

LAKEDALE AT WHITELEY MEADOWS

Fareham · Hampshire



Persimmon
Together, we make a home.

TOGETHER, WE MAKE A HOME.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Persimmon warranty
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings

HERE TO HELP

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



PART EXCHANGE

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



HOME CHANGE

Sell your current home with our support. We'll take care of estate agent fees and offer expert advice to help get you moving.



HELP TO BUY

This Government-backed equity loan scheme enables first-time buyers to move with just a 5% deposit.

If you're buying in London, Scotland and Wales the schemes are different. See persimmonhomes.com/help-to-buy for more information.



OUR STAR RATING

We've been awarded a five star rating by the Home Builders Federation in their 2022 survey.



OUR PLEDGE 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 Persimmon Pledge. 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 the pledge, 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 400 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 Persimmon warranty**, which runs alongside a **ten-year insurance-backed new homes warranty**.



Lakedale at Whiteley Meadows

Fareham · Hampshire



Lakedale at Whiteley Meadows at a glance:

- 🕒 Beautiful range of 2, 3, 4 & 5-bedroom homes
- 🕒 Easy access to Southampton and Portsmouth
- 🕒 2-hour drive to London
- 🕒 Close to several schools, colleges and universities
- 🕒 Close to beaches and coastal nature reserves

ENJOY EVERYTHING YOU NEED CLOSE TO HAND WITH A NEW HOME ON THE SOUTH COAST

Our stunning new development Lakedale at Whiteley Meadows brings a range of two, three, four and five-bedroom homes to the popular town of Whiteley. With ample shops and amenities on your doorstep, beautiful nature to enjoy in the surrounding area and the cities of Southampton and Portsmouth both less than half an hour away, there's something to appeal to everyone.

Whiteley is a recently created community, home to a large shopping centre, leisure centre, cinema complex, schools, essential services and large parkland area – all just one mile from Lakedale! A wider range of shops and amenities can be found in nearby Fareham, while the nearest train station, just a couple of miles away, provides direct routes to Southampton, Portsmouth, Brighton and London.

Huge range of amenities

Just a couple of minutes away from Lakedale, you'll find a vast array of major brands, popular food outlets, supermarkets and entertainment venues at Whiteley Shopping Centre. The town, designed with ideal modern living in mind, is also particularly family-friendly thanks to the range of play areas and schools. If you prefer a high street setting, travel 6.2 miles to Fareham for more independent and high street shops, plus pubs and eateries. Or, for a full day of retail therapy followed by vibrant nightlife, Southampton and Portsmouth are both within easy reach and offer fantastic shopping, food and bars, along with a wide range of cultural attractions.

Coast and country

Whether you prefer a quiet stroll in the woods or a day at the beach, living at Lakedale you'll have your pick of beautiful natural settings to explore. The River Hamble is just a short walk from the development, with areas of woodland and nature reserves lining its banks. You could head east to the edge of the South Downs National Park, or south to enjoy the many beautiful beaches and coastal nature reserves at the mouth of the Solent.

Put family first

There are several schools in the area surrounding Lakedale at Whiteley Meadows – nearby primary schools include Whiteley Primary School, Cornerstone Primary School and Fair Ways School for children with complex and additional needs. Secondary schools can be found close-by in Fareham and Locks Heath, and both Southampton and Portsmouth have excellent colleges and universities.

JUMP IN THE CAR AND START EXPLORING:

- Junction 9 of the M27 | 2 miles
- Swanwick Train station | 2.4 miles
- Southampton Airport | 9 miles
- Southampton | 9.3 miles
- Portsmouth | 12.8 miles



SITE PLAN

LAKEDALE

@ WHITELEY MEADOWS

KEY

- The Apartments (2)
- The Alnmouth (2)
- The Epping (3)
- The Danbury (3)
- The Dalby (3)
- The Ashdown (3)
- The Ashdown Corner (3)
- The Sherwood (3)
- The Sherwood Corner (3)
- The Rendlesham (3)
- The Braunton (3)
- The Charnwood (3)
- The Charnwood Corner (3)
- The Townhouses (3)
- The Saunton (3)
- The Greenwood (4)
- The Greenwood Corner (4)
- The Whinfall (4)
- The Whiteleaf (4)
- The Gisburn (4)
- The Kielder (5)
- Affordable Housing
- ★ DOMV Housing
- Shared Ownership

(3) indicates number of bedrooms



Bluebell Way

Existing Development
By Others



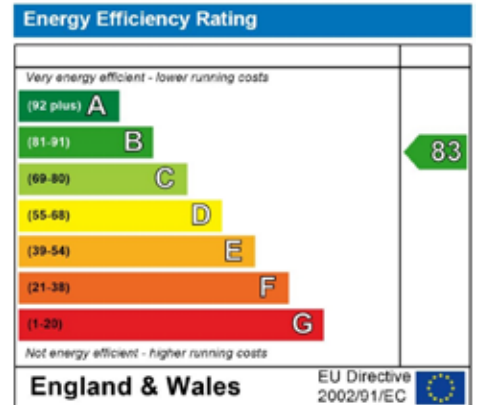


Existing Development
By Others

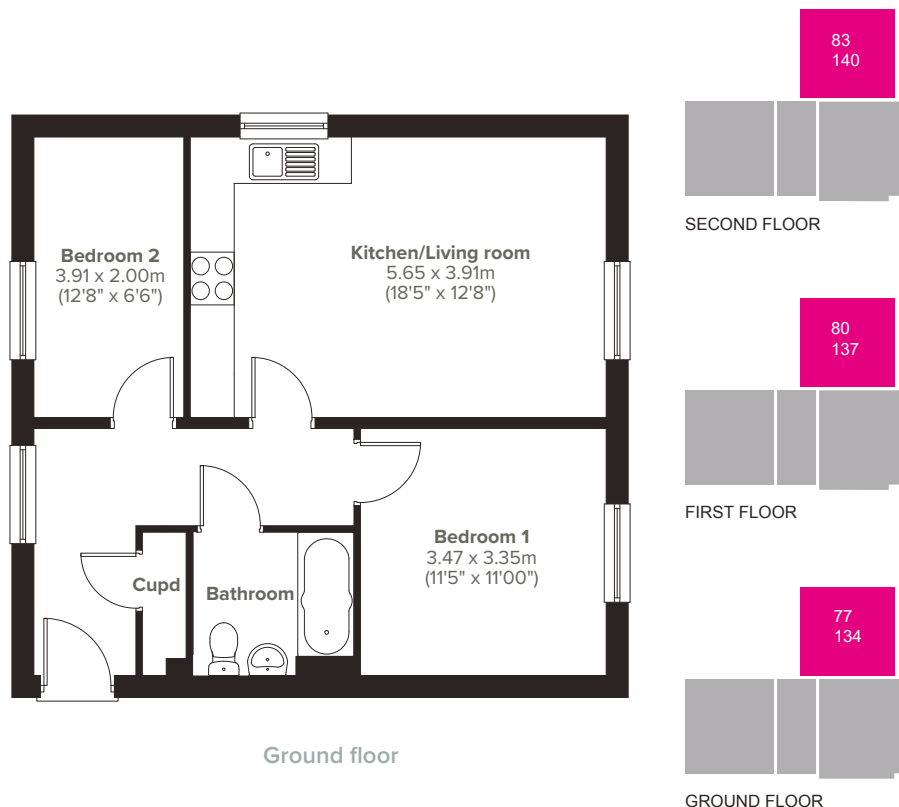
This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan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



APARTMENTS
Two bedroom home

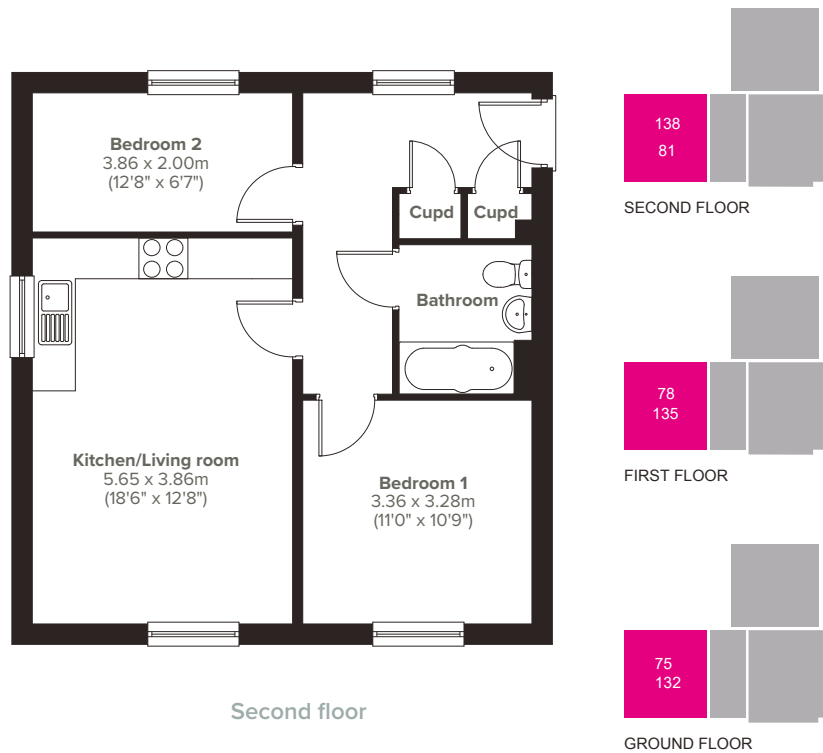
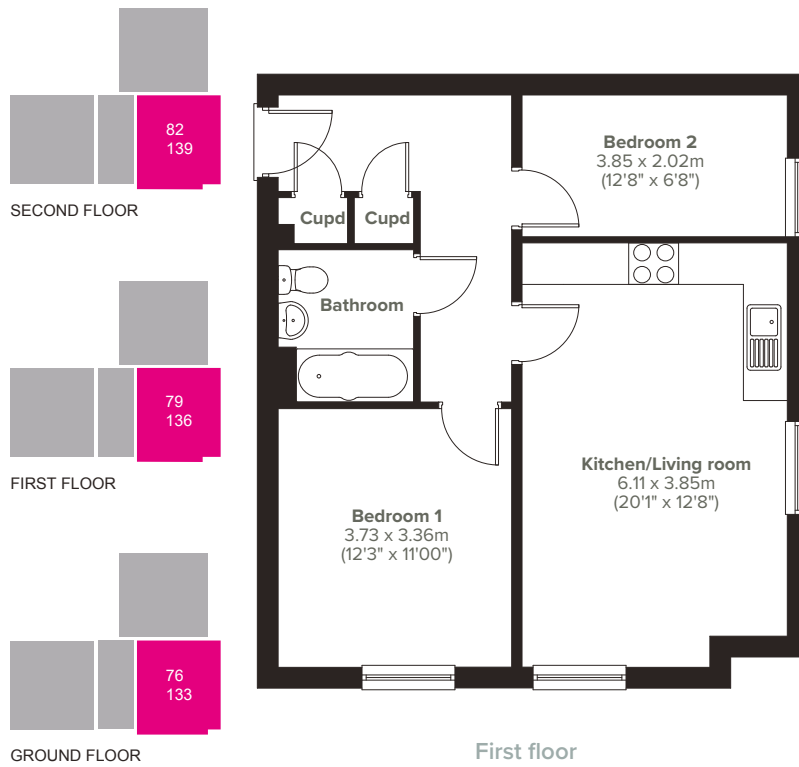


Perfectly-proportioned, the Apartments have a stylish open plan kitchen/living room, a good-sized family bathroom, one/two handy storage cupboards (dependent on plot), and two bedrooms. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

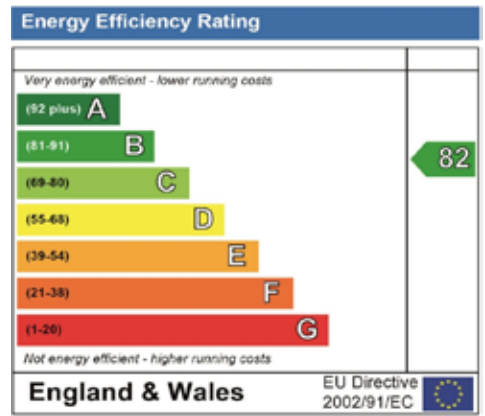
LAKEDALE AT WHITELEY MEADOWS



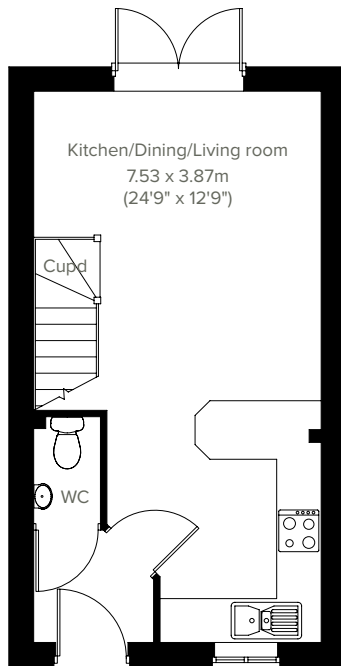
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



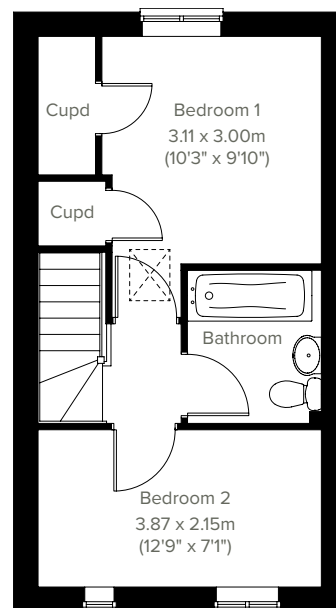
ALNMOUTH
Two bedroom home



Perfectly-proportioned, the Alnmouth has a stylish open plan kitchen/dining/living room with French doors leading into the garden. It also features flexible first floor rooms, a good-sized family bathroom, three handy storage cupboards and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



Ground floor

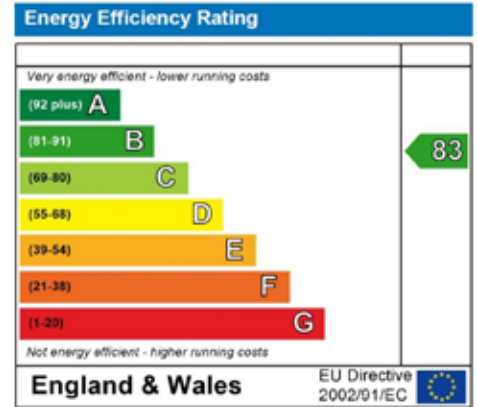


First floor

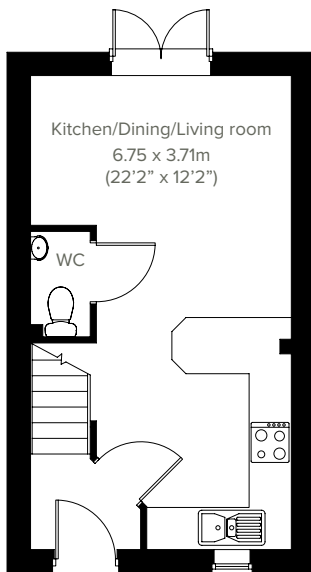
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



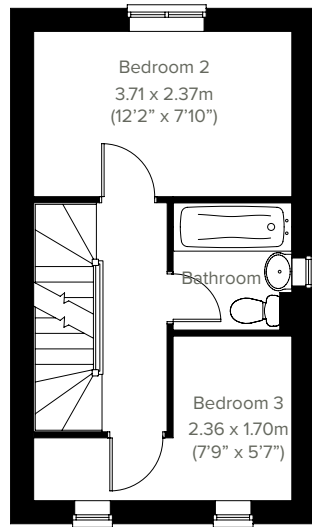
EPPING
Three bedroom home



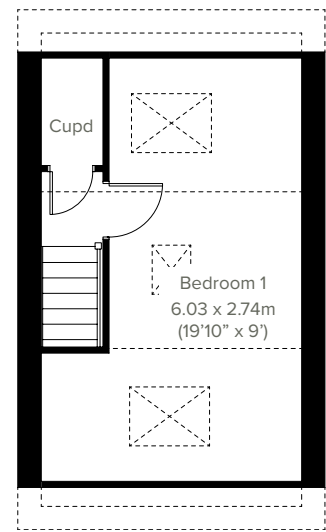
The popular Epping is a three-bedroom home featuring a bright and modern open plan kitchen/dining/living room with French doors leading into the garden. There are two bedrooms and a family bathroom on the first floor, with an impressive bedroom one on the top floor. The handy storage cupboard and downstairs WC mean it ticks all the boxes for practical family living too.



Ground floor



First floor

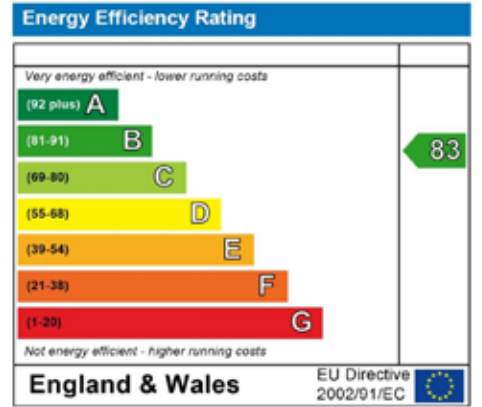


Second floor

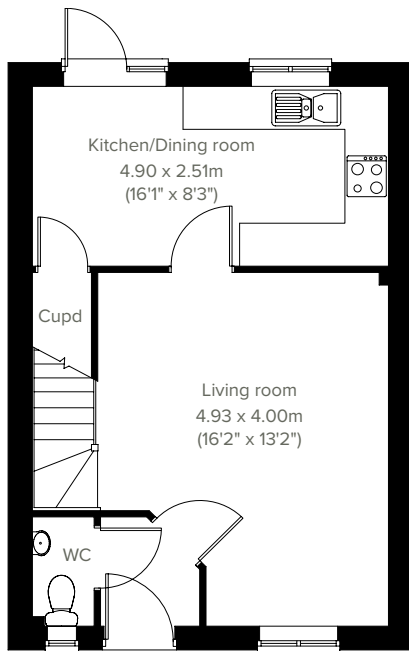
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



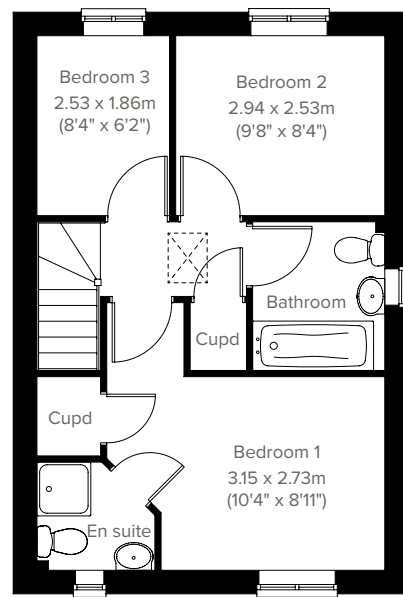
DANBURY
Three bedroom home



Perfect for the way we live today, the three-bedroom Danbury has a modern open plan kitchen/dining room with garden access and a spacious front-aspect living room that's ideal for entertaining. Upstairs there are three bedrooms - bedroom one has an en suite - and a family-sized bathroom. Appealing to families, first-time buyers and young professionals.



Ground floor

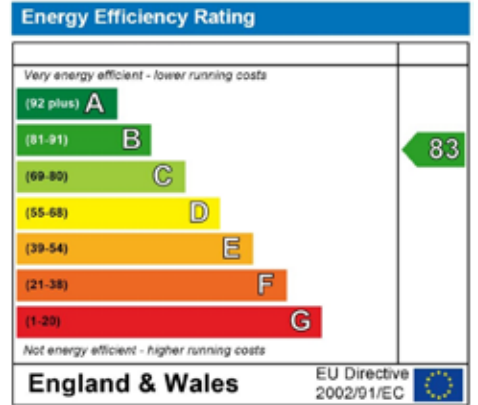


First floor

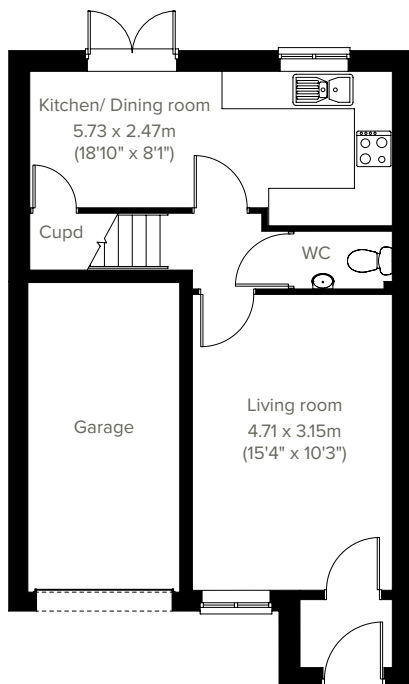
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



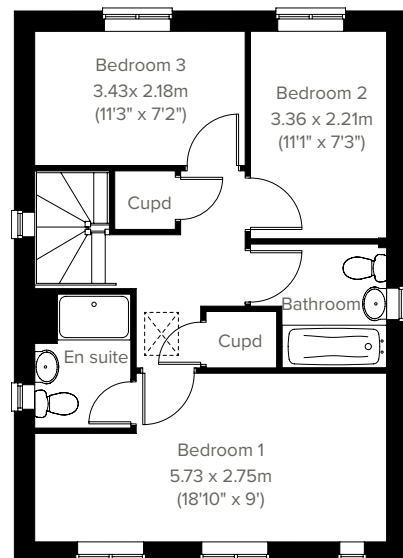
DALBY
Three bedroom home



A thoughtfully-designed three-bedroom home with much to offer, the Dalby is popular with families. The light-filled modern open plan kitchen/dining room with French doors leading into the garden is ideal for entertaining and family meals. The front porch, downstairs WC and cupboards take care of everyday storage. Plus there's an en suite to bedroom one, family bathroom and integral garage.



Ground floor

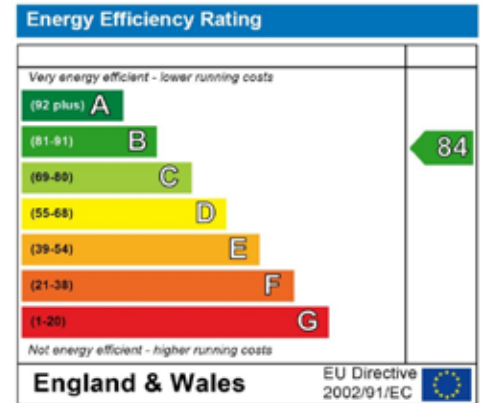


First floor

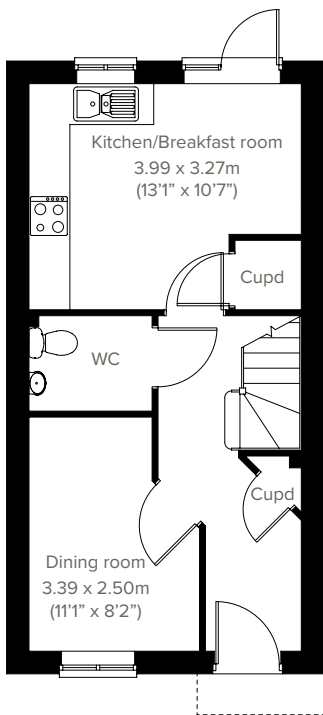
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



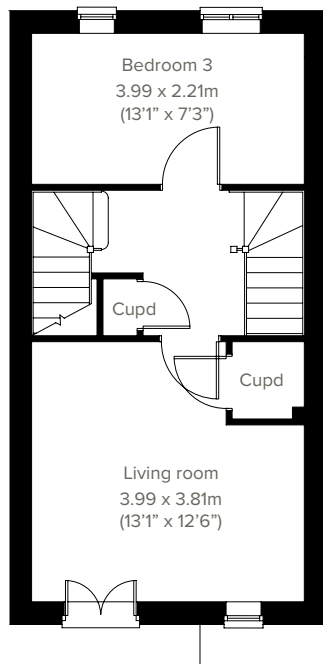
ASHDOWN
Three bedroom home



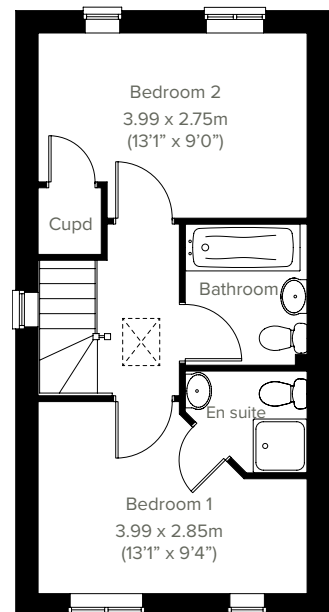
The Ashdown is a superb three-bedroom home with a good-sized dining room and separate kitchen/breakfast room with garden access - perfect for family life and entertaining. It's practical too, with a downstairs WC and two storage cupboards. Both bedroom three and the living room (with its attractive Juliet balcony) are situated on the first floor. On the upper floor there are two further bedrooms, a family-sized bathroom, and bedroom one has an en suite.



Ground floor



First floor



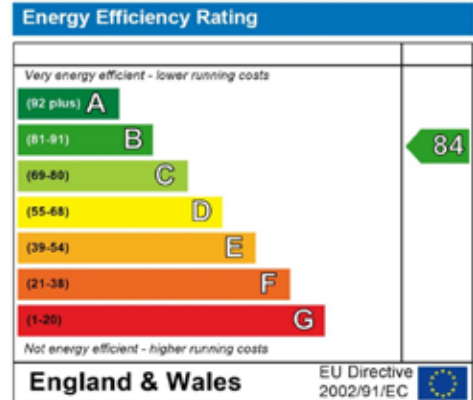
Second floor

Plots 3, 4, 5, 6, 7, 8, 22, 23, 24, 25, 26 and 27 have a gable to front elevation

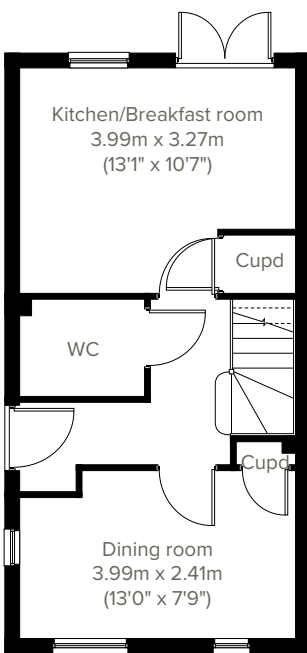
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



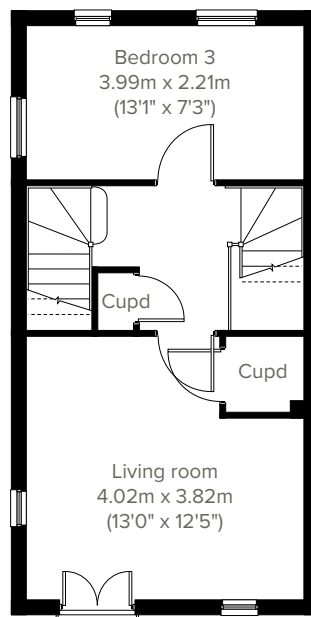
ASHDOWN CORNER
Three bedroom home



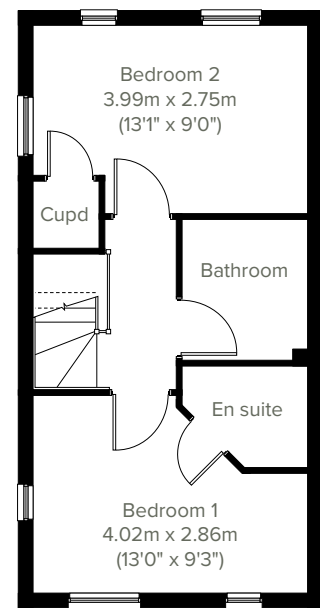
The Ashdown Corner is a superb three-bedroom home with a good-sized dining room and separate kitchen/breakfast room with garden access - perfect for family life and entertaining. It's practical too, with a downstairs WC and two storage cupboards. Both bedroom three and the living room (with its attractive Juliet balcony) are situated on the first floor. On the upper floor there are two further bedrooms, family-sized bathroom and bedroom one has an en suite.



Ground floor



First floor

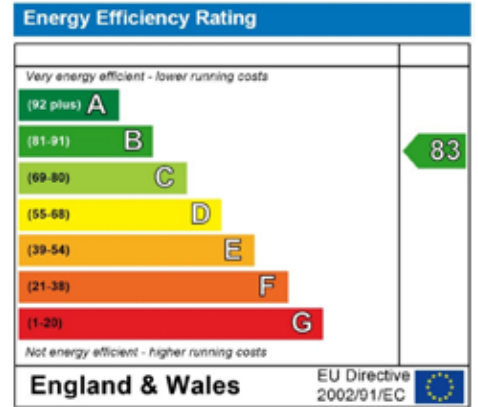


Second floor

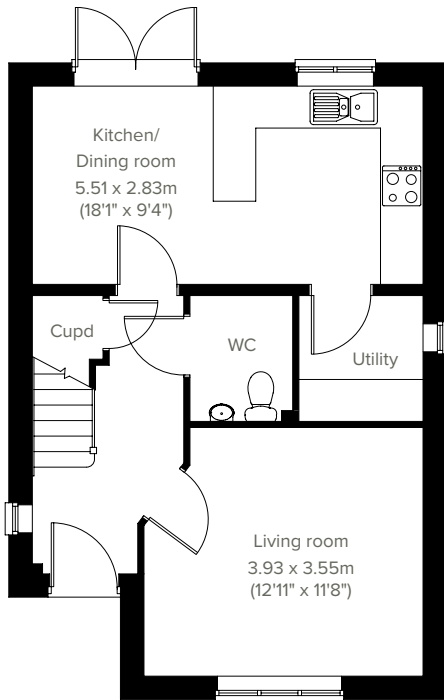
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



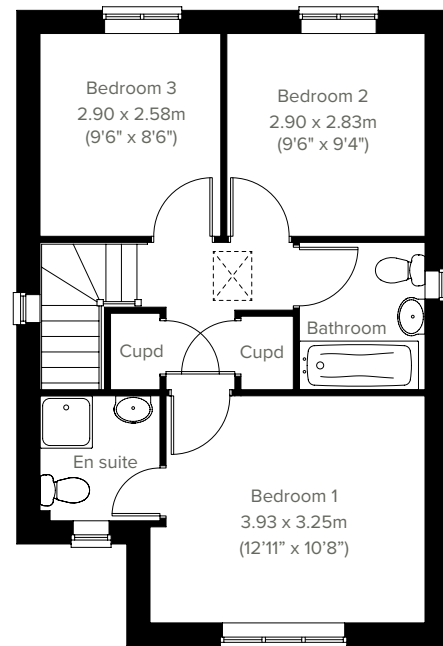
SHERWOOD
Three bedroom home



A nicely-proportioned three-bedroom detached home, the Sherwood has everything you need for modern living. Downstairs there's an open plan kitchen/dining room with French doors leading to the garden, a front-aspect living room, downstairs WC, utility room and handy storage cupboard. The first floor is home to a generous bedroom one and en suite plus two further bedrooms, two storage cupboards and a family bathroom.



Ground floor

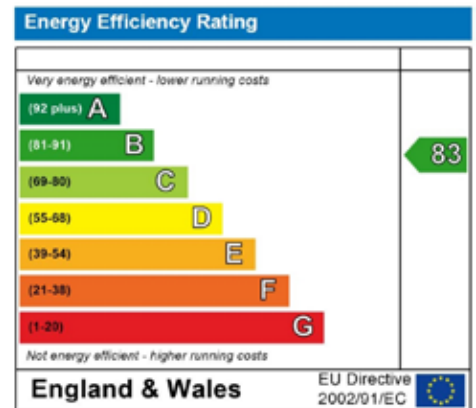


First floor

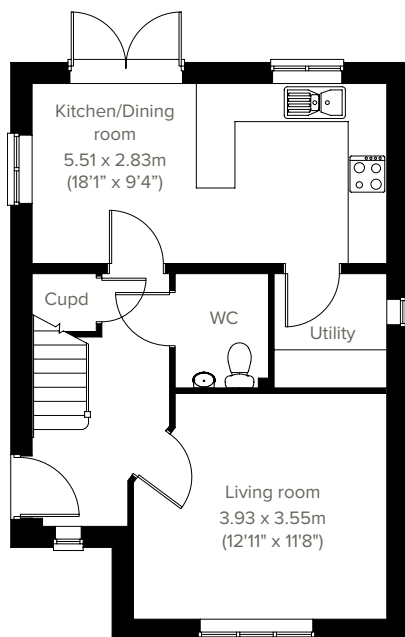
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



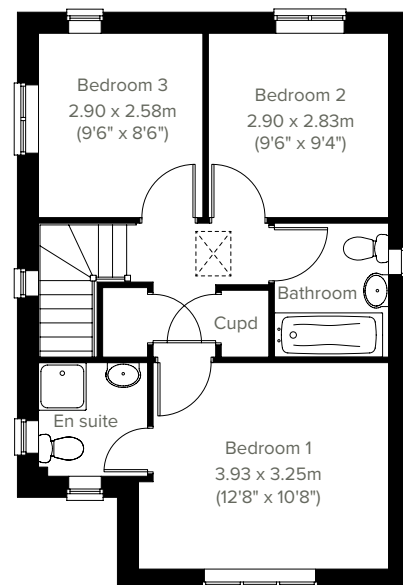
SHERWOOD CORNER
Three bedroom home



A three-bedroom detached home with kerb-appeal, the Sherwood Corner has everything you need for modern living. Downstairs there's an open plan kitchen/dining room with French doors leading to the garden, a front-aspect living room, downstairs WC, utility room and handy storage cupboard. The first floor is home to a generous bedroom one and en suite plus two further bedrooms, two storage cupboards and a family bathroom.



Ground floor

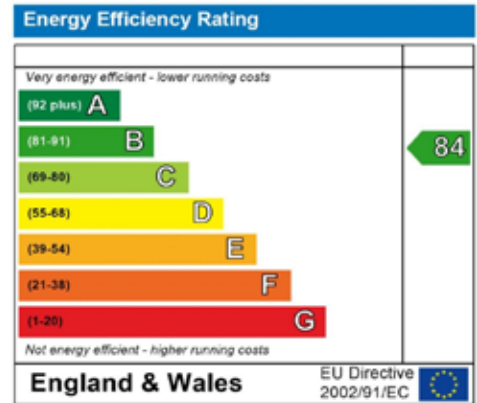


First floor

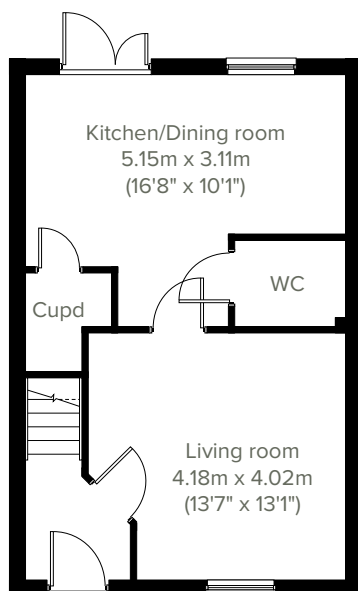
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



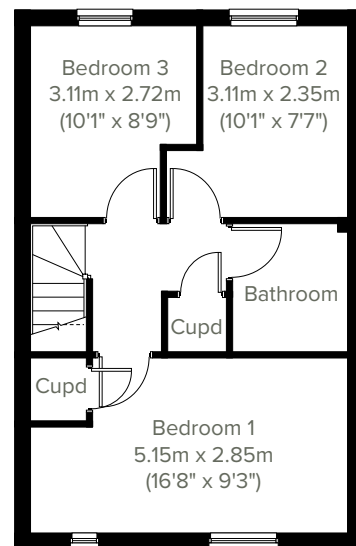
RENDLESHAM
Three bedroom home



A nicely-proportioned three-bedroom home, the Rendlesham has everything you need for modern living. Downstairs there's an open plan kitchen/dining room with French doors leading to the garden, a front-aspect living room, downstairs WC and handy storage cupboard. The first floor is home to a generous bedroom one and two further bedrooms, two storage cupboards and a family bathroom.



Ground floor

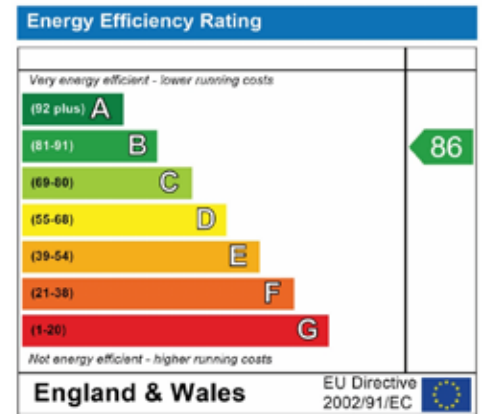


First floor

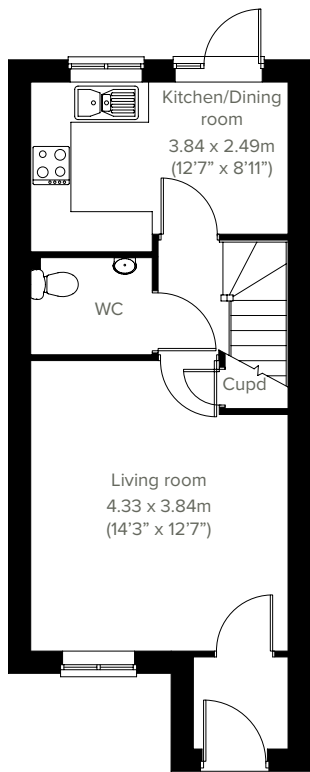
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



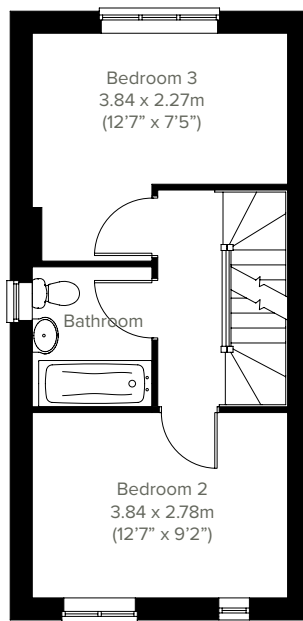
BRAUNTON
Three bedroom home



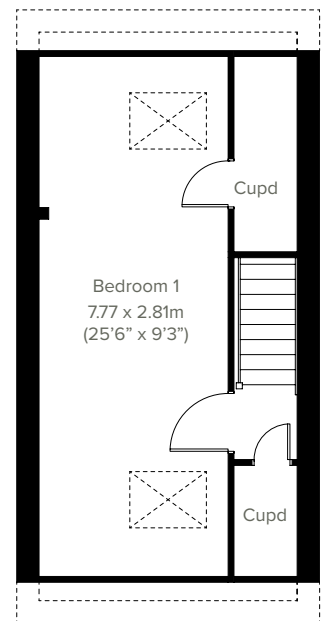
A superb family home, the Branton features a bright open plan kitchen/dining room with access to the garden, and a spacious front-aspect living room. A WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find two bedrooms and a family-sized bathroom, and on the top floor bedroom one benefits from a handy storage cupboard.



Ground floor



First floor

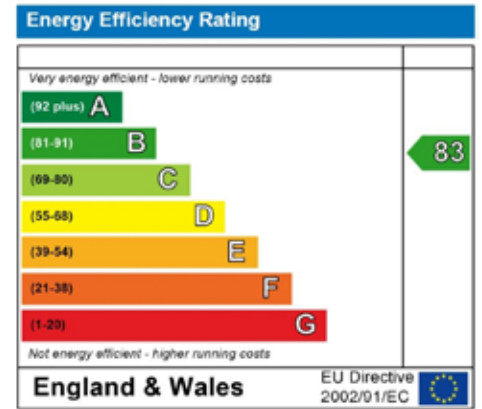


Second floor

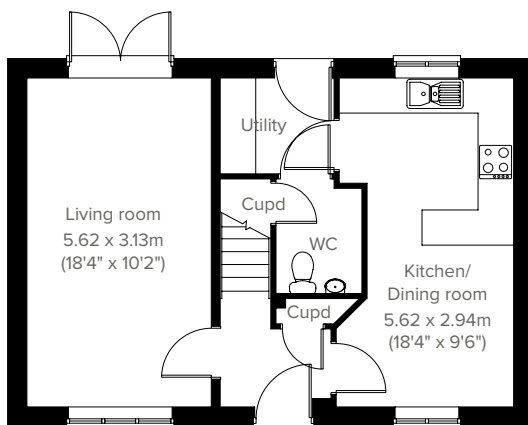
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



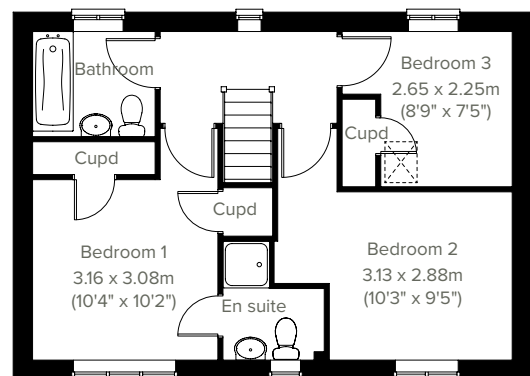
CHARNWOOD
Three bedroom home



Enjoy the best of modern living in this popular three-bedroom home which features a stylish open plan kitchen/ dining room and separate utility with garden access. The Charnwood features a bright dual-aspect living room with French doors leading into the garden, handy storage cupboards and downstairs WC. Upstairs there are three good sized bedrooms - bedroom one with an en suite, a good-sized family bathroom and further storage cupboards.



Ground floor

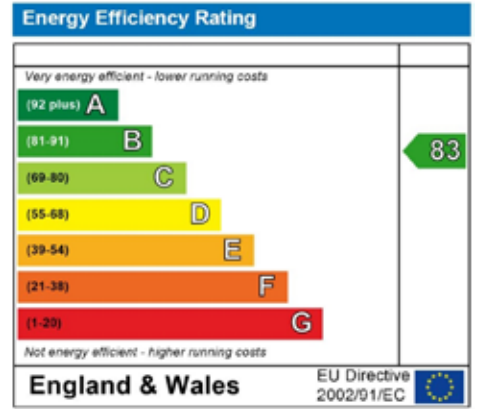


First floor

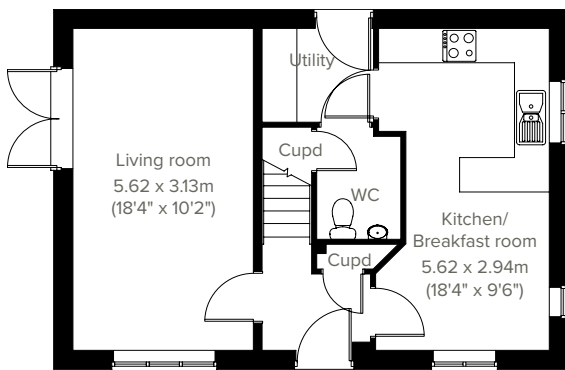
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



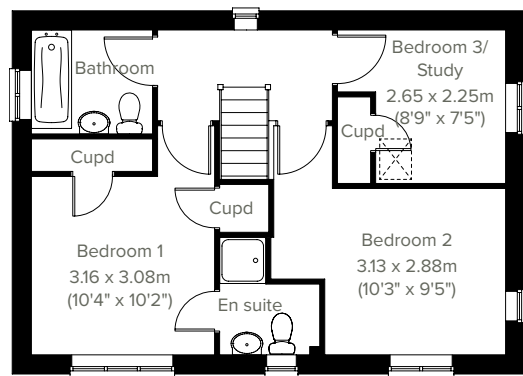
CHARNWOOD CORNER
Three bedroom home



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/ breakfast room and separate utility with garden access. The Charnwood Corner features a bright dual-aspect living room with French doors leading into the garden, handy storage cupboards and downstairs WC. Upstairs there are three good sized bedrooms - bedroom one with an en suite - a good-sized family bathroom and further storage cupboards.



Ground floor



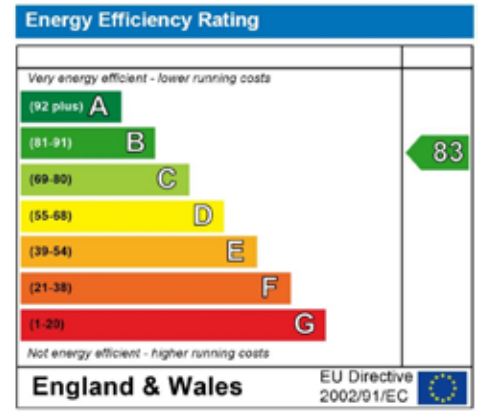
First floor

* Bay window to plots 28, 29, 66 and 199

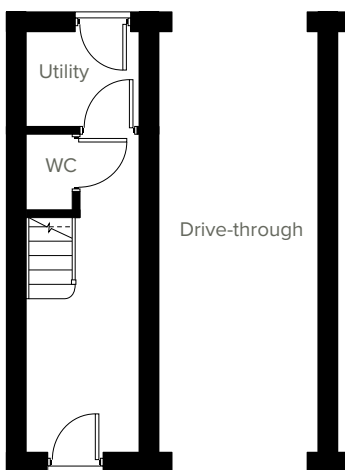
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



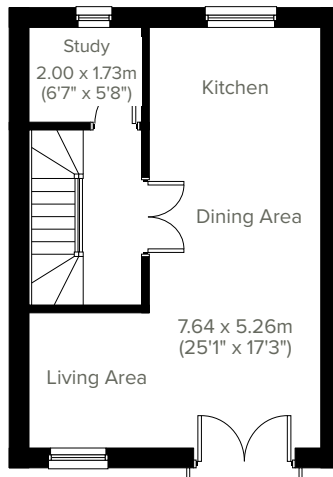
TOWNHOUSES
Three bedroom home



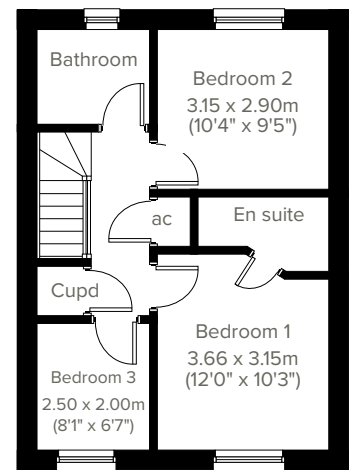
An attractive three-storey, three-bedroom home, the Townhouse has a modern open plan kitchen/dining/living room and three good-sized bedrooms and a study. The enclosed porch, downstairs WC, utility room, storage cupboard and off-road parking means it's practical as well as stylish. The top floor bedroom one also has a spacious en suite.



Ground floor



First floor

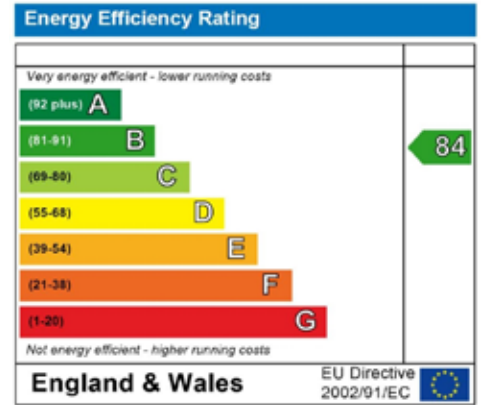


Second floor

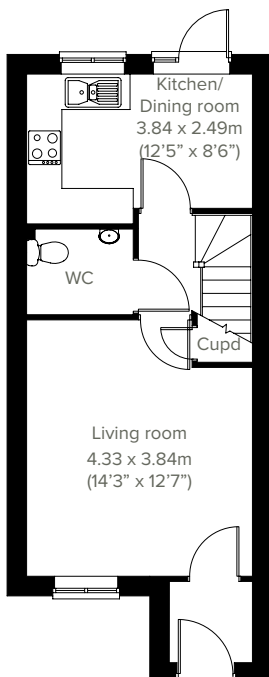
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



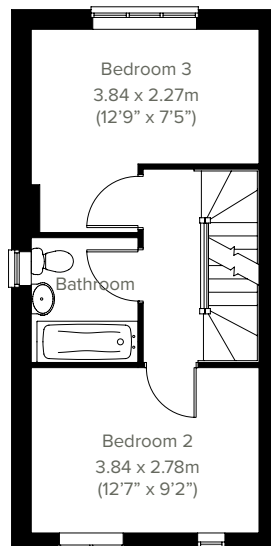
SAUNTON
Three bedroom home



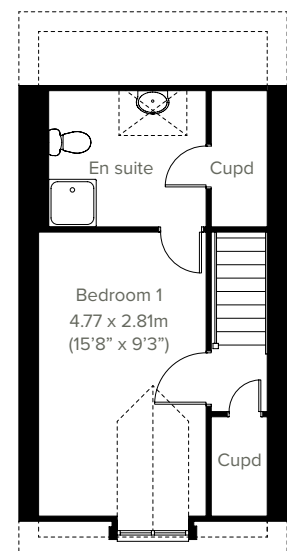
An attractive three-storey, three-bedroom home, the Saunton has a modern open plan kitchen/ dining room, a nicely-proportioned living room and three good-sized bedrooms. The enclosed porch, downstairs WC, three storage cupboards and off-road parking means it's practical as well as stylish. The top floor bedroom one also has a spacious en suite.



Ground floor



First floor

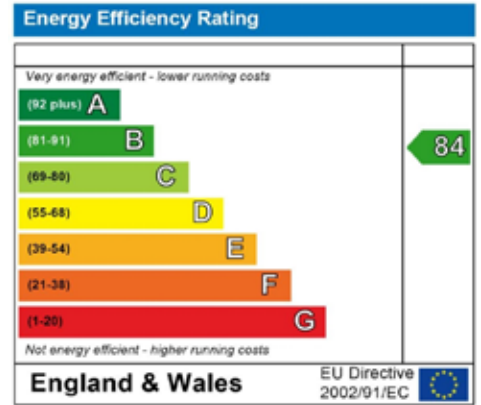


Second floor

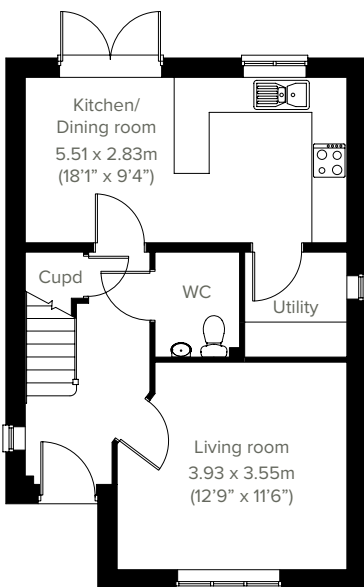
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



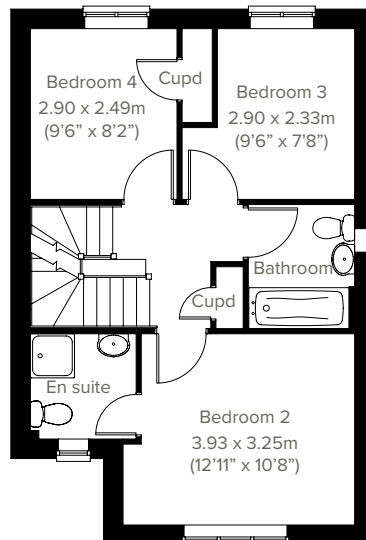
GREENWOOD
Four bedroom home



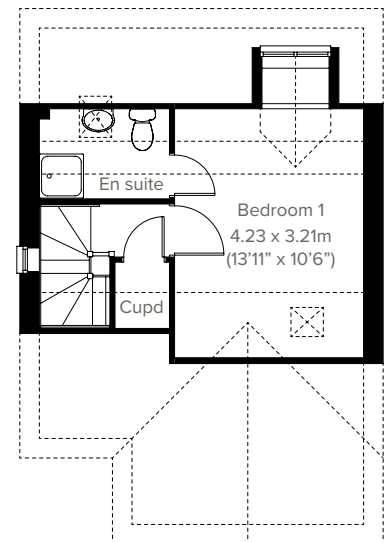
The Greenwood is an attractive 2.5-storey townhouse with flexible living space to suit modern families. This four-bedroom family home has a practical ground floor including a bright open plan kitchen/dining room, front-aspect living room, utility, WC and storage cupboard. The first floor consists of three bedrooms, a family-sized bathroom and en suite to bedroom two. The top floor is home to bedroom one, including an en suite and storage cupboard.



Ground floor



First floor

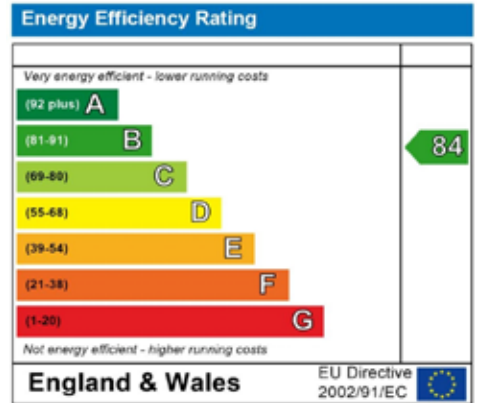


Second floor

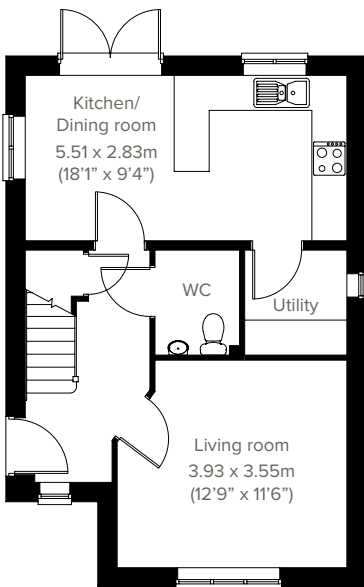
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



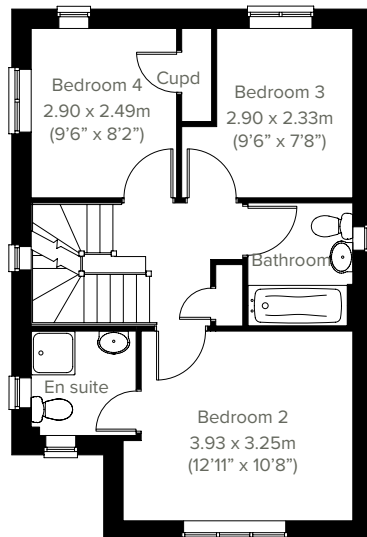
GREENWOOD CORNER
Four bedroom home



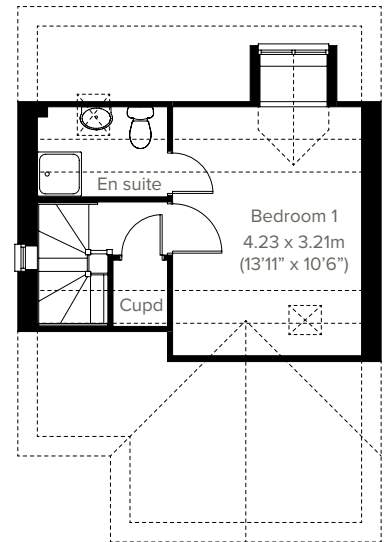
The Greenwood Corner is an impressive three-storey townhouse with flexible living space to suit modern families. This four-bedroom family home has a practical ground floor including a spacious open plan kitchen/dining room, front-aspect living room, utility, WC and storage cupboard. The first floor consists of three bedrooms, a family-sized bathroom and en suite to bedroom two. The top floor is home to bedroom one, including an en suite and storage cupboard.



Ground floor



First floor



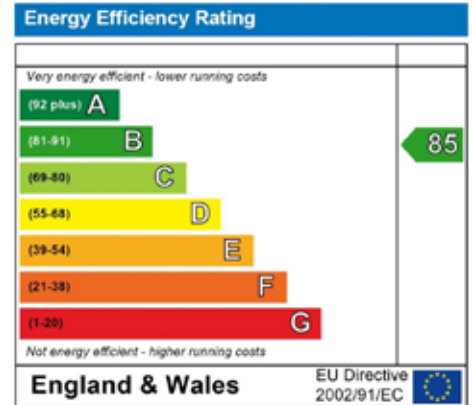
Second floor

* No window to plots 57 and 162

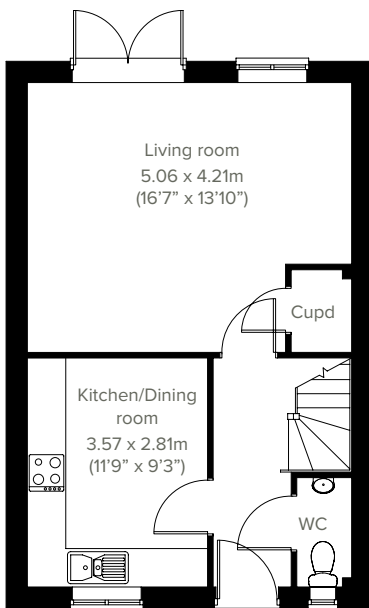
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



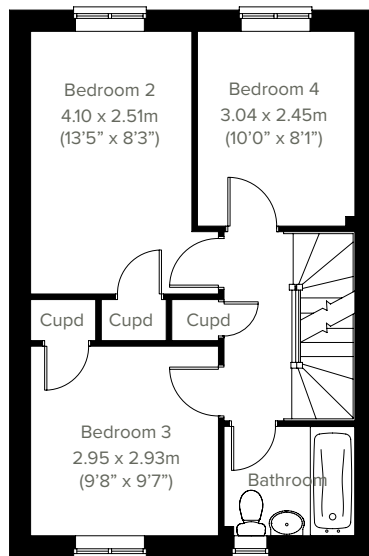
WHINFELL
Four bedroom home



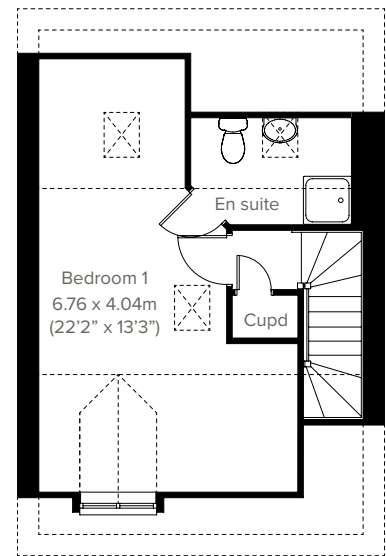
This impressive 2.5-storey townhouse has space in abundance. The Whinfell is a four-bedroom family home boasting a kitchen/dining room and bright living room with French doors leading into the garden. There are four bedrooms - bedroom one, including an en suite. The large family bathroom, downstairs WC and five storage cupboards mean this home is as practical as it is stylish.



Ground floor



First floor



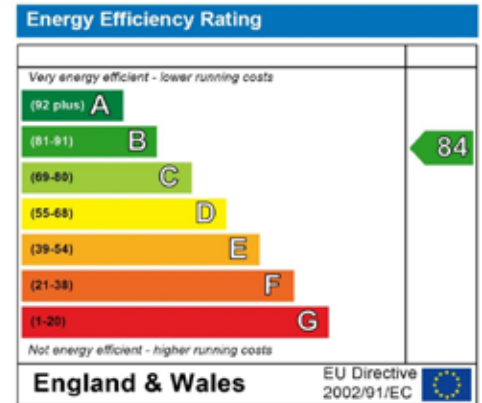
Second floor

* Plots 141 - 148 have alternative dormer window position - please refer to working drawings

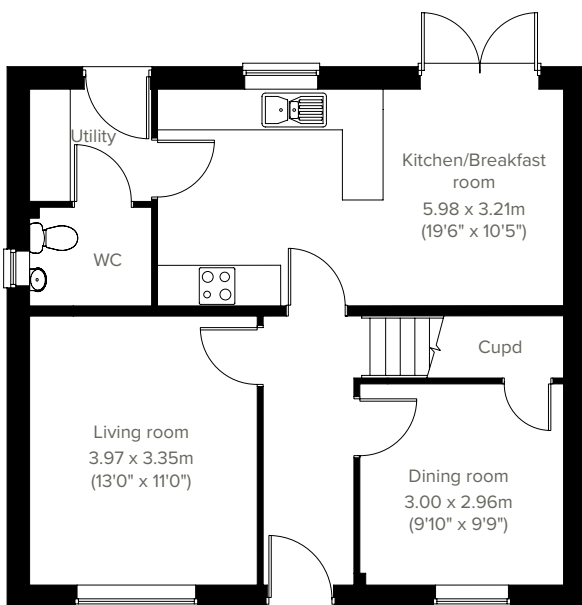
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



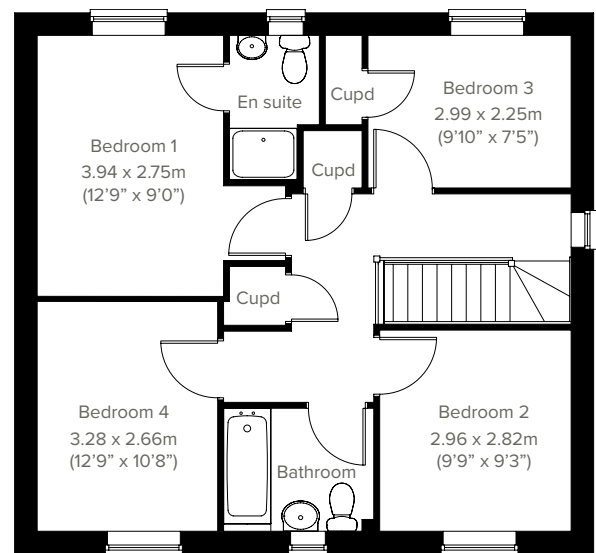
WHITELEAF
Four bedroom home



The Whiteleaf is a four-bedroom detached family home offering the best of modern living. The light and airy kitchen/breakfast room enjoys an open aspect through French doors to the rear garden. There's a bright front-aspect living room, a dining room with storage space, a downstairs WC and handy utility. Upstairs there are four bedrooms with bedroom one benefiting from an en-suite, plus a modern-fitted family bathroom and three storage cupboards.



Ground floor



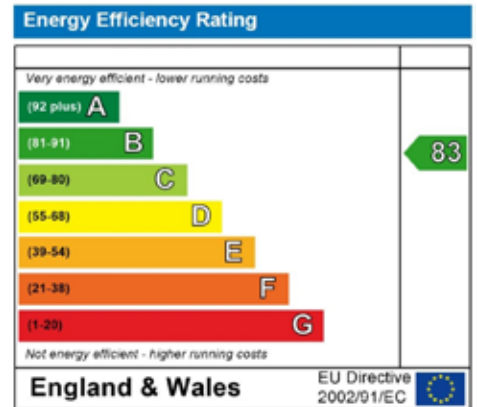
First floor

* Bay window to plots 67, 114, 115 and 205

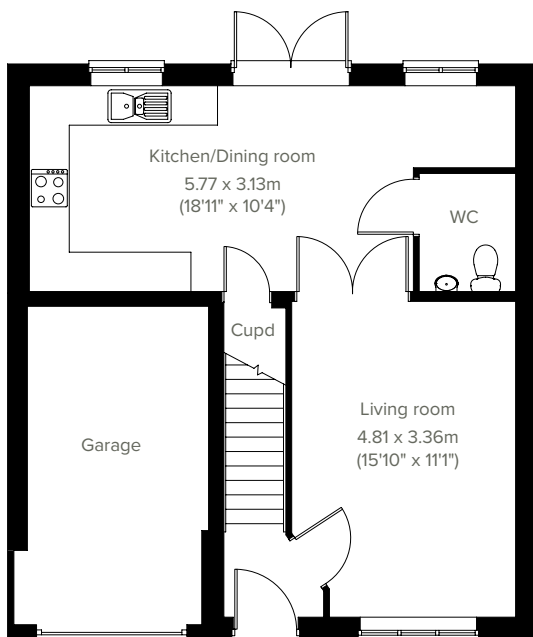
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



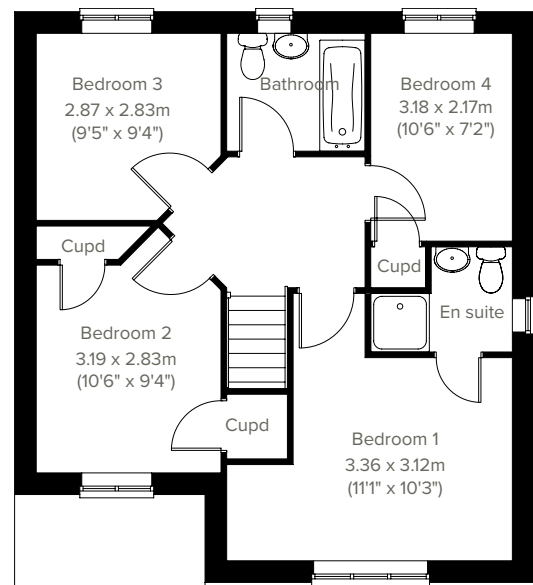
GISBURN
Four bedroom home



A fantastic family home, the Gisburn features a bright front-aspect living room leading to a stunning open plan kitchen/dining room with French doors opening into the garden. The WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find four good sized bedrooms, including bedroom one with an en suite, a family-sized bathroom and handy storage cupboards.



Ground floor

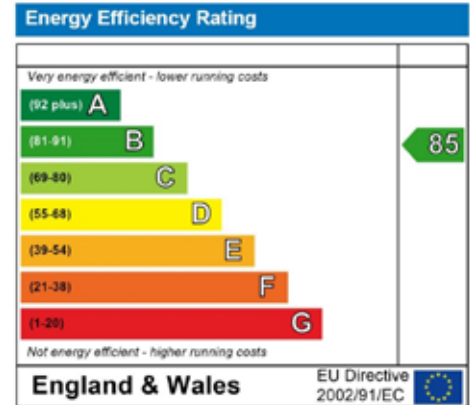


First floor

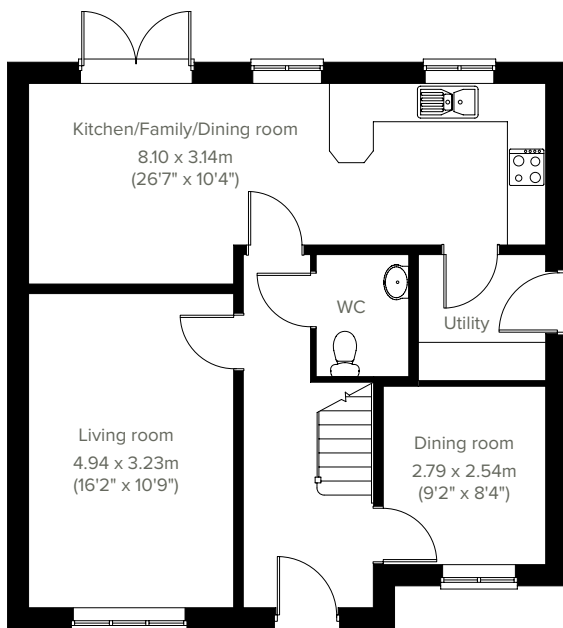
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



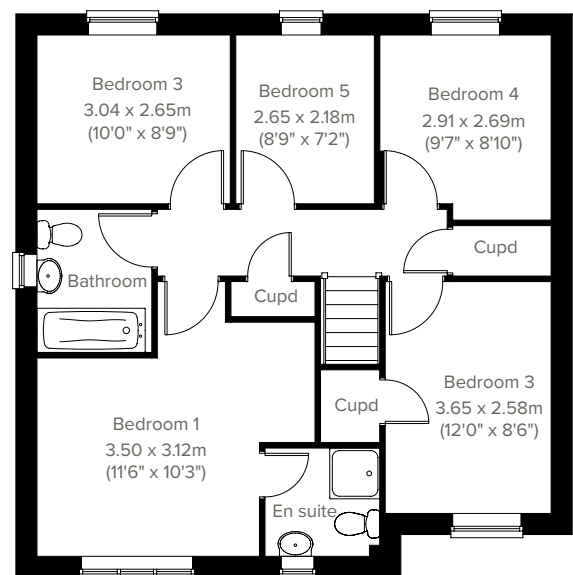
KIELDER
Five bedroom home



The Kielder is a popular detached family home. The modern and stylish open plan kitchen/family/dining room is perfect for spending time as a family and entertaining. There's also a spacious living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are five bedrooms - bedroom one has an en suite - a large family-sized bathroom and three storage cupboards.



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

SPECIFICATIONS



External

Walls	Traditional cavity walls (Inner: timber frame or block Outer: Style suited to planned architecture)
Roof	Tile or slate-effect with PVCu rainwater goods
Windows	Double glazed low E-glass windows in PVCu frames
Doors	GRP-skinned external doors with PVCu frames. Patio or French doors to garden or balcony (where applicable)



Internal

Ceilings	Painted white
Lighting	Pendant or batten fittings with low-energy bulbs
Stairs	Staircase painted white
Walls	Painted in white emulsion
Doors	White pre-finished doors with white hinges
Heating	Gas-fired combi boiler with radiators in all main rooms (most with thermostatically controlled valves)
Insulation	Insulated loft and hatch to meet current building regulations
Electrics	Individual circuit breakers to consumer unit and double electric sockets to all main rooms
General	TV point and phone extension point in living room (where living room is at rear of property) phone point in entrance hall



Kitchen

General	Fully fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage)
General	Stainless steel single 1.5 bowl sink with pillar taps to kitchen only
Appliances	Plumbing for washing machine and dishwasher (where space provided)
Appliances	Single electric oven in stainless steel, black glass ceramic hob and stainless steel cooker hood



Bathroom

Suites	White bathroom suites with chrome-finished fittings
Extractor fans	Extractor fan to bathroom and en suite (where applicable)
General	Mira showers with chrome fittings. Where no shower cubicle provided thermostatic barrel shower valve fitted with full tiling and glass screen over bath
Tiling	Half height tiling to sanitaryware walls
Splash-backs	En suite splashback to basin and full height to shower enclosure. Three-course splashback to bath area or separate cubicle
En suite	En suite to bedroom one (where applicable)



Security

Locks	Three-point locking to front and rear doors, locks to all windows (except escape windows)
Fire	Smoke detectors wired to the mains with battery back-up



Garage & Gardens

Garage	Garage with single roller shutter or up-and-over white door; or car ports or parking space
Gardens	Front lawn turfed or landscaped (where applicable)
Fencing	1.8 metre fence to rear garden, plus gate

YOUR MODERN HOME

The benefits of buying a new-build home have never been more important. Buying a home that uses Space4's modern method of construction timber frame will save you money whilst being kinder to the environment.

Space4 are one of the UK's leading producers of precision-engineered construction systems, and we're aiming to include their PEFC certified sustainable timber frames in 50% of our homes by 2025.

Many Persimmon homes already benefit from Space4's modern method of construction, with its technology offering improved insulation and air-tightness. For you, this means a reduction of 50% in heating costs compared to the average home in the UK**, plus you'll own a cosier, more comfortable home.

On the outside, your Space4 home will feature the familiar design of a Persimmon home which uses traditional materials such as brick, stone or render. Underneath, the hi-tech timber frame backbone creates new levels of efficiency and building rigidity. Your property will be durable and finished to an excellent standard.

50% lower energy bills

High-performance insulation together with Space4 construction, an efficient boiler, and attention to air-tightness and ventilation during the construction process means that our homes can use 59% less gas than the average home in the UK**.

The use of Space4 technology creates a better place to live and work. Lower consumption of heating fuels and transport helps reduce

CO2 emissions, while sustainable, recyclable materials create less impact on the wider environment. The overall carbon dioxide emissions for timber construction (the embodied carbon dioxide) are up to six times lower than for masonry*

Concerning the Government's code for sustainable homes, most building elements with timber specifications largely fall into the 'A+' or 'A' rated categories compared to masonry**.

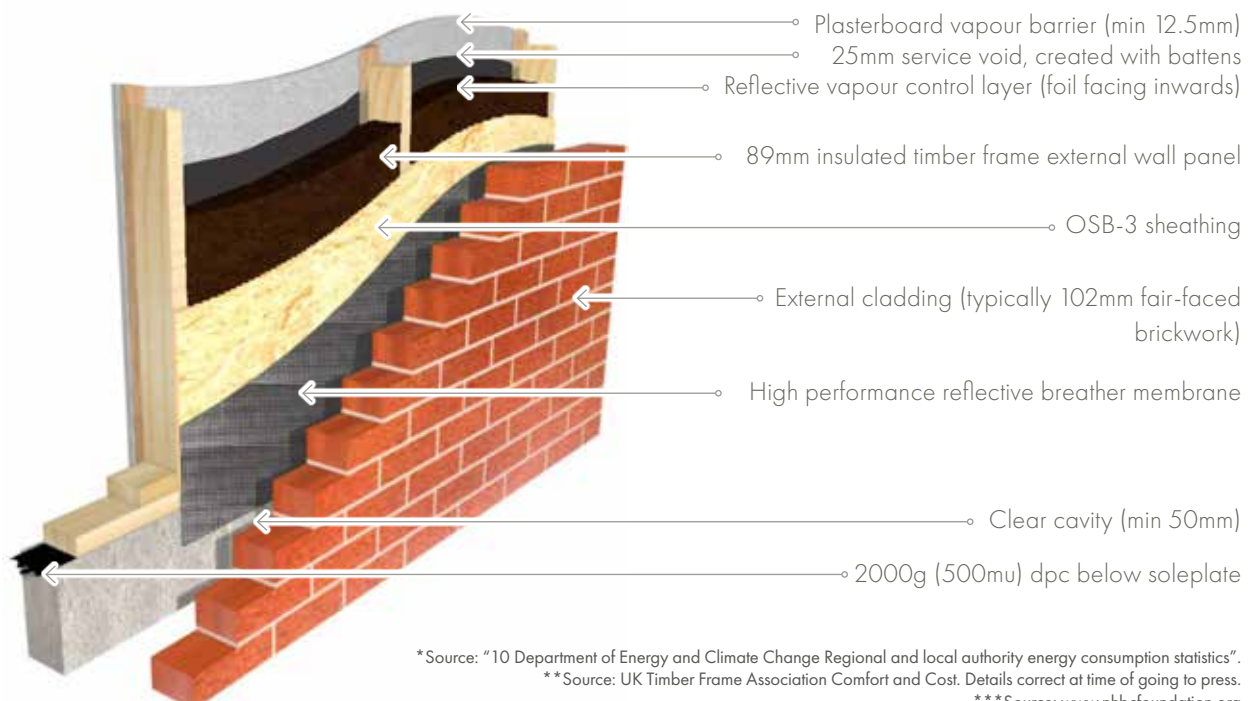
According to recent research by the NHBC, those who live in new build homes constructed to today's standards could save more than £1,400 a year on their energy bills compared to neighbours in older homes.* This means families could save approximately £35,000 over the lifetime of a 25-year mortgage.

Average energy bill of £1,200

	Existing homes	Space4 homes
60% space heating	£720	£360
40% light/water	£480	£480

Heating saving	50%
Total saving	30%

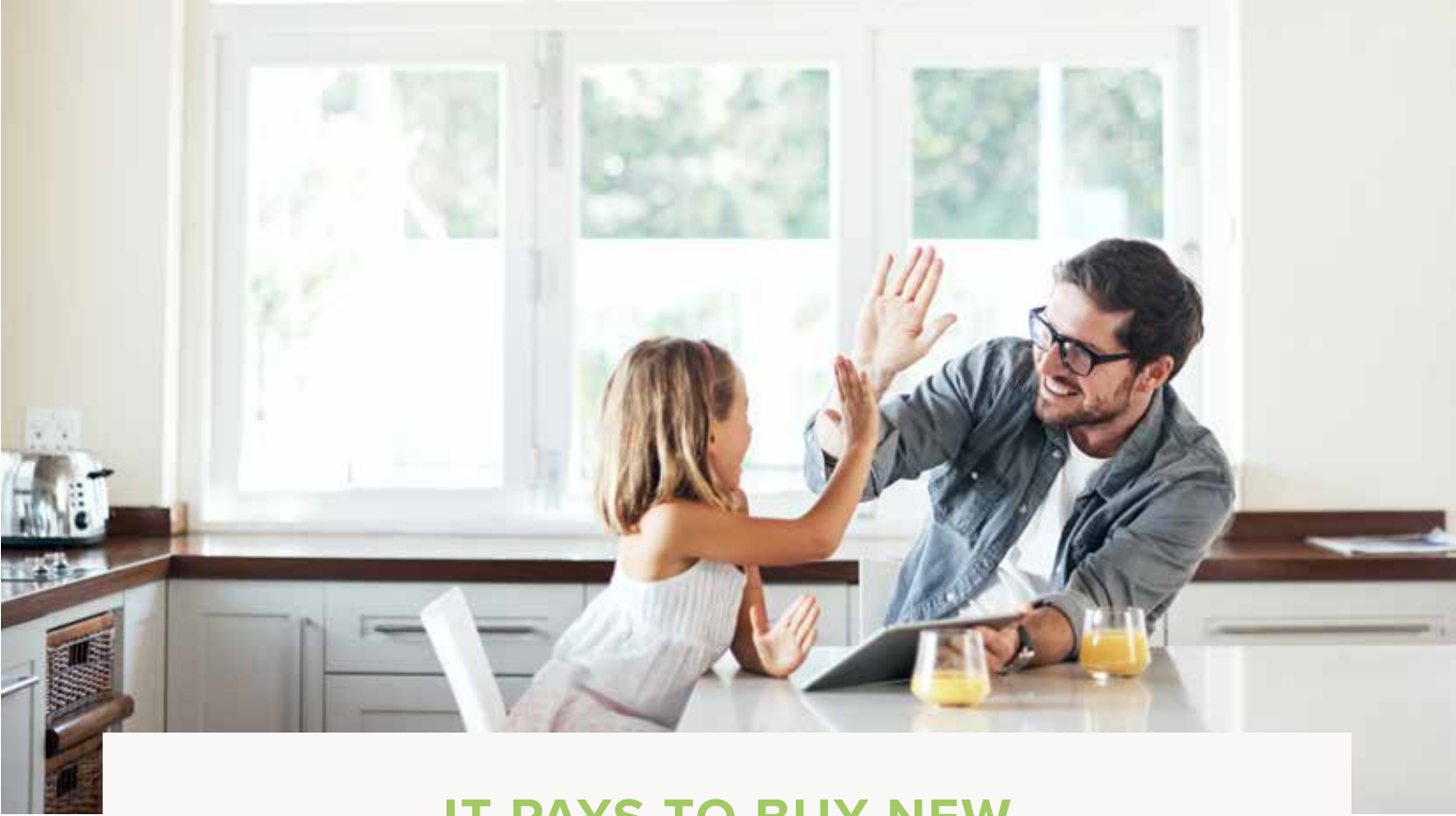
Cross-section of timber-frame technology



*Source: "10 Department of Energy and Climate Change Regional and local authority energy consumption statistics".

**Source: UK Timber Frame Association Comfort and Cost. Details correct at time of going to press.

***Source: www.nhbcfoundation.org



IT PAYS TO BUY NEW

✔ NO CHAINS

Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying new limits the chance of getting involved in one.

✔ NO SPACE GOES TO WASTE

Research shows that 17% of living space often goes unused in older properties. Modern homes are proven to use every inch of room as effectively as possible.

✔ LIVING IT UP IN STYLE

When you buy a new Persimmon home you can expect a brand spanking new fitted kitchen, bathroom suite, and in some cases an en suite and dressing room.

✔ LESS WORK, MORE FREEDOM

Buying new means you'll spend far less time on repairs and maintenance, after all, life's too short to spend every weekend doing DIY.

✔ FLEXIBLE WAYS TO BUY

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange. You may also be eligible to use the Government's Help to Buy scheme.

✔ BETTER SAFE THAN SORRY

All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.

✔ LOWER ENERGY BILLS

New homes have to meet stringent energy-efficient standards, which means you'll spend less on your energy bills from day one. All our homes come with a cost-effective combi boiler, first-rate loft insulation and draught-free double glazed windows.

✔ FIRST-RATE, NOT SECOND-BEST

From your boiler and windows to your bathroom suite and kitchen, everything in your new home is new. This means you get to enjoy all the latest designs and tech, while also benefiting from the manufacturers' warranties that come with them.

✔ LONG-TERM PEACE OF MIND

All our new homes come with a ten-year, insurance-backed warranty, as well as our very own two-year Persimmon warranty. In the unlikely event you ever need to make a claim, our Customer Care Team will be happy to provide all the help you need.

✔ THE CHOICE IS ALL YOURS

A new home offers you a blank canvas and a chance to showcase your own style and personality at every turn. So, while our homes come with fitted kitchens and bathrooms; you can fully customise them with our Finishing Touches (depending on the build stage).



BUILT BY US, STYLED BY YOU

Our goal is to make your house feel like your home before you've even collected the keys. Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous **Finishing Touches** collection.

FINISHING TOUCHES

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out.

And rest assured, every upgrade and item available has been carefully chosen to complement the style and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.



Our Finishing Touches collection includes:

- ✓ Carpets
- ✓ Lighting packages
- ✓ Wardrobes
- ✓ Kitchen upgrades
- ✓ Bathroom upgrades
- ✓ Fixtures
- ✓ Appliances

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. And best of all, it can all be arranged from the comfort and convenience of one of our marketing suites.



The earlier you reserve, the greater the choice.

We'll always try and accommodate the Finishing Touches you want, however it's worth remembering that the earlier you reserve your home in the build stage, the more options you'll have available.

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the Sales Advisor on site.



#LOVEMYERSIMMONHOME

A new home is the perfect opportunity to showcase your unique style, creativity and personality at every turn which is why we love seeing how you transform your interior and exterior spaces. If you're thinking about redecorating but aren't sure where to start, head over to our Instagram page at [@persimmon_homes](#) for home décor ideas and colour inspiration.



SNAP. SHARE. WIN.

Upload your own photos with the hashtag [#lovemyersimmonhome](#) and you could be one of the three lucky winners we pick every month to receive a **£100 Next voucher**. We've included a few past winners on this page so you can check out the competition.

Good luck!



Visit our Instagram page for terms and conditions.

Lakedale at Whiteley Meadows

For prices, opening times and availability contact:

Lakedale at Whiteley Meadows
Bluebell Way, Whiteley
Fareham, Hampshire
PO15 7PF

T: 01329 759 013

E: lakedale.soco@persimmonhomes.com

persimmonhomes.com/lakedale-at-whiteley-meadows

Head Office

Persimmon Homes South Coast

Park View House
100 Wickham Road
Fareham
PO16 7HT

T: 01329 514 300

E: socosales@persimmonhomes.com

persimmonhomes.com



Issue: April 2022 Ref: 350-161

Persimmon plc, Registered office: Persimmon House, Fulford, York YO19 4FE
Registered in England no: 1818486

Lakedale at Whiteley Meadows is a marketing name only. The copyright in this document and design is confidential to and the property of Persimmon Homes Developments 2022. These details are intended to give a general idea of the type of home but they do not form part of any specification or contract. The dimensions are approximate and may vary depending on internal finish. By the time you read this some of the details may have changed because of the Persimmon Homes policy of continually updating and improving design features. Therefore, please be sure to check the plan and specification in the sales office to keep you up-to-date with the latest improvements. The vendors of this property give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Persimmon Homes or their authorised agents has any authority to make or give any representation or warranty whatever in relation to this property.



www.persimmonhomes.com