



THE LAKES

BY



DUGAN HOMES

SWANMORE, HAMPSHIRE



Site illustration. Layout and landscaping are indicative.

THE COLLECTION

A place to belong.

Twenty homes in Swanmore.

A collection of two to five bedroom properties, with individual layouts and a considered approach to everyday living.

EXPLORE THE COLLECTION

Street views follow, then a dedicated page for every plot, in numerical order.

THE LAKES | SWANMORE



A considered arrival.

STREETVIEW 1


DUGAN HOMES

THE LAKES | SWANMORE

A sense of place.

STREETVIEW 2


DUGAN HOMES



THE LAKES / SWANMORE

Plot 01

£895,000

ASKING PRICE

5

BEDROOMS

2

BATHROOMS

2,211 sq ft

APPROXIMATE STATED AREA

Principal suite with dressing room

Open plan kitchen and dining space

Utility room

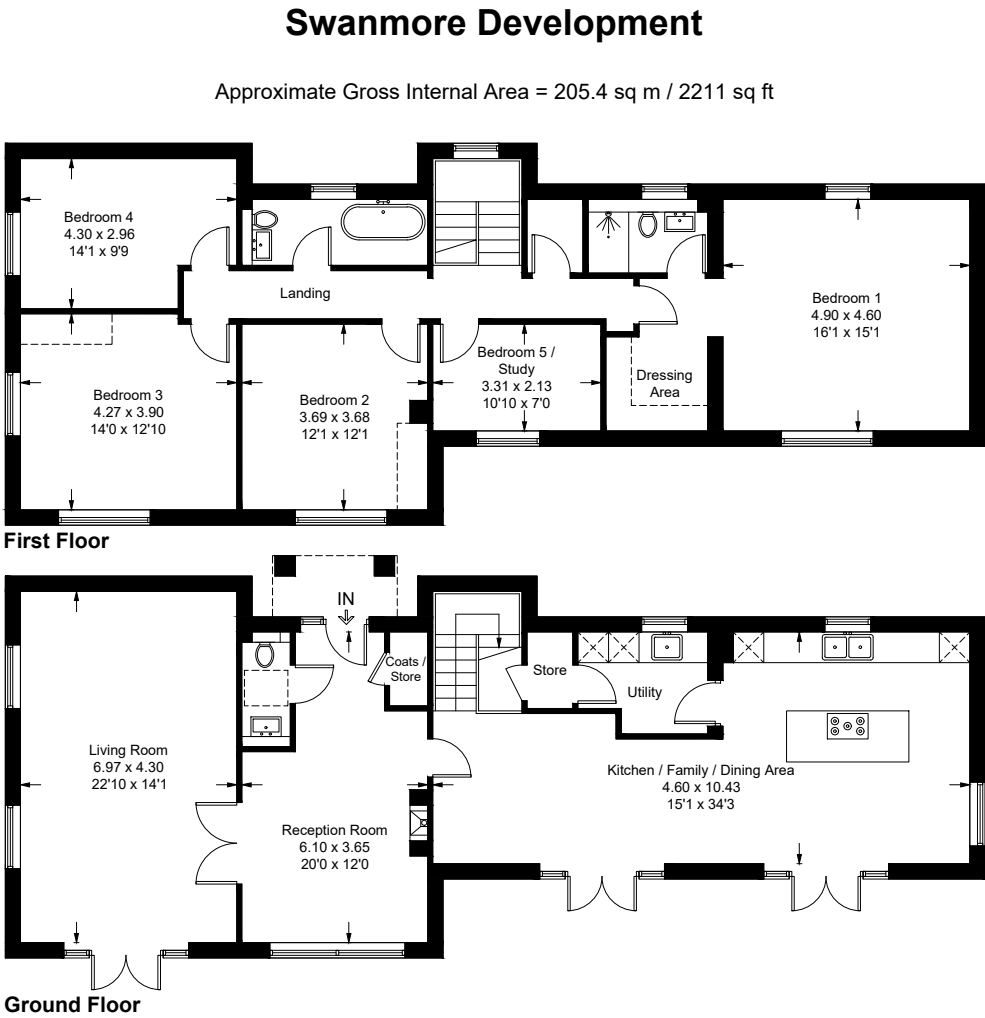
Wall enclosed garden

THE RESIDENCES

5 bedroom detached home

Computer generated image. Indicative only.





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THE LAKES / SWANMORE

Plot 02

£420,000

ASKING PRICE

2

BEDROOMS

2

BATHROOMS

996 sq ft

APPROXIMATE STATED AREA

Driveway parking for two cars

Enclosed garden

THE RESIDENCES

2 bedroom detached home

Shared house-type CGI supplied for plots 2 and 4.

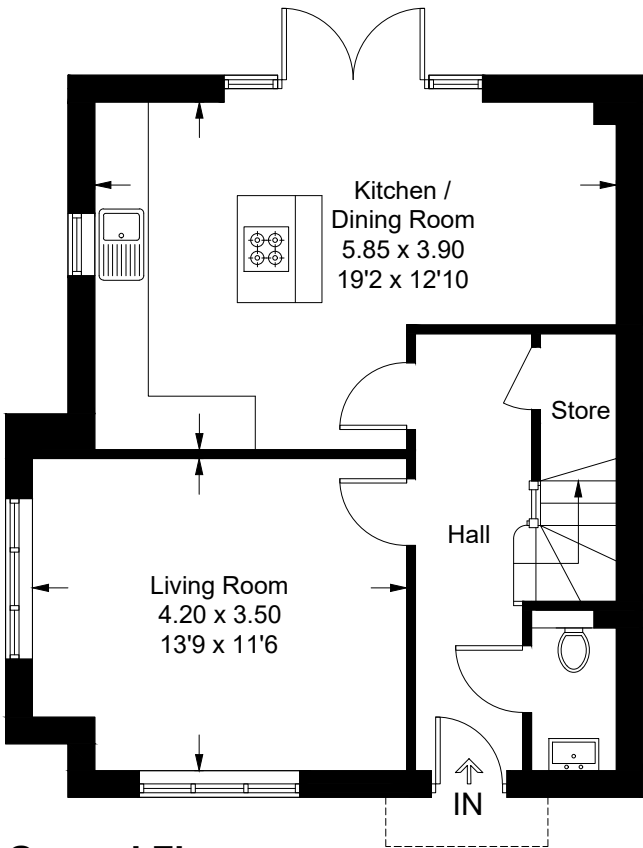

DUGAN HOMES

Plot 02

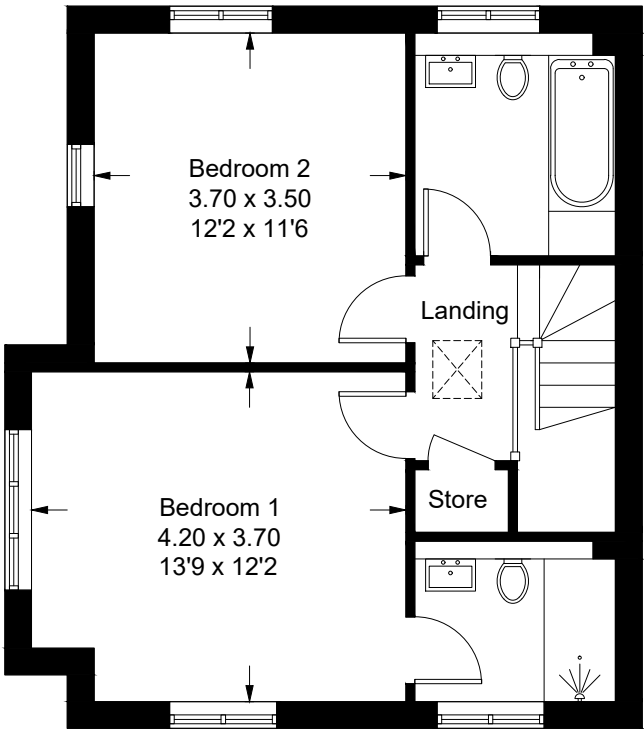
Floor plan

Swanmore Development - Plot 2 & 4

Approximate Gross Internal Area = 92.5 sq m / 996 sq ft



Ground Floor



First Floor

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THE LAKES / SWANMORE

Plot 03

£399,950

ASKING PRICE

2

BEDROOMS

2

BATHROOMS

950 sq ft

APPROXIMATE STATED AREA

Driveway parking for two cars

Enclosed garden

THE RESIDENCES

2 bedroom detached home

Shared house-type CGI supplied for plots 3 and 5.

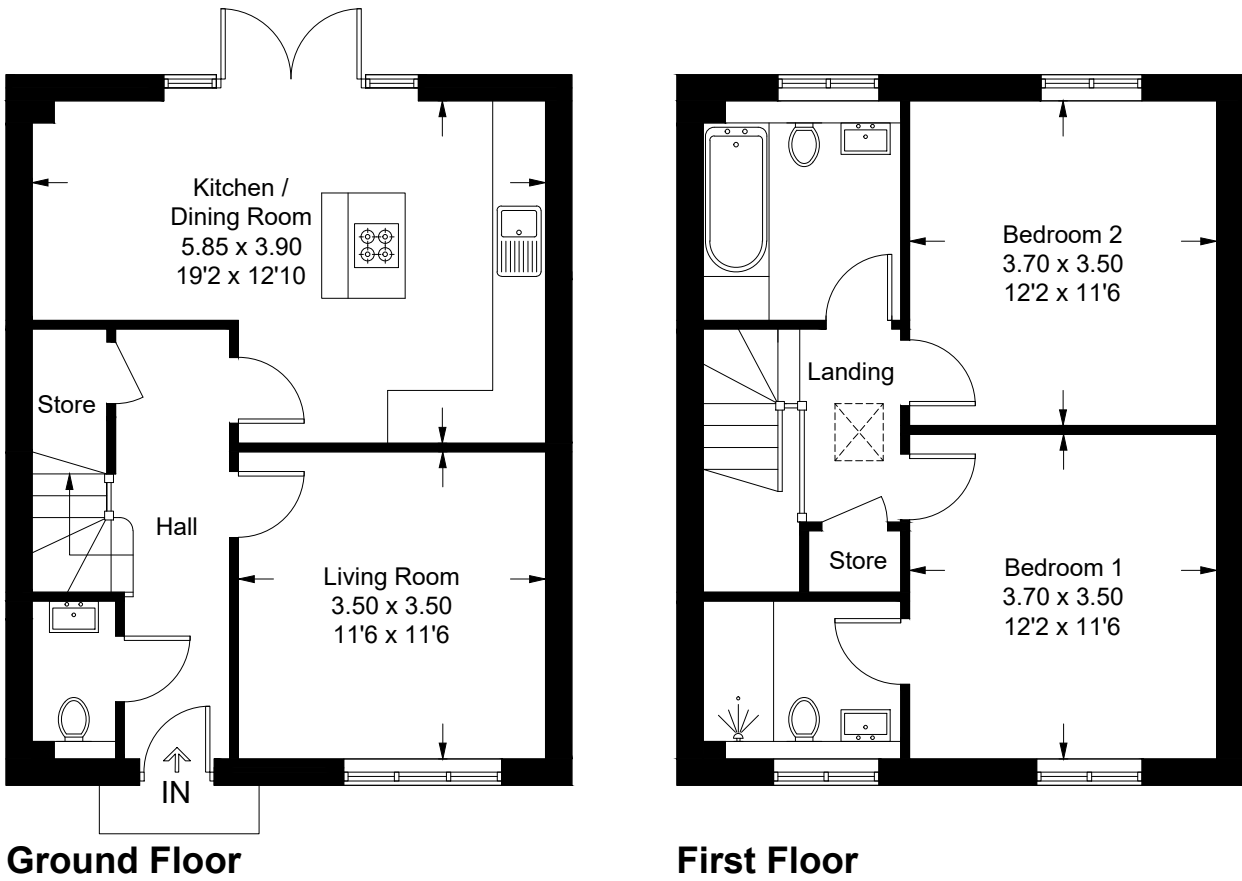

DUGAN HOMES

Plot 03

Floor plan

Swanmore Development - Plot 3 & 5

Approximate Gross Internal Area = 88.3 sq m / 950 sq ft



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THE LAKES / SWANMORE

Plot 04

£420,000

ASKING PRICE

2

BEDROOMS

2

BATHROOMS

996 sq ft

APPROXIMATE STATED AREA

Driveway parking for two cars

Enclosed garden

THE RESIDENCES

2 bedroom detached home

Shared house-type CGI supplied for plots 2 and 4.

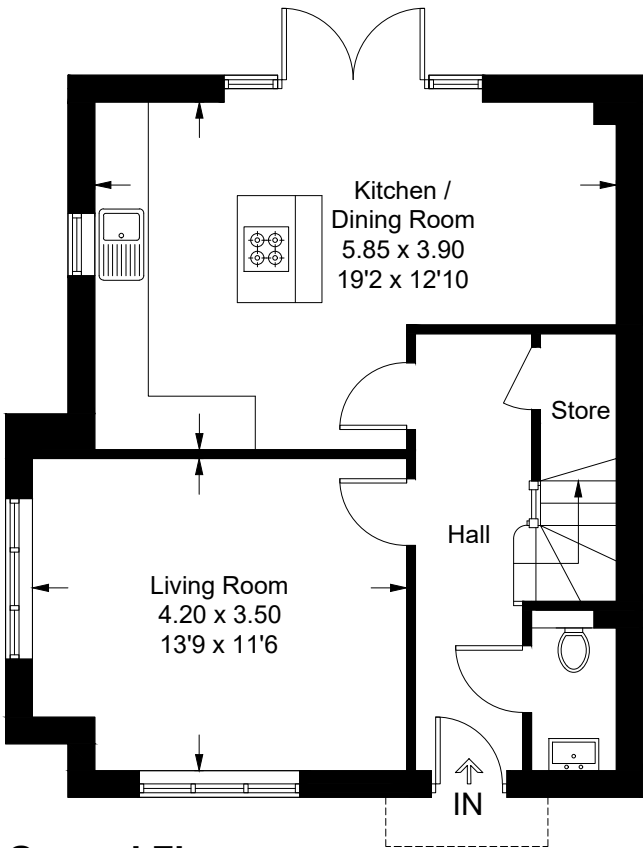

DUGAN HOMES

Plot 04

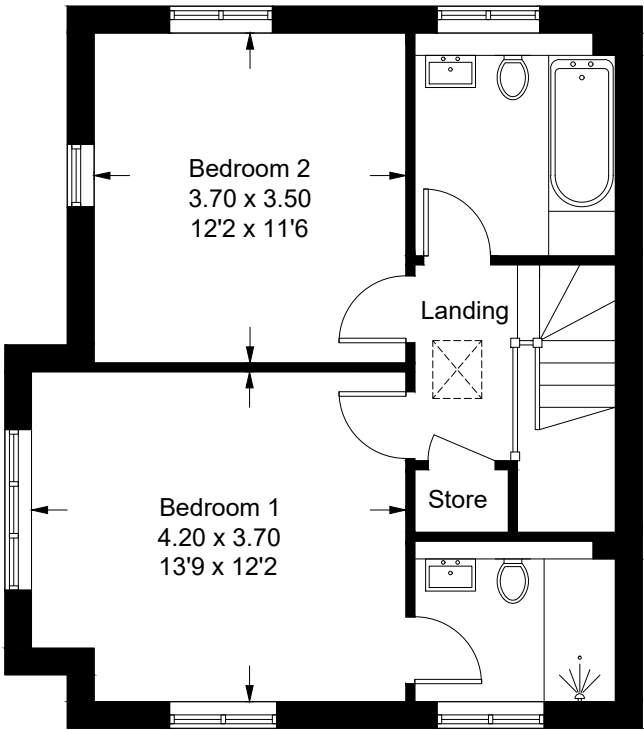
Floor plan

Swanmore Development - Plot 2 & 4

Approximate Gross Internal Area = 92.5 sq m / 996 sq ft



Ground Floor



First Floor

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THE LAKES / SWANMORE

Plot 05

£399,950

ASKING PRICE

2

BEDROOMS

2

BATHROOMS

950 sq ft

APPROXIMATE STATED AREA

Driveway parking for two cars

Enclosed garden

THE RESIDENCES

2 bedroom detached home

Shared house-type CGI supplied for plots 3 and 5.

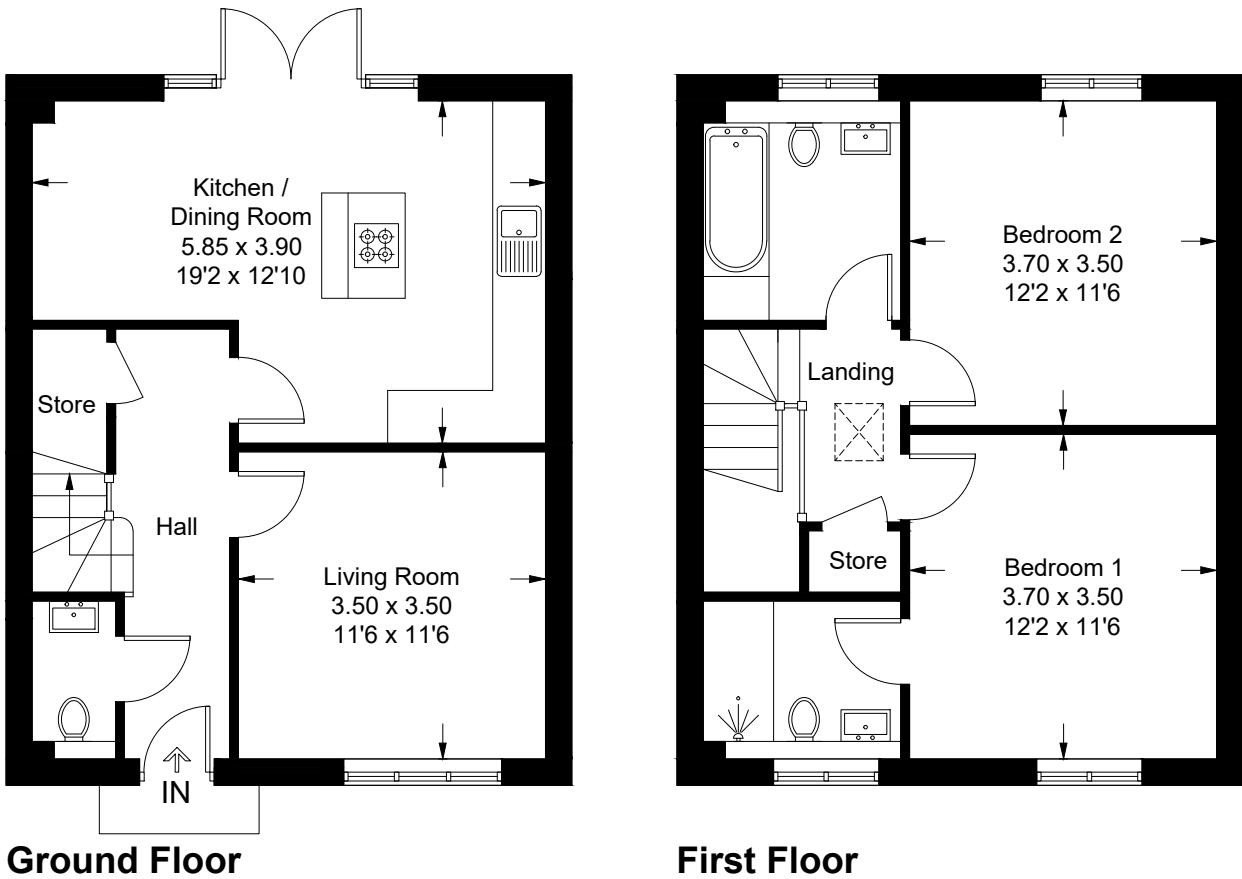

DUGAN HOMES

Plot 05

Floor plan

Swanmore Development - Plot 3 & 5

Approximate Gross Internal Area = 88.3 sq m / 950 sq ft



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THE LAKES / SWANMORE

Plot 06

£399,950

ASKING PRICE

3

BEDROOMS

2

BATHROOMS

932 sq ft

APPROXIMATE STATED AREA

Open plan kitchen and dining space

Utility room

Driveway parking for two cars

Enclosed garden

THE RESIDENCES

3 bedroom semi-detached home

Shared house-type CGI supplied for plots 6 and 7.

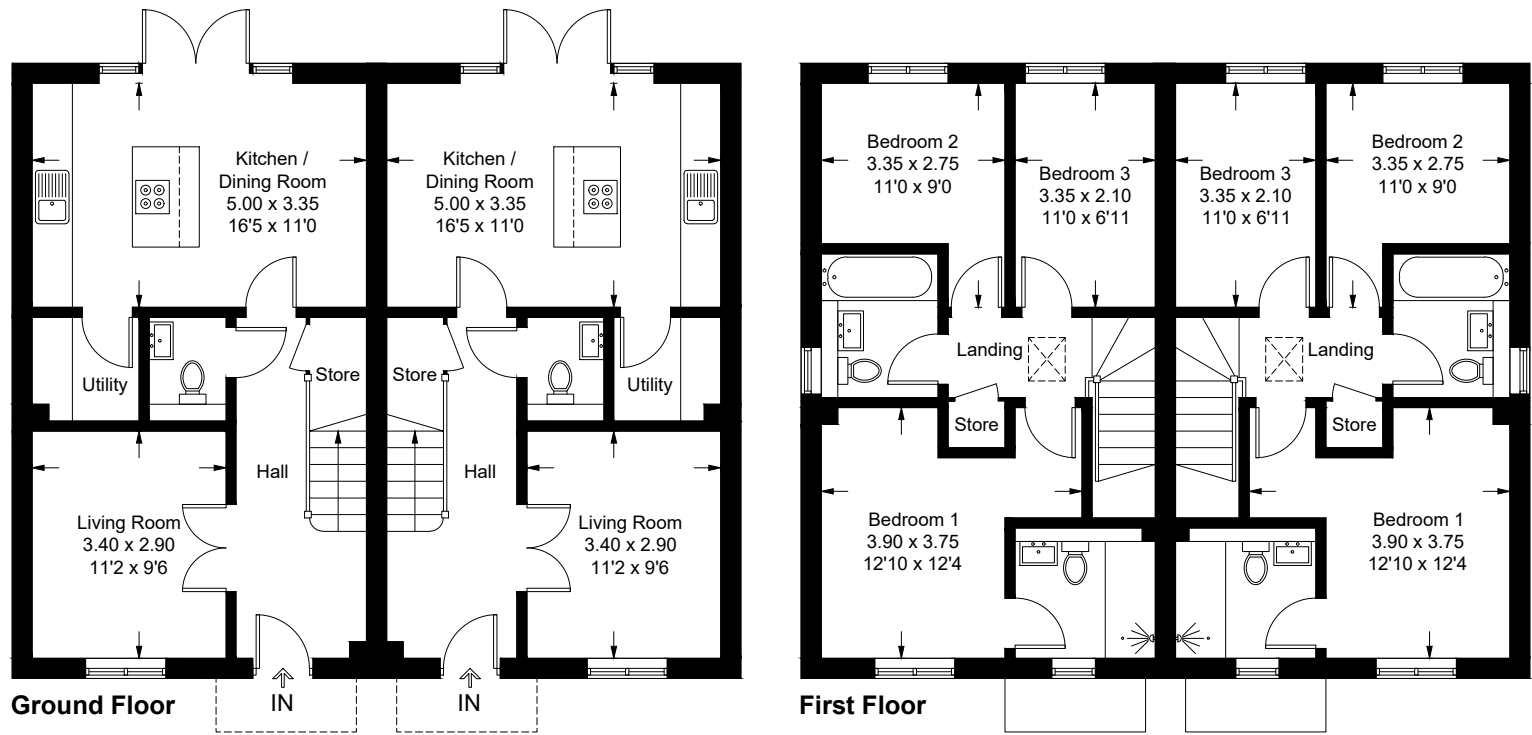

DUGAN HOMES

Plot 06

Floor plan

Swanmore Development - Plot 6 & 7

Approximate Gross Internal Area = 173.1 sq m / 1863 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1334637)
Produced For Dugan London Ltd by Emzo Marketing

Shared drawing shows both plots. The stated 1,863 sq ft is for the pair; the price schedule lists 932 sq ft per plot.



THE LAKES / SWANMORE

Plot 07

£399,950

ASKING PRICE

3

BEDROOMS

2

BATHROOMS

932 sq ft

APPROXIMATE STATED AREA

Open plan kitchen and dining space

Utility room

Driveway parking for two cars

Enclosed garden

THE RESIDENCES

3 bedroom semi-detached home

Shared house-type CGI supplied for plots 6 and 7.

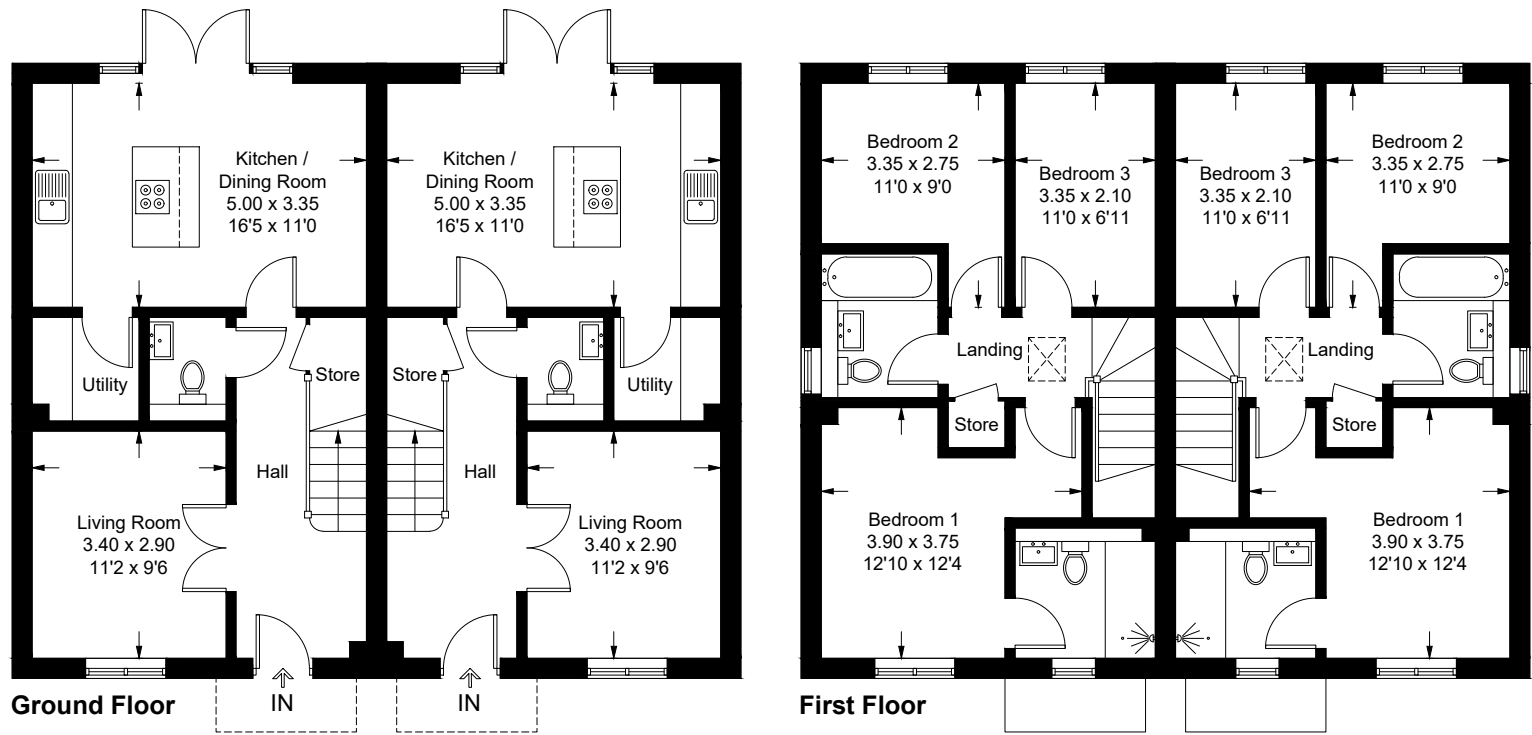

DUGAN HOMES

Plot 07

Floor plan

Swanmore Development - Plot 6 & 7

Approximate Gross Internal Area = 173.1 sq m / 1863 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1334637)
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Shared drawing shows both plots. The stated 1,863 sq ft is for the pair; the price schedule lists 932 sq ft per plot.



THE LAKES / SWANMORE

Plot 08

£695,000

ASKING PRICE

4

BEDROOMS

3

BATHROOMS

1,753 sq ft

APPROXIMATE STATED AREA

Separate office

Utility room

Garage and driveway

Enclosed garden

THE RESIDENCES

4 bedroom detached home

Shared house-type CGI supplied for plots 8 and 13.

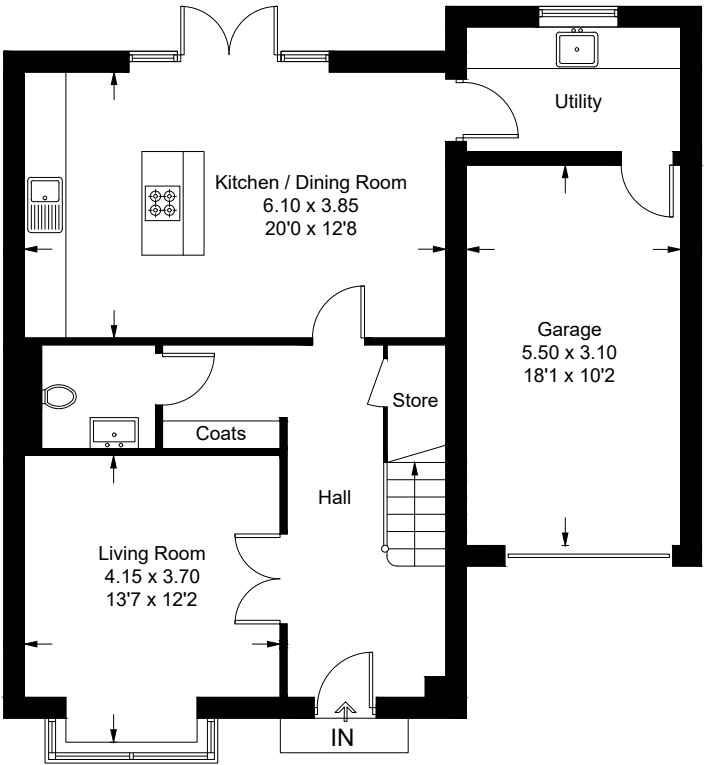
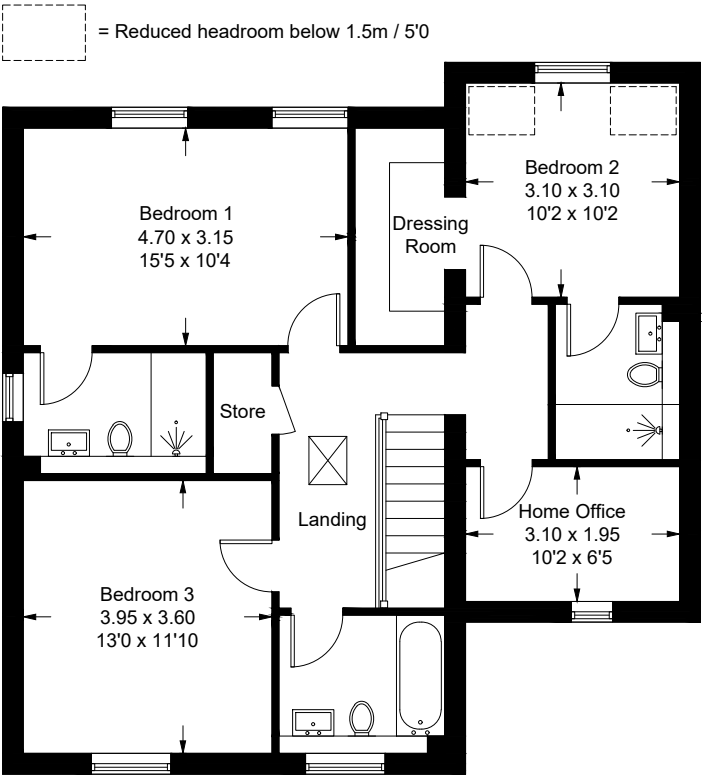

DUGAN HOMES

Plot 08

Floor plan

Swanmore Development - Plot 8 & 15

Approximate Gross Internal Area = 162.8 sq m / 1753 sq ft
(Including Garage)



Ground Floor

First Floor

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THE LAKES / SWANMORE

Plot 09

£695,000

ASKING PRICE

4

BEDROOMS

3

BATHROOMS

1,753 sq ft

APPROXIMATE STATED AREA

Separate office

Utility room

Garage and driveway

Enclosed garden

THE RESIDENCES

4 bedroom detached home

Shared house-type CGI supplied for plots 9 and 19.

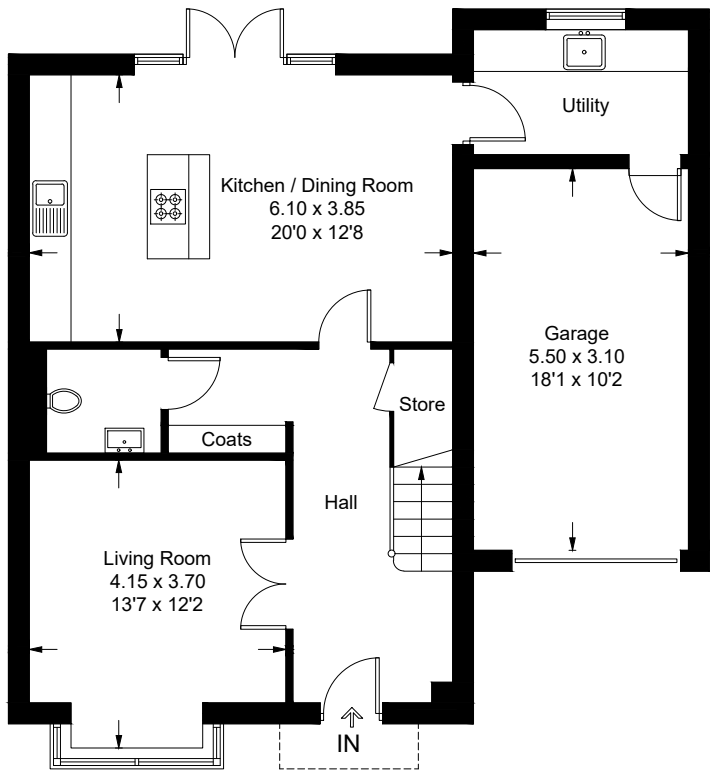

DUGAN HOMES

Plot 09

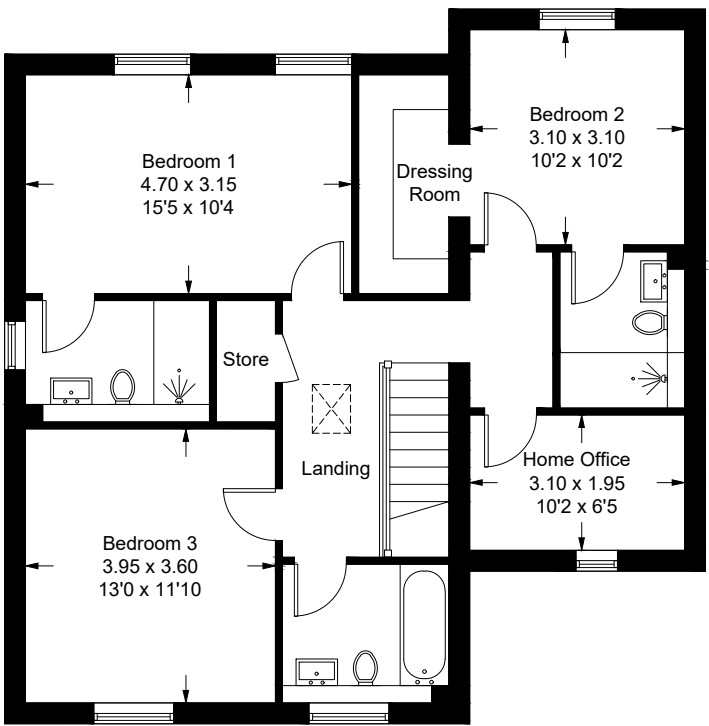
Floor plan

Swanmore Development - Plot 9 & 19

Approximate Gross Internal Area = 162.8 sq m / 1753 sq ft
(Including Garage)



Ground Floor



First Floor

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THE LAKES / SWANMORE

Plot 10

£950,000

ASKING PRICE

5

BEDROOMS

3

BATHROOMS

2,448 sq ft

APPROXIMATE STATED AREA

Utility room

Double garage and driveway

Enclosed garden

THE RESIDENCES

5 bedroom detached home

Computer generated image. Indicative only.



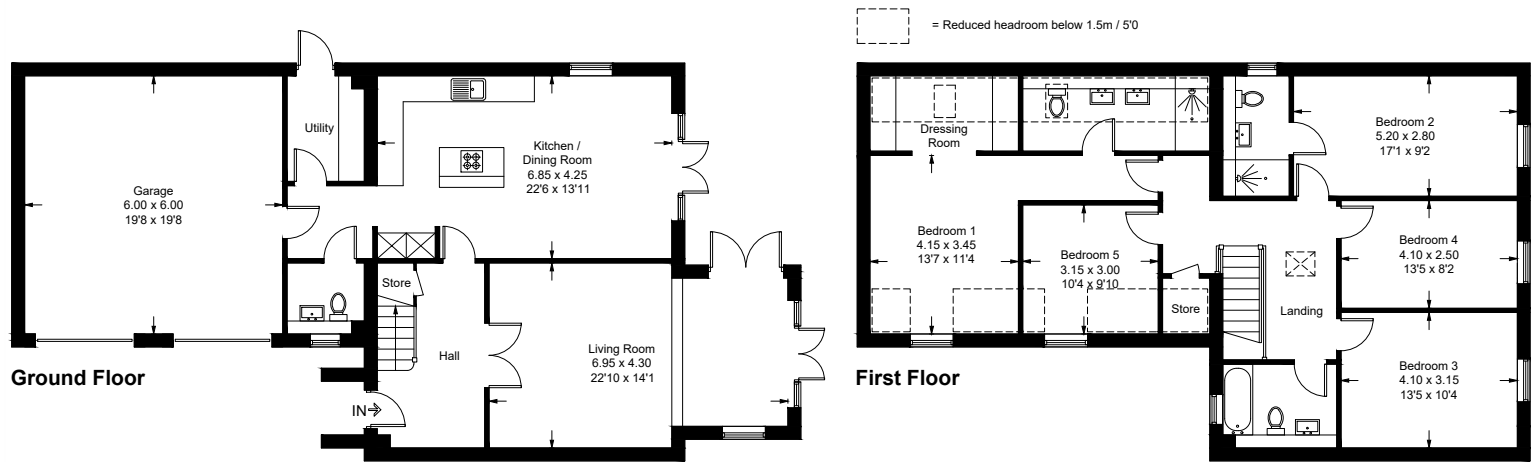
DUGAN HOMES

Plot 10

Floor plan

Swanmore Development - Plot 10

Approximate Gross Internal Area = 227.4 sq m / 2448 sq ft
(Including Garage)



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THE RESIDENCES

5 bedroom detached home

Computer generated image. Indicative only.

THE LAKES / SWANMORE

Plot II

£795,000

ASKING PRICE

5

BEDROOMS

4

BATHROOMS

2,307 sq ft

APPROXIMATE STATED AREA

Separate office

Utility room

Garage and driveway

Enclosed garden



DUGAN HOMES

Plot II

Floor plan

Swanmore Development - Plot 11

Approximate Gross Internal Area = 214.3 sq m / 2307 sq ft
(Including Garage)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1334638)
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THE LAKES / SWANMORE

Plot 12

£795,000

ASKING PRICE

5

BEDROOMS

4

BATHROOMS

2,307 sq ft

APPROXIMATE STATED AREA

Separate office

Utility room

Garage and driveway

Enclosed garden

THE RESIDENCES

5 bedroom detached home

Computer generated image. Indicative only.

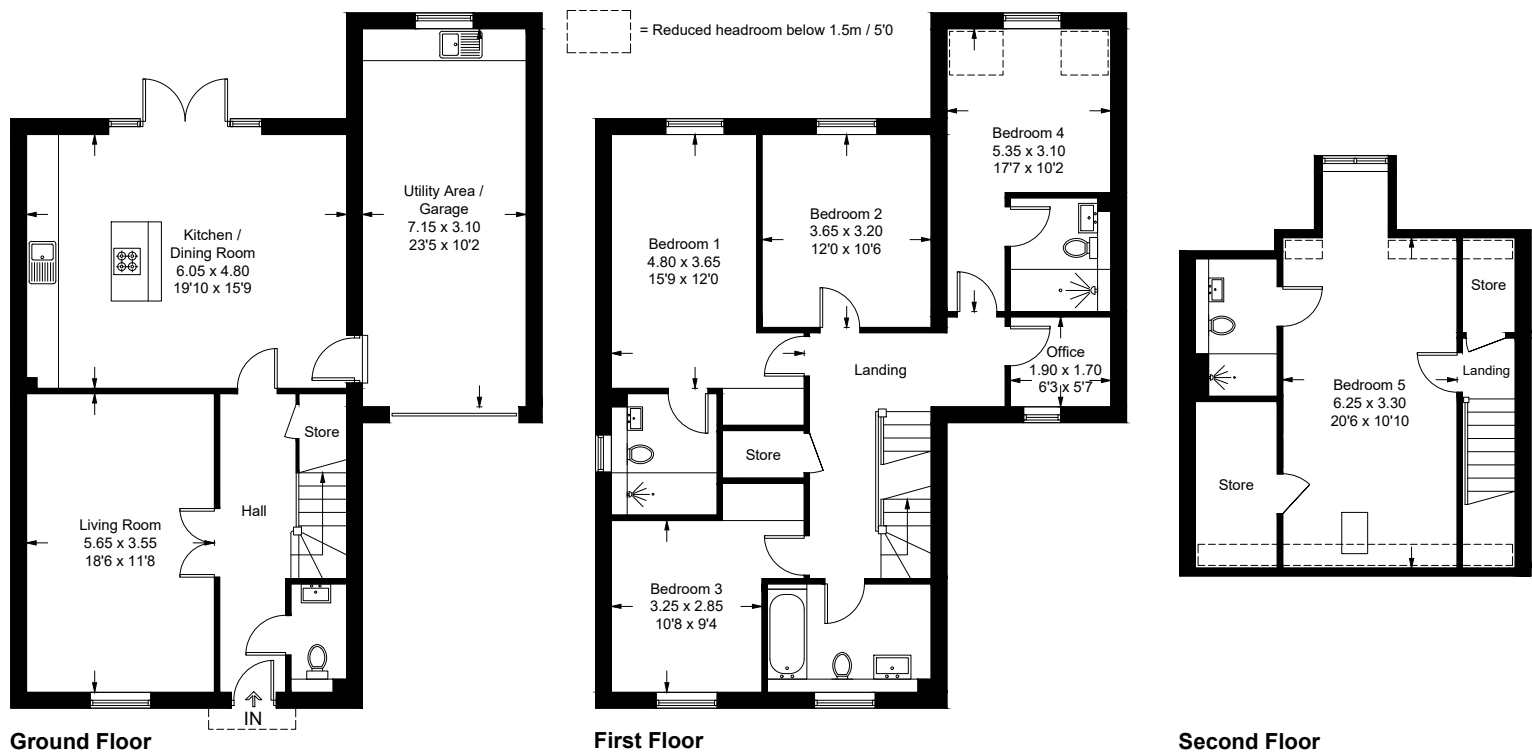

DUGAN HOMES

Plot 12

Floor plan

Swanmore Development - Plot 12

Approximate Gross Internal Area = 214.3 sq m / 2307 sq ft
(Including Garage)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1334639)
Produced For Dugan London Ltd by Emzo Marketing

Dimensions and areas are approximate. Original supplied drawing retained. Not to scale.



THE LAKES / SWANMORE

Plot 13

£795,000

ASKING PRICE

5

BEDROOMS

4

BATHROOMS

2,307 sq ft

APPROXIMATE STATED AREA

Separate office

Utility room

Garage and driveway

Enclosed garden

THE RESIDENCES

5 bedroom detached home

Shared house-type CGI supplied for plots 8 and 13.


DUGAN HOMES

Plot 13

Floor plan

Swanmore Development - Plot 13

Approximate Gross Internal Area = 219.3 sq m / 2360 sq ft
(Including Garage)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1334640)
Produced For Dugan London Ltd by Emzo Marketing

Source plan states 2,360 sq ft including garage; supplied price list states 2,307 sq ft. Confirm before reservation.



THE LAKES / SWANMORE

Plot 14

£595,000

ASKING PRICE

3

BEDROOMS

3

BATHROOMS

1,509 sq ft

APPROXIMATE STATED AREA

Separate office

Utility room

Driveway parking for four cars

Enclosed garden

THE RESIDENCES

3 bedroom detached home

Computer generated image. Indicative only.

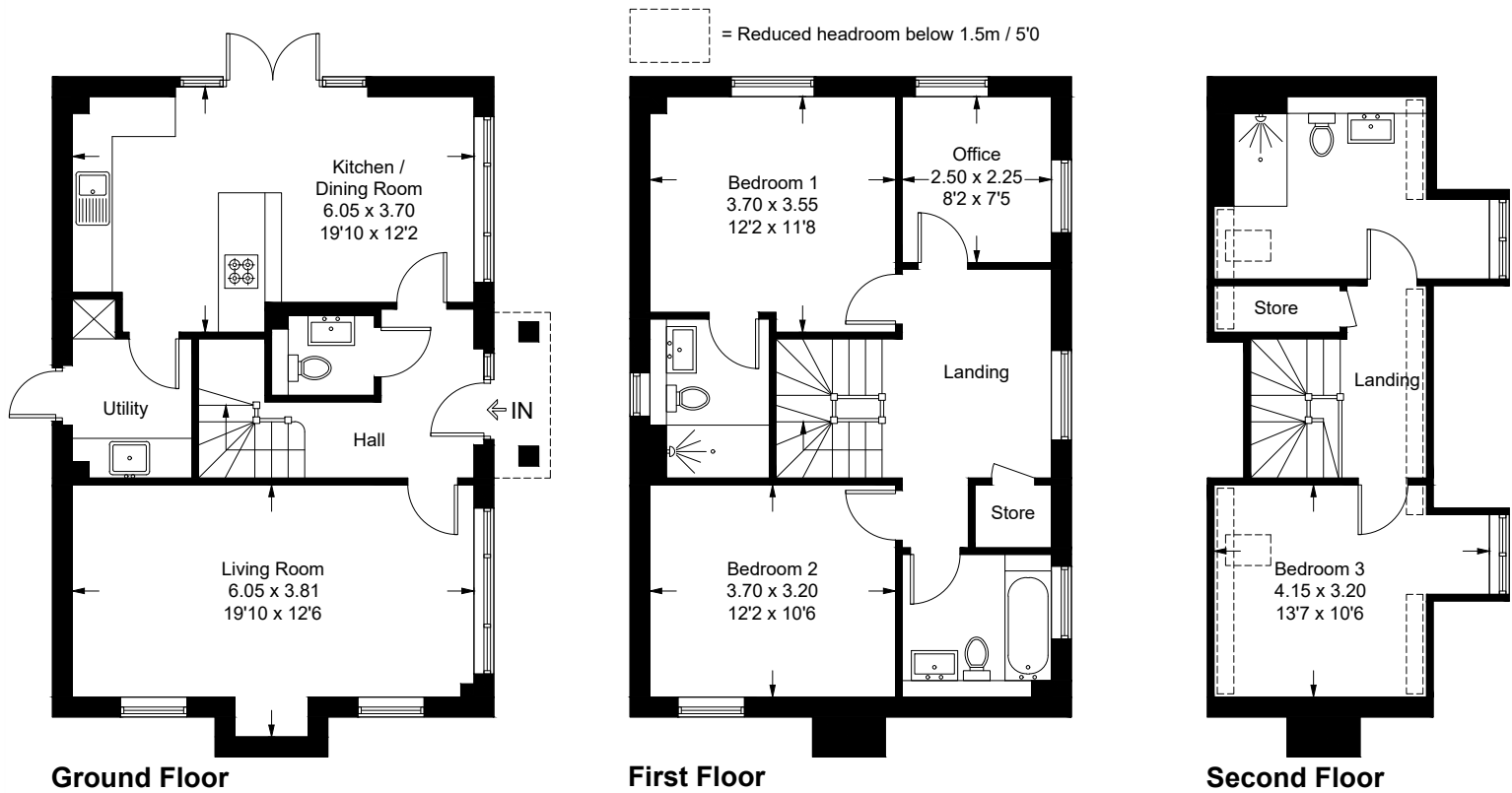

DUGAN HOMES

Plot 14

Floor plan

Swanmore Development - Plot 14

Approximate Gross Internal Area = 140.2 sq m / 1509 sq ft



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THE LAKES / SWANMORE

Plot 15

£695,000

ASKING PRICE

4

BEDROOMS

3

BATHROOMS

1,753 sq ft

APPROXIMATE STATED AREA

Separate office

Utility room

Garage and driveway

Enclosed garden

SHARED HOUSE TYPE / PLOTS 15 & 16

4 bedroom detached home

Plots 15 and 16 share the same house type. CGI shows Plot 16; plot-specific details may vary.

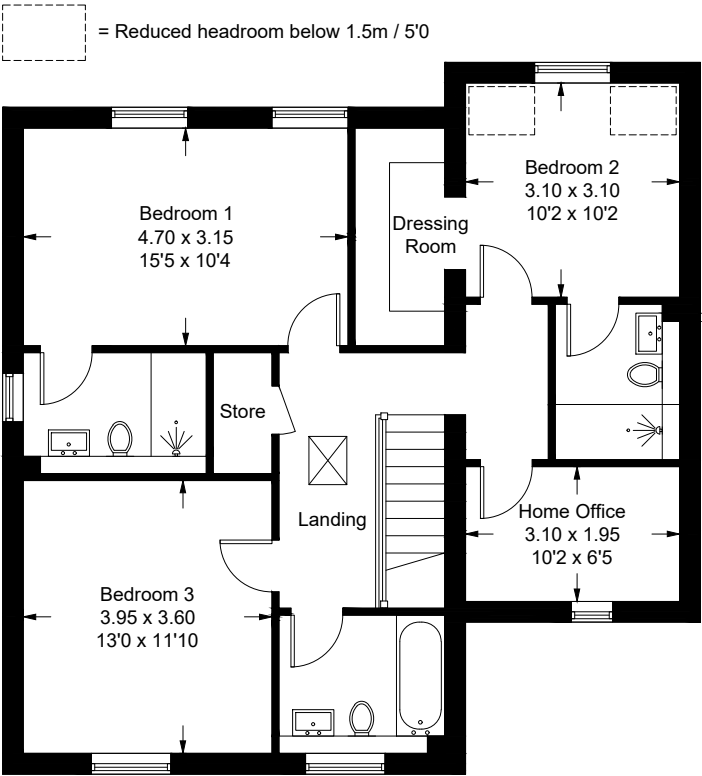


Plot 15

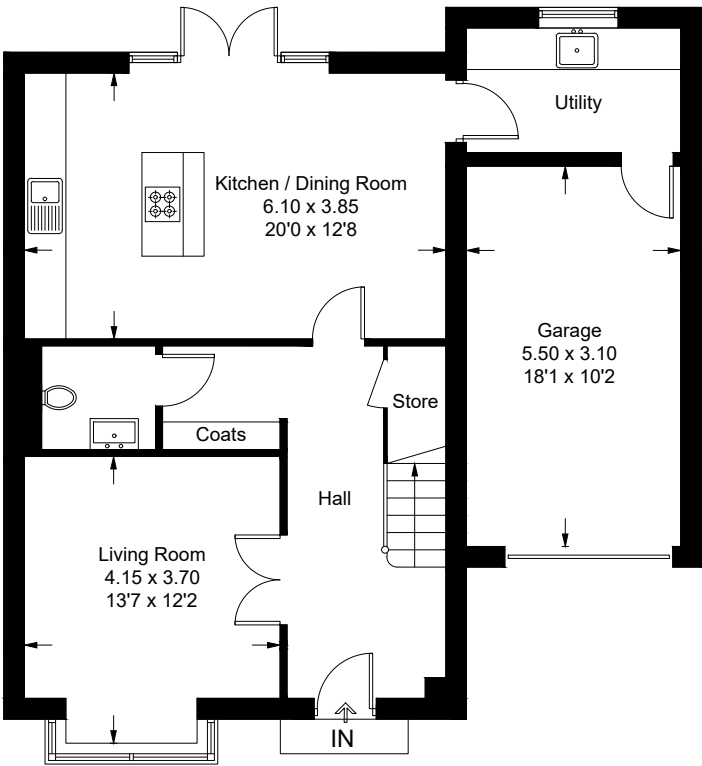
Floor plan

Swanmore Development - Plot 8 & 15

Approximate Gross Internal Area = 162.8 sq m / 1753 sq ft
(Including Garage)



First Floor



Ground Floor

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Produced For Dugan London Ltd by Emzo Marketing

Source plan: Plots 8 & 15. Exterior CGI on the preceding page is shared with Plot 16.



THE LAKES / SWANMORE

Plot 16

£775,000

ASKING PRICE

4

BEDROOMS

3

BATHROOMS

1,979 sq ft

APPROXIMATE STATED AREA

Separate office

Utility room

Garage and driveway

Enclosed garden

SHARED HOUSE TYPE / PLOTS 15 & 16

4 bedroom detached home

Plots 15 and 16 share the same house type. CGI shows Plot 16; plot-specific details may vary.

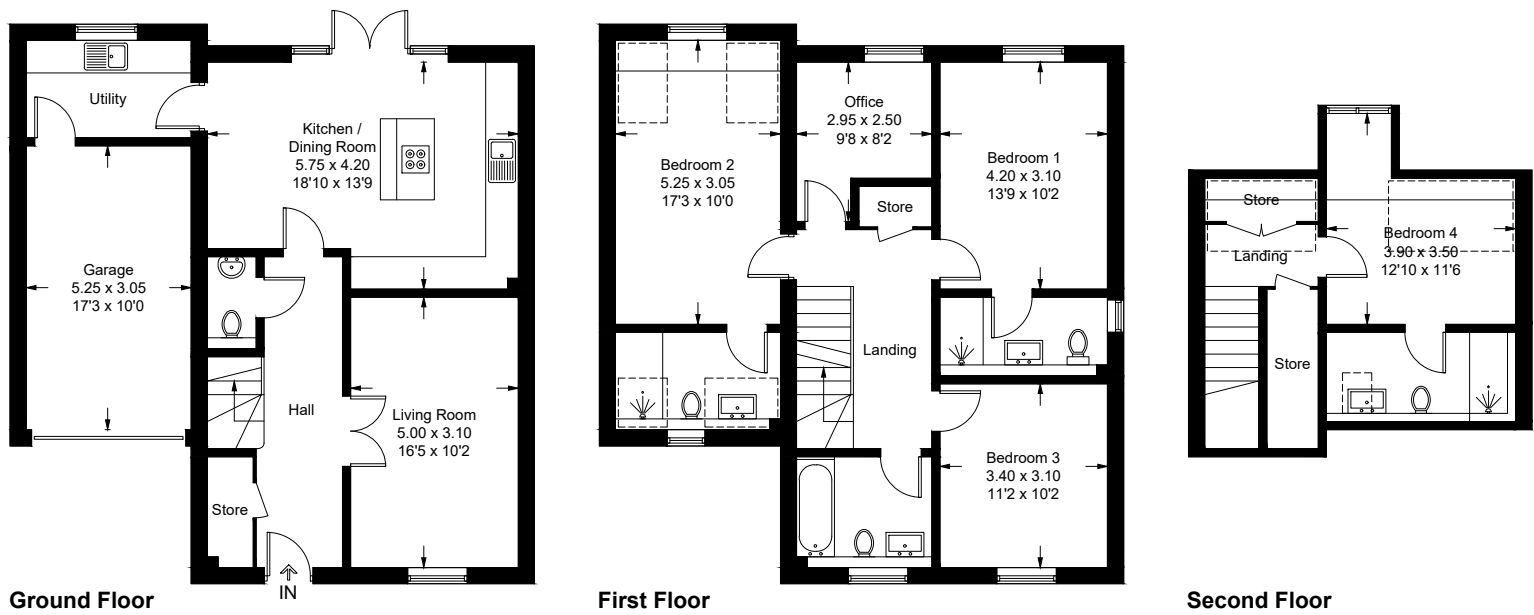


Plot 16

Floor plan

Swanmore Development - Plot 16

Approximate Gross Internal Area = 183.9 sq m / 1979 sq ft



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THE LAKES / SWANMORE

Plot 17

£650,000

ASKING PRICE

4

BEDROOMS

3

BATHROOMS

1,658 sq ft

APPROXIMATE STATED AREA

Separate study

Open plan kitchen and dining space

Utility room

Garage and driveway

THE RESIDENCES

4 bedroom detached home

Computer generated image. Indicative only.



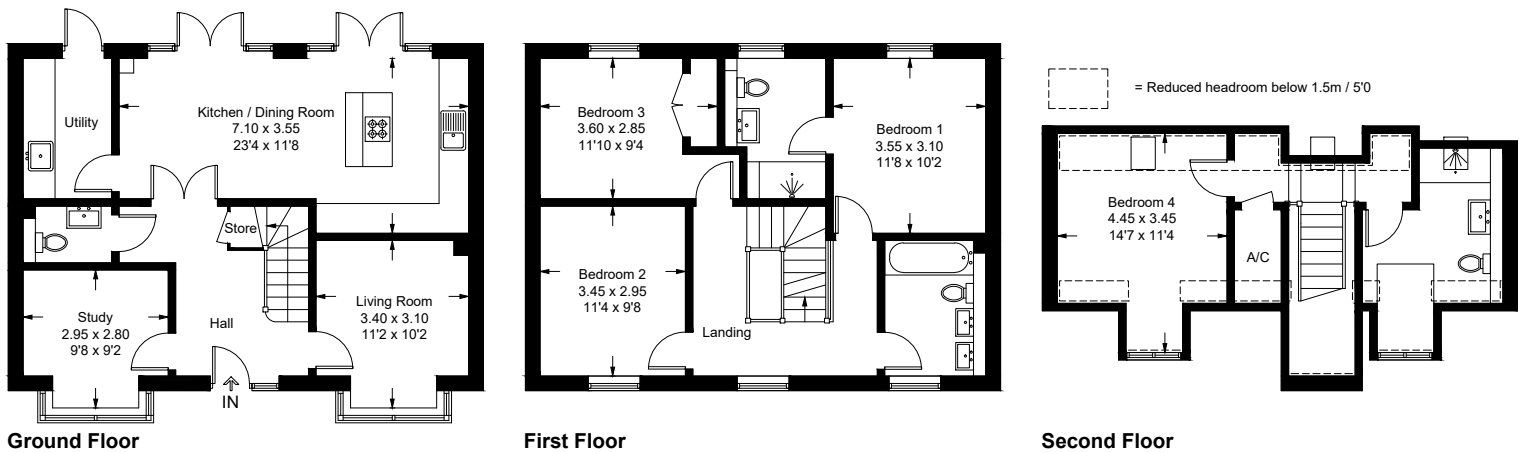
DUGAN HOMES

Plot 17

Floor plan

Swanmore Development - Plot 17

Approximate Gross Internal Area = 154.0 sq m / 1658 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1334635)
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THE LAKES / SWANMORE

Plot 18

£650,000

ASKING PRICE

4

BEDROOMS

3

BATHROOMS

1,658 sq ft

APPROXIMATE STATED AREA

Separate study

Open plan kitchen and dining space

Utility room

Garage and driveway

THE RESIDENCES

4 bedroom detached home

Shared house-type CGI supplied for plots 18 and 20.

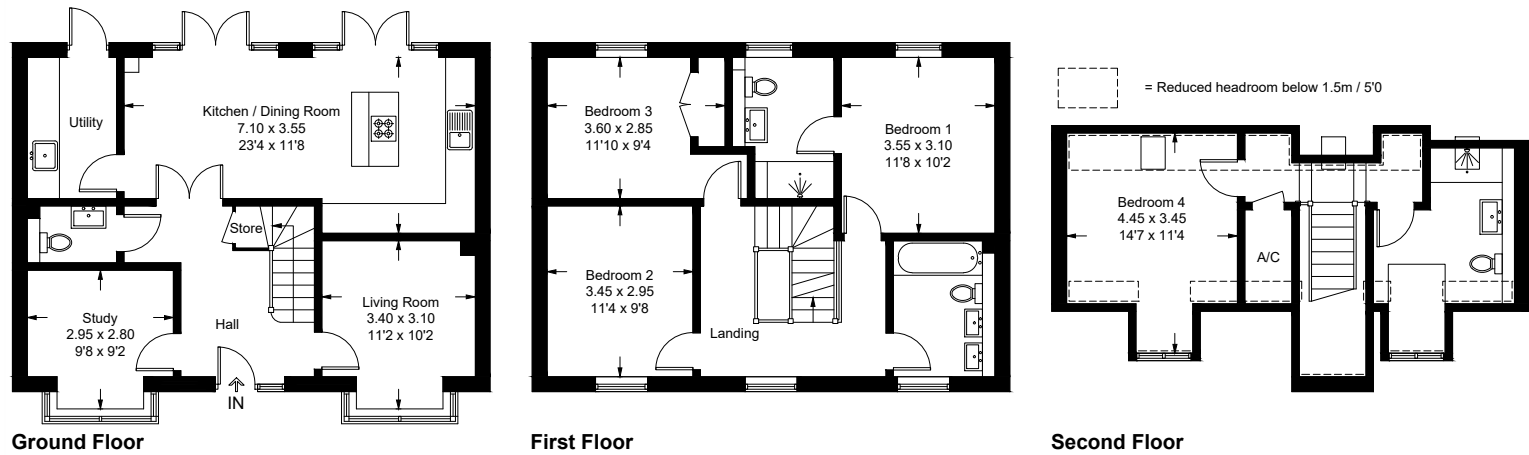

DUGAN HOMES

Plot 18

Floor plan

Swanmore Development - Plot 18 & 20

Approximate Gross Internal Area = 154.0 sq m / 1658 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1334636)
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THE LAKES / SWANMORE

Plot 19

£695,000

ASKING PRICE

4

BEDROOMS

3

BATHROOMS

1,753 sq ft

APPROXIMATE STATED AREA

Separate office

Utility room

Garage and driveway

Enclosed garden

THE RESIDENCES

4 bedroom detached home

Shared house-type CGI supplied for plots 9 and 19.

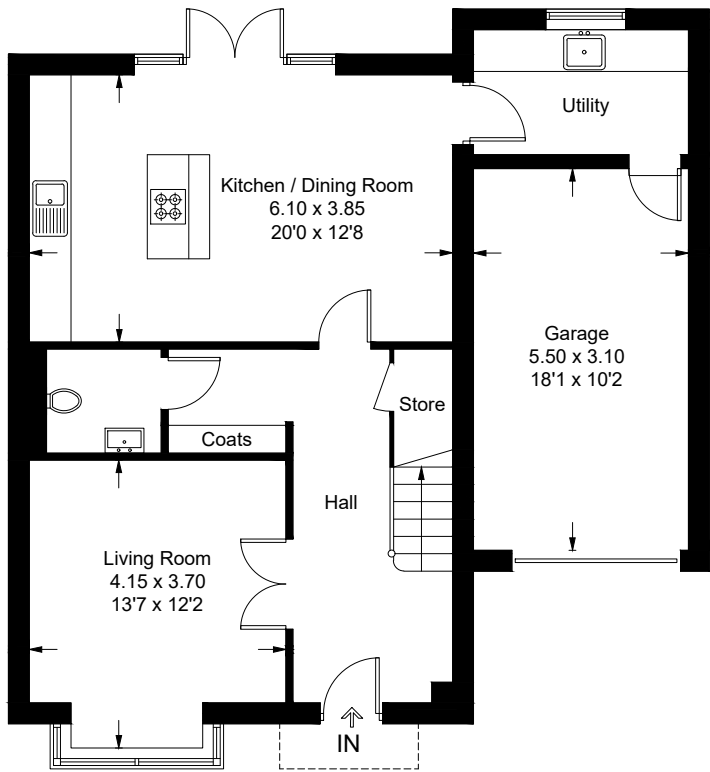

DUGAN HOMES

Plot 19

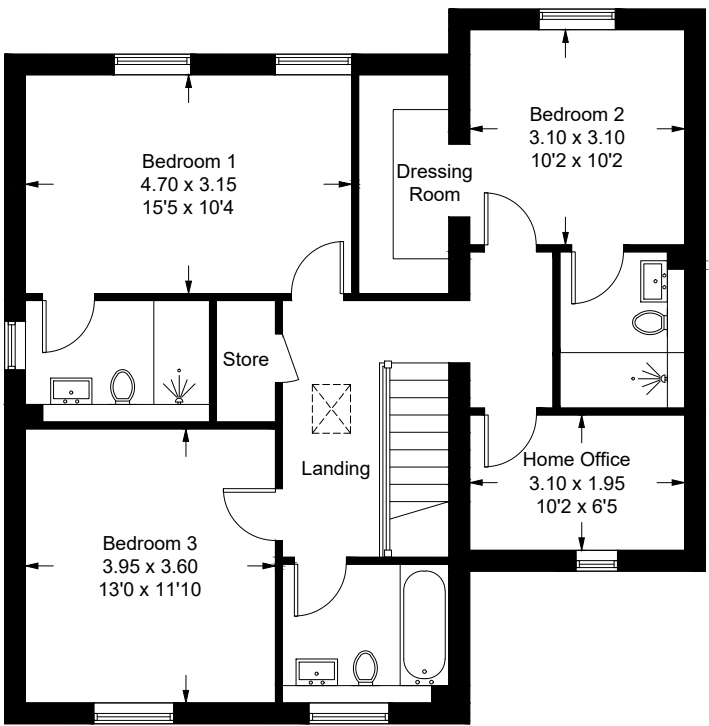
Floor plan

Swanmore Development - Plot 9 & 19

Approximate Gross Internal Area = 162.8 sq m / 1753 sq ft
(Including Garage)



Ground Floor



First Floor

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THE RESIDENCES

4 bedroom detached home

Shared house-type CGI supplied for plots 18 and 20.

THE LAKES / SWANMORE

Plot 20

£650,000

ASKING PRICE

4

BEDROOMS

3

BATHROOMS

1,658 sq ft

APPROXIMATE STATED AREA

Separate study

Open plan kitchen and dining space

Utility room

Garage and driveway



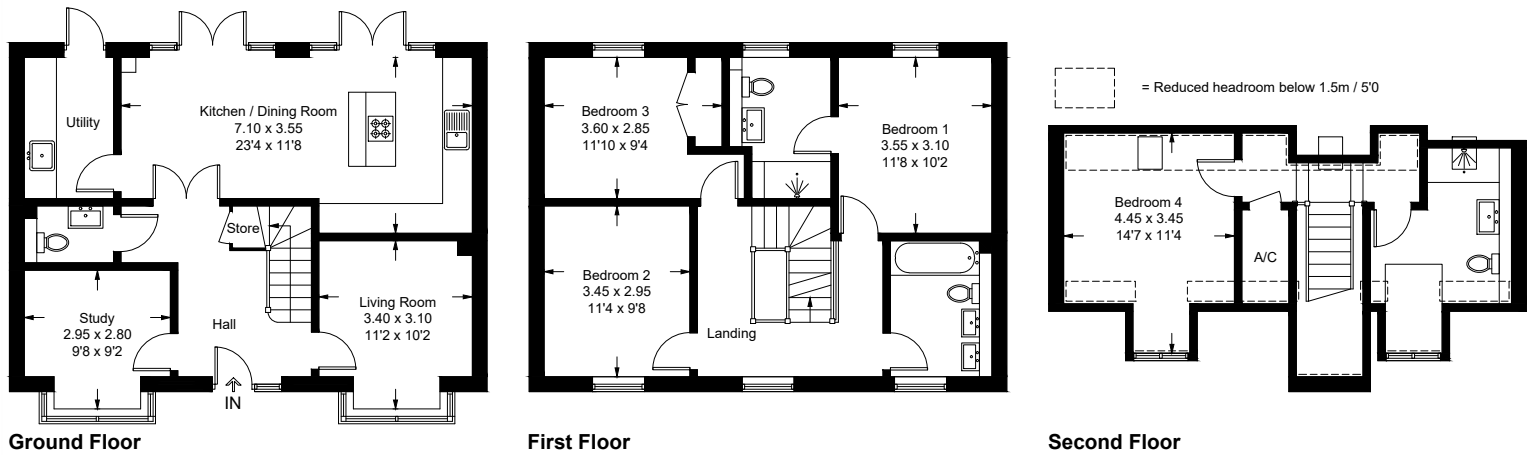
DUGAN HOMES

Plot 20

Floor plan

Swanmore Development - Plot 18 & 20

Approximate Gross Internal Area = 154.0 sq m / 1658 sq ft



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Space for the everyday.

THE LAKES | KITCHEN / DINING

Illustrative interior. Specification and furnishings may vary.



Time to slow down.

THE LAKES | LIVING SPACES

Illustrative interior. Specification and furnishings may vary.

The collection

Price schedule | September 2026

PLOT	BEDROOMS	SQ FT	ASKING PRICE
01	5	2,211	£895,000
02	2	996	£420,000
03	2	950	£399,950
04	2	996	£420,000
05	2	950	£399,950
06	3	932	£399,950
07	3	932	£399,950
08	4	1,753	£695,000
09	4	1,753	£695,000
10	5	2,448	£950,000

PLOT	BEDROOMS	SQ FT	ASKING PRICE
11	5	2,307	£795,000
12	5	2,307	£795,000
13	5	2,307	£795,000
14	3	1,509	£595,000
15	4	1,753	£695,000
16	4	1,979	£775,000
17	4	1,658	£650,000
18	4	1,658	£650,000
19	4	1,753	£695,000
20	4	1,658	£650,000

Prices and areas follow the supplied September 2026 schedule. Availability and all particulars must be confirmed with the sales team. Area measurement basis, including any garage space, should be confirmed for each plot.

Full price list

September 2026

PLOT	DESCRIPTION	SQ FT	PRICE	PRICE / SQ FT
1	5 Bedroom Detached, 2 Reception rooms, Open plan Kitchen/Diner, Utility Room, 2 Bathrooms, Master Suite with separate Dressing Room, Large Driveway & Wall enclosed garden	2,211	£895,000	£404.79
2	Detached House, 2 Bedrooms, 2 Bathrooms, Underfloor heating, Driveway with 2 Parking Spaces, Enclosed Garden and Terrace.	996	£420,000	£421.69
3	Detached House, 2 Bedrooms, 2 Bathrooms, Underfloor heating, Driveway with 2 Parking Spaces, Enclosed Garden and Terrace.	950	£399,950	£421.00
4	Detached House, 2 Bedrooms, 2 Bathrooms, Underfloor heating, Driveway with 2 Parking Spaces, Enclosed Garden and Terrace.	996	£420,000	£421.69
5	Detached House, 2 Bedrooms, 2 Bathrooms, Underfloor heating, Driveway with 2 Parking Spaces, Enclosed Garden and Terrace.	950	£399,950	£421.00
6	Semi Detached, 3 Bedrooms, Living Room, Open plan Kitchen and Dining space with separate island, 2 Bathrooms, Underfloor heating, Utility room, Enclosed rear garden and driveway parking for 2 cars.	932	£399,950	£429.13
7	Semi Detached, 3 Bedrooms, Living Room, Open plan Kitchen and Dining space with separate island, 2 Bathrooms, Underfloor heating, Utility room, Enclosed rear garden and driveway parking for 2 cars.	932	£399,950	£429.13
8	Detached, 4 Bedrooms, Separate Office, 3 Bathrooms, Utility Room, Underfloor heating, Enclosed rear garden, Garage & Driveway Parking for 2 Cars	1,753	£695,000	£396.46
9	Detached, 4 Bedrooms, Separate Office, 3 Bathrooms, Utility Room, Underfloor heating, Enclosed rear garden, Garage & Driveway Parking for 2 Cars	1,753	£695,000	£396.46
10	Detached, 5 Bedrooms, 3 Bathrooms, Utility Room, Underfloor heating, Enclosed rear garden, Double Garage & Driveway Parking for 2 Cars	2,448	£950,000	£388.07
11	Detached, 5 Bedrooms, Separate Office, 4 Bathrooms, Utility Room, Underfloor heating, Enclosed rear garden, Garage & Driveway Parking for 2 Cars	2,307	£795,000	£344.60
12	Detached, 5 Bedrooms, Separate Office, 4 Bathrooms, Utility Room, Underfloor heating, Enclosed rear garden, Garage & Driveway Parking for 2 Cars	2,307	£795,000	£344.60
13	Detached, 5 Bedrooms, Separate Office, 4 Bathrooms, Utility Room, Underfloor heating, Enclosed rear garden, Garage & Driveway Parking for 2 Cars	2,307	£795,000	£344.60
14	Detached, 3 Bedrooms, Separate Office, 3 Bathrooms, Utility Room, Underfloor heating, Enclosed rear garden & Large Driveway 4 Parking Spaces	1,509	£595,000	£394.30
15	Detached, 4 Bedrooms, Separate Office, 3 Bathrooms, Utility Room, Underfloor heating, Enclosed rear garden, Garage & Driveway Parking for 2 Cars	1,753	£695,000	£396.46
16	Detached, 4 Bedrooms, Separate Office, 3 Bathrooms, Utility Room, Underfloor heating, Enclosed rear garden, Garage & Driveway Parking for 2 Cars	1,979	£775,000	£391.61
17	Detached, 4 Bedrooms, Study, Open plan kitchen / dinner, Utility Room, Underfloor heating, 3 Bathrooms, Enclosed Rear Garden, Garage & Driveway	1,658	£650,000	£392.04
18	Detached, 4 Bedrooms, Study, Open plan kitchen / dinner, Utility Room, Underfloor heating, 3 Bathrooms, Enclosed Rear Garden, Garage & Driveway	1,658	£650,000	£392.04
19	Detached, 4 Bedrooms, Separate Office, 3 Bathrooms, Utility Room, Underfloor heating, Enclosed rear garden, Garage & Driveway Parking for 2 Cars	1,753	£695,000	£396.46
20	Detached, 4 Bedrooms, Study, Open plan kitchen / dinner, Utility Room, Underfloor heating, 3 Bathrooms, Enclosed Rear Garden, Garage & Driveway	1,658	£650,000	£392.04

Total asking prices

£12,769,800

Complete plot schedule transcribed from the supplied September 2026 price list. Price per square foot is shown to two decimal places. Prices, stated areas and availability are subject to confirmation.

THE LAKES / SWANMORE, HAMPSHIRE

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Computer generated imagery is illustrative. Shared house-type images may show another plot, orientation or setting. Landscaping, vehicles, furnishings and finishes may not form part of the sale. Plots 15 and 16 share the same house type; their CGI shows Plot 16. Prices and stated floor areas remain plot-specific as listed in the supplied schedule. Plans, specifications, dimensions, areas, tenure, price and availability must be verified before reservation. Floor plans reproduce the supplied drawings. Where a drawing and price schedule differ, confirm the final particulars before reservation. This brochure does not form part of an offer or contract.

Price source: supplied September 2026 schedule. CGI source: developer-supplied imagery. Prepared 18 October 2026 for developer review.