



# THE ROOKERY

ROOKERY AVENUE, WHITELEY, HAMPSHIRE. SO31 1BU

# Welcome to your new dream home

The Rookery is a new development of distinctive 3 and 4 bedroom homes on the edge of Whiteley, Hampshire. Each house has been designed for family life, with fully fitted kitchens, generously proportioned bedrooms, energy-efficient heating systems and spacious private gardens. The location is just as inviting, with its abundance of local amenities and proximity to towns, cities and plenty of beautiful countryside.

Much of Whiteley has been constructed around and between woodland copses and coppices, so you can look forward to enjoying peaceful walks along greenways and tree-lined tracks. Some of the most picturesque spots are now well maintained attractions with self-guided walks, including the 35 hectare Swanwick Lakes Nature Reserve, where you can tour the picturesque lakes while admiring the ducks, kingfishers and dragonflies.



Swanwick Lakes  
Nature Reserve



# With so much to enjoy nearby

Everything you need for family life is on your doorstep. There are several nurseries/pre-schools and two primary schools in Whiteley (Whiteley Primary and the Cornerstone Church of England Primary) with a new secondary school due to open in north Whiteley in 2027. You'll find several play areas within easy walking distance and activities for older children at the local Whiteley Shopping Centre, including martial arts classes, Scouts groups and a youth club.

There's plenty more to do in the local area. Grab a drink with friends at the Village Inn pub or watch the world sail by from the Boathouse Café in Swanwick Marina. Wander around Garsons Garden Centre and farm shop in Titchfield. Enjoy a leisurely round of golf, a relaxing spa day or some award-winning cuisine at the Skylark Golf and Country Club. Or head over to the River Hamble Country Park and try your luck at paddleboarding, kayaking or crabbing. And if you fancy some retail therapy, you're a five minute drive from the paradise that is Whiteley shopping centre, which boasts nearly fifty shops (including Marks & Spencer, Next, Flying Tiger and Sports Direct), a wealth of restaurants and cafés, the Rock Up indoor climbing centre and a nine screen Cineworld complex.



The Elm Tree Inn, Swanwick



# Ready to spread your wings?



Swanwick

The Rookery ticks every box for location, location and location, having plenty to see and do nearby while offering quick and easy access to the many treasures to be found along the central South Coast and beyond.

Throw a picnic in the car and head north up the A3 to enjoy everything the South Downs National Park has to offer, from adventure parks to hill walks and cycle trails. Head west along the M27 and you will soon be in the heart of the New Forest, with its picturesque villages, country pubs and cultural attractions including museums and art galleries. Stay closer to home and you have the wonders of Portsmouth Harbour to explore, including the heady heights of The Spinnaker Tower and retail heaven at Gunwharf Quays.

From Swanwick Train Station you can travel direct to Southampton (around 20 minutes), Portsmouth & Southsea (30 minutes), Brighton (1 hour 35 minutes), venture on to Gatwick Airport (changing at Barnham) or London Waterloo (changing at Southampton). If you want to travel further afield, you can take an overseas crossing to the Channel Islands, France or Spain from Portsmouth International Port, or fly direct to multiple business and holiday destinations from Southampton Airport.



South Downs National Park



# THE ROOKERY

The Rookery is located in a rich ecological area. The new homes have been strategically arranged in a looping 'figure of eight' layout to give homeowners the best views over the beautiful surrounding natural landscape.



**The Jay**  
Plots 2, 9 & 11



**The Nightingale**  
Plots 14 & 15



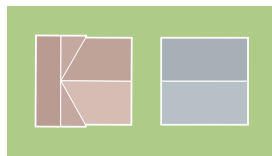
**The Redwing**  
Plots 1, 3, 8, 10, 12 & 20



**The Raven**  
Plots 13, 18 & 19



**The Jackdaw**  
Plots 16 & 17



**Homes for others**





Plot 11 shown

# The Jay

Plots 2, 9 & 11

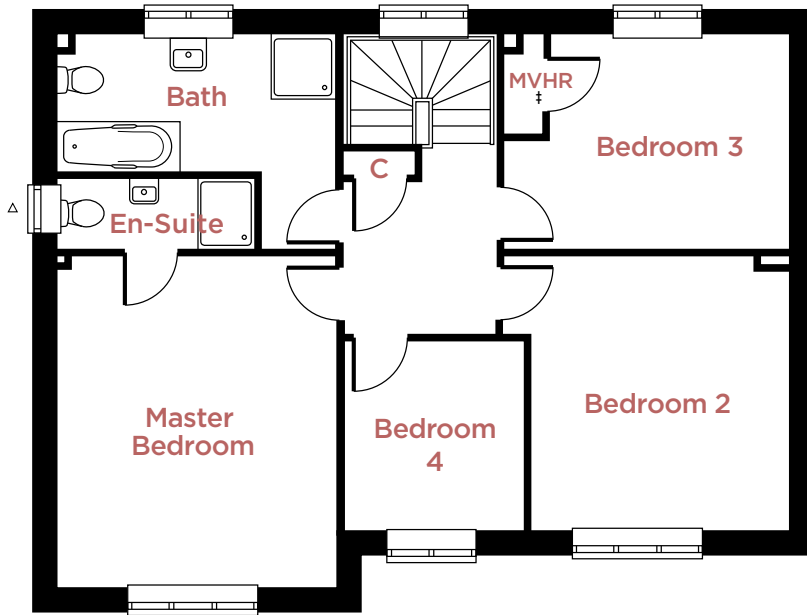
**1591**  
SQUARE FOOTAGE

**4**  
BEDROOM DETACHED

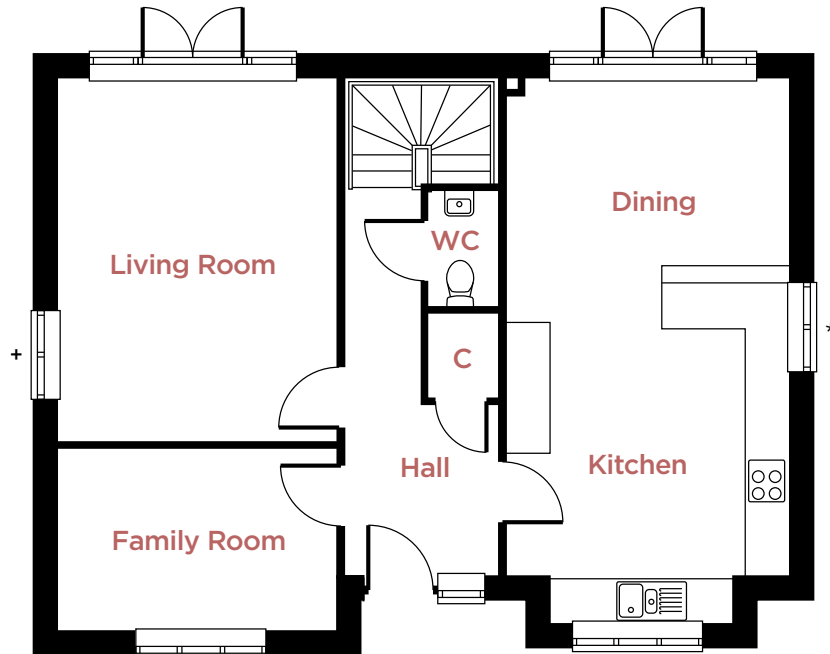
**1**  
EN-SUITE SHOWER ROOM

**1**  
GARAGE

FIRST FLOOR

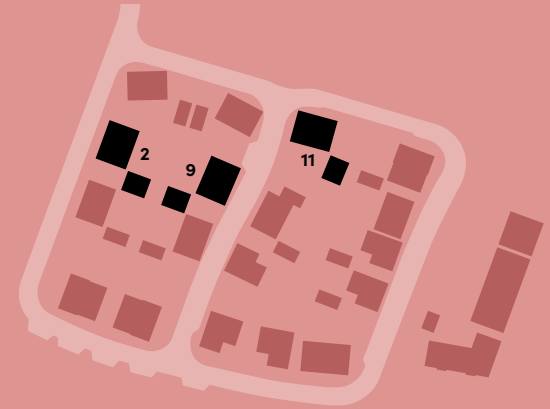


GROUND FLOOR



\* Window not present in Plot 9  
 + Window not present in Plot 2  
 ‡ MVHR - Mechanical ventilation with Heat Recovery in Plot 9 only  
 ^ Window not present in Plot 2

Plots 2, 9, & 11



GROUND FLOOR

**Living Room**  
 5084 x 3898  
 16'8" x 12'9"

**Family Room**  
 3898 x 2569  
 12'9" x 8'5"

**Kitchen/Dining Room**  
 6935 x 3956  
 22'9" x 13'0"

**Garage**  
 5860 x 4665  
 19'3" x 15'4"

FIRST FLOOR

**Master Bedroom**  
 4633 x 3898  
 15'2" x 12'9"

**En-Suite**  
 2763 x 1010  
 9'1" x 3'4"

**Bedroom 2**  
 3839 x 3607  
 12'7" x 11'10"

**Bedroom 3**  
 3993\* x 3026  
 13'1"\* x 9'11"

**Bedroom 4**  
 2659 x 2523  
 8'9" x 8'3"

**Bathroom**  
 3898 x 1940  
 12'9" x 6'4"

\*Max



Plot 14 shown

# The Nightingale

Plots 14 & 15

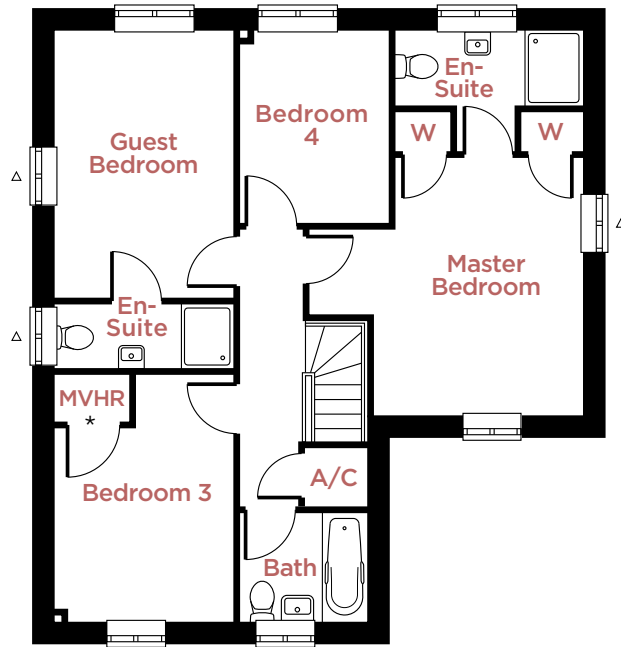
**1404**  
SQUARE FOOTAGE INC GARAGE

**1**  
GARAGE

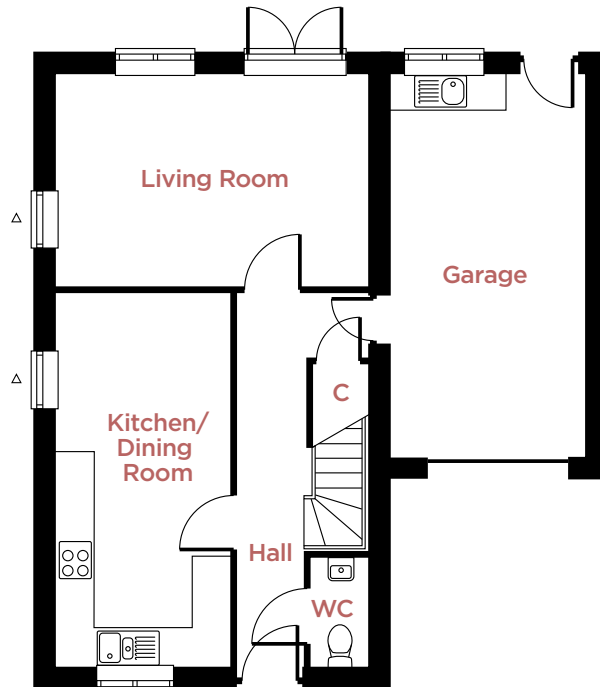
**4**  
BEDROOM DETACHED

**2**  
EN-SUITE SHOWER  
ROOMS

## FIRST FLOOR

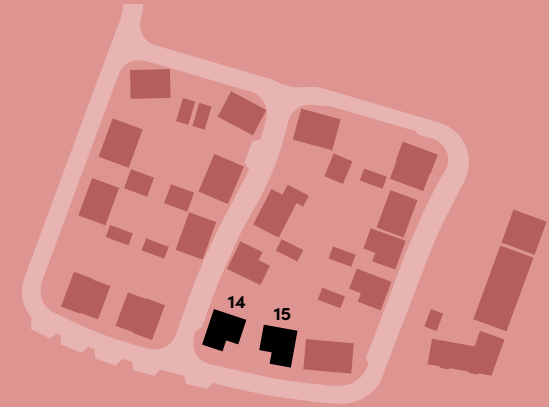


## GROUND FLOOR



Plot 14 as drawn  
 Plot 15 handed  
 \* MVHR - Mechanical Ventilation with Heat Recovery  
 ^ Windows not present in Plot 15

## Plots 14 & 15



### GROUND FLOOR

#### Living Room

4910 x 3353  
 16'1" x 11'0"

#### Kitchen/Dining Room

5821 x 2763  
 19'1" x 9'1"

#### Integral Garage

6036 x 3025  
 19'10" x 9'11"

### FIRST FLOOR

#### Master Bedroom

4025 x 2958  
 13'2" x 9'8"

#### En-Suite

2958 x 1210  
 9'8" x 4'0"

#### Guest Bedroom

4174 x 2808  
 13'8" x 9'3"

#### En-Suite

2808 x 1010  
 9'3" x 3'4"

#### Bedroom 3

3920 x 2808  
 12'10" x 9'3"

#### Bedroom 4

2846 x 2380  
 9'4" x 7'10"

#### Bathroom

2033 x 1740  
 6'8" x 5'9"



Plot 3 shown

# The Redwing

Plots 1, 3, 8, 10, 12 & 20

**1261**  
SQUARE FOOTAGE

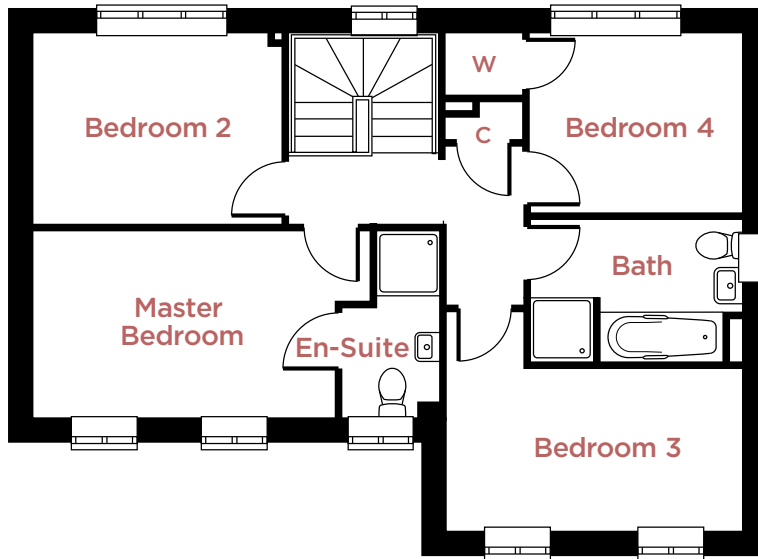
**1**  
GARAGE  
(PLOTS 1, 3, 8, 10 & 12)

**4**  
BEDROOM DETACHED

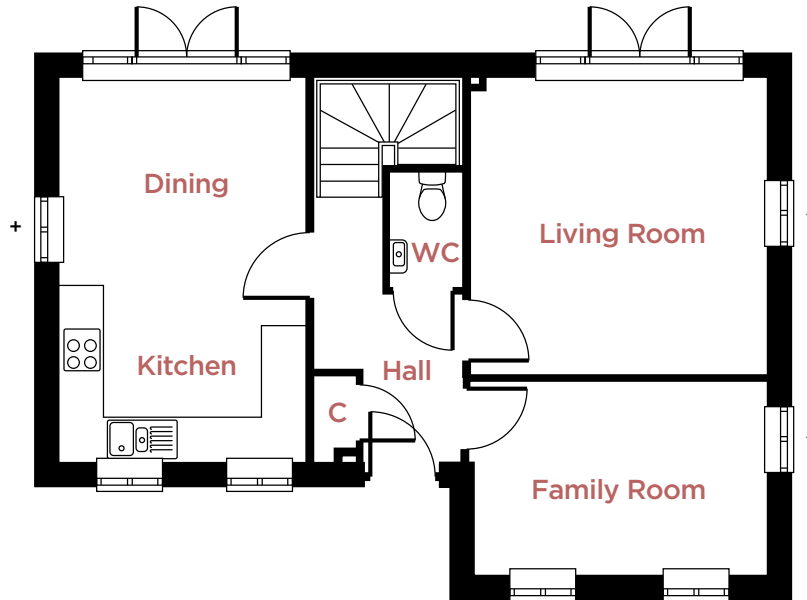
**1**  
CAR PORT  
(PLOT 20)

**1**  
EN-SUITE SHOWER ROOM

## FIRST FLOOR



## GROUND FLOOR



## Plots 1, 3, 8, 10, 12 & 20



### GROUND FLOOR

#### Living Room

4135 x 4123  
13'7" x 13'6"

#### Family Room

4123 x 2730  
13'6" x 8'11"

#### Kitchen/Dining Room

5360 x 3434  
17'7" x 11'3"

#### Car Port (Plot 20)

5737 x 2775  
18'10" x 9'1"

#### Garage (Selected Plots)

5858 x 2795  
19'3" x 9'2"

### FIRST FLOOR

#### Master Bedroom

4210 x 2612  
13'10" x 8'7"

#### En-Suite

2612 x 1388  
8'7" x 4'7"

#### Bedroom 2

3471 x 2678  
11'5" x 8'9"

#### Bedroom 3

4123 x 2276  
13'6" x 7'6"

#### Bedroom 4

2971 x 2516  
9'9" x 8'3"

#### Bathroom

2971 x 2004  
9'9" x 6'7"

Plots 1, 3, 8, 10 as drawn – Plots 12 & 20 handed

Plot 20 – Bedroom 4 wardrobe combined with landing cupboard to house MVHR unit

+ Window not present in Plots 3 & 12

\* Windows not present in Plots 8, 12 & 20



Plot 18 shown

# The Raven

Plots 13, 18 & 19

**1257**  
SQUARE FOOTAGE

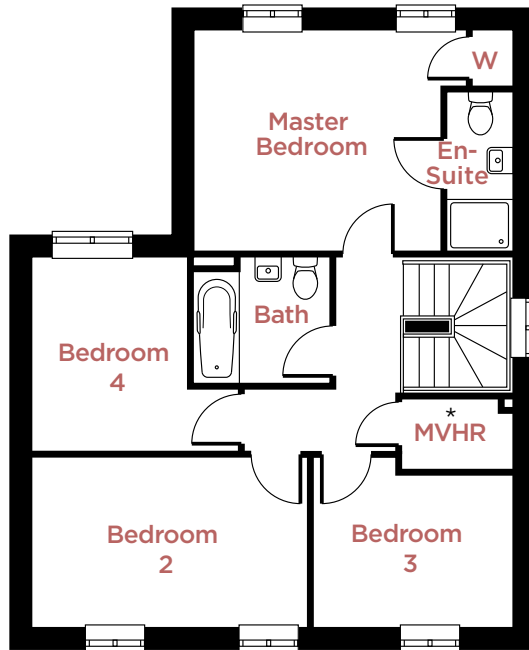
**1**  
GARAGE  
(PLOT 13)

**4**  
BEDROOM DETACHED

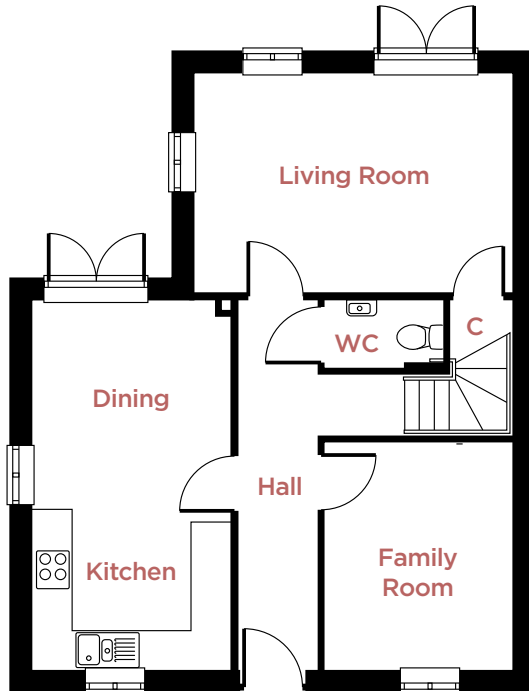
**1**  
CAR PORT  
(PLOT 18 & 19)

**1**  
EN-SUITE SHOWER ROOM

## FIRST FLOOR

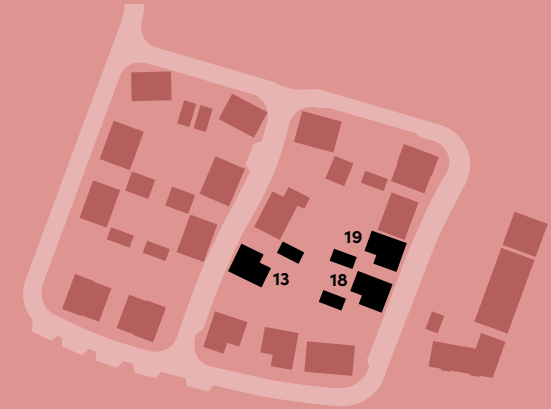


## GROUND FLOOR



\* MVHR - Mechanical Ventilation with Heat Recovery

## Plots 13, 18 & 19



### GROUND FLOOR

#### Living Room

4910 x 3394  
16'1" x 11'2"

#### Family Room

3525 x 2918  
11'7" x 9'7"

#### Kitchen/Dining Room

5698 x 3060  
18'8" x 10'0"

#### Car Port (plots 18 & 19)

5737 x 2775  
18'10" x 9'1"

#### Garage (plot 13)

5858 x 2795  
19'3" x 9'2"

### FIRST FLOOR

#### Master Bedroom

4208 max x 3425  
13'10" max x 11'3"

#### En-Suite

2471 x 1010  
8'1" x 3'4"

#### Bedroom 2

4249 x 2631  
13'11" x 8'8"

#### Bedroom 3

3066 x 2500  
10'1" x 8'2"

#### Bedroom 4

2997 x 2376  
9'10" x 7'10"

#### Bathroom

2114 x 1750  
6'11" x 5'9"



# The Jackdaw

Plots 16 & 17

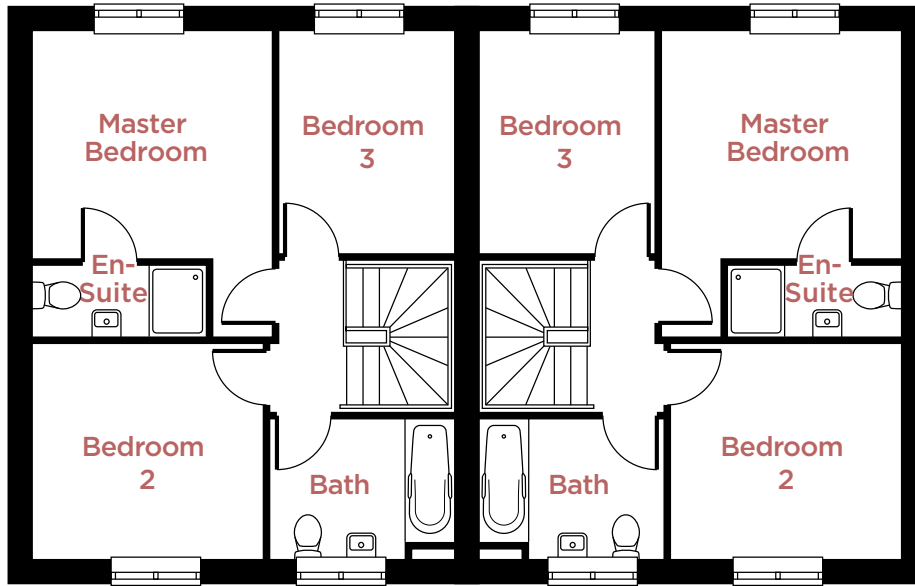
**903**  
SQUARE FOOTAGE

**2**  
PARKING SPACES

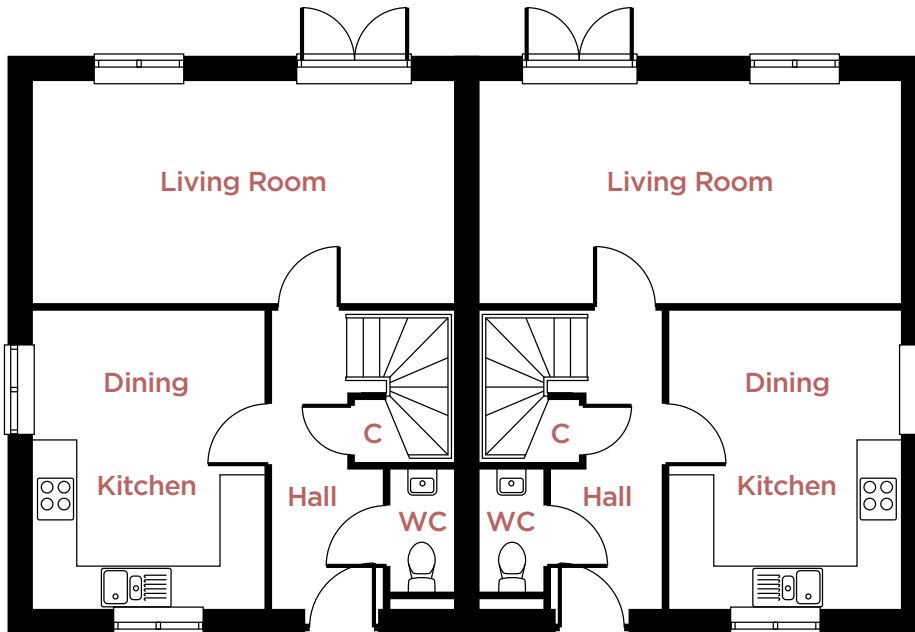
**3**  
BEDROOM  
SEMI-DETACHED

**1**  
EN-SUITE SHOWER ROOM

FIRST FLOOR

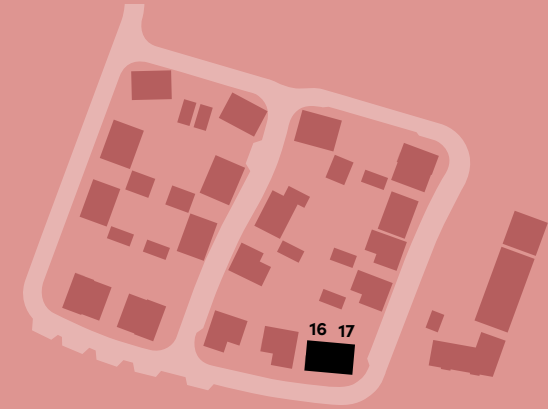


GROUND FLOOR



\*MVHR - Mechanical Ventilation with Heat Recovery in loft space

Plots 16 & 17



GROUND FLOOR

**Living Room**  
5905 x 3108  
19'4" x 10'2"

**Kitchen/Dining Room**  
4177 x 3235  
13'8" x 10'7"

FIRST FLOOR

**Master Bedroom**  
3205 x 3352  
10'6" x 11'0"

**En-Suite**  
2387 x 1010  
7'10" x 3'4"

**Bedroom 2**  
3232 x 3031  
10'7" x 9'11"

**Bedroom 3**  
3205 x 2483  
10'6" x 8'2"

**Bathroom**  
2603 x 1750  
8'6" x 5'9"

# Features & specification

## KITCHEN

- Fitted with a luxury range of base and wall units
- Laminated work tops with matching upstand
- Quartz worktops with matching upstand in The Jay
- Electric single oven with 4 burner gas hob
- Electric double oven with 5 burner gas hob in The Jay
- Toughened glass splashback behind hob
- Stainless steel extractor hood
- Integrated upright fridge/freezer
- Integrated dishwasher
- Integrated microwave
- One and half bowl sink unit with mixer tap
- One and half bowl undermounted sink unit with mixer tap in The Jay
- Space & plumbing for free standing washing machine





### UTILITY AREA IN GARAGE (The Nightingale only)

- Fitted base unit with laminated work top and matching upstand
- Single bowl sink unit with mixer tap
- Space and plumbing for free standing washing machine

### BATHROOMS & EN-SUITES

- Stylish white sanitary ware
- Chrome bath & basin taps
- Fully tiled shower cubicle
- Exposed shower valve complete with hose and rail in shower cubicle
- Half height tiling around bath
- Tiled splashback above basin in bathroom, en-suite and cloakroom
- Half height tiling in bathroom and en-suite in The Jay
- Low energy recessed spotlights

### INTERNAL FINISHES

- White emulsion walls and ceiling
- Gas fired central heating
- Feature "Cottage" style white internal doors with satin fittings
- Stylish "Oak Veneer" internal doors with satin fittings in The Jay

### EXTERNAL FINISHES

- UPVC double glazed windows and doors
- UPVC soffits and fascia's
- Paved patio area
- Outside water tap
- Solar PV panels providing renewable energy by converting sunlight in to electricity
- MVHR (Mechanical Ventilation with Heat Recovery) units fitted in selected plots designed to improve indoor air quality and reduce energy consumption
- Electric Vehicle charging point
- NHBC 10 year Warranty
- As part of our ongoing commitment to wildlife, each home has Bird box fitted as standard as well as either a Bat or Bee box. Please ask our Sales Team for further information



Photographs show previous Foreman Homes developments

# We're committed to providing quality homes through responsible development, which is why we've grown rapidly over the last few years to become one of the region's largest and most recognised privately-owned house builders.

At Foreman Homes, our customers are at the heart of everything we do. We understand the important role a new home plays in your story, so each one we build is crafted with the same level of care and attention.

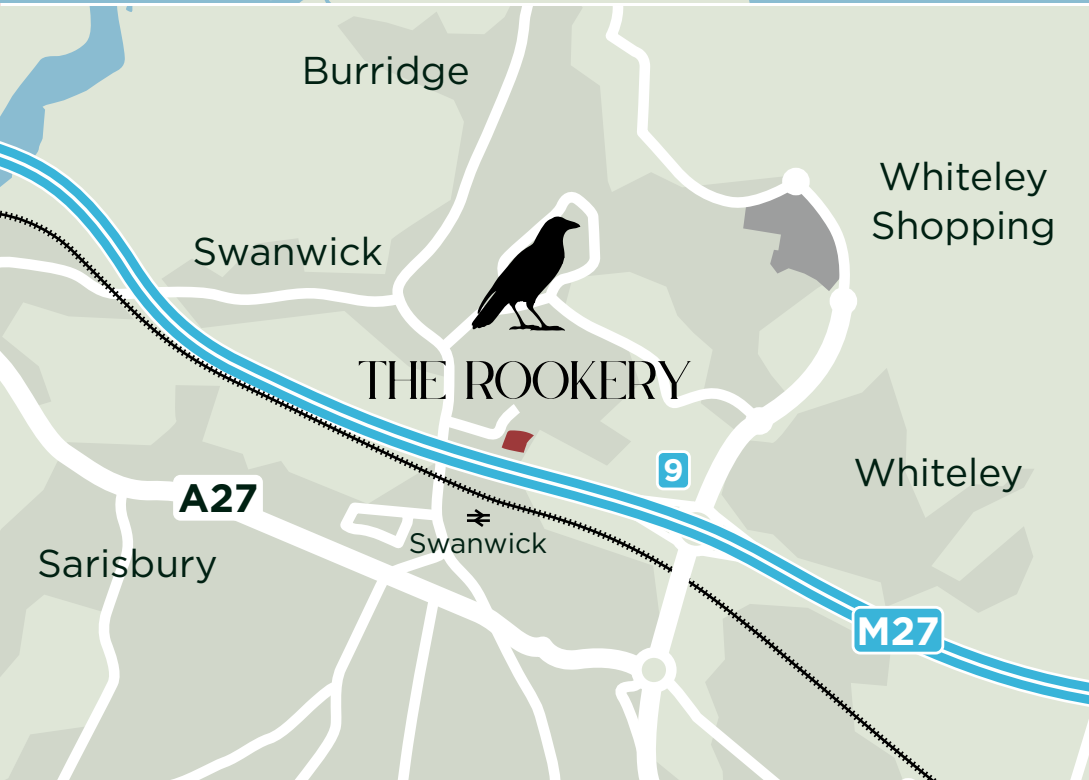
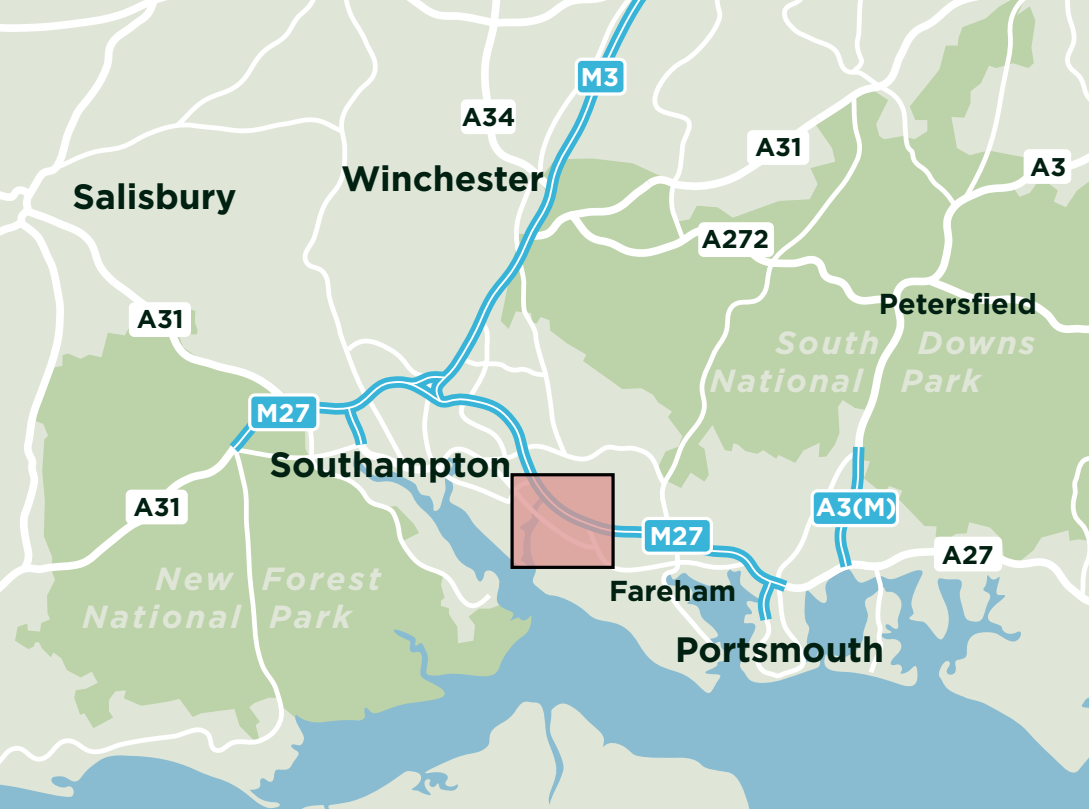
Our aim is that every step you take with us is a seamless one but we understand that sometimes things don't go as planned. That's why we have a dedicated Customer Care team to support you with any queries you might have. We understand how important it is to live in a happy home, which is why we're committed to making sure that each and every one of our customer's experience a first-class level of support and dedication.

## Added Peace of Mind

We work closely with the NHBC to ensure we deliver the best quality home possible, and we embrace the Consumer Code for new home builders as an additional layer of consumer protection.

The new homes industry in the UK is governed by some of the highest levels of building regulations and as a new home builder, we pride ourselves on meeting those requirements. All of our homes come with a 10-year warranty for added peace of mind.





# THE ROOKERY

## HOW TO FIND THE ROOKERY

- From the M27, exit at Junction 9 to Fareham West/Whiteley and take the 1st exit onto the A27
- At the roundabout, take the 4th exit onto Southampton Rd/A27
- At the roundabout, take the 1st exit and stay on Southampton Rd/A27
- At the roundabout, take the 3rd exit onto Botley Rd/A3051
- Turn right onto Rookery Avenue

What3Words - ///latitudes.puffed.critic



The computer generated illustrations are artist's impressions, landscaping shows how the site may look when mature. Finishes and treatments may vary from those shown. All measurements have been taken from plans, and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. This brochure does not constitute an offer or contract and Foreman Homes reserve the right to change any specifications of the homes at any time during the course of construction without notice.



# THE ROOKERY

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HOMES**



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**Appointed Sales Agent**



Taylor Hill & Bond

*Find the home you deserve*

**01489 574100**

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