



# SUNNINGDALE HOUSE

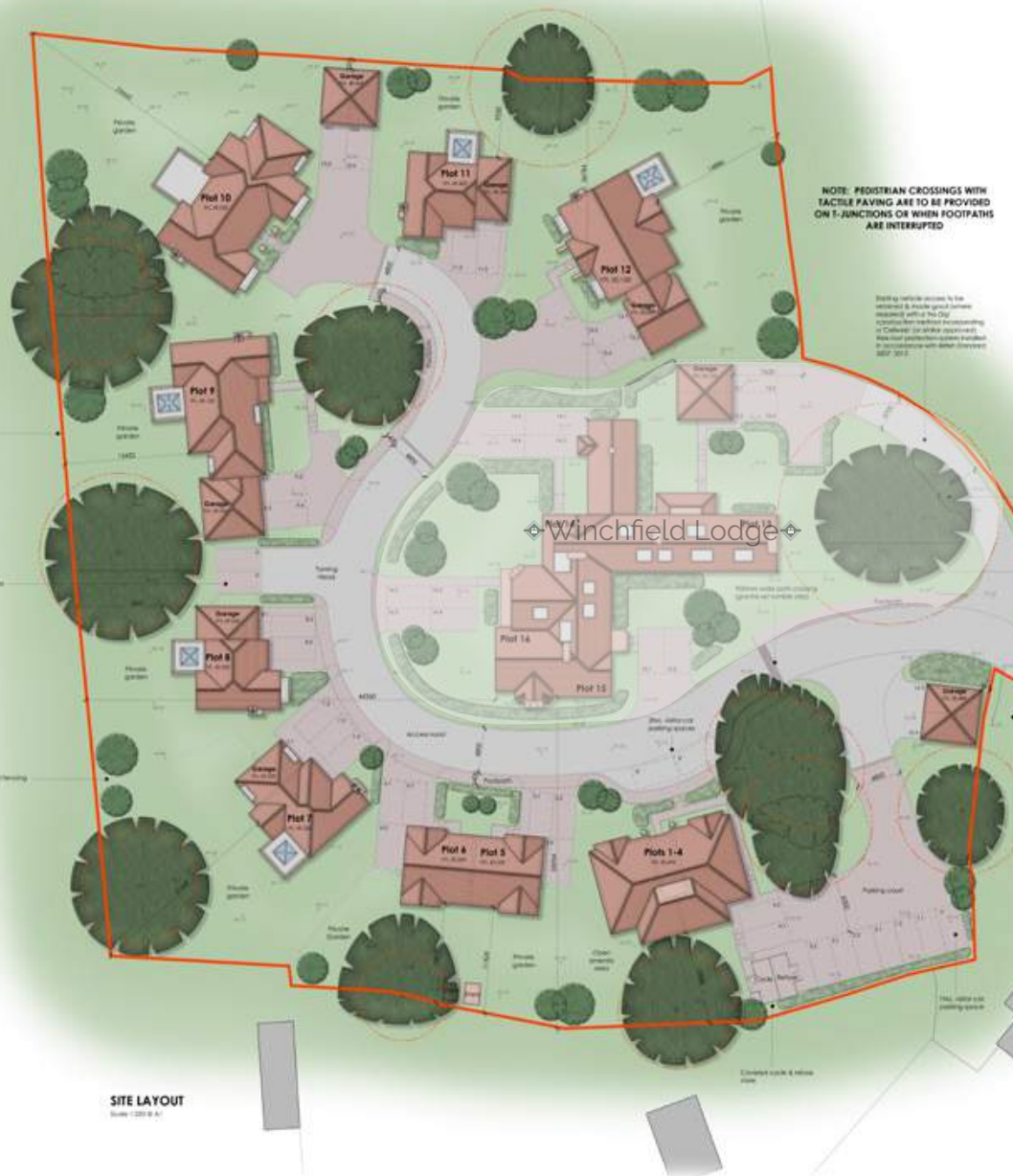
DEVELOPMENTS

*in Hampshire*

Winchfield View



## Winchfield View



Winchfield View is a select development of stunning high specification new homes by Sunningdale House Developments, in a fine location with pleasing views situated about two miles from the village of Hartley Wintney in Hampshire.

Hartley Wintney high street is full of individual shops, a renowned cricket green, a golf club and a lovely village pond. The thriving town of Reading is about 14 miles away, Wokingham about 11 miles and Basingstoke 10 miles.



For the commuter, the closest railway stations are Winchfield (half a mile) and Hook (4 miles), providing travel in approximately 50 minutes to London Waterloo. Motorway access is via the M3 at nearby Hook (j5), and the M4 at Reading (j11).

Winchfield itself is somewhat unique in that whilst retaining the charm of a semi-rural hamlet surrounded by open fields and areas of woodland, it benefits from a train station with direct links to London Waterloo. Central London is about 41 miles and Heathrow Airport 32 miles.

The specification includes renowned kitchens by Sunningdale House Developments; plots 5, 6, 7, 8 & 11 feature Siemens appliances including single oven, combi microwave oven, four burner gas hob, integrated fridge freezer, integrated dishwasher and integrated washer drier, Elica extractor and Caple wine fridge. Plots 9, 10 and 12 feature Siemens appliances including 2 no single ovens, combi microwave oven, five burner gas hob, integrated dishwasher, warming drawers and integrated coffee machine, Caple wine fridge and Fisher & Paykel Fridge Freezer. Please note that the developer reserves the right to changes to specification during the build programme.

To view, telephone 01252 842100.





## DISTINCTIVE HOUSE DESIGNS

Plot 10 Winchfield View



Plot 9 Winchfield View



Plot 11 Winchfield View



DISTINGUISHED • DESIRED • DEPENDABLE



Photos by johnjoe.co.uk from show house plot 11 Winchfield View



## PLOTS 5 & 6



Approximate size plots 5 & 6  
1,127 sq. ft.

## GROUND FLOOR - Plot 5& 6

Reception Hall:

Cloakroom:

Living Room: 4.9m. x 3.9m. (16'0" x 12'11")

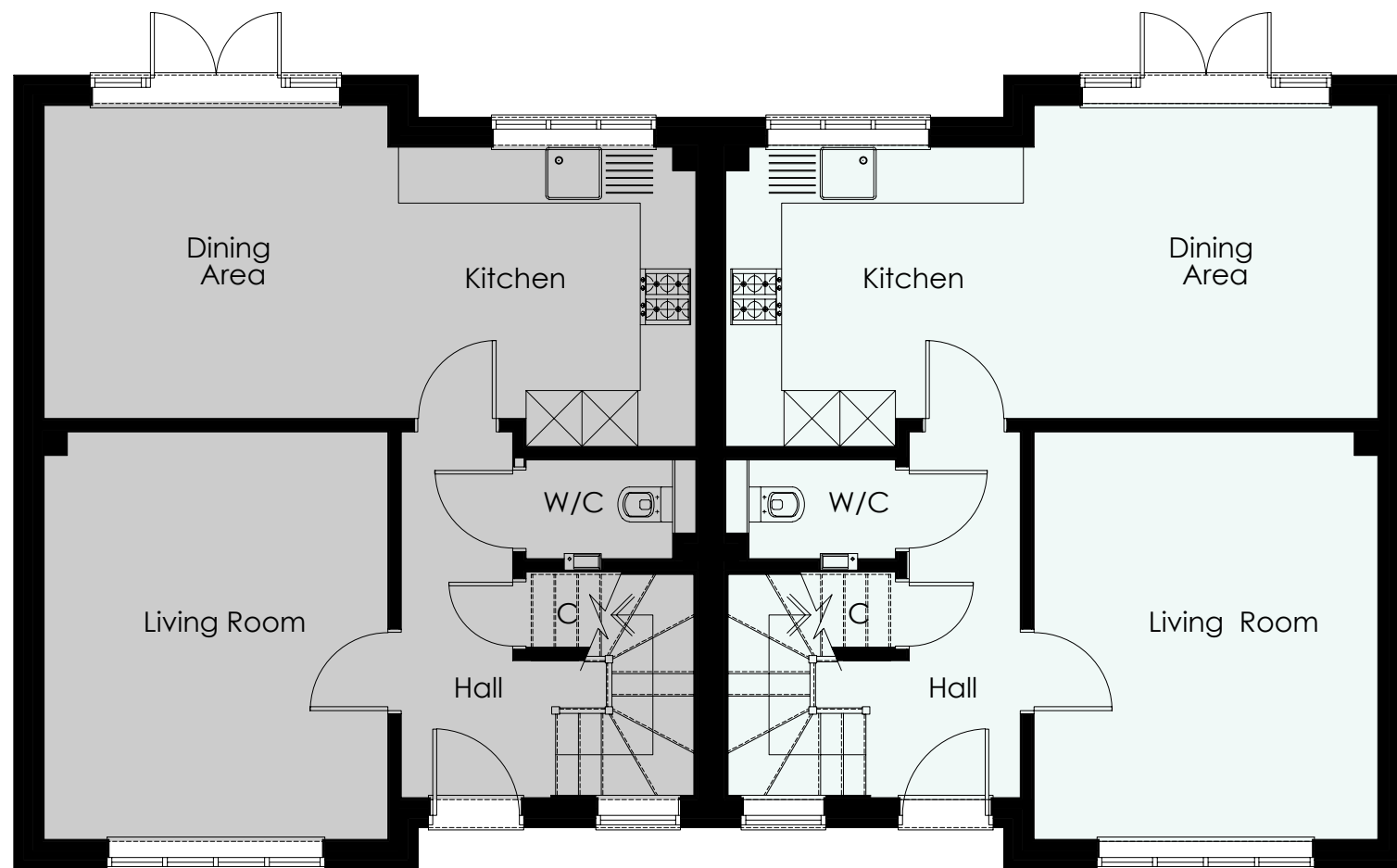
Kitchen / Dining / Family:

Kitchen Area: 4.5m. x 3.3m. (14'10" x 10'10")

Dining Area: 4.0m. x 2.9m. (13'1" x 9'6")

Orangery: 3.6m. x 3.2m. (11'9" x 10'5")

Garage: 6.1m. x 3.3m. (20'0" x 10'9")



FIRST FLOOR - Plots 5 & 6

Landing

Bedroom 1: 4.5m. x 3.4m. (14'10" x 11'1")

En-Suite Shower:

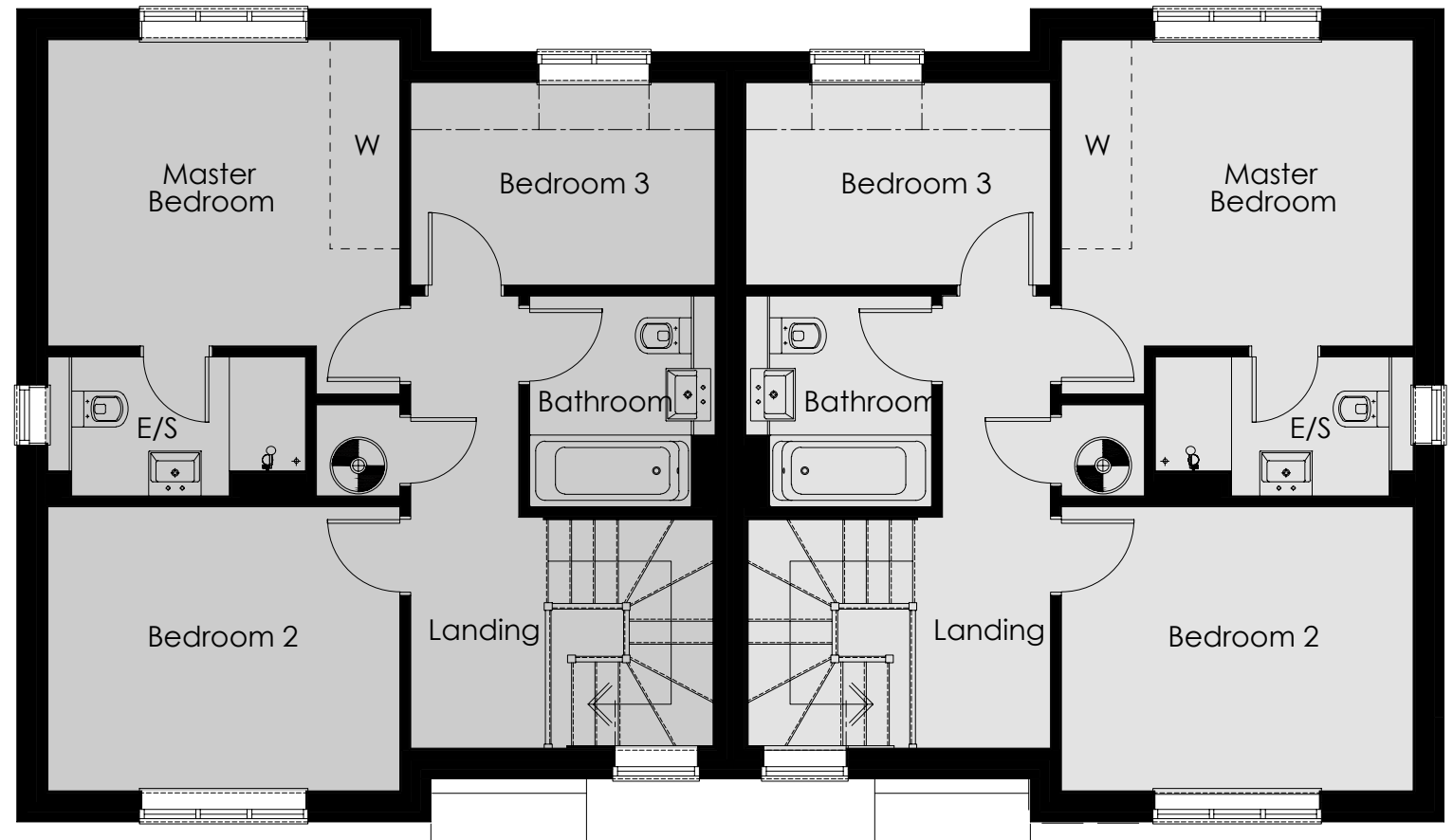
Bedroom 2: 3.5m. x 3.3m. (11'5" x 10'10")

En-Suite Shower:

Bedroom 3: 3.9m. x 3.9m. (12'10" x 12'10")

Bedroom 4: 3.9m. x 2.9m. (11'11" x 9'6")

Family Bathroom



## KITCHENS AND UTILITY

- Luxury handcrafted bespoke furniture with soft close cupboards and drawers are fitted to all houses.
- Silestone worktops are fitted to plots 5, 6, 7, 8 & 11 with 100mm upstand and Silestone splashback to hob.
- Carrera Quartz worktops are fitted to plots 9, 10 & 12 with 100mm upstand and glass wall cladding.
- Plots 5, 6, 7, 8 & 11 feature Siemens appliances including a single oven, combi oven/microwave, four-burner gas hob, integrated Stainless Steel cooker hood, integrated fridge/freezer and integrated dishwasher.
- Plots 9, 10 & 12 feature Siemens appliances including 2 x single ovens, combi oven/microwave, five burner gas hob and a coffee machine. A Fisher & Paykel fridge/freezer is fitted. Extractor hoods to plots 9 & 12 are integrated with a recessed ceiling extractor to plot 10.
- A Caple wine cabinet features in all plots.
- A Caple Ceramic Twin Bowl 'Belfast' style sink is fitted to plots 9, 10 & 12 with a Curvato chrome mixer tap.
- A undermounted stainless steel sink is fitted to plots 5, 6, 7, 8 & 11 with a Curvato chrome mixer tap.
- Under cabinetry LED mood light detailing .
- An electric and plumbing supply is installed in the garage for the later addition of a freestanding washing machine and tumble dryer to plots 7, 8 & 11.
- An electric and plumbing supply is installed in the utility rooms for the later addition of a freestanding washing machine and tumble dryer to plots 9, 10 and 12.

## BATHROOMS, EN-SUITES AND CLOAKROOMS

- Bathrooms, en-suites and cloakrooms feature luxury floor and wall tiles.
- Basins to bathrooms, en-suites and cloakrooms are set within vanity units with multi-point shaver sockets.

- Wall hung, soft close WCs with dual flush push button fittings to all bathrooms, en-suites and cloakrooms.
- Bathrooms are equipped with a bath, mixer tap, shower attachment and bath screen.
- Chrome taps and fittings throughout.
- Towel radiators are fitted to bathrooms, en-suites and cloakrooms.
- LED motion sensor backlights in all bathrooms and ensuites illuminate for night-time use.
- Electric underfloor heating to bathrooms and en-suites.

## EXTERNAL DOORS AND WINDOWS

- High performance double glazed, UPVC windows with security locks are fitted to all plots.
- French doors lead to patio areas and gardens.
- Factory painted, timber entrance doors with etched glass and high security, multi-point locking system.

## ELECTRICAL, SECURITY AND HEATING

- Low energy LED down lighting features throughout.
- Underfloor heating to ground floors of plots 9, 10 and 12.
- Extractor fans are fitted to all bathrooms, en-suites and cloakrooms.
- Mains operated heat/smoke/carbon monoxide detectors with battery backup are fitted to selected areas.
- All electrical face plates are finished in brushed chrome with black inserts.
- Telephone and TV aerial points fitted to selected rooms.
- All plots are pre-wired for an alarm system.
- Energy efficient, gas condensing boilers.
- Each radiator has individual thermostatic control valves.

## DECORATION AND FINISHES

- Plots 5, 6, 7, 8 & 11 feature coving to selected rooms.
- A combination of coving and sculptured cornice is fitted to plots 9, 10 & 12.
- Timber staircases feature Oak handrails and newel caps with painted balustrades.
- Wood effect laminate flooring is fitted to plots 5, 6, 7, 8 & 11 to the ground floor excluding the cloakroom and living room.
- Engineered wood flooring is fitted to the ground floor in plots 9, 10 & 12 excluding the cloakroom, study and living room (excluding the family room in plot 10).
- Deep piled carpet is fitted to the living room, study, stairs, landing and all bedrooms (and family room in plot 10) as applicable.
- Complementary ceramic tiles are fitted to all kitchens.
- Utility rooms feature wood effect laminate flooring to plots 9, 10 & 12
- Wardrobes are fitted to the master bedroom.
- Internal doors are hardwood lacquered Oak with polished chrome ironmongery.

## EXTERNAL

- Rear gardens are laid to lawn with a patio area.
- Mature landscaping is planted to the front of all properties.
- Garages are fitted with up and over doors.
- A water tap and power point is fitted to the rear of all properties.
- External lighting features to the front and rear of all properties.

10 year BLP warranty



An aerial photograph of a large, luxurious estate. The central focus is a large, multi-story house with a complex roofline, multiple chimneys, and a mix of brick and stone construction. It is surrounded by manicured lawns, numerous mature trees, and several smaller outbuildings or cottages. The estate is set in a rural area with rolling green hills and more trees in the background.

TO SEE SOME OF THE PROPERTIES THAT PLOTS 5 & 6 ARE ALSO PART OF  
WINCHFIELD VIEW AND WINCHFIELD LODGE, CLICK ON THE LINKS BELOW



**Video tour plots 7, 8 and 11**



**Video tour plots 9, 10 and 12**



**Video tour Winchfield Lodge**



## Consumer Protection Regulations

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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned.

Viewing

Telephone sole agents  
McCarthy Holden: 01252 842100

Local Authority  
Hart District Council  
01252 622122



[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)