

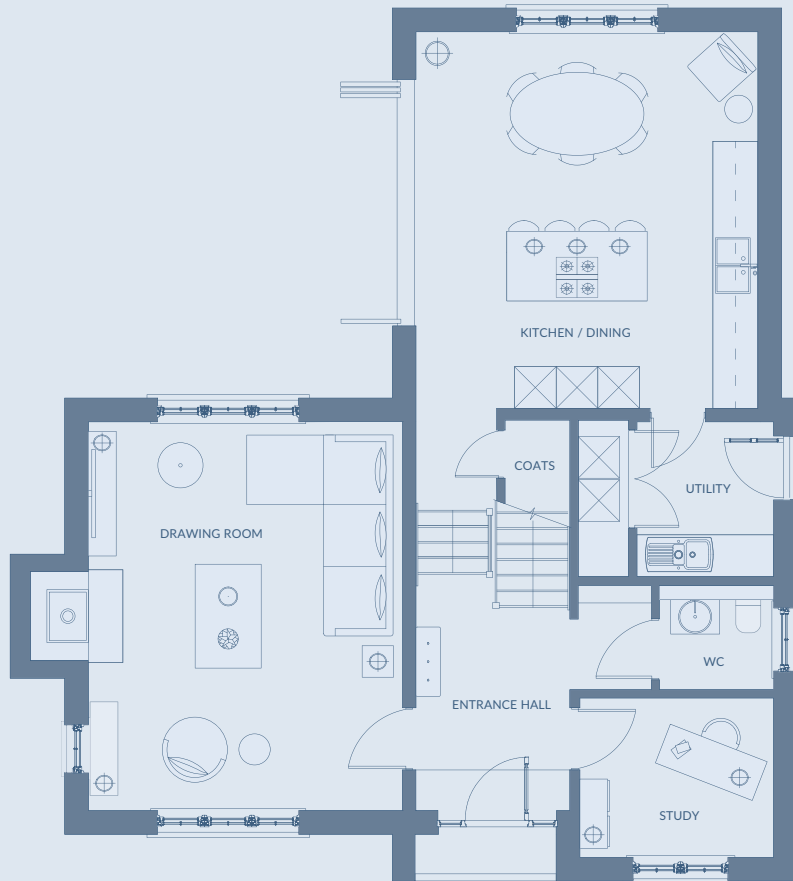
SHOREWOOD
HOMES

LEAFLANDS
HEADBOURNE WORTHY

BEECHWOOD



FLOOR PLANS
GROUND FLOOR



Kitchen / Dining	5.45m x 4.93m	17'11" x 16'2"
Drawing Room	5.65m x 4.53m	18'6" x 14'10"
Utility	2.23m x 2.01m	7'4" x 6'7"
Study	2.80m x 2.30m	9'2" x 7'7"
Entrance Hall	3.57m x 2.22m	11'9" x 7'3"

FLOOR PLANS
FIRST FLOOR



Master Bedroom	4.93m x 4.78m	16'2" x 15'8"
En Suite	2.82m x 2.03m	9'3" x 6'8"
Bedroom 2	4.53m x 2.71m	14'10" x 8'11"
Bedroom 3	3.92m x 2.80m	12'10" x 9'2"
Bedroom 4	4.53m x 2.83m	14'10" x 9'3"
Bathroom	2.93m x 2.32m	9'7" x 7'7"

All measurements are an approximate guide only and subject to change.



SPECIFICATION

KITCHENS

- Painted furniture in a contemporary shaker style with island unit in contrasting finish.
- Traditionally styled chrome handles.
- Reconstituted stone work surfaces.
- Appliances include an induction hob, oven, combination oven / microwave, fridge-freezer and dishwasher.
- Stainless steel undermounted sink with chrome tap (Quooker boiling water tap upgrade available).

BATHROOMS, EN SUITES & WC

- White sanitaryware throughout with floor mounted vanity units and wall mounted pans, all with chrome fittings.
- Chrome ladder style towel radiators run off a dedicated hot water circuit.
- Tiled cills and mirrored cabinets to all bathrooms and en suites.
- Low profile ceramic shower trays.
- Shower screens / doors / enclosures where fitted are in toughened glass with chrome fittings.

WALL TILING

- Porcelain tiling to all bathrooms and en suites.
- Tiled niches to bathroom and en suites.

FLOORING

- Karndean flooring throughout ground floor (including wc and cupboards) excluding drawing room.
- Carpets to drawing room, all bedrooms and landing areas.
- Porcelain tiling to all bathrooms and en suites.

HEATING

- Unvented cylinder with condensing boiler.
- Zoned underfloor heating to ground floor.
- Radiators with TRV control to first floor.
- Heated towel rails to all bathrooms and en suites running off a dedicated circuit.

FIREPLACE

- Limestone fire surround and hearth to drawing room with Chesneys wood burning stove.

WARDROBES

- Built-in wardrobes to master bedroom and bedroom 2, incorporating hanging rails and shelving.

SKIRTING & ARCHITRAVES

- Large profiled skirting and architraves throughout the property.
- Tiled skirting to bathrooms and en suites.

IRONMONGERY

- All fittings are finished in polished chrome and / or a traditional finish throughout the property.

DECORATION

- Plasterboard with skim coat of plaster to ceilings and walls.
- Ceilings and walls finished in emulsion paint throughout.
- Georgian style cornice to entrance hall, drawing room and wc.

LANDSCAPING

- Gardens are mostly laid to lawn with planted borders, hedging and selected trees.
- Indian sandstone paving 600 x 900 laid in a brick bond format.
- Private driveways to be block paved.
- Main access road to be tarmac.

WARRANTIES & GUARANTEES

- The properties benefit from a 10-year warranty provided by Buildzone.

The specification is correct at the time of print but may be subject to change when necessary and without notice.





SHOREWOOD

HOMES

We are a Winchester-based housebuilder who, whilst recently formed, have created a team which brings together a long-standing track record of delivering luxury housing throughout Hampshire. We pride ourselves on attention to detail and a strong focus on quality, which underpins our philosophy 'Built for living – valued for life'. Our style takes influence from period architecture which fits well within the traditional environment in Winchester. With a strong emphasis on our internal layouts and design, coupled with high-quality specification, our homes promote functionality and modern-day living.

Leaflands comprises four well-proportioned homes in Headbourne Worthy, a village on the outskirts of Winchester, from where there is easy access to good local amenities and the city centre. The train station is within easy reach, providing regular direct services to London Waterloo in under an hour, and there are fast connections to the major road networks across the south. Located just a couple of miles to the north of Winchester, the development provides the perfect combination of rural and urban living.

