

cobbett gardens

WHITELEY

A stylish development of
two, three and four bed houses
available from Winchester City Council

0% **SHARED
OWNERSHIP**
WINCHESTER





Imagine living here...



**Cobbett Gardens is a new development of affordable
2, 3 and 4 bedroom homes in the emerging
community of North Whiteley.**

Surrounded by countryside and walking trails to explore, Cobbett Gardens is situated between the vibrant leisure, retail and business hub of Whiteley and the picturesque village of Botley in Hampshire. An even wider range of shops are also available in the nearby market town of Fareham.

Cobbett Gardens homes are built to a high specification and energy efficiency standard with parking to each plot, this is a fantastic opportunity to buy a new family home or get that first step on the property ladder.

Greener than ever

Extremely energy efficient homes, developed by Winchester City Council. Each home will be better for the environment, the properties will be AECB (Association for Environment Conscious Building) certified. This means that the homes will have very high levels of insulation, so they will cost less to heat, and they will retain their heat for longer during the colder months.



Right:
The River Hamble

Below Left:
south coast at
Southampton

Below:
Whiteley Pastures



“the most
delightful village
in the world”



About Botley

Described by William Cobbett as “the most delightful village in the world”, Botley is a small historic market town within Hampshire’s Hamble Valley.

Enjoy scenic countryside walks close to Manor Farm, River Hamble Country Park and the River Hamble, the long distance Strawberry Trail, and the picturesque coast of the Solent at Hamble-le-Rice. There are fantastic restaurants, cafes and individual shops, all in a charming historical setting with picturesque surroundings.



Botley Woods

About Whiteley

Whiteley is located in between the vibrant cities of Portsmouth and Southampton and close to the market town of Fareham.

Whiteley offers a wide range of shops and restaurants. Stores are a mix of the best high street names such as M&S, Next, Fat Face and Boots alongside many independent stores. Restaurants include Wagamama, Dean’s Diner, Yo! Sushi, Prezzo, Frankie & Benny’s and independent bistro Montagu’s. There are also many family days out and leisure activities to enjoy.

An excellent infrastructure is in place with a modern and sizeable medical centre including a doctors’ practice and pharmacy, Whiteley is the perfect location for families with children of primary and secondary school ages, boasting a selection of ‘Outstanding’ and ‘Good’ Ofsted-rated schools nearby.



Further afield...

Fantastic transport links are offered by the proximity to the M27, which provides easy access to the historic coastal city of Portsmouth or the popular city of Southampton, plus Botley train station is 11 minutes from Cobbett Gardens with regular services to London Waterloo, Cosham, Portsmouth and Southampton.

Botley by Train...

to London 1 hour 34 minutes

to Portsmouth 34 minutes

to Winchester 20 minutes

Cobbett Gardens by Car...

to Botley 5 mins 1.7 miles

to Whiteley 12 mins 4.2 miles

to Southampton 23 mins 8.4 miles

to Portsmouth 24 mins 14.8 miles

Site Plan

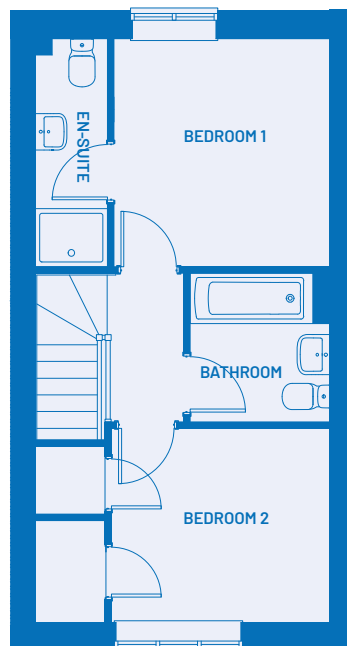
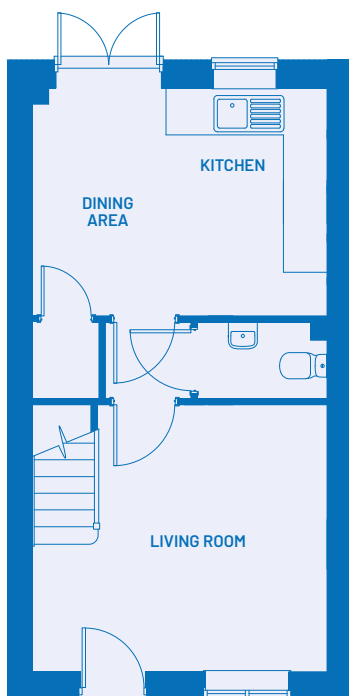




Hardwick

2 bedroom house

PLOTS 431 432 433 434 435 442 443 445 450



KITCHEN/DINING AREA

13'6" x 10'5" 4.13m x 3.18m

LIVING ROOM

13'6" x 12'2" 4.13m x 3.71m

BEDROOM 1

10'5" x 9'10" 3.18m x 3.01m

BEDROOM 2

10'4" x 8'10" 3.15m x 2.71m

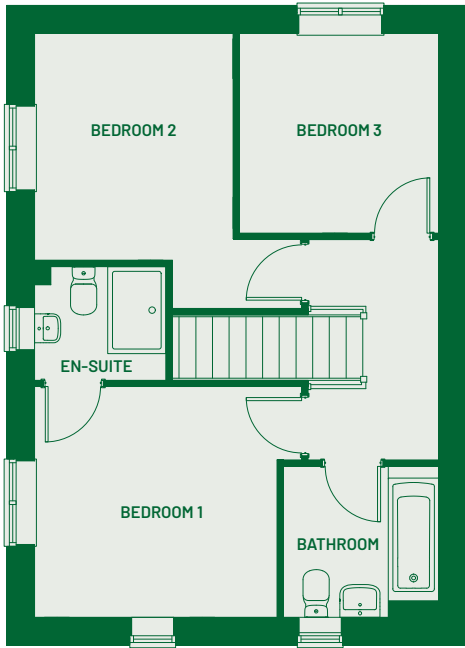
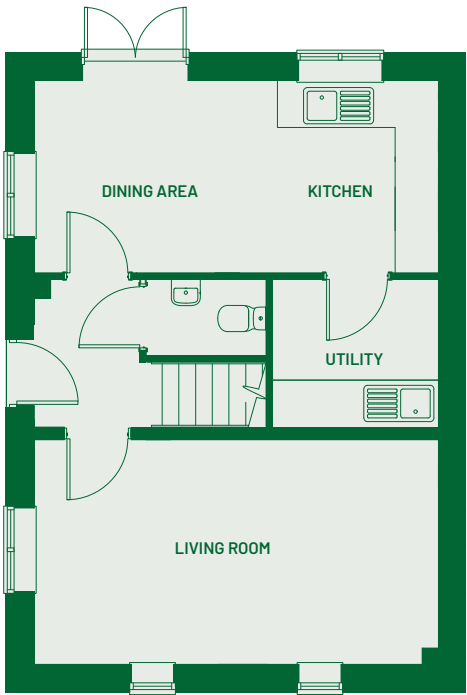
Layout for plots 432, 433, 434, 435, 443, 445, 450 is as shown. Plots 431 and 442 are the same, but handed.



Mountford

3 bedroom house

PLOTS **424** **427** **444** **451**



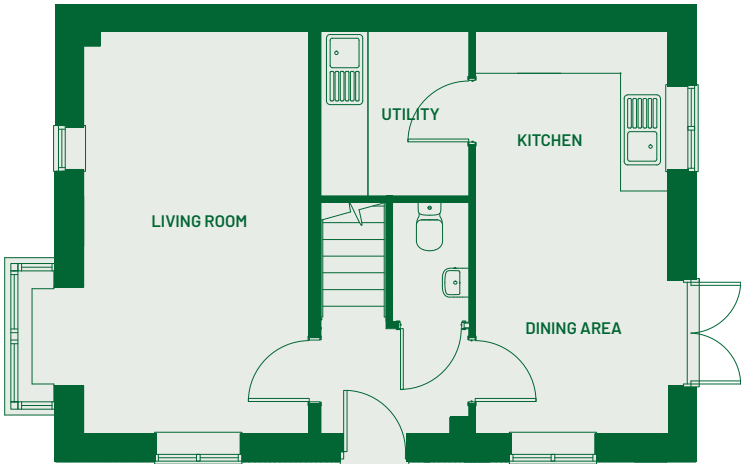
KITCHEN/DINING AREA	
18'6" x 8'9"	5.64m x 2.69m
LIVING ROOM	
18'6" x 10'4"	5.64m x 3.16m
BEDROOM 1	
12'2" x 10'6"	3.71m x 3.21m
BEDROOM 2	
12'6" x 9'0"	3.82m x 2.76m
BEDROOM 3	
9'1" x 9'1"	2.79m x 2.79m

Layout for plots 424 and 444 is as shown.
Layout for plot 427 and 451 is the same,
but handed.

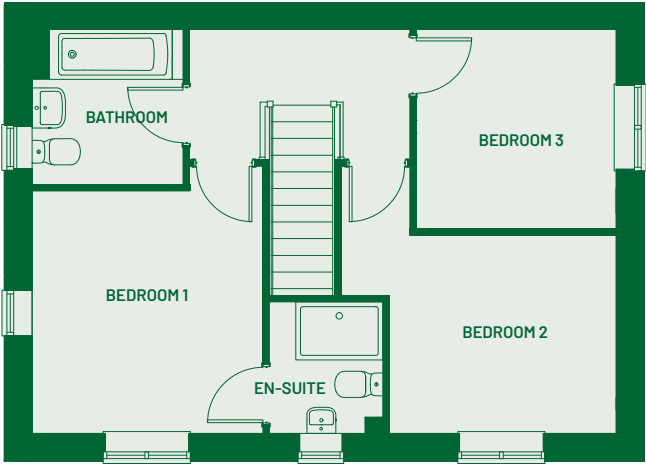
Mountford A

PLOTS 430 441

Layout for plot 441 is as shown.
Layout for plot 430 is the same, but handed.

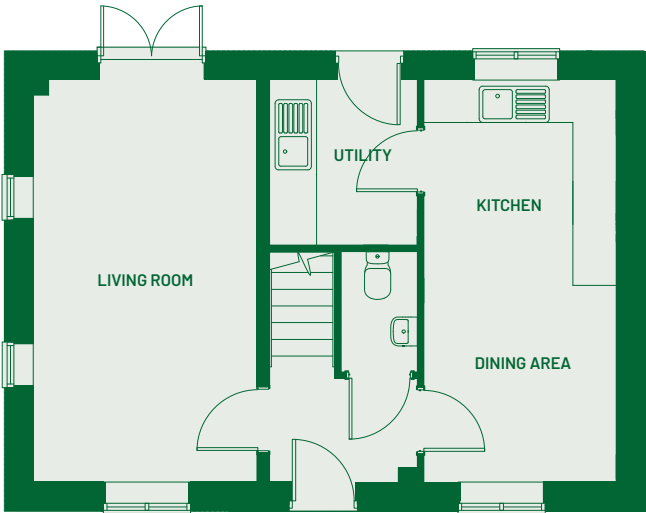


KITCHEN/DINING AREA	18'5" x 8'9"	5.62m x 2.69m
LIVING ROOM	18'5" x 10'4"	5.62m x 3.16m
BEDROOM 1	12'2" x 10'5"	3.72m x 3.20m
BEDROOM 2	12'6" x 9'0"	3.82m x 2.76m
BEDROOM 3	9'1" x 9'1"	2.79m x 2.79m

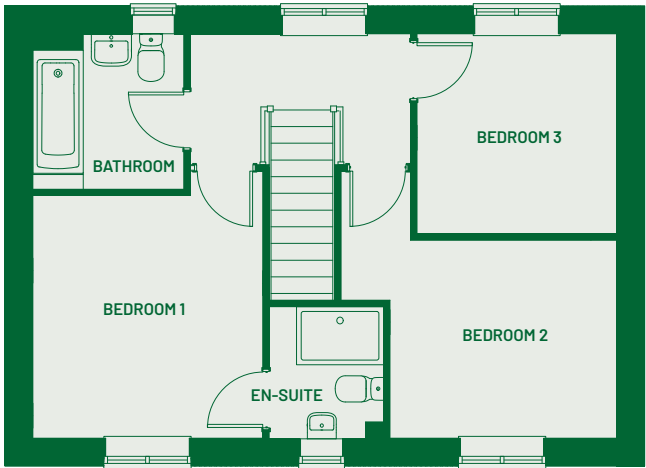


W Mountford

PLOT 452



KITCHEN/DINING AREA	18'5" x 8'9"	5.63m x 2.69m
LIVING ROOM	18'5" x 10'4"	5.63m x 3.16m
BEDROOM 1	12'2" x 10'5"	3.71m x 3.20m
BEDROOM 2	12'6" x 9'0"	3.83m x 2.76m
BEDROOM 3	9'1" x 9'1"	2.79m x 2.79m





Eveleigh

3 bedroom house

PLOTS 425 426 428 429 437 438 440 455



KITCHEN/DINING	16'6" x 10'6"	5.03m x 3.22m
LIVING ROOM	15'9" x 9'5"	4.81m x 2.88m
BEDROOM 1	14'8" x 9'2"	4.48m x 2.80m
BEDROOM 2	11'7" x 9'2"	3.55m x 2.80m
BEDROOM 3	10'6" x 7'0"	3.22m x 2.15m

Layout for plots 428, 437 and 455 is as shown. Plots 429, 438, 440 are the same but handed.

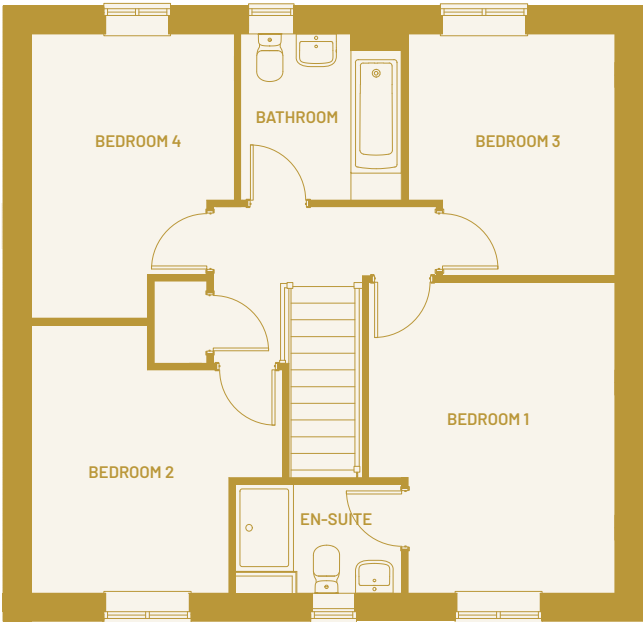
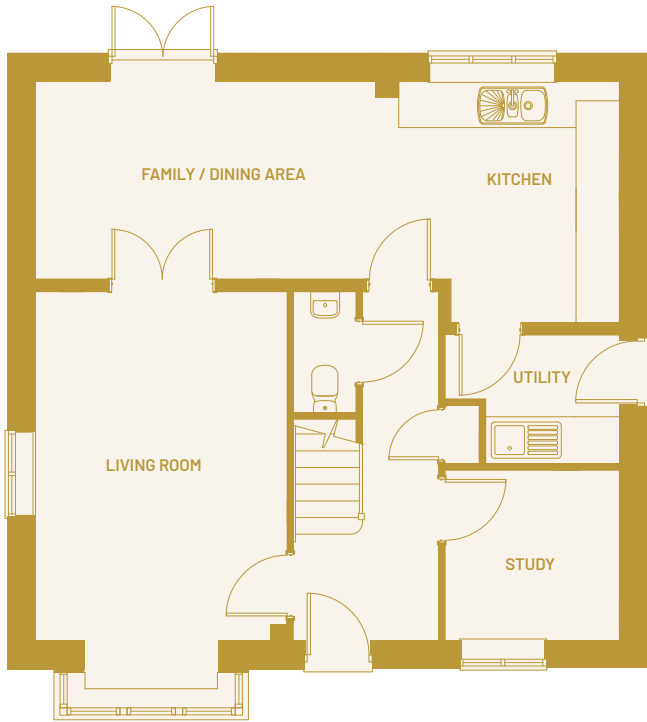
Plot 425 and plot 426 (handed) are the same layout but do not have an en-suite window



Pembroke

4 bedroom house PLOT 439 454

FAMILY/DINING AREA & KITCHEN		BEDROOM 2	
26'7" x 11'1"	8.11m x 3.39m	12'3" x 11'5"	3.74m x 3.50m
LIVING ROOM		BEDROOM 3	
15'11" x 11'5"	4.86m x 3.48m	11'0" x 9'5"	3.37m x 2.89m
BEDROOM 1		BEDROOM 4	
14'2" x 11'2"	4.32m x 3.42m	12'11" x 9'3"	3.95m x 2.84m

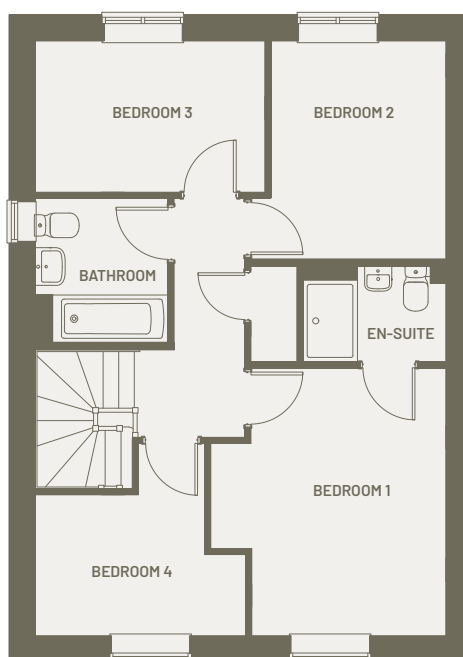
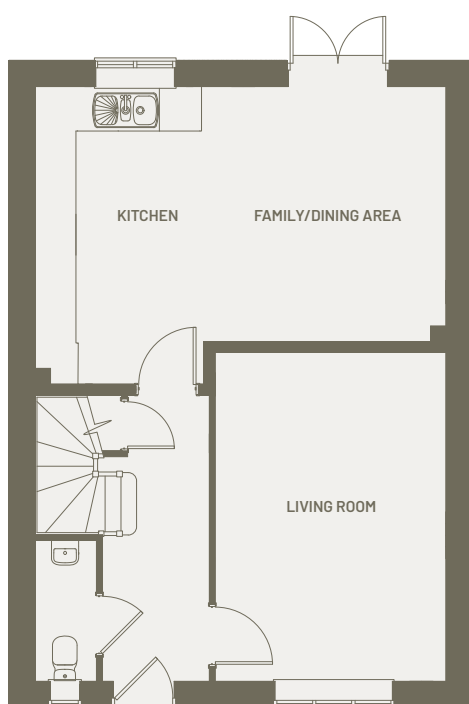




Mylne

4 bedroom house

PLOT 436



KITCHEN & FAMILY/DINING AREA
19'11" x 12'5" 6.09m x 3.80m

LIVING ROOM
16'0" x 11'2" 4.88m x 3.41m

BEDROOM 1
12'11" x 11'5" 3.96m x 3.50m

BEDROOM 2
10'7" x 9'6" 3.24m x 2.90m

BEDROOM 3
11'1" x 7'4" 3.40m x 2.25m

BEDROOM 4
10'2" x 9'7" 3.12m x 2.92m

Specification

Kitchen

- Symphony Konzept kitchen in New York Gloss Dusk Grey soft close doors and units, Alaska worktop (40mm) and upstand, and San Remo flooring for plots: 430, 432, 425, 427, 429, 433, 434, 436, 437, 440, 442, 444, 450, 452.
- Symphony kitchen Konzept in New York Gloss White soft close doors and units, Marble Siroco worktop (40mm) and upstand, and San Remo flooring for plots: 431, 424, 426, 428, 435, 438, 439, 441, 443, 445, 454, 451, 455.
- Zanussi stainless steel hob, oven & extractor hood
- Space for washing machine and fridge/freezer
- Removable unit for dishwasher
- Laminate upstands to worktops and a glass hob splashback

Bathroom

- Roca Laura white sanitary suite including bath with overhead shower and shower screen
- Gloss white metro tiles
- Electrically-heated stainless steel towel rail
- Comfytex Deluxe Vinyl flooring

Internal General Features

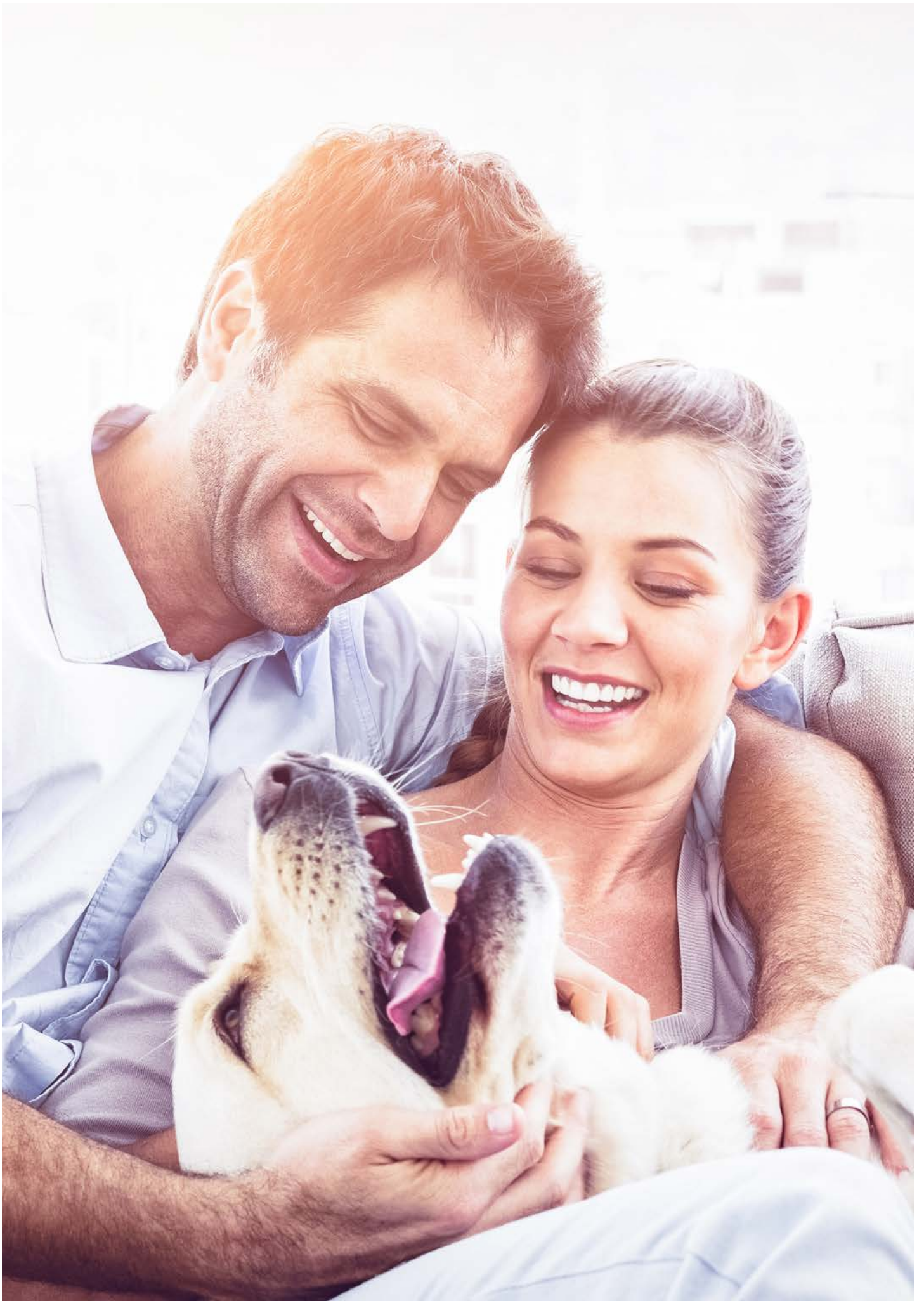
- Gas central heating
- Mechanical ventilation with heat recovery system
- Smoke, heat and carbon monoxide detectors fitted
- Low energy pendant lighting in bedrooms and hallway
- BT and Virgin Media installed
- White walls and white satin woodwork throughout
- White ladder style interior doors
- Carpet (with underlay) Abingdon Balmoral Deluxe in neutral colour. Black barrier matting by front door in most plots
- Door handles are Carlisle Brass Serozzetta Atalaya

External General Features

- Driveway to some plots
- Two allocated parking spaces
- Garages to plots 436, 439 and 454
- NHBC 10 year guarantee
- Wireless doorbell
- Outside tap
- Turfed lawn
- Shed

Computer generated images are for illustration only.





About Shared Ownership

**If you think you can't afford to buy
your own home, think again.**



Shared ownership helps you get on to the property ladder whether as a first time buyer or as somebody who wants to get back into owning their own home. You'll start by buying a share of your new home and then pay affordable rent on the remaining part which is owned by us.

Then, as time goes on, you can buy more shares in your home, until you own it outright. It may all sound complicated, but it's not... We'll be on hand to talk you through the buying process and ongoing responsibilities of owning a shared ownership property. Don't worry, it's all straight forward and simple to understand.

Also known as 'part buy, part rent', shared ownership is backed by the government with further support from Winchester City Council. You'll soon understand that this is a great way to become a home owner with all the opportunities and excitement that this brings. We are looking forward to getting you on that first step!

Visit us at www.cobbettgardens.com to register your interest and learn more. You will also need to register your interest in shared ownership with Help to Buy South at www.help_tobuysouth.co.uk.

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Scan here to find us...



...or click here

More information

ONLINE www.winchester.gov.uk

CALL 01962 848075

EMAIL sales@winchester.gov.uk

Register your interest

www.cobbettgardens.com



Winchester
City Council

**0% SHARED
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From Winchester City Council

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