

An aerial photograph of a river with a dam or weir structure. The water is a light blue-grey color, and the surrounding area is lush green. The text is overlaid on the image.

# Abbey Mill Place

BISHOP'S WALTHAM

Beechcroft  
FEEL PERFECTLY AT HOME



# Detailed development plan



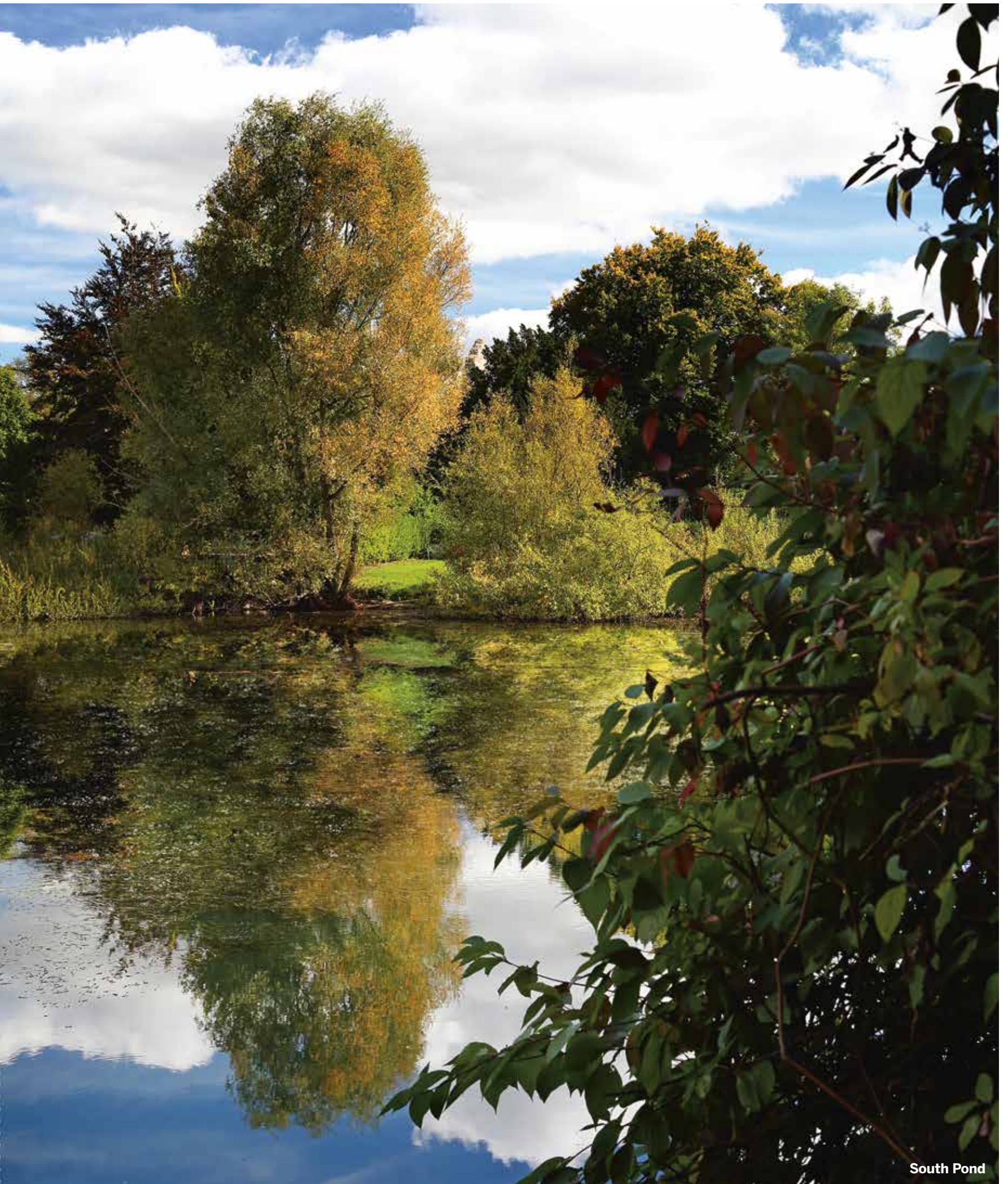
51 56 57 **Three-bedroom house**  
58 62 63 with sun room, balcony,  
64 67 68 terrace and garden  
69

52 53 54 **Two-bedroom house**  
55 59 60 with sun room, balcony,  
terrace and garden

61 65 66 **Four-bedroom house**  
with sun room, balcony,  
terrace and garden



Drawing not to scale.  
Landscaping indicative only.



South Pond



Set within beautifully landscaped, fully maintained grounds, within a designated Conservation Area, Abbey Mill Place is a collection of elegant properties including newly built houses, along with new and converted homes designed for the over 55s.

The 19 two, three and four-bedroom houses designed by Beechcroft's Special Projects' team complement this unique location, adjacent to Bishop's Waltham Palace, overlooking South Pond and just a short walk from the High Street.

Each provides generously proportioned living space, a sun room, balcony, private garden and allocated parking. Energy-efficient and easily maintained, these new homes have been finished to Beechcroft Healthihouse™ standards, with features designed to promote a healthy living environment.

Owners at Abbey Mill Place also benefit from an estate management service, a communal lounge and luxurious guest suite. A menu of additional services, from hot daily meals to hairdressing, will be available at the neighbouring care home.



## Live life to the full

**Beechcroft is celebrating 40 years of creating award-winning homes in some of the most desirable locations in southern England.**

Beechcroft's Special Projects Division was established in response to a growing demand for outstanding communities with a minimum age for residents of 16 years.

From newly built to meticulously restored properties, each Beechcroft home is energy-efficient, designed, built and finished to the highest standards and features the finest fixtures and fittings.

With an estate management service on hand to handle the day-to-day administration of the development, the maintenance of communal areas and the upkeep of both private gardens and the beautifully landscaped settings, home owners are able to enjoy a relaxed lifestyle – and have peace of mind when 'locking up and leaving'.

Choosing a Beechcroft home also means living in a peaceful community of like-minded people.





# Hampshire – cities and culture, coast and countryside

**Home to two National Parks and a wealth of history and heritage,  
Hampshire offers the perfect blend of city, coast and culture.**

Escape to the New Forest and wander through the ancient woodlands and moorland where ponies and deer roam free. Follow footpaths and bridleways through the wooded hills, secret valleys and wildlife rich heathland of the South Downs. Discover the 155-mile Pilgrim's Trail, which passes through Bishop's Waltham via Portsmouth to St Michael in Normandy.

Explore the beaches, harbours, nature reserves and clifftop walks of this diverse coastline. For a day out with a real 'holiday' feel, take the ferry from Southampton to the Isle of Wight, which offers award-winning beaches, stunning sea views and a whole range of attractions from Ventnor Botanic Gardens to The Garlic Farm.

Soak up a sense of history by heading to the magnificent Cathedral City of Winchester or Portsmouth Historic Dockyard, home to Henry VIII's flagship, The Mary Rose. From the collection of vintage vehicles at Beaulieu National Motor Museum and the literary treasure that is Jane Austen's House at Chawton to Highclere Castle, television's Downton Abbey, there's no shortage of fascinating place to visit.



## **INSPIRED TIME OUT**

New Forest horses and ponies

Winchester Cathedral – South Downs National Park – Portsmouth Historic Dockyard  
Ventnor Botanic Gardens – Beaulieu National Motor Museum – Highclere Castle



**EVERYTHING AT YOUR FINGERTIPS**

Post Office – Medical and Dental Surgeries – Pharmacies – Opticians  
Independent Shops – Local Supermarkets – Boutiques – Cafés – Restaurants – Traditional Pubs  
Social Clubs and Societies – Bowls – Cricket – Tennis – Fitness Classes





# Charm, character and community spirit

**Set in the scenic Meon Valley at the head of the River Hamble, Bishop's Waltham offers everything you'll need – and more.**

The medieval town centre is home to a family butcher, greengrocer, bakery, post office and local supermarkets along with a collection of boutiques, gift shops, jewellery and hardware stores. Medical and dental surgeries are on hand, along with pharmacies, opticians and physiotherapists.

Meeting friends? Call into Josie's or the Anvil Tea Room. Out for the evening? You'll have an enticing mix of restaurants, café bars, bistros and traditional pubs to choose from. Living here, your diary will be brimming with community events. The annual Music Festival brings outdoor performances to the palace grounds, choral concerts are held in St Peter's Church and there's plenty on offer from quiz evenings and firework displays to seasonal and vintage markets.

Bishop's Waltham Social Club is at the heart of the community whilst clubs and societies cater for all interests. You'll find everything from fishing, bowls and gardening to football, cricket and tennis. In addition to the range of fitness classes on offer at the Jubilee Hall, Bishop's Waltham is home to several private gyms and Bitterne Leisure Centre, just a short drive away, offers excellent facilities.





# Enjoy more of everything

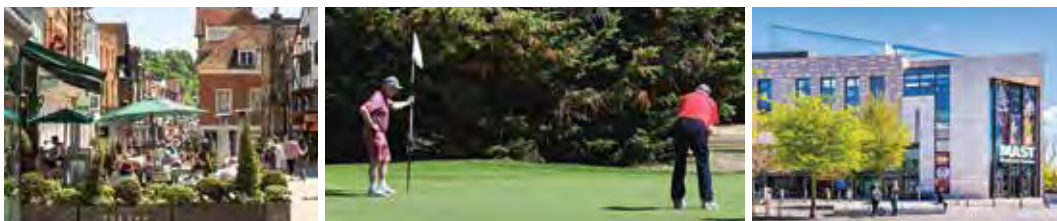
**With Southampton and Winchester within easy driving distance, you'll be able to enjoy more of everything.**

Southampton may be a popular departure point for cruises – but it's so much more. Ocean Village Marina, with its fabulous Harbour Hotel, is surrounded by boutiques, café-bars, restaurants and a cinema. Westquay Shopping Centre is home to over 100 stores, including a John Lewis, as well as a Showcase Cinema and there's also Hedge End Retail Park with over 30 stores, including Next, M&S and Sainsbury's.

Southampton's vibrant Guildhall Square is the city's Cultural Quarter, home to the O2 Guildhall, The Stage Door, SeaCity Museum and a collection of art galleries. The Mayflower Theatre and Mayflower Studios present a diverse range of touring and local productions from musicals to dance, drama and comedy.

Winchester, with its winding streets and medieval buildings, offers High Street names, independent retailers and excellent restaurants which take full advantage of the local produce sold at the city's award-winning farmers' markets.

Sports enthusiasts are well catered for. The beautiful River Hamble and the Solent offer a wide range of sailing opportunities – and anyone who loves boats will certainly head to the annual Southampton International Boat Show. For golfers, Meon Valley Hotel, Golf and Country Club offers 27 holes on courses set amidst a stunning oak forest.









## **TAKE YOUR PICK**

Southampton's Ocean Village Marina – Historic Winchester –  
Fine Dining – Shopping – Culture – Award-winning Farmers' Markets –  
Sailing – Golf Courses – Sport & Leisure

# Well connected

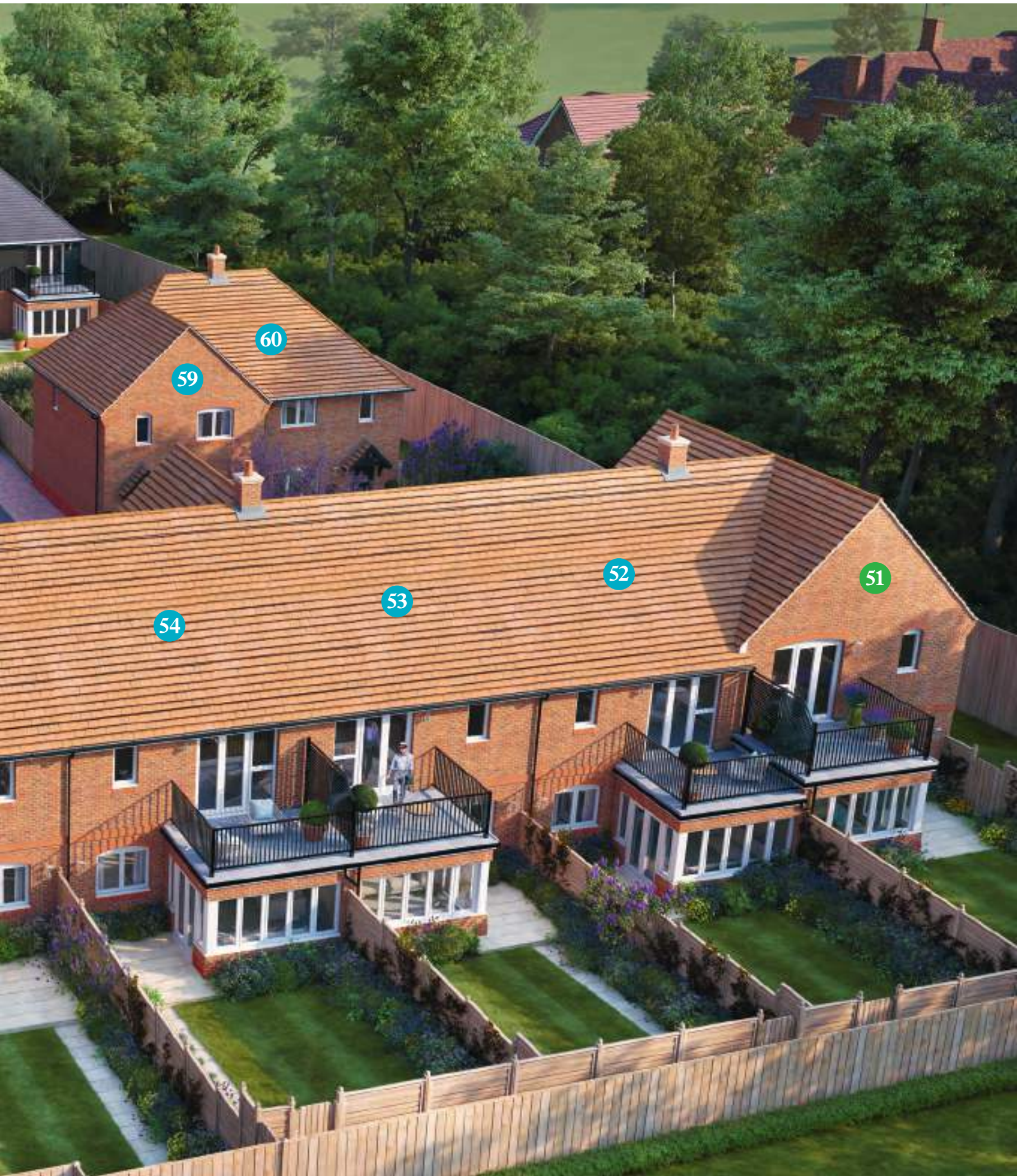
Excellent road links, including access to the M27 and M3, make it easy to reach Southampton's city centre or Southampton airport. The nearest station at Botley provides rail links to Hedge End, Portsmouth Harbour and London Waterloo and there are bus services from Bishop's Waltham to Botley station, Southampton, Eastleigh, Winchester and Fareham.



- |   |   |  |   |  |
|---|---|--|---|--|
| <b>1</b> Sainsbury's Local<br>0.2 miles   | <b>3</b> Shield House Dentistry<br>0.4 miles  | <b>5</b> Boots The Chemist<br>0.4 miles  | <b>7</b> Bishop's Waltham Surgery<br>0.5 miles  | <b>9</b> Library<br>0.6 miles  |
| <b>2</b> Saxby's Eye Care Opticians<br>0.3 miles  | <b>4</b> The Co-op<br>0.4 miles   | <b>6</b> Post Office<br>0.4 miles  | <b>8</b> St Peter's Church<br>0.5 miles   |  Nearest bus stops              |
|  Botley Railway Station<br>3.5 miles |  Southampton city centre<br>10.9 miles |  Portsmouth Harbour<br>From 30 mins |  London Waterloo<br>From 90 mins |  Southampton Airport<br>9 miles |

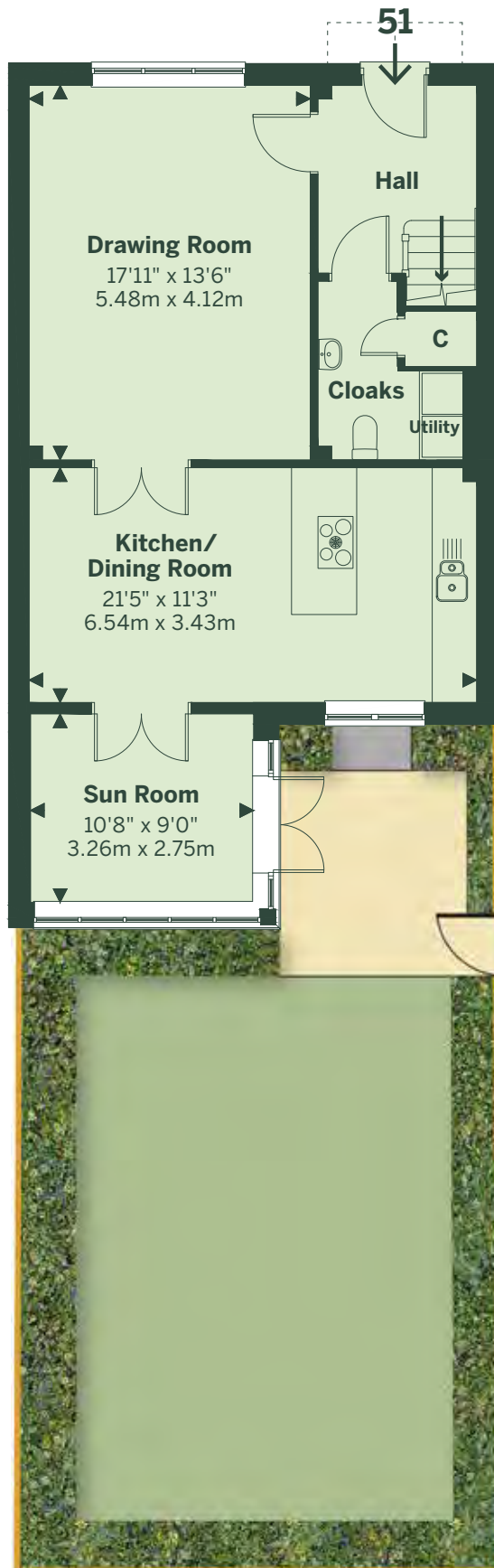
All times and distances are approximate only. Local distances are from the development entrance on Station Road and taken from Google. Driving distances are taken from the AA route map website using the sat nav postcode. Train times are fastest journey times from Botley Station – thetrainline.com



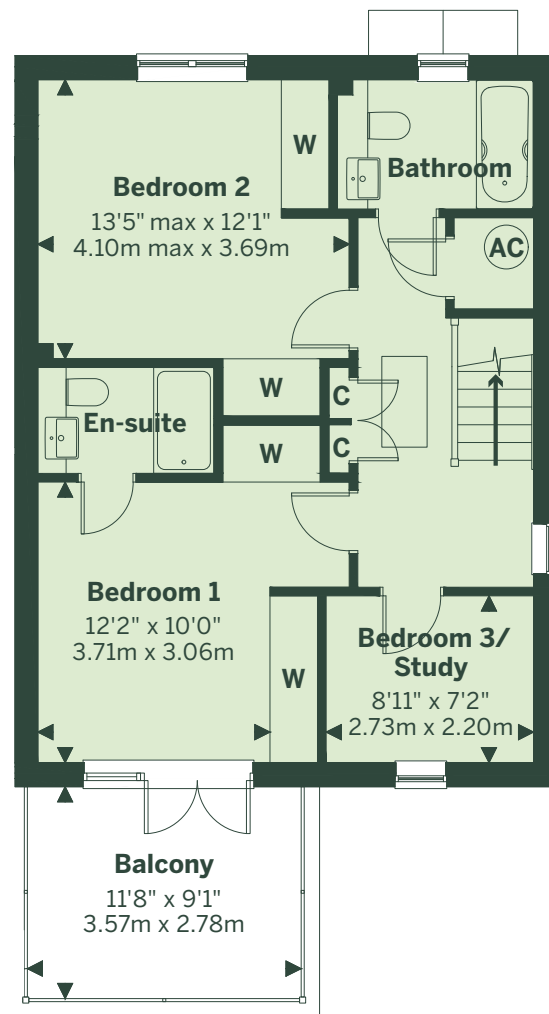


# 51 Abbey Mill Place

Three-bedroom house with sun room, balcony, terrace and garden



Ground Floor

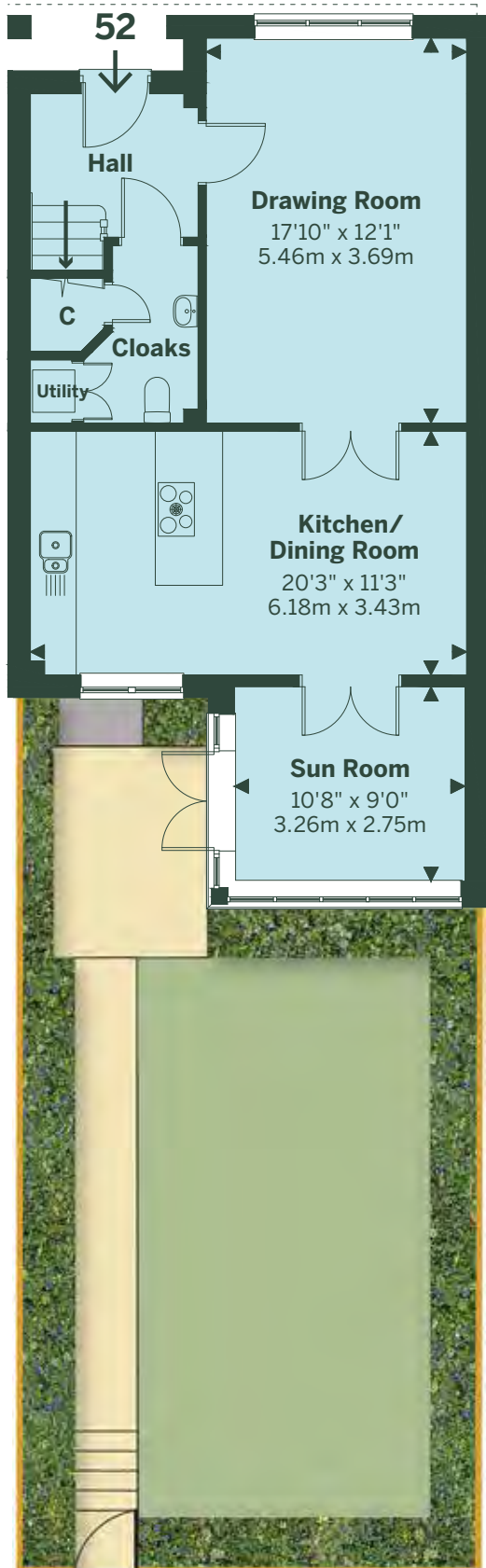


First Floor

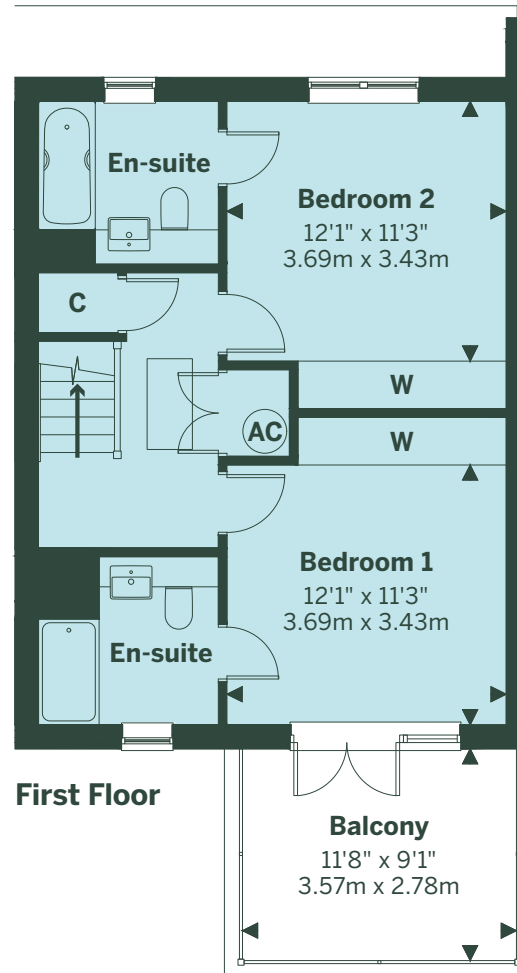


# 52 Abbey Mill Place

Two-bedroom house with sun room, balcony, terrace and garden

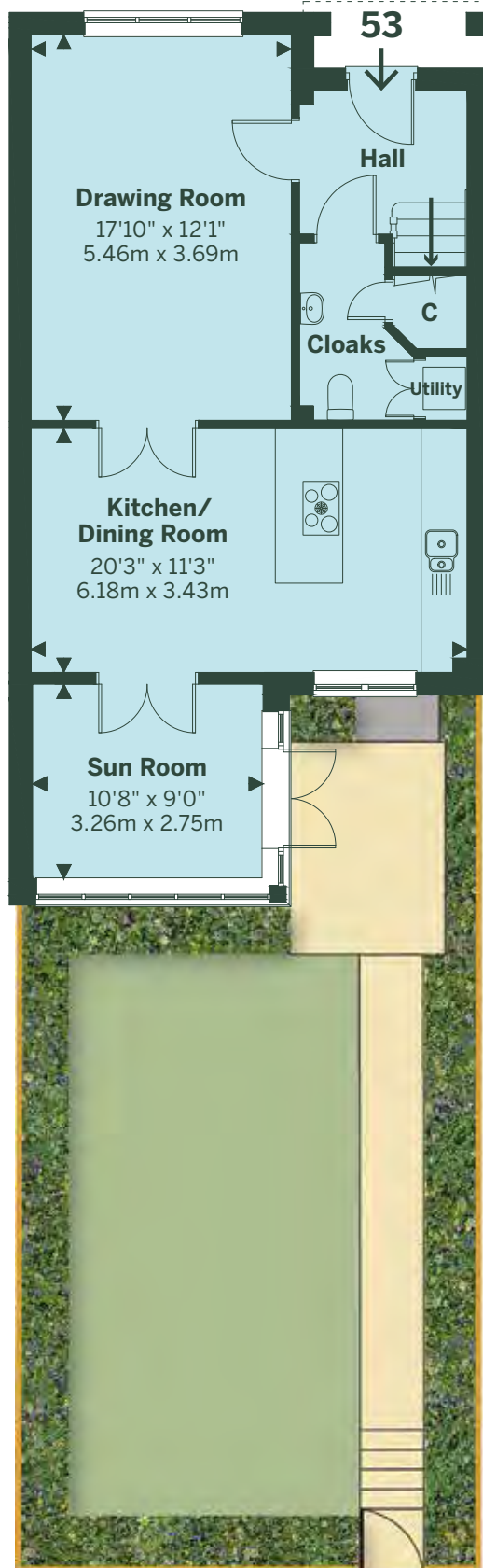


Ground Floor

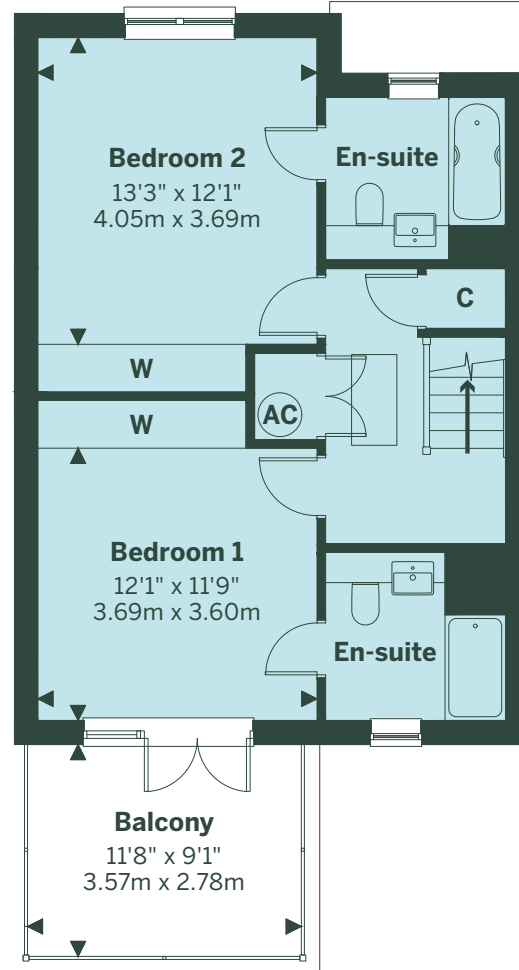


# 53 Abbey Mill Place

Two-bedroom house with sun room, balcony, terrace and garden



Ground Floor



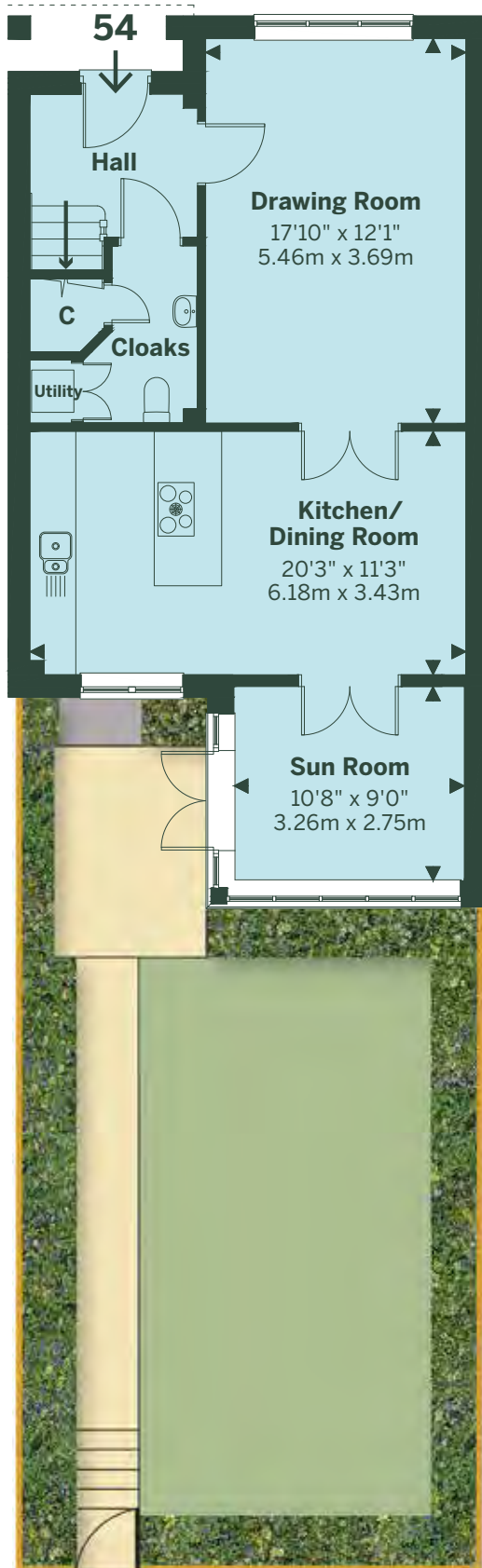
First Floor



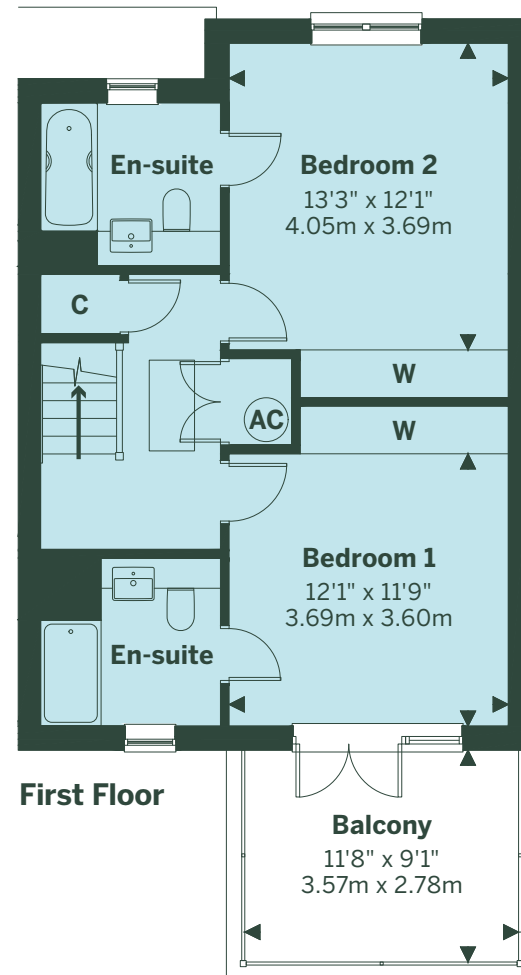


# 54 Abbey Mill Place

Two-bedroom house with sun room, balcony, terrace and garden

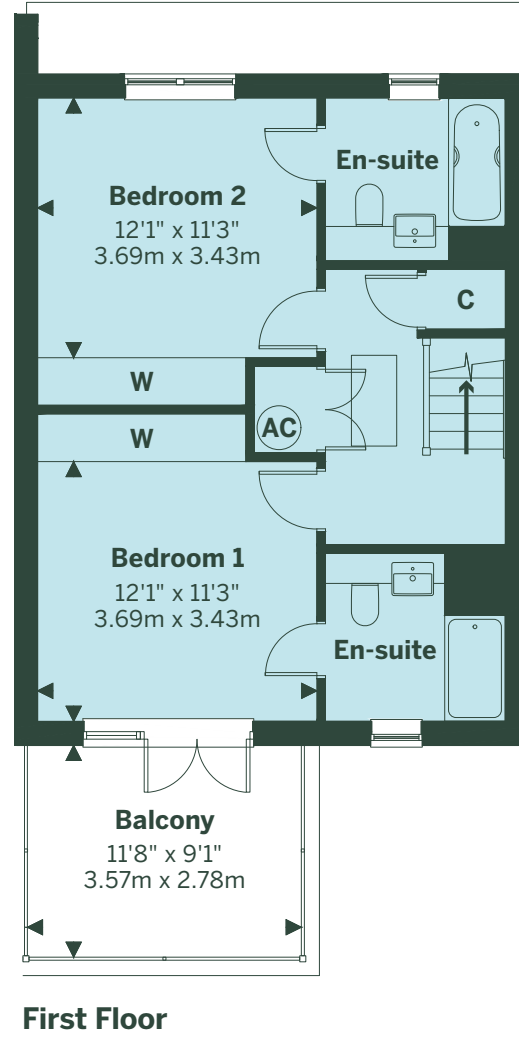
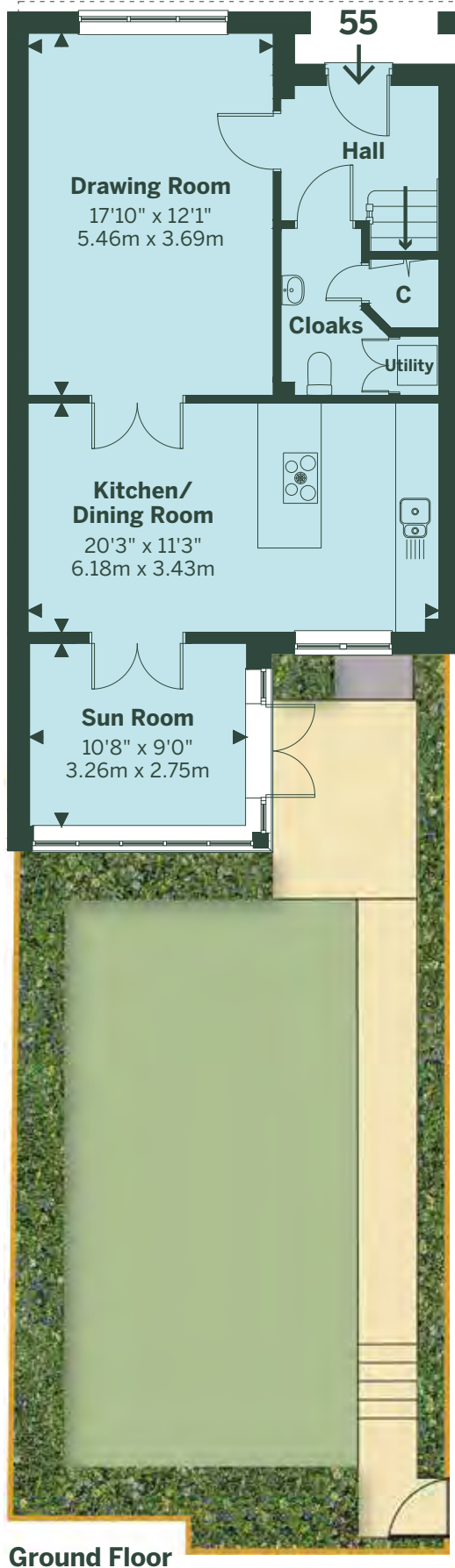


Ground Floor



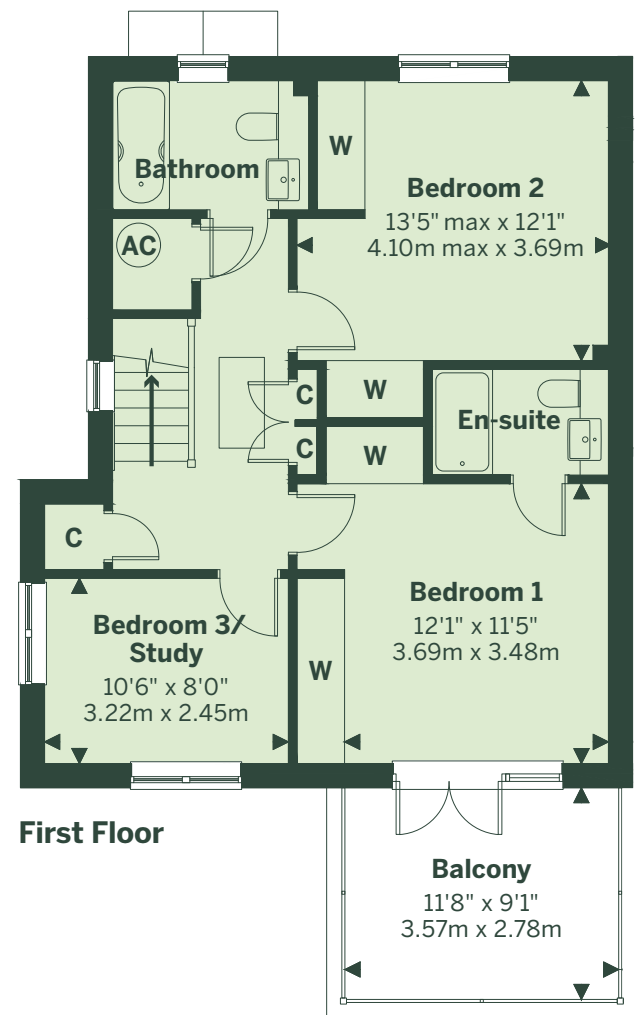
# 55 Abbey Mill Place

Two-bedroom house with sun room, balcony, terrace and garden



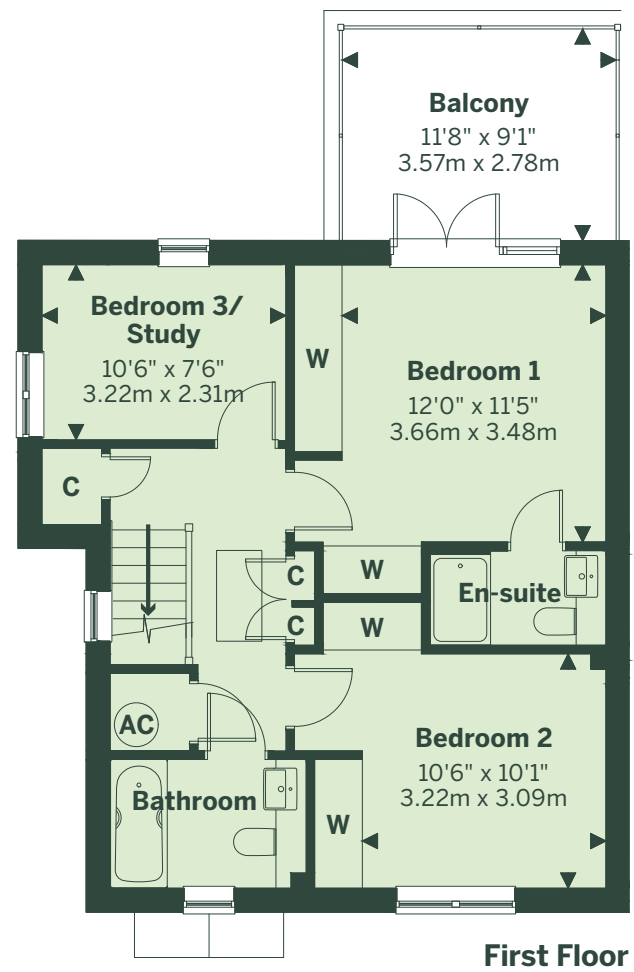
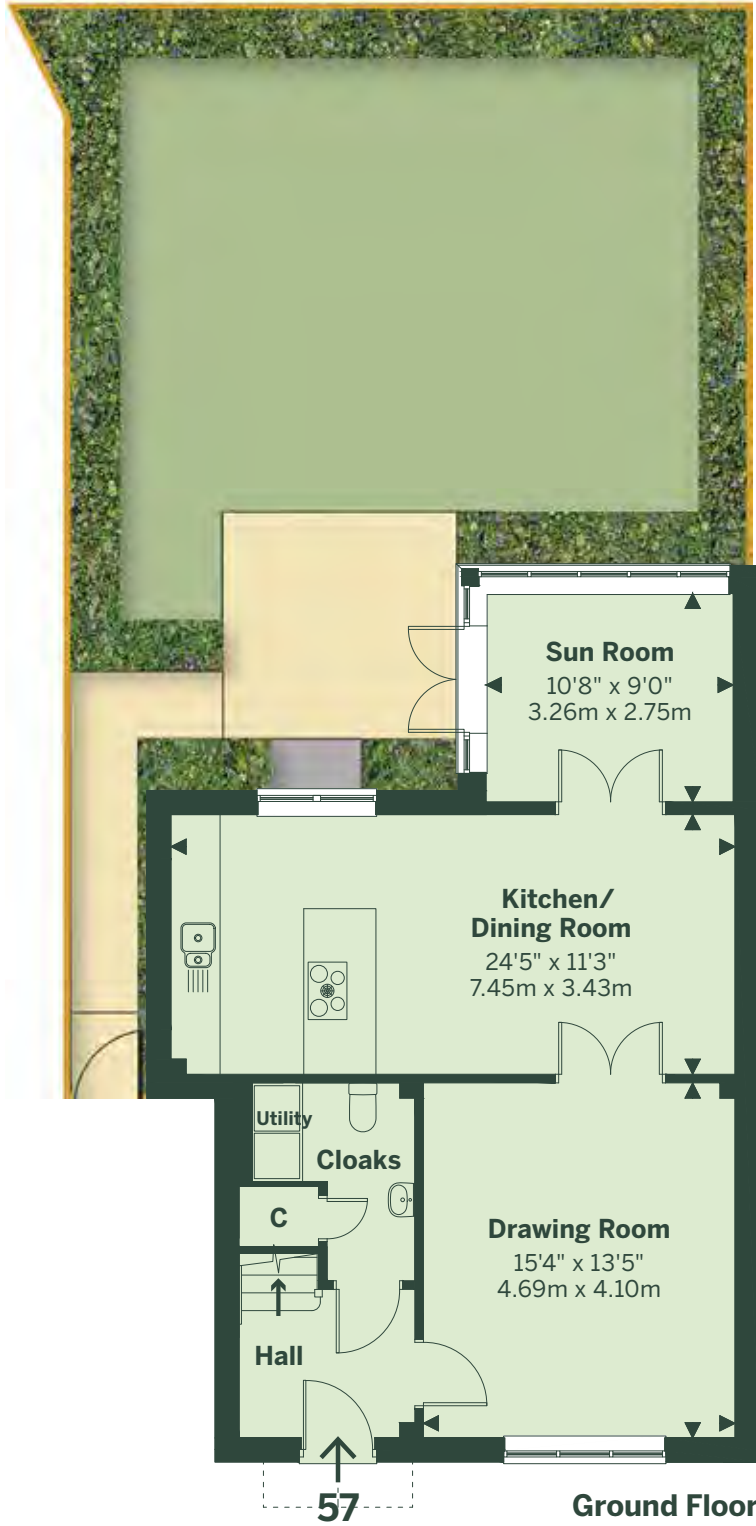
# 56 Abbey Mill Place

Three-bedroom house with sun room, balcony, terrace and garden



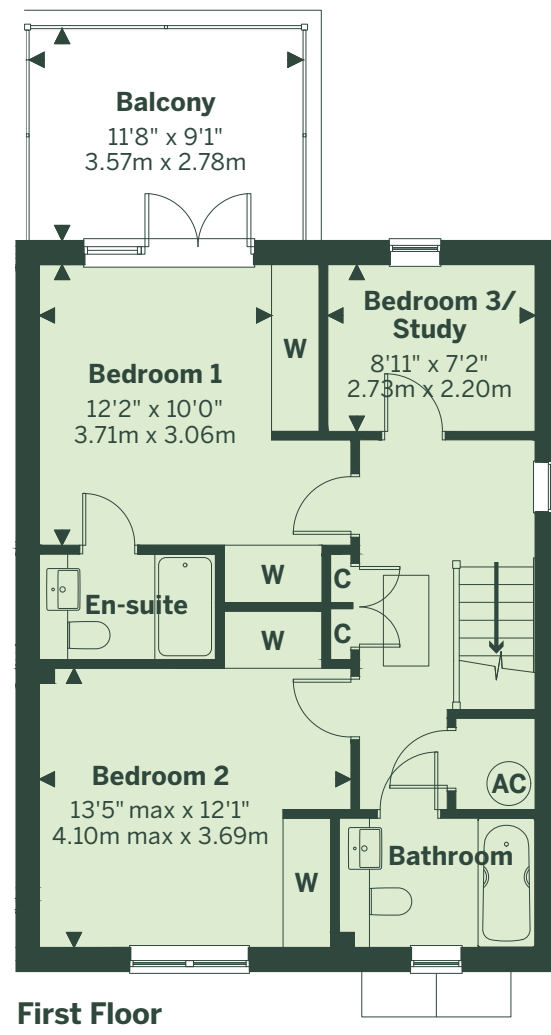
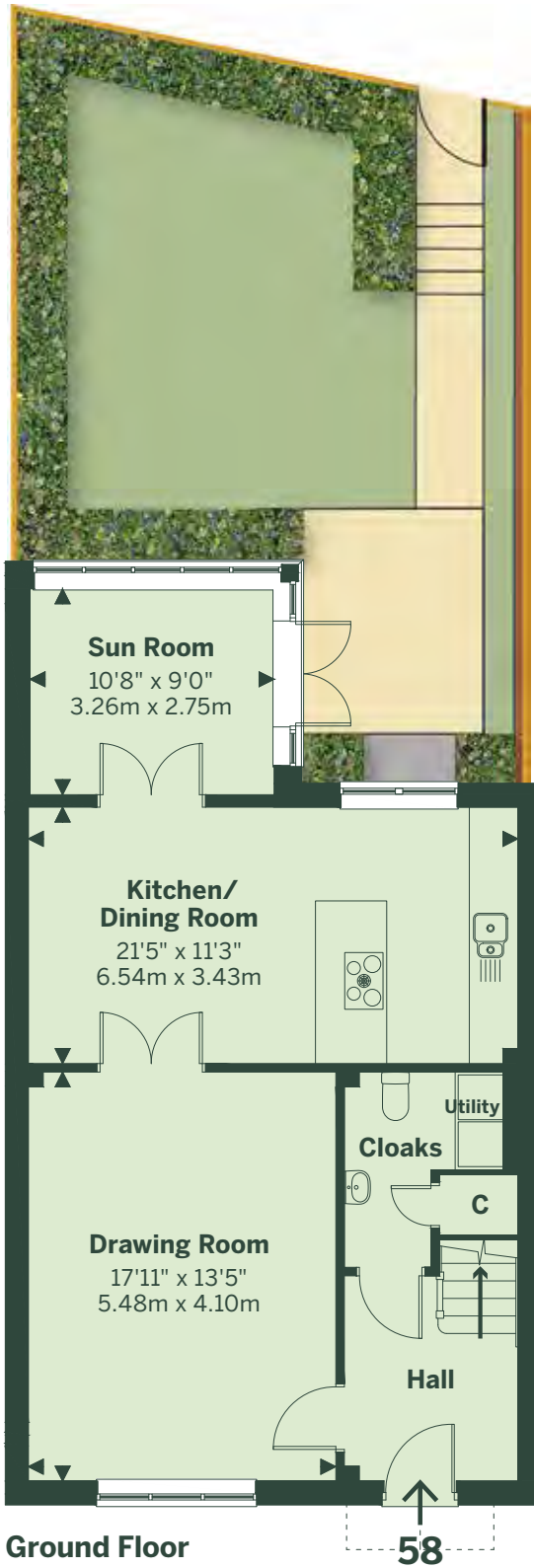
# 57 Abbey Mill Place

Three-bedroom house with sun room, balcony, terrace and garden



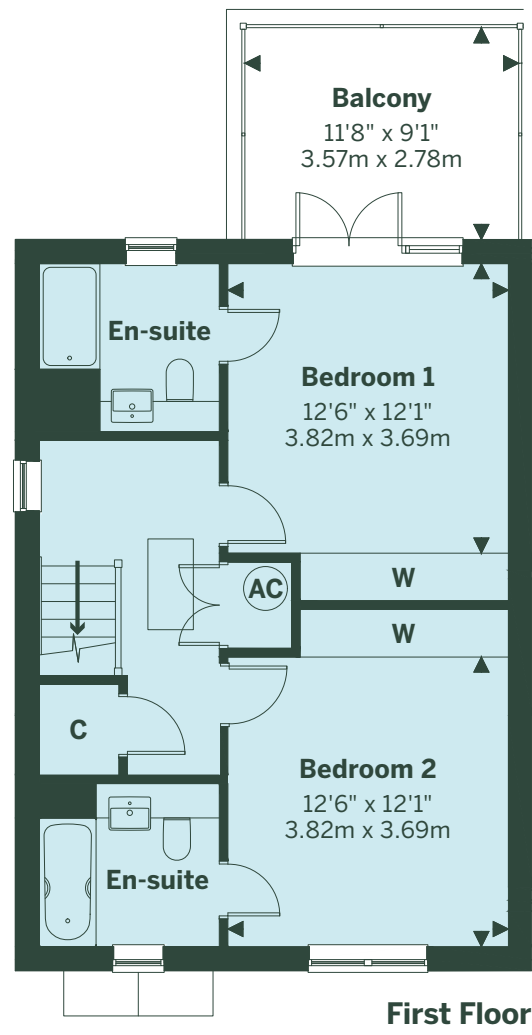
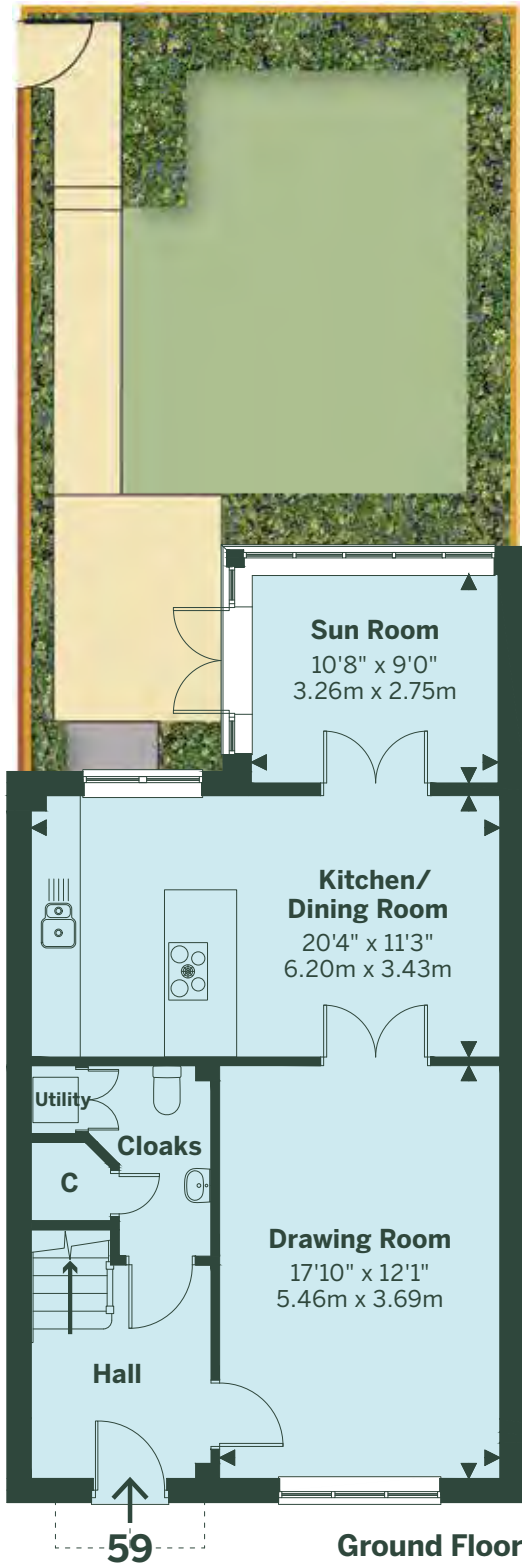
# 58 Abbey Mill Place

Three-bedroom house with sun room, balcony, terrace and garden



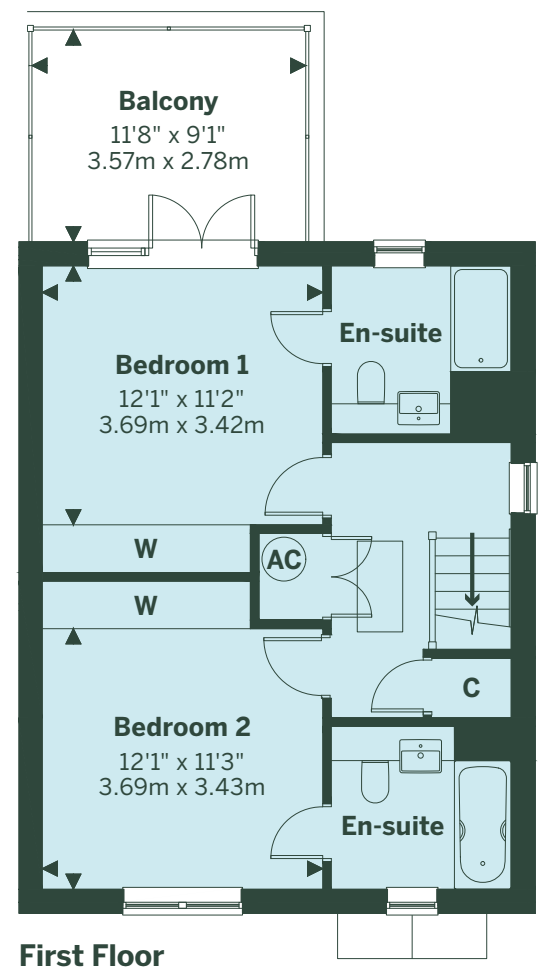
# 59 Abbey Mill Place

Two-bedroom house with sun room, balcony, terrace and garden



# 60 Abbey Mill Place

Two-bedroom house with sun room, balcony, terrace and garden

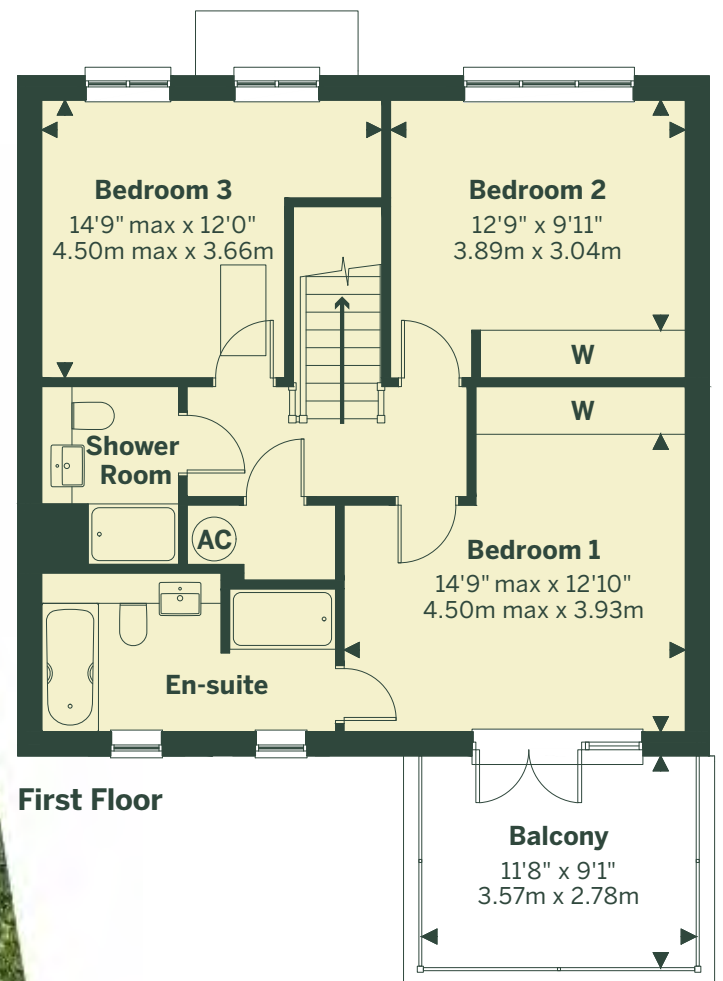


# 61 Abbey Mill Place

Four-bedroom house with sun room, balcony, terrace and garden



Ground Floor



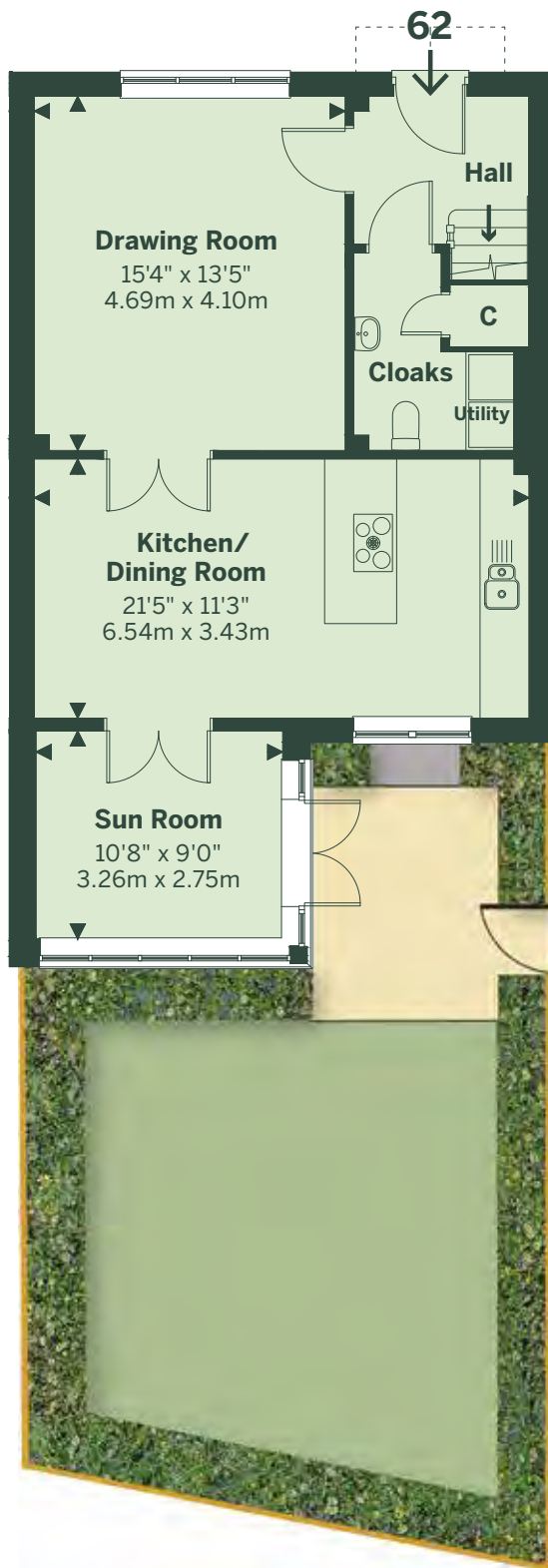
First Floor



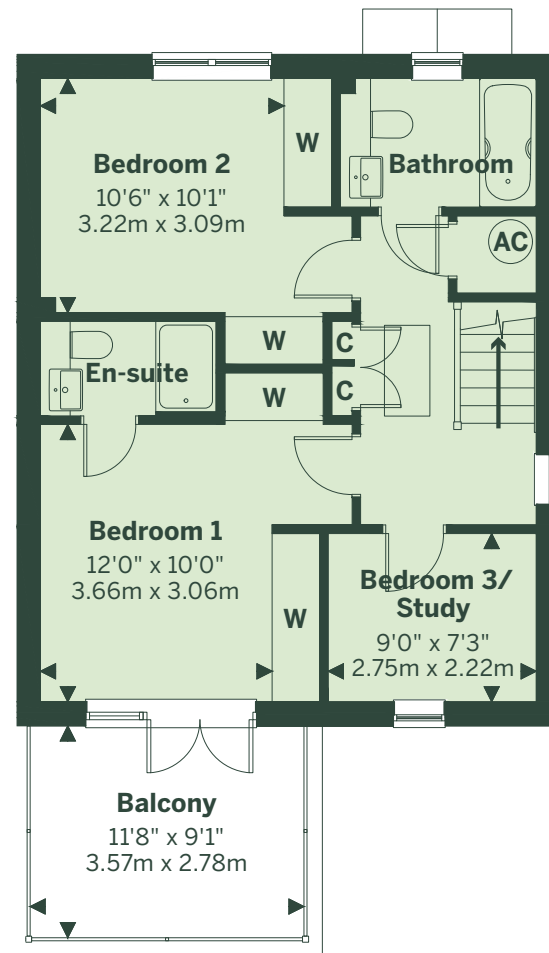


# 62 Abbey Mill Place

Three-bedroom house with sun room, balcony, terrace and garden



Ground Floor



First Floor

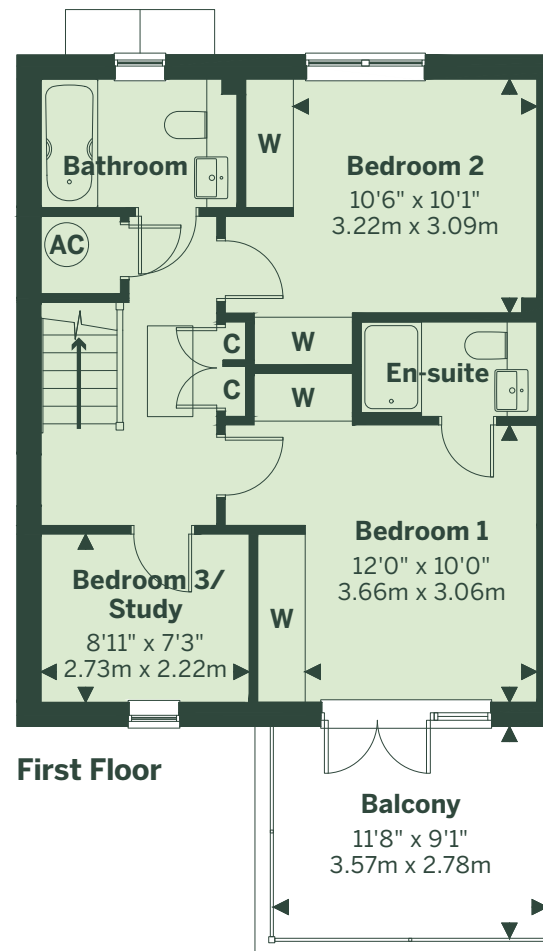


# 63 Abbey Mill Place

Three-bedroom house with sun room, balcony, terrace and garden

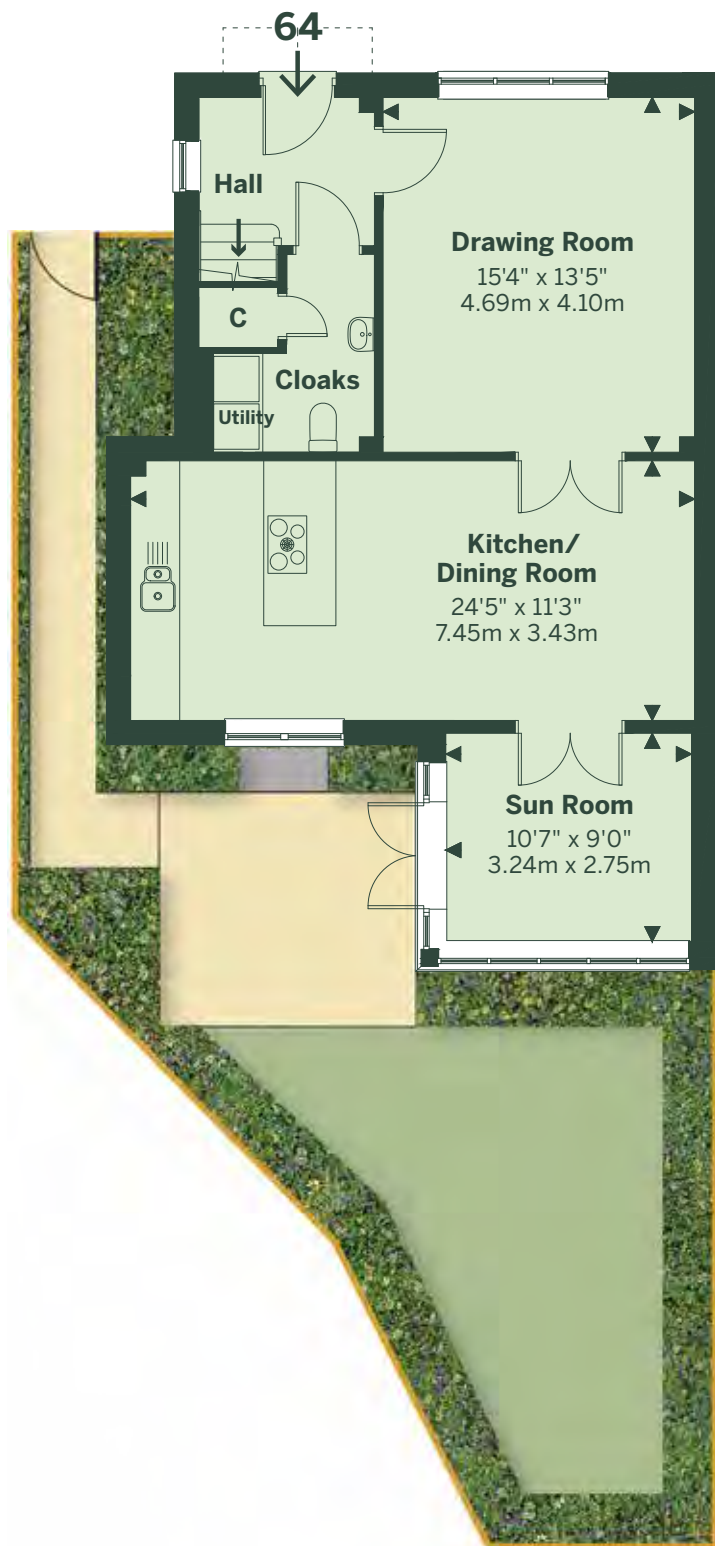


Ground Floor

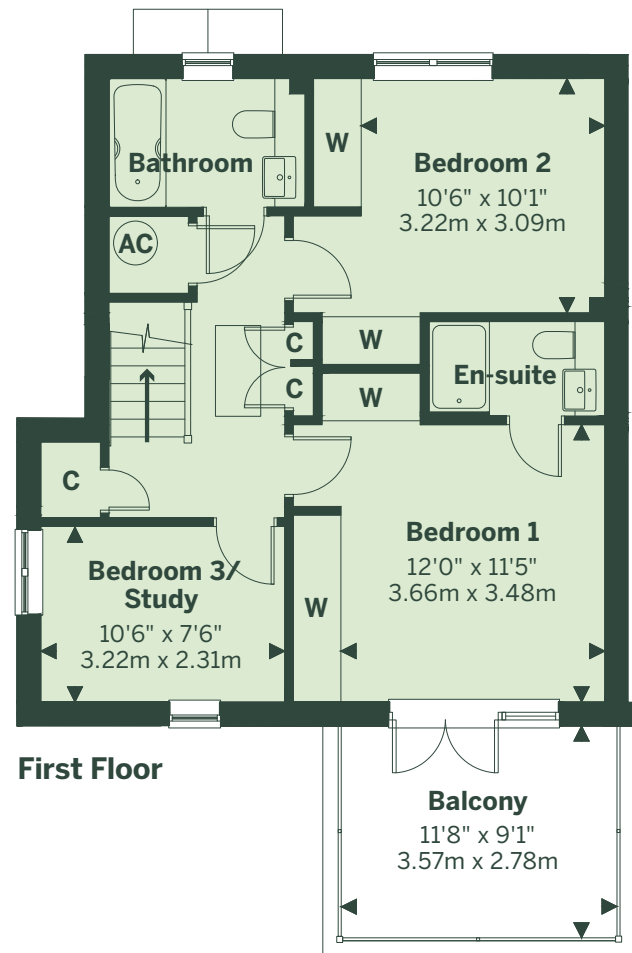


# 64 Abbey Mill Place

Three-bedroom house with sun room, balcony, terrace and garden

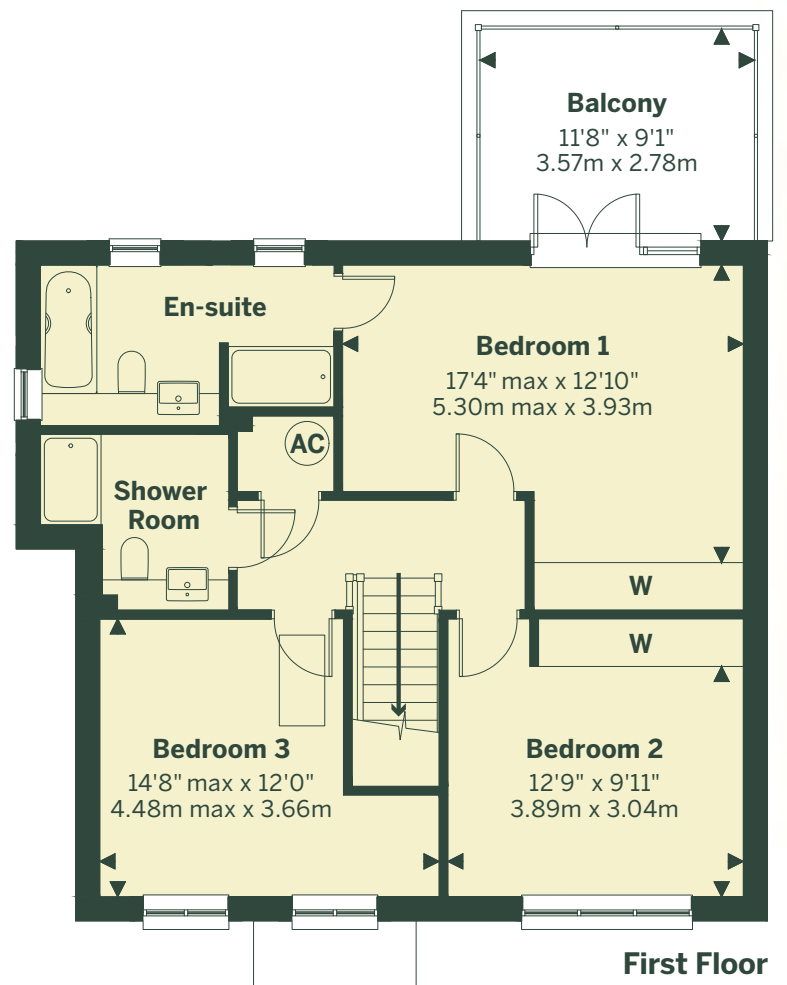


Ground Floor



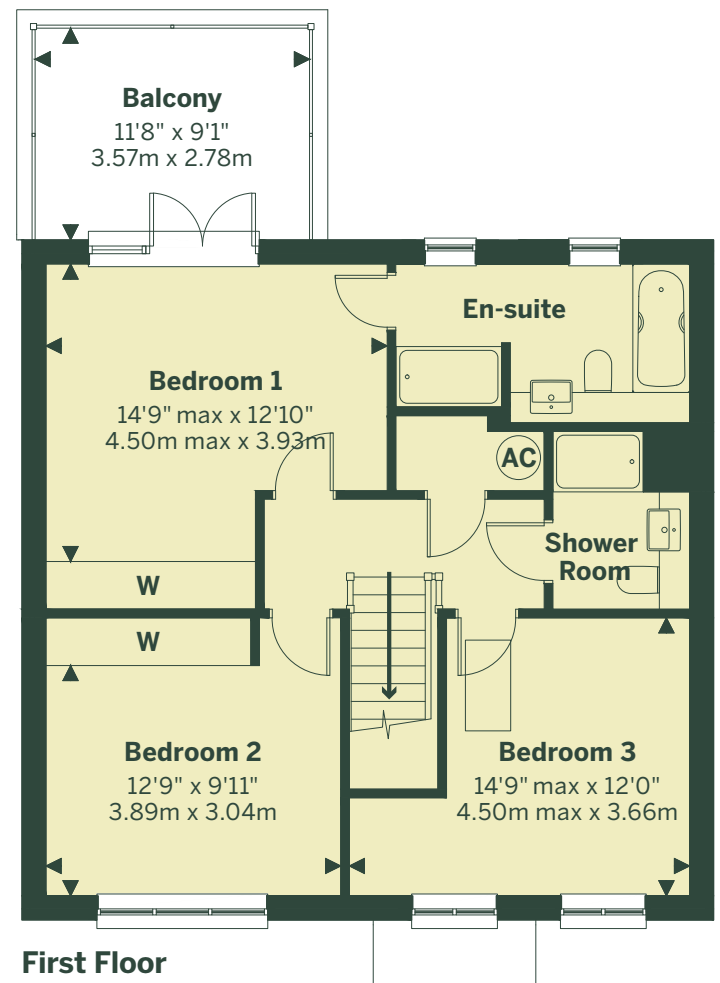
# 65 Abbey Mill Place

Four-bedroom house with sun room, balcony, terrace and garden



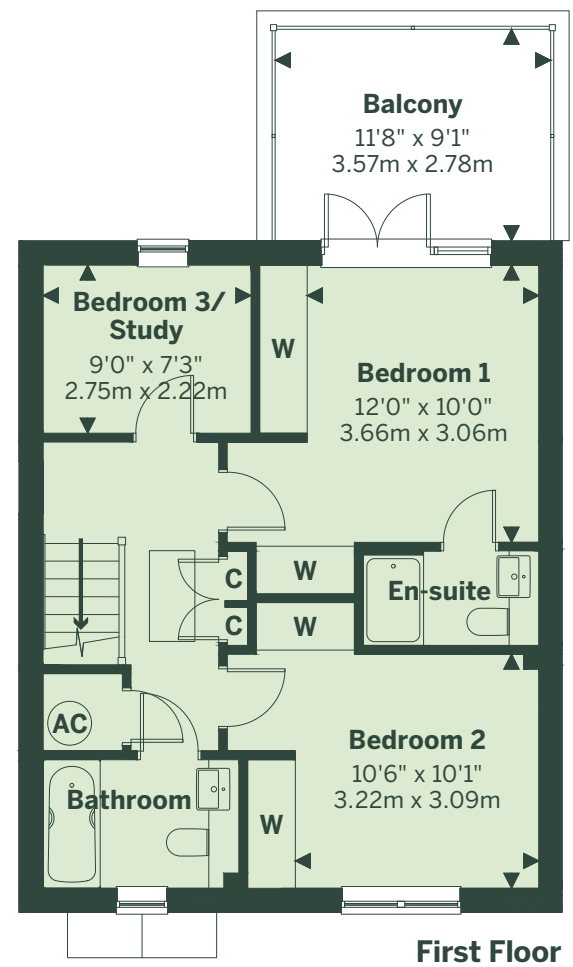
# 66 Abbey Mill Place

Four-bedroom house with sun room, balcony, terrace and garden



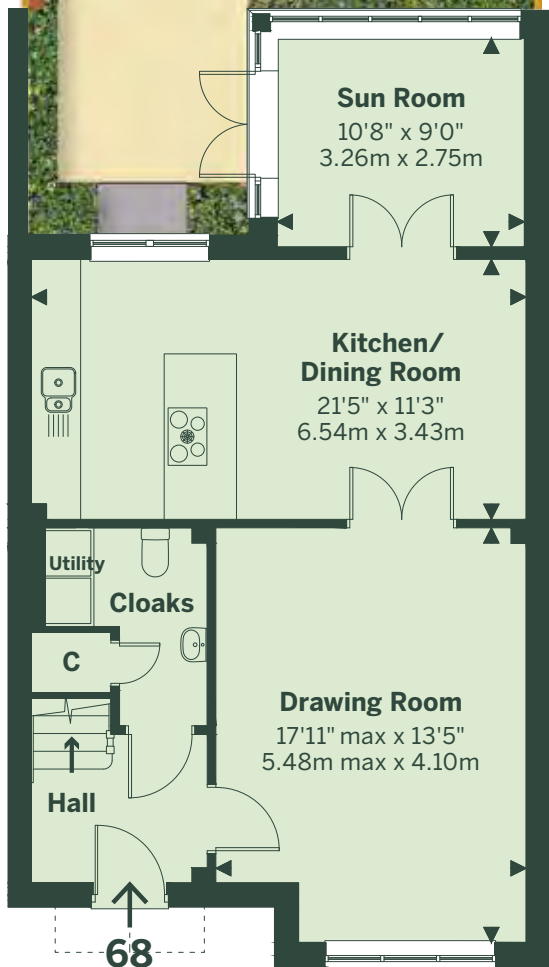
# 67 Abbey Mill Place

Three-bedroom house with sun room, balcony, terrace and garden

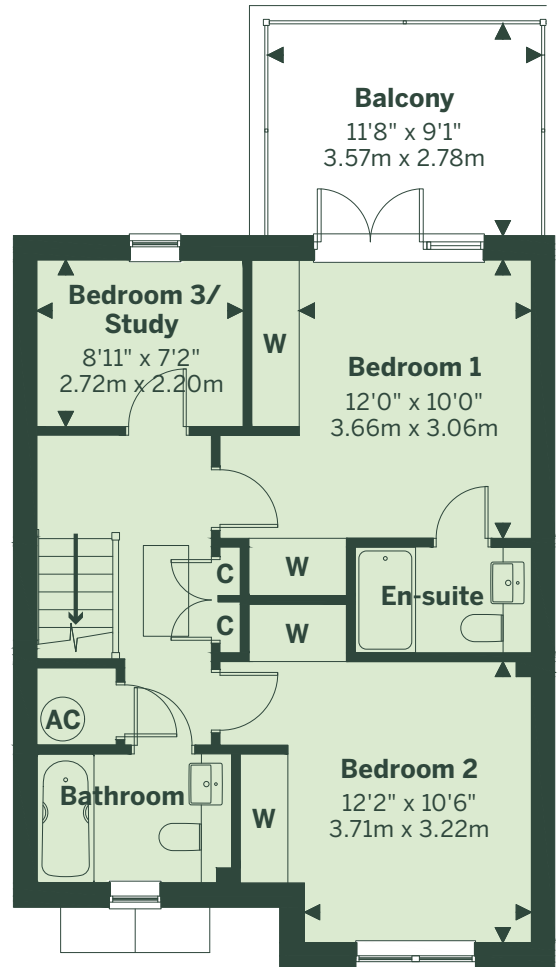


# 68 Abbey Mill Place

Three-bedroom house with sun room, balcony, terrace and garden



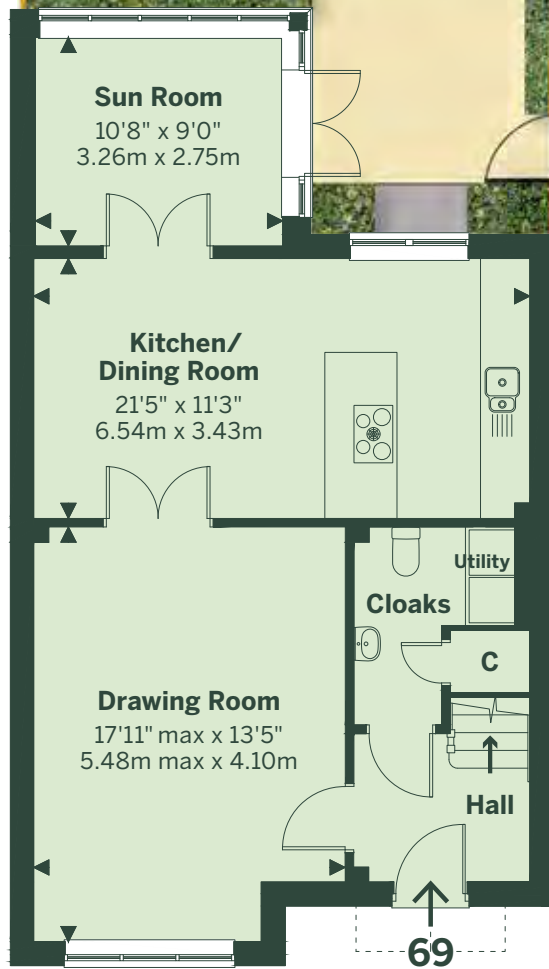
Ground Floor



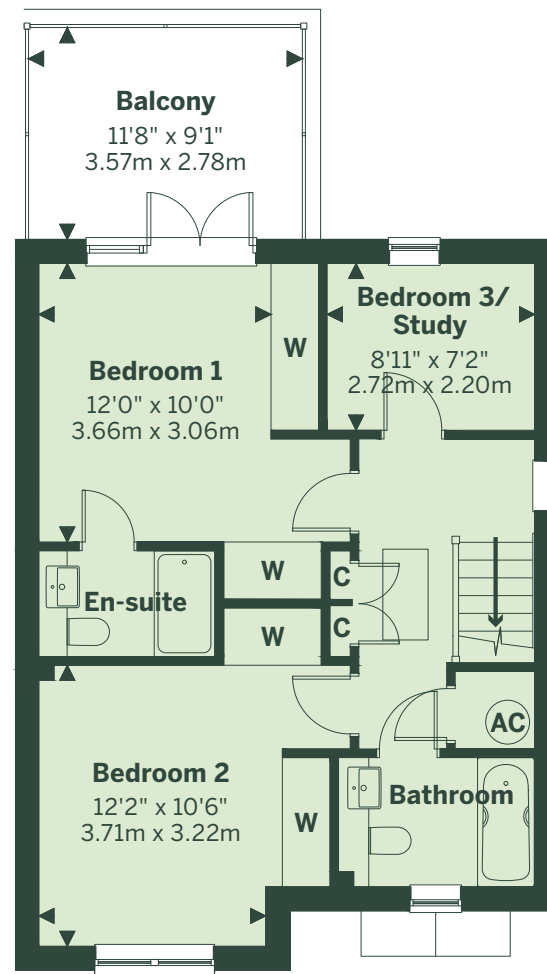
First Floor

# 69 Abbey Mill Place

Three-bedroom house with sun room, balcony, terrace and garden



Ground Floor



First Floor


















**The benefits at a glance**

From energy efficiency to exquisite landscaping, each carefully crafted Beechcroft home comes with a range of features designed to free you up to enjoy life.



-  Close to local shops & services
-  Easy access to local transport links
-  Warranty
-  High energy efficiency
-  Landscaped gardens
-  Pet-friendly
-  Allocated parking
-  Electric car charging points\*
-  High-quality specification
-  Security alarms to all homes
-  Estate Manager
-  Private terraces, balconies and gardens
-  Healthihouse™

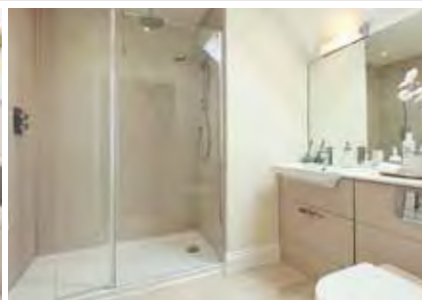
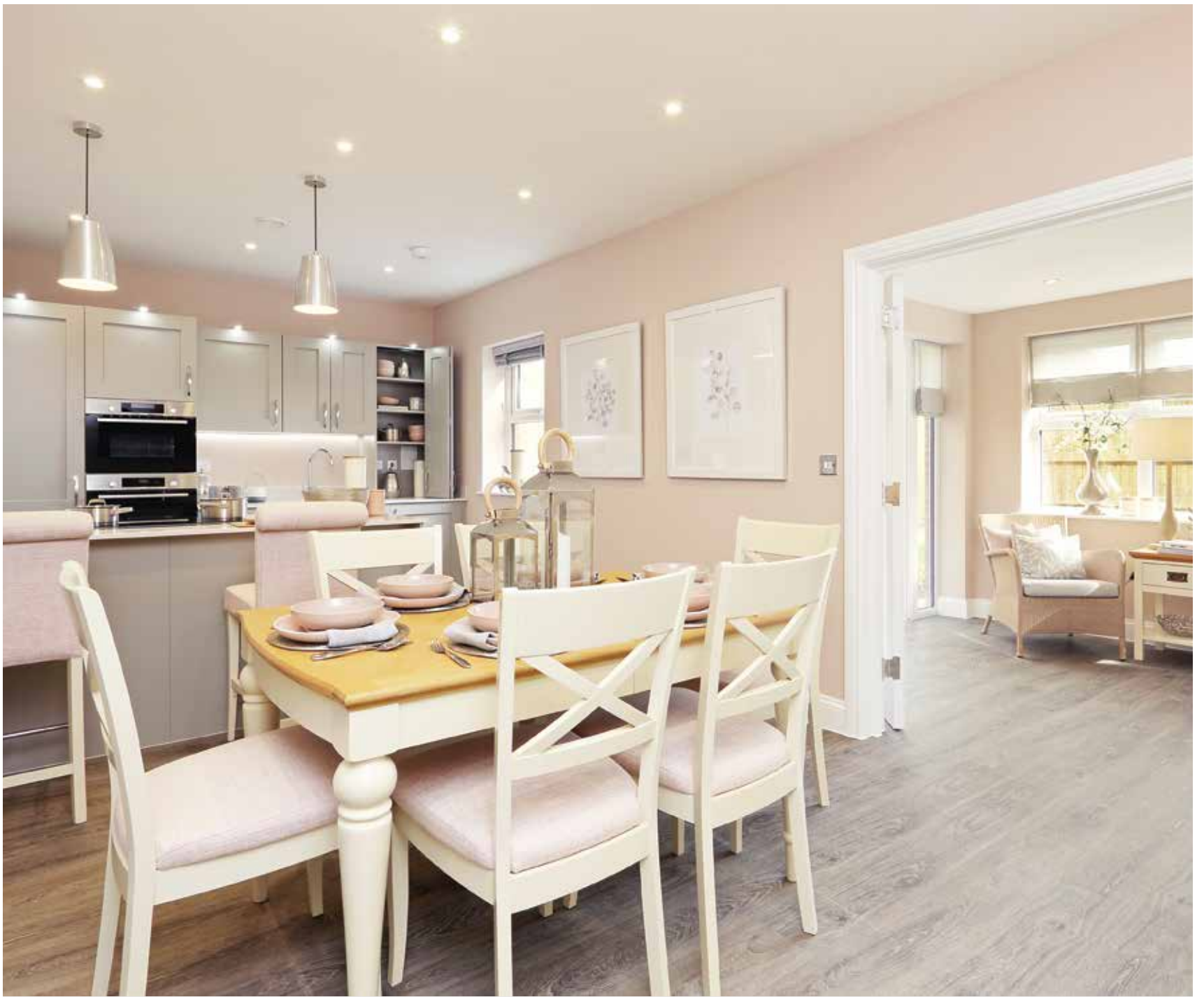
\* Speak to sales advisor



## Enjoy more

We build more into our homes in every way.  
More space, more light, more luxury, more style –  
from the fixtures and fittings to the finishing touches.





Images are of other similar Beechcroft homes





Images are of other similar Beechcroft homes

# The specifications

While each Beechcroft development is unique, they all share the same uncompromising commitment to quality.

You can look forward to beautiful spaces that function like a dream, thanks to our meticulous attention to detail and our investment in the best materials, fixtures and fittings.



Stone surfaces complement the interior designed kitchens

Easy-to-clean bathroom wall panelling provides a hygienic alternative to tiling and grout

Stone surround with wood burning effect electric fire

## Kitchens

- Stone surfaces, matching upstands and splash backs complement the interior designed kitchens. Non-porous stone surfaces provide easy-clean, hygienic and antimicrobial protection to reduce the spread and growth of bacteria, mould and mildew
- Laminate surfaces in utility rooms where appropriate
- A BORA Puru induction hob with integral recirculation extractor and full range of integrated appliances by Bosch including a single oven, combination microwave/oven, dishwasher, fridge/freezer and a washing machine and tumble dryer in utility area/room
- Stainless steel sinks in kitchens and utility rooms where appropriate
- Abode Globe Aquifier water filter tap to reduce limescale, organic impurities, chlorine and metals
- Choice of Amtico flooring to kitchens and utility area/room\*

## Bathrooms & shower rooms

- Contemporary white sanitary ware from Villeroy & Boch with AntiBac toilet seats to reduce the growth of bacteria by more than 99.9%
- Mira Flight shower tray contains BioCote® Technology designed to reduce bacteria and mould growth by up to 99.9%
- Hygienic, easy-to-clean wall panelling which provides an alternative to tiling and without the need for grout
- Fitted vanity units to bathrooms, shower rooms, en-suites and cloakrooms
- Stone surfaces in bathrooms, shower rooms and en-suites
- ‘Vado’ taps and fittings in chrome
- Chrome heated towel rails to bathrooms, shower rooms and en-suites
- Shaver sockets to bathrooms, shower rooms and en-suites
- Choice of Amtico flooring to bathrooms, shower rooms, en-suites and cloakrooms\*
- Mirrors fitted in bathrooms, en-suites and cloakrooms

## Heating & ventilation

- Wet underfloor heating system served by individual air source heat pumps to all houses
- Stone surround with wood burning effect electric fire
- Double glazed UPVC windows
- Whole house ventilation system to new houses providing filtered air to all principle living rooms, removing odours, aiding respiration and keeping temperatures consistent resulting in savings on energy bills



\*\* Abbey Mill Place is registered with ICW and offers a 10-year structural warranty with each new home. ICW are a leading UK provider of building warranties for new homes, which ensures that your home has been built to the highest standards. [www.i-c-w.co.uk](http://www.i-c-w.co.uk)

\* Subject to stage of construction  
† Except those windows deemed as means of escape  
Images are indicative only



Low energy pendant lights and LED downlights



Window locks to all windows†



Panelled painted internal doors with polished chrome fittings

#### Lighting, TV & telephone

- Low energy fitment pendant lights
- LED downlights to kitchens, sun rooms, bathrooms, cloakrooms and en-suites where applicable
- Master digital BT box located in understairs cupboard of all houses
- High level TV point in drawing room, kitchen/dining room and bedroom 1
- Fitted TV aerial and wiring for satellite to all houses with outlets to kitchen, drawing room, sun room, bedroom 1 and bedroom 2

#### Security & safety

- Window locks to all windows†
- Security alarm fitted
- Mains operated smoke detectors with battery backup and mains powered Carbon Monoxide detector
- 10 year warranty issued on build completion\*\*

#### Internal fittings

- Panelled painted internal doors with polished chrome handles
- Light switches and door handles with Franchi Safetouch anti-bacterial coating to kill viruses and the spread of bacteria
- Fitted wardrobes to bedroom 1 and bedroom 2
- Cornice to drawing room and hallway
- Coving to all remaining rooms with the exception of kitchens, bathrooms and rooms with sloping ceilings
- Moulded skirtings and architraves
- Choice of carpet colours to drawing room, study, bedrooms, hall and stairs\*

These particulars are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. The descriptions, distances and all other information are believed to be correct, but their accuracy is in no way guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness. Restaurants, shops and other amenities are for information purposes only and not as recommendations. Because the scheme is in the course of construction, we must reserve the right to alter the specifications without notice and substitute materials, equipment or fittings of a similar quality. June 2024



This brochure is printed on paper certified in accordance with the FSC® (Forest Stewardship Council®) and is recyclable and acid-free.

# Built-in peace of mind

From saving you money on bills to lightening the maintenance load, we go the extra mile to build peace of mind into our homes and communities. Here's a bit more about some of the benefits you can look forward to.



## A ready-made community

With your new Beechcroft home comes a vibrant new community full of like-minded people. From bridge nights to garden parties, a round of golf to a chat over coffee, you'll have lots of opportunities to enjoy the things you love with the new friends you'll make.

## Safety & security

All Beechcroft homes are protected by a 10-year warranty which is issued when building is complete. Most apartments have an audio door entry system, and all windows have locks†. Mains-powered smoke and carbon monoxide detectors are fitted in every home, as are security alarms.



## Estate management

Employed by the Beechcroft Foundation, our friendly Estate Managers take care of everyday maintenance and keep a neighbourly eye on homes when owners are away. Apartments are sold on a long lease, houses are freehold, and there is no ground rent payable. All properties can be bought and sold on the open market with no exit fees.

## Pet-friendly

One of the questions we get asked most often is 'Can I bring my pet?' The answer is, of course – pets are beloved companions and part of the family. Many of our homes come with private gardens or terraces, and all our communities are located close to parks and open spaces where dogs can be walked.

† Except those windows deemed as means of escape



# Overall development plan



Drawing not to scale. Landscaping indicative only.



Care Home

Bin/  
Cycle  
Store


Bin/  
Cycle  
Store

Communal  
Lounge  
Guest  
Suite

Estate  
Manager's  
Office

Affordable Housing

Station Road

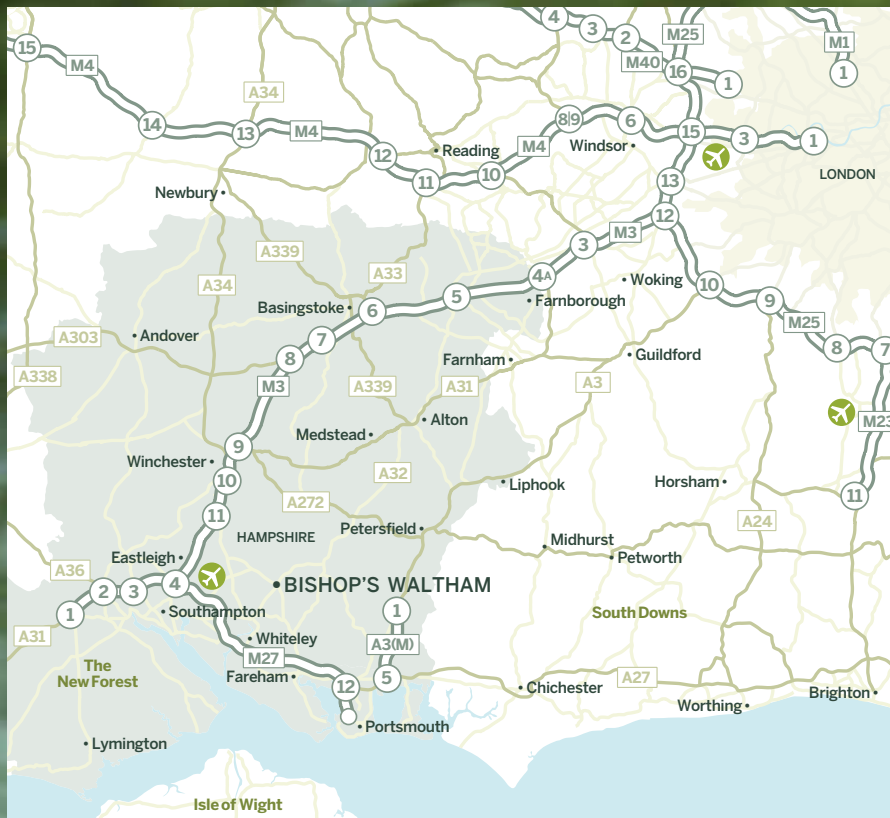


“The people here have been  
so friendly but we respect  
other people’s privacy.

You’re able to stay in your home  
and have a day off from everything  
or you can walk around the grounds  
and soon find someone to chat to.

You never need to be on your own  
if you don’t want to be.”

BEEHCROFT OWNER



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Station Road  
Bishop's Waltham  
Hampshire  
SO32 1DH

01489 537004  
sales@beechcroft.co.uk  
beechcroft.co.uk

Sat Nav Postcode  
SO32 1DH



Beechcroft  
FEEL PERFECTLY AT HOME

