

# MAYFLOWER GROVE

BRAMLEY  
HANTS.

*A development of six  
traditionally-styled family homes*

**RIVAR**  
New Homes

[rivar.co.uk](http://rivar.co.uk)





## MAYFLOWER GROVE

*Desirable homes.  
Traditional values.*

With 35 years of housebuilding expertise, Rivar New Homes has earned a trusted reputation for creating desirable homes that combine traditional values with contemporary living.

Established in the early 1990s, Rivar has grown steadily while remaining true to its core principles: quality craftsmanship, attention to detail and a personal approach to home building.

Operating within a 50 mile radius of Newbury, Berkshire, Rivar specialises in carefully considered developments that reflect and enhance their surroundings. Each home is designed to suit modern lifestyles while retaining the character and charm that homeowners value.

**RIVAR**  
New Homes





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*Countryside living in  
the heart of Hampshire*

Nestled in the picturesque Hampshire countryside, Bramley is a charming village that blends rural tranquillity with excellent accessibility to nearby towns and transport links.



*The North Wessex Downs Area of Outstanding Natural Beauty.*



*The Bramley Inn.*

With a strong sense of community and a welcoming atmosphere, Bramley is an ideal location for families, professionals and anyone seeking a well-connected yet peaceful lifestyle in the heart of Hampshire.

Bramley boasts a range of essential amenities, including a popular farm shop, a traditional village bakery and a well-regarded primary school rated 'Good' by OFSTED. The village is also home to two excellent pre-school nurseries, a doctor's surgery and a convenience store.

Children, teenagers and families alike benefit from Bramley's amenities, with local scouting groups – including Squirrels, Beavers, Cubs, and Scouts – held at Clift Meadow, a popular local space featuring play areas, sports facilities and a well-equipped centre that hosts regular events and fitness classes. The nearby Village Hall further enriches local life as a hub for meetings, clubs, and seasonal celebrations.

Bramley's railway station provides direct links to Basingstoke and Reading, both of which offer fast and frequent connections to London and other major destinations. By road, the nearby A33, M3 and M4 offer excellent road access to surrounding towns and cities.

The village also takes pride in its rich heritage, including the historic St James's Church, with origins dating back to the 12th century.





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Just a short distance away are the thriving towns of Reading, known for its cultural attractions and fast rail service to London Paddington; Basingstoke, home to major retail outlets, restaurants, and entertainment; Newbury, famous for its racecourse; and Winchester, with its stunning medieval architecture and iconic cathedral.

Outdoor enthusiasts are well catered for with numerous walking trails, nature reserves and country parks right on the doorstep, offering ample opportunities for relaxation, exploration, and family adventures.

Located on the northern edge of the village, Mayflower Grove represents an opportunity to enjoy all the area has to offer.

*Long country walks and  
PGA standard golf courses  
are within easy reach.*



*St James's Church historic landmark.*



*Nearby Basingstoke,  
Reading and Newbury  
all offer excellent  
shopping facilities.*

*Bramley station  
provides convenient  
rail connections.*





## MAYFLOWER GROVE

*Traditionally styled family homes*





## MAYFLOWER GROVE



Computer generated image. Indicative and for illustration purposes only.



## MAYFLOWER GROVE

### Site plan



		Page			Page
1	<b>GALA HOUSE</b> Link detached 2 / 3 bedroom house	10	4	<b>ROXBURY HOUSE</b> Link-detached 3 bedroom house	16
2	<b>RUSSET HOUSE</b> Link-detached 2 bedroom house	12	5	<b>TOLMAN HOUSE</b> Detached 3 / 4 bedroom house	18
3	<b>RUBENS HOUSE</b> Link-detached 3 bedroom house	14	6	<b>WINN HOUSE</b> Detached 4 bedroom house	20





## MAYFLOWER GROVE

### Welcome to Mayflower Grove

A charming collection of just 6 contemporary family homes in a private cul-de-sac setting.

Located in the northwest corner of the village, Mayflower Grove is an exclusive development of detached and link-detached homes. Each property is designed for modern living, ideal for families, downsizers and professionals.

Classic brick and tile-hung façades with gables and landscaped gardens create attractive exteriors, complemented by block-paved driveways and covered parking.

Inside, homes offer comfortable spaces, quality finishes and a strong focus on sustainability — including air source heat pumps, underfloor heating and EV charging points.

Whether cooking, relaxing or enjoying the garden, these country homes balance style, comfort and practicality. Set in Hampshire's scenic countryside with a well-connected village feel, Mayflower Grove lets you enjoy rural peace without losing convenience.

With good transport links, local amenities and a welcoming community, you'll feel at home for years to come.

To support biodiversity, a grassland buffer strip will be created and managed to meet Biodiversity Net Gain standards, with bird and bat boxes and a habitat pile for local wildlife.



*Discover the area's natural beauty.*





Link-detached  
3 bedroom house.

## MAYFLOWER GROVE



Computer generated image.

### PLOT 1

## Gala House

GALA HOUSE is a two storey, link-detached property featuring to the ground floor; open-plan kitchen/dining room, cloakroom and sitting room. First floor comprises master bedroom with en-suite and built-in storage, bedroom 2 with built-in storage, study/bedroom 3 and family bathroom.

### PLOT LOCATION



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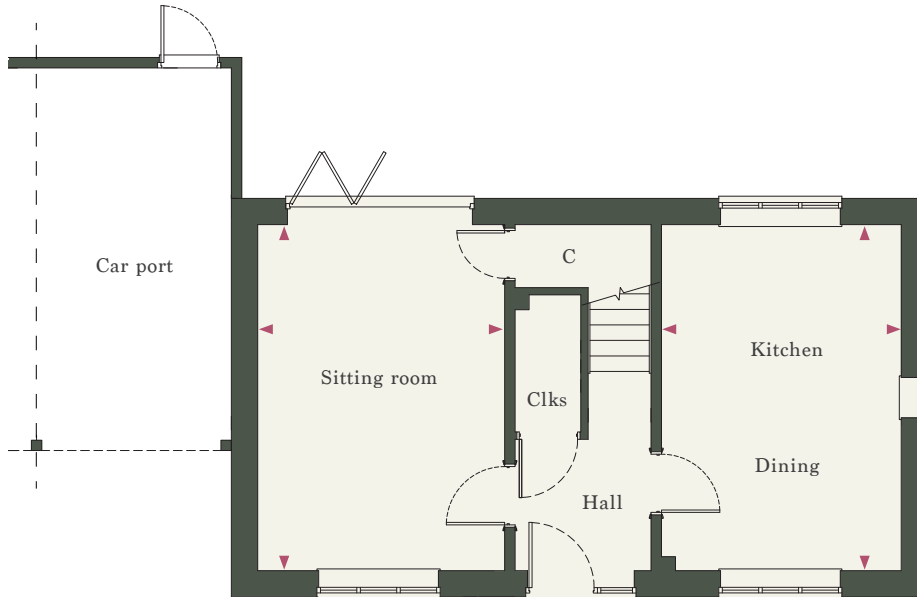




## MAYFLOWER GROVE



### Plans & dimensions



#### GROUND FLOOR

##### Kitchen/Dining

5.02m x 3.49m / 16' 5" x 11' 5"

##### Sitting room

5.02m x 3.60m / 16' 5" x 11' 9"

#### FIRST FLOOR

##### Bedroom 1

3.44m x 3.53m / 11' 3" x 11' 6"

##### Bedroom 2

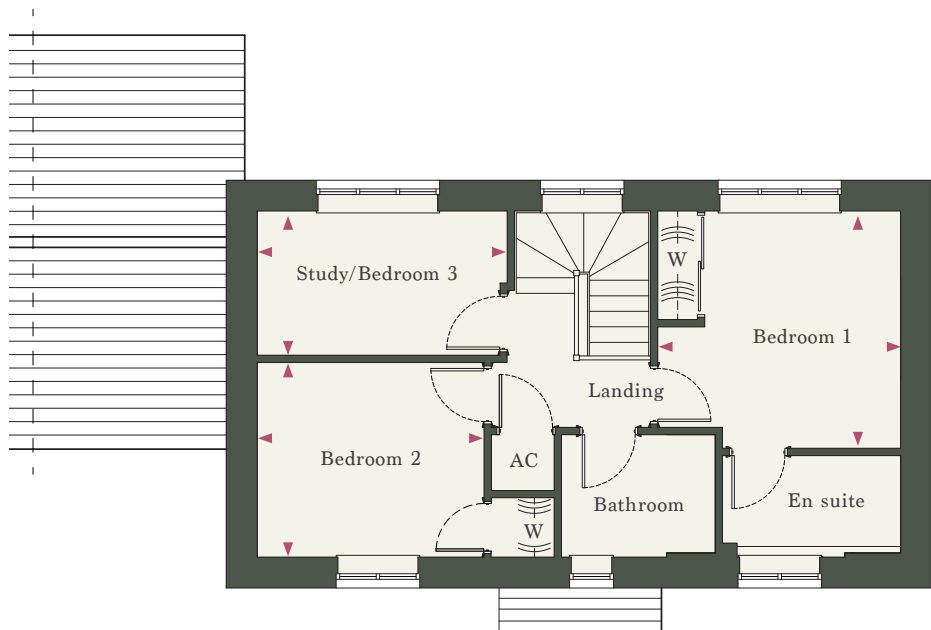
2.83m x 3.28m / 9' 3" x 10' 9"

##### Study/Bedroom 3

3.63m x 2.11m / 11' 10" x 6' 11"

##### Total internal area

92.9m<sup>2</sup> / 1,001ft<sup>2</sup>



**Key:** ► = Measurement point C = Cupboard W = Wardrobe AC = Airing cupboard



Plans are not to scale and may vary during construction. Measurements are approximate.



Link-detached  
2 bedroom house.

## MAYFLOWER GROVE



Computer generated image.

### PLOT 2

## Russet House

RUSSET HOUSE is a two storey, link-detached property featuring to the ground floor; open-plan kitchen/dining room, cloakroom and sitting room. First floor comprises master bedroom with en-suite and built-in storage, bedroom 2 with built-in storage, and family bathroom.

### PLOT LOCATION



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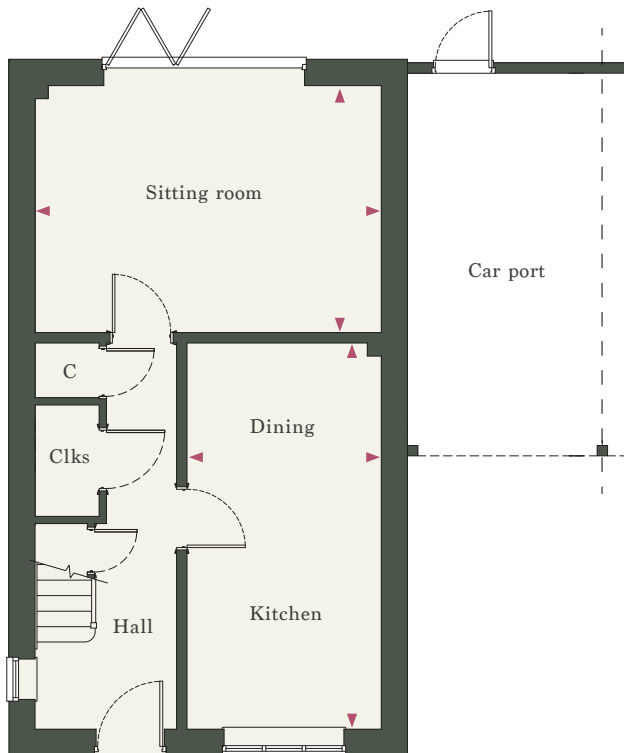




## MAYFLOWER GROVE

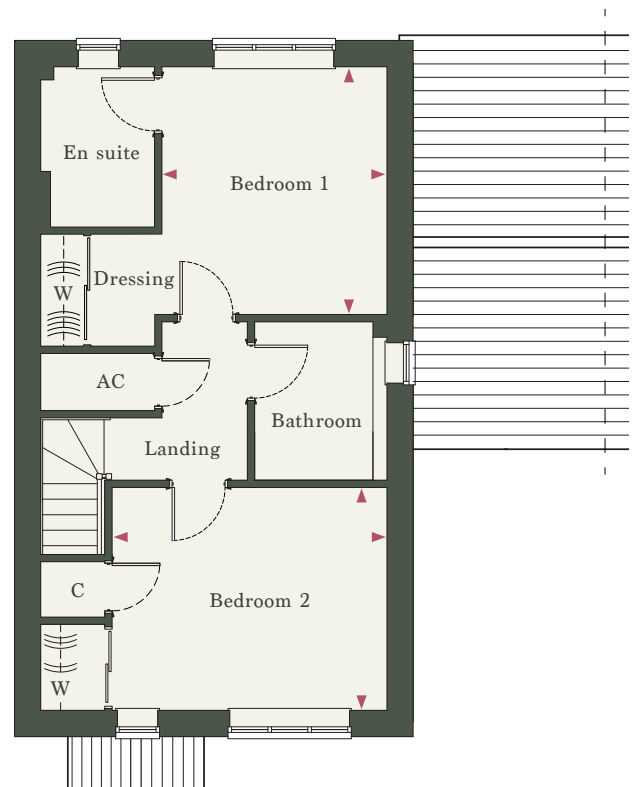


### Plans & dimensions



#### GROUND FLOOR

Kitchen/Dining	5.59m x 2.84m / 18' 4" x 9' 3"
Sitting room	5.02m x 3.60m / 16' 5" x 11' 9"



#### FIRST FLOOR

Bedroom 1	3.27m x 3.60m / 10' 8" x 11' 9"
Bedroom 2	3.98m x 3.24m / 13' 0" x 10' 7"
Total internal area	92.9m <sup>2</sup> / 1,001ft <sup>2</sup>

**Key:** ► = Measurement point C = Cupboard W = Wardrobe AC = Airing cupboard



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## MAYFLOWER GROVE

*Link-detached  
3 bedroom house.*



*Computer generated image.*

### PLOT 3

## *Rubens House*

RUBENS HOUSE is a two storey, link-detached property featuring to the ground floor; open-plan kitchen/dining room, cloakroom and sitting room. First floor comprises master bedroom with en-suite and built-in storage, bedrooms 2 and 3, both with built-in storage and family bathroom.

### PLOT LOCATION



*Computer generated image.*

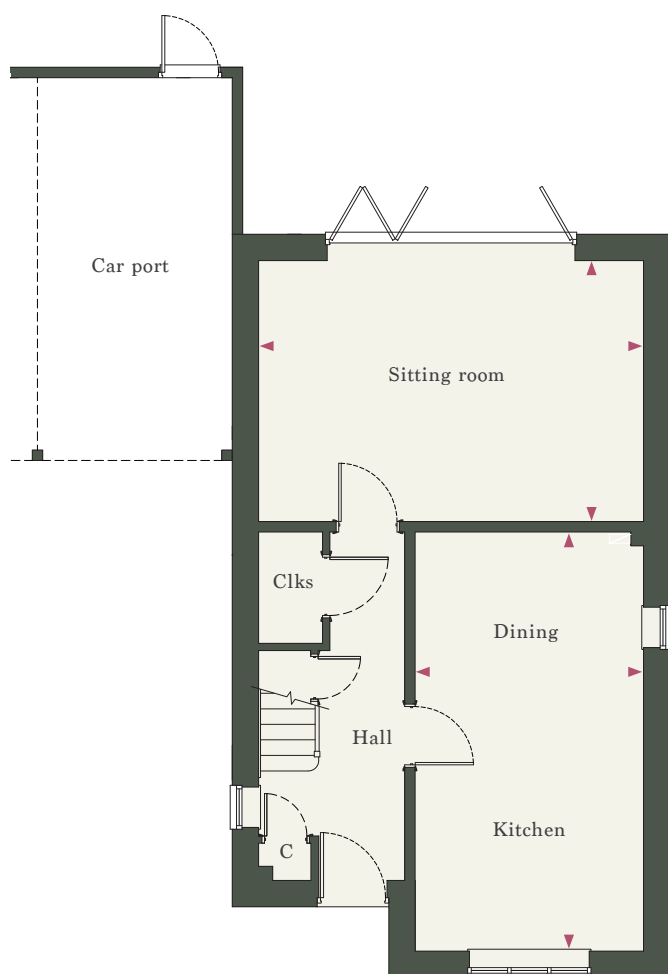




## MAYFLOWER GROVE

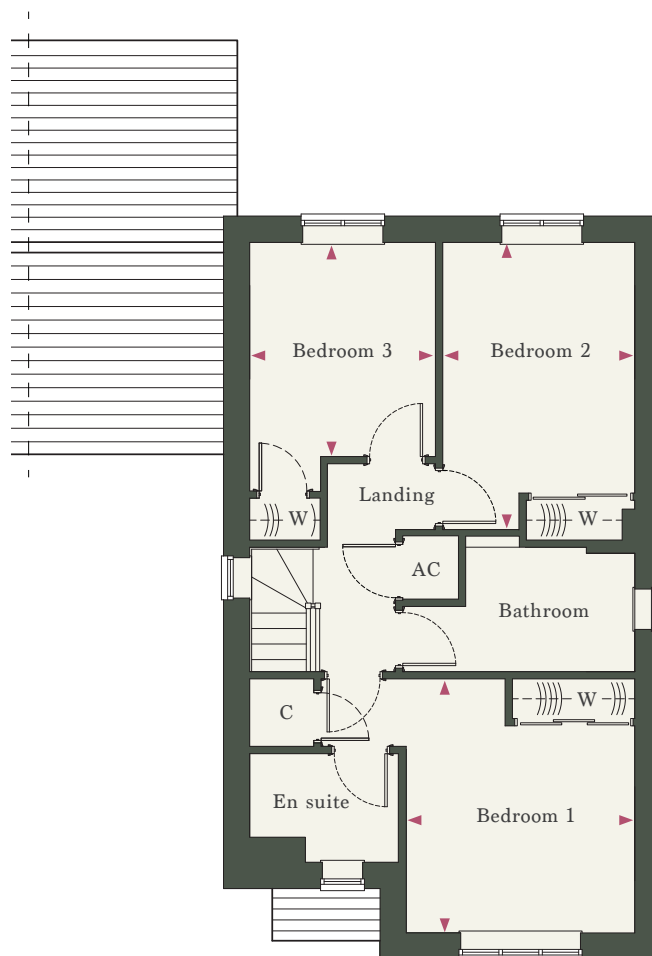


### Plans & dimensions



#### GROUND FLOOR

Kitchen/Dining	6.07m x 3.33m / 19' 10" x 10' 11"
Sitting room	3.40m x 3.30m / 11' 1" x 10' 9"



#### FIRST FLOOR

Bedroom 1	3.69m x 3.33m / 12' 1" x 10' 11"
Bedroom 2	3.64m x 2.80m / 11' 11" x 9' 2"
Bedroom 3	3.26m x 2.70m / 10' 8" x 8' 10"
Total internal area	104.6m <sup>2</sup> / 1,126ft <sup>2</sup>

Key: ► = Measurement point C = Cupboard W = Wardrobe AC = Airing cupboard

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## MAYFLOWER GROVE

*Link-detached  
3 bedroom house.*



*Computer generated image.*

### PLOT 4

## *Roxbury House*

ROXBURY HOUSE is a two storey, link-detached property featuring to the ground floor; open-plan kitchen/dining room, cloakroom and sitting room. First floor comprises master bedroom with en-suite and built-in storage, bedrooms 2 and 3, both with built-in storage and family bathroom.

### PLOT LOCATION



*Computer generated image.*

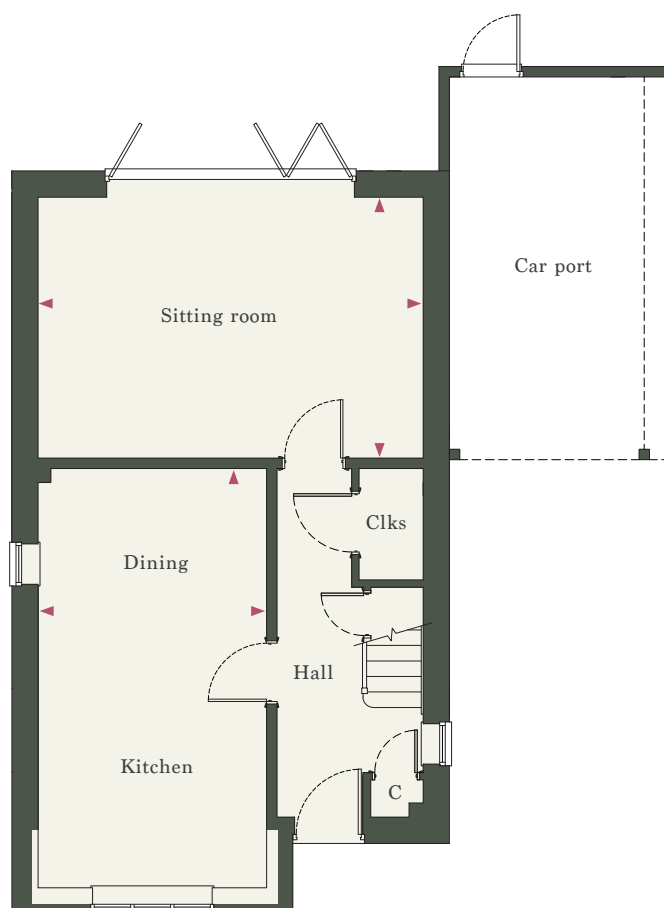




## MAYFLOWER GROVE

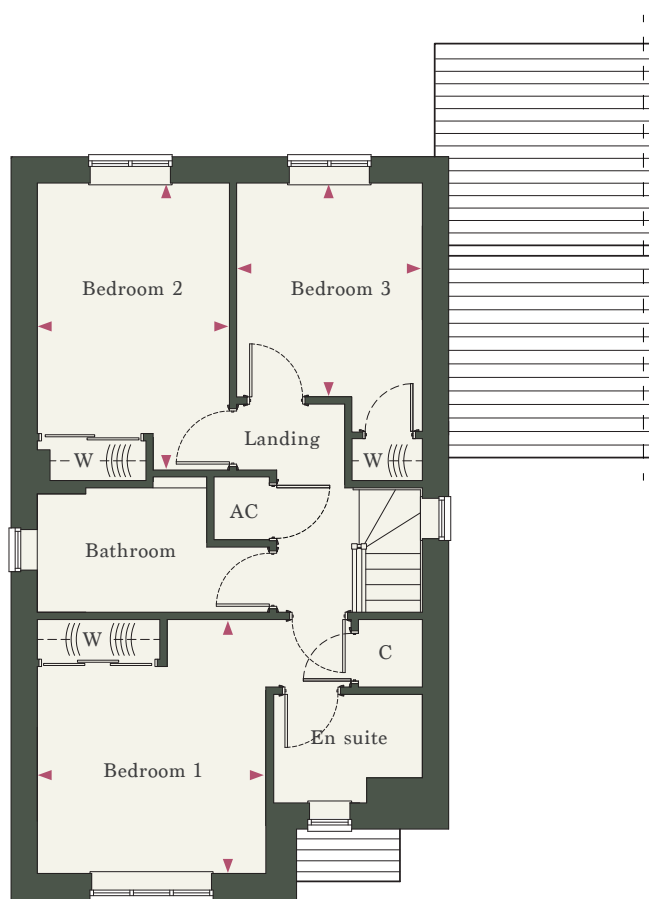


### Plans & dimensions



#### GROUND FLOOR

Kitchen/Dining	6.07m x 3.33m / 19' 10" x 10' 11"
Sitting room	5.58m x 3.80m / 18' 3" x 12' 5"



#### FIRST FLOOR

Bedroom 1	3.40m x 3.30m / 11' 1" x 10' 9"
Bedroom 2	2.80m x 3.35m / 9' 2" x 10' 11"
Bedroom 3	3.26m x 2.70m / 10' 8" x 8' 10"
Total internal area	104.6m <sup>2</sup> / 1,126ft <sup>2</sup>

Key: ► = Measurement point C = Cupboard W = Wardrobe AC = Airing cupboard

Plans are not to scale and may vary during construction. Measurements are approximate.





Detached  
3 bedroom house.

## MAYFLOWER GROVE



Computer generated image.

### PLOT 5

## Tolman House

TOLMAN HOUSE is a two storey detached property, featuring to the ground floor; kitchen, dining room, sitting room, cloakroom and hobby room. First floor comprises master bedroom with en-suite and built-in storage, bedrooms 2 and 3, both with built-in storage, study/bedroom 4 and family bathroom.

### PLOT LOCATION



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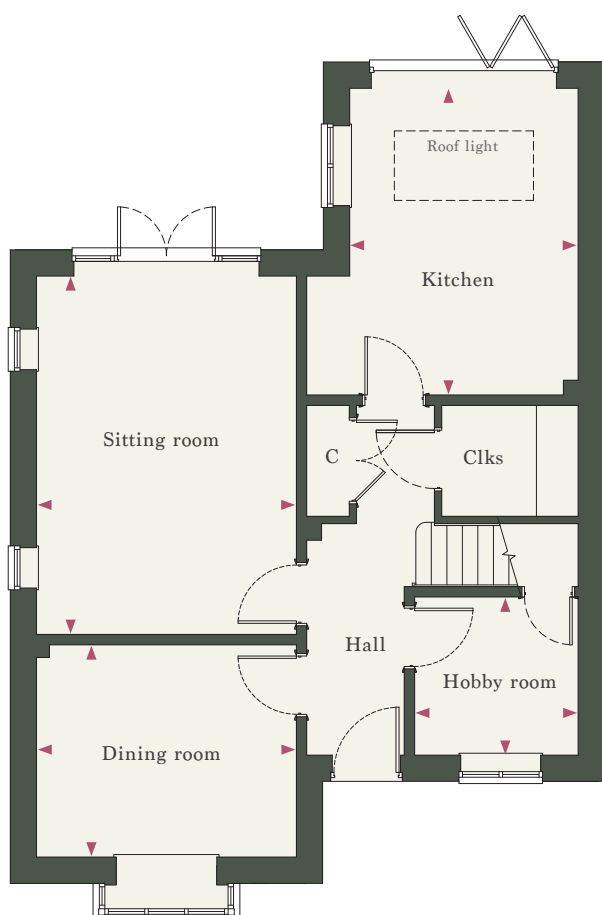




## MAYFLOWER GROVE

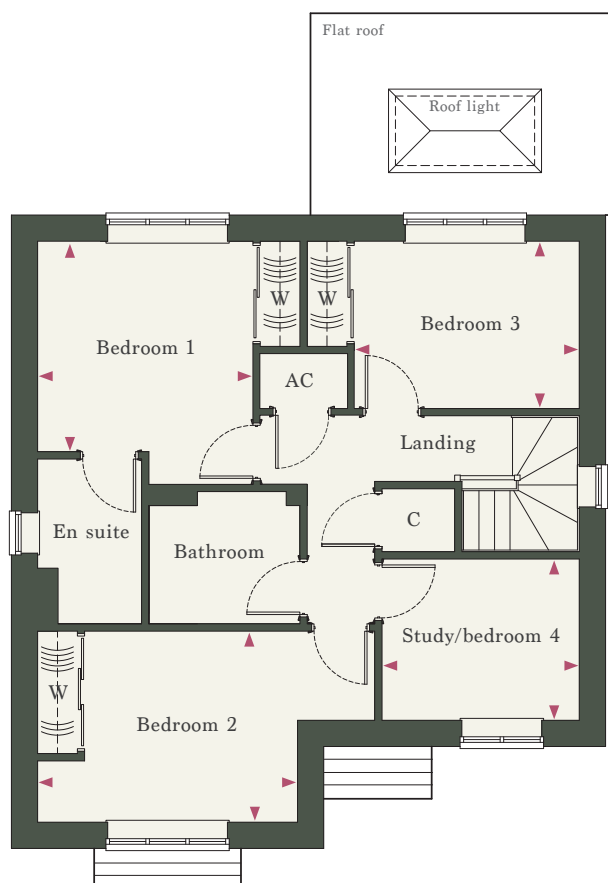


### Plans & dimensions



#### GROUND FLOOR

Kitchen	4.45m x 3.33m / 14' 7" x 10' 11"
Dining room	3.78m x 3.10m / 12' 4" x 10' 2"
Sitting room	5.19m x 3.78m / 17' 0" x 12' 4"
Hobby room	2.40m x 2.32m / 7' 10" x 7' 7"



#### FIRST FLOOR

Bedroom 1	3.13m x 3.06m / 10' 3" x 10' 0"
Bedroom 2	3.78m x 2.78m / 12' 4" x 9' 1"
Bedroom 3	3.27m x 2.44m / 10' 8" x 8' 0"
Study/bedroom 4	2.87m x 2.35m / 19' 4" x 7' 8"
Total internal area	127.8m <sup>2</sup> / 1,376ft <sup>2</sup>

Key: ► = Measurement point C = Cupboard W = Wardrobe AC = Airing cupboard

Plans are not to scale and may vary during construction. Measurements are approximate.





## MAYFLOWER GROVE

*Detached  
4 bedroom house.*



*Computer generated image.*

### PLOT 6

## *Winn House*

WINN HOUSE is a two storey detached property, featuring to the ground floor; open-plan kitchen/dining/family room, sitting room, cloakroom, utility and study. First floor comprises master bedroom with en-suite and built-in storage, bedrooms 2, 3 and 4, all with built-in storage and family bathroom.

### PLOT LOCATION



*Computer generated image.*





## MAYFLOWER GROVE



### Plans & dimensions

#### GROUND FLOOR

##### Kitchen / Dining / Family

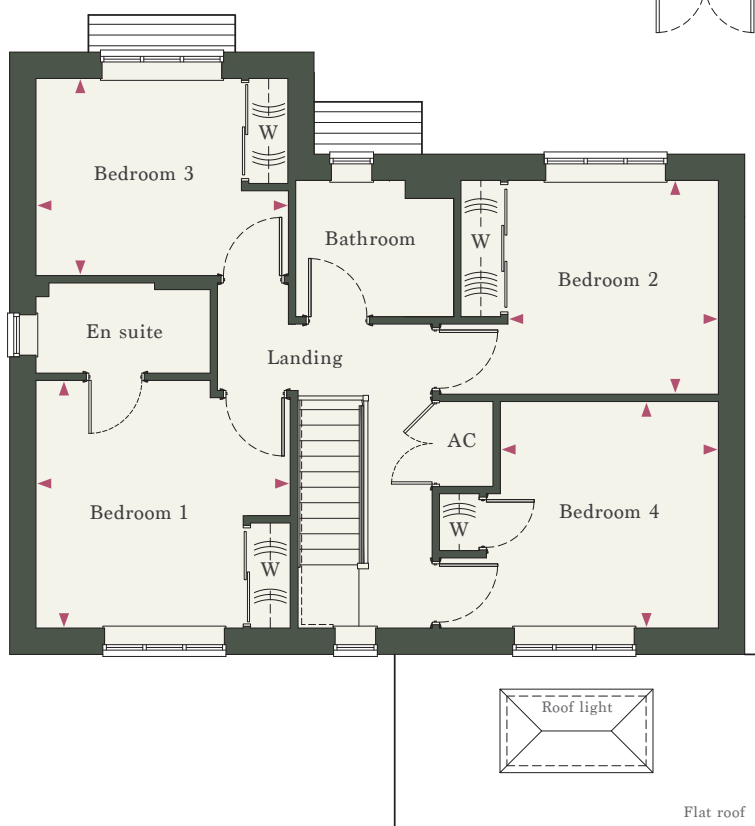
8.84m x 4.10m / 29' 0" x 13' 5"

##### Sitting room

5.24m x 3.66m / 17' 2" x 12' 0"

##### Study

3.66m x 2.60m / 12' 0" x 8' 6"



#### FIRST FLOOR

##### Bedroom 1

3.69m x 3.60m / 12' 1" x 11' 9"

##### Bedroom 2

3.11m x 3.05m / 10' 2" x 10' 0"

##### Bedroom 3

3.66m x 2.87m / 12' 0" x 9' 4"

##### Bedroom 4

3.29m x 3.17m / 10' 9" x 10' 4"

##### Total internal area

145.7m<sup>2</sup> / 1,569ft<sup>2</sup>

**Key:** ► = Measurement point C = Cupboard W = Wardrobe AC = Airing cupboard



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## MAYFLOWER GROVE

### Specification

#### KITCHEN

- Individually designed kitchen with fitted dishwasher, fridge/freezer, hob, oven and extractor
- 1½ bowl sink unit with mixer tap

#### UTILITY (where applicable)

- Matching units to kitchen
- Sink with mixer tap
- Minoli ceramic floor tiles

#### BATHROOMS

- Roca white sanitaryware with chrome fittings
- Thermostatically controlled showers
- Chrome ladder towel rails
- Half height Minoli ceramic wall tiling, full height to showers

#### WINDOWS & DOORS

- Composite front doors
- uPVC windows and other external doors
- Internal doors – white painted vertical boarded
- Satin chrome door furniture

#### FLOORS

- Minoli floor tiling to kitchen and dining areas
- Minoli floor tiling to cloakroom, bathroom and en-suite, remaining areas left to purchasers future installation

#### DECORATIVE FINISH

- Off white emulsion to all walls
- White gloss to joinery
- Smooth, brilliant white ceilings
- Painted staircase (hardwood handrail)

#### GENERAL INTERNAL FEATURES

- Pressurised/un-vented water system providing mains water pressure to showers and other outlets
- Air Source Heat Pump heating system
- Underfloor heating to ground floor
- Recessed low energy ceiling lights to kitchen, utility, cloakroom and bathrooms

- TV points to principal rooms
- Double socket to loft
- Fibre broadband available

#### EXTERNAL FEATURES

- Landscaping as per submitted plan
- Outside tap
- EV charging point

#### MANAGEMENT COMPANY

An annual charge will be payable for management of the communal landscaped areas. Please ask for further details.

#### WARRANTY

Your new home will be covered by a 10 year New Homes Warranty, provided by NHBC.



Raising Standards. Protecting Homeowners

**minoli**

**Roca**

windmill  
kitchens



#### IMPORTANT NOTE

Preliminary finishes specification: Whilst every care has been taken to ensure the accuracy of the information given, the contents do not constitute any part of an offer or contract. Due to a policy of continual review Rivar Ltd reserves the right to alter the specification and design without prior notice.





## IMPORTANT INFORMATION

Mayflower Grove is a marketing name and may not form part of the final postal address. **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 Negotiator. Visitors will be required to wear a safety helmet, protective boots and a high visibility jacket or waistcoat. On no account will children be allowed on site. **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, therefore, be treated as approximate. Some variation in the finished construction and landscaping should be expected. Please note that any computer generated images were commissioned before finalisation of plans and landscaping and as such, are for illustrative purposes only. Any landscaping shown on computer generated images and site plan indicate possible mature landscaping. The site plan is indicative only, not to scale and for general guidance only. The information contained within this literature is correct at the time of publication, January 2026. v.2



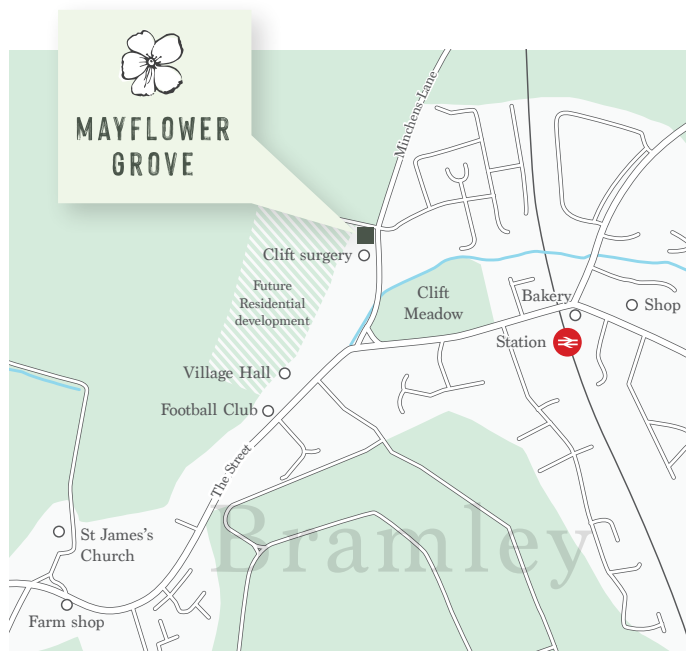


## MAYFLOWER GROVE

*How to find  
Mayflower Grove*

Mayflower Grove,  
Minchens Lane,  
Bramley, Tadley  
RG26 5BH

///reinvest.traded.kitten



### DIRECTIONS

#### From Reading (10 miles)

Take the A33 south towards Basingstoke. Immediately after seeing the sign for Hampshire (approximately 4.5 miles), take the 3rd exit at the roundabout, following signs for Mortimer. At the triangle, turn left, signposted Bramley. Continue through Stratfield Saye, onto Fair Oak Lane. Enter Bramley after approximately 2.5 miles and continue to the T-junction. Turn right, over the level-crossing, taking the right turn at the triangle onto Minchens Lane. Mayflower Grove is on the left immediately after passing the Clift Surgery.

#### From Basingstoke (8 miles)

Take the A340 Aldermaston Road, following signs for Aldermaston. Shortly after the dual carriageway becomes a single road, turn right onto Elm Road, signposted Sherbourne St John. Pass through the village of Sherbourne St John and continue along Vyne Road until you enter Bramley. At the T-junction, turn right onto The Street, signposted Bramley Station, and continue until the road forks left onto Minchens Lane, signposted Doctors Surgery. Mayflower Grove is on the left immediately after passing the Clift Surgery.

Selling Agents:



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01256 345 635

simon@randallsresidential.co.uk  
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