

Woodcroft Copse

Waterlooville





East Meon Valley from near Butser Hill, South Downs, Hampshire

Woodcroft Copse Waterlooville

Hampshire and West Sussex's varied countryside and coastline will be your new stomping ground, with so much to explore just moments from your new home. Despite being one of Hampshire's newest towns, Waterlooville is surrounded by ancient Roman landscapes and the unspoilt countryside of the South Downs National Park. This coast and country location has something for everyone, with several large towns and cities within reach including Portsmouth, giving you a vast choice of beachfront, entertainment, restaurants and shopping within 10 miles.

Woodcroft Copse is a small collection of two, three and four bedroom homes in the quiet area of Lovedean, Waterlooville. With a wide choice of homes, these spacious terraced and semi-detached houses offer a chance to find a space to suit you, complete with private gardens on a quiet, semi-rural development. Situated next to Woodcroft Primary School, Woodcroft Copse is ideal for young families whilst Bedhampton and Rowlands Castle stations are within a 15 minute drive for commuters.

Brought to you by Guinness Homes, just 25 homes are available with Shared Ownership making Woodcroft Copse an affordable route to home ownership within reach of Hampshire's towns, cities and countryside.

Stunning South Downs landscapes

Close to the 1,600km² of beautiful countryside, it's all yours to explore from Woodcroft Copse.

Daily essentials can be found in Waterlooville town centre, an 8 minute drive south of Woodcroft Road with large supermarkets such as Asda, Sainsbury's and Waitrose & Partners. A small high street includes banks, pharmacies and a library whilst Wellington Retail Park offers plenty of homeware shops to help you decorate your new home, whether it be a lick of paint in your favourite colour or a desk for your new 'working from home' setup.

Exercise classes, a three-storey gym and a swimming pool with kids sessions can be found a 7 minute drive away at Horizon Waterlooville Leisure Centre. If you work up an appetite there are plenty of takeaways to choose from, including local favourite Banks Fish & Chips. Try the restaurant Koop+Kraft, a 5 minute drive, for a stylish take on comfort food and cocktails. Local pubs in and around Waterlooville include The Heroes, Ember Woodpecker, The Harvest Home, The Bird in Hand and The Plough & Barleycorn.

Weekends call for adventures, so follow winding roads to lead you across Hampshire's charming villages and hamlets, tucked away in this beautiful natural landscape peppered with historic architecture, country parks and traditional pubs. Four London Road at neighbouring Horndean is a good place to start with a huge brunch menu to keep you full all day. Families are spoiled with Queen Elizabeth Country Park and Butser Ancient Farm archeological site nearby, featuring cafés, cycle routes, woodland trails and kids clubs. Check out a variety of events and workshops taking place amongst the reconstructed Iron Age buildings throughout the year at Butser Farm.

Between Woodcroft Copse and Winchester to the north east, the South Downs National Park is a vast natural resource with stunning views with challenging walks to scenic rambles. Follow the Hampshire/Sussex border on the Staunton Way through the pretty villages of Chalton and Finchdean, or join the Wayfarers Walk north to Berkshire or south to Emsworth, but be sure to make a stop at Hambledon Vineyard for English sparkling wine, produced just 6.5 miles from your new home.

Local schools include many of the UK's best independent schools as well as 2 world class universities at Portsmouth and Southampton. Good primary schools include Woodcroft Primary, Kingscourt Primary and Outstanding Horndean Infant School, as well as good secondary schools such as Horndean Technology College and the Cowplain School.



Winchester City Centre High Street



South Downs National Park



Portsmouth bay

Independent, historic and home to Royal Navy Portsmouth and Southsea are fantastic destinations on your doorstep.

Blending naval history with sleek modern amenities, Portsmouth is a waterfront city designed for shopping and dining out, with plenty to see and do. You may already know the big attractions which draw crowds from all over, like the Emirates Spinnaker Tower, Portsmouth Historic Dockyard and The Mary Rose. Plenty of museums delve deep into Portsmouth's past, none better than HMS Victory herself at Portsmouth Historic Dockyard.

Shoppers will love the discounts on designer brands at Gunwharf Quays located right on the harbour front where plenty of well known restaurants have large outdoor terraces to make the most of the waterfront setting. It's easy to spend a day here, with Vue Cinema, Hollywood Bowl, a casino and boat rentals and tours all available at Gunwharf Quays. Two theatres can further be found in Portsmouth, or join Pompey supporters at Fratton Park for your weekend sport entertainment.

Global street food, local produce, antiques and crafts can all be found at one of Portsmouth's thriving independent markets such as Love Southsea Market and Guildhall Square Street Food Market. This city is proud of their vast array of independent businesses, making the area unique and giving you the opportunity to find your own local gem especially around Albert, Osborne and Castle Roads.

The original medieval town, now Old Portsmouth, retains many historic buildings and statues including the Square and Round Towers with great views across the Solent. Clarence Pier stretches out alongside the coast with fairground favourites, whilst Southsea Castle towers over Southsea Beach and Common, where the annual Great South Run is hosted, and is popular during the summer as a retreat from the city, complete with fish and chips and arcade games at Portsmouth's second pier, Southsea Pier.



Southsea pier, Portsmouth



Retail

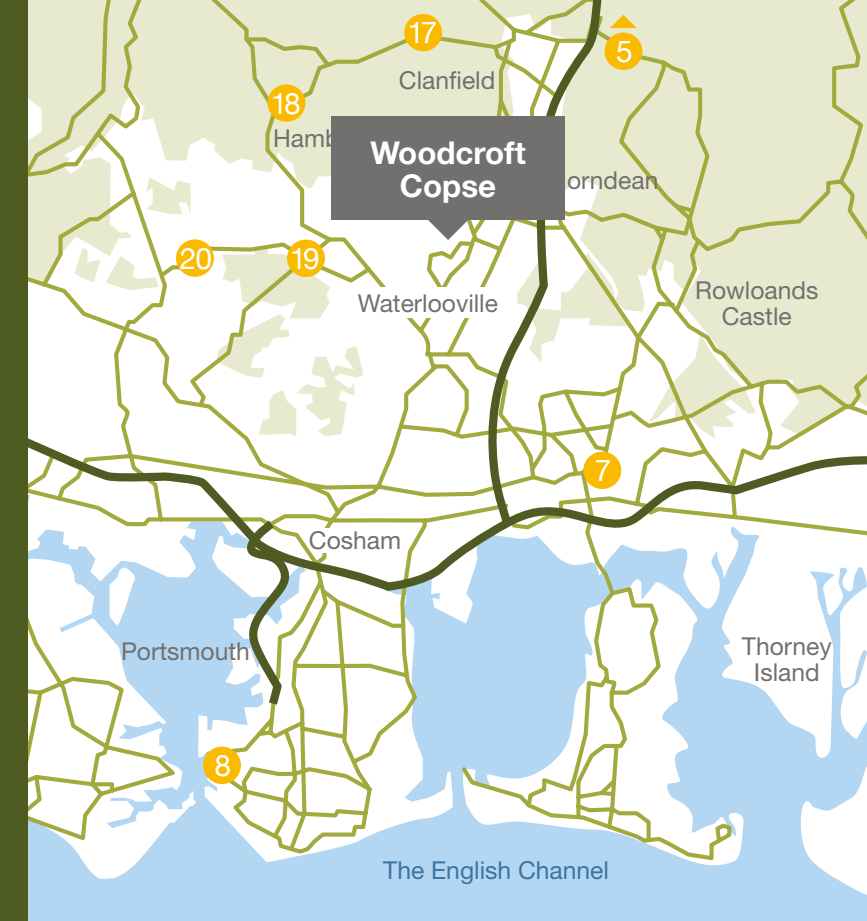
1. Waitrose & Partners
2. Sainsbury's
3. Iceland
4. Wellington Retail Park

Leisure

5. Queen Elizabeth Country Park
6. Waterlooille Leisure Centre
7. Horizon Leisure Centre
8. Gunwharf Quays

Restaurants/pubs/cafes

9. Koop+Kraft
10. Banks Fish & Chips
11. Giorgio's
12. Plough & Barleycorn
13. The Heroes
14. The Fox & Hounds
15. Four London Road
16. The Bird in Hand
17. The Bat & Ball, Hambledon
18. The Vine, Hambledon
19. Harvest Home
20. Horse & Jockey



Discover Portsmouth

Travel by train, road or boat from Portsmouth, as this transport hub for the south of England is well connected with direct routes to London, the Isle of Wight, cross-channel ferries and nearby cities such as Southampton (including its airport) and Winchester.



Travel times by car starting from Woodcroft Copse to



Travel times by train from Rowlands Castle to...



Travel times are in minutes and are approximate. Source Google Maps and trainline.com

Site plan

Woodcroft Copse



- The Aspen
- The Buckthorn
- The Chestnut
- The Dogwood
- The Elm
- Rent



2 bedroom house | 80m²

The Chestnut



3 bedroom house | 94m²

The Dogwood



Plots 4, 11, 12, 20, 21, 32, 33

Kitchen	3.74m	x	2.14m
Lounge/dining	4.25m	x	4.26m
Bedroom 1	3.55m	x	3.44m
Bedroom 2	4.25m	x	3.46m

Two bedroom house comprising of an entrance hall, open plan living/dining room leading to the rear garden, separate kitchen, WC, storage, two bedrooms and a family bathroom.

Plots 5, 7, 14, 15, 18, 19

Kitchen	3.07m	x	2.90m
Lounge/Dining	5.00m	x	4.92m
Bedroom 1	4.19m	x	2.85m
Bedroom 2	4.41m	x	2.70m
Bedroom 3	3.30m	x	2.20m

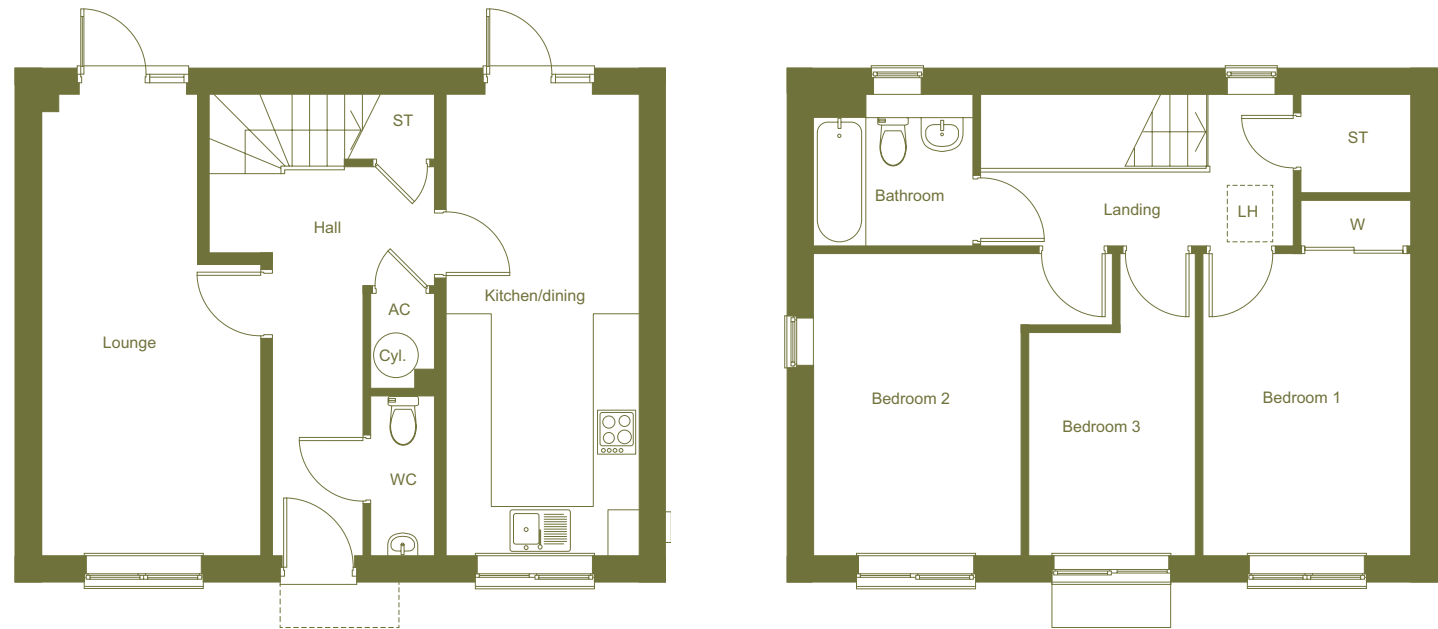
Three bedroom house comprising of an entrance hall, lounge/dining room leading to the rear garden, separate kitchen, WC, storage, three bedrooms and a family bathroom.

*Indicates that this plot is handed. **Window layout differs for some plots. Please speak to a sales consultant for more information.

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3 bedroom house | 96m²

The Buckthorn



Ground floor

First floor

Plots 3, 6, 8

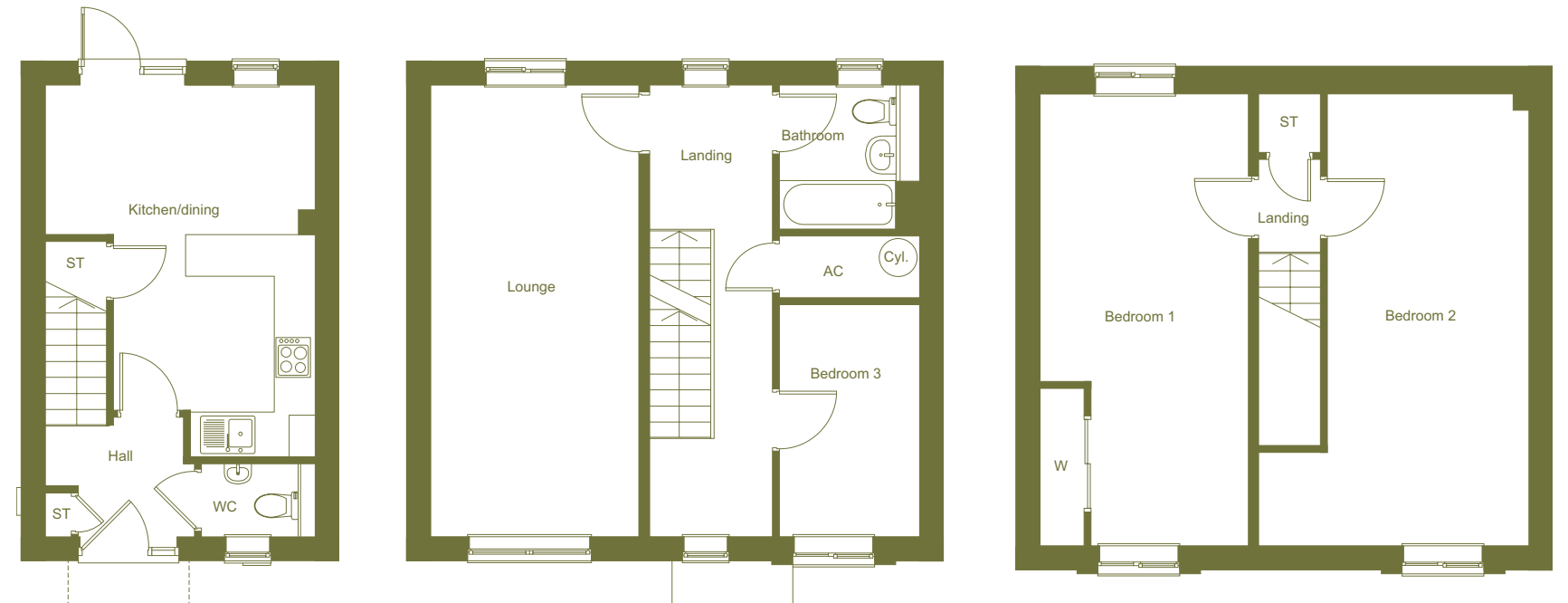
Kitchen/dining	6.10m	x	2.55m
Lounge	6.10m	x	2.90m
Bedroom 1	4.00m	x	2.75m
Bedroom 2	4.00m	x	2.75m
Bedroom 3	4.00m	x	2.20m

Three bedroom house comprising of an entrance hall, open plan kitchen/diner and a separate lounge both leading to the rear garden, WC, storage, three spacious bedrooms and a family bathroom.

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3 bedroom house | 118m²

The Elm



Ground floor

First floor

Second floor

Plots 40, 41, 42, 43

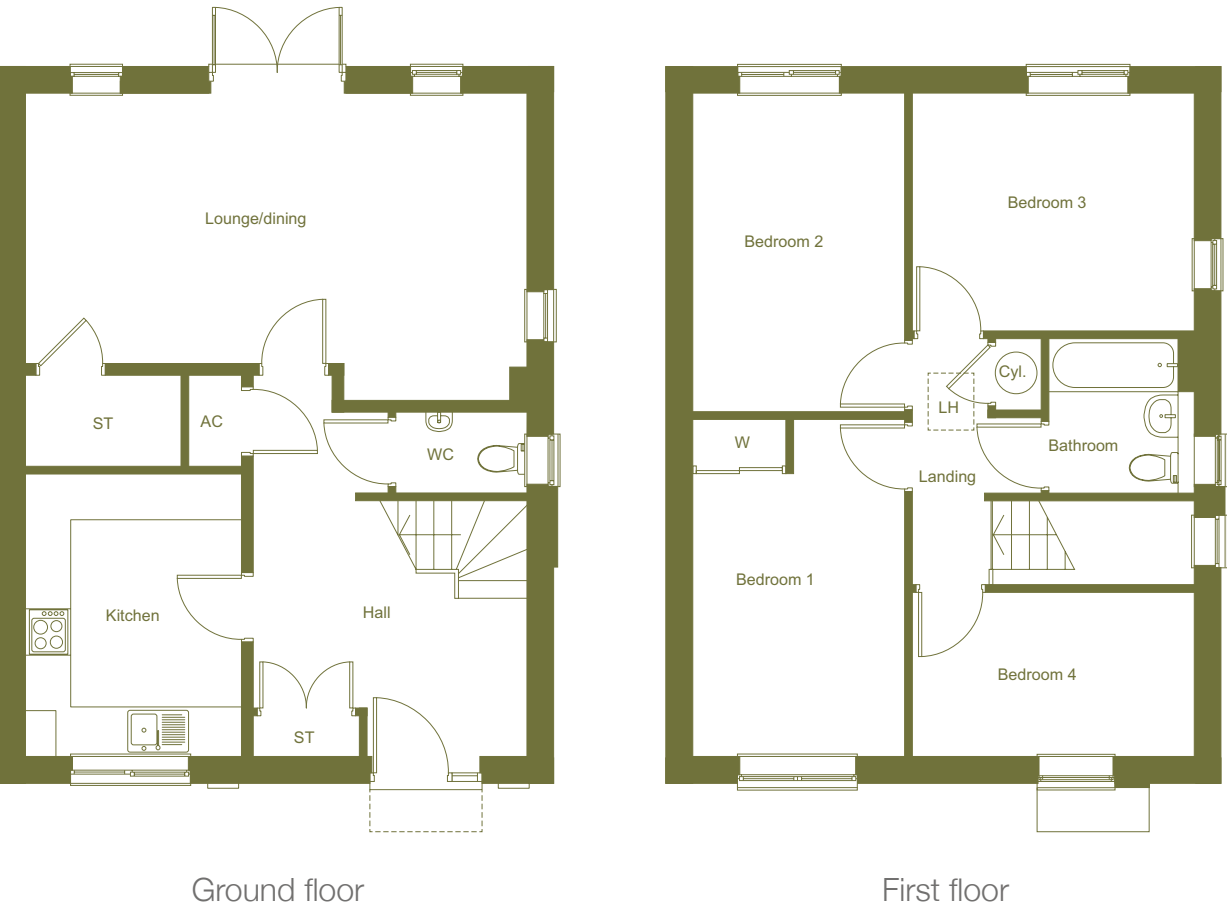
Kitchen/dining	5.42m	x	3.95m
Lounge	6.60m	x	3.04m
Bedroom 1	6.60m	x	3.04m
Bedroom 2	6.60m	x	3.95m
Bedroom 3	3.40m	x	2.04m

Three bedroom town house comprising of an entrance hall, open plan kitchen/dining room leading to the rear garden, WC, storage, first floor lounge, three bedrooms and a family bathroom.

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4 bedroom house | 116m²

The Aspen



*Window only to plot 13

Plots 1, 2, 13, 16, 17

Kitchen	3.70m	x	2.83m
Lounge/dining	6.58m	x	4.03m
Bedroom 1	4.42m	x	2.78m
Bedroom 2	4.18m	x	2.78m
Bedroom 3	3.70m	x	3.12m
Bedroom 4	3.70m	x	2.15m

Four bedroom house comprising of an entrance hall, an open plan lounge/dining space with french doors leading to the rear garden, separate kitchen, WC, storage, four spacious bedrooms and a family bathroom.

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CGI is indicative only

Specification

Kitchen

- Slip resistant felt back vinyl flooring
- Kitchens from the Howden Greenwich Supermatt range
- Stainless steel electric oven
- Induction hob and extractor
- 1.5 bowl stainless steel sink
- Glass splashback to cooker

Bathroom

- Full height tiling around bath
- Slip resistant felt back vinyl flooring
- Toughened glass shower screen
- White sanitaryware throughout
- Chrome plated toilet roll holder
- Monoblock mixer to wash hand basin
- Thermostatic shower and separate mixer tap to bath
- Chrome plated towel rail
- Mirror to each bathroom and cloakroom

General


- Carpet to living areas
- Mains-operated smoke, heat and carbon monoxide detectors
- Painted softwood curtain battens over all windows
- Combination boiler
- White painted walls and ceilings throughout



Shared Ownership Woodcroft Copse

- You'll need a smaller deposit and mortgage than if you bought a property outright
- Generally you are able to buy a bigger property than you may otherwise be able to afford
- You are able to buy more shares until you own the property outright
- Your monthly payments could be less than renting privately



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