

OAK FIELD GARDENS

SHERBORNE ST JOHN

SHOREWOOD  
HOMES

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SHERBORNE ST JOHN





## A RURAL IDYLL

Sitting on the edge of this picturesque village, Oak Field Gardens is a collection of nine delightfully designed, traditional and barn-style houses. Providing a range of accommodation, with either two, three or four bedrooms, each house has been meticulously planned to create a maximised layout whether for families, couples, downsizers or individuals. The décor has also been carefully considered to ensure that the overall look and feel of the home is stylish and cohesive, whilst simultaneously warm and welcoming.








With direct access to open countryside, including the National Trust land of The Vyne, but with excellent communication links via road and rail, this development offers the best of stylish, modern-day living within a well-located, bucolic setting.





## HOUSE ONE

HOUSE: 2,142 SQFT  
GARAGE: 457 SQFT  
TOTAL: 2,599 SQFT

	Detached
	4 bedrooms
	3 bathrooms
	Private driveway
	Garage
	Electric car charging
	Landscaped garden

FLOOR PLAN



GROUND FLOOR

Kitchen / Dining / Family Room	11.2m x 4.0m	36'10" x 13'3"
Sitting Room	3.8m x 4.7m	12'5" x 15'4"
Study	4.4m x 2.7m	14'5" x 9'0"
Garage	6.1m x 7.0m	20'0" x 22'11"

HOUSE ONE







FIRST FLOOR

Bedroom 1	4.2m x 4.9m	13'6" x 16'1"
Bedroom 2	3.9m x 3.7m	12'10" x 12'0"
Bedroom 3	3.8m x 3.3m	12'6" x 10'7"
Bedroom 4	4.5m x 2.8m	14'6" x 9'0"

All measurements are an approximate guide only and subject to change.

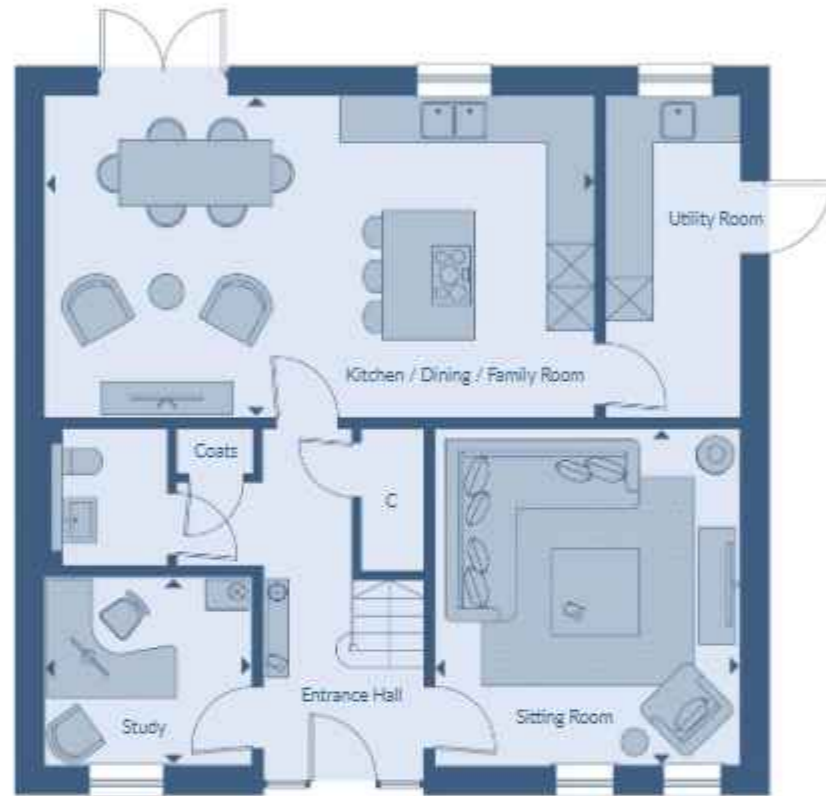
## HOUSE TWO

TOTAL: 1,893 SQFT

	Semi-detached
	4 bedrooms
	2 bathrooms
	Private parking
	Car port
	Electric car charging
	Landscaped garden



FLOOR PLAN



GROUND FLOOR

Kitchen / Dining / Family Room	7.6m x 4.4m	24'10" x 14'6"
Sitting Room	4.2m x 4.6m	13'9" x 15'2"
Study	2.9m x 2.6m	9'7" x 8'7"

HOUSE TWO



FIRST FLOOR

Bedroom 1	4.2m x 4.7m	13'10" x 15'3"
Bedroom 2	2.9m x 4.2m	9'6" x 13'9"
Bedroom 3	3.5m x 3.0m	11'8" x 10'0"
Bedroom 4	2.9m x 2.9m	9'7" x 9'7"







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## HOUSE THREE

TOTAL: 1,183 SQFT

	Semi-detached
	2 bedrooms
	2 bathrooms
	Private parking
	Car port
	Electric car charging
	Landscaped garden

FLOOR PLAN



GROUND FLOOR

Kitchen / Dining Room	6.0m	x	3.4m	19'7"	x	11'1"
Sitting Room	6.0m	x	3.4m	19'7"	x	11'1"

HOUSE THREE










FIRST FLOOR

Bedroom 1	4.7m	x	3.4m	15'5"	x	11'1"
Bedroom 2	3.0m	x	3.4m	9'10"	x	11'1"

All measurements are an approximate guide only and subject to change.

## HOUSE FOUR

HOUSE: 2,142 SQFT  
GARAGE: 462 SQFT  
TOTAL: 2,604 SQFT

	Detached
	4 bedrooms
	3 bathrooms
	Private driveway
	Garage
	Electric car charging
	Landscaped garden



FLOOR PLAN



GROUND FLOOR

Kitchen / Dining / Family Room	11.2m x 4.0m	36'10" x 13'3"
Sitting Room	3.8m x 4.7m	12'5" x 15'4"
Study	4.4m x 2.7m	14'5" x 9'0"
Garage	6.1m x 7.0m	20'0" x 22'11"

HOUSE FOUR



FIRST FLOOR








Bedroom 1	4.2m x 4.9m	13'6" x 16'1"
Bedroom 2	3.9m x 3.7m	12'10" x 12'0"
Bedroom 3	3.8m x 3.3m	12'6" x 10'7"
Bedroom 4	4.5m x 2.8m	14'6" x 9'0"

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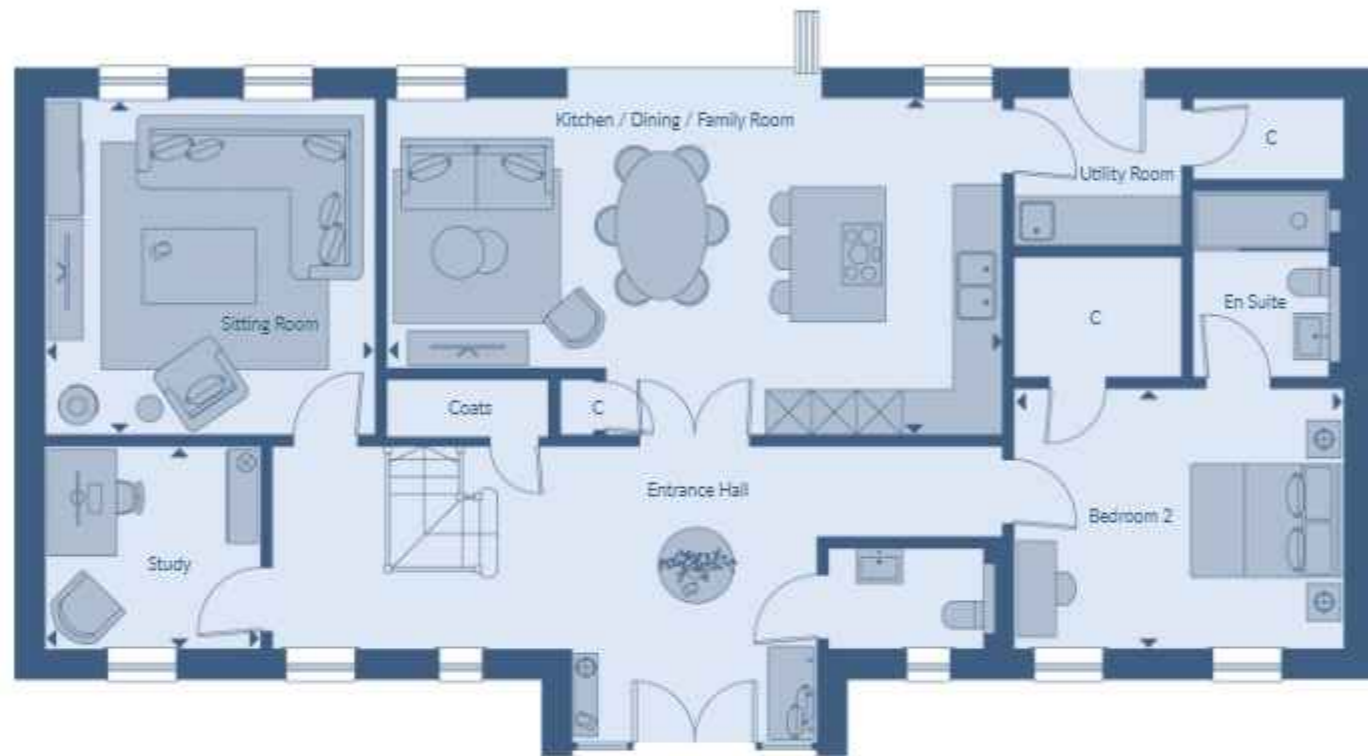


## HOUSE FIVE

HOUSE: 2,253 SQFT  
GARAGE: 250 SQFT  
TOTAL: 2,503 SQFT

	Detached
	3 bedrooms
	3 bathrooms
	Private driveway
	Garage
	Electric car charging
	Landscaped garden

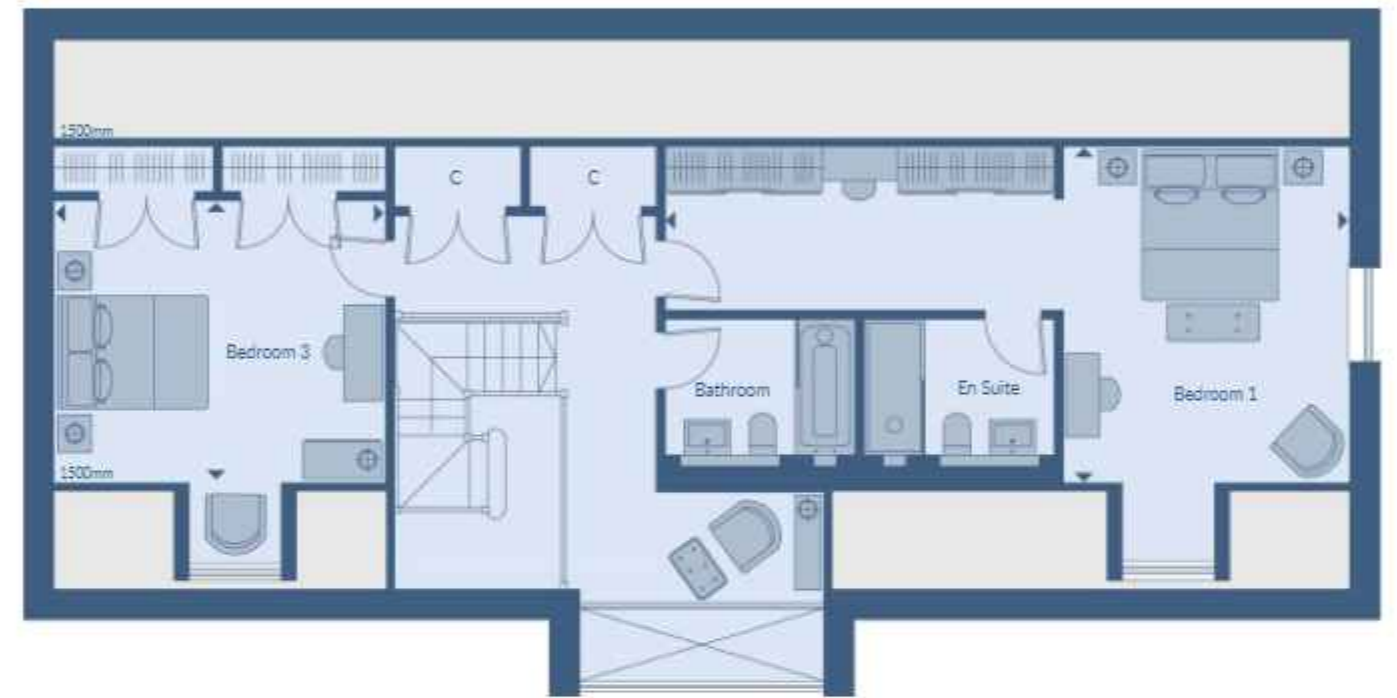
FLOOR PLAN



GROUND FLOOR

Kitchen / Dining / Family Room	8.1m x 4.5m	26'9" x 14'7"
Sitting Room	4.4m x 4.5m	14'4" x 14'7"
Study	2.9m x 2.7m	9'4" x 8'10"
Bedroom 2	4.4m x 3.4m	14'4" x 11'4"
Garage	4.6m x 7.1m	15'2" x 23'4"

HOUSE FIVE










FIRST FLOOR

Bedroom 1	9.1m x 4.5m	29'10" x 14'8"
Bedroom 3	4.4m x 3.7m	14'5" x 12'4"

All measurements are an approximate guide only and subject to change.

## HOUSE SIX

HOUSE: 2,135 SQFT  
GARAGE: 250 SQFT  
TOTAL: 2,385 SQFT

	Detached
	4 bedrooms
	3 bathrooms
	Private driveway
	Garage
	Electric car charging
	Landscaped garden



FLOOR PLAN



GROUND FLOOR

Kitchen / Dining / Family Room	4.2m x 9.2m	13'8" x 30'2"
Sitting Room	3.9m x 5.6m	12'8" x 18'5"
Study	3.9m x 3.4m	12'9" x 11'3"
Garage	4.6m x 7.1m	15'2" x 23'4"

HOUSE SIX



FIRST FLOOR

Bedroom 1	4.2m x 4.3m	13'9" x 14'0"
Bedroom 2	3.9m x 4.5m	12'9" x 14'9"
Bedroom 3	3.9m x 3.3m	12'9" x 10'10"
Bedroom 4	4.2m x 3.2m	13'9" x 10'6"


All measurements are an approximate guide only and subject to change.





## HOUSE SEVEN

HOUSE: 1,815 SQFT  
GARAGE: 280 SQFT  
TOTAL: 2,095 SQFT

	Detached
	3 bedrooms
	3 bathrooms
	Private driveway
	Garage
	Electric car charging
	Landscaped garden

FLOOR PLAN



GROUND FLOOR

Kitchen / Dining Room	7.0m	x	4.8m	22'10"	x	15'9"
Sitting Room	4.7m	x	4.8m	15'3"	x	15'9"
Garage	3.6m	x	7.5m	11'10"	x	24'9"

HOUSE SEVEN










FIRST FLOOR

Bedroom 1	4.6m	x	5.0m	15'2"	x	16'3"
Bedroom 2	3.6m	x	4.3m	11'10"	x	14'0"
Bedroom 3	3.2m	x	4.3m	10'7"	x	14'0"

All measurements are an approximate guide only and subject to change.

## HOUSE EIGHT

HOUSE: 2,265 SQFT  
GARAGE: 457 SQFT  
TOTAL: 2,722 SQFT

	Detached
	4 bedrooms
	2 bathrooms
	Private driveway
	Garage
	Electric car charging
	Landscaped garden



FLOOR PLAN



GROUND FLOOR

Kitchen / Dining / Family Room	7.0m x 5.5m	22'10" x 18'0"
Sitting Room	5.1m x 4.0m	16'10" x 13'2"
Garage	7.0m x 6.1m	22'10" x 20'1"

HOUSE EIGHT



FIRST FLOOR








Bedroom 1	4.8m x 4.7m	15'9" x 15'5"
Bedroom 2	3.4m x 4.5m	11'3" x 14'9"
Bedroom 3	3.4m x 4.5m	11'3" x 14'9"
Bedroom 4	3.4m x 3.6m	11'3" x 11'9"

All measurements are an approximate guide only and subject to change.



## HOUSE NINE

HOUSE: 2,265 SQFT  
GARAGE: 457 SQFT  
TOTAL: 2,722 SQFT

	Detached
	4 bedrooms
	2 bathrooms
	Private driveway
	Garage
	Electric car charging
	Landscaped garden

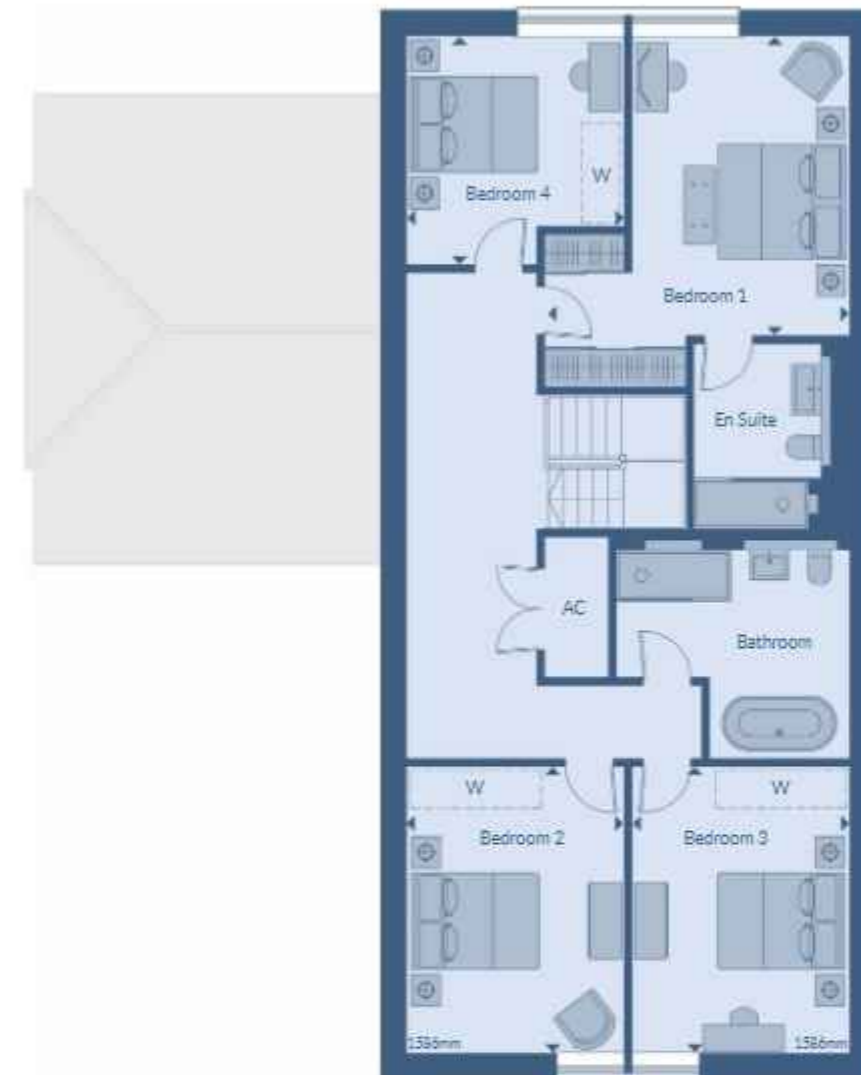
FLOOR PLAN



GROUND FLOOR

Kitchen / Dining / Family Room	7.0m x 5.5m	22'10" x 18'0"
Sitting Room	5.1m x 4.0m	16'10" x 13'2"
Garage	7.0m x 6.1m	22'10" x 20'1"

HOUSE NINE



FIRST FLOOR

Bedroom 1	4.8m x 4.7m	15'9" x 15'5"
Bedroom 2	3.4m x 4.5m	11'3" x 14'9"
Bedroom 3	3.4m x 4.5m	11'3" x 14'9"
Bedroom 4	3.4m x 3.6m	11'3" x 11'9"

All measurements are an approximate guide only and subject to change.



## UNDERSTATED ELEGANCE

As part of the distinct way that we approach our developments, we have an in-house interior designer who is involved from the very beginning of the design process. Every aspect of each house has consequently been meticulously considered; from the proportions and flow of the layout, the design and specification of the kitchen and the layout and materials of each bathroom, to the location of every electrical socket, the type of flooring and style of the door handles. Warm, neutral decorative tones have been used throughout, as well as a refined specification, to ensure that the rooms of the home sit alongside each other sensitively and cohesively, creating an overall ambience of understated elegance.





SPECIFICATION

INTERNAL

KITCHEN

	HOUSE ONE	HOUSE TWO	HOUSE THREE	HOUSE FOUR	HOUSE FIVE	HOUSE SIX	HOUSE SEVEN	HOUSE EIGHT	HOUSE NINE
Shaker-style units with stone worksurfaces	*	*	*	*	*	*	*	*	*
Siemens induction hob, oven and combination microwave/oven	*	*	*	*	*	*	*	*	*
Siemens integrated larder fridge and separate freezer	*	*		*	*	*	*	*	*
Siemens combined integrated fridge/freezer			*						
Siemens integrated dishwasher	*	*	*	*	*	*	*	*	*
Belfast ceramic sink with brushed steel tap (Quooker boiling water tap upgrade available)	*	*	*	*	*	*	*	*	*

UTILITY ROOM

Shaker-style units with stone worksurfaces	*	*	*	*	*	*	*	*	*
Stainless steel undermounted sink with brushed steel tap	*	*	*	*	*	*	*	*	*
Space for washing machine and tumble dryer (purchaser to provide)	*	*	*	*	*	*	*	*	*
Provision for water softener (purchaser to provide)	*	*	*	*	*	*	*	*	*





SPECIFICATION

BATHROOM AND EN SUITES

	HOUSE ONE	HOUSE TWO	HOUSE THREE	HOUSE FOUR	HOUSE FIVE	HOUSE SIX	HOUSE SEVEN	HOUSE EIGHT	HOUSE NINE
Vanity unit to family bathroom and en suite(s)	*	*	*	*	*	*	*	*	*
White sanitaryware	*	*	*	*	*	*	*	*	*
Chrome ladder-style towel radiators	*	*	*	*	*	*	*	*	*
Porcelain or ceramic wall tiles	*	*	*	*	*	*	*	*	*

JOINERY

Painted staircase with oak handrail	*	*	*	*	*	*	*	*	*
Built-in wardrobe(s) to bedroom 1 with hanging rails and top shelf (and shelves as applicable)	*	*	*	*	*	*	*	*	*
Walk-in wardrobe to bedroom 1 with hanging rails and top shelf			*						
Dressing room to bedroom 1 with hanging rails, top shelf and shelves						*			
Built-in wardrobes to bedroom 3 with hanging rails and top shelf					*				



SPECIFICATION

FLOORING

	HOUSE ONE	HOUSE TWO	HOUSE THREE	HOUSE FOUR	HOUSE FIVE	HOUSE SIX	HOUSE SEVEN	HOUSE EIGHT	HOUSE NINE
Karndean (or equivalent) flooring throughout the ground floor, except sitting room	*	*	*	*	*	*	*	*	*
Carpet to sitting room, bedrooms and landing areas	*	*	*	*	*	*	*	*	*
Fully-fitted carpet to staircase	*	*	*	*	*	*	*	*	*
Porcelain or ceramic tiling to bathroom and en suite(s)	*	*	*	*	*	*	*	*	*

HEATING

Air source heat pump with hot water cylinder	*	*	*	*	*	*	*	*	*
Zoned underfloor heating to ground floor	*	*	*	*	*	*	*	*	*
Radiators to first floor with TRVs, except bathroom and en suite(s)	*	*	*	*	*	*	*	*	*
Heated towel rail to bathroom and en suite(s) running off a dedicated circuit	*	*	*	*	*	*	*	*	*
Electric fire in sitting room	*	*	*	*	*	*	*	*	*





SPECIFICATION

ELECTRICAL INSTALLATION

	HOUSE ONE	HOUSE TWO	HOUSE THREE	HOUSE FOUR	HOUSE FIVE	HOUSE SIX	HOUSE SEVEN	HOUSE EIGHT	HOUSE NINE
LED downlighters to all rooms	*	*	*	*	*	*	*	*	*
Dimmer switch to sitting room	*	*	*	*	*	*	*	*	*
Data and media points to all main rooms	*	*	*	*	*	*	*	*	*
Mains-fed heat and smoke detectors	*	*	*	*	*	*	*	*	*
Pre-wire for wireless intruder alarm system (purchaser to provide)	*	*	*	*	*	*	*	*	*

DECORATION

Plasterboard with skim coat of plaster to ceilings and walls	*	*	*	*	*	*	*	*	*
Ceilings and walls finished in emulsion paint throughout	*	*	*	*	*	*	*	*	*
White painted Georgian-style cornice to selected areas	*			*		*			



EXTERNAL

BUILDING MATERIALS

	HOUSE ONE	HOUSE TWO	HOUSE THREE	HOUSE FOUR	HOUSE FIVE	HOUSE SIX	HOUSE SEVEN	HOUSE EIGHT	HOUSE NINE
Ibstock brick Laybrook capital multi stock	*	*	*	*	*	*	*	*	*
Quarry flint				*		*	*		
Horizontal timber cladding		*	*		*			*	*
Natural slate roof tiles	*			*		*	*		
Clay roof tiles		*	*		*			*	*
uPVC double glazed sash windows	*			*					
Timber double glazed windows						*			
Aluminium triple glazed windows		*	*		*		*	*	*
Aluminium bi-fold doors to terrace	*			*	*	*	*	*	*
Aluminium French doors to terrace		*	*						
Timber front doors	*			*		*			
Aluminium front doors		*	*		*		*	*	*

EXTERNAL LIGHTING AND POWER

Lanterns to front and rear of property	*	*	*	*	*	*	*	*	*
External power to terraces	*	*	*	*	*	*	*	*	*
Electric car charging point	*	*	*	*	*	*	*	*	*

LANDSCAPING

Timber close board fencing to gardens	*	*	*	*	*	*	*	*	*
Gardens mostly laid to lawn with planted borders, hedging and trees	*	*	*	*	*	*	*	*	*
Indian sandstone slabs to paths and terraces, with terraces laid in a brick bond format	*	*	*	*	*	*	*	*	*
Private driveways in block paving	*	*	*	*	*	*	*	*	*
Main access road in tarmac	*	*	*	*	*	*	*	*	*

ENVIRONMENTAL

	HOUSE ONE	HOUSE TWO	HOUSE THREE	HOUSE FOUR	HOUSE FIVE	HOUSE SIX	HOUSE SEVEN	HOUSE EIGHT	HOUSE NINE
All appliances rated AAA, A or B	*	*	*	*	*	*	*	*	*
Dual flush systems fitted to WCs	*	*	*	*	*	*	*	*	*
Air source heat pump	*	*	*	*	*	*	*	*	*
High levels of insulation	*	*	*	*	*	*	*	*	*
All lighting either energy efficient LED or low voltage fittings	*	*	*	*	*	*	*	*	*

WARRANTY

ICW 10-year build warranty	*	*	*	*	*	*	*	*	*
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## WELL CONNECTED

### LOCAL AREA

- Basingstoke and North Hampshire Hospital (2.5 miles)
- Festival Place Shopping Centre (3 miles)
- Odeon Cinema (3 miles)
- Basingstoke Train Station (3 miles)
- Waitrose (3.5 miles)
- Chineham Medical Practice (3.5 miles)
- Vue Cinema (4 miles)

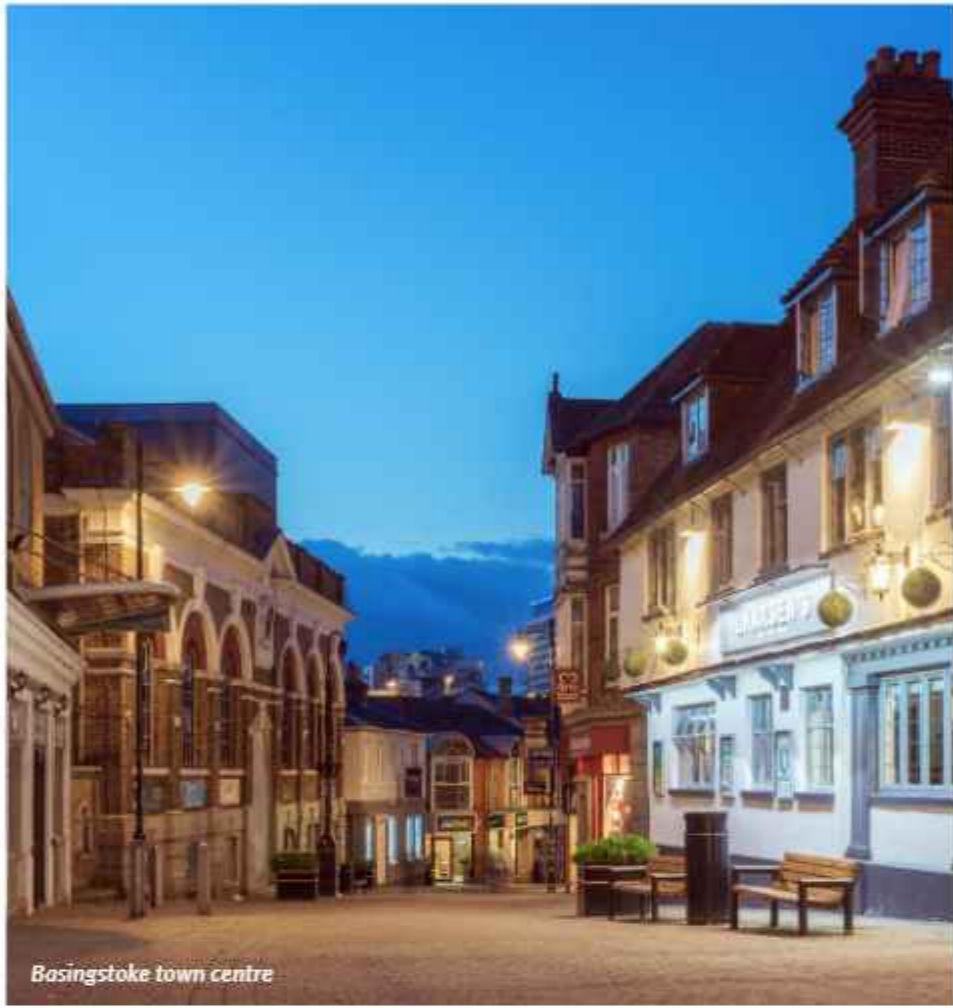
### CONNECTIONS

- Reading (15 miles)
- Newbury (15 miles)
- Farnham (18 miles)
- Winchester (22 miles)
- Guildford (32 miles)
- Heathrow Airport (38 miles)
- London (50 miles)

### SCHOOLS

Sherborne St John C of E Primary School, Sherborne St John  
 Everest Community Academy, Sherborne St John  
 Wellesley Prep School, Stratfield Turgis  
 Sherfield School, Sherfield on Loddon  
 Alton School, Alton  
 St Nicholas' School, Church Crookham  
 Lord Wandsworth College, Long Sutton





Basingstoke town centre



The Vyne



Basingstoke canal



Heckfield Place



Waitrose



Sherborne St Johns



Laverstoke Mill gin distillery



The Wellington Arms



## BUILT FOR LIVING · VALUED FOR LIFE

We are a Winchester-based housebuilder consisting of a team which collectively delivers an established track record of designing and building high-quality housing throughout Hampshire. We pride ourselves on attention to detail and place a strong focus on quality, which underpins our philosophy 'Built for Living: Valued for Life'.

The "Shorewood Homes" style takes influences from period architecture and places strong emphasis on internal layout and room proportions, along with a high-quality specification, time-honoured design features and a beautiful, neutral décor. Our aim is to create substantial homes, built to stand the test of time, whilst offering superb functionality with a clean, sleek aesthetic.

## OAK FIELD GARDENS

VYNE ROAD, SHERBORNE ST JOHN, BASINGSTOKE.

HAMPSHIRE, RG24 9YG

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