

CHARTER FIELDS
ODIHAM





1-RESERVED

2

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INTRODUCTION

A REGAL STANDARD

Occupying a prominent position within the north-westerly suburban area of Odiham, this exclusive development of three exceptional homes offers an inspiring blend of contemporary design and timeless character.

With beautifully appointed interiors, distinctive architectural detailing and a high-end specification throughout, these homes have been crafted to deliver comfort, style and sophistication in equal measure.

A historic village itself, residents can enjoy an enviable balance of rural charm and modern convenience. The village boasts independent shops, welcoming country walks, while nearby, Hook and Farnham provide further amenities and mainline rail services to London and the South Coast.



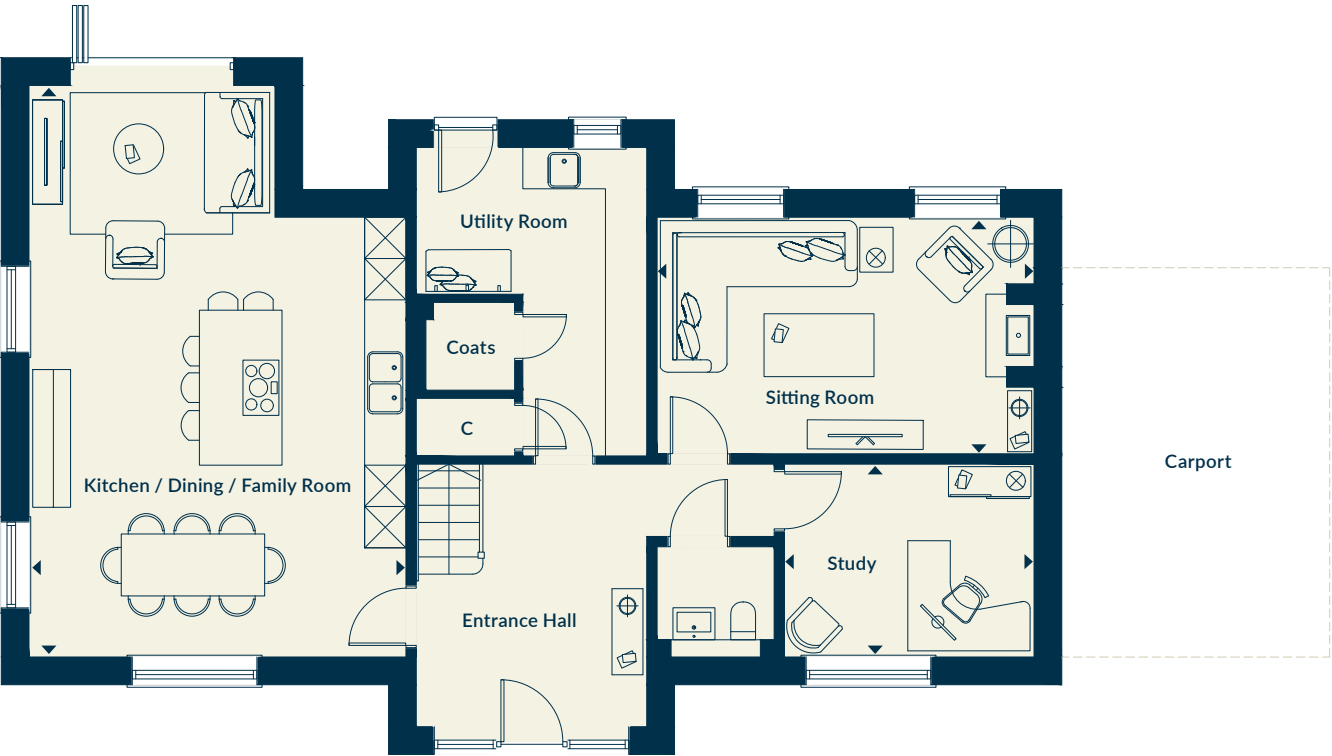


NUMBER ONE

TOTAL: 2,226 SQFT

	Detached
	Three bedrooms
	Three bathrooms
	Private driveway
	Carport
	Electric car charging
	Landscaped garden

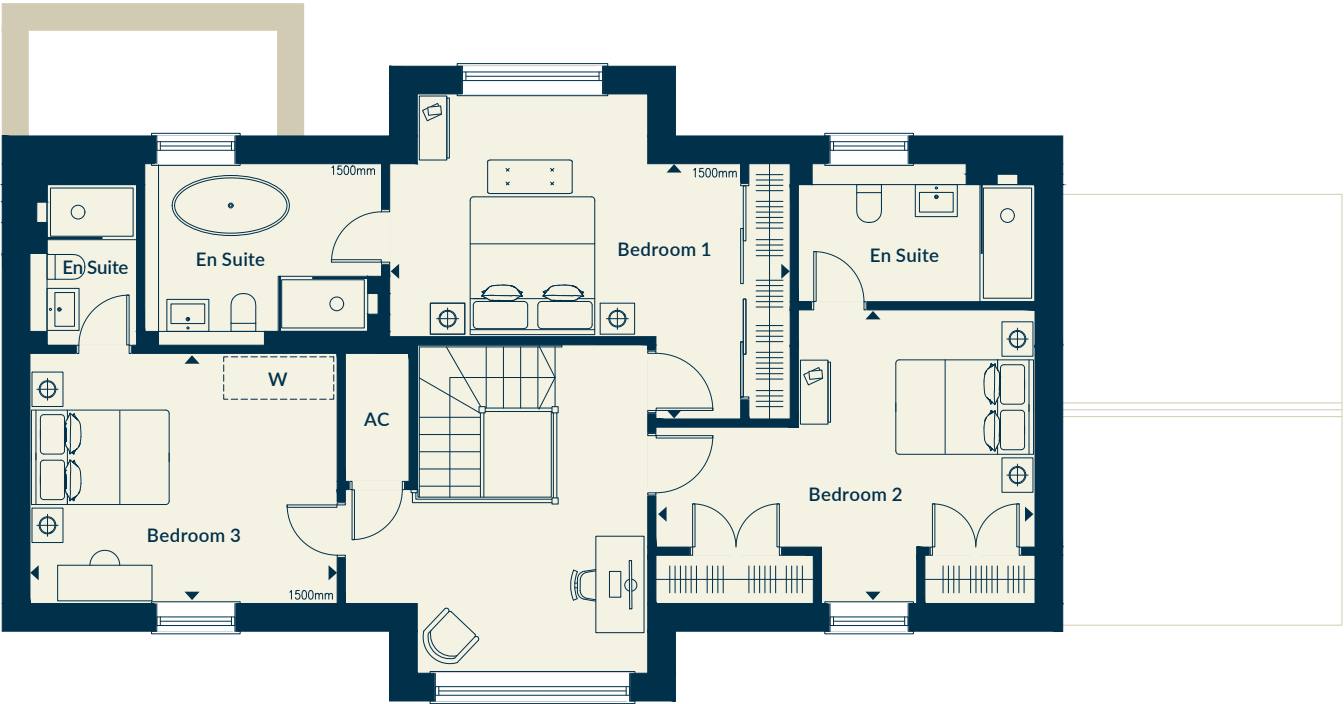
FLOOR PLANS



GROUND FLOOR

Kitchen / Dining / Family Room	5.5m	x	8.3m	18'0"	x	27'3"
Sitting Room	5.5m	x	3.4m	18'0"	x	11'4"
Study	3.6m	x	2.8m	11'11"	x	9'3"

HOUSE ONE



FIRST FLOOR

Bedroom 1	5.8m	x	3.7m	19'1"	x	12'2"
Bedroom 2	5.5m	x	4.3m	18'1"	x	14'0"
Bedroom 3	4.5m	x	3.6m	14'8"	x	11'11"

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

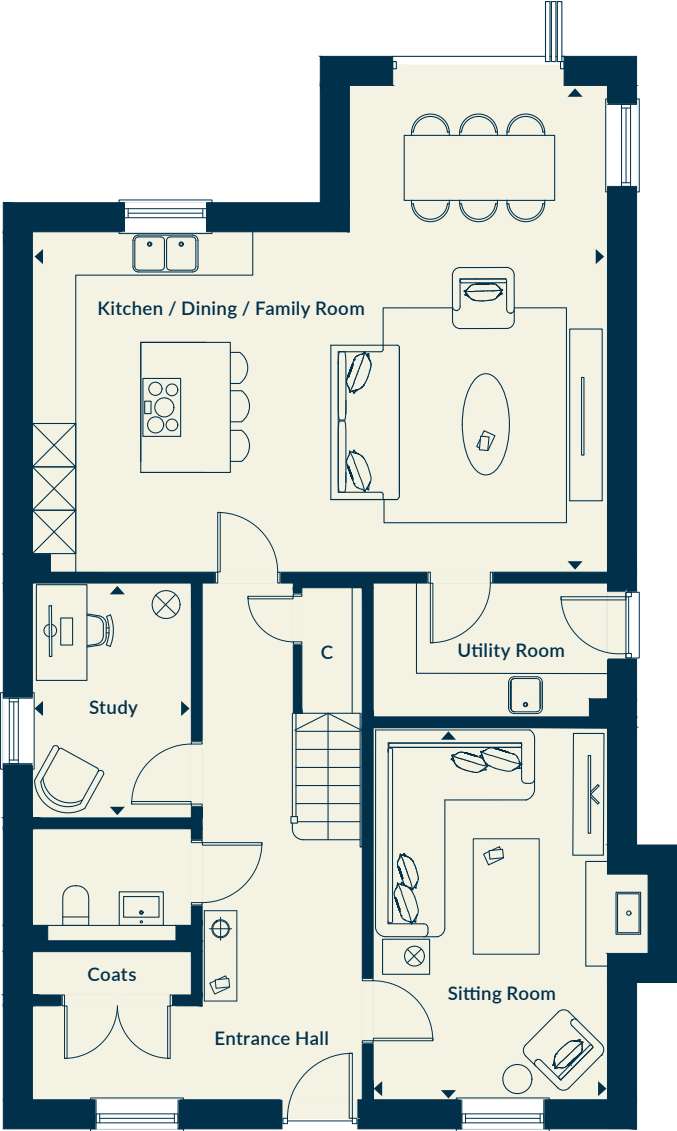
NUMBER TWO

TOTAL: 2,136 SQFT

	Detached
	Three bedrooms
	Three bathrooms
	Private driveway
	Carport
	Electric car charging
	Landscaped garden



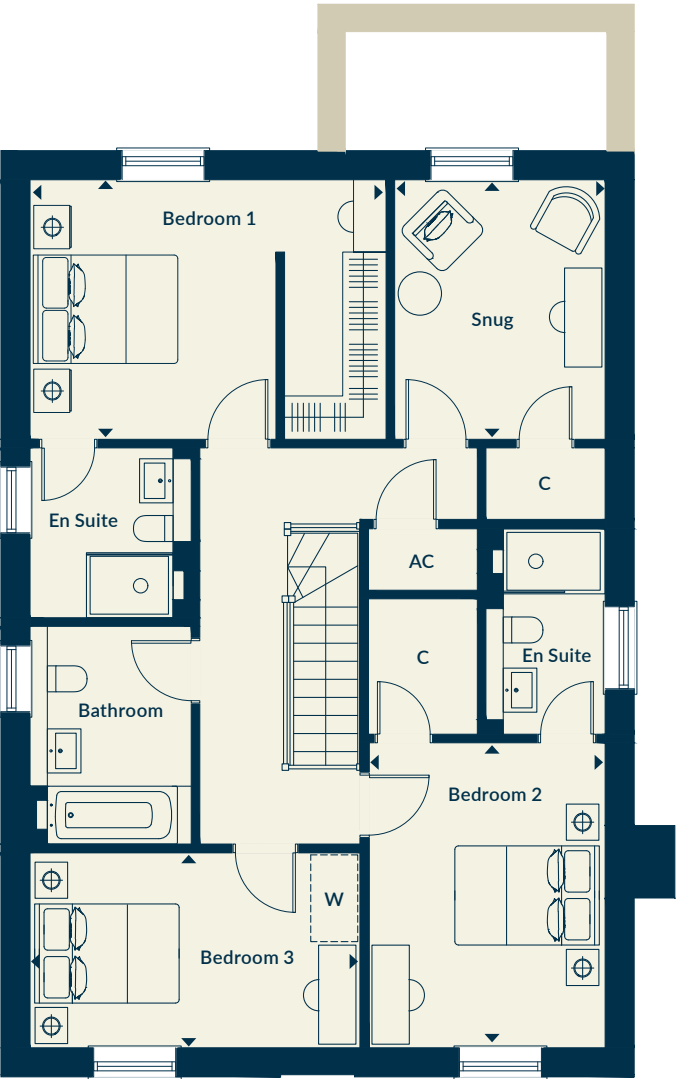
FLOOR PLANS



GROUND FLOOR

Kitchen / Dining / Family Room	8.0m	x	6.7m	26'2"	x	22'2"
Sitting Room	3.2m	x	5.1m	10'8"	x	16'11"
Study	2.2m	x	3.3m	7'3"	x	10'8"

HOUSE TWO



FIRST FLOOR

Bedroom 1	4.9m	x	3.6m	16'2"	x	11'10"
Bedroom 2	3.3m	x	4.2m	10'9"	x	13'11"
Bedroom 3	4.6m	x	2.7m	15'0"	x	8'11"
Snug	2.9m	x	3.6m	9'7"	x	11'10"

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NUMBER THREE

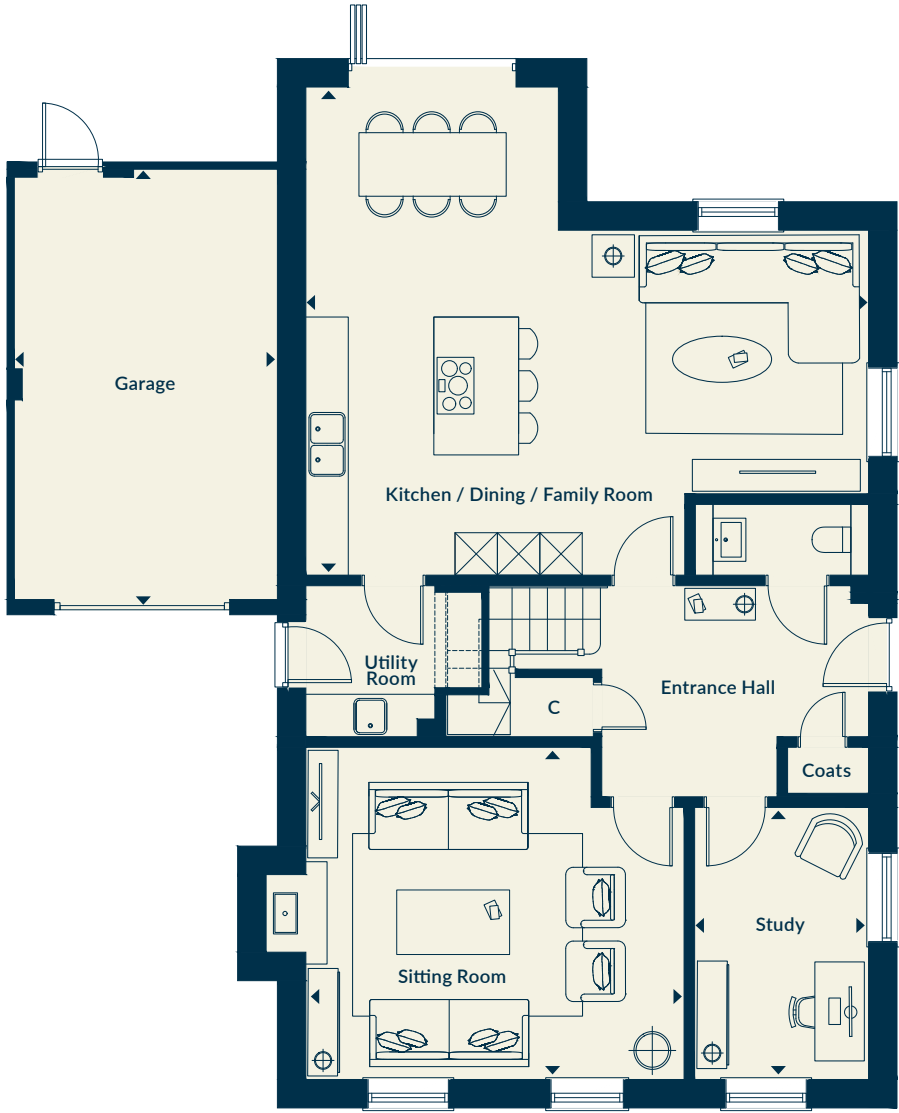
HOUSE: 2,136 SQFT

GARAGE: 243 SQFT

TOTAL: 2,379 SQFT

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

FLOOR PLANS



GROUND FLOOR

Kitchen / Dining / Family Room	8.0m	x	6.9m	22'2"	x	22'8"
Sitting Room	5.4m	x	4.7m	17'7"	x	15'5"
Study	2.5m	x	3.8m	8'1"	x	12'8"
Garage	3.7m	x	6.1m	12'3"	x	20'0"

HOUSE THREE



FIRST FLOOR

Bedroom 1	4.1m	x	4.9m	13'4"	x	16'2"
Bedroom 2	4.1m	x	4.7m	13'4"	x	15'6"
Bedroom 3	3.8m	x	3.4m	12'5"	x	11'4"
Bedroom 4	2.9m	x	4.9m	9'7"	x	16'1"

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



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	House One	House Two	House Three
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

	House One	House Two	House Three
Vanity unit to family bathroom (as applicable) 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	•	•	•
Walk-in wardrobe to bedroom 1 with top shelf and hanging rails, shelves and drawers (as applicable)		•	•
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	House One	House Two	House Three
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 (as applicable) and en suite(s)	•	•	•

HEATING			
Air source heat pump with hot water cylinder	•	•	•
Zoned underfloor heating to ground and first floors	•	•	•
Electrically heated towel rail to bathroom (as applicable) and en suite(s)	•	•	•
Electric fire with oak mantle in sitting room	•		
Log burner with limestone surround in sitting room		•	•

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		•	•

SPECIFICATION

EXTERNAL

BUILDING MATERIALS

	House One	House Two	House Three
Brick		•	•
Horizontal timber-effect cladding	•		
Clay roof tiles	•		•
Natural slate roof tiles		•	
Aluminium double glazed casement windows	•		
uPVC double glazed sash windows		•	•
Aluminium bi-fold doors to terrace	•	•	•
Timber front door in Agate Grey	•	•	•

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 planted borders, hedging and trees	•	•	•
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	•	•	•

SPECIFICATION

WARRANTY

	House One	House Two	House Three
ICW 10-year build warranty	•	•	•



LOCATION

IN THE AREA



Four Seasons Hotel, Dogmersfield
Heckfield Place, Heckfield
The Anchor, Lower Froyle



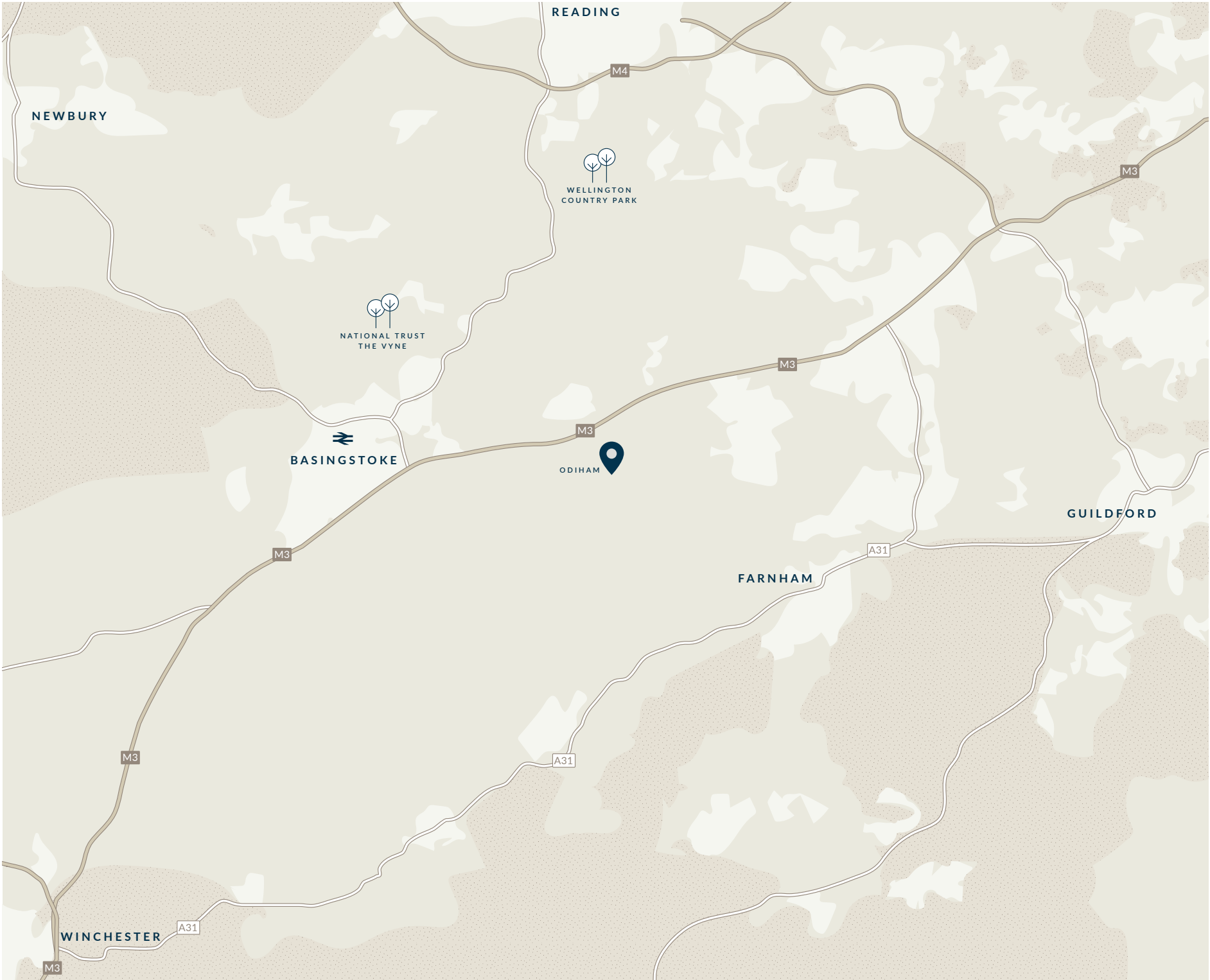
Newlyns Farm Shop
Caviste Wine
Hampshire Farmers' Market



Odiham Community Pre-School
Buryfields Infant School
Mayhill Junior School
St Nicholas' Independent School
Robert Mays School
Lord Wandsworth College



Odiham Tennis Club
Tylney Park Golf Club
David Lloyd Farnham



LOCAL AREA



CONNECTIONS





Basingstoke town centre



The Vyne



Farnham Castle



Heckfield Place



Waitrose



Bel & The Dragon, Odiham



Odiham



Lion and Lamb Yard, Farnham



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.

1 - 3 C H A R T E R F I E L D S
F A R N H A M R O A D
O D I H A M
H O O K
R G 2 9 1 G L

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