



Plot 3, Saffron, Meadowbrook Gardens Salisbury  
Potton, Southampton, Hampshire, SO40 2RQ





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## Summary

This is an exclusive collection of nine newly built homes, each thoughtfully designed with architectural elements that pay homage to the sympathetically rejuvenated original Brook House. These distinctive residences feature gabled slate roofs and a blend of brick and rendered finishes, creating a cohesive and harmonious aesthetic throughout the development. The bespoke selection of 2, 3, and 4-bedroom homes are nestled in Old Calmore, on the tranquil rural edge of the New Forest, offering the perfect balance of countryside charm and contemporary living.

Register your interest and book your showroom appointment today on 02382 541100 or [homes@henshawfox.co.uk](mailto:homes@henshawfox.co.uk).

## Features

- A newly built detached three bedroom home with en-suite servicing bedroom one and further family bathroom
- Snug, study, kitchen/dining room opening to the rear garden, utility room and ground floor WC
- Expertly designed kitchens by Symphony Kitchens, featuring Linear Icon units for a sleek handleless style
- Bathrooms, en-suites and cloakrooms fitted with contemporary sanitary ware from Ideal Standard
- Underfloor heating to the ground floor
- Electric car charging points included
- Gardens laid mainly to lawn, with patio areas finished in Classicstone Natural Sandstone paving
- A residents' management company will maintain communal areas and the shared sewerage treatment plant

## EPC Rating

Energy Efficiency Rating  
Current  
Potential



### FIRST FLOOR

Bedroom 1	14'6 x 9'4	4.43m x 2.84m
Bedroom 2	13'5 x 10'3	4.08m x 3.11m
Bedroom 3	12'1" x 7'2	3.69m x 2.18m



### GROUND FLOOR

Kitchen/Dining Area	15'10 x 15'8	4.82m x 4.77m
Snug	10'2 x 9'1	3.11m x 2.78m
Study	10'5 x 7'1	3.17m x 2.16m
Utility	9'8 x 6'3	2.95m x 1.90m

Floorplans show homes 3 and 5 (Saffron and Buttercup), home 4 (Honeysuckle) is handed.

# Plot 3, Saffron, Meadowbrook Gardens, Salisbury Road, Totton, Southampton, Hampshire, SO40 2RQ

## Accommodation

This attractive three bedroom property has its own distinctive style, designed for modern day family life with an open plan kitchen/dining room, a separate 'snug', a dedicated study for homework or working from home, a utility and cloakroom. Upstairs comprises of three bedrooms, two doubles (one with an en-suite shower room) one single and family bathroom.

## Internal Features

- Ground floor Salcombe Dune Oak from Woodpecker Flooring
- Supertwist carpet to stairs, landing and bedrooms
- Bi-fold doors
- Satinwood painted woodwork and emulsioned walls in a warm neutral colour
- Each home is pre-wired to receive satellite and terrestrial TV reception with outlets to the living room and all bedrooms
- Telephone points in living room and all bedrooms
- Combination power point / USB sockets are fitted in the kitchen and bedrooms
- Integrated smoke detectors

## Kitchen

- Expertly designed kitchens by Symphony Kitchens, with Linear® Icon units creating an iconic inspired handle-less kitchen style with sophisticated Silestone work surfaces and upstands
- Brook House Shaker style kitchen in sage
- Integrated appliances include:
  - Bosch Black Single 3D hot air oven
  - Bosch Black Combination microwave, grill & oven
  - Bosch Black Glass 60cm Induction Hob
  - Hotpoint Dishwasher
  - Hotpoint Fridge/Freezer (70/30)
  - Modern concealed extractor hood
- Stainless steel 1.5 bowl sink with stylish mixer tap
- Porcelanosa ceramic floor tiling to the utility areas \* (\* exception of Cowslip & Bryony)
- LED downlights / recessed ceiling spotlights

## Bathroom, En-suites & Cloakrooms

- Stylish contemporary sanitary ware from Ideal Standard
- Attractive wall hung vanity units above all basins
- Porcelanosa Rodano ceramic floor tiles with complementary wall tiling to selected areas
- Thermostatic wall-mounted showers
- Polished chrome taps and bathroom fittings
- LED bathroom mirror light with shaver socket to all bathrooms and en-suites\* (\*exception of Bluebell en-suite )
- Chrome heated towel rails to all bathrooms and en-suites
- LED downlights / recessed ceiling spotlights

## Gardens & Parking

- Driveway parking for two cars
- Electric Car Chargers
- All gardens are mostly laid to lawn
- Patio areas are paved with Classic stone Natural Sandstone Paving
- Rear gardens are enclosed with fencing and hedging
- A small shed is provided to all homes
- External lighting to front and rear
- Outside tap
- Block paved parking areas
- Visitor parking

## Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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