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THE PADDOCK | *ALRESFORD*



Images: The Watercress Line, Alresford and Alresford town centre



A beautiful market town location

Bordering the South Downs National Park, with many attractive colour-washed Georgian buildings.

Alresford (officially 'New' Alresford and pronounced 'Allsford') is a beautiful Hampshire market town seven miles east of Winchester that takes its name from the River Alre, a tributary of the larger River Itchen to the west. The town is well served by local schools, with Sun Hill Infant and Junior schools, Cheriton Primary and the Perins Community School in Alresford itself. You will also find a selection of traditional stores, niche shops, quaint tea rooms and some great restaurants.



The weekly market is held on Thursday mornings in Broad Street and a separate 'Prod-Grow' market, dedicated to local food and produce, on the first Sunday of the month. Of course the most famous food to be produced in Alresford is watercress, which has been commercially grown in the town's chalk streams and ditches for more than 100 years and is celebrated each year at a dedicated Watercress Festival.

Unusually for such a small town, Alresford hosts its own annual music festival at Arlebury Park which features a line-up of impressive acts, stalls and food stands. The fact that the festival has grown every year since its launch in 2010 tells you a lot about the local community spirit. Vying for top place in the pride of Alresford stakes is Alresford Railway Station which marks the western terminus of the Mid-Hants Watercress Line, a heritage steam railway that has been running tourists along the 10 mile track to Alton since April 1977.



Surrounded by places to see and things to do

Alresford sits on the northern boundary of the South Downs National Park.

The countryside around Alresford is simply stunning and can be enjoyed from one of several dedicated footpaths, including a stretch of the Wayfarers Walk that follows the route shepherds would have taken as they drove their flocks to and from the local sheep fair.

There are many lovely towns and villages in the wider area, all with their own unique appeal. The City of Winchester is packed with historic treasures including its landmark cathedral and the oldest pub in England. Alton is home to the Curtis Museum, which houses one of the finest collections of artefacts that have been discovered in Hampshire. Stockbridge has a wide main street with an abundance of interesting shops and galleries, and Chawton boasts the world-famous Jane Austen House Museum, celebrating the life and times of the village's most famous former resident.

Alresford is also well placed for accessing the many pleasures to be found along the south coast, including the rural villages and countryside inns of the New Forest, the retail centres of Southampton and Portsmouth, as well as the beaches of East Dorset and West Sussex.

While Alresford enjoys a countryside location it is also convenient for the employment centres of Basingstoke, Guildford, Wokingham, Bracknell, Woking, Horsham and of course London. By car it's a 65 mile journey to Central London, while trains from nearby Winchester take around 1 hour to London Waterloo.

Images: River Alre, Fulling Mill across the River Alre, the South Downs, the Curtis Museum, the Jane Austen House Museum, Winchester Cathedral and ponies in the New Forest.



The Paddock has been designed to make the most of its natural setting.

A small ecological habitat runs alongside the development to form part of the grounds to 9 beautiful new luxurious homes.

These nine new properties fulfil a demand in the area for smart housing with a variety of sizes and layouts to suit first time buyers and young families through to those downsizing from larger family homes who are looking for a new home which is easy to maintain and economical to run.

Three pairs of semi-detached houses run along one side, all enjoying sunny gardens and with a choice of layouts but all featuring sitting rooms with an easy flow out to the garden. Each of these properties have two allocated parking spaces.

One three bedroom detached house will be keenly sought after and stands in its own wrap around garden and has allocated parking and an attached garage.

Two maisonettes sit within a similarly designed building and each has two bedrooms, two bathrooms, and superb open plan living space with a kitchen at one end and also benefits from its own private garden and allocated parking for two cars.

The ecological habitat is not simply a rural border to The Paddock: it is a guarantee that the neighbouring land will never be built on. The new homeowners can therefore be rest assured that their little corner of beauty will remain untouched by further development.



THE PADDOCK | ALRESFORD





Computer generated images

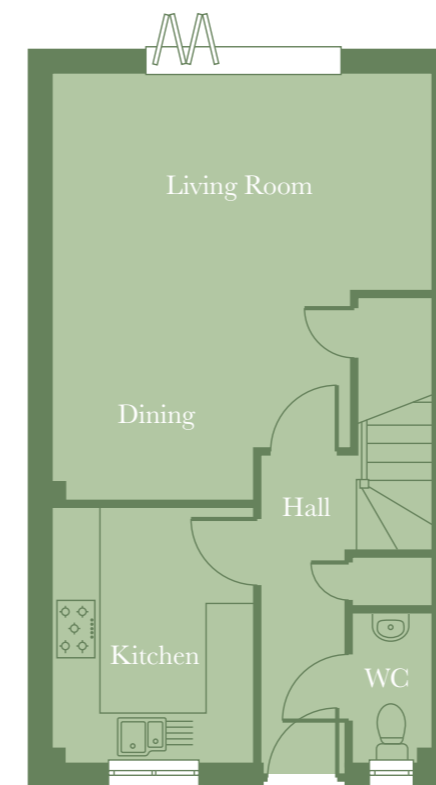
Homes 1 to 4

Semi-detached 3 bedroom homes, all with modern interiors, family gardens and allocated parking for two cars.

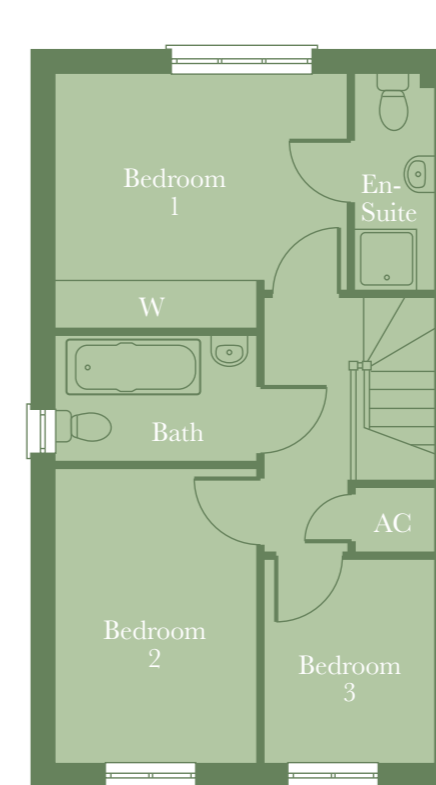
Homes 1 & 3

Living / Dining	5406 x 4797*	17'8" x 15'8"
Kitchen	3190 x 2540	10'5" x 8'4"
Bedroom 1	3693 x 3190	12'1" x 10'5"
Bedroom 2	3712 x 2540	12'2" x 8'4"
Bedroom 3	2554 x 2118	8'4" x 6'11"

Ground Floor



First Floor



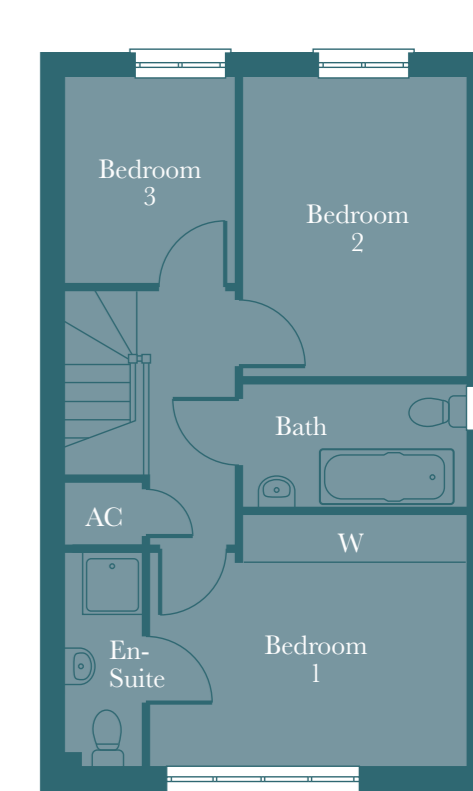
Homes 2 & 4

Living	5050 x 3306	16'8" x 10'10"
Kitchen / Dining	5290 x 2790	17'4" x 9'1"
Bedroom 1	3960 x 3162	12'11" x 10'4"
Bedroom 2	3765 x 2790	12'4" x 9'1"
Bedroom 3	2583 x 2121	8'5" x 6'11"

Ground Floor



First Floor



*Maximum dimension shown



Computer generated image

Homes 5 & 6

Semi-detached 3 bedroom homes, all with modern interiors, family gardens and allocated parking for two cars.

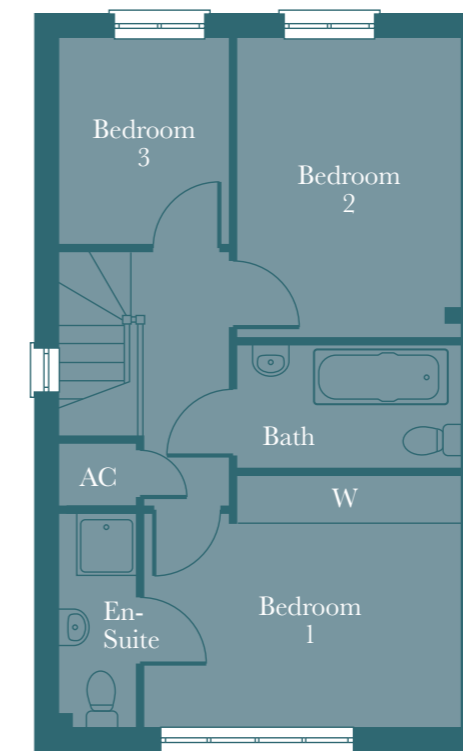
Home 5

Living	5050 x 3306	16'8" x 10'10"
Kitchen / Dining	5290 x 2818	17'4" x 9'3"
Bedroom 1	3933 x 3162	12'10" x 10'4"
Bedroom 2	3765 x 2790	12'4" x 9'1"
Bedroom 3	2583 x 2121	8'5" x 6'11"

Ground Floor



First Floor



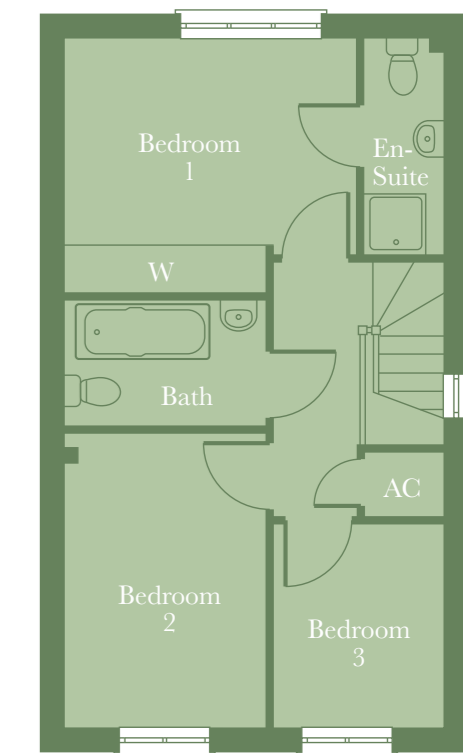
Home 6

Living / Dining	5406 x 4797*	17'8" x 15'8"
Kitchen	3190 x 2540	10'5" x 8'4"
Bedroom 1	3693 x 3190	12'1" x 10'5"
Bedroom 2	3712 x 2540	12'2" x 8'4"
Bedroom 3	2554 x 2118	8'4" x 6'11"

Ground Floor



First Floor



*Maximum dimension shown



Computer generated image

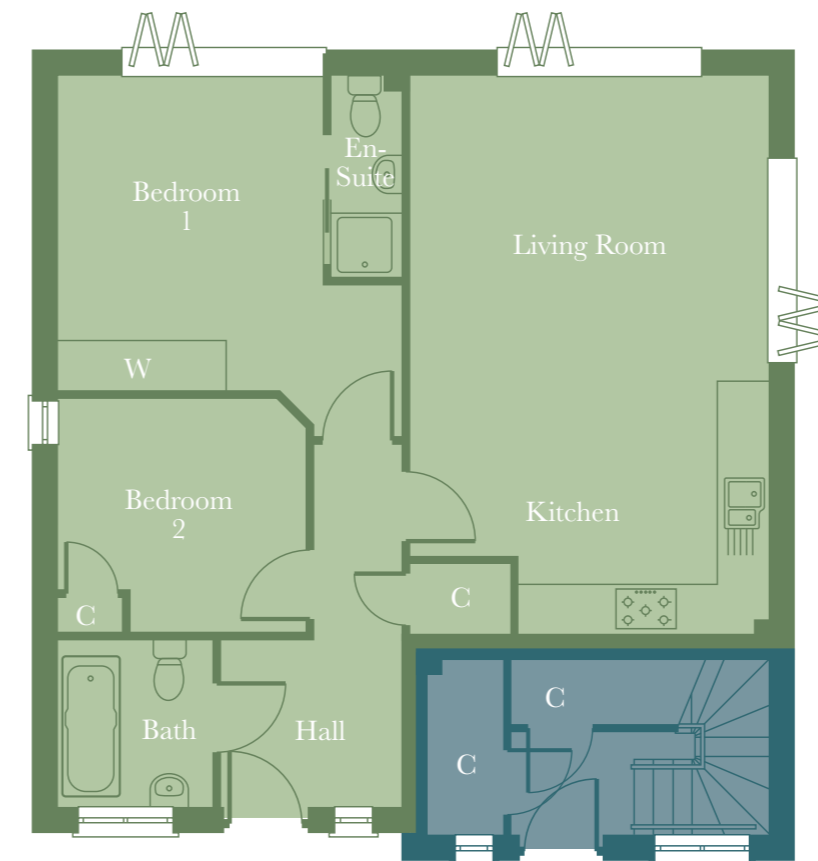
Homes 7 & 8

Two 2 bedroom maisonettes, all with modern interiors, private gardens and allocated parking for two cars.

Home 7

Living / Kitchen / Dining	6750 x 4322	22'1" x 14'2"
Bedroom 1	4250 x 3362	13'11" x 11'
Bedroom 2	3230 x 2971	10'7" x 9'9"

Ground Floor



Home 8

Living / Kitchen / Dining	6950 x 4322*	22'9" x 14'2"
Bedroom 1	3725 x 4150*	12'2" x 13'7"
Bedroom 2	4150 x 3165	13'7" x 10'4"

First Floor



*Maximum dimension shown



Computer generated image

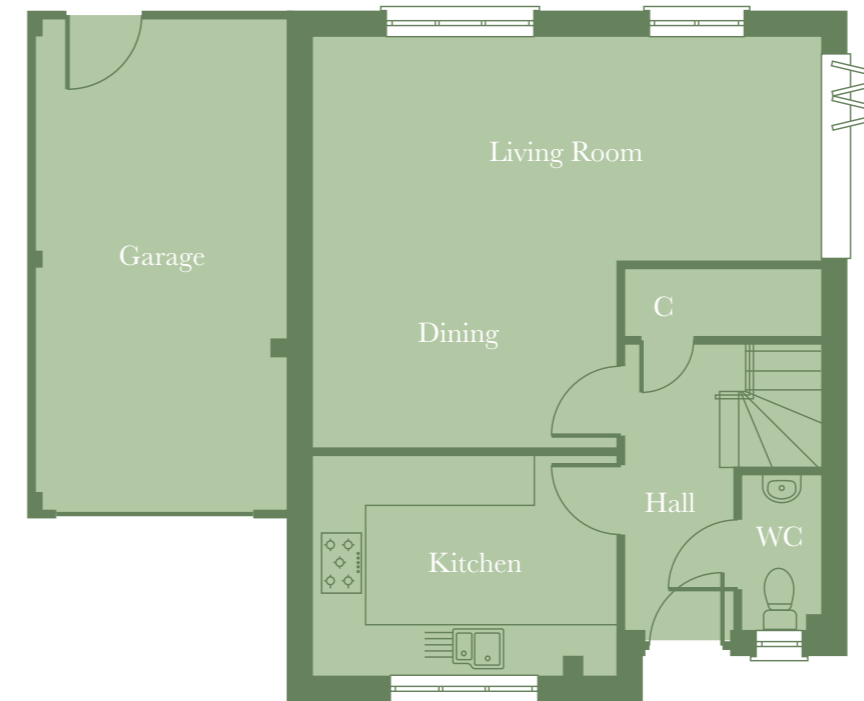
Home 9

Detached 3 bedroom home, with modern interior, family garden, garage and private parking.

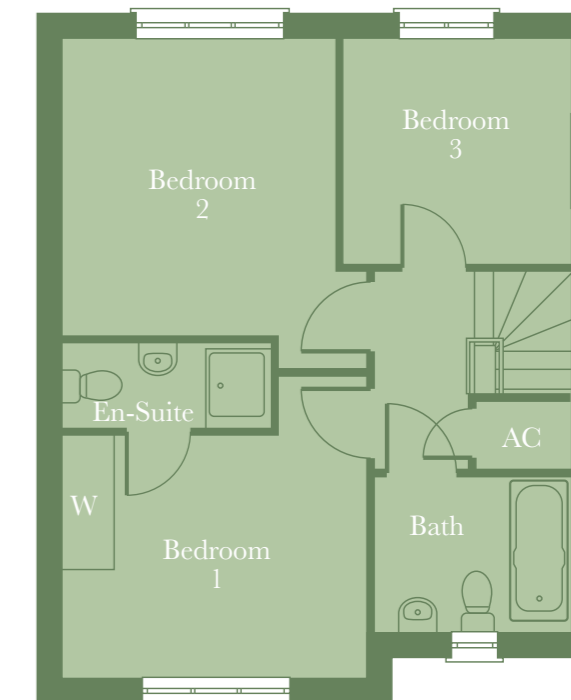
Home 9

Living / Dining	6147 x 494 *	20'2" x 16'2"
Kitchen	3672 x 2640	12' x 8'7"
Bedroom 1	3618 x 3662*	11'10" x 12'
Bedroom 2	3565 x 3269	11'8" x 10'8"
Bedroom 3	2740 x 2692*	8'11" x 8'10"

Ground Floor



First Floor



*Maximum dimension shown

Superb standard of specification and design

KITCHEN

- Expertly designed kitchen, with classic shaker style units and sophisticated Silestone work surface and upstand
- Integrated Bosch appliances include:
 - Single 3D hot air oven
 - Combination microwave, grill & oven
 - Brushed steel 5 burner gas hob with wok style central burner
 - Stainless steel 1.5 bowl sink with stylish mixer tap
 - Dishwasher
 - Fridge/Freezer (70/30)
 - Washer/Dryer
- Modern Electrolux stainless steel extractor canopy
- Attractive Porcelanosa ceramic floor tiling to the kitchen area
- Polished chrome switch plates and downlights
- Sleek under wall unit lighting

BATHROOMS, EN-SUITES & CLOAKROOMS

- Stylish contemporary sanitary ware from Roca
- All basins are fitted with attractive Roca wall hung vanity units
- Impressive Porcelanosa ceramic floor tiles with complementary wall tiling to selected areas
- Roca thermostatic wall-mounted showers
- Polished chrome taps and bathroom fittings
- LED Bathroom mirror light with shaver socket to all bathrooms and en-suites
- Dual fuel chrome towel rails to all bathrooms and en-suites
- LED downlights / recessed ceiling spotlights

UNDERFLOOR HEATING

The underfloor heating to the ground floor is efficient, cost effective and invisible, providing heat precisely where and when you require it with no need for radiators (with the exception of homes 7 & 8)

STYLISH INTERNAL FEATURES

- Bi-fold doors allowing full use of indoor/outdoor living*
- Satinwood painted woodwork and emulsions walls
- Fitted wardrobes to master bedroom with shelf and chrome hanging rail
- Each home is pre-wired to receive satellite and terrestrial TV reception with outlets to the living room and all bedrooms
- Every TV outlet is wired for Sky †
- Telephone points in living room and all bedrooms.
- Chrome sockets and switches
- Combination power point / USB sockets are fitted in the living room and bedrooms
- Integrated smoke and CO2 detectors

GARDEN AND OUTSIDE AREAS

- All gardens are mostly laid to lawn
- Patio areas are paved with Saxon Buff flagstones
- Rear gardens are fenced with 1.8m close boarded fence
- Sheds are provided to all homes (with the exception of homes 7 & 8)
- External lighting to front and rear
- Outside tap

ECOLOGICAL HABITAT

A management company will be created which all owners will belong to. The management company will be responsible for the ongoing maintenance of the ecological habitat together with the other communal areas.

PARKING

- Each property has two allocated parking spaces
- Visitor parking
- Block paved parking areas

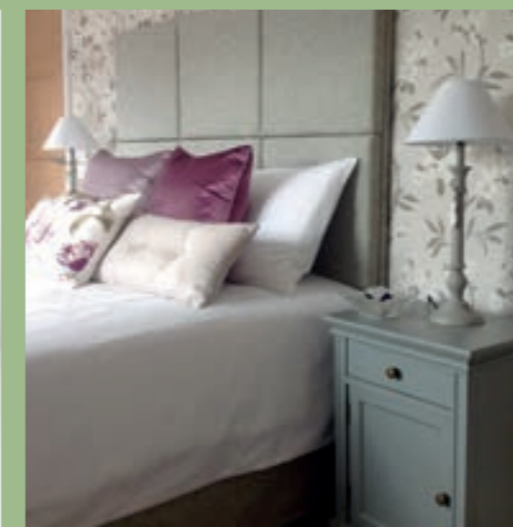
** with the exception of home 8*

† Estimated Broadband speeds in local area

(Standard Broadband - up to 17Mb, Fibre Optic Broadband - up to 76Mb)



All photographs for illustrative purposes only



Orchard Homes

Orchard have been building both bespoke and larger scale developments of the highest quality for over 20 years and we are incredibly proud of our extensive portfolio. Our vision is to be recognised for our inspirational design, outstanding workmanship, responsible building practices and to help build new communities in a wide variety of areas.

As for the next 20 years and beyond – we will continue to build individually designed houses and apartments with their own unique character and distinction.



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NHBC

NHBC is the UK's leading standard-setting body and provider of warranty and insurance for new homes. NHBC work with Orchard Homes to raise the standards of new homes and to provide consumer protection for homebuyers.





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