



**ROYAL  
WESTON**

—  
GOSPORT

DRIFTSTONE  
— *Homes* —

Discover luxury modern coastal living at Royal Weston, Gosport. Beautiful new homes with high quality finishes.

Welcome to Royal Weston, our new collection of just nine luxury 2 and 3 bedroom homes in Gosport, Hampshire. Offering contemporary living with the Driftstone Developments seal of excellence in design, specification and finish giving you a comfortable and convenient lifestyle.

The high specification throughout each home is complemented by advanced construction methods resulting in improved thermal efficiency. Each home is built using structural insulated panels (SIPs) which are fast becoming a popular form of new home construction.

These well built homes, using SIPs, provide a tighter building envelope and the walls will have higher insulating properties which leads to fewer drafts and a decrease in heating costs.

Located within easy reach of Gosport, its marina and Gunwharf Quay, you will be able to enjoy all the benefits of coastal living. Royal Weston is also conveniently located for nearby transport links and the M27 motorway, making it easier to explore the local area. Don't miss out on this opportunity to own a beautiful new Driftstone home in this great location.





From time with family to doing your own thing, Gosport offers you everything for an active, fulfilling lifestyle.

At Royal Weston there's a plethora of amenities on your doorstep, from outdoor pursuits on and off the water to culture and heritage attractions, there's something for everyone. At Royal Clarence Waterside & Marina you'll find cafes, bars, restaurants, galleries and a fitness club, while museums that pay tribute to Gosport's proud naval and seafaring past are in plentiful supply.

Discover Gosport's Waterfront Trail and learn more about your new environment, or head to Alver Valley Country Park with its nature reserve, play areas and picnic area.

Parents of younger children will appreciate the proximity of Grange infant and junior schools immediately opposite Royal Weston – the schools have been rated as 'good' in the latest OFSTED reports.





## Everything you could want within your reach.

Gosport offers a comprehensive selection of independent stores, in addition to supermarkets including Waitrose, Tesco and Asda. Departing every 15 minutes with a 4-minute journey time, the passenger ferry to Portsmouth's Gunwharf Quays puts an amazing array of over 90 brands, as well as restaurants, coffee shops, bars, Vue cinema and Hollywood Bowl within easy reach.

For travel further afield, trains from Portsmouth Harbour provide services to London Waterloo with minimum journey times of around 96 minutes. By road, Portsmouth is 11 miles away via the M27, and Southampton city centre and Southampton Airport each 16 miles.





THE LEDBURY

Plot 1  
*Three bedroom home*



THE MONMOUTH

Plot 2  
*Three bedroom home*



THE DEVONPORT

Plot 3  
*Two bedroom home*



THE HURWORTH

Plot 4  
*Three bedroom home*



THE ARGYLL

Plot 5  
*Three bedroom home*



THE RICHMOND

Plot 6  
*Three bedroom home*



THE TRENT

Plot 7  
*Three bedroom home*



THE LANCASTER

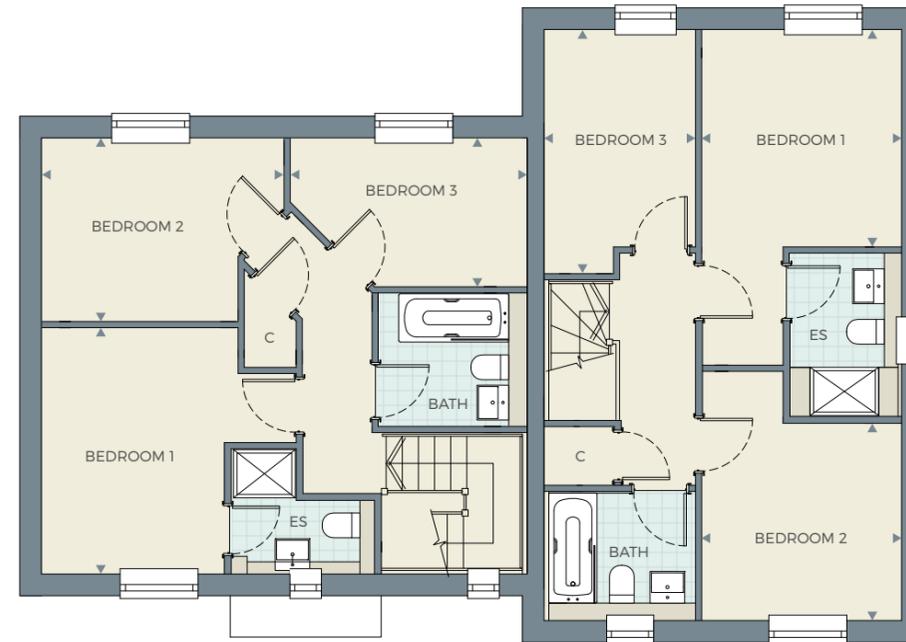
Plot 8  
*Three bedroom home*



THE MONTROSE

Plot 9  
*Three bedroom home*





**THE LEDBURY  
FIRST FLOOR**

**Bedroom 1**  
3.10m x 2.85m    10'1" x 9'4"

**Bedroom 2**  
2.85m x 2.80m    9'4" x 9'2"

**Bedroom 3**  
3.49m x 2.14m    11'5" x 7'0"

**THE MONMOUTH  
FIRST FLOOR**

**Bedroom 1**  
3.51m x 2.80m    11'6" x 9'2"

**Bedroom 2**  
3.47m x 2.61m    11'4" x 8'6"

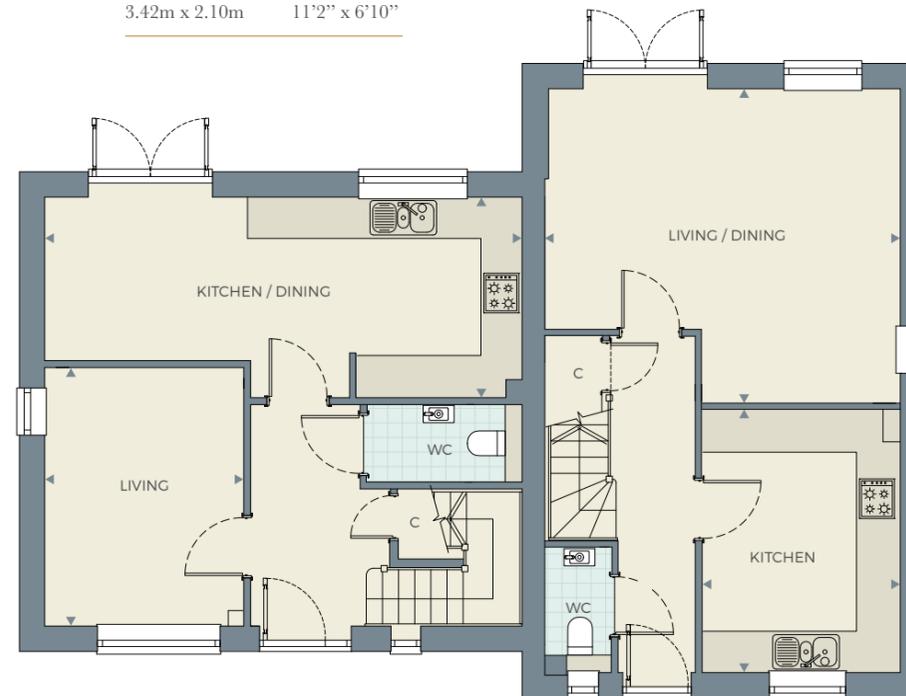
**Bedroom 3**  
3.42m x 2.10m    11'2" x 6'10"

**THE LEDBURY**

Plot **1**  
Three bedroom home

**THE MONMOUTH**

Plot **2**  
Three bedroom home



**THE LEDBURY  
GROUND FLOOR**

**Kitchen**  
3.81m x 2.85m    12'6" x 9'4"

**Living / Dining**  
5.11m x 4.56m    16'9" x 14'11"

**THE MONMOUTH  
GROUND FLOOR**

**Kitchen / Dining**  
7.01m x 2.91m    23'0" x 9'6"

**Living**  
3.75m x 2.89m    12'3" x 9'5"

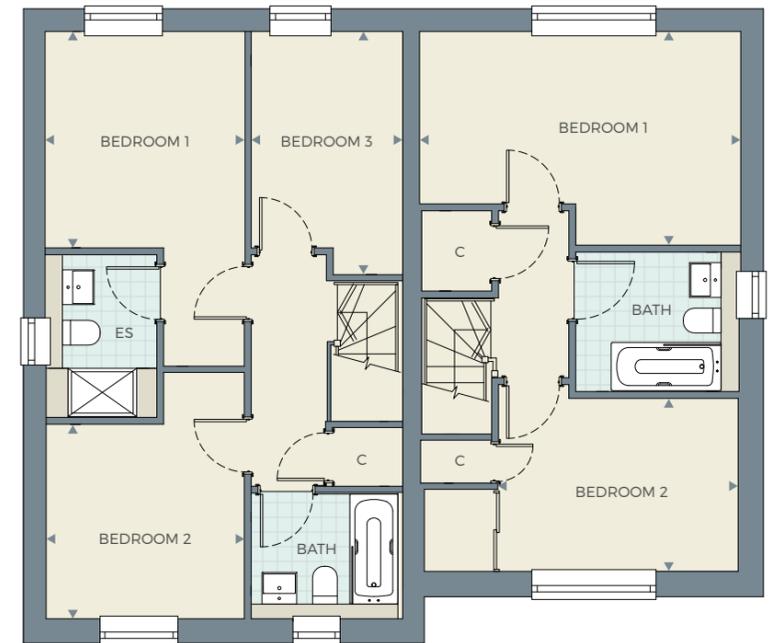
C - CUPBOARD | ES - ENSUITE

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.



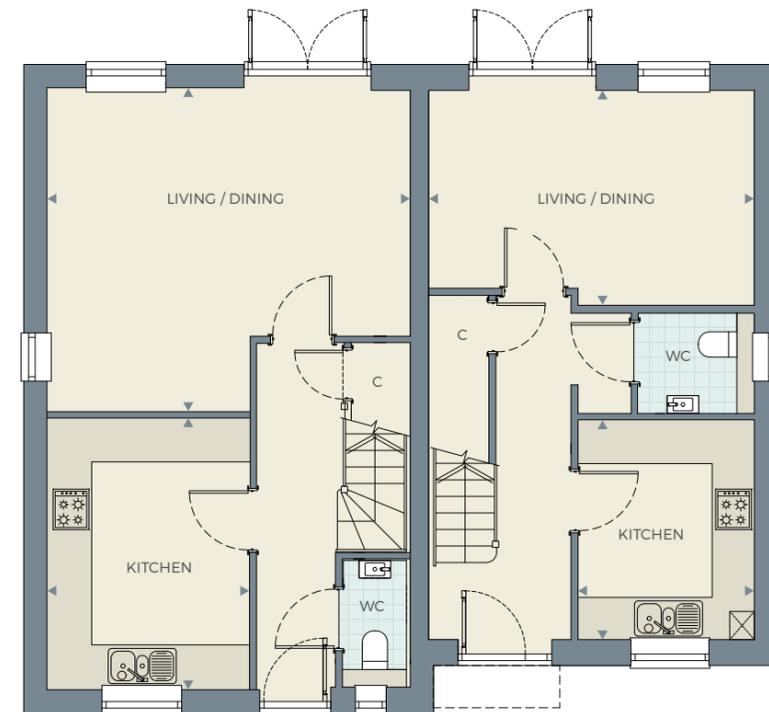
**THE HURWORTH  
FIRST FLOOR**

<b>Bedroom 1</b>	3.10m x 2.85m	10'1" x 9'4"
<b>Bedroom 2</b>	2.85m x 2.80m	9'4" x 9'2"
<b>Bedroom 3</b>	3.49m x 2.18m	11'5" x 7'1"



**THE DEVONPORT  
FIRST FLOOR**

<b>Bedroom 1</b>	4.63m x 3.07m	15'2" x 10'1"
<b>Bedroom 2</b>	3.49m x 2.52m	11'5" x 8'3"



**THE DEVONPORT**

Plot **3**  
Two bedroom home

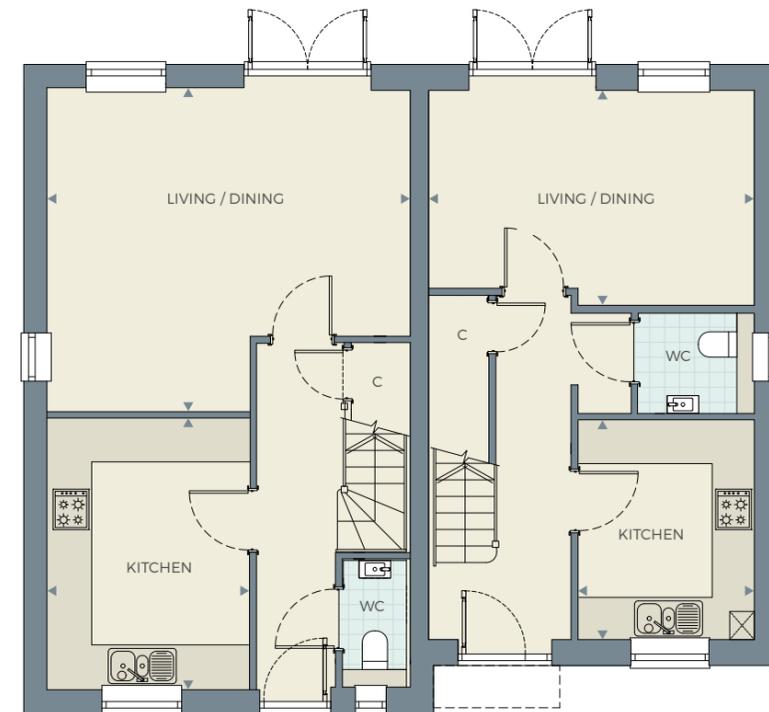
**THE HURWORTH**

Plot **4**  
Three bedroom home



**THE HURWORTH  
GROUND FLOOR**

<b>Kitchen</b>	3.82m x 2.85m	12'6" x 9'4"
<b>Living / Dining</b>	5.15m x 4.56m	16'10" x 14'11"



**THE DEVONPORT  
GROUND FLOOR**

<b>Kitchen</b>	3.12m x 2.52m	10'2" x 8'3"
<b>Living / Dining</b>	4.63m x 3.07m	15'2" x 10'1"

C - CUPBOARD | ES - ENSUITE

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Computer generated illustration is indicative only

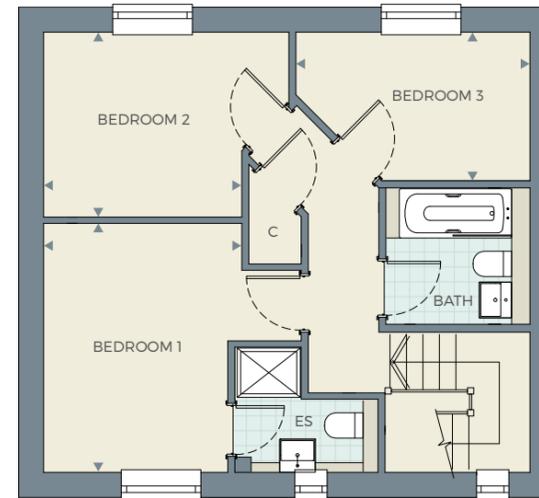
## THE ARGYLL

Plot **5**  
Three bedroom home



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### THE ARGYLL FIRST FLOOR

**Bedroom 1**  
3.51m x 2.80m    11'6" x 9'2"

**Bedroom 2**  
3.47m x 2.61m    11'4" x 8'6"

**Bedroom 3**  
3.40m x 2.10m    11'1" x 6'10"



### THE ARGYLL GROUND FLOOR

**Kitchen / Dining**  
6.92m x 2.91m    22'8" x 9'6"

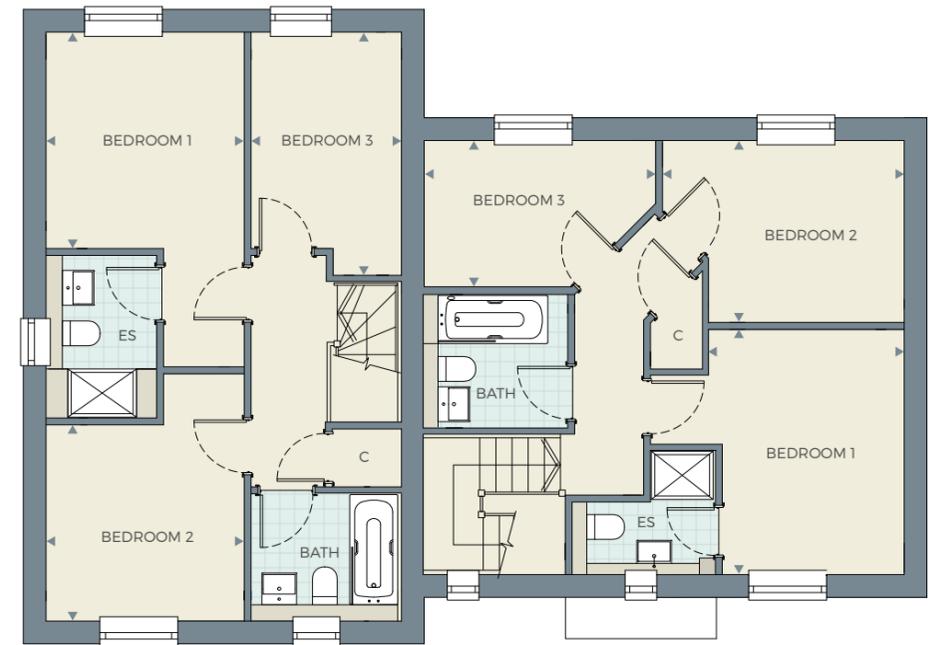
**Living**  
3.75m x 2.89m    12'3" x 9'5"



Computer generated illustration is indicative only

**THE TRENT  
FIRST FLOOR**

<b>Bedroom 1</b>	3.07m x 2.85m	10'1" x 9'4"
<b>Bedroom 2</b>	2.85m x 2.80m	9'4" x 9'2"
<b>Bedroom 3</b>	3.49m x 2.14m	11'5" x 7'0"



**THE RICHMOND  
FIRST FLOOR**

<b>Bedroom 1</b>	3.51m x 2.80m	11'6" x 9'2"
<b>Bedroom 2</b>	3.47m x 2.61m	11'4" x 8'6"
<b>Bedroom 2</b>	3.42m x 2.10m	11'2" x 6'10"

**THE RICHMOND**

Plot **6**  
Three bedroom home

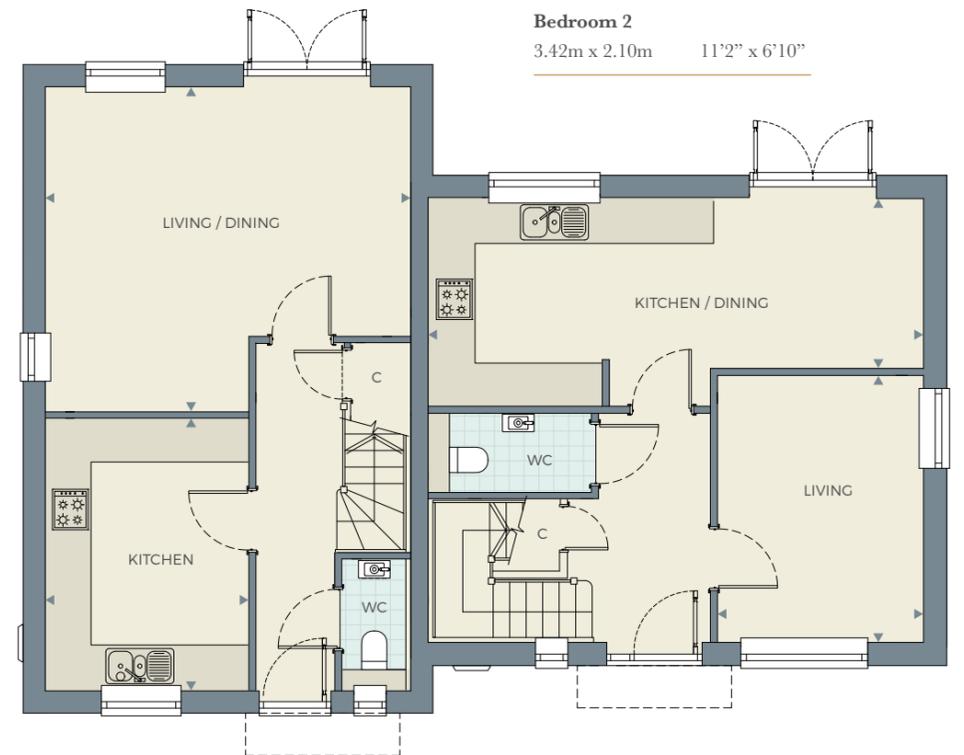
**THE TRENT**

Plot **7**  
Three bedroom home



**THE TRENT  
GROUND FLOOR**

<b>Kitchen / Dining</b>	3.81m x 2.85m	12'6" x 9'4"
<b>Living</b>	5.11m x 4.56m	16'9" x 14'11"



**THE RICHMOND  
GROUND FLOOR**

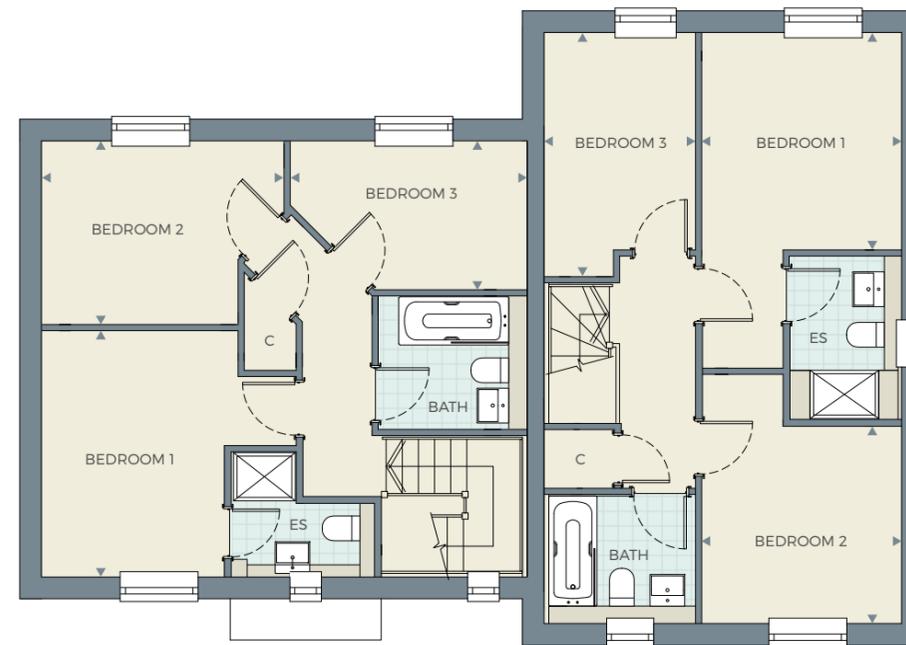
<b>Kitchen / Dining</b>	7.01m x 2.91m	23'0" x 9'6"
<b>Living</b>	3.75m x 2.89m	12'3" x 9'5"

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Computer generated illustration is indicative only



**THE LANCASTER  
FIRST FLOOR**

**Bedroom 1**  
3.10m x 2.85m    10'1" x 9'4"

**Bedroom 2**  
2.85m x 2.80m    9'4" x 9'2"

**Bedroom 3**  
3.49m x 2.14m    11'5" x 7'0"

**THE MONTROSE  
FIRST FLOOR**

**Bedroom 1**  
3.51m x 2.80m    11'6" x 9'2"

**Bedroom 2**  
3.47m x 2.61m    11'4" x 8'6"

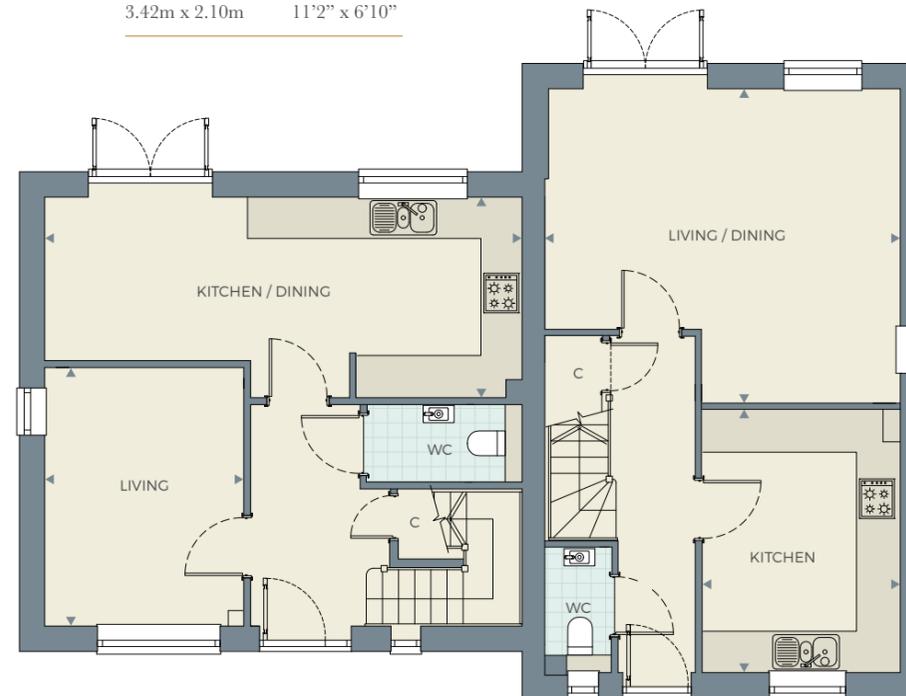
**Bedroom 3**  
3.42m x 2.10m    11'2" x 6'10"

**THE LANCASTER**

Plot **8**  
Three bedroom home

**THE MONTROSE**

Plot **9**  
Three bedroom home



**THE LANCASTER  
GROUND FLOOR**

**Kitchen**  
3.81m x 2.85m    12'6" x 9'4"

**Living / Dining**  
5.11m x 4.56m    16'9" x 14'11"

**THE MONTROSE  
GROUND FLOOR**

**Kitchen / Dining**  
7.01m x 2.91m    23'0" x 9'6"

**Living**  
3.75m x 2.89m    12'3" x 9'5"

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## A superior specification

### KITCHENS

- Designer kitchen with laminate worktops and upstands
- Zanussi induction hob
- Integrated Zanussi fan oven
- Integrated Lamona fridge freezer
- Integrated Lamona dishwasher
- Stainless steel sink and drainer

### BATHROOMS AND EN-SUITES

- White Porcelanosa sanitaryware with chrome taps and fittings
- Non slip Porcelanosa ceramic floor tiling
- Porcelanosa wall tiles

### DECORATIVE FINISHES

- White finished cottage style internal doors with polished chrome handles
- Internal walls painted 'Smoked Glass' emulsion
- Ceilings painted white emulsion
- Skirtings and architraves finished in satin white
- Carpet to living room, stairs, landing and bedrooms
- Karndean flooring, or similar, to hall, kitchen, and cloakrooms
- Painted newel posts and balustrade to stairs with oak handrail

### ELECTRICAL AND HEATING

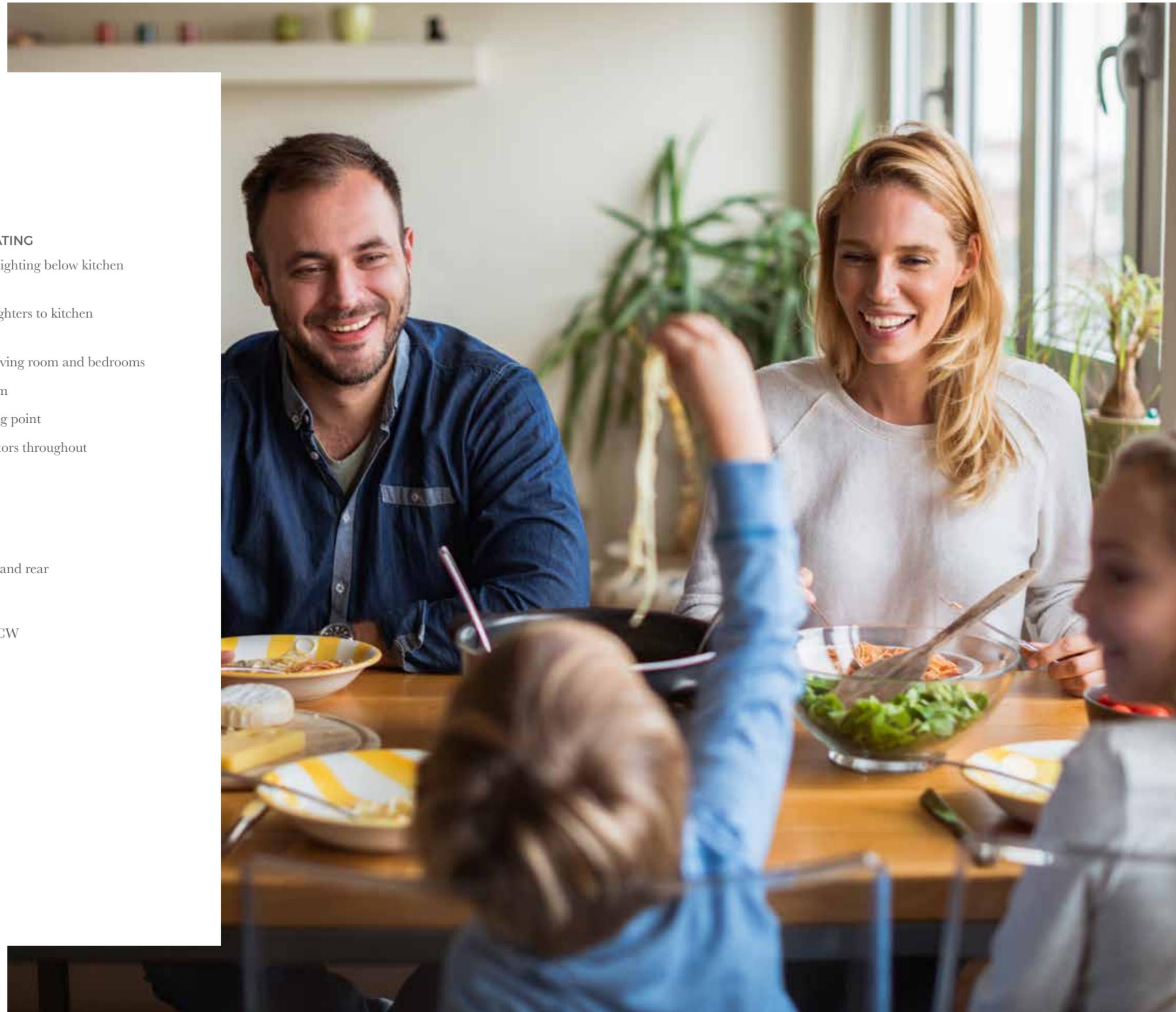
- Concealed LED strip lighting below kitchen wall units
- Recessed LED downlighters to kitchen and bathrooms
- TV point to kitchen, living room and bedrooms
- BT point to living room
- Wiring for EV charging point
- Gas boilers with radiators throughout

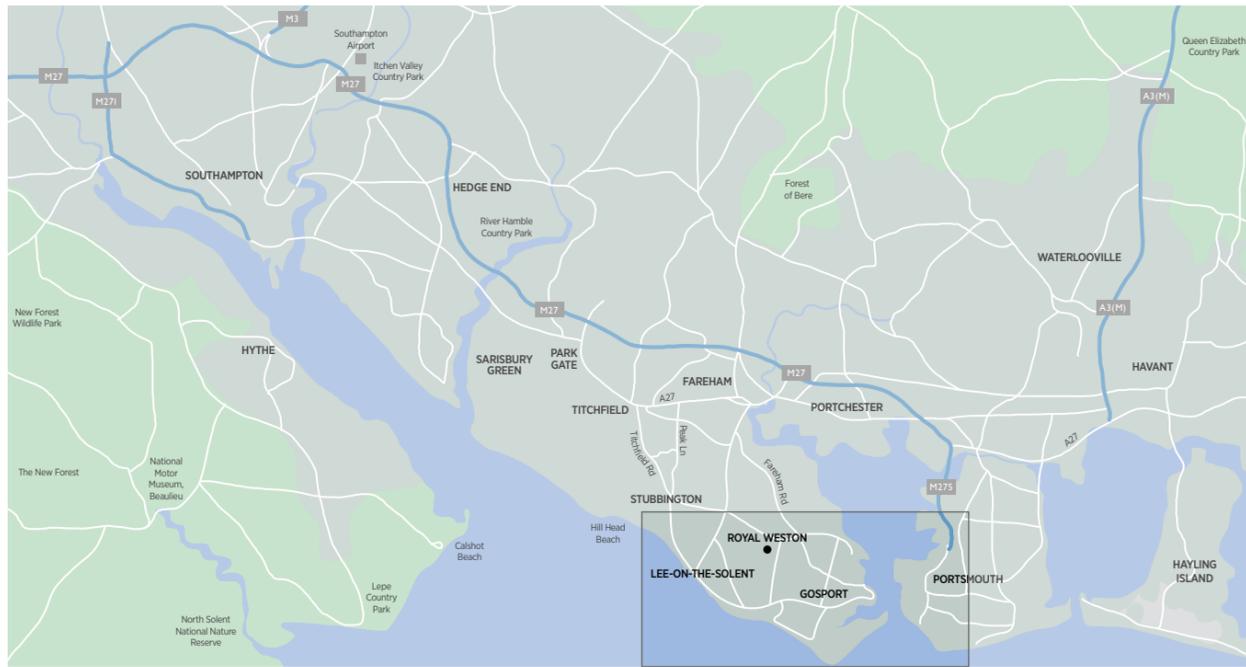
### EXTERNAL

- External water tap
- External power point
- External light to front and rear

### WARRANTY

- 10 year warranty by ICW





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## DRIFTSTONE *Homes*

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DRIFTSTONE  
— *Homes* —