



# FARMERS WAY

HORNDEAN · HAMPSHIRE



Phase 1 of this select country development of 3 four bedroom detached and 2 three bedroom semi-detached homes set in the delightful village of Horndean in Hampshire

WILSON

DESIGNER HOMES

We've thought of everything. A delightful setting, beautiful interiors and a welcoming comfort you can feel built into every home.

### Kitchen

- Choice of high quality kitchen furniture\* · Stainless steel gas hob, electric double oven and extractor hood (Plots 1 & 9 Range cooker fitted) · Integrated fridge/freezer and dishwasher · Neff Appliances
- 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\*
- Shaver points, extractor fans and recessed low voltage down lights.

### Interior Detailing

- Internal oak four panel doors with chrome door furniture
- Moulded softwood skirting and architraves · Staircases with hardwood kneewell posts and hand rails · Smooth finished ceilings and decorative coving fitted throughout · Timeless eggshell for all wood work · Wall finishes in Natural Calico emulsion · Plots 1, 2 & 9 living rooms to have fire place with hardwood lintel capable of installing a wood burning stove · Plots 3 & 4 living rooms to have decorative fire surround capable of fitting a gas or electric fire.

### General

- Gas fired central heating with two zoned thermostatic controls
- Pressurised hot water system · High quality uPVC double glazed, lockable windows · TV aerial and points to living room, kitchen/ breakfast rooms, and all bedrooms · Twin Cat5 networking cables to most rooms for computer/audio networking capability · Sky HDMI cables wired from attic to living room. (Sky to be fitted by customer) · Mains powered smoke alarms · Intruder alarm systems · 10 year NHBC guarantee · Paving slabs to pathways and patios where indicated · Turfed front and rear gardens · External tap · PIR external lights to all units.

\*Choice subject to stage of construction.



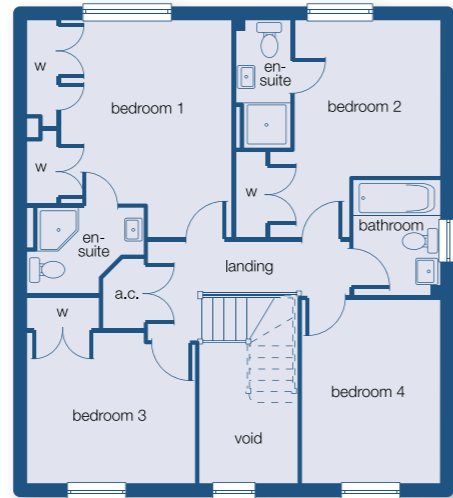
Petersfield



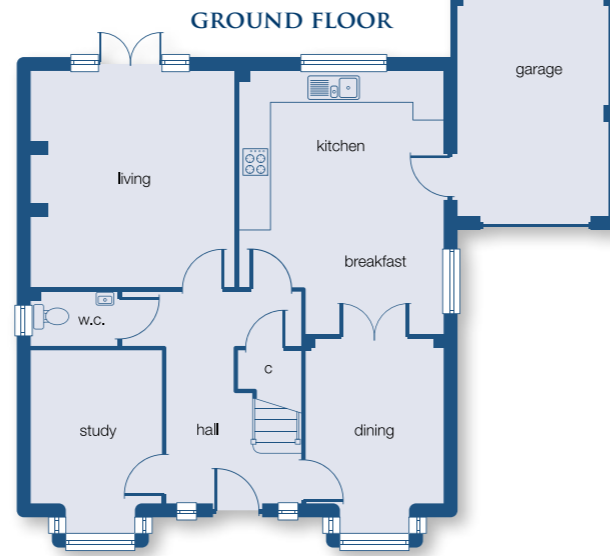
Local countryside



Photographs show a previous Wilson development



FIRST FLOOR



GROUND FLOOR

### GROUND FLOOR

Living Room	14'5 x 13'7	4390 x 4145
Kitchen/Breakfast	17'6 x 13'7	5340 x 4145
Dining Room	13'0 <sup>†</sup> x 9'2	3959 <sup>†</sup> x 2800
Study	12'2 <sup>†</sup> x 8'8	3709 <sup>†</sup> x 2650

### FIRST FLOOR

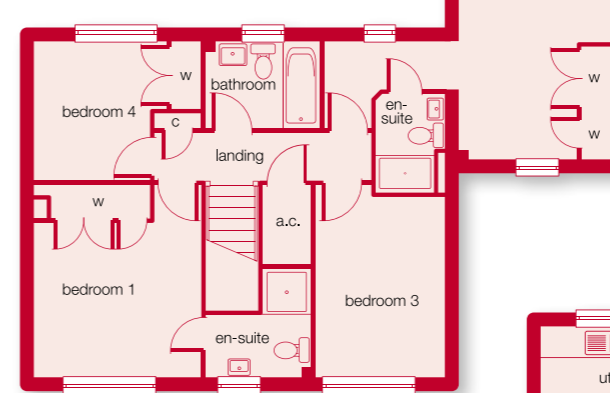
Bedroom 1	14'5 x 11'4	4390 x 3445
Bedroom 2	10'4* x 9'8*	3150* x 2945*
Bedroom 3	11'2 x 10'0	3400 x 3050
Bedroom 4	12'2 x 9'2	3709 x 2800

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

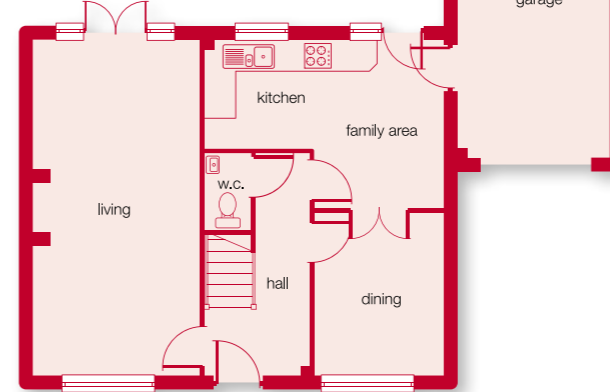
## ONE

## TWO

### FIRST FLOOR



### GROUND FLOOR



### GROUND FLOOR

Living Room	22'4 x 11'2	6805 x 3400
Kitchen	7'4 x 7'3	2225 x 2200
Family Area	11'2 x 8'7	3400 x 2618
Dining Room	10'10 x 8'7	3305 x 2618

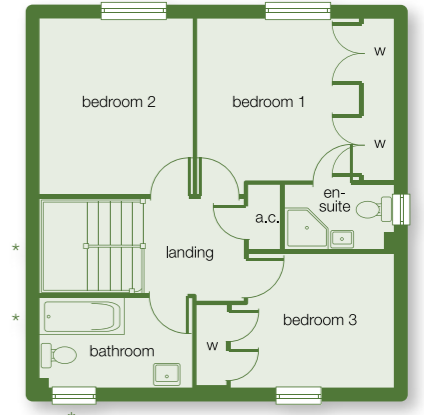
### FIRST FLOOR

Bedroom 1	11'2 x 10'3	3400 x 3126
Bedroom 2	16'7 x 10'1	5055 x 3085
Bedroom 3	12'0 x 8'7	3655 x 2618
Bedroom 4	9'2 x 8'10	2800 x 2700

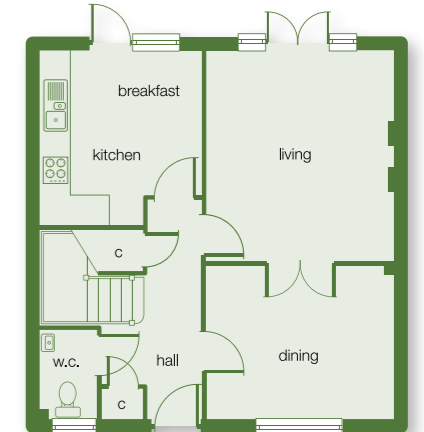
All bedroom dimensions exclude wardrobes where applicable.

## THREE & FOUR

### FIRST FLOOR



### GROUND FLOOR



### GROUND FLOOR

Living Room	14'0 x 12'6	4280 x 3800
Kitchen/Breakfast	11'8 x 10'10	3555 x 3297
Dining Room	12'6 x 10'2	3800 x 3100

### FIRST FLOOR

Bedroom 1	10'10 x 10'9	3297 x 3280
Bedroom 2	11'8 x 10'2	3555 x 3100
Bedroom 3	10'10 x 8'10	3297 x 2700

All bedroom dimensions exclude wardrobes where applicable.

\*Plot 3 shown, plot 4 does not have the window shown but has windows marked on the left wall.



Local countryside



Gunwharf Quays



Chichester



Take a closer look at this delightful Hampshire countryside setting and you'll find an unmistakable coastline, an array of breathtaking landscapes and a location that brings the best of the south within easy reach.

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.

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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