(Plot 7), 9 Meadowbrook Gardens | £435,000

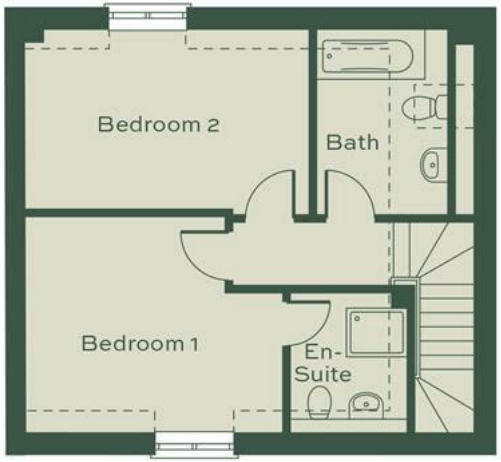
Totton, Southampton, Hampshire, SO40 2BY

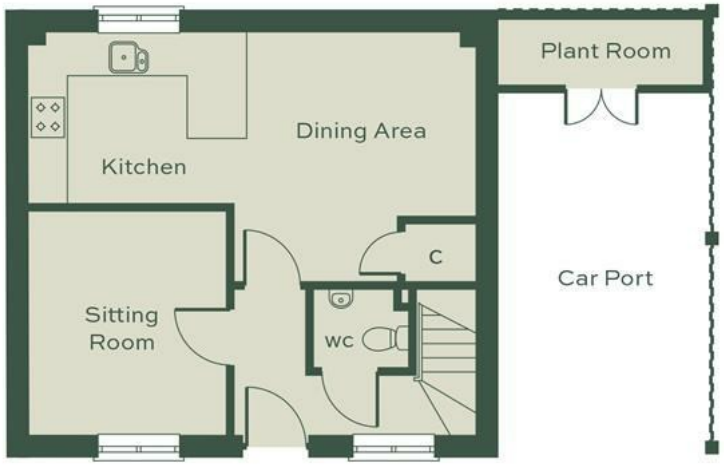
Henshaw Fox

(Plot 7), 9 Meadowbrook Gardens

Totton, Southampton, Hampshire, SO40 2BY

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk





GROUND FLOOR		FIRST FLOOR	
Kitchen/Dining Area		Bedroom 1	
22'7 x 12'8	6.88m x 3.85m	12'9 x 10'10*	3.88m x 3.30m*
Sitting Room		Bedroom 2	
11'3 x 9'12	3.44m x 3.04m	14'0 x 9'1	4.28m x 2.78m

*maximum dimension

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 is 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.

Features

- A newly built semi-detached two bedroom home, with en-suite servicing bedroom one and further family bathroom
- Sitting room, kitchen/dining room opening to the rear garden 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 Classic Stone Natural Sandstone paving
- A residents' management company will maintain communal areas and the shared sewerage treatment plant

EPC Rating

Energy Efficiency Rating
Current
Potential

(Plot 7), 9, Meadowbrook Gardens,

Totton, Southampton, Hampshire, SO40 2BY

Accommodation

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 is 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.

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

Bathrooms, en-suites and 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 fitments
- 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 and car barn
- 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.

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk