

— THE —  
Lower Acre



WELCOME TO  
EASTBROOKE HOMES

# Spacious homes, thoughtful design and a thriving community.

At The Lower Acre, *eastbrooke homes* presents a collection of generously sized, thoughtfully planned homes created for comfort, flexibility and modern living. Well considered layouts, premium finishes and sustainable features support the way you live today and adapt as life moves on.

Set in Horton Heath, The Lower Acre balances contemporary living with countryside calm and a strong sense of local connection.

It's a place shaped to grow with you, whether you're starting out, raising a family, or simply looking for more space to enjoy life. The Lower Acre offers homes with flexibility that work now and are ready for the future.



HORTON HEATH:  
YOUR KIND OF PLACE

# Local village serenity with modern city convenience.

Horton Heath makes everyday life easier, with a relaxed village setting and fast, reliable links for work and play. Surrounded by countryside, woodland walks and scenic trails, it offers a calmer pace without sacrificing convenience.

Southampton, Winchester and Portsmouth are all close by, with London easily reached by road or rail. Quick access to the M27, M3 and key link roads keeps commuting straightforward, whether you're heading into the office, meeting friends in the city or planning a weekend away.

Closer to home, schools, cafés, pubs and village spaces combine convenience with community, creating a welcoming neighbourhood you can belong to.





THE LOWER ACRE:  
DESIGNED AROUND REAL LIFE

# Green space, village life and room to breathe.

At The Lower Acre, green space shapes everyday living. Tree lined streets, wide open spaces and connected walking and cycling routes invite you to step outside either for a morning walk, after-school exploration or weekend rambles.

Woodland, meadows and green corridors weave through the development, offering places to unwind, roam and connect with nature, just moments from your front door. Landscapes are carefully planned to encourage wildlife, with bee corridors and natural habitats that help nature flourish alongside village life.

With schools, leisure facilities and local amenities just minutes away, life here offers an easy balance between fresh air and modern convenience, a place where community, countryside and day-to-day living come together effortlessly.





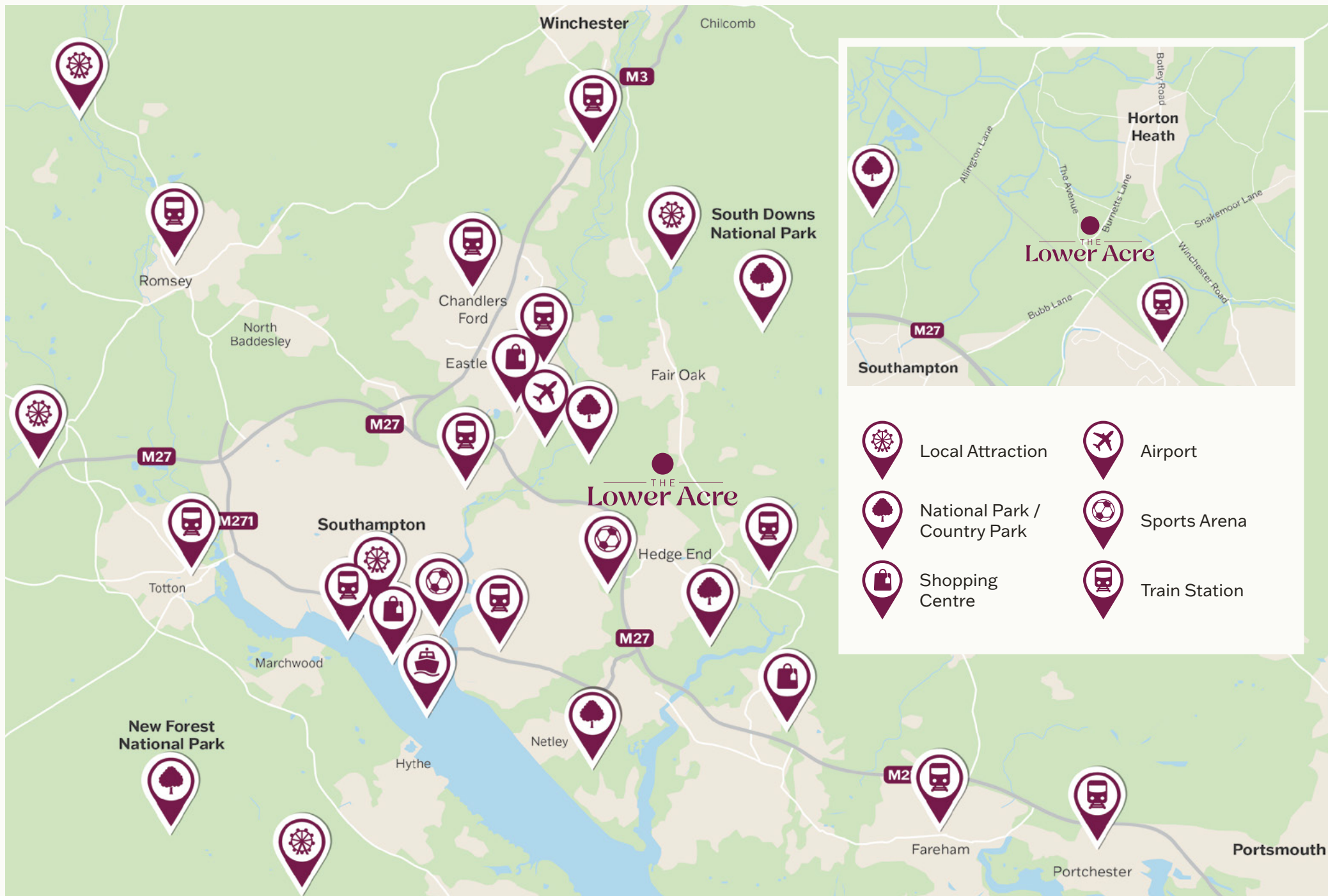
EXPLORE THE  
LOCAL AREA

# Everything close. More time for you.

Weekends bring plenty to explore. Enjoy relaxed afternoons at The Brigadier Gerard, browse independent shops and bakeries for local produce, or meet friends for tea at The Garden Society. Seasonal events and village activities bring the community together throughout the year.

Perfectly placed for days out, Horton Heath offers easy access to Itchen Valley Country Park, Go Ape, Marwell Zoo and the Winchester Science Centre & Planetarium, with the South Downs, New Forest and south coast all within easy reach. From weekday commutes to spontaneous supper by the sea or a weekend immersed in nature, life here feels relaxed, connected and effortlessly rewarding.

**what3words: ///barks.zooms.prices**



DISCOVER THE  
HORTON HEATH VISION

# A community, for the long term.

Horton Heath is being shaped into a vibrant, well connected community designed to stand the test of time. When complete, the wider development will deliver around 2,700 new homes, supported by the right infrastructure, amenities and green space to create a place that truly works for everyday life.

Plans include a local centre with shops and services, a new primary school, sports pitches and recreation areas, allotments, and spaces for local businesses and employment, all bringing convenience, opportunity and activity closer to home.

A network of open spaces, play areas, walking routes and cycle paths will link homes, schools and amenities, encouraging active, connected living throughout the community.

Sustainability is at the heart of the vision. All new homes will be free from fossil fuels, powered by renewable energy, with smart approaches to energy efficiency, water use and wastewater reduction. Landscapes and green corridors are designed to enhance biodiversity, allowing nature to thrive alongside the community.

The Lower Acre plays an important part in this vision, delivering 381 thoughtfully planned homes within a setting focused on connectivity, green space and long term quality of life.



IN AND AROUND  
THE LOWER ACRE



Set within  
125 acres  
of green space



We've installed  
4 owl boxes



We've installed  
3 mammal tunnels



We've created over  
15km of public footpaths  
and cycleways



We're establishing  
2 allotment areas



We're installing over  
200 EV charging points



We've installed  
2 bat hotels

We're establishing  
a new local centre



We're building 381  
fossil fuel free homes



We've planted  
plenty of pollinator  
friendly plants



We've built  
30 swift boxes

We're planting over  
1,000 new trees



We've created  
5 newt ponds



We're building a  
new primary school



THE LOWER ACRE:  
HOUSE TYPES

# Homes with room for life, work and play.

From first time buyers to growing families and downsizers, The Lower Acre offers a wide range of homes designed with space, flexibility and longevity in mind.

Generous proportions, well considered layouts and practical storage ensure each home supports modern living.



## THE LOWER ACRE: HOUSE TYPES

\*All measurements are taken from plans and must be treated as approximate.



**The Celandine**  
2-bedroom | 871ft<sup>2</sup> | 81m<sup>2</sup>

A stylish 2-bedroom home arranged over two floors, perfectly suited to modern living. The ground floor is centred around an open plan kitchen and dining area with double doors opening onto the garden, creating a bright and sociable space. A separate living room provides a retreat. There is also a convenient cloakroom.

Upstairs, the home offers two generous double bedrooms and a contemporary family bathroom, with integrated storage throughout to ensure the home remains both practical and beautifully organised.



**The Campion**  
2-bedroom | 871ft<sup>2</sup> | 81m<sup>2</sup>

An elegant, double fronted 2-bedroom home with strong kerb appeal and beautifully light interiors. The ground floor features a dual aspect kitchen/diner with doors opening to the garden, alongside a separate dual aspect lounge ideal for relaxing. A cloakroom and well planned storage complete the layout.

Upstairs, the principal bedroom benefits from a dedicated dressing area and ample wardrobe space, while the second double bedroom is served by a stylish family bathroom. This home offers a refined take on contemporary living.



**The Mallow**  
3-bedroom | 1174ft<sup>2</sup> | 109m<sup>2</sup>

The Mallow is a flexible and generously proportioned family home arranged over two floors. The ground floor features an open plan kitchen/diner with double doors opening onto the garden, alongside a comfortable lounge and a convenient downstairs cloakroom.

Upstairs, the home offers three double bedrooms, including a principal bedroom with en suite, a dedicated study and a contemporary family bathroom. A carport completes this highly practical and well balanced design.



**The Hollyhock**  
3-bedroom | 1,232ft<sup>2</sup> | 114m<sup>2</sup>

The Hollyhock is an attractive double fronted home offering bright, well balanced accommodation. The ground floor features a triple-aspect living room with double doors opening onto the garden, alongside a generous double-aspect open-plan kitchen/diner and a cloakroom.

Upstairs are three spacious double bedrooms, including a principal bedroom with an en suite, together with a modern family bathroom. This home combines character, space and everyday practicality.



**The Violet**  
3-bedroom | 1,323ft<sup>2</sup> | 123m<sup>2</sup>

The Violet is a beautifully considered 3-bedroom home offering ample energy efficient living space. The ground floor features a spacious lounge alongside a generous open plan kitchen/diner with double doors to the garden, complemented by a separate utility room, dedicated study and cloakroom.

Upstairs are three well-proportioned bedrooms, including a generous principal bedroom with an en suite, together with a modern family bathroom. A carport and driveway parking complete this balanced and highly desirable home.

## THE LOWER ACRE: HOUSE TYPES

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**The Speedwell**  
3-bedroom | 1,353ft<sup>2</sup> | 125m<sup>2</sup>

An impressive home arranged across three floors, offering exceptional flexibility and space. The ground floor features a bright kitchen/diner with double doors to the garden, a generous utility cupboard and a comfortable separate lounge, alongside a cloakroom.

The first floor includes two large double bedrooms, a dedicated study and a family bathroom. The top floor is entirely devoted to a well appointed principal suite with dressing area, en suite and private terrace, creating a refined and private retreat.



**The Pasque**  
3-bedroom | 1,353ft<sup>2</sup> | 125m<sup>2</sup>

The Pasque is an elegant and well planned home set over three floors. The ground floor features a bay fronted lounge and a spacious 17' open plan kitchen/diner, creating a welcoming hub for everyday life, complemented by a convenient cloakroom.

The first floor offers two generous double bedrooms, a contemporary family bathroom and a dedicated study. Occupying the top floor is a principal suite with an en suite, providing privacy and comfort away from the main living areas.



**The Burdock**  
4-bedroom | 1,605ft<sup>2</sup> | 149m<sup>2</sup>

The Burdock is an elegant 4-bedroom, three bathroom townhouse arranged over three floors. The ground floor features a light filled kitchen/diner with double doors opening onto the garden, a spacious lounge, a separate utility room and a cloakroom.

The first floor comprises two generous double bedrooms, a family bathroom and a dedicated study. The top floor offers a principal bedroom with a dressing area and en suite, alongside a further double bedroom.



**The Orpine**  
4-bedroom | 1,619ft<sup>2</sup> | 150m<sup>2</sup>

The Orpine is a spacious family home offering flexible living space arranged over three floors. The ground floor features a double aspect living room and a large open plan kitchen/diner with a central island, supported by a separate utility room and cloakroom.

The first floor includes two generous double bedrooms, a family bathroom and a dedicated study. The top floor offers two further large double bedrooms, both dual aspect and each with its own en suite, ideal for families seeking space and privacy.



**The Valerian**  
4-bedroom | 1819ft<sup>2</sup> | 169m<sup>2</sup>

The Valerian is one of the largest homes at The Lower Acre, offering generous and flexible living arranged over three floors. The ground floor includes a bay fronted lounge and a large kitchen/diner with double doors opening onto the garden, complemented by a separate utility room and cloakroom.

The first floor provides three of the four bedrooms, including one with an en suite, alongside a contemporary family bathroom. The top floor is dedicated to an impressive principal suite with an en suite and a separate study, creating a private and versatile retreat.



# More included. Less worry.

Many new build homes look complete until you realise what's missing. At *eastbrooke homes*, far more is included as standard with layouts designed to make everyday living easier and more flexible. From generous proportions to practical finishes, these are homes that are ready to enjoy as soon as you move in.

## What this means for you:

- **More space by design** - Larger homes across every house type, each with a dedicated office area or study.
- **Finished homes from day one** - Flooring throughout (LVT and carpet), Wren kitchens with integrated appliances\*, fitted wardrobes, and contemporary bathrooms and en suites.
- **Outdoor space that's ready to use** - Full-width, usable patios, turfed rear gardens, sheds, exterior lighting, outdoor tap and landscaped front gardens.
- **Lower running costs\*\*** - Ground Source Heat Pumps are included as standard, for heating and underfloor warmth to the ground floor.
- **Future ready living** - EV charging points to every home and a modern energy system throughout.

\*appliances dependant on plot type.

\*\*usage dependant and compared to a traditional gas or oil-fired central heating system.





THE EASTBROOKE  
HOMES DIFFERENCE

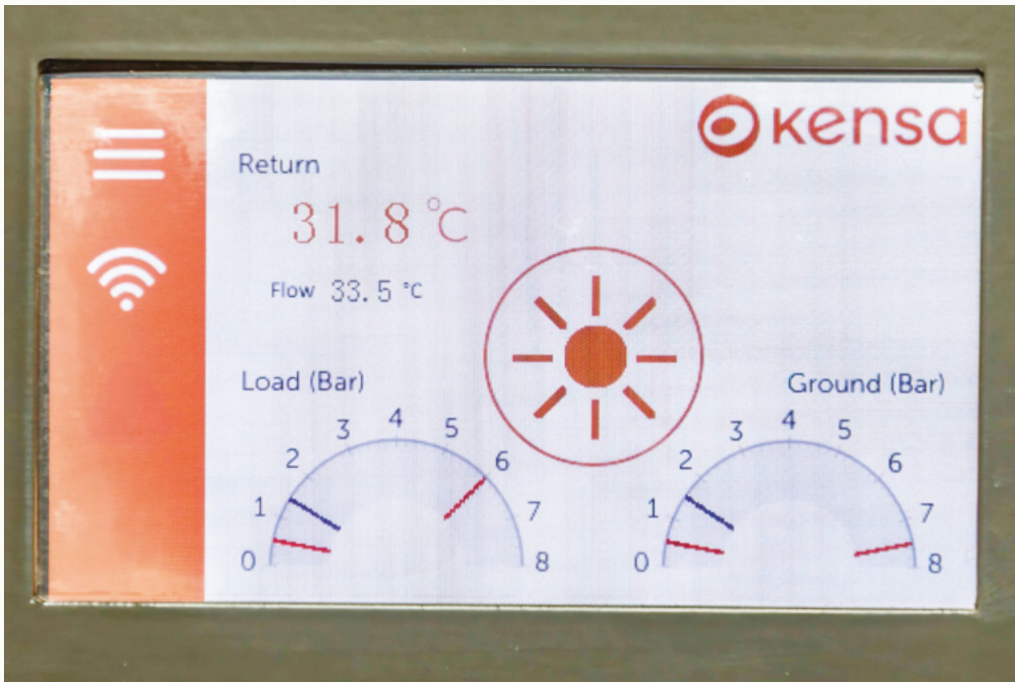
# The game changer: Ground Source Heat Pumps

This is where an *eastbrooke home* at The Lower Acre truly stands apart. Every home is connected to our Ground Source Heat Pump network, which is one of the most efficient and environmentally friendly heating systems available. Not an upgrade. Not an extra. Just a better standard.

## Why it matters:

- Underfloor heating throughout the ground floor; no radiators, total design freedom
- Highly efficient (typically 3-4 x more heat per unit of electricity)
- Lower running costs (depending on usage and tariffs)
- Consistent, even warmth with no cold spots
- Reduced carbon emissions vs traditional systems
- Quiet, low-maintenance, built for the long term

While others are catching up, *eastbrooke homes* is already there.



# Quality as standard.

High-quality Wren kitchens, elegant bathrooms, and energy-efficient systems come as standard. Early reservations allow you to choose finishes, flooring, tiles, appliances, and fitted wardrobes, creating a home that reflects your personal style.



## Kitchen

- Wren Kitchen with soft close doors and drawers
- Laminate worktop with matching upstand
- One and a half bowl stainless steel sink with tap
- Integrated single oven (1 & 2 bedroom homes)
- Integrated double oven (3 & 4 bedroom homes)
- Induction hob with glass splashback
- Stainless steel chimney cooker hood
- Integrated fridge/freezer
- Removable base unit for future integrated dishwasher
- Space and plumbing for washing machine (if no separate utility room)

## Utility Room (where applicable)

- Soft close Wren units
- Laminate worktop with matching upstand
- Space and plumbing for washing machine

## Bathroom & en suites

- WC with chrome dual flush plate, concealed cistern and soft close seat
- Semi recessed wash hand basin with chrome mixer tap
- Walk in shower with handheld shower to en suite
- Bath with chrome shower and glass screen
- Porcelanosa wall tiles to specified areas
- Heated towel rail
- Shaver socket

## Electrical & lighting

- TV points to living room, dining area and bedrooms
- Category 6 pre-wired home network points provided to living room, dining area, bedrooms and home office
- Choice of Virgin Media or Openreach fibre broadband
- Mechanical extraction system to kitchen and bathrooms (MVHR to selected plots)
- LED downlights to kitchen with pendent light over breakfast bar (where applicable)
- Energy efficient pendent lighting to living rooms and bedrooms
- Chrome LED light to bathrooms and en suites
- Mains operated smoke alarms and heat detector

## Hot water & heating

- Energy efficient ground source heat pump network providing heating and hot water
- Zoned underfloor heating to ground floor and thermostatically controlled radiators to upper floors

## SPECIFICATIONS & FINISHING TOUCHES

### Decorative finish

- Walls and ceilings finished in Dulux white Supermatt emulsion
- All bathroom & en suite walls and ceilings finished in Dulux white bathroom emulsion
- Dulux Satinwood finish in white to all internal joinery
- Painted staircase with timber handrail
- Fitted wardrobe to principal bedroom

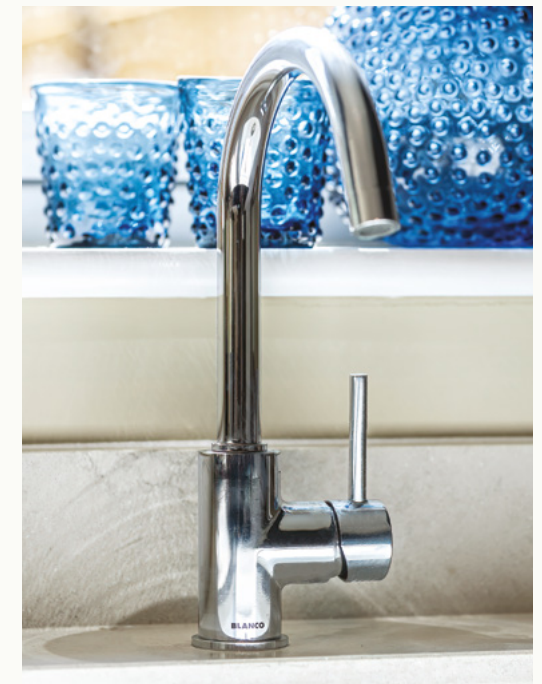
### Exterior

- EV charging point
- Carport / driveway / allocated parking
- Landscaped front gardens
- Outside tap
- Patio to rear garden with remainder laid to turf
- Garden shed
- External wall light to front and rear entrances

### Warranty

Each property will be sold with a 10-year NHBC Structural Warranty

\*Images shown are for illustrative purposes only and are indicative of the finished product. Actual specifications may vary.



# Designed for living, built for belonging.



At *eastbrooke homes*, we focus on more than just building houses. We create well-designed places with long-term value and communities shaped by thoughtful planning, strong infrastructure and the everyday amenities that help people feel settled and connected.

Our growing portfolio includes contemporary town-centre living at Postmark Place, Bandstand Court, Wyndham House and Aviary Court in Eastleigh and coastal homes at Airey Place in Netley. Each development is designed with purpose and care.

Building on the success of The Lower Acre future developments, including Maple Place and Kings Copse Avenue, will provide much-needed new homes in Hampshire. *eastbrooke homes* continues to invest confidently in places built to grow, evolve and inspire.

“We felt at home from the very first day.”

**Postmark Place resident**

“The quality and care are second to none.”

**Bandstand Court resident**

Important information Consumer Protection from Unfair Trading Regulations 2008: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are inevitably subjective and given in good faith, they should not be relied upon as statements or representations of fact. All measurements are taken from plans and must be treated as approximate. Plans are not to scale. Please note that any computer-generated images were commissioned before finalisation of plans and landscaping and as such, some variation in the finished construction and landscaping should be expected. Any landscaping shown on computer generated images indicate possible mature landscaping. The information contained within this literature is correct at the time of publication May 2026. Your safety: Building sites are potentially dangerous. The Law requires all visitors to be protected against injury. No one will be allowed to inspect these properties if they are still under construction, without the permission of the Site Manager or Sales Adviser. Visitors will be required to wear full PPE and on no account will persons under the age of 16 be permitted on site.





eastbrooke homes, Eastleigh House,  
Upper Market Street, Eastleigh SO50 9YN

eastbrookehomes.co.uk  
sales@eastbrookehomes.co.uk  
023 8068 8400



@eastbrookehomes



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