

Ridge Walk at Whiteley Meadows

Curbridge | Hampshire



CHARLES CHURCH



The name on the finest homes

What is the indefinable quality about a Charles Church home that makes it so special, and makes so many aspire to owning one?

When Charles and Susanna Church laid the foundations of their first home in 1965, they were doing more than building a desirable residence. They were turning their vision of the perfect home into a benchmark for quality and a legacy for future generations to appreciate.

Over four decades later, their principles remain the cornerstone of every home we build and it is the firm emphasis of the Group to combine quality with aesthetically pleasing designs and traditional building techniques.

This philosophy has led us to enjoy an unrivalled reputation for over forty years. We pride ourselves not only on providing excellent examples of traditional construction and craftsmanship but also on the elegance and character of our homes which are designed to harmonise with their natural surroundings.

We fully use the interior space of our homes combining every modern and efficient convenience within classic, timeless and elegant exteriors.

We recognise the importance of providing our customers with the opportunity to add character to their home through a wide choice of colour schemes, making certain that quality, service and value are inherent in all we undertake.

We also have a clear and practical approach to sustainability and fully support the Government's Code for Sustainable Homes. The national code standards are an important factor in the way we build and design both our developments and our homes.

Our exacting standards and attention to detail at every stage of the construction process play an integral part in achieving a totally unmistakable quality and sense of style. This unique combination of principles ensures that our homes and developments continue to win an ever increasing number of prestigious consumer, industry and media awards.

The ultimate winner however, is the buyer of a Charles Church home.

Our star rating.

We've been awarded a five star rating by the Home Builders Federation in their 2024 survey.





CHARLES CHURCH



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 Charles Church warranty, plus a ten-year insurance-backed warranty.

1

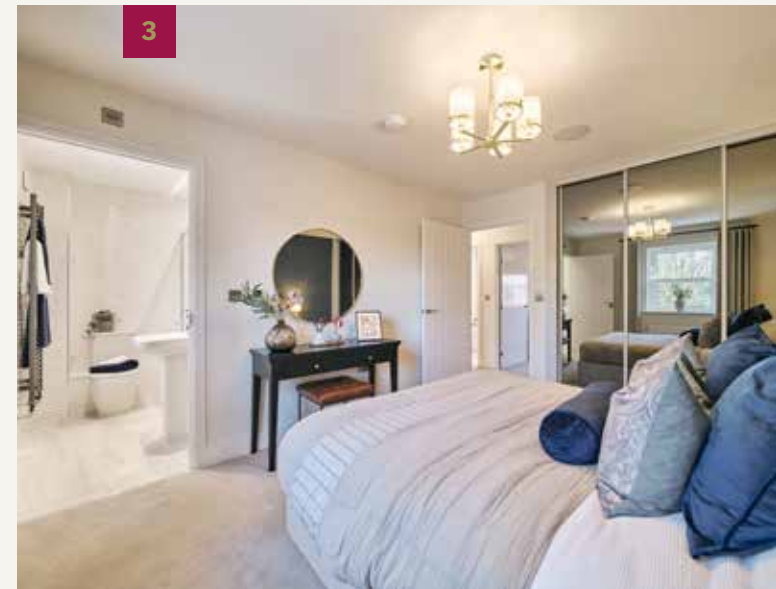


1. Street scene
2. Enjoy breakfast in style
3. The perfect place to rest and restore
4. Relax with friends and family
5. Plenty of room to play and study

2



3





Welcome to Ridge Walk at Whiteley Meadows

Stunning new homes in a brand new community close to Southampton and Fareham

Charles Church is pleased to present Ridge Walk, a selection of premium homes in Curbridge, a thriving new community to the east of Southampton.

This desirable location offers a superb lifestyle to suit your individual needs. The local community has been recently expanded to offer ideal modern living, within reach of amenities, beautiful nature, and the bustling centres of Southampton and Fareham.

Living at Ridge Walk you'll benefit from a wide range of shops just over a mile away in the popular area of Whiteley, which is also home to a selection of schools. The retail, dining and entertainment options in Southampton city centre can be reached in less than half an hour by car, while you'll be a 5-minute drive from direct rail routes into Portsmouth.

Just a 10-minute drive away, Whiteley Shopping Centre offers an impressive array of supermarkets, restaurants and popular shops, along with a cinema and leisure centre – everything you need, in one place. Fareham, 6.5 miles away, is home to a range of independent and high street shops, pubs and eateries, while Southampton is the ideal place for a shopping day out.

With the added appeal of country parks, nature reserves and the beaches of the Solent on your doorstep, this is an opportunity to secure a beautiful new home in an enviable location.

Always in reach



Ridge Walk is in an excellent location travelling the area by road or rail. The development is 2.4 miles from junction 9 of the M27, which leads to Southampton, Portsmouth, and connects to the M3 to London. Botley train station, 2 miles away, operates 50-minute direct routes to Portsmouth, or you could reach Portsmouth or Southampton in around half an hour by car. When it comes to getting away for your holidays, Southampton Airport is just 8.5 miles away.



Approximate travel distance by car to:



Fareham:	6.5 miles
Portchester:	9.2 miles
Gosport:	12.4 miles
Portsmouth:	13.2 miles
Bournemouth	39.7 miles

Ridge Walk at Whiteley Meadows

KEY

1 bedroom

● The Brook

2 bedroom

● The Cornerstone

● The Broxbourne

3 bedroom

● The Rhossili

● The Wellspring

● The Shawford

● The Westwood

● The Wheatsheaf

● The Brindle

● The Steeple

● The Studland

4 bedroom

● The Turnberry

● The Seacombe

5 bedroom

● The Kingsands

— Affordable Housing

— Shared Ownership

(3) indicates number of bedrooms



This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales executive. Further information is available from a site sales advisor. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.

Our homes



● The Brook



● The Cornerstone



● The Broxbourne



● The Rhossili



● The Wellspring



● The Shawford



● The Westwood



● The Wheatsheaf



● The Brindle



● The Steeple



● The Studland



● The Turnberry



● The Seacombe



● The Kingsands

The Brook



The Brook

Perfectly-proportioned, the Brook has a stylish open plan kitchen/ living/dining room, spacious bedroom, modern bathroom and a handy storage cupboard. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.

QUICK OVERVIEW

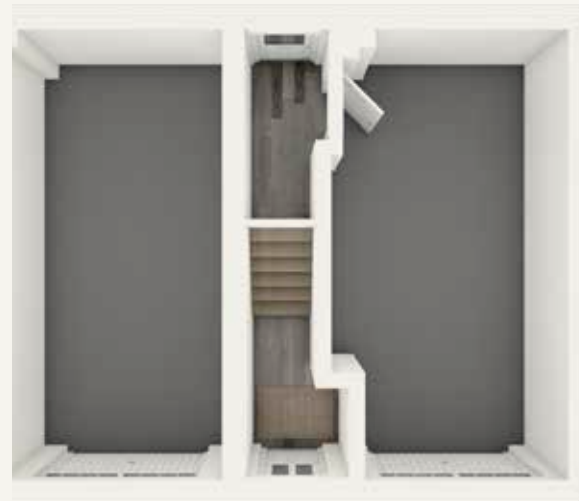
 x1 Bedroom

 x1 Bathroom

 x1 parking space

 EV charging point

 **B [87]** Energy Efficiency Rating



Ground floor



First floor

	Metres
Kitchen/Living/Dining room	4.20 x 2.50
Bedroom	3.30 x 4.00

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The Cornerstone




The Cornerstone

The Cornerstone is a super convenient, super easy, place to call home. If you're a first-time buyer or a young professional, if you need your car on a daily basis and don't want the hassle of finding parking after a busy day, this is an ideal choice for you. A open-plan living area upstairs and secure storage below, will make life straightforward too.

QUICK OVERVIEW

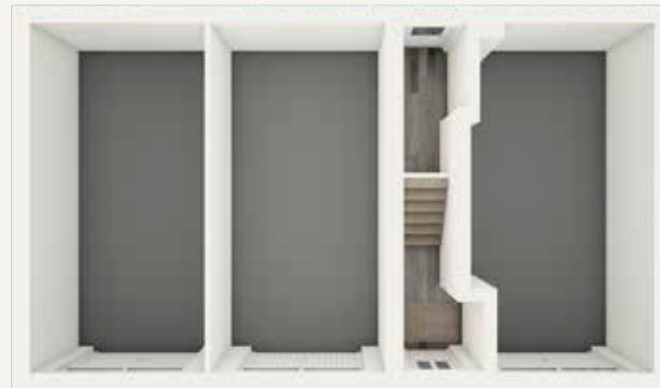
 x2 Bedrooms

 x1 Bathroom

 Single garage and x1 parking space

 EV charging point

 **B [86]** Energy Efficiency Rating



Ground floor



First floor

	Metres
Kitchen/Dining room	4.39 x 2.49
Living room	4.39 x 3.48
Bedroom 1	3.27 x 4.07
Bedroom 2	2.90 x 3.47

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The Broxbourne



The Broxbourne

The Broxbourne is thoughtfully-designed to be a practical and an attractive living space. The kitchen/living/dining room has double doors leading out to the garden. There are two bedrooms, a modern bathroom and plenty of storage space.

QUICK OVERVIEW

 x2 Bedrooms

 x1 Bathroom

 x2 parking spaces

 EV charging point

 **B [93]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Living/Dining room	7.98 x 3.13
Bedroom 1	3.05 x 4.46
Bedroom 2	2.65 x 3.25

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The Rhossili



The Rhossilli

The Rhossilli is thoughtfully-designed to be a practical as well as an attractive living space. The living/ dining room has double doors to the garden. With a family bathroom and three bedrooms – one of which benefits from an en suite - there's plenty of space upstairs to spread out as well as store items.

QUICK OVERVIEW

 x3 Bedrooms

 x1 Bathroom

 x1 En suite

 x2 parking spaces

 EV charging point

 **B [91]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen	2.98 x 3.29
Living/Dining room	2.75 x 5.40



First floor

	Metres
Bedroom 1	3.55 x 3.22
Bedroom 2	2.40 x 2.85
Bedroom 3	2.90 x 2.20

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The Wellspring



The Wellspring

This detached double-fronted new home gives you two lovely dual-aspect living spaces - an open-plan kitchen/dining room and a separate living room which opens out onto the garden. With three bedrooms and two bathrooms, the Wellspring suits all aspects of family life down to the ground and it's a great place to call home for new and growing families.

QUICK OVERVIEW



x3 Bedrooms



x1 Bathroom



x1 En suite



Single garage
and x1 parking space



EV charging point



B [90] Energy
Efficiency Rating



Ground floor

	Metres
Kitchen	2.89 x 3.00
Dining area	3.01 x 2.63
Living room	3.12 x 5.63



First floor

	Metres
Bedroom 1	3.16 x 3.68
Bedroom 2	3.96 x 2.94
Bedroom 3	2.92 x 2.60

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The Shawford



The Shawford

The Shawford is a good-looking double-fronted detached home that will catch your eye if you are looking for more space for your growing family. Or maybe you want to downsize, but still have room for friends and family to stay. Either way, this could be the ideal place to call home. Two sociable living spaces, three bedrooms and two bathrooms will certainly help you to do that.

QUICK OVERVIEW

-  x3 Bedrooms

-  x1 Bathroom

-  x1 En suite

-  Single garage and x2 parking spaces

-  EV charging point

-  **B [89]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen	2.89 x 3.15
Dining room	3.01 x 2.49
Living room	3.12 x 5.64



First floor

	Metres
Bedroom 1	3.17 x 3.69
Bedroom 2	3.96 x 2.94
Bedroom 3	2.91 x 2.61

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The Westwood



The Westwood

An attractive three-storey home, the Westwood has an open-plan kitchen/dining room, a living room and three bedrooms. The top floor bedroom has an en suite. The enclosed porch, downstairs WC, storage cupboards and off-road parking mean it's practical as well as stylish.

QUICK OVERVIEW

 x3 Bedrooms

 x1 Bathroom

 x1 En suite

 x2 parking spaces

 EV charging point

 **B [91]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen	2.19 x 3.34
Dining area	1.70 x 2.28
Living room	3.88 x 3.54



First floor

	Metres
Bedroom 2	3.35 x 3.88
Bedroom 3	3.88 x 2.87



Second floor

	Metres
Bedroom 1	2.83 x 4.09

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The Wheatsheaf



The Wheatsheaf

The Wheatsheaf has a lovely balanced feel, created by a central entrance hall and generous living space to either side. It's much the same upstairs, with bedroom one to one side of the landing, and two bedrooms on the other side. The third upstairs bedroom could also make a great home office.

QUICK OVERVIEW

 x3 Bedrooms

 x1 Bathroom

 x1 En suite

 x2 parking spaces

 EV charging point

 **B [90]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen	2.49 x 2.50
Dining room	2.59 x 2.79
Living room	5.07 x 3.00



First floor

	Metres
Bedroom 1	5.07 x 3.00
Bedroom 2	3.21 x 2.77
Bedroom 3/Office	1.77 x 2.77

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The Brindle



The Brindle



CHARLES CHURCH

The Brindle is a superb home with a spacious open plan kitchen/dining/living room with double doors leading out to the garden - perfect for family life and entertaining. It's practical too, with a downstairs WC and three storage cupboards. There are two bedrooms and family bathroom on the first floor and the top floor bedroom benefits from an en suite.

QUICK OVERVIEW



x3 Bedrooms



x1 Bathroom



x1 En suite



x2 parking spaces or a single garage and x1 parking space



EV charging point



B [90] Energy Efficiency Rating



Ground floor

	Metres
Kitchen	2.56 x 2.90
Dining area	3.95 x 1.95
Living room	5.00 x 3.00



First floor

	Metres
Bedroom 2	5.00 x 2.80
Bedroom 3	5.00 x 2.90



Second floor

	Metres
Bedroom 1	3.90 x 3.70

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The Steeple



The Steeple

The Steeple is a spacious and bright three bedroom home with dual-aspect windows on all three floors. It is practical, flexible and family-friendly. The first-floor bedroom is a great option for guests, if not for family, and there's French doors to the garden and Juliet balcony which add that extra touch.




QUICK OVERVIEW

 x3 Bedrooms

 x1 Bathroom

 x1 En suite

 x2 parking spaces or a single garage and x1 parking space

 EV charging point

 **B [91]** Energy Efficiency Rating

Ground floor

First floor

Second floor

	Metres		Metres		Metres
Kitchen	3.99 x 2.95	Living room	3.99 x 3.30	Bedroom 1	3.99 x 3.52
Dining room	3.99 x 2.53	Bedroom 3	3.99 x 2.50	Bedroom 2	3.99 x 2.52

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The Studland



The Studland

The Studland is thoughtfully-designed to be a practical as well as an attractive living space. The kitchen/dining room has double doors leading into the garden a spacious living room, handy utility and downstairs WC. Upstairs there are three bedrooms, a family bathroom and en suite to bedroom one - there's also plenty of storage space upstairs.

QUICK OVERVIEW

 x3 Bedrooms

 x1 Bathroom

 x1 En suite

 x2 parking spaces

 EV charging point

 **B [91]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining room	5.40 x 4.44
Living room	3.30 x 4.50



First floor

	Metres
Principal bedroom	3.22 x 3.88
Bedroom 2	3.22 x 4.82
Bedroom 3	2.66 x 2.85

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The Turnberry



The Turnberry

The ground floor of the Turnberry has a great balance of traditional and contemporary living space. There are separate living and dining rooms, and a wonderful open-plan kitchen/family room with a breakfast bar and double doors leading into the garden. It's a great entertaining space for friends and family. Four good-sized bedrooms and two bathrooms, a utility room and a garage complete this family-friendly home.

QUICK OVERVIEW



x4 Bedrooms



x1 Bathroom



x1 En suite



Single garage
and x2 parking spaces



EV charging point



B [93] Energy
Efficiency Rating



Ground floor

	Metres
Kitchen/Family room	8.56 x 3.10
Living room	4.86 x 3.11
Dining room	3.33 x 2.72



First floor

	Metres
Bedroom 1	3.98 x 3.37
Bedroom 2	4.37 x 2.70
Bedroom 3	4.04 x 3.37
Bedroom 4	3.23 x 2.78

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The Seacombe



The Seacombe

The jewel in the crown of this four-bedroom detached family home is a huge open-plan kitchen/dining room that incorporates a snug, an island, and bi-fold doors to the garden. The Seacombe doesn't stop there. There's a separate living room, a utility room with outside access, three bathrooms, a dressing room to bedroom one, and a garage. This is a wonderful new home for all aspects of family life.

QUICK OVERVIEW



x4 Bedrooms



x1 Bathroom



x2 En suite



Single garage
and x2 parking spaces



EV charging point



B [93] Energy
Efficiency Rating



Ground floor

	Metres
Kitchen/Dining room	8.56 x 5.46
Living room	4.62 x 4.18



First floor

	Metres
Bedroom 1	4.19 x 2.87
Bedroom 2	3.85 x 3.06
Bedroom 3	3.98 x 3.21
Bedroom 4	3.21 x 2.92

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The Kingsands



The Kingsands


This is a classic three-storey town house. The Kingsand has kerb appeal as well as an excellent and well-planned layout inside. Particularly strong features are the large L-shaped open-plan kitchen/dining/living room, which has double doors leading out to the garden, and the balance of five bedrooms and four bathrooms. It's especially useful that both the bedrooms on the second floor are en suite, while bedroom one also enjoys a dressing room.

QUICK OVERVIEW

 x5 Bedrooms

 x1 Bathroom

 x3 En suite

 Double or single garage and x2 parking spaces

 EV charging point

 **B [93]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining room	7.44 x 6.20
Living room	4.05 x 3.42



First floor

	Metres
Bedroom 1	3.70 x 3.47
Bedroom 2	2.67 x 3.54
Bedroom 3	3.81 x 3.26



Second floor

	Metres
Bedroom 4	3.98 x 3.67
Bedroom 5	3.98 x 3.47

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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, curtain 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.



Specification

GENERAL

- Electrical media plate to living room
- White sockets and light switches throughout
- Chrome downlighters to kitchen
- Dulux white matt emulsion finish to walls and ceilings
- White vertical five panel internal doors
- Ironmongery by Ian Firth Raven
- Gas central heating
- UPVC double glazed lockable windows
- Wardrobe to master bedroom*

* Selected plots only, please speak to a sales advisor.

Kitchen

- Choice of kitchen units/worktop (subject to build stage)
- Worktop upstand to kitchen and utility
- Soft close door and drawers
- Stainless steel conventional oven
- AEG induction hob
- AEG integrated 70/30 fridge/freezer
- Integrated washer*
- Integrated dishwasher*
- Integrated stainless steel AEG built in microwave*
- Glass splashback from range of colours

* Selected plots only, please speak to a sales advisor.

Bathrooms and en-suites

- Soft close toilet seat
- Contemporary style sanitaryware by Ideal
- Choice of wall tiling (dependent on build stage)
- Thermostatic/electric shower to family bathroom and en-suite(s)
- Chrome towel radiators in main bathroom and en-suite(s)

Exterior

- Outside tap
- EV Charging point 7KWh Mode 3
- Rear and front gardens turfed
- Full width of house patio to rear garden
- Lockable windows
- Smoke detectors to hall and landing
- Power and light to garage*
- 1.8-metre high fence
- Solar panels*

* Selected plots only, please speak to a sales advisor.

Warranty

- 10 year new homes warranty
- 2 year new Charles Church warranty





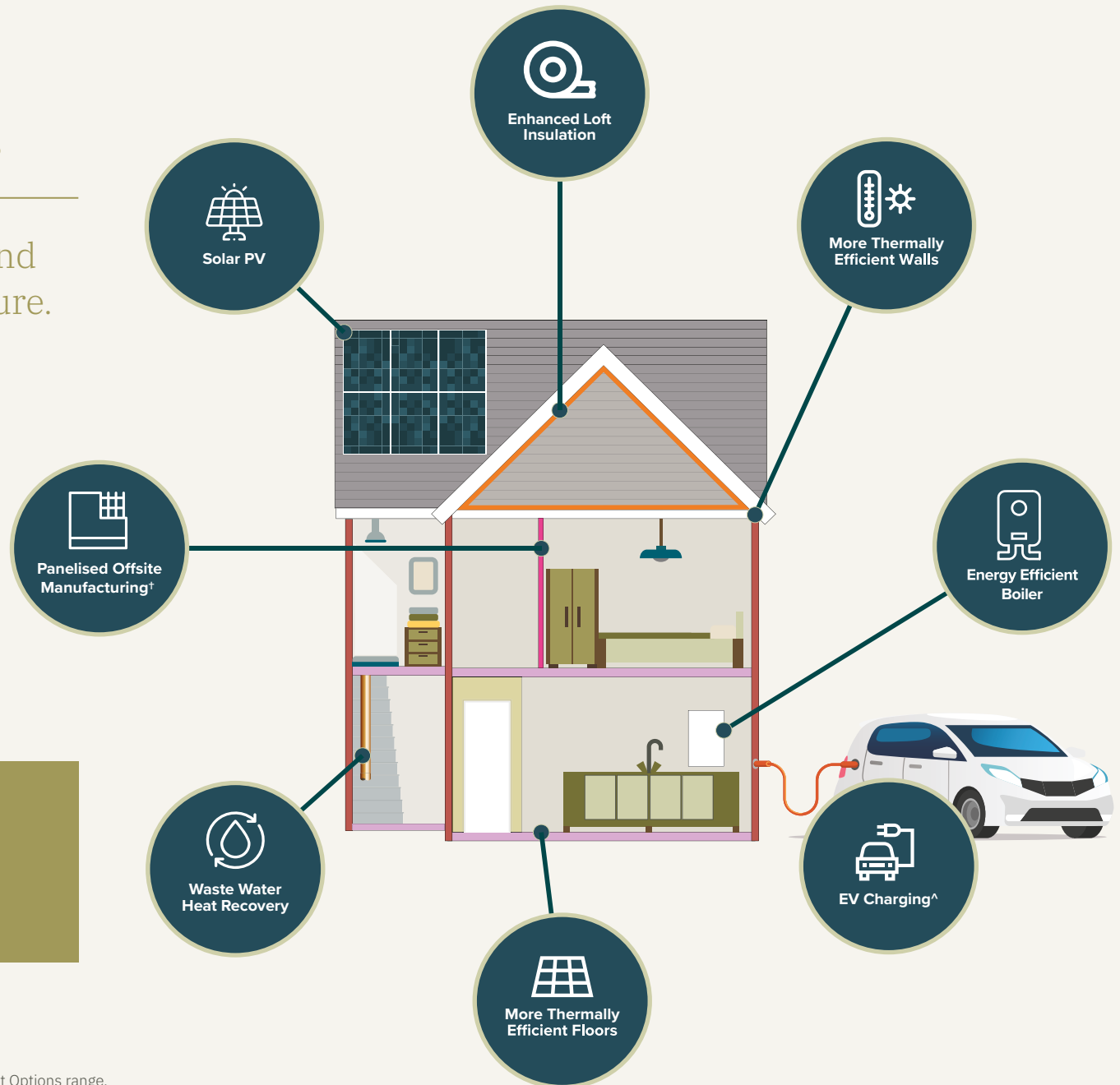
CHARLES CHURCH

*Unmistakable
quality and style*

Eco Range Homes

New build homes are changing, and together, we're embracing the future.

Recent updates to the Government's Part L building regulations mean from June 2023 our new Charles Church Eco Range homes will have a reduction of 31% in carbon emissions. This means a warmer, more energy-efficient home for you and the really cosy feeling of knowing it's better for the environment.



When compared to a Victorian-built equivalent, savings could be up to £31,640.

The £6,730 saving is in comparison to a Charles Church home built to current building regulations (2013).

NB: not all homes will be built using timber frame technology.

[^]NB: Not all homes will have EV Chargers, but they can be added from our Select Options range.

31% reduction in carbon emissions

Solar panels help boost your existing energy-efficient boiler using sustainable green energy. For full details of the number of solar panels (where applicable) and the location; please refer your sales advisor for details.

EV charging is a handy addition if you have an electric car, as you can charge it from the comfort of your own home. NB: Not all homes will have EV chargers as they're site and plot dependent. They can be added from our Finishing Touches range.

Enhanced loft insulation is a huge cosy blanket that slows down the transfer of heat between your home and the outside world. It not only warms your home in the winter but keeps it cooler in the summer.

Waste water heat recovery ensures the waste water from the shower heats the incoming cold water as it goes up the pipe so that the boiler doesn't have to work as hard to heat it.

More thermally-efficient walls mean less heat escaping, so you aren't as dependent on central heating, and whatever heat is generated is kept in your home.

Our **panelised off site-manufactured timber technology** uses a unique, sustainable panel system which adds to the thermal efficiency of your home. *NB: not all homes will be built using timber frame technology.

Energy-efficient boilers use the latest technology to warm your already well-insulated home. The controls allow you to optimise your energy saving whilst keeping you comfortable.

A more thermally-efficient ground floor will mean you'll benefit from the additional insulation we're incorporating in the floor construction.

This means... a saving of up to £6,730* over the lifetime of a 25 year mortgage.



Top 10 reasons to buy a new home



1 Save money on bills.

New homes are more efficient — cost-effective heating systems, insulation and double glazed windows and doors mean more pounds in your pocket from day one.

2 More time, money and freedom.

With less time-consuming maintenance or repairs to do at weekends you'll have the freedom and extra cash to enjoy your spare time doing the things you love best.

3 Everything's new.

From your efficient modern central heating system, through to secure windows and doors, you're making use of all the newest technology and the manufacturers' warranties that come with it.

4 Warranty.

All our new homes come with a two-year Charles Church defects warranty, plus a 10-year insurance backed new homes warranty.

5 Modern living.

New homes are designed to use every inch of the space as effectively as is possible. Research shows that 17 per cent of living space in older properties often goes unused.

6 Great incentives.

There's a range of offers and promotions that can make it easier for you to buy your dream property including Part Exchange and Home Change.

7 A fresh start.

A new home offers you a completely blank canvas. Our homes come with fitted kitchens and bathrooms and depending on the stage of build, you have a choice of fittings and finishes.

8 No chain.

Buying a new home limits the chance of being caught in a time consuming and often disappointment ridden chain.

9 Security.

New homes are far safer and more secure than older buildings as many include security locks, security lighting, smoke alarms, fire doors (where applicable) and fire retardant materials.

10 High spec living.

When you buy a new Charles Church home you can expect a brand new fitted kitchen, bathroom suite, and in some cases an additional en-suite and dressing room.





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