



Computer generated image of phase 1



Gunwharf Quays



Farmers Way has everything that's great about village life: good shops, excellent schools (the homes are in the catchment area of Catherington Infant School), a renowned technology college, picturesque surroundings and everything close at hand. But look closer and you'll find a location that really does make life easier and more enjoyable.



Local countryside

Horndean is close to some of Hampshire's most popular attractions including the stunning South Downs, Queen Elizabeth Country Park and Butser Hill as well as numerous historic houses, sport and leisure facilities, while those with a penchant for shopping will find Gunwharf Quays retail park a joy to behold!

The picturesque villages of the Meon Valley and the market town of Petersfield are only a short distance away as are the beautiful beaches and yachting marinas of Sussex and Hampshire. For journeys further afield, the A3(M) that links London to the south coast is just minutes from Farmers Way and provides easy access to cities including Brighton, Chichester, Portsmouth, Southampton and Winchester.

Regular buses from the village centre connect Horndean to other nearby villages and towns while commuters can reach London and the north by rail from Rowlands Castle railway station which is just 2 miles from the centre of Horndean. It's all here!

Why not come and see how we've given village life a whole new meaning at Farmers Way?



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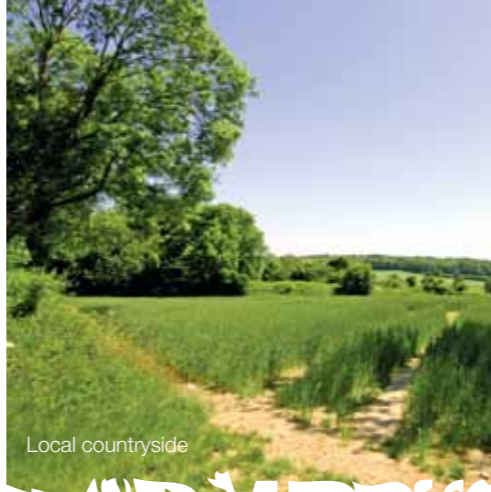


Wilson Designer Homes presents the next phase of this select development of 3 four bedroom detached, 1 three bedroom detached and 2 three bedroom semi-detached homes set in the delightful village of Horndean in Hampshire.

An unmistakable coastline, an array of breathtaking landscapes and a location that brings the best of the south within easy reach...



The illustrations are artist's impressions, landscaping shows how the site may look when mature. Finishes and treatments may vary from those shown. All measurements have been taken from plans, and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. This brochure does not constitute an offer or contract and Wilson Designer Homes Ltd reserve the right to change any specifications of the homes at any time during the course of construction without notice. Brochure: rockitdesign.co.uk



A delightful setting, beautiful interiors and a welcoming comfort you can feel, built into every home.

Kitchen

- Plots 1, 3 and 8 have bespoke, handmade kitchens and plots 2, 6 and 7 have high quality, fitted kitchens.
- Neff/ Bosch stainless steel gas hob, electric double oven and extractor hood
- Integrated Neff/Bosch fridge/freezer and dishwasher
- Choice of ceramic floor tiles
- Low voltage down lights and under pelmet lighting to selected wall units.

Bathroom, En-suites and Cloakrooms

- White contemporary sanitaryware with chrome fittings
- Heated towel rails
- Multi functional high pressure showers
- Half height ceramic wall tiling behind sanitaryware to bathrooms and en-suites, with full height tiling to shower enclosures, and tiled bath panels.

Interior Detailing

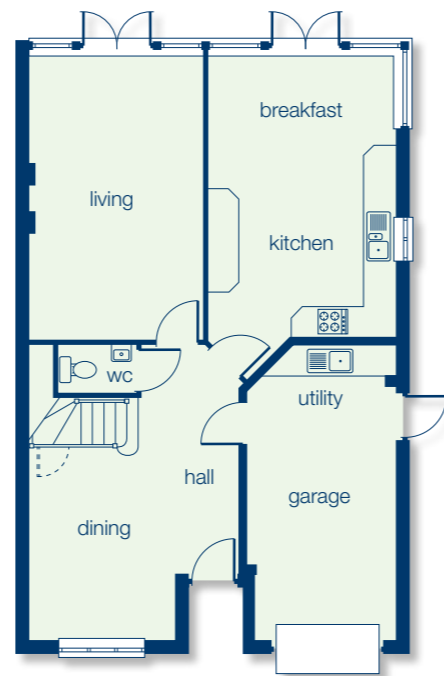
- Internal oak four panel doors with chrome door furniture
- Moulded softwood skirting and architraves
- Staircases with hardwood knewell posts and hand rails
- Smooth finished ceilings throughout
- Wall finishes in natural emulsion.

General

- Gas fired boiler to serve under floor heating system to ground floor and radiators to first floors, with zoned thermostatic controls
- Pressurised hot water system
- Solar PV panels to provide renewable hot water to pressurise hot water system
- Brick fireplace with oak lintel and wood burning stove to living room in plots 3 and 8
- Decorative fire surround with capability to fit gas or electric fire to living room in plots 1, 2, 6 and 7
- High quality uPVC double glazed, lockable windows
- TV aerial and points to living room, kitchen/breakfast rooms, and all bedrooms
- Sky HD cables wired from attic to living room
- CAT5 networking cables to most rooms for computer/TV/audio networking capability
- Mains powered smoke alarms
- Intruder alarm system
- Paving slabs to pathways and patios where indicated
- Turfed front and rear gardens
- External tap
- PIR external lights to all units
- 10 year NHBC guarantee

*Choice subject to stage of construction.

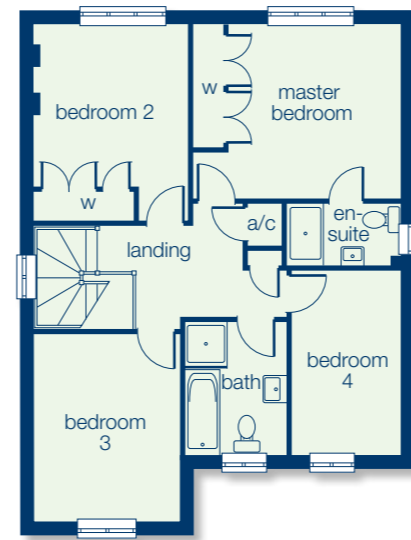
FARMERS WAY HORNDEN · HAMPSHIRE



1

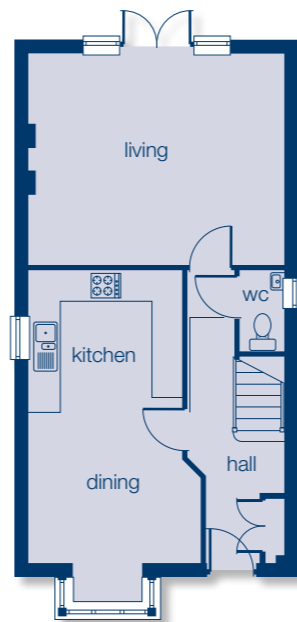
GROUND FLOOR

Living Room	19' x 11'7"	5795 x 3537
Kitchen/Breakfast	18'10 x 12'5"	5730 x 3795
Dining Room	19'8" x 14'	5995" x 4267
Utility/Garage	19'7" x 9'10"	5970" x 3000



FIRST FLOOR

Bedroom 1	13'9" x 11'8"	4200" x 3545
Bedroom 2	13'1" x 10'3"	3995" x 3132
Bedroom 3	12'6 x 9'8"	3801 x 2940
Bedroom 4	12'3 x 7'3"	3745 x 2200



2

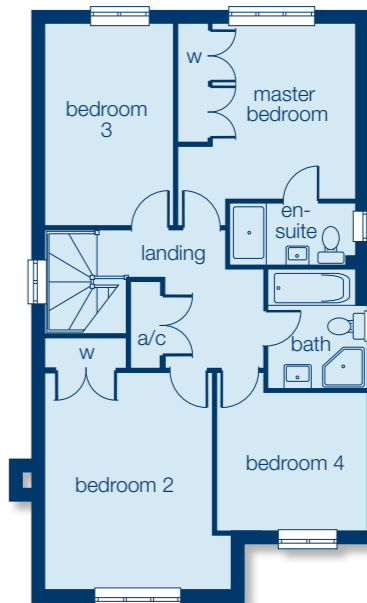
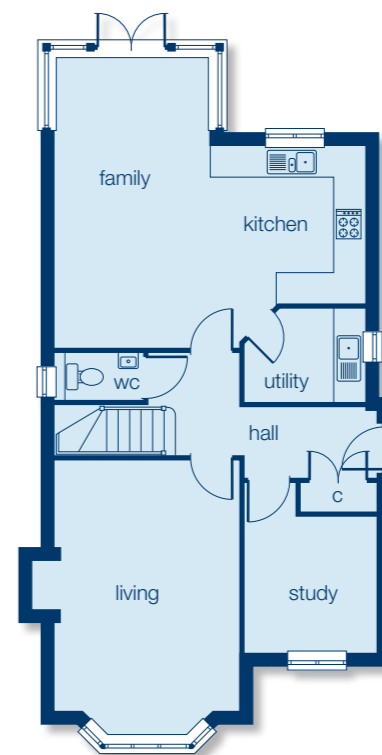
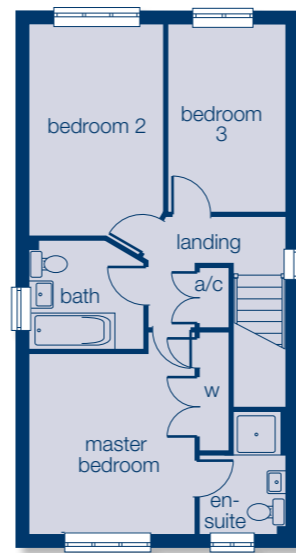
GROUND FLOOR

Living Room	17'1 x 14'1"	5200 x 4300
Kitchen/Dining	19'8 x 11'6"	5990 x 3500"

FIRST FLOOR

Bedroom 1	12'1 x 12'	3690 x 3350
Bedroom 2	14'1" x 8'10"	4300" x 2700"
Bedroom 3	12'6 x 7'10"	3800 x 2400

*minimum dimension *maximum dimension
All bedroom dimensions exclude wardrobes where applicable.



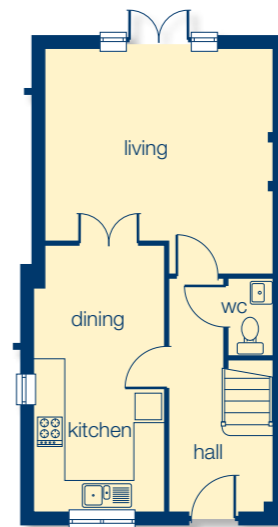
3

GROUND FLOOR

Living Room	16'8 x 12'4"	5100 x 3750
Kitchen/Family	19'4 x 20'8"	5896 x 6290
Study	11'1" x 8'9"	3340" x 2665

FIRST FLOOR

Bedroom 1	11'9" x 11'7"	3590" x 3545"
Bedroom 2	14'5" x 11'1"	4400" x 3390"
Bedroom 3	13'5 x 8'6"	4096 x 2600
Bedroom 4	9'11 x 9'2"	3025 x 2795"



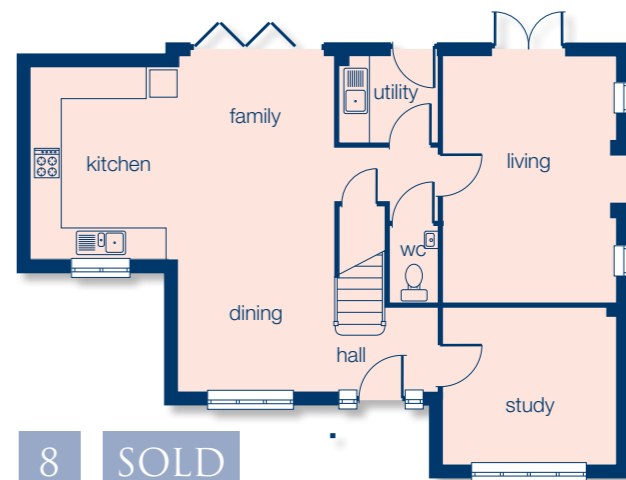
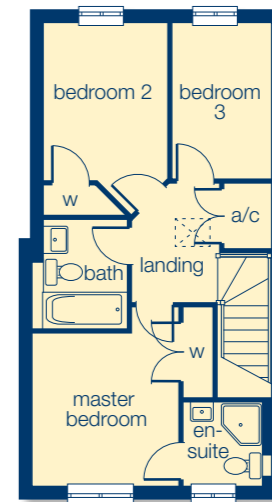
6 & 7

GROUND FLOOR

Living Room	15'2 x 15'2"	4626 x 4572"
Kitchen/Dining	17'8 x 8'8"	5397 x 2651"

FIRST FLOOR

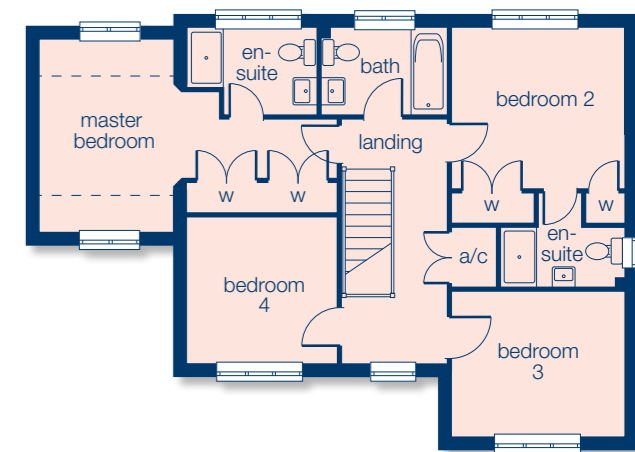
Bedroom 1	10'2" x 9'8"	3100" x 2951
Bedroom 2	10'6" x 8'2"	3200" x 2500
Bedroom 3	10'4 x 6'8"	3150 x 2026



8 SOLD

GROUND FLOOR

Living Room	16'5 x 11'6"	5000 x 3508
Kitchen/Family/Dining	22'4" x 20'2"	6805" x 6157"
Study	11'6 x 10'6"	3508 x 3190



FIRST FLOOR

Bedroom 1	20'3 x 12'9"	6162" x 3890
Bedroom 2	11'6 x 10'8"	3508 x 3250
Bedroom 3	11'6 x 9'8"	3508 x 2940
Bedroom 4	9'11 x 9'9"	3032 x 2965

*minimum dimension *maximum dimension
All bedroom dimensions exclude wardrobes where applicable.