



HERONS QUARTER

GREENAWAY LANE | WARSASH



"Discover coastal bliss and unleash your inner sailor"

3

Nestled in the charming coastal village of Warsash, Herons Quarter offers a unique collection of homes boasting exceptional modern living entwined with the very best of Bargate's traditional character.

We have a simple guiding principal: to do the right thing to delight the buyers of our individual homes.



HERONS QUARTER
GREENAWAY LANE | WARSASH

"Discover a
haven of
serenity at
Herons Quarter"



"The combination of picturesque walks and the availability of local pubs all adds to the overall lifestyle appeal of living in Warsash."

With its stunning natural beauty, vibrant community spirit, and abundance of amenities, Warsash offers a lifestyle unmatched by any other.



After a leisurely stroll along the many coastal paths unwind in one of Warsash's cosy pubs where hospitality and hearty fare create an inviting atmosphere.





Winchester

-  20 miles - 31 minute
-  44 mins
(Swanwick Station)



Romsey

-  19 miles - 31 minute
-  37 mins
(Swanwick Station)

To Salisbury



-  34 miles - 57 minute
-  1hr 13 mins
(Swanwick Station)

Eastleigh

-  11 miles - 22 minute
-  35 mins
(Swanwick Station)

M27

Southampton

-  9 miles - 26 minute
-  17 mins
(Swanwick Station)

M27

M271

M27

A36

**To Ringwood,
Christchurch,
Lymington &
Bournemouth**

**New Forest
National Park**



HERONS QUAY
GREENAWAY LANE

The Solent

A31

To Alresford, Alton,
Farnham, Guildford
& London

South Downs
National Park



Bishops Waltham

10 miles - 20 minute

To Chichester,
Petersfield, Guildford
& London

Whiteley

4 miles - 12 minute

To Portsmouth

14 miles - 22 minute

33 mins
(Swanwick Station)

M27

QUARTER
| WARSASH

Things to do

New Forest National Park

17 miles - 24 minute drive

Gunwharf Quays

16 miles - 28 minute drive

The Brickworks Museum

3.3 miles - 9 minute drive

Calshot Activities Centre

33 miles - 50 minute drive

Bursledon Windmill

4 miles - 10 minute drive

Manor Farm and Country Park

5 miles - 16 minute drive

Royal Victoria Country Park

7 miles - 22 minute drive

Hamble

7 miles - 18 minute drive

Mottisfont

25 miles - 39 minute drive

Hinton Ampner

18 miles - 35 minute drive

Mayflower Theatre

9 miles - 28 minute drive

West Quay

9 miles - 29 minute drive

Portsmouth Historic Docks

16 miles - 28 minute drive

Winchester City Mill

32 miles - 41 minute drive

Winchester Cathedral

20 miles - 32 minute drive

Whiteley Shopping Centre

4 miles - 13 minute drive

Local Education

Hook-With-Warsash Church of England Academy

Ofsted rating: **Outstanding**

0.6 miles - 12 minute walk / 2 minute drive

Brookfield Community School

Ofsted rating: **Good**

1.1 miles - 25 minute walk / 5 minute drive

Sarisbury Infant School

Ofsted rating: **Good**

1.3 miles - 25 minute walk / 5 minute drive

Locks Heath Junior School

Ofsted rating: **Good**

1.4 miles - 31 minute walk / 4 minute drive

Locks Heath Infant School

Ofsted rating: **Good**

1.4 miles - 31 minute walk / 4 minute drive

St John the Baptist Church of England Primary School

Ofsted rating: **Good**

2.3 miles - 51 minute walk / 7 minute drive

St Anthony's Catholic Primary School

Ofsted rating: **Good**

3.2 miles - 63 minute walk / 8 minute drive





Local Pubs & Restaurants

The Rising Sun

0.5 miles - 10 minute walk / 1 minute drive

A lovely location on the River Hamble, parts of the Rising Sun date back more than 200 years. The pub is on two floors with the restaurant upstairs offering stunning views of the river. A great destination for a meal, or a popular venue to have a drink with friends.

Silver Fern

1.1 miles - 24 minute walk / 3 minute drive

A perfect place to watch live sport and enjoy good drinks alongside an incredible food menu.

Nook & Cranny

1.5 miles - 31 minute walk / 4 minute drive

The restaurant serves the finest dishes using fresh produce purchased locally. Every meal is meticulously prepared and cooked by their head chef and co-owner, Anthony Guichard.

Strawberry Field Tavern

1.6 miles - 35 minute walk / 5 minute drive

Nestled in the heart of the Locks Heath shopping village between Southampton and Fareham, the Strawberry Field Tavern is a charming pub that embodies community spirit.

The Talisman

2.1 miles - 49 minute walk / 9 minute drive

The Talisman pub offers a culinary experience that's hard to beat, whether you're enjoying a hearty Sunday roast, a delightful light lunch, or an exquisite evening meal for a special occasion. Their talented chefs use seasonal ingredients to breathe new life into traditional pub fare, presenting beloved classics alongside inventive fine dining options.

The Old Ship

2.2 miles - 34 minute walk / 7 minute drive

A place to drop anchor near Swanwick Marina, The Old Ship is a 16th Century pub that wears its history with pride. Old oak beams and cosy fires greet visitors to this Grade II listed pub - with fresh food and superb ales making it a special spot to enjoy with your friends.

TGI Fridays

2.9 miles - 59 minute walk / 10 minute drive

TGI Fridays restaurant is the place to go for all your American-style favourites. From big eat burgers, loaded fries, juicy steaks and grilled chicken, to delicious pasta and seafood dishes.

Jolly Sailor

3.5 miles - 66 minute walk / 10 minute drive

Charmingly playful and full of cheeky character – alongside The Jolly Sailor's old beams and exposed brickwork, you'll also discover a riverside pub with waves of personality. Think good old-fashioned hospitality, a splash splash of bright art on the walls, and a stunning marina view.



The Gull

With two bedrooms and en-suite bathroom, open plan living/dining and kitchen area make this a vibrant practical home.

48 49 50

SEE PAGE 14-15



The Kittiwake

A classic two bedroom home with an intelligently designed layout over two floors, this is a practical and stylish starter home.

31 32 34 35

SEE PAGE 16-17



The Fulmar

This three bedroom home with en-suite guarantees quality time, with its spacious and bright living area and kitchen/dining room.

6 39 45 46 47 66 69 70

SEE PAGE 18-19



The Puffin

A three bedroom home with practical kitchen/dining area and family living room. An excellent starter home upgrade.

7 8 14 15 16 17 36 37 43 44 51 52 67 68 74

SEE PAGE 20-21



The Pipit

The Pipit is an individual home perfect for those looking for more. With four bedrooms, adaptable reception rooms and kitchen dining room this is a perfect family home.

75

SEE PAGE 22-23



The Kingfisher

The four bedroom Kingfisher has a spacious kitchen /dining area with pantry. The light and spacious living area and four bedrooms with two en-suite bathrooms compliment this stunning home.

1 2 3

SEE PAGE 24-25



The Kestrel

It doesn't get much better than the Kestrel, this four bedroom home's sizeable living room and separate dining/study area make it the ideal setting for entertaining family and friends.

13 41 42 53

SEE PAGE 26-27



The Swan

If spacious family living with plenty of room to grow is what you're looking for then this four bedroom Swan will not disappoint. This is a real versatile yet individual home.

4 5 76 77 79

SEE PAGE 28-29



The Heron

This imposing family home with generous living makes it the perfect home for entertaining. Four bedrooms and two en-suite bathrooms provide plenty of room for the whole family.

40 78 80

SEE PAGE 30-31



The Shearwater

With two bedrooms, open plan living and garage this is a spaciouly designed starter home without the compromise.

33 38

SEE PAGE 32-33



The Tern

These homes are reserved for Vivid.

9-12 18-30 54-65 71-73



"Take a moment... listen... enjoy..!"



This plan is for guidance only and should not be relied upon. Please check with the sales team for the latest, up-to-date layout and materials, including (but not limited to) parking spaces, landscaping, paving and pathways.



With two bedrooms and en-suite bathroom,
open plan living/dining and kitchen area make this
a vibrant practical home.

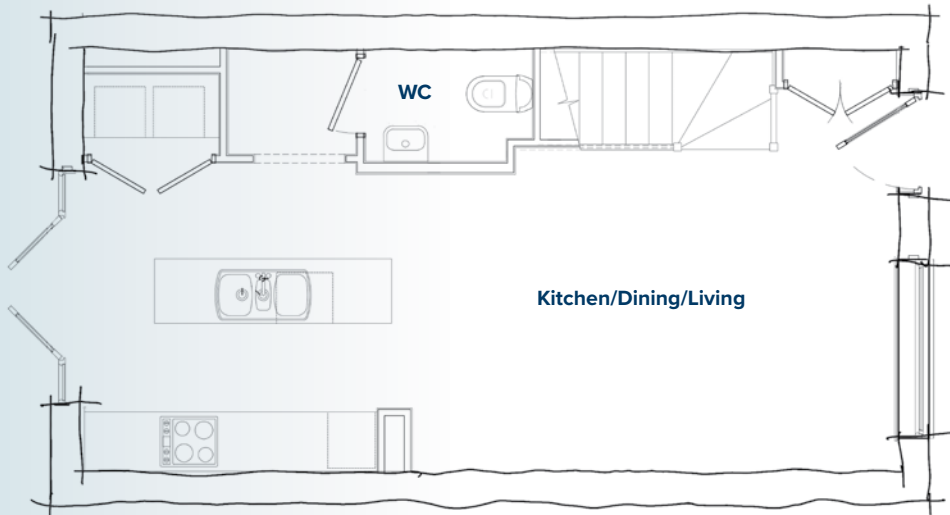


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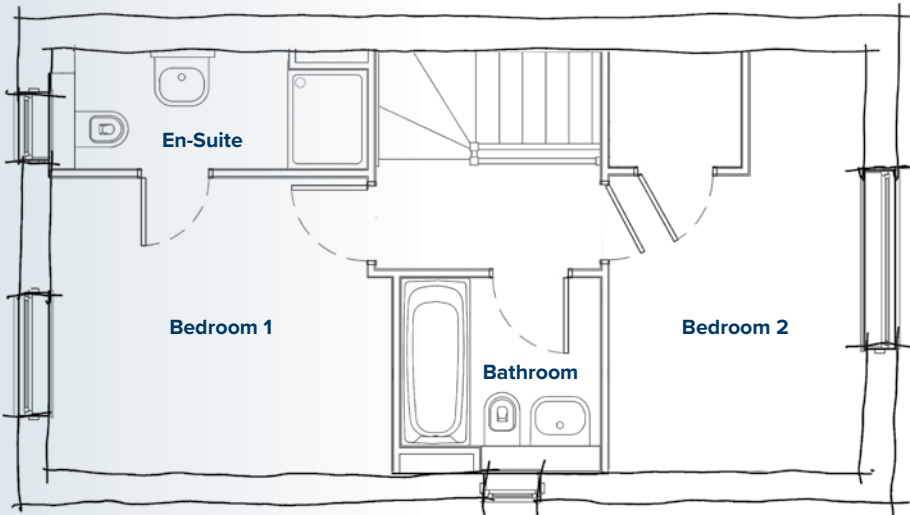
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GROUND FLOOR



Kitchen/Dining/Living 8.21m x 3m 26'9" x 9'8"

FIRST FLOOR



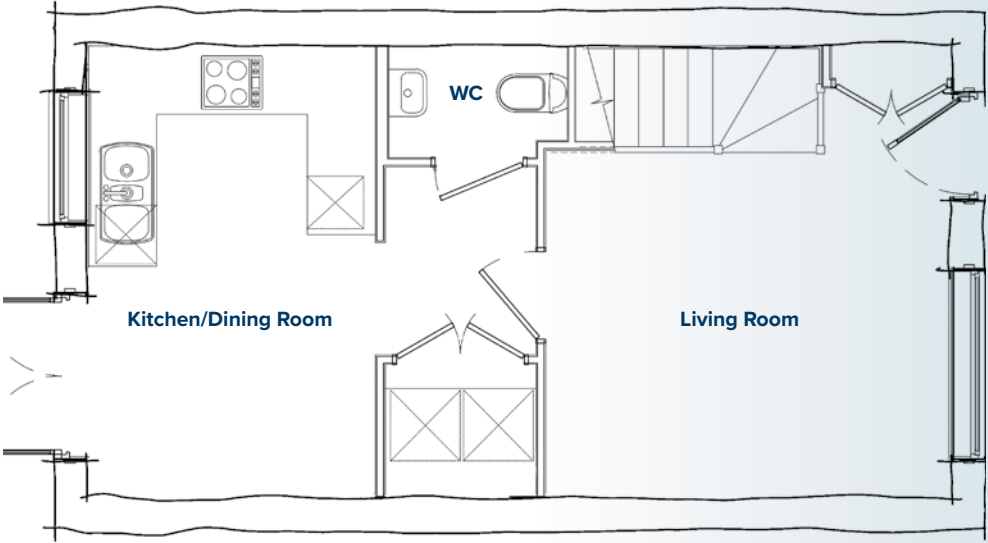
Bedroom 1 3.45m x 2.97m 11'3" x 9'7"

Bedroom 2 4.27m x 2.56m 14' x 8'4"

Total Area 71.34 sq.m 768 sq.ft

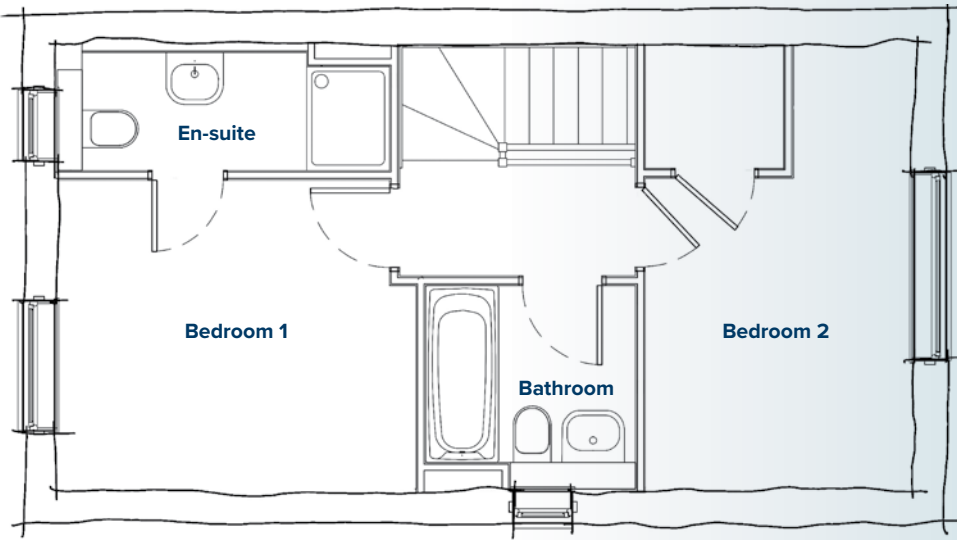
15

GROUND FLOOR



Kitchen/Dining	2.73m x 4.27m	8'9" x 14'
Living Room	4.3m x 3.9m	14' x 12'6"

FIRST FLOOR



Bedroom 1	2.97m x 3.45m	9'7" x 11'3"
Bedroom 2	2.56m x 4.3m	8'4" x 14'
Total Area	71.34 sq.m	768 sq.ft





THE KITTIWAKE | 2 BEDROOM HOME

A classic two bedroom home with an intelligently designed layout over two floors, this is a practical and stylish starter home.

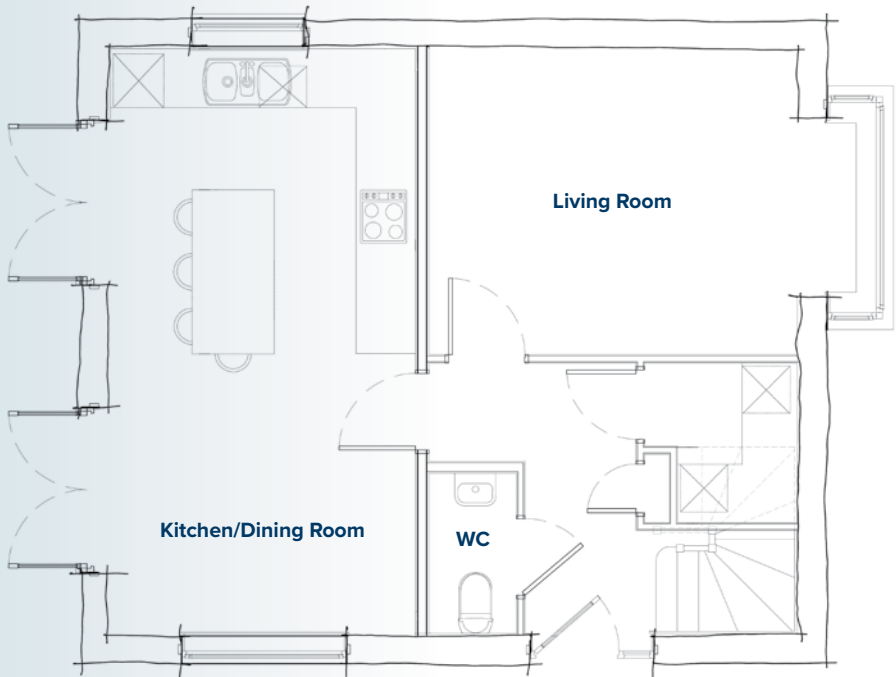


This three bedroom home with en-suite guarantees quality time, with its spacious and bright living area and kitchen/dining room.



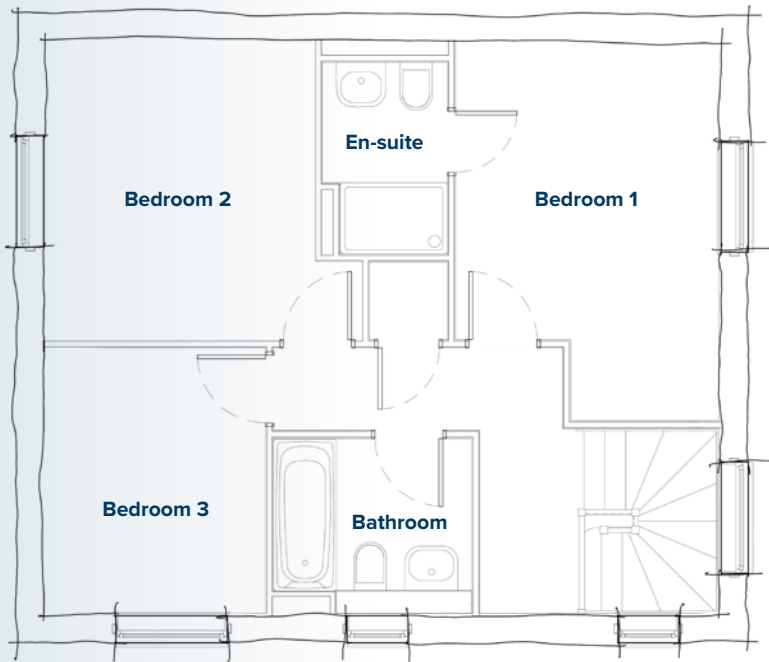
- 6
- 39
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GROUND FLOOR



Kitchen/Dining Room	3.35m x 6.4m	10'9" x 21'
Living Room	4.04m x 3.36m	13'2" x 11'

FIRST FLOOR



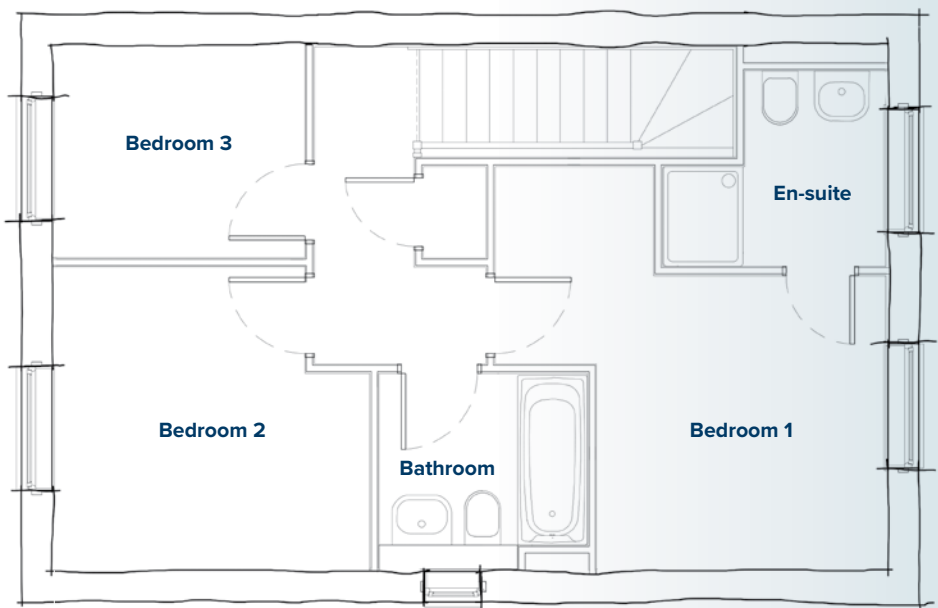
Bedroom 1	2.95m x 4.25m	9'6" x 13'9"
Bedroom 2	3m x 3.35m	9'8" x 10'9"
Bedroom 3	2.46m x 2.97m	8' x 9'7"
Total Area (from)	98.19 sq.m	1,057 sq.ft

GROUND FLOOR



Kitchen/Dining Room	3.85m x 5.22m	12'6" x 17'1"
Living Room	4.33m x 3.03m	14'2" x 9'9"

FIRST FLOOR



Bedroom 1	2.93m x 2.89m	9'6" x 9'5"
Bedroom 2	3.16m x 3.02m	10'3" x 9'9"
Bedroom 3	2.51m x 2.11m	8'2" x 6'9"
Total Area	88.44 sq.m	952 sq.ft



7	8	14	15	16
17	36	37	43	44
51	52	67	68	74



THE PUFFIN | 3 BEDROOM SEMI-DETACHED

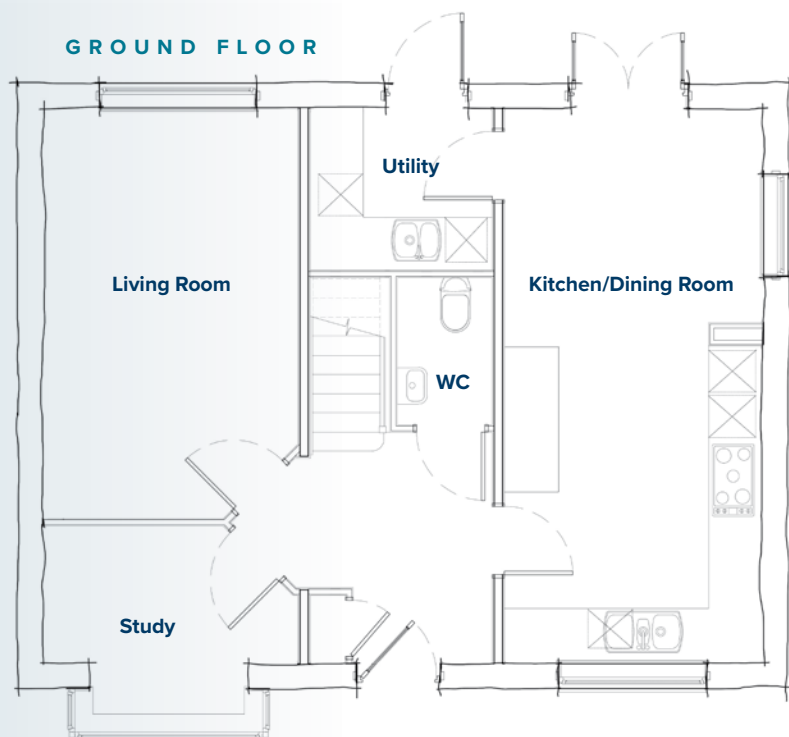
A three bedroom home with practical kitchen/dining area and family living room. An excellent starter home upgrade.



The Pipit is an individual home perfect for those looking for more. With four bedrooms, adaptable reception rooms and kitchen dining room this is a perfect family home.

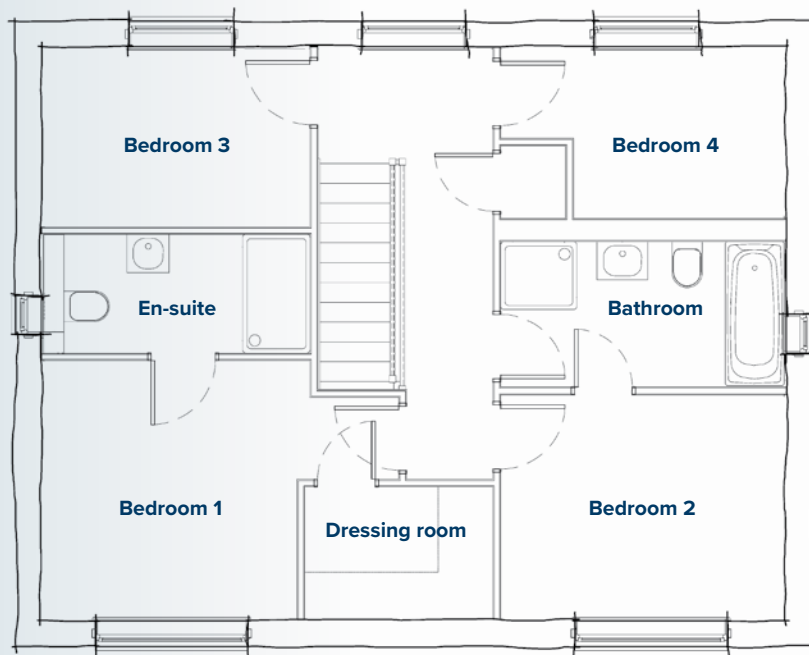


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Kitchen/Dining Room	3.15m x 6.75m	10'3" x 22'1"
Living Room	3.1m x 5m	10'1" x 16'4"
Study	3.1m x 1.6m	10'1" x 5'4"

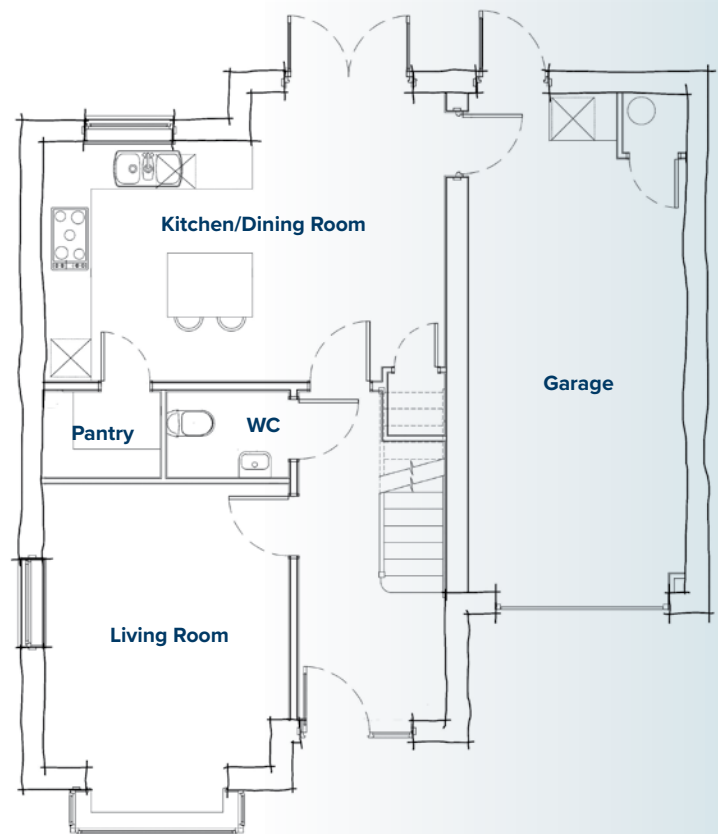
FIRST FLOOR



Bedroom 1	3m x 3.05m	9'8" x 10'
Bedroom 2	3.36m x 2.65m	11' x 8'7"
Bedroom 3	3.16m x 2.11m	10'3" x 6'9"
Bedroom 4	2.5m x 2.01m	8'1" x 6'5"
Total Area	121.42 sq.m	1307 sq.ft

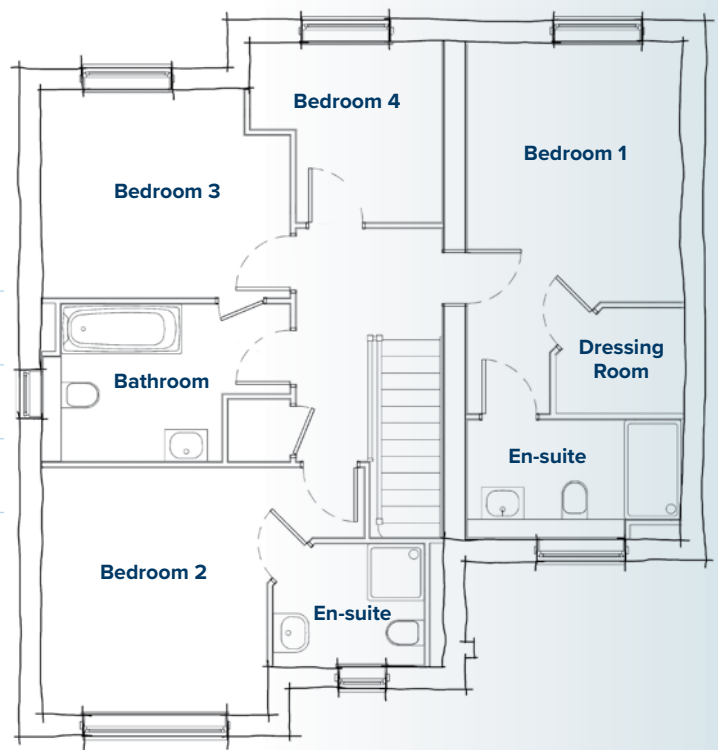
GROUND FLOOR

Kitchen/Dining Room
5.63m x 4.02m 18'4" x 13'2"
Living Room
3.43m x 3.97m 11'2" x 13'
Garage
3.07m x 7.03m 10' x 23'



FIRST FLOOR

Bedroom 1
3.02m x 3.65m 9'9" x 11'9"
Bedroom 2
3.15m x 3.46m 10'3" x 11'9"
Bedroom 3
3.48m x 2.91m 11'4" x 9'5"
Bedroom 4
2.7m x 2.52m 8'8" x 8'2"



Total Area	123.83 sq.m	1,333 sq.ft
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- 1
- 2
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THE KINGFISHER | 4 BEDROOM DETACHED

The four bedroom Kingfisher has a spacious kitchen/ dining area with pantry. The light and spacious living area and four bedrooms with two en-suite bathrooms compliment this stunning home.



It doesn't get much better than The Kestrel, this four bedroom home's sizeable living room and separate dining/study area make it the ideal setting for entertaining family and friends.



13

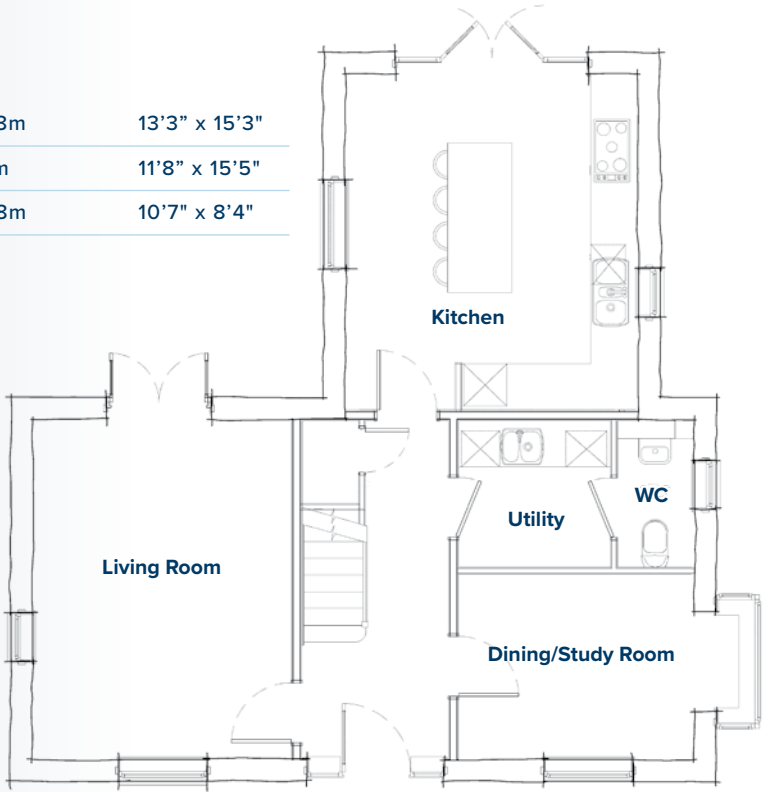
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GROUND FLOOR

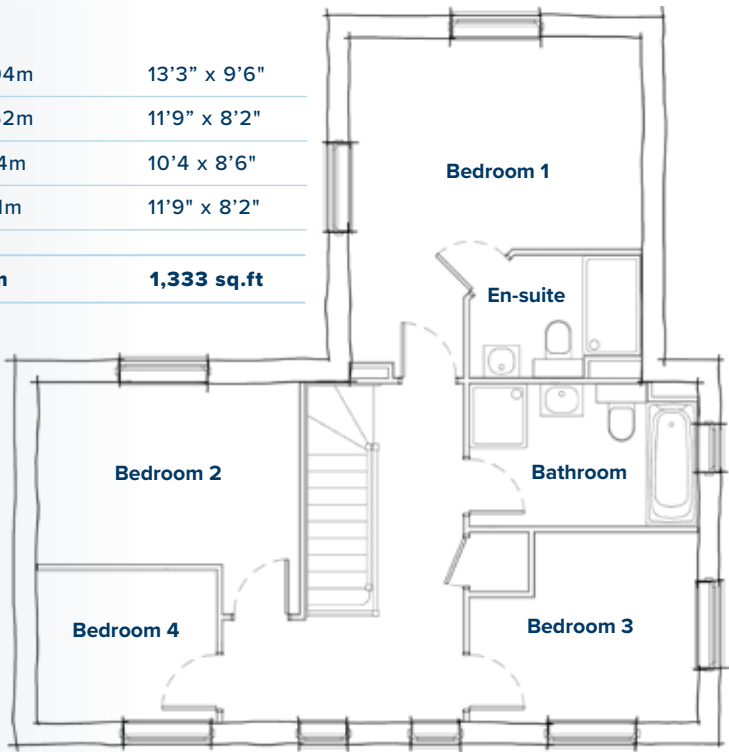
Kitchen	4.05m x 4.48m	13'3" x 15'3"
Living Room	3.6m x 4.73m	11'8" x 15'5"
Study	3.28m x 2.58m	10'7" x 8'4"



27

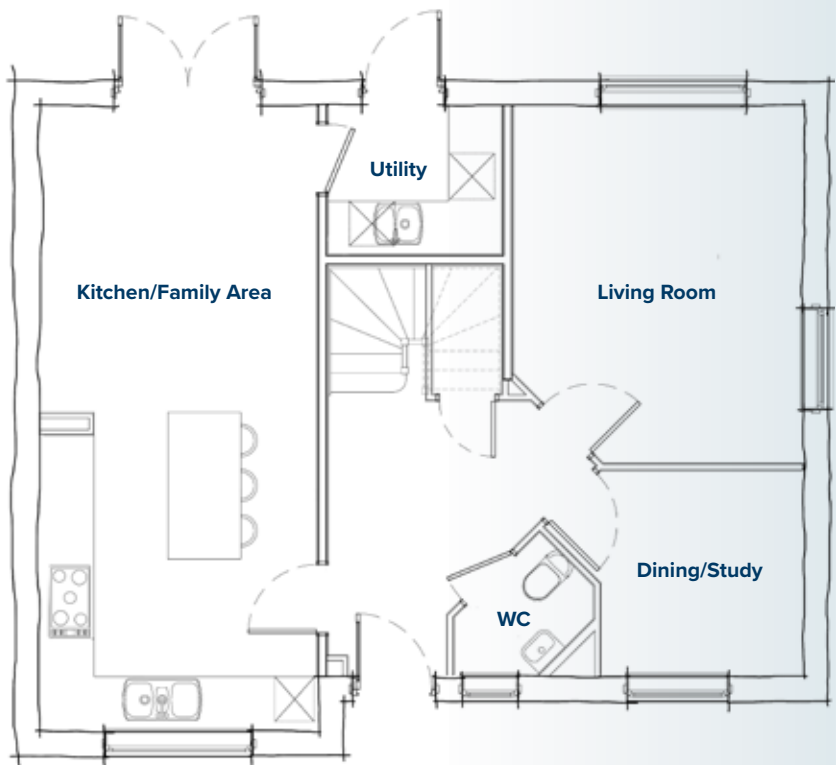
FIRST FLOOR

Bedroom 1	4.05m x 2.94m	13'3" x 9'6"
Bedroom 2	3.65m x 2.52m	11'9" x 8'2"
Bedroom 3	3.18m x 2.64m	10'4" x 8'6"
Bedroom 4	2.49m x 2.11m	11'9" x 8'2"
Total Area	129.41 sq.m	1,333 sq.ft



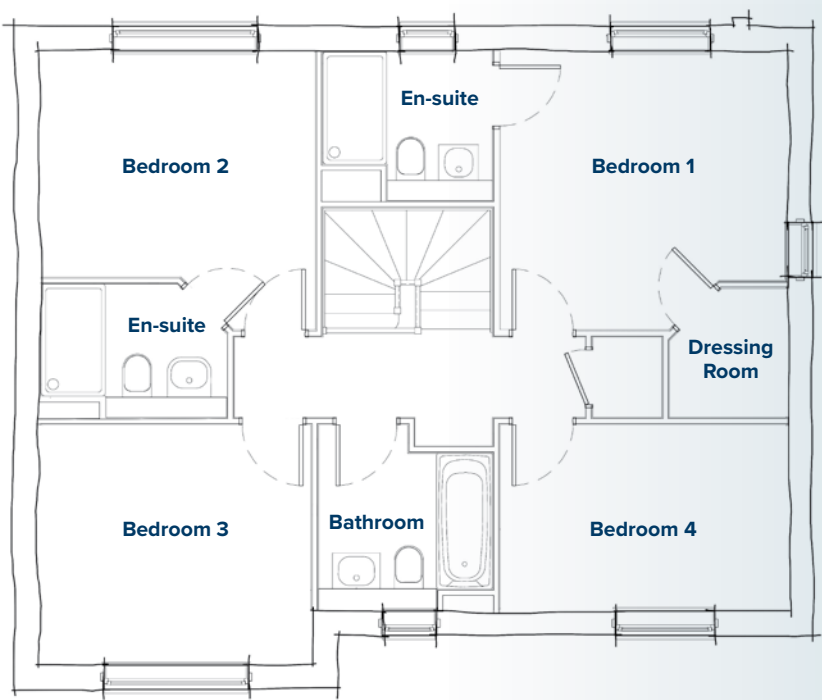
All floor plans are for illustrative purposes only and should not be relied upon. Please see full disclaimer on page 38.

GROUND FLOOR



Kitchen/Dining	3.38m x 7.65m	11' x 25'1"
Living Room	3.53m x 4.37m	11'6" x 14'3"
Dining / Study	2.46m x 2.51m	8' x 8'2"

FIRST FLOOR



Bedroom 1	3.59m x 3.48m	11'7" x 11'4"
Bedroom 2	3.43m x 2.81m	11'2" x 9'2"
Bedroom 3	3.38m x 2.98m	11' x 9'7"
Bedroom 4	3.59m x 2.31m	11'7" x 7'5"
Total Area (from)	136.66 sq.m	1,471 sq.ft



- 4
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- 79



THE SWAN | 4 BEDROOM DETACHED

29

If spacious family living with plenty of room to grow is what you're looking for then this four bedroom Swan will not disappoint. This is a real versatile yet individual home.



This imposing family home with generous expansive living makes the perfect home for entertaining. Four bedrooms and two en-suite bathrooms provide plenty of room for the whole family.

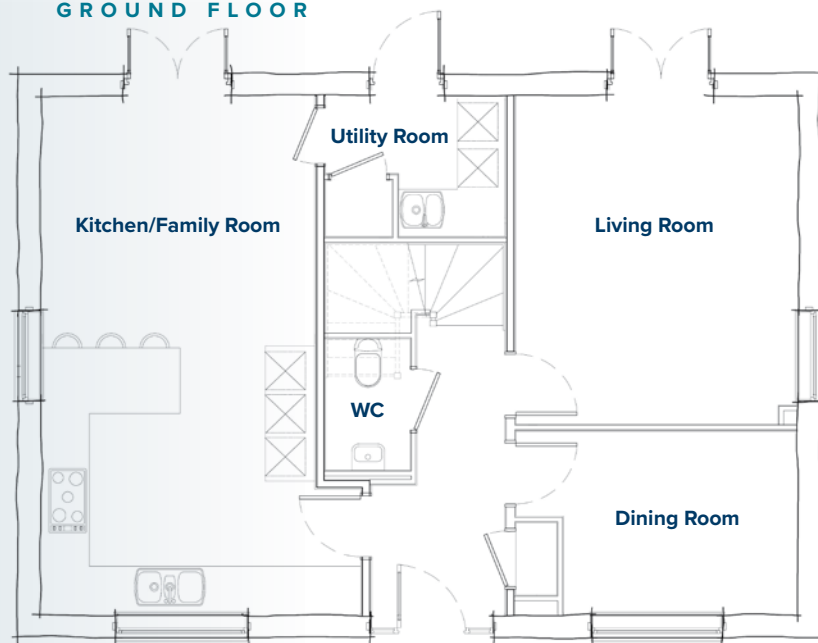


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GROUND FLOOR

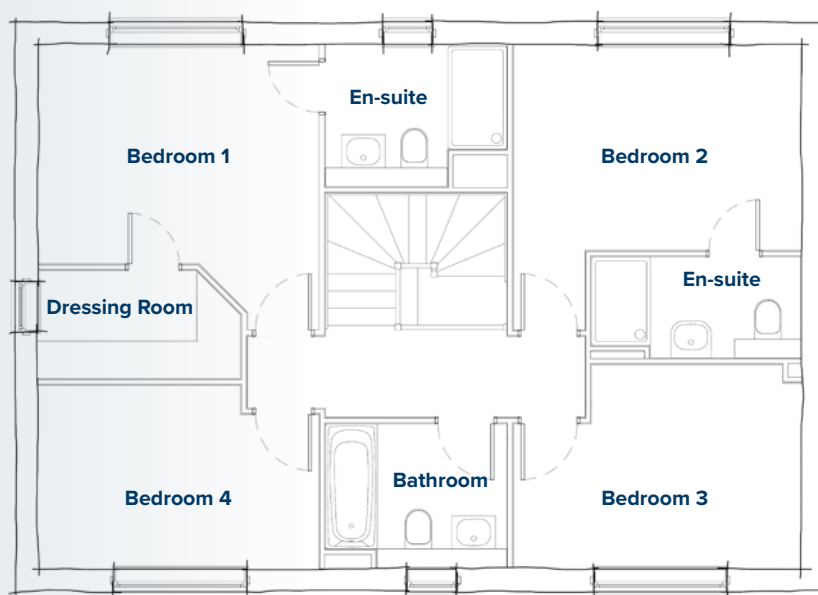


Kitchen / Family Room	3.74m x 7.09m	12'2" x 23'2"
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Living Room	3.85m x 4.49m	12'6" x 14'7"
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Dining Room	3.19m x 2.51m	10'4" x 8'2"
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FIRST FLOOR



Bedroom 1	3.8m x 2.96m	12'4" x 9'7"
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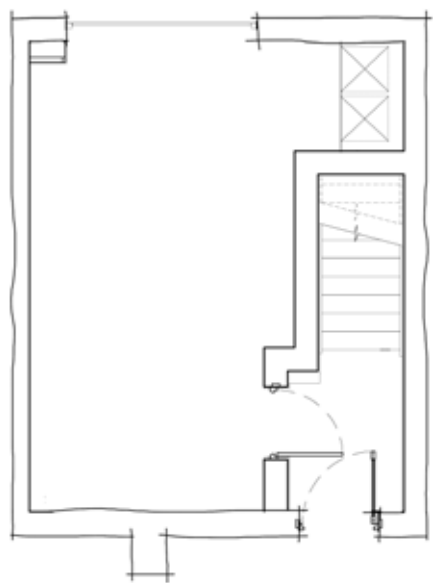
Bedroom 2	3.9m x 2.77m	12'8" x 9'1"
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Bedroom 3	3.9m x 2.76m	12'8" x 9'
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Bedroom 4	3.8m x 2.47m	12'4" x 8'1"
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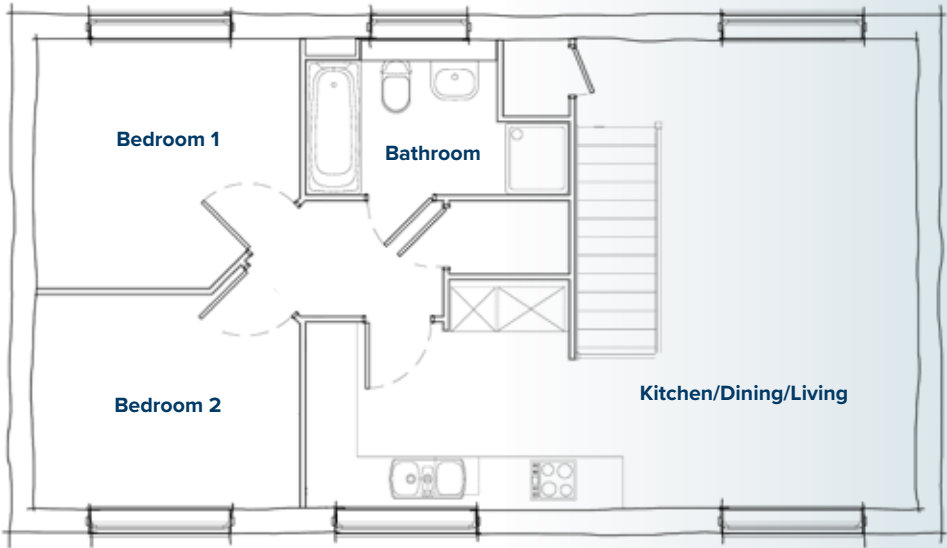
Total Area	148.64 sq.m	1,600 sq.ft
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GARAGE



Garage 3.39m x 6.01m 11'1" x 19'7"

FIRST FLOOR



Kitchen/Dining/Living	7.8m x 5.96m	25'5" x 19'5"
Bedroom 1	3.36m x 3.16m	11' x 10'3"
Bedroom 2	3.36m x 2.71m	11' x 8'9"
Total Area	73.39 sq.m	790 sq.ft



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THE SHEARWATER | 2 BEDROOM COACH HOUSE

With two bedrooms, open plan living and garage this is a spaciouly designed starter home without the compromise.

We give you so much more!

Specification

Kitchens



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KITCHEN FURNITURE

Designer wall and floor units.

40mm laminate worktop and window sill with complimentary upstands.

Under cabinet LED spotlights to wall units.

Ovens

Neff Single Hide and Slide Oven
to all 2 bedroom homes.

Neff Double Oven
to all 3 and 4 bedroom homes.

HOB

Neff four zone induction hob with 600mm splashback and hood *to all 2 and 3 bedroom homes.*

Neff five zone induction hob with 900mm splashback and hood *to all 4 bedroom homes.*

FRIDGE FREEZER

Indesit integrated fridge freezer with 70:30 split.

DISHWASHER

Indesit integrated dishwasher to all homes.

LAUNDRY CUPBOARDS & UTILITY ROOMS

40mm laminate worktop with upstands to all utility rooms and laundry cupboards.
Designer floor units included where applicable.

SINK

Blanco Lemis 1 ½ bowl with Clearwater Santor Pull Out Tap, with twin spray, in Chrome

Blanco Lemis 1 bowl with Blanco Max Monobloc Mixer Tap in Utility Rooms, where applicable.

ACCESSORIES

Evoline Back Flip Double Socket in Stainless Steel to all islands.

Cutlery Tray/Bin to 3/4 bedroom homes only.



ons



Bathrooms, En-suites & WCs

35

BASINS

Roca Basin to the WC, family bathroom and ensuites.
Roca Vanity units to all 4 bedroom homes.

Aqualisa Downtown Small Pillar Tap.

BATHS

Roca Gap Acrylic Bath with isocore panels.

Aqualisa Mian Bath Shower Mixer exposed thermostatic wall mounted bath filler with low level hair rinse.

WC'S

Roca Gap rimless close coupled or back to wall WC (refer to bathroom layouts for specifics).

WALL TILING

For all 2-and 3-bedroom homes, half height Porcelanosa ceramic tiling from Barcelona range to all walls with sanitaryware and full height tiling to all shower enclosures and around bath area (if no separate shower enclosure).

Half height to all walls of WC. Brushed chrome trim to all exposed edges.

For all 4-bedroom homes, half height Porcelanosa ceramic tiling from Madrid range to all walls of WC, Family Bathroom and Ensuite. Full height tiling to all shower enclosures and around bath area (if no separate shower enclosure). Brushed chrome trim to all exposed edges.

FLOOR TILING

Porcelanosa floor tiling to all WCs, Ensuites and Bathrooms.

SHOWER FIXTURES

Aqualisa exposed thermostatic shower valve complete with fixed head and hair rinse on riser rail.

MIRRORS

Roca Eidos mirror with built in light to WC, Family Bathroom and Ensuite (size varies).



We give you so much more!

Specification

Internal Finishes

INTERNAL DOORS

Premium Vertical 5 Panel Semi-Solid Doors in white, with chrome handles.

Glazed door to the kitchen to all 4 bedroom homes only.

INTERNAL PAINTWORK

Dulux Chalky Downs 6 to all walls.

Dulux White to all ceilings. Dulux Satinwood in White to all internal woodwork.

Plumbing & Heating

BOILER

System or combination boilers designed and manufactured by Ideal Boilers, complete with 10-year warranty.

RADIATORS

Stelrad Compact throughout all homes.

HEATING CONTROL

Google Nest Learning Thermostat.



External Fixtures

LIGHTING

Porch light, plus fixed wall light (black) outside each external doorway.

VEHICLE CHARGING PROVISION

EV charging point fitted to all homes.

GARAGES

Fluorescent tube light, 2 sets of double sockets and 1 single socket to future garage door opening device.

Painted floor to all garages with utility.

GARDENS

Rear garden laid to turf to every home.

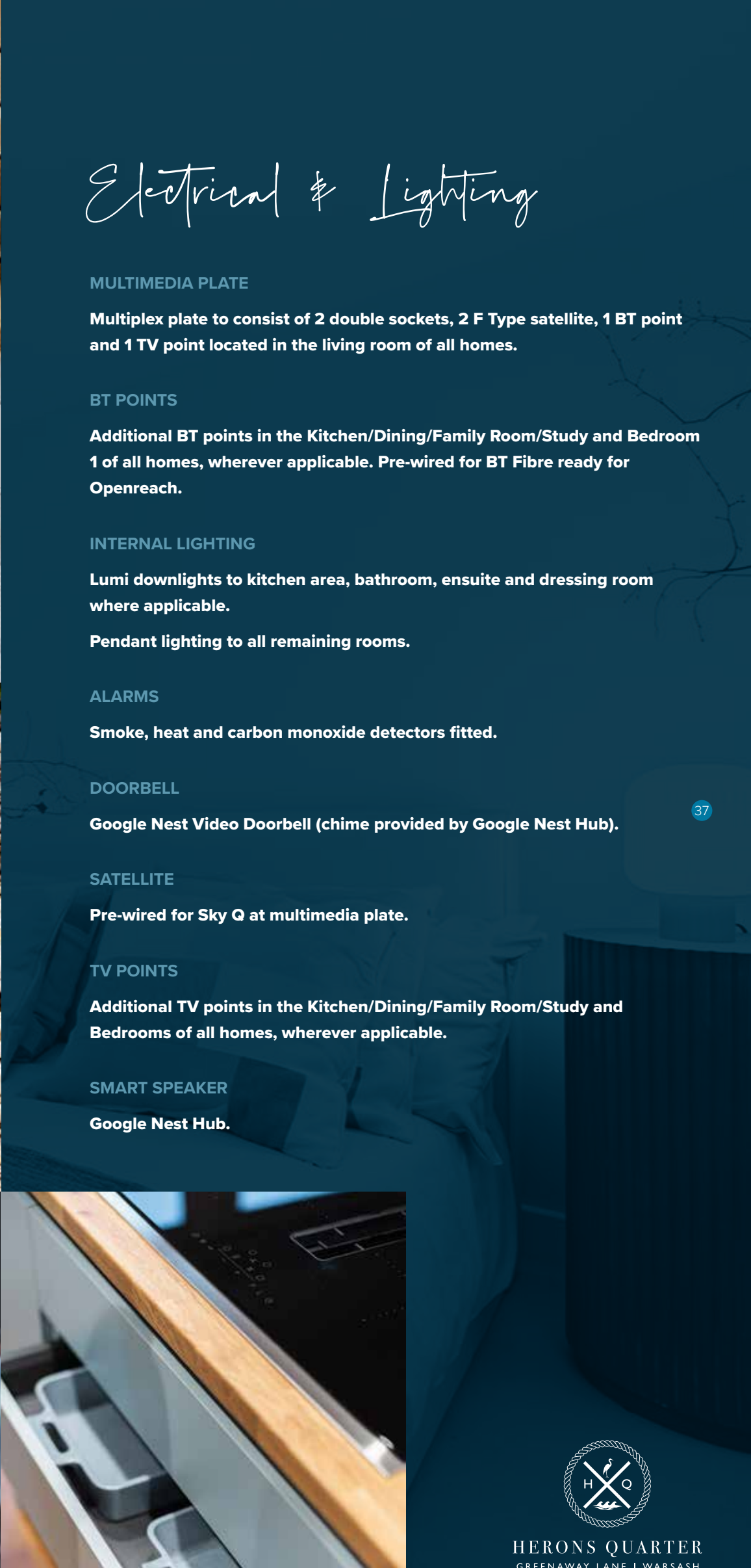
EXTERNAL SOCKETS

Waterproof external double socket to the front and rear of all homes (excluding the Coach House homes).

EXTERNAL TAPS

Tap with insulated pipework to the rear of every home (excluding the Coach House homes).





Electrical & Lighting

MULTIMEDIA PLATE

Multiplex plate to consist of 2 double sockets, 2 F Type satellite, 1 BT point and 1 TV point located in the living room of all homes.

BT POINTS

Additional BT points in the Kitchen/Dining/Family Room/Study and Bedroom 1 of all homes, wherever applicable. Pre-wired for BT Fibre ready for Openreach.

INTERNAL LIGHTING

Lumi downlights to kitchen area, bathroom, ensuite and dressing room where applicable.

Pendant lighting to all remaining rooms.

ALARMS

Smoke, heat and carbon monoxide detectors fitted.

DOORBELL

Google Nest Video Doorbell (chime provided by Google Nest Hub).

SATELLITE

Pre-wired for Sky Q at multimedia plate.

TV POINTS

Additional TV points in the Kitchen/Dining/Family Room/Study and Bedrooms of all homes, wherever applicable.

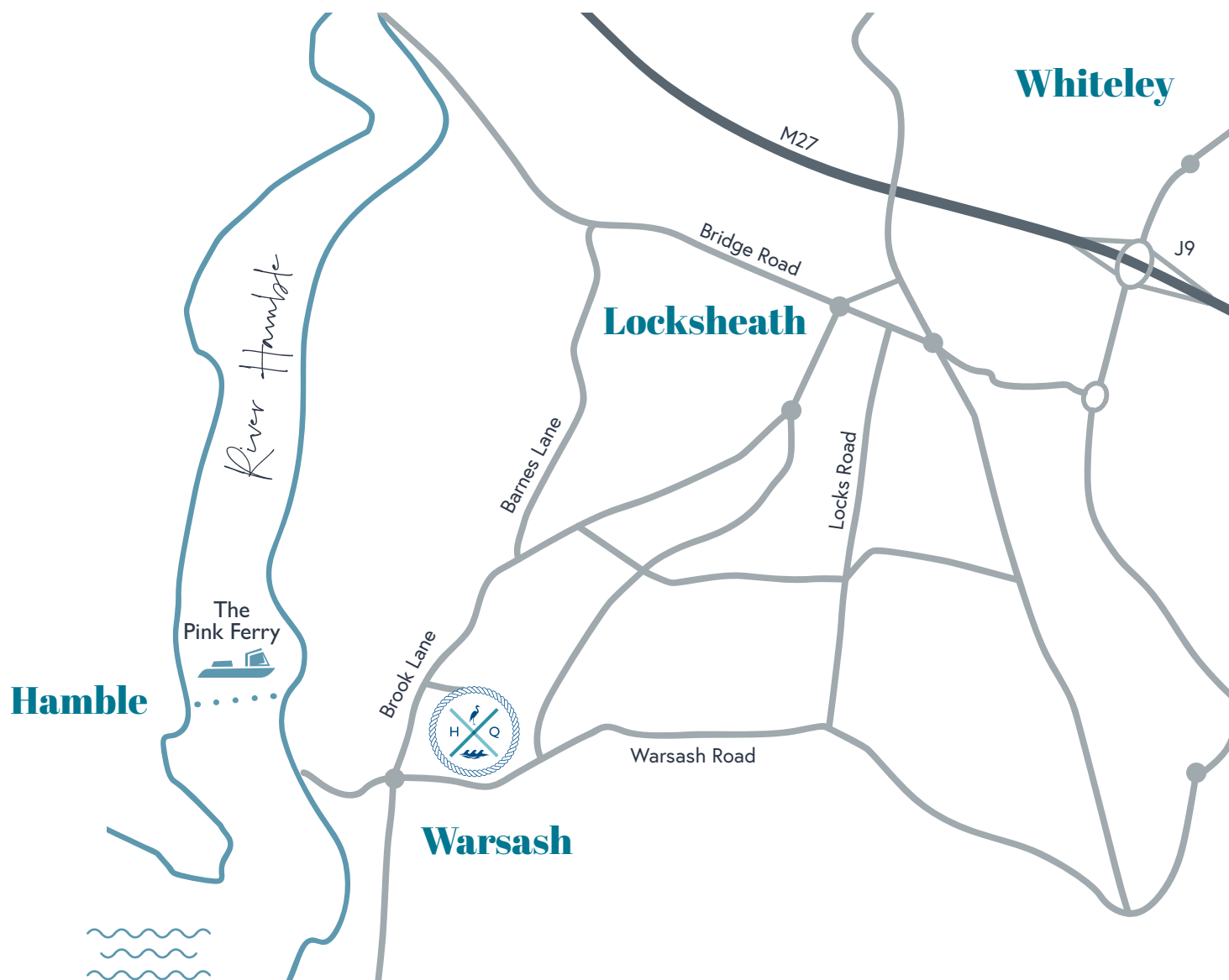
SMART SPEAKER

Google Nest Hub.



Find us

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Please get in touch

E-mail: heronsquarter@bargatehomes.co.uk

Telephone: 01489 307207

Visit us at: Herons Quarter, Greenway Lane, SO31 9LU

This brochure is intended as a sales guide to Bargate Homes. The accuracy of visual imagery, measurement, depiction of environment, home position and home layout should be confirmed with a sales advisor on site or through your solicitor. Purchasers or prospective purchasers (whether or not they enter into a contract to purchase a home within the development) should not rely on anything printed in this brochure or orally indicated by sales staff as forming any part of any contract to purchase a home.

All photography in this brochure is indicative of the local area and does not represent the specific site surroundings or aspect. All floor plans and CGIs are of a house type and do not necessarily reflect the detail of any particular home. These are used for illustrative purposes only and should not be relied upon. External materials, landscaping, garage attachment/position, window/door position, handing and external works may vary to that which is shown. All dimensions are accurate to within 50mm and where given are maximums which include any fitted wardrobes or similar features. Furnishings on the floor plans (including but not exclusive to kitchen, bathroom, en-suite and WC layouts) are indicative only and should not be relied upon. Interior furnishings are not included with the sale of any property. Please ask a sales advisor for more information.



BARGATE

www.bargatehomes.co.uk

