



HARTLAND *Village* HAMPSHIRE

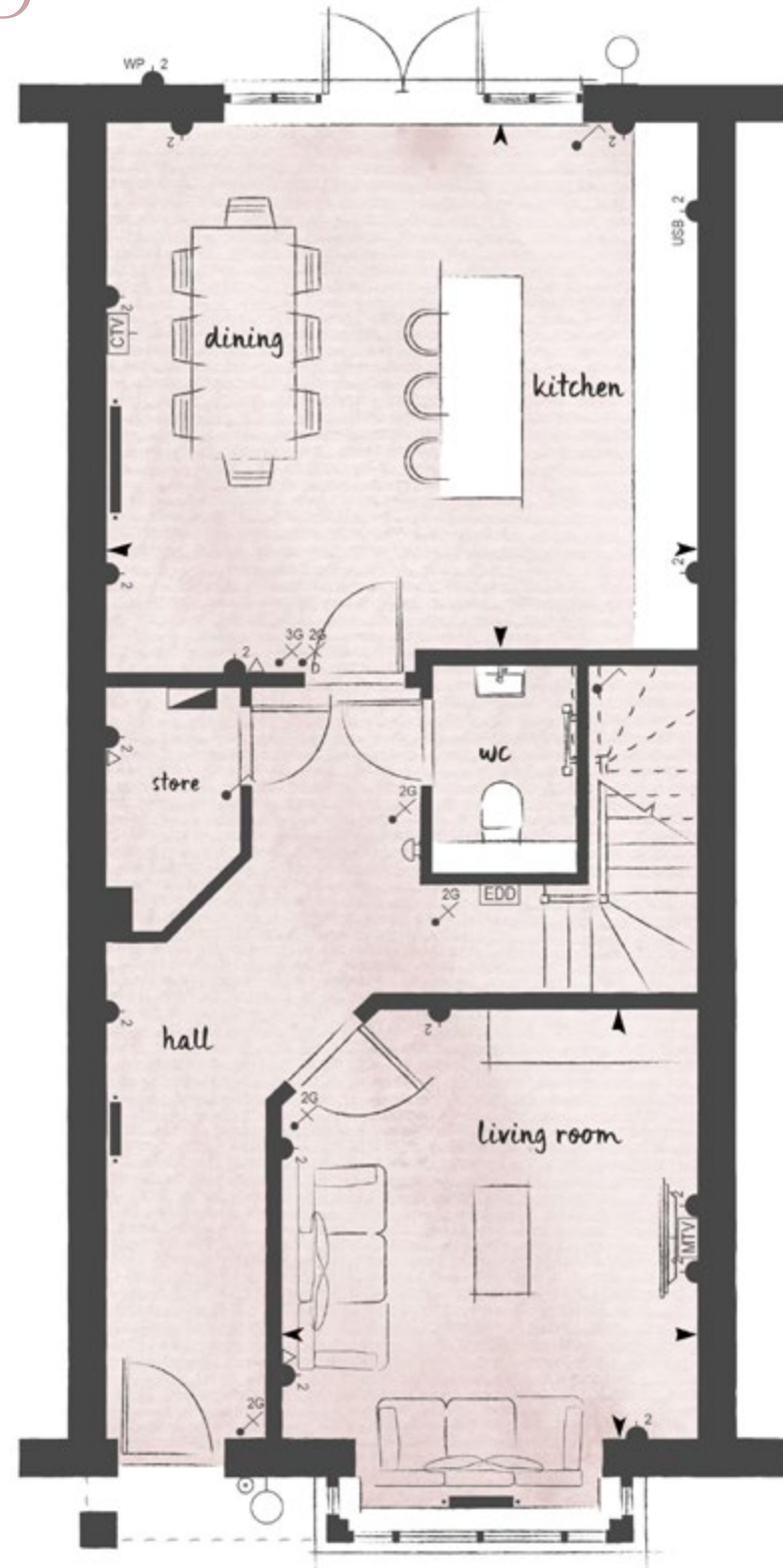
DISCOVER A VILLAGE FOR LIFE

The Ivy 4 BEDROOM HOUSE

Plots 68, 80 & 141 - 1,835 sq ft (170 sq m)

St Edward
Designed for life

GROUND floor



GROUND FLOOR

Kitchen/dining	18'4" x 16'5"	5.59 m x 4.99 m
Living room	13'3" x 12'11"	4.05 m x 3.93 m

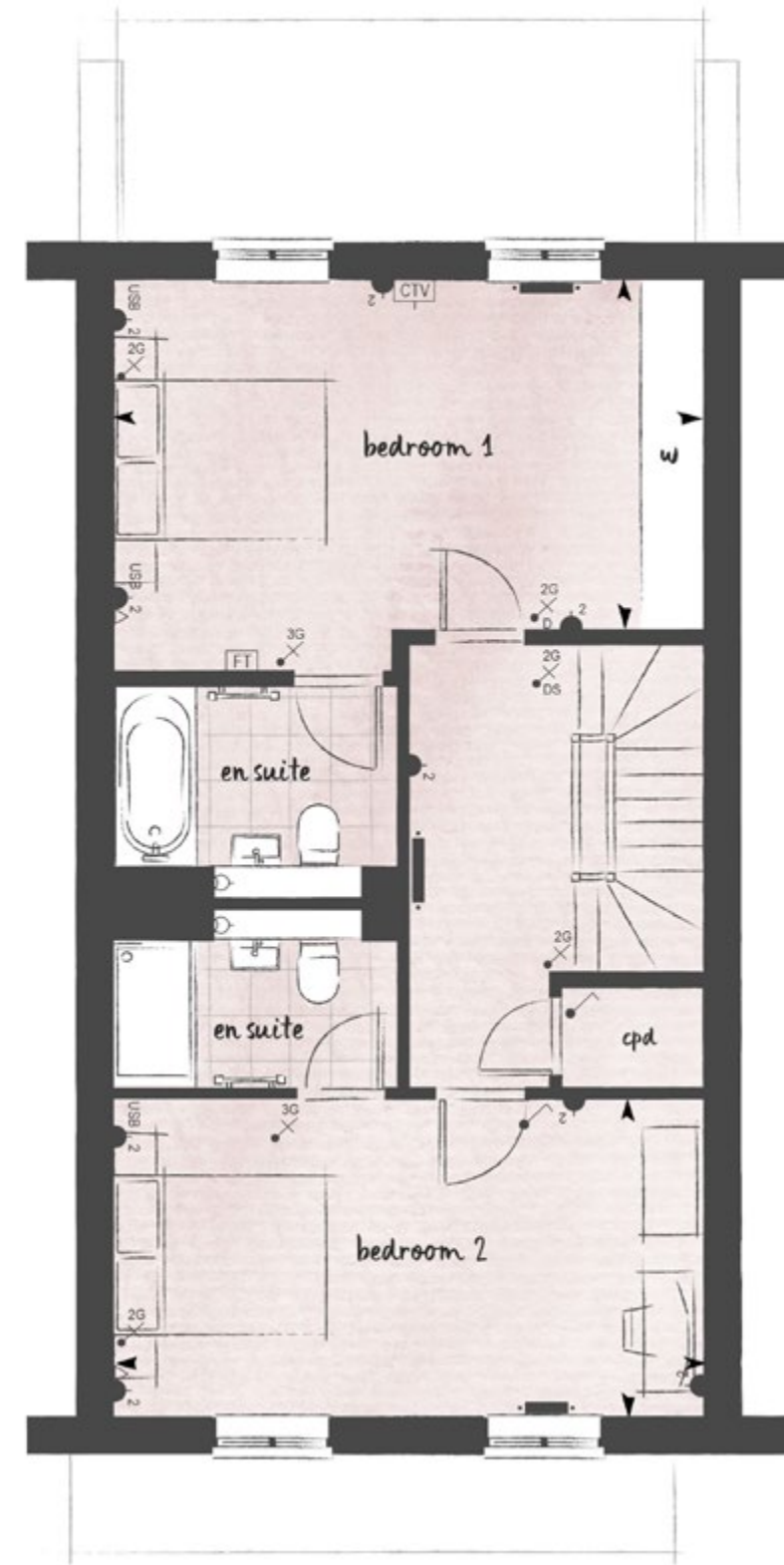


As shown
(Plots 68 & 141)



Handed
(Plot 80)

FIRST floor



FIRST FLOOR

Bedroom 1	18'4" x 10'10"	5.59 m x 3.31 m
Bedroom 2	18'4" x 9'10"	5.59 m x 3.00 m

- SKEILING

WARDROBE

HOT WATER CYLINDER

1 GANG SWITCH

2 GANG SWITCH

3 GANG SWITCH

Denotes measurement points. Plans are for approximate measurements only. All measurements may vary within a tolerance of 5%.
- 4 GANG SWITCH
(D' INDICATES DIMMER SWITCH)
(N' DENOTES NEON INDICATOR)
(H/L' DENOTES MOUNTED AT HIGH LEVEL)

SHAVER SOCKET OUTLET

DOUBLE SWITCHED SOCKET
(USB' DENOTES SOCKETS WITH INTEGRATED
TWIN USB SOCKETS)
(WP' DENOTES WEATHER PROOF SOCKET
PROTECTED TO IP66)
- CONSUMER UNIT

BT/DATA POINT

MASTER COMBINED TV, RJ45
& SATELLITE POINT

COMBINED TV, RJ45 & SATELLITE POINT

DOOR BELL (PUSH)
- DOOR BELL SOUNDER WITH 8V
TRANSFORMER AS MK DB46

ENERGY DISPLAY DEVICE

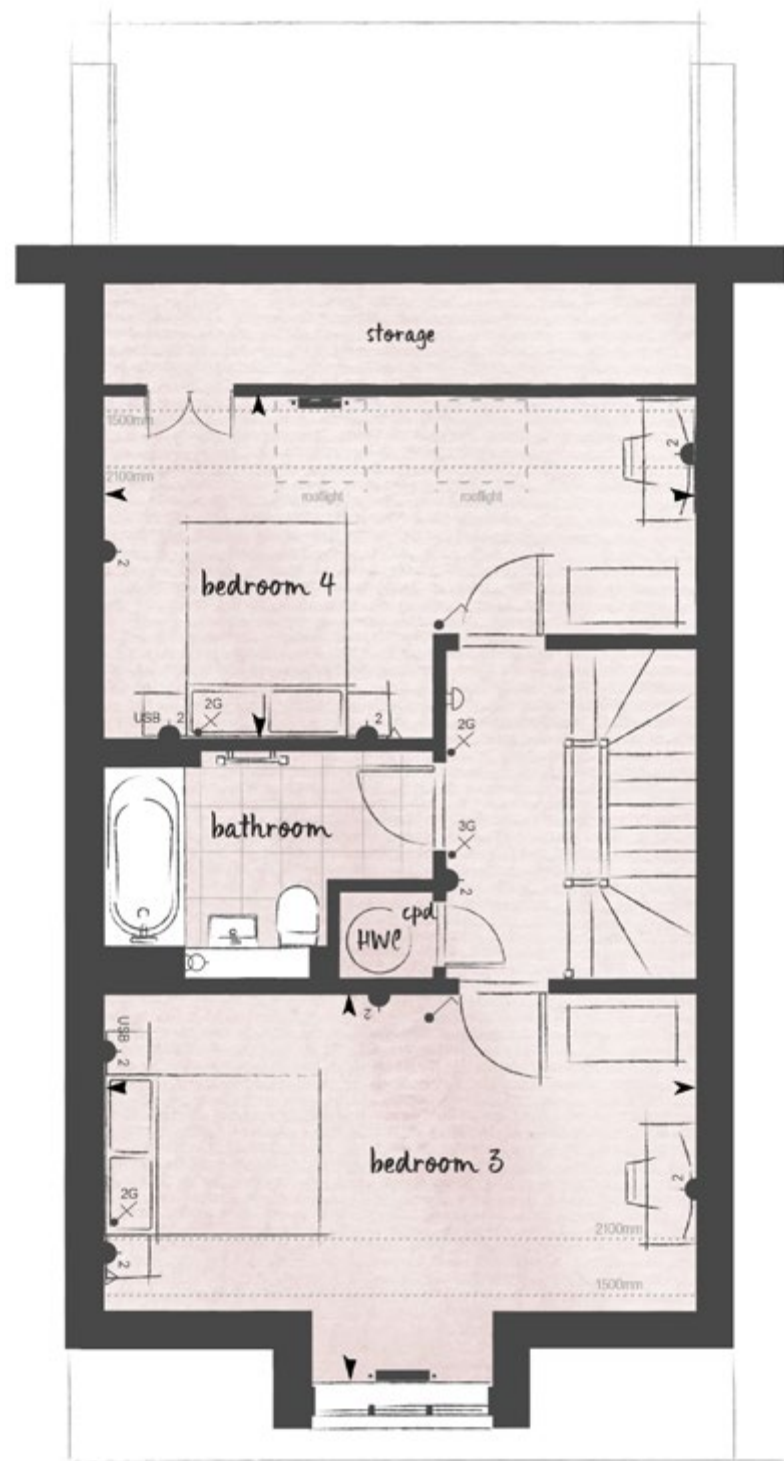
FLOOR HEATING THERMOSTAT/
CONTROLLER

WALL MOUNTED LUMINAIRE

RADIATOR

HEATED TOWEL RAIL

SECOND floor



SECOND FLOOR

Bedroom 3	18'4" x 12'1"	5.59 m x 3.68 m
Bedroom 4	14'1" x 10'8"	4.29 m x 3.26 m

-----	SKELING	4G	4 GANG SWITCH (D' INDICATES DIMMER SWITCH) (N' DENOTES NEON INDICATOR) (H/L' DENOTES MOUNTED AT HIGH LEVEL)	CONSUMER UNIT	DOOR BELL SOUNDER WITH 8V TRANSFORMER AS MK D846
W	WARDROBE	2G	2 GANG SWITCH	BT/DATA POINT	ENERGY DISPLAY DEVICE
HW	HOT WATER CYLINDER	3G	3 GANG SWITCH	MASTER COMBINED TV, RJ45 & SATELLITE POINT	FLOOR HEATING THERMOSTAT/ CONTROLLER
1G	1 GANG SWITCH			COMBINED TV, RJ45 & SATELLITE POINT	WALL MOUNTED LUMINAIRE
2G	2 GANG SWITCH			DOOR BELL (PUSH)	RADIATOR
3G	3 GANG SWITCH				HEATED TOWEL RAIL
▶▶	Denotes measurement points. Plans are for approximate measurements only. All measurements may vary within a tolerance of 5%.				

SPECIFICATION

KITCHENS

- Individually designed layouts
- Composite stone work surfaces with upstand and full height splashback to hob¹
- Stainless steel 1½ bowl undermount sink with drainer grooves to work surfaces and polished chrome mixer tap
- Chic kitchen scheme - Matt lacquer finish to flat panel cabinet doors with handleless design¹
- Timeless kitchen scheme - Matt lacquer finish to shaker cabinet doors with handles¹
- LED/energy efficient downlights and concealed lighting to wall cabinets²
- Concealed multi-gang appliance panel and polished chrome USB socket outlets above work surfaces²
- Siemens gas hob with purchaser option for induction hob⁵
- Re-circulating canopy extractor
- Siemens stainless steel multi-function oven
- Siemens stainless steel microwave oven
- Integrated fridge/freezer
- Integrated multi-function dishwasher
- Space saving recycling bins

BATHROOMS

- Chic bathroom scheme - Feature Villeroy & Boch basin and vanity cabinet with flat panel doors and chrome basin mixer tap to bedroom one en suite and family bathroom¹
- Timeless bathroom scheme - Feature Villeroy & Boch basin and vanity cabinet with shaker panel doors and chrome basin mixer tap to bedroom one en suite and family bathroom¹
- White Villeroy & Boch basin with deck mounted chrome basin mixer tap to further bathrooms
- Fixed vanity mirror with feature vanity top shelving unit. Feature wall lighting and shaver socket to all bathrooms
- Chic bathroom scheme - Single ended bath with bath filler and matt flat bath panel¹
- Timeless bathroom scheme - Single ended bath with bath filler and matt shaker detail bath panel¹
- Polished chrome wall mounted thermostatic mixer with polished chrome showerhead and slide bar above bath
- Polished chrome wall mounted thermostatic mixer and slide bar to shower
- White shower tray with glass shower panel and door to suit situation
- White back to wall Villeroy & Boch WC pan with soft close seat/cover, concealed cistern and dual-flush plate
- Polished chrome finish ladder style thermostatically controlled heated towel radiator to bathrooms/shower rooms
- Feature wall tile to baths and shower with natural finish tile to selected walls¹
- Painted wall finish to selected walls
- Porcelain tile floor finish with tile skirtings¹
- Extract ventilation to outside
- LED/energy efficient downlights to bathrooms/shower rooms/cloakrooms
- Accessories to include toilet roll holder and robe hook
- White basin with deck mounted chrome basin mixer tap with fixed mirror above to cloakrooms

ELECTRICAL FITTINGS

- LED/energy efficient downlights⁴
- Energy efficient pendant lighting provided to principal rooms
- Lighting to coats/store cupboards
- Television (terrestrial and satellite) points to principal reception rooms and bedroom one
- Telephone and data points to principal reception rooms and bedroom one
- Dimmer/rocker light controls⁵
- White electrical fittings at high and low levels
- Power and light to loft⁵

HEATING

- Energy efficient gas fired central heating
- Radiators with individual thermostatic controls
- Electronic programming for heating and hot water systems
- Underfloor comfort heating to bedroom one en suite bathrooms
- Insulated concrete ground floor
- UPVC, sealed unit, double glazed windows/doors
- Plumbing for washer/dryer

INTERIOR FINISHES

- Feature entrance doors
- Off white painted internal doors
- Off white painted architraves, door linings and skirtings⁵
- Polished chrome door handles throughout
- Staircase with off white painted handrail and white painted balustrades¹
- Bespoke fitted or walk in wardrobe to bedroom one, internal fittings include rails and shelf
- Feature vinyl timber effect plank flooring finish to entrance hallway, store and cloakroom WC
- Feature vinyl timber effect herringbone flooring finish to kitchen/dining/family rooms and ground floor living room¹
- Carpet floor finishes to staircases, landings and bedrooms¹

EXTERNAL FEATURES

- Paths to front/rear gardens paved⁵
- Patio to rear garden⁴
- External power, lighting and water tap⁵
- Bin storage⁴
- Water butts provided to rear garden

SECURITY

- Power provided for future wireless intruder alarm to be fitted at a later date by purchaser
- Mains supply smoke detectors, carbon monoxide and heat detectors⁶
- Multi-point locking and spy hole to front entrance doors
- Lockable windows
- Hardwired doorbell

PEACE OF MIND

- Freehold
- All houses benefit from a 10 year build warranty

CAR PARKING

- Allocated paved off street parking to all houses

MANAGEMENT COMPANY

- A management company will be appointed to administer the effective operation and maintenance of the communal facilities for which a service charge will be levied and apportioned to the benefit ordered

- Options available - subject to cut-off dates
- Where appropriate
- Subject to cut-off dates
- Where indicated
- Where applicable
- Where required

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. St Edward reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. St Edward reserves the right to make these changes as required.



Lakeside

Make your way over the traditional humpback bridge and Lakeside opens up before you: a beautiful collection of houses and apartments, arranged along leafy boulevards and quiet streets.

- 3 BED
 - The Rowan
 - The Juniper
 - The Poplar
- 4 BED
 - The Aspen
 - The Elm
 - The Hazel
 - The Yew
 - The Maple
 - The Ivy
 - The Hawthorn
 - The Ash
- 5 BED
 - The Birch
 - The Oak
- Apartment
 - Apartment
- Affordable Homes
 - Affordable Homes

Map not to scale and is indicative only



Contact us

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Hartland Village was granted planning permission on 13th July 2018 by Hart District Council. The Planning Application number is 17/00471/OUT. Through the purchase of a property at Hartland Village, the buyer is acquiring a freehold house. Like any investment, purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision.

M116/02CA/0522

OUR VISION
2030
TRANSFORMING TOMORROW

 **Berkeley**
Group
Proud member of the
Berkeley Group

 **Investor in
Customers**
Gold 2022

St Edward
Designed for life

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INVESTMENTS  **Berkeley**
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