



SHOREWOOD  
HOMES

CHAWORTH MEADOWS

KINGS SOMBORNE







Houses 1-7 are affordable homes

CHAWORTH MEADOWS

FURZEDOWN ROAD

## SIMPLE PERFECTION

Set on a peaceful lane in the quintessentially English village of Kings Somborne, Chaworth Meadows is a development which from the outset feels settled and rooted in its charmingly halcyon environment.

Carefully emulating local vernacular, each house has been individually designed to sit harmoniously within both the development itself and the wider community, whilst retaining its own identity. The interiors are a blend of modern simplicity and quiet luxury, with traditional architectural details underlining the quality, craftsmanship and high-end finish.

With the picturesque market town of Stockbridge only three miles away, the Test Valley town of Romsey at 8 miles and the cathedral city of Winchester within 10 miles, Chaworth Meadows is ideally located to offer all the advantages of a rural lifestyle, with every requisite convenience within easy reach.












## NUMBER EIGHT

HOUSE: 1,968 SQFT

GARAGE: 242 SQFT

TOTAL: 2,210 SQFT

	Detached
	Four bedrooms
	Three bathrooms
	Private driveway
	Garage
	Electric car charging
	Landscaped garden



GROUND FLOOR

Kitchen / Dining / Family Room	8.4m x 4.4m	27'8" x 14'7"
Sitting Room	3.2m x 5.4m	10'8" x 17'9"
Study	2.8m x 4.2m	9'4" x 13'10"
Garage	3.4m x 6.1m	11'2" x 20'0"

\*Garage not shown in actual location.

FIRST FLOOR

Bedroom 1	3.9m x 4.5m	12'10" x 14'8"
Bedroom 2	3.2m x 4.6m	10'8" x 15'2"
Bedroom 3	2.9m x 4.0m	9'5" x 13'3"
Bedroom 4	3.2m x 3.9m	10'8" x 12'11"








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

## NUMBER NINE

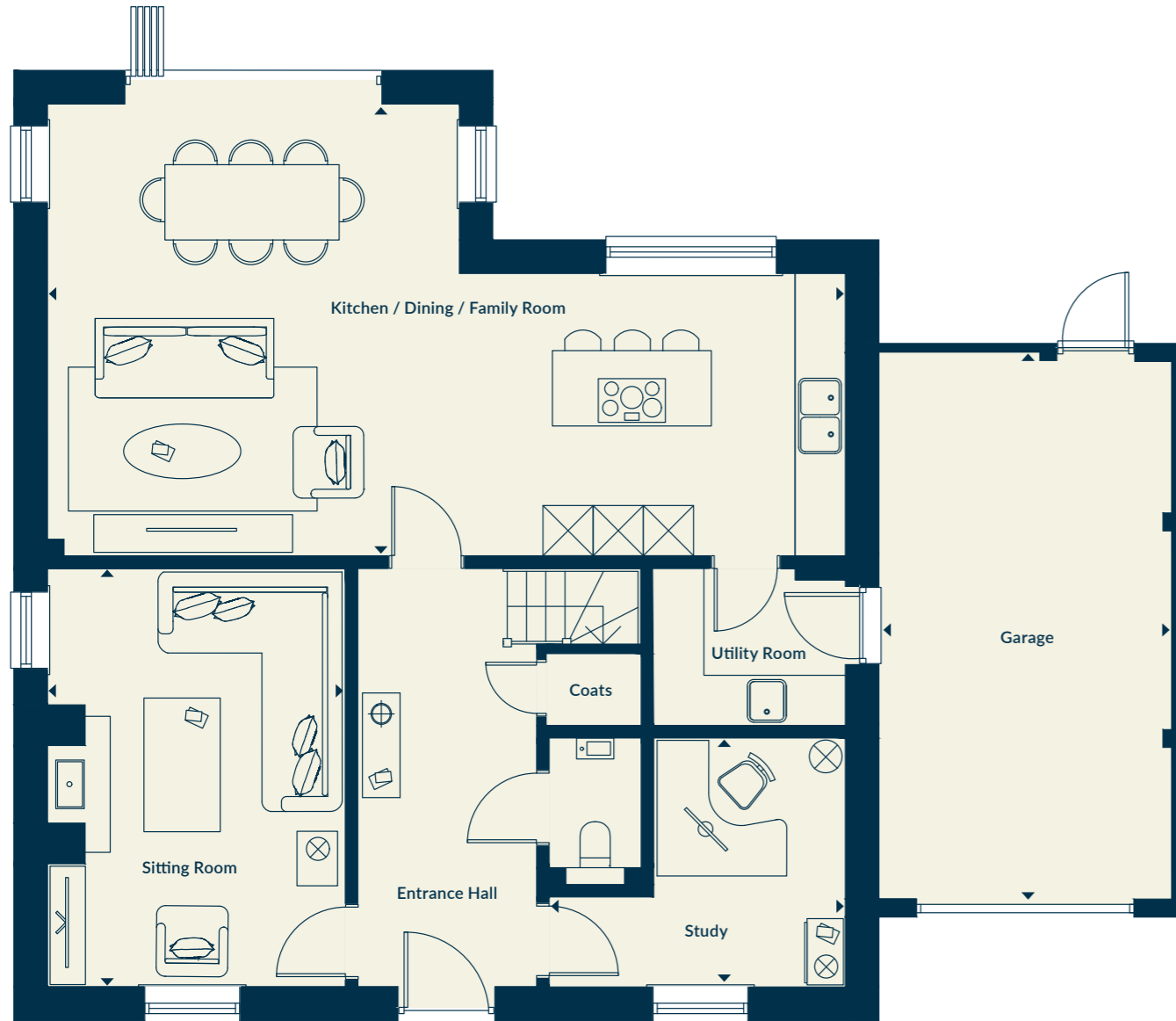
HOUSE: 1,876 SQFT

GARAGE: 246 SQFT

TOTAL: 2,122 SQFT

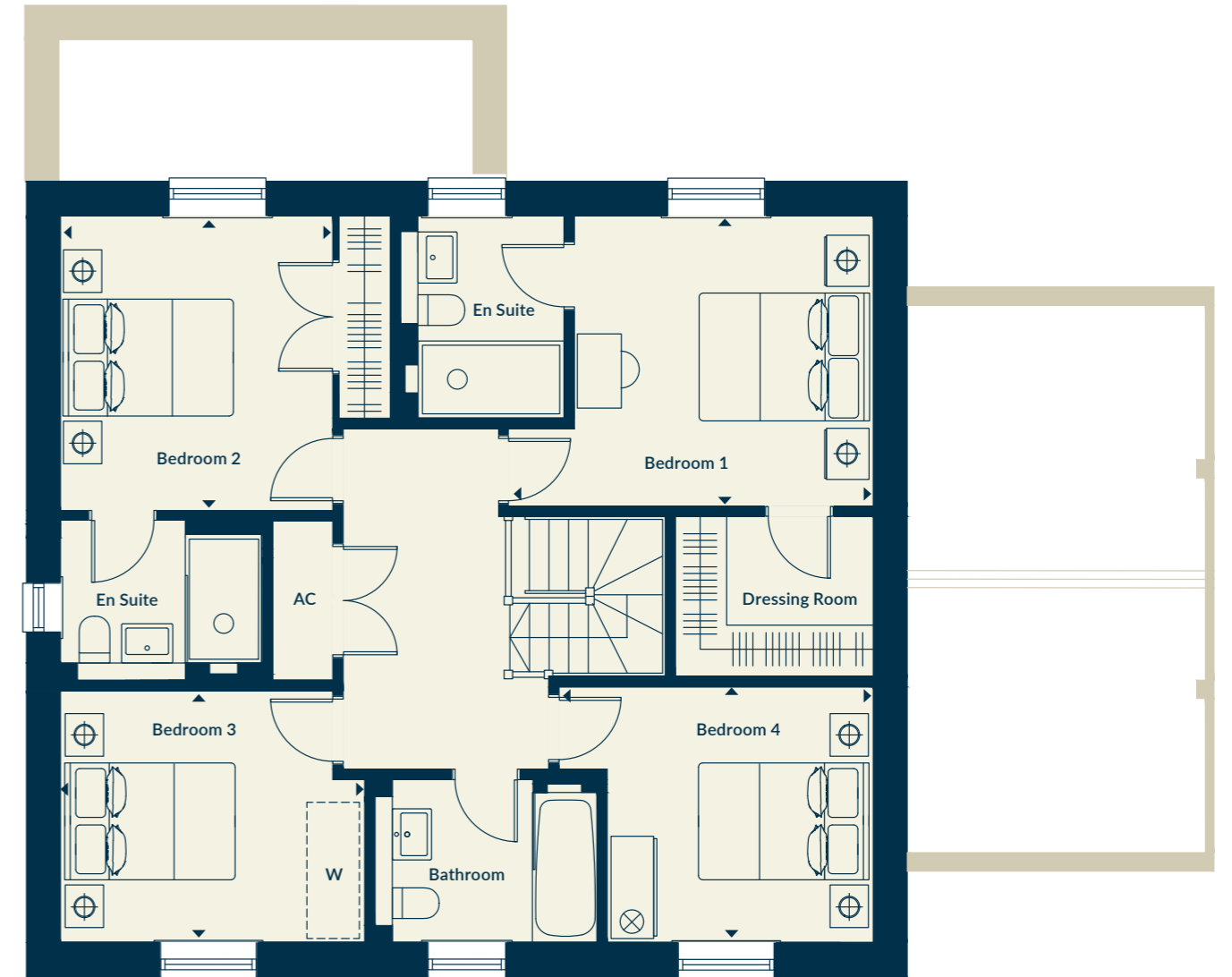
	Detached
	Four bedrooms
	Three bathrooms
	Private driveway
	Garage
	Electric car charging
	Landscaped garden





GROUND FLOOR

Kitchen / Dining / Family Room	9.5m	x	5.4m	31'4"	x	17'9"
Sitting Room	3.6m	x	5.0m	11'8"	x	16'5"
Study	3.5m	x	3.0m	11'8"	x	9'9"
Garage	3.5m	x	6.4m	11'6"	x	21'1"



FIRST FLOOR

Bedroom 1	4.3m	x	3.4m	14'1"	x	11'3"
Bedroom 2	3.2m	x	3.5m	10'6"	x	11'5"
Bedroom 3	3.6m	x	3.0m	11'9"	x	9'9"
Bedroom 4	3.7m	x	3.0m	12'1"	x	9'10"

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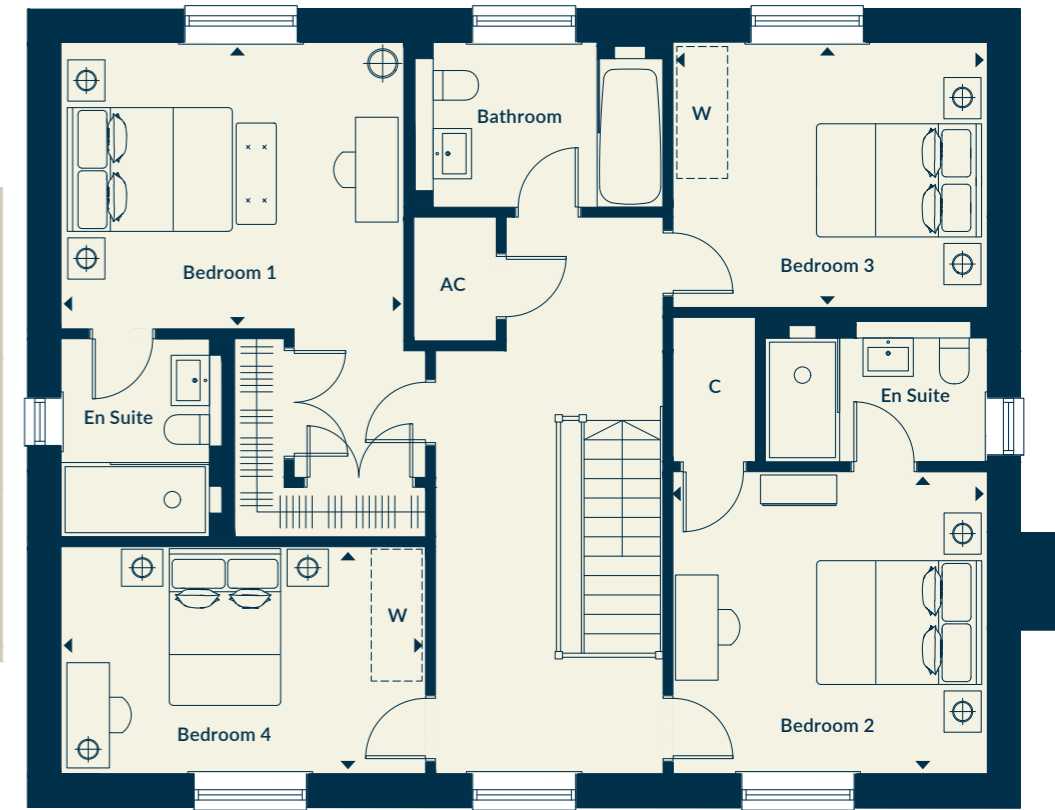
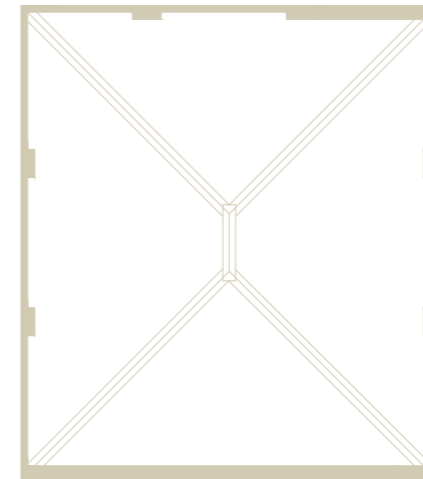
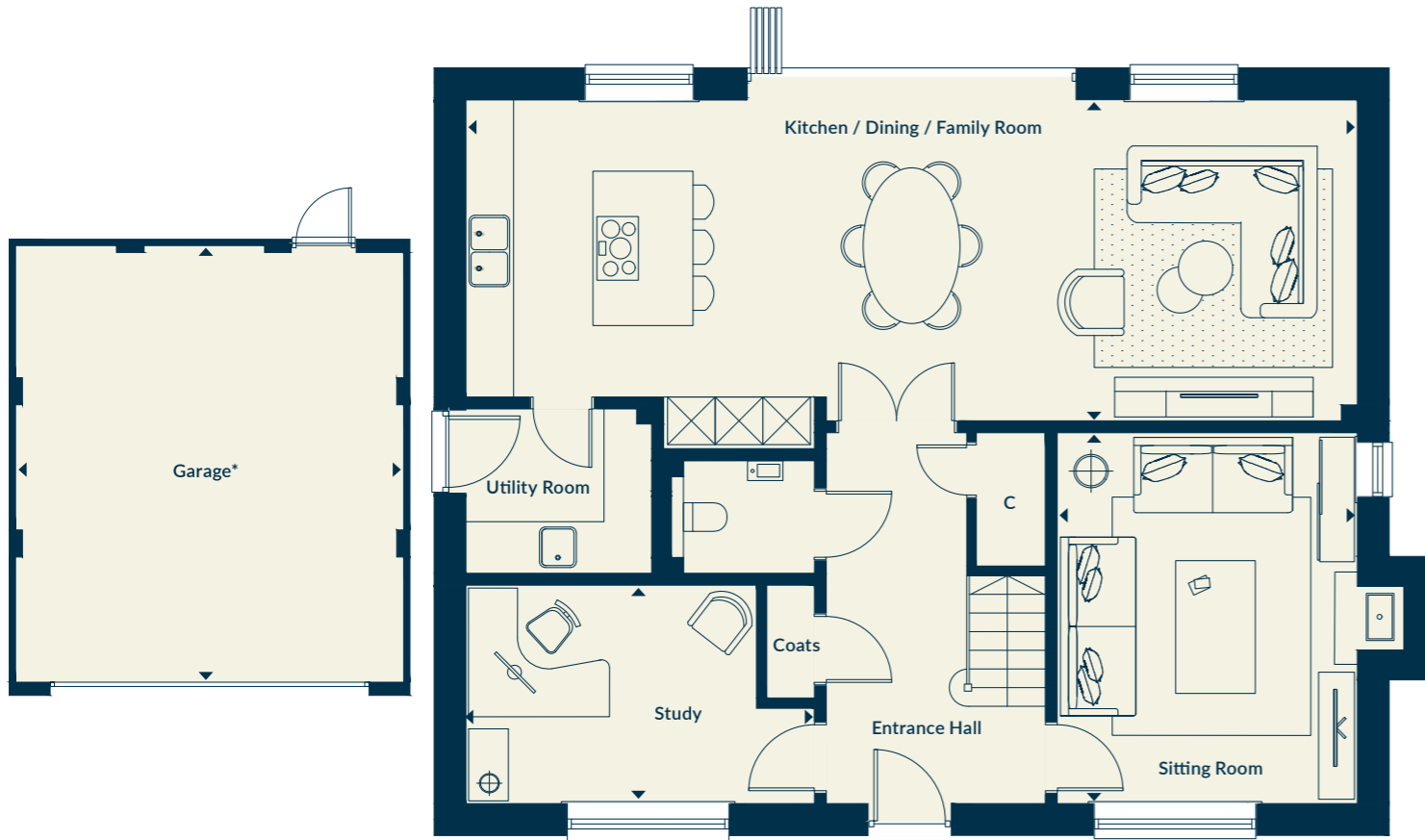
## NUMBER TEN

HOUSE: 2,164 SQFT

GARAGE: 482 SQFT

TOTAL: 2,646 SQFT

	Detached
	Four bedrooms
	Three bathrooms
	Private driveway
	Double garage
	Electric car charging
	Landscaped garden



GROUND FLOOR

Kitchen / Dining / Family Room	11.2m x 4.0m	36'11" x 13'4"
Sitting Room	3.8m x 4.7m	12'5" x 15'4"
Study	4.4m x 2.8m	14'5" x 9'1"
Garage	6.3m x 7.1m	20'9" x 23'4"

\*Garage not shown in actual location.

FIRST FLOOR

Bedroom 1	4.2m x 3.5m	13'8" x 11'5"
Bedroom 2	3.8m x 3.7m	12'6" x 12'0"
Bedroom 3	3.8m x 3.2m	12'6" x 10'7"
Bedroom 4	4.4m x 2.8m	14'6" x 9'1"








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## NUMBER ELEVEN

HOUSE: 2,397 SQFT

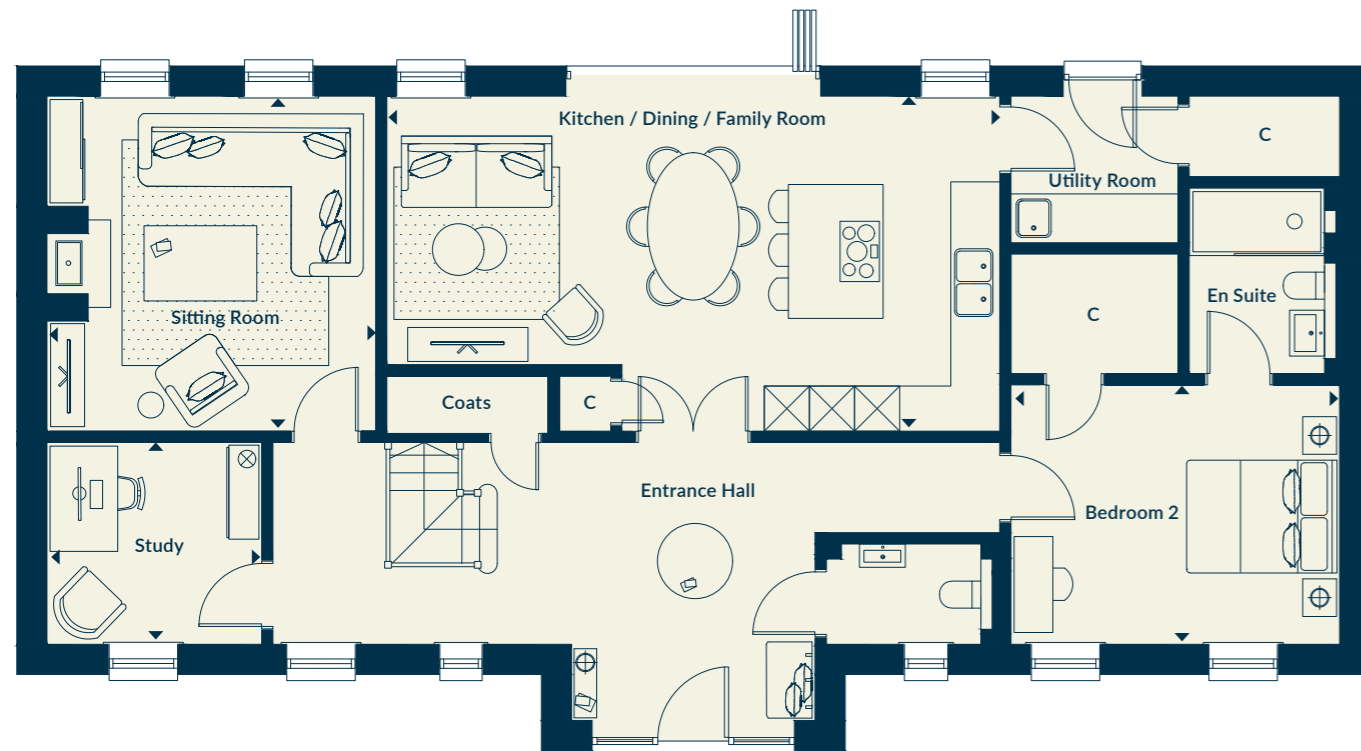
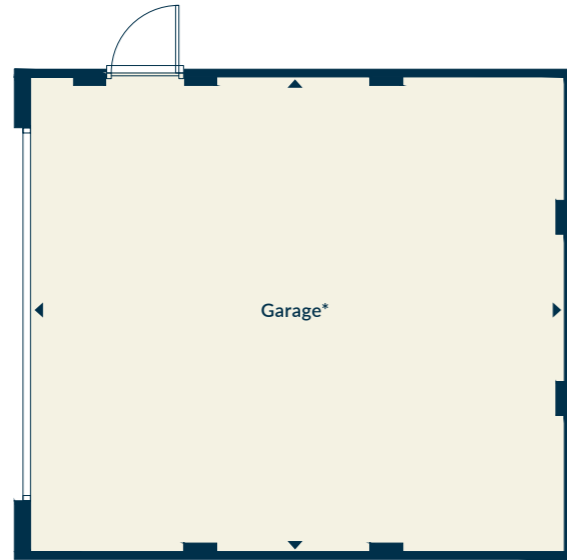
GARAGE: 482 SQFT

TOTAL: 2,879 SQFT

	Detached
	Three bedrooms
	Three bathrooms
	Private driveway
	Double garage
	Electric car charging
	Landscaped garden



FLOOR PLANS

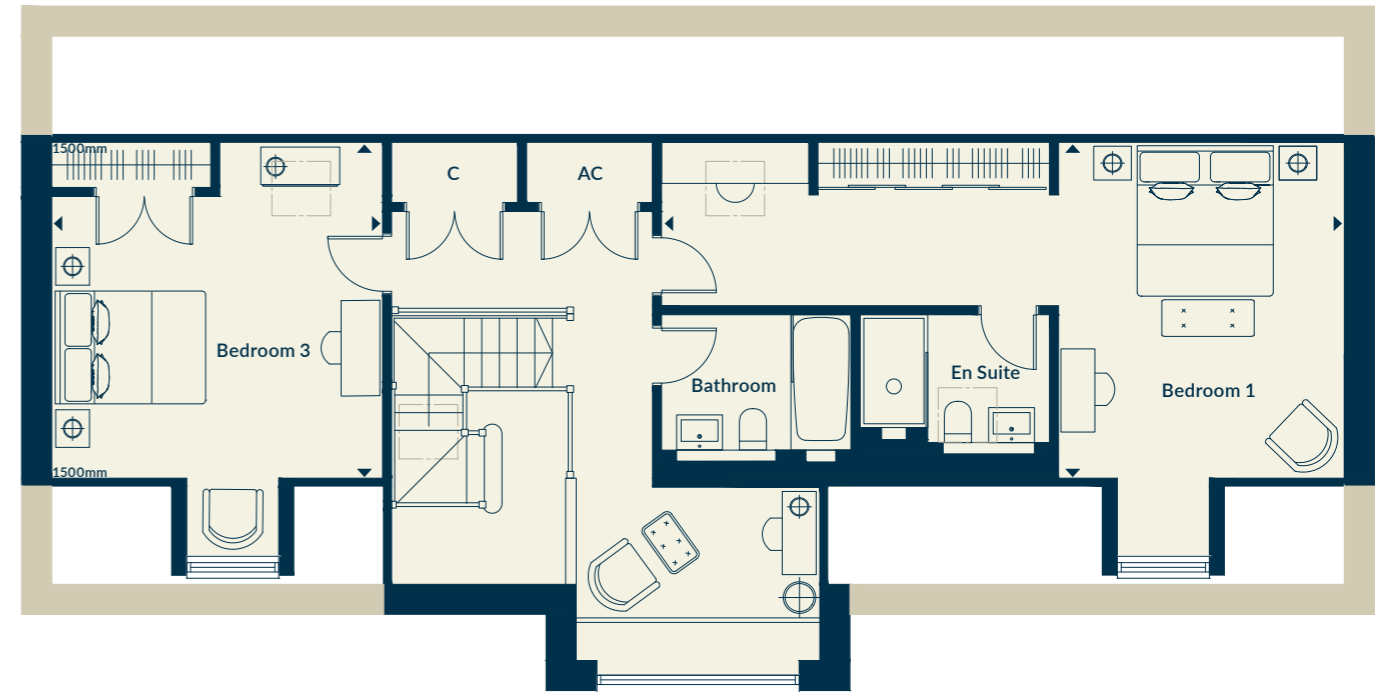
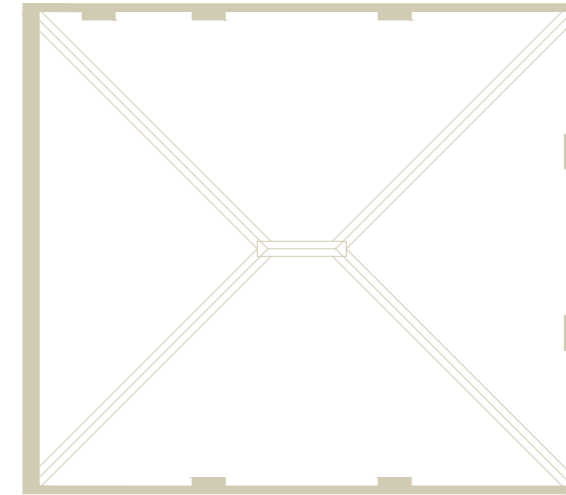


GROUND FLOOR

Kitchen / Dining / Family Room	8.1m	x	4.5m	26'9"	x	14'8"
Sitting Room	4.4m	x	4.5m	14'4"	x	14'8"
Study	2.9m	x	2.7m	9'5"	x	8'10"
Bedroom 2	4.4m	x	3.5m	14'4"	x	11'4"
Garage	7.0m	x	6.1m	22'11"	x	20'0"

\*Garage not shown in actual location.

HOUSE ELEVATION



FIRST FLOOR

Bedroom 1	10.1m	x	4.5m	29'9"	x	14'8"
Bedroom 3	4.4m	x	4.5m	14'6"	x	14'8"

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










## NUMBER TWELVE

HOUSE: 1,576 SQFT

GARAGE: 242 SQFT

TOTAL: 1,818 SQFT

	Detached
	Three bedrooms
	Two bathrooms
	Private driveway
	Garage
	Electric car charging
	Landscaped garden



GROUND FLOOR

Kitchen / Dining / Family Room	6.4m x 7.0m	21'0" x 23'2"
Sitting Room	4.1m x 5.4m	13'7" x 17'9"
Garage	3.5m x 6.3m	11'6" x 20'9"



FIRST FLOOR

Bedroom 1	4.1m x 4.2m	13'7" x 13'10"
Bedroom 2	3.0m x 4.5m	9'10" x 14'11"
Bedroom 3	3.3m x 4.5m	10'10" x 14'11"








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## NUMBER THIRTEEN

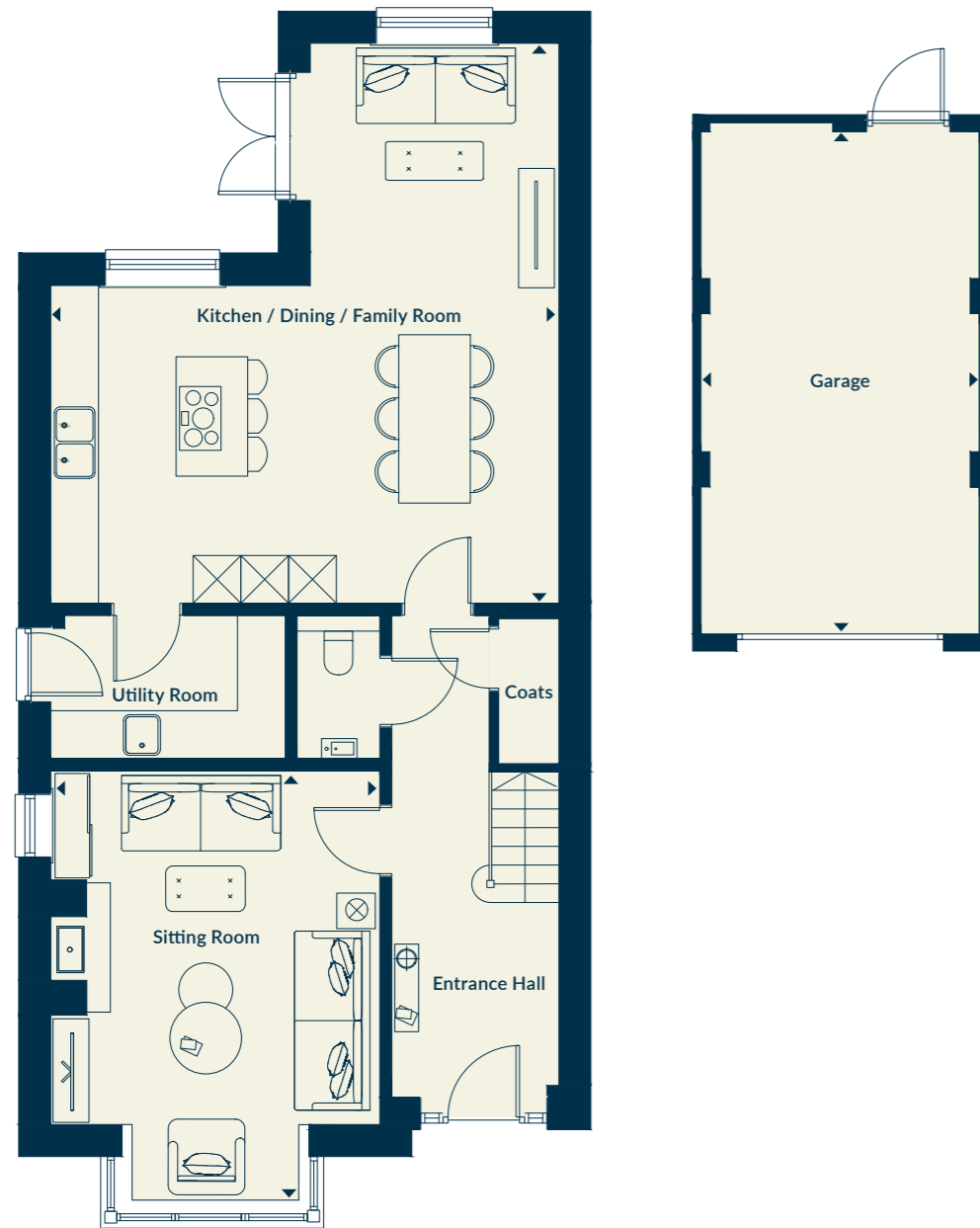
HOUSE: 1,576 SQFT

GARAGE: 242 SQFT

TOTAL: 1,818 SQFT

	Detached
	Three bedrooms
	Two bathrooms
	Private driveway
	Garage
	Electric car charging
	Landscaped garden





GROUND FLOOR

Kitchen / Dining / Family Room	6.4m x 7.0m	21'0" x 23'2"
Sitting Room	4.1m x 5.4m	13'7" x 17'9"
Garage	3.5m x 6.3m	11'6" x 20'9"



FIRST FLOOR

Bedroom 1	4.1m x 4.2m	13'7" x 13'10"
Bedroom 2	3.0m x 4.5m	9'10" x 14'11"
Bedroom 3	3.3m x 4.5m	10'10" x 14'11"

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## NUMBER FOURTEEN

HOUSE: 2,164 SQFT

GARAGE: 482 SQFT

TOTAL: 2,646 SQFT

	Detached
	Four bedrooms
	Three bathrooms
	Private driveway
	Double garage
	Electric car charging
	Landscaped garden



GROUND FLOOR

Kitchen / Dining / Family Room	11.2m x 4.0m	36'11" x 13'4"
Sitting Room	3.7m x 4.7m	12'5" x 15'4"
Study	4.4m x 2.8m	14'5" x 9'1"
Garage	6.3m x 7.1m	20'9" x 23'4"



FIRST FLOOR

Bedroom 1	4.1m x 3.5m	13'8" x 11'5"
Bedroom 2	3.8m x 3.7m	12'6" x 12'0"
Bedroom 3	3.8m x 3.2m	12'6" x 10'7"
Bedroom 4	4.4m x 2.7m	14'6" x 9'0"








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## NUMBER FIFTEEN

HOUSE: 1,470 SQFT

GARAGE: 253 SQFT

TOTAL: 1,723 SQFT

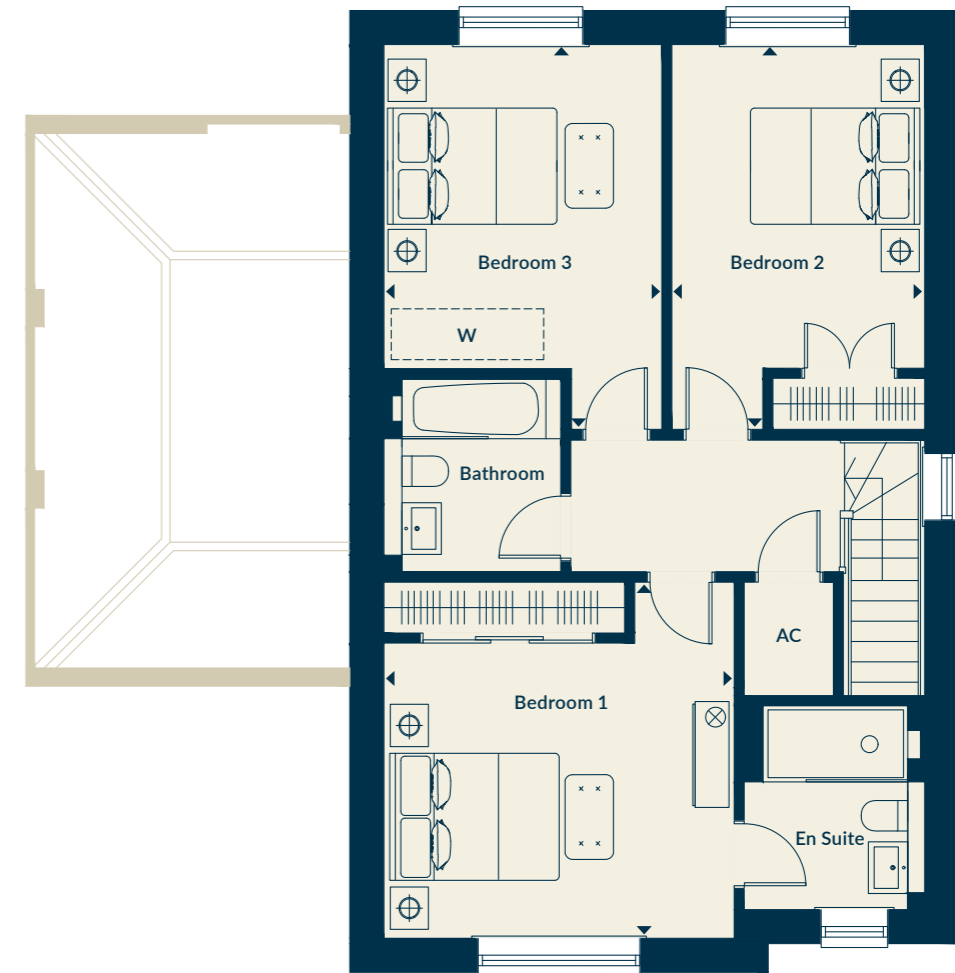
	Detached
	Three bedrooms
	Two bathrooms
	Private driveway
	Garage
	Electric car charging
	Landscaped garden





GROUND FLOOR

Kitchen / Dining Room	6.4m x 4.0m	21'0" x 13'2"
Sitting Room	4.1m x 5.3m	13'7" x 17'6"
Garage	3.7m x 6.3m	12'3" x 20'9"



FIRST FLOOR

Bedroom 1	4.1m x 4.2m	13'7" x 13'10"
Bedroom 2	3.0m x 4.5m	9'10" x 14'11"
Bedroom 3	3.3m x 4.5m	10'10" x 14'11"

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










## NUMBER SIXTEEN

HOUSE: 1,452 SQFT

GARAGE: 253 SQFT

TOTAL: 1,705 SQFT

	Detached
	Three bedrooms
	Two bathrooms
	Private driveway
	Garage
	Electric car charging
	Landscaped garden



GROUND FLOOR

Kitchen / Dining Room	6.4m	x	4.0m	21'0"	x	13'2"
Sitting Room	4.1m	x	5.3m	13'7"	x	17'6"
Garage	3.7m	x	6.3m	12'3"	x	20'9"










FIRST FLOOR

Bedroom 1	4.1m	x	4.2m	13'7"	x	13'10"
Bedroom 2	3.0m	x	4.5m	9'10"	x	14'11"
Bedroom 3	3.3m	x	4.5m	10'10"	x	14'11"

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

## NUMBER SEVENTEEN

HOUSE: 1,876 SQFT  
GARAGE: 419 SQFT  
TOTAL: 2,295 SQFT

	Detached
	Four bedrooms
	Three bathrooms
	Private driveway
	Double garage
	Electric car charging
	Landscaped garden





GROUND FLOOR

Kitchen / Dining / Family Room	9.5m x 5.4m	31'4" x 17'9"
Sitting Room	3.6m x 5.0m	11'8" x 16'5"
Study	3.5m x 3.0m	11'8" x 9'9"
Garage	6.3m x 6.2m	20'9" x 20'4"

\*Garage not shown in actual location.



FIRST FLOOR

Bedroom 1	4.9m x 3.5m	14'1" x 11'5"
Bedroom 2	3.2m x 3.5m	10'6" x 11'5"
Bedroom 3	3.6m x 3.0m	11'9" x 9'9"
Bedroom 4	3.7m x 3.0m	12'1" x 9'9"

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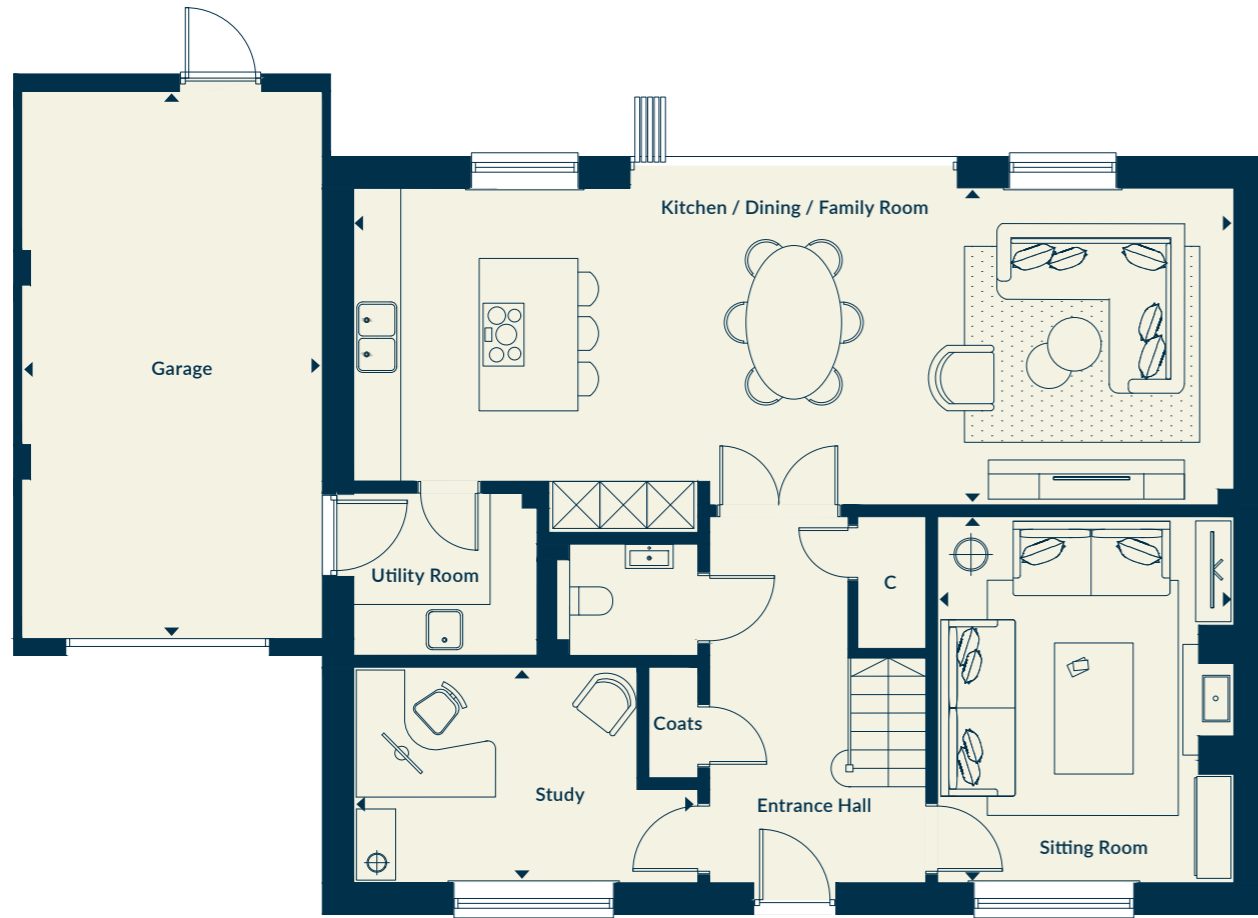
## NUMBER EIGHTEEN

HOUSE: 2,164 SQFT

GARAGE: 288 SQFT

TOTAL: 2,452 SQFT

	Detached
	Four bedrooms
	Three bathrooms
	Private driveway
	Garage
	Electric car charging
	Landscaped garden



GROUND FLOOR

Kitchen / Dining / Family Room	11.2m x 4.0m	36'11" x 13'4"
Sitting Room	3.8m x 4.7m	12'5" x 15'4"
Study	4.4m x 2.8m	14'5" x 9'1"
Garage	3.8m x 7.0m	12'7" x 22'11"



FIRST FLOOR

Bedroom 1	4.1m x 3.5m	13'8" x 11'5"
Bedroom 2	3.8m x 3.7m	12'6" x 12'0"
Bedroom 3	3.8m x 3.2m	12'6" x 10'7"
Bedroom 4	4.4m x 2.7m	14'6" x 9'0"

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## UNDERSTATED ELEGANCE

We approach our developments in a distinct, design-led manner from the very beginning of the planning process. From the proportions and flow of the layout, the design and specification of the kitchen and the layout and materials of each bathroom, to the location of every electrical socket, the type of flooring and style of the door handles; every aspect of each house has been meticulously considered. Warm, neutral decorative tones have been used throughout, as well as a refined specification, to ensure that the rooms of the home sit alongside each other sensitively and cohesively, creating an overall ambience of understated elegance.





SPECIFICATION

INTERNAL

KITCHEN

	Houses 8, 9 & 17	Houses 10, 14 & 18	House 11	Houses 12, 13, 15 & 16
Shaker-style units with stone worksurfaces	•	•	•	•
Siemens induction hob, oven and combination microwave/oven	•	•	•	•
Siemens integrated larder fridge and freezer	•	•	•	•
Siemens integrated dishwasher	•	•	•	•
Belfast ceramic sink with brushed steel tap (instant boiling water tap upgrade available)	•	•	•	•

UTILITY ROOM

Shaker-style units with stone worksurfaces	•	•	•	•
Stainless steel undermounted sink with brushed steel tap	•	•	•	•
Space for washing machine and tumble dryer (purchaser to provide)	•	•	•	•
Provision for water softener (purchaser to provide)	•	•	•	•



SPECIFICATION

BATHROOM AND EN SUITES

	Houses 8, 9 & 17	Houses 10, 14 & 18	House 11	Houses 12, 13, 15 & 16
Vanity unit to family bathroom and en suite(s)	•	•	•	•
White sanitaryware	•	•	•	•
Chrome ladder-style towel radiators	•	•	•	•
Porcelain or ceramic wall tiles	•	•	•	•

JOINERY

Painted staircase in white with oak handrail, French polished to match floor	•	•	•	•
Dressing room to bedroom 1 with top shelf and hanging rails, shelves and drawers	•			
Built-in wardrobe to bedroom 1 with top shelf and hanging rails (and shelves as applicable)		•	•	•
Built-in wardrobe (or cupboard) to bedroom 2 (as applicable)	•	•	•	•



SPECIFICATION





## SPECIFICATION

### FLOORING

	Houses 8, 9 & 17	Houses 10, 14 & 18	House 11	Houses 12, 13, 15 & 16
Wood-effect flooring throughout the ground floor, except sitting room	•	•	•	•
Carpet to sitting room, bedrooms and landing areas	•	•	•	•
Carpet runner to staircase	•	•	•	•
Porcelain or ceramic tiling to bathroom and en suite(s)	•	•	•	•

### HEATING

Air source heat pump with hot water cylinder	•	•	•	•
Zoned underfloor heating to ground floor	•	•	•	•
Radiators to first floor with TRVs, except bathroom and en suite(s)	•	•	•	•
Electrical underfloor heating to en suite(s) and bathrooms	•	•	•	•
Electrically heated towel rail to bathroom and en suite(s)	•	•	•	•
Fireplace with limestone surround in sitting room (electric* or log burner, as applicable)	•	•		•
Fireplace with oak mantle in sitting room (electric* or log burner, as applicable)			•	

### ELECTRICAL INSTALLATION

LED downlighters to all rooms	•	•	•	•
Dimmer switch to sitting room	•	•	•	•
Data and media points to all main rooms	•	•	•	•
Mains-fed heat and smoke detectors	•	•	•	•
Pre-wire for wireless intruder alarm system (purchaser to provide)	•	•	•	•

### DECORATION

Plasterboard with skim coat of plaster to ceilings and walls	•	•	•	•
Ceilings and walls finished in emulsion paint throughout	•	•	•	•
White painted traditional cornice to selected areas	•	•		•

\*Electric fires are for aesthetic purposes only; they do not generate heat.

## EXTERNAL

### BUILDING MATERIALS (as applicable per house)

#### Façade

- Hampshire Stock brick
- Painted brick
- Flint
- Render
- Horizontal timber-effect cladding

#### Roof

- Clay tiles
- Slate tiles

#### Windows and Doors

- uPVC double glazed casement windows in white
- Aluminium double glazed casement windows in black
- uPVC flush casement windows in white
- Composite timber front door in agate grey
- Aluminium bi fold doors in anthracite
- uPVC French doors in white

### EXTERNAL LIGHTING AND POWER

- Lanterns to front and rear of property
- External power to terraces
- Electric car charging point

### LANDSCAPING

- Timber close board fencing to gardens
- Gardens mostly laid to lawn with planting, hedging and trees (where applicable)
- Indian sandstone slabs to paths and terraces, with terraces laid in a brick bond format
- Private driveways in block paving
- Main access road in block paving

### ENVIRONMENTAL

- Predicted energy assessment of level B or C
- All appliances rated AAA, A or B
- Dual flush systems fitted to WCs
- Air source heat pump
- High levels of insulation
- All lighting either energy efficient LED or low voltage fittings

### WARRANTY

- ICW 10-year build warranty



## IDEALLY LOCATED

### CONNECTIONS

- Stockbridge (3 miles)
- Mottisfont National Trust (3.5 miles)
- Romsey (7.5 miles)
- Winchester (10 miles)
- Royal Hampshire County Hospital, Winchester (10 miles)
- Grateley Train Station (10.5 miles)
- A34 (11 miles)
- Southampton Airport (16.5 miles)
- Salisbury (18 miles)
- London (75 miles)

### LOCAL AREA - STOCKBRIDGE - 3 MILES

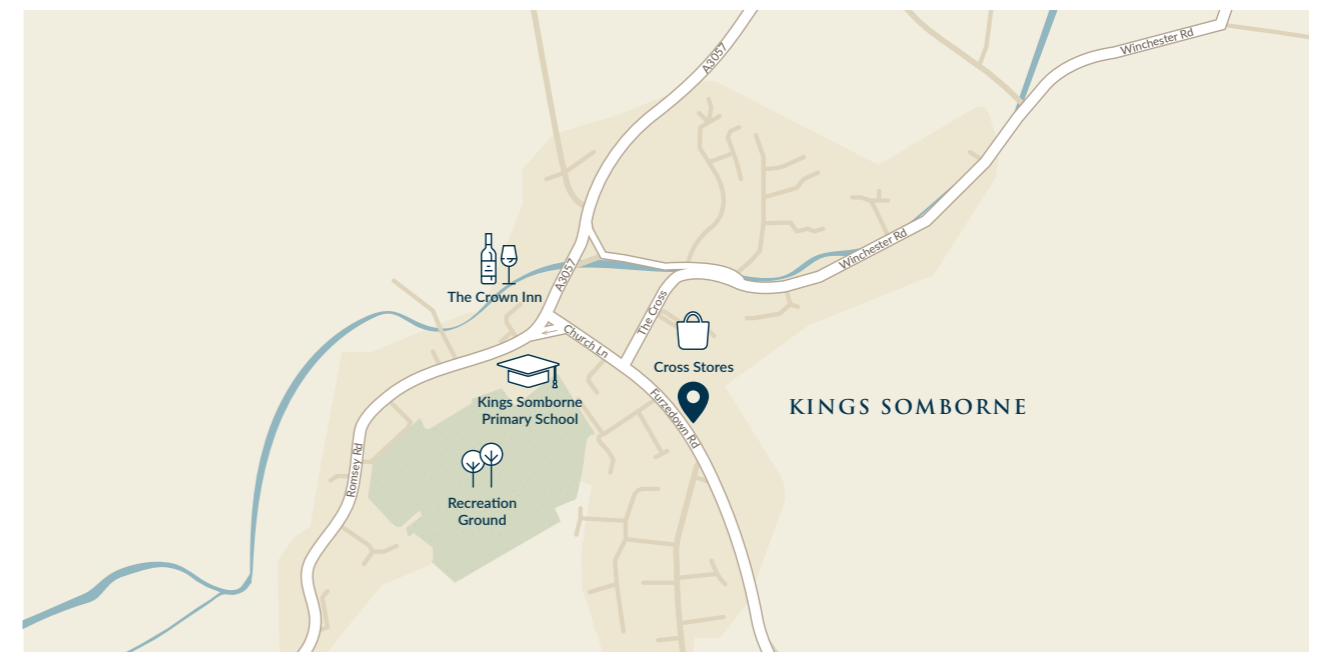
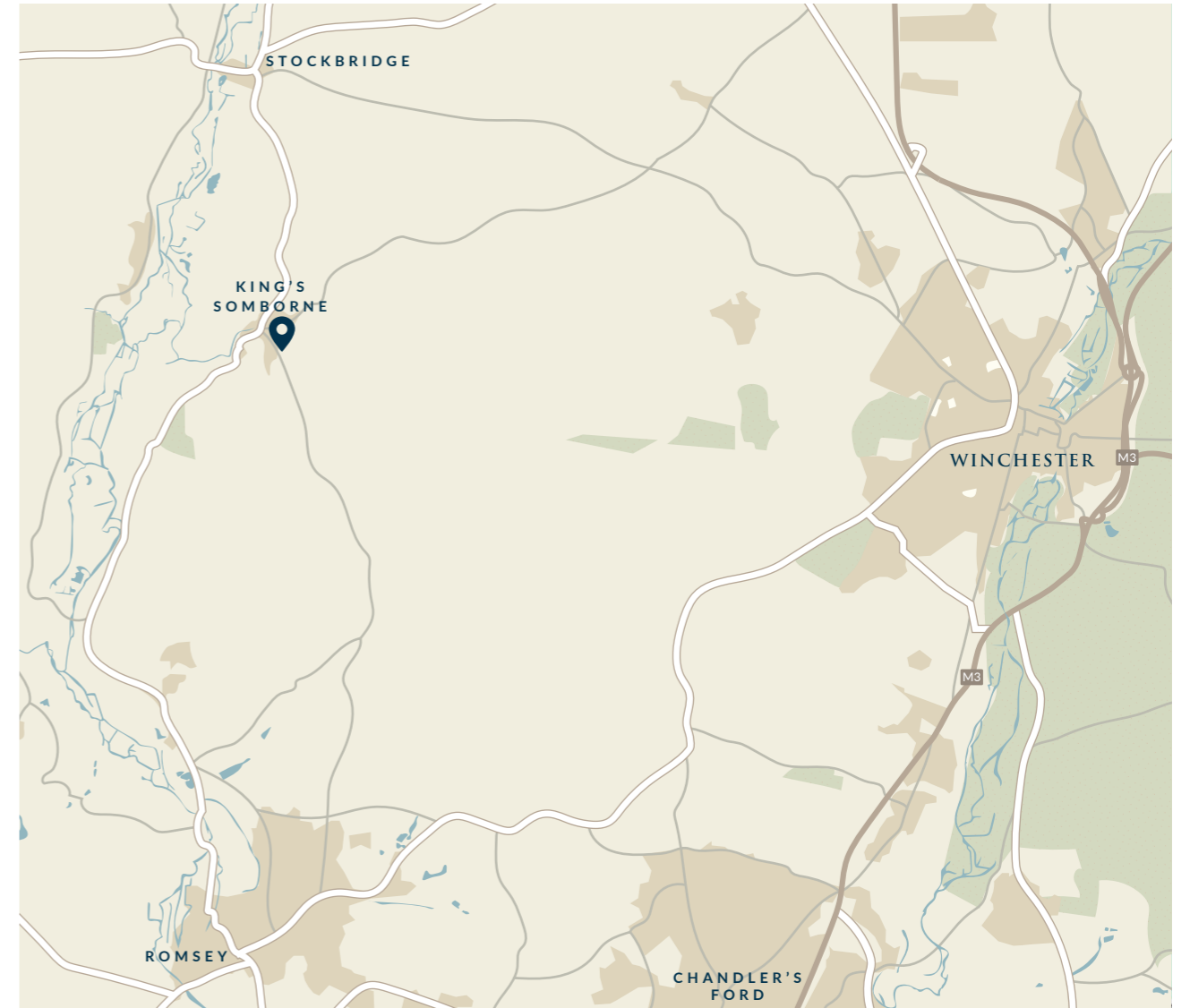
- John Robinson Butchers
- Thyme & Tides Deli
- Greengrocers of Stockbridge
- Hoxton Bakehouse
- The Co-Op Convenience Store
- Garden Inn Florist
- Stockbridge GP Practice
- The Greyhound on the Test
- The Grosvenor Hotel & Restaurant
- Stockbridge Down



Stockbridge



Stockbridge, Danebury Iron Age Hill





River Test on the Longstock Estate



Mottisfont Abbey



The Mayfly, near Stockbridge



Houghton Lodge Gardens



Romsey



Winchester Cathedral



The Ivy, Winchester



Winchester City Mill



## BUILT FOR LIVING · VALUED FOR LIFE

We are a Winchester-based housebuilder consisting of a team which collectively delivers an established track record of designing and building high-quality housing throughout Hampshire. We pride ourselves on attention to detail and place a strong focus on quality, which underpins our philosophy 'Built for Living: Valued for Life'.

The Shorewood Homes style takes influences from period architecture and places strong emphasis on internal layout and room proportions, along with a high-quality specification, time-honoured design features and a beautiful, neutral décor. Our aim is to create substantial homes, built to stand the test of time, whilst offering superb functionality with a clean, sleek aesthetic.

NUMBERS EIGHT TO EIGHTEEN

CHAWORTH MEADOWS

KINGS SOMBORNE

STOCKBRIDGE

HAMPSHIRE

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