathroom. There's also a separate dining room, utility and two storage cupboards.



Ground floor



First floor

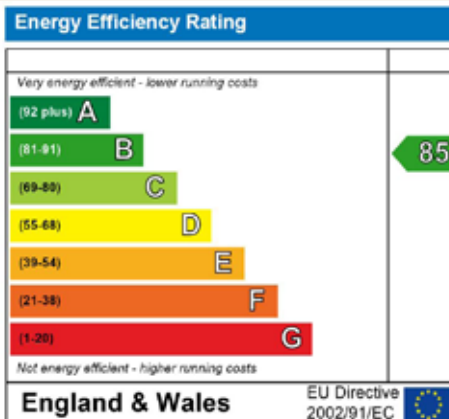
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The Marylebhone

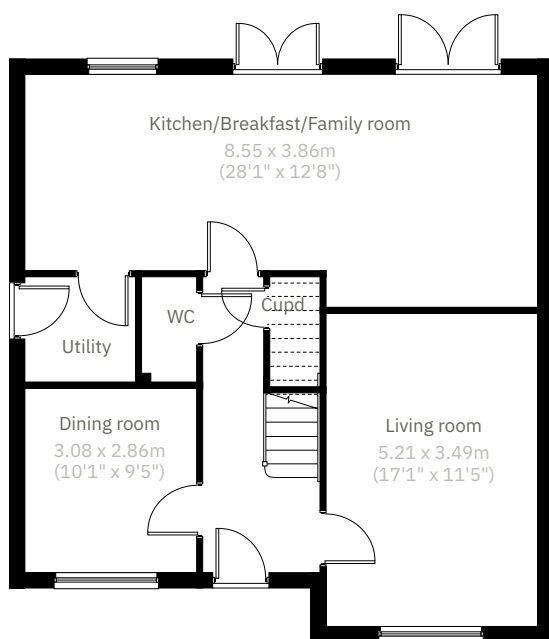


THE MARYLEBONE

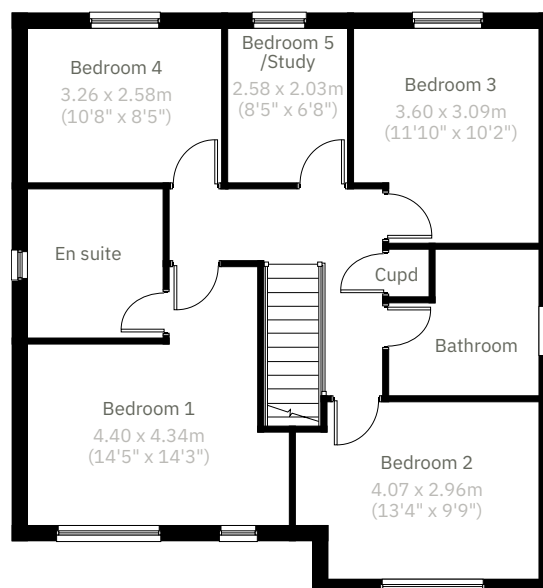
Five bedroom home



A spacious and stylish family home, the open plan kitchen/breakfast/family room is the heart of the Marylebhone. The front aspect living room and separate dining room mean you have all the space you need for entertaining, plus the handy cupboard and utility room are ideal for day-to-day storage. Upstairs you'll find a roomy en suite to bedroom one and four further bedrooms.



Ground floor



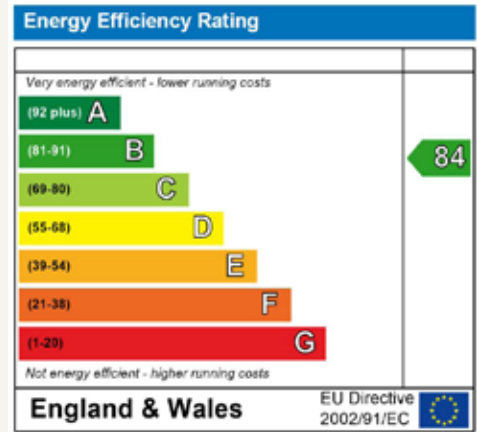
First floor

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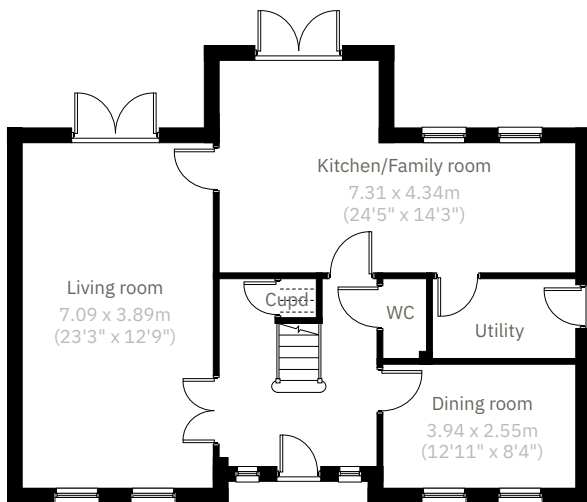
The Bond



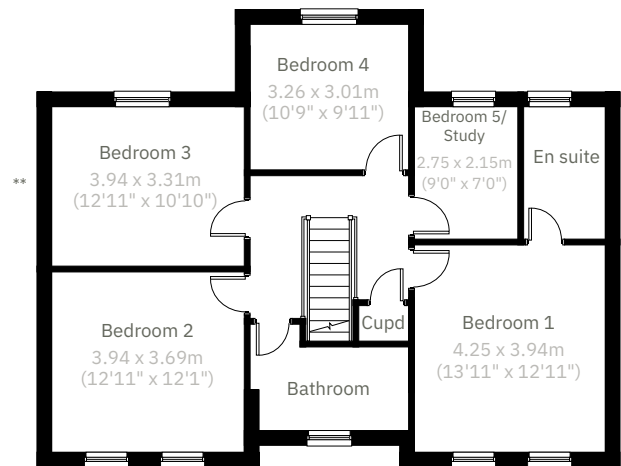
THE BOND
Five bedroom home



The Bond is a stunning five-bedroom detached family home, offering flexible and modern accommodation throughout. The ground floor has a spacious and impressive entrance hall with a staircase to the centre. The spacious kitchen/family room features French doors opening out to the rear garden, and leads to the utility which also has outside access. Further garden access can be found in the generous dual aspect living room. Upstairs are five good sized bedrooms, family bathroom and bedroom one benefits from an en suite.



Ground floor



First floor

* Additional window to plots 197 & 198

** Alternative window position to plots 197 & 198

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Specifications

- ⊗ UPVC double glazed windows
- ⊗ Smooth finish ceilings
- ⊗ Downlighters to kitchen
- ⊗ White 5-panel doors
- ⊗ Gas central heating
- ⊗ TV point to living room and master bedroom
- ⊗ Chrome-effect ironmongery
- ⊗ Choice of kitchen units/worktop (subject to build stage)
- ⊗ Stainless steel splash-back
- ⊗ Stainless steel Electrolux electric oven
- ⊗ Plumbing for washing machine and dishwasher
- ⊗ Stainless steel gas hob
- ⊗ Contemporary style sanitary-ware
- ⊗ Choice of wall tiling (dependent on build stage)
- ⊗ Mira minimal EV shower to family bathroom and en suite(s)
- ⊗ Mira VIE electric to second en suites
- ⊗ Thermostatic radiator valves to bedrooms
- ⊗ Lockable windows
- ⊗ Security chain to front door
- ⊗ Smoke detectors to hall and landing
- ⊗ 1.8-metre high fence
- ⊗ 10 year new homes warranty





#CharlesChurchLife



Charles Church

We're constantly amazed at the creativity and inventiveness of our homebuyers. From beautiful feature walls to stylish succulent displays, we love seeing how our customers transform their interior and exterior spaces.

You'll find lots of inspiring examples over on our Instagram page at [@charleschurch_homes](https://www.instagram.com/charleschurch_homes)



Snap. Share. Win.

Upload your own photos with the hashtag **#CharlesChurchLife** and you could be the lucky winner that is chosen each month to receive a **£100** John Lewis voucher. We've included a few past winners on this page so you can check out the competition.

Visit our Instagram page for terms and conditions.

Good Luck

Enhance your new home.



Whatever your aspirations, individual tastes or creative ideas our **Select Options** will help you enhance your beautiful new Charles Church home. It's your chance to create the dream home you've always wanted.

You want your new home to reflect your taste and personality. After all, that's how to feel truly comfortable in the most important place to you – your own home. We all dream of owning a home that reflects our individual tastes and personality. And at Charles Church we believe in giving every house buyer that special privilege. That's why we build an impressive range of house types beautifully designed for modern living.

But choosing a home to suit you down to the ground is only the start. Our **Select Options** range offers you the finest interior and exterior options so you can enhance it by adding or upgrading selected items from an extensive range. And you can be confident that each item has been carefully chosen to complement the style and immaculate finish of your new home.

> The choice is all yours.

Your choices from the **Select Options** range collection include carpet and lighting packages; wardrobes, kitchen and bathroom upgrades; fixtures and appliances as well as a multitude of other popular fixtures and fittings. There are also Select Options for your garden so you can create a space which is practical, secure and stylish - somewhere to relax in from day one. So you can begin to see just how much you can personalise your home.

Choose from our extensive range of carefully-selected products and services from leading suppliers and manufacturers. We are one of the UK's major house builders, and with our buying power we can offer you our range of **Select Options** at highly competitive prices. What's more, it can all be done from the comfort and convenience of the marketing suite with experienced sales advisors on hand to help you.

> Reserve early for more options.

Providing your property is at a suitable stage of construction, we'll be delighted to add the **Select Options** items that will make your home a place you can truly call your own. It's worth remembering, the earlier you reserve your home, the more **Select Options** choices you'll have available to you.

Adding items from our **Select Options** range means you get all of the benefits with none of the inconvenience. It makes home buying easier than ever because when you move in, all of those special details will have been taken care of for you. Then all you have to do is sit back and enjoy all the comforts of your new home right from day one. Your new, enhanced Charles Church home, styled by you, ready to move into.







It pays to buy new.

- **No chains**
Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying new limits the chance of getting involved in one.
- **No space goes to waste**
Research shows that 17% of living space often goes unused in older properties. Modern homes are proven to use every inch of room as effectively as possible.
- **Living it up in style**
When you buy a new Charles Church home you can expect a brand spanking new fitted kitchen, bathroom suite, and in some cases an en suite and dressing room.
- **Less work, more freedom**
Buying new means you'll spend far less time on repairs and maintenance, after all, life's too short to spend every weekend doing DIY.
- **Flexible ways to buy**
We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange.
- **Better safe than sorry**
All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.
- **Lower energy bills**
New homes have to meet stringent energy-efficient standards, which means you'll spend less on your energy bills from day one. All our homes come with a cost-effective combi boiler, first-rate loft insulation and draught-free double glazed windows.
- **First-rate, not second-best**
From your boiler and windows to your carpets and curtains, everything in your new home is new. This means you get to enjoy all the latest designs and tech, while also benefitting from the manufacturers' warranties that come with them.
- **Long-term peace of mind**
All our new homes come with a ten-year, insurance-backed warranty, as well as our very own two-year Charles Church warranty. In the unlikely event you ever need to make a claim, our Customer Care Team will be happy to provide all the help you need.
- **The choice is all yours**
A new home offers you a blank canvas and a chance to showcase your own style and personality at every turn. So while our homes come with fitted kitchens and bathrooms, which you can fully customise them with our Select Options (depending on the build stage).



FibreNest™



Your home, better connected
for a brighter future



Ultrafast 500Mb broadband is available on this development.

FibreNest provides you with high-speed, totally unlimited
full-fibre broadband to your home, at great prices.



Choose the best package for you

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to binge-watching the latest box set, streaming music with friends to ruling the galaxy in the latest must-have game - we've got the service for you.



Scan me!
For packages & pricing.



0333 234 2220



support@fibrenew.com

Get connected today!

To sign up you will need your Unique Customer Reference.
Please ask your sales advisor for this:

C:

D:

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Issue: May 2023 Ref: 350/221

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Registered in England no: 1182689

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