

BRUNSWICK GARDENS
WINCHESTER

SHOREWOOD
HOMES

BRUNSWICK GARDENS

WINCHESTER







*Number one sold privately

TRANSCENDING TRADITION

These exquisite houses have the roots of their architecture based in the Regency period whilst the heart of the interior is a harmonious blend of the traditional and modern. Layered, tonal décor simultaneously demonstrates restraint but ultimate style, with nods to the period present throughout, whilst the thoughtful layout and high-end specification lend themselves to a contemporary lifestyle. All at over 2,000 sqft and set over three floors (with three plots offering the potential to install a lift), these homes will undoubtedly appeal to a broad sector of the market.

Backing on to the Royal Winchester golf course and set on the highly-desirable Chilbolton Avenue, this development provides easy access to the train station, Waitrose supermarket, the city centre, communication links and open countryside beyond; a truly spectacular offering.





NUMBER TWO

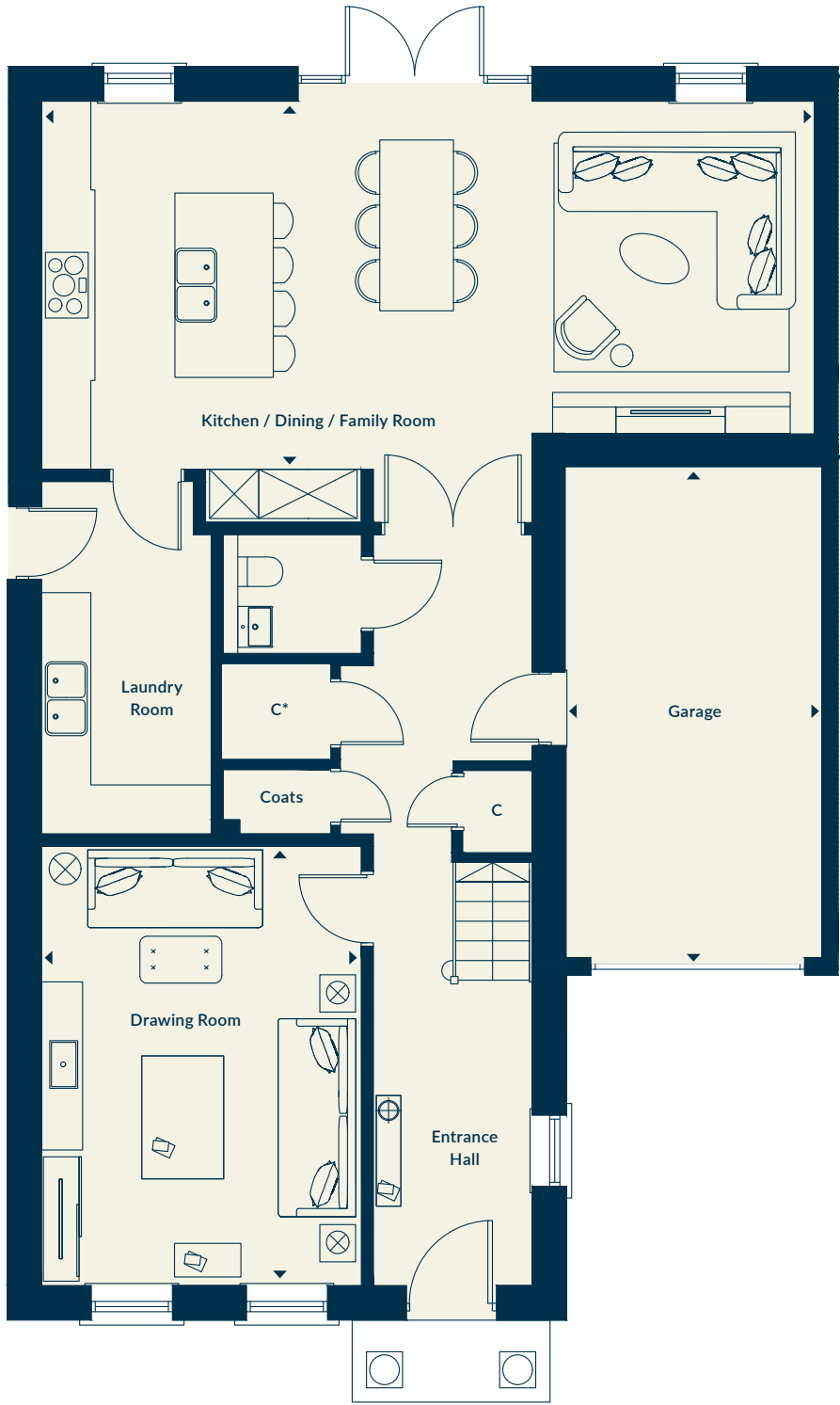
HOUSE: 2,583 SQFT

GARAGE: 205 SQFT

TOTAL: 2,788 SQFT

	Link-detached
	Four bedrooms
	Three bathrooms
	Potential to install a lift
	Private driveway
	Garage
	Electric car charging
	Landscaped garden

GROUND FLOOR



FIRST FLOOR



*Potential lift position

SECOND FLOOR



*Potential lift position

NUMBER TWO

GROUND FLOOR

Kitchen / Dining / Family Room	9.4m	x	4.5m	31'0"	x	14'9"
Drawing Room	3.9m	x	5.4m	12'10"	x	17'7"
Garage	3.1m	x	6.0m	10'4"	x	19'8"

FIRST FLOOR

Bedroom 1	3.8m	x	3.9m	12'7"	x	12'10"
Study	3.7m	x	3.4m	12'4"	x	11'3"

SECOND FLOOR

Bedroom 2	4.0m	x	3.5m	13'1"	x	11'4"
Bedroom 3	3.1m	x	3.9m	10'4"	x	12'10"
Bedroom 4	2.7m	x	3.9m	9'0"	x	12'10"

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



UNDERSTATED ELEGANCE

As part of the distinct way that we approach our developments, we have an interior designer who is involved from the very beginning of the design process. Every aspect of each house has been meticulously considered; 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. 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	Number Two	Number Three	Number Four	Number Five	Number Six	Number Seven	Number Eight	Number Nine
Shaker-style units with stone worksurfaces	•	•	•	•	•	•	•	•
Miele induction hob, oven and combination microwave/oven	•	•	•	•	•	•	•	•
Fisher & Paykel integrated larder fridge and freezer	•	•	•	•	•	•	•	•
Miele integrated dishwasher	•	•	•	•	•	•	•	•
Belfast ceramic sink with Quooker Flex tap	•	•	•	•	•	•	•	•

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	Number Two	Number Three	Number Four	Number Five	Number Six	Number Seven	Number Eight	Number Nine
Vanity unit to family bathroom and en suite(s)	•	•	•	•	•	•	•	•
Freestanding bath to bedroom 1 en suite	•	•	•	•	•	•	•	
White sanitaryware	•	•	•	•	•	•	•	•
Chrome ladder-style towel radiators	•	•	•	•	•	•	•	•
Porcelain or ceramic wall tiles	•	•	•	•	•	•	•	•



SPECIFICATION



JOINERY	Number Two	Number Three	Number Four	Number Five	Number Six	Number Seven	Number Eight	Number Nine
Painted staircase with oak handrail	•	•	•	•	•	•	•	•
Media unit to family area	•	•	•		•	•	•	
Dressing room to bedroom 1 with hanging rails, drawers and shelves, plus second dressing area with additional wardrobes	•	•	•					
Dressing room to bedroom 1 with hanging rails, drawers and shelves					•			
Built-in wardrobes to bedroom 1 with dressing area				•		•	•	•
Built-in wardrobes to bedroom 2	•	•	•		•	•	•	•



SPECIFICATION

FLOORING	Number Two	Number Three	Number Four	Number Five	Number Six	Number Seven	Number Eight	Number Nine
Engineered oak throughout the ground floor	•	•	•					
Karndean throughout the ground floor				•	•	•	•	•
Carpet to bedrooms (and first floor study if applicable) and landing areas	•	•	•	•	•	•	•	•
Carpet runner to staircases	•	•	•	•	•	•	•	•
Porcelain or ceramic tiling to bathroom and en suite(s) (and first floor cloakroom if applicable)	•	•	•	•	•	•	•	•

HEATING	Number Two	Number Three	Number Four	Number Five	Number Six	Number Seven	Number Eight	Number Nine
Air source heat pump with hot water cylinder	•	•	•	•	•	•	•	•
Zoned underfloor heating to ground and first floors	•	•	•	•	•	•	•	•
Radiators to second floor with TRVs, except bath/shower room(s) and/or en suite(s)	•	•	•	•	•	•	•	•
Electric heated towel rail to bath/shower room and/or en suite(s) running off a dedicated circuit	•	•	•	•	•	•	•	•
Electric fire with limestone surround in drawing room	•	•	•					
Log burner with limestone surround in drawing room					•	•	•	•

ELECTRICAL INSTALLATION	Number Two	Number Three	Number Four	Number Five	Number Six	Number Seven	Number Eight	Number Nine
LED downlighters to all rooms	•	•	•	•	•	•	•	•
Dimmer switch to drawing room	•	•	•	•	•	•	•	•
Data and media points to all main rooms	•	•	•	•	•	•	•	•
Mains-fed heat and smoke detectors	•	•	•	•	•	•	•	•
Wireless intruder alarm system	•	•	•	•	•	•	•	•

DECORATION	Number Two	Number Three	Number Four	Number Five	Number Six	Number Seven	Number Eight	Number Nine
Plasterboard with skim coat of plaster to ceilings and walls	•	•	•	•	•	•	•	•
Ceilings and walls finished in emulsion paint throughout	•	•	•	•	•	•	•	•
White painted Georgian-style cornice throughout the ground floor (except cupboards and utility room) and bedroom 1	•	•	•	•	•	•	•	•
Feature decorative panelling to entrance hall and ground floor WC	•	•	•	•	•	•	•	

SPECIFICATION

EXTERNAL

BUILDING MATERIALS	Number Two	Number Three	Number Four	Number Five	Number Six	Number Seven	Number Eight	Number Nine
Michelpersh Hampshire Stock Light Multi brick	•	•		•	•			•
Michelpersh Danehill Yellow brick			•			•	•	
Natural slate roof tiles	•	•	•	•	•	•	•	•
uPVC double glazed sliding sash windows	•	•	•	•	•	•	•	•
Aluminium bi-fold doors to terrace					•	•	•	•
Aluminium French doors to terrace	•	•	•	•				
Timber front doors	•	•	•	•	•	•	•	•
Provision for lift installation (by purchaser)	•	•	•	•				

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 a combination of terrace, lawn and tiered planted borders	•	•	•	•				
Gardens a combination of terrace and lawn					•	•	•	•
Paving 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 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	Number Two	Number Three	Number Four	Number Five	Number Six	Number Seven	Number Eight	Number Nine
ICW 10-year build warranty	•	•	•	•	•	•	•	•



LOCATION

IN THE AREA



The Ivy Winchester Brasserie, High Street
Rick Stein Winchester, High Street
Gandhi Restaurant, High Street
The Wykeham Arms, Kingsgate Street



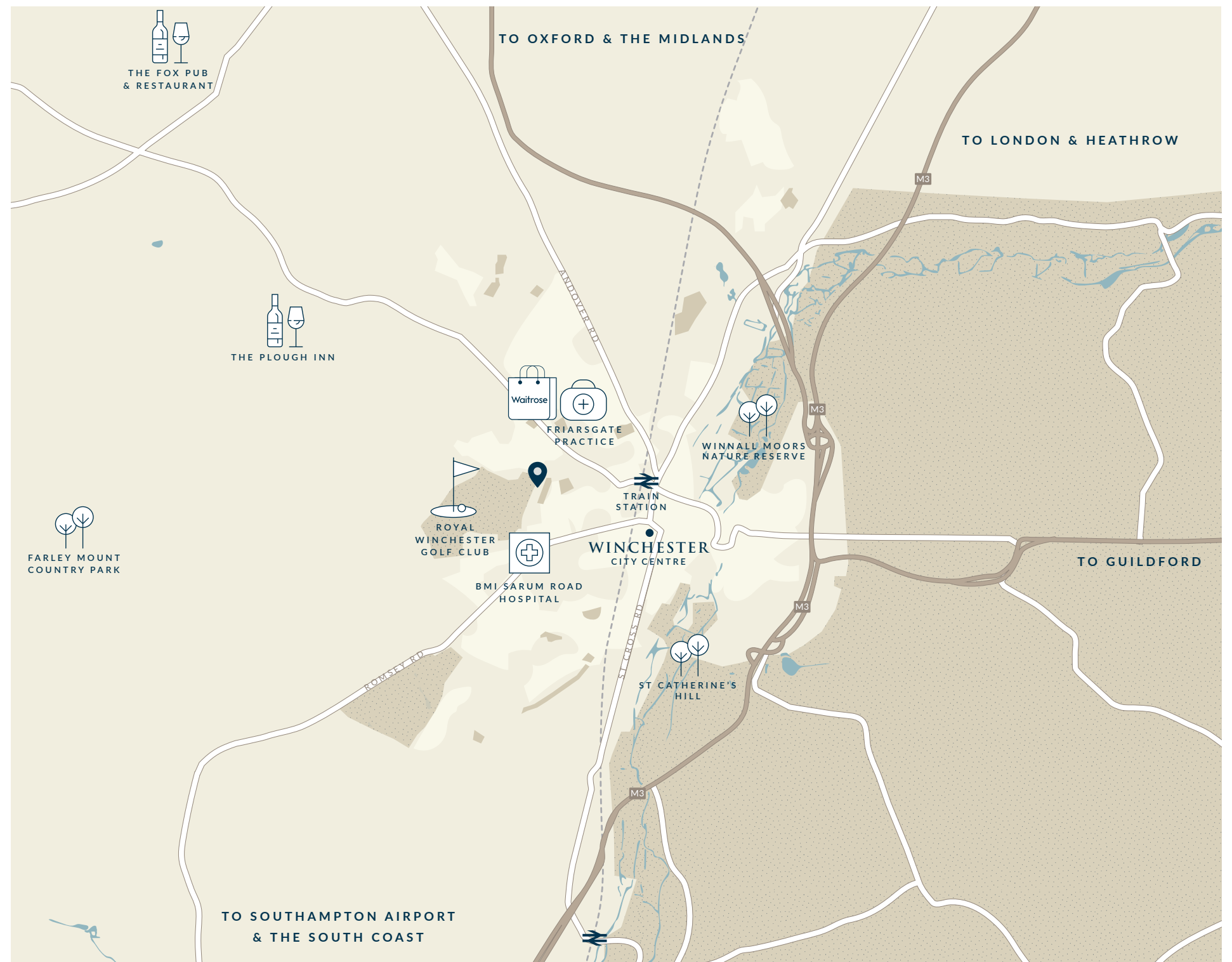
Winchester Cathedral, Cathedral Close
Cobbs Farm Shop, Headbourne Worthy
Winchester Farmers' Market, High Street
Theatre Royal Winchester, Jewry Street



Western CE Primary School, Browning Drive
The Westgate All-Through School, Cheriton Road
Peter Symonds College, Owens Road
Winchester College, College Street



Royal Winchester Golf Club, Sarum Road
Winchester Racquets & Fitness, Bereweke Road
Winchester Sport & Leisure Park, Bar End Road
Farley Mount Country Park, Sparsholt



LOCAL AREA



CONNECTIONS

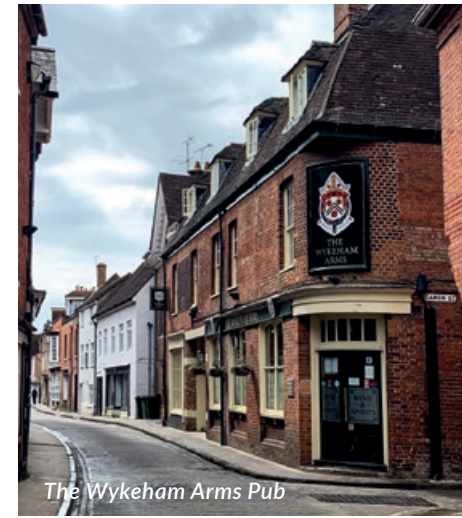




River Itchen



Colonnade at Winchester Cathedral



The Wykeham Arms Pub



South Downs



Winchester High Street



The Ivy



Winchester City Mill



Winchester Cathedral



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.

HOUSES TWO TO NINE

BRUNSWICK GARDENS

CHILBOLTON AVENUE

WINCHESTER

SO22 5HE



OVINGTON PARK
ESTATES

BRUNSWICK GARDENS IS A JOINT VENTURE
IN PARTNERSHIP WITH OVINGTON PARK ESTATES

This brochure neither constitutes, nor forms part of, a contract. Information contained within is indicative and, whilst believed to be correct at the time of print, is not to be regarded as a representation or statement of fact and neither the selling agents nor Shorewood Homes can guarantee the accuracy.

Shorewood Homes reserves the right to make alterations to the appearance, layout and specification of the development at any time. Computer Generated Images are for illustrative purposes only and floor plans are not to scale. All photographs of previous Shorewood Homes developments are for indicative purposes only.

Maps are not to scale and show approximate locations only. Distances have been calculated using Google Maps (maps.google.com) and AA (theaa.com) and any rail times sourced from National Rail Enquiries (nationalrail.co.uk), based on the fastest journey possible.

Marketing names will not necessarily form part of the approved postal address.

