

WHITELEY MEADOWS

BOTLEY ROAD, WHITELEY

A range of beautiful new homes in an exciting community in Whiteley, Hampshire.

Comprising 2 & 3 bedroom houses and 2 bedroom apartments

WELCOME TO WHITELEY MEADOWS

A range of impeccably designed two and three bedroom houses and two bedroom apartments, Whiteley Meadows is set in an unrivalled market town location just 9 miles from the vibrant city of Southampton. This exclusive collection of contemporary Shared Ownership homes from St Arthur Homes offers the ideal combination of style and affordability.

Once completed, Whiteley Meadows will offer schooling for all ages, including two primary schools, a secondary school and two nurseries. There are other primary schools in nearby Curbridge, Whiteley and Botley. Secondary schools within easy reach include Brookfield Community School, Henry Cort Community College and Fareham Academy. At Fareham College you can study A-Levels, apprenticeships and higher education.



CGI images are indicative only.



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BE PART OF THE NEW COMMUNITY AT WHITELEY MEADOWS

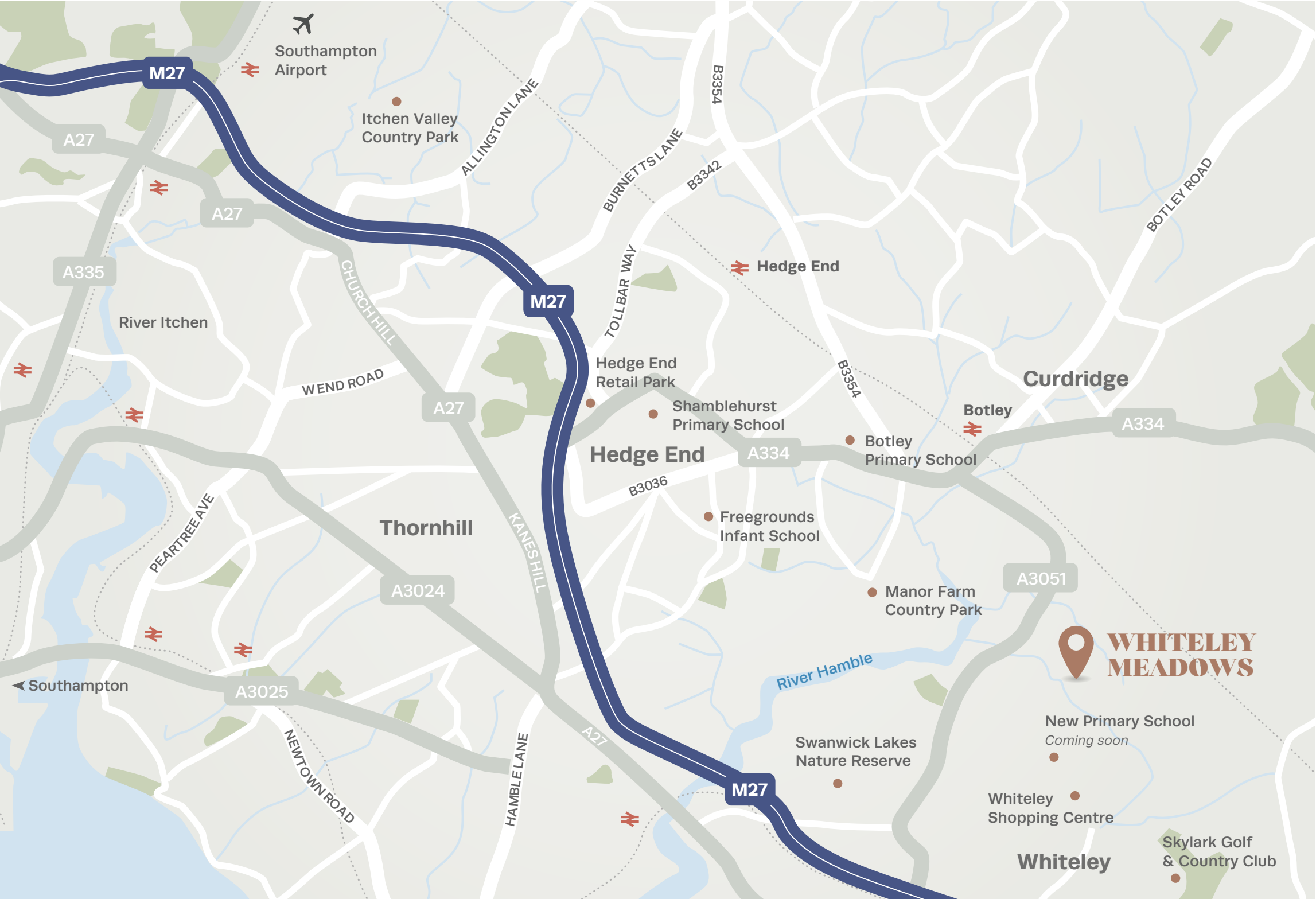


Whiteley Meadows offers everything you need to enjoy modern day living. Situated mid-way between the picturesque market village of Botley and the bustling shopping destination of Whiteley, you will be perfectly situated for all the necessary amenities.

Curbridge Nature Reserve, a stunning ancient woodland that runs alongside the River Hamble is just a stone's throw away. There are a range of local cricket and football clubs, golf courses, as well as swimming facilities or yacht and boat clubs along the River Hamble. The Meadowside Leisure Centre, located in Whiteley, offers a range of gym and fitness facilities for the whole family. For the ideal day trip, residents can head to Portsmouth where they can take in attractions including the Emirates Spinnaker Tower, the historic dockyard and The Mary Rose, as well as an abundance of shops, restaurants, art galleries and museums. Other popular destinations include the New Forest National Park, Marwell Zoo and the Isle of Wight, all within easy reach of Whiteley.

There are a range of shops in the area including Co-op just 1.5 miles away in Botley and a host of High Street brands less than 4 miles away at Whiteley Shopping Centre. You'll also find a Tesco superstore and an M&S in Whiteley and a Waitrose in Park Gate. For even more choice, residents can visit Fareham with its large Shopping Centre, or take a city trip to Portsmouth where you can enjoy waterfront shopping at Gunwharf Quays with 90 famous brands.





CONVENIENTLY CONNECTED

Whiteley is located just off the A3051, leading north to the A334 and south towards Whiteley and Fareham. Junction 9 of the M27 is just 3.6 miles from Whiteley Meadows offering easy access to Cosham in just 13 miles, while Portsmouth is only 14 miles away. Heading west on the A27, it is only 9 miles to the bustling city of Southampton. Botley train station is a stone's throw from Whiteley Meadows, offering regular services to London Waterloo in approximately 1.5 hours. Trains to Cosham, Portsmouth and Southampton all take around 20–30 minutes. Southampton Airport is 9 miles away and Heathrow Airport can be reached in 67 miles.



WALKING

From Whiteley Meadows:

| | |
|----------------|---------|
| Botley Station | 29 mins |
|----------------|---------|



BY CAR

From Whiteley Meadows:

| | |
|-------------------------------|---------|
| Whiteley Shopping | 9 mins |
| Cineworld Whiteley | 10 mins |
| Swanwick Lakes Nature Reserve | 6 mins |
| River Hamble Country Park | 15 mins |



BY TRAIN

From Botley Station:

| | |
|---------------------|-------------|
| Southampton Airport | 32 mins |
| Fareham | 8 mins |
| Portsmouth Harbour | 42 mins |
| London Waterloo | 1hr 33 mins |



HIGH QUALITY SPECIFICATION

Whiteley Meadows seamlessly blends the charm and spirit of a traditional village community with modern luxury homes.

Photography from a previous St Arthur Homes development



KITCHEN

- Contemporary kitchen units
- Integrated Indesit appliances:
 - Fridge freezer
 - Dishwasher
 - Washer dryer
 - 4-ring gas hob
 - Oven
 - Extractor hood
- Laminate worktops and matching upstands
- Stainless steel sink

BATHROOMS AND EN-SUITES

- Full-size bath to bathrooms, shower to en-suites
- Porcelanosa wall tiling
- Wall-mounted mirror
- White sanitaryware to bathrooms, en-suites and cloakrooms

HEATING

- Gas fired combi boiler
- White wall-mounted radiators with individual control valves

BEDROOMS

- Built-in wardrobe with mirrored sliding doors to Bedroom 1

FLOOR COVERINGS

- Carpets to bedrooms, stairs and landing
- Karndean flooring to remaining areas

ELECTRICAL

- Phone, data and TV point to living room and bedroom 1
- Wiring for broadband

EXTERNAL

- Turfed gardens with paved patios to houses
- Two allocated parking spaces to all homes, garage to selected homes

Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. St Arthur Homes reserve the right to amend the specification as necessary and without notification.

DEVELOPMENT LAYOUT

PHASE 4



2 bedroom home

- The Ashbee
- The Hardwick

3 bedroom home

- The Eveleigh
- The Mountford

- ▶ Garage Entrance
- SS Sub Station
- v Visitor Parking Space
- Shed
- ⏏ Embankment/Slope

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Consultant for specific details.

THE EVELEIGH

3 BEDROOM HOUSE

PLOTS: 209 – 210, 223 – 224, 230 – 231, 233 – 236, 238 – 239, 243 – 244,
260 – 262, 264, 270 – 271, 287 – 288, 292 – 293, 299 – 302

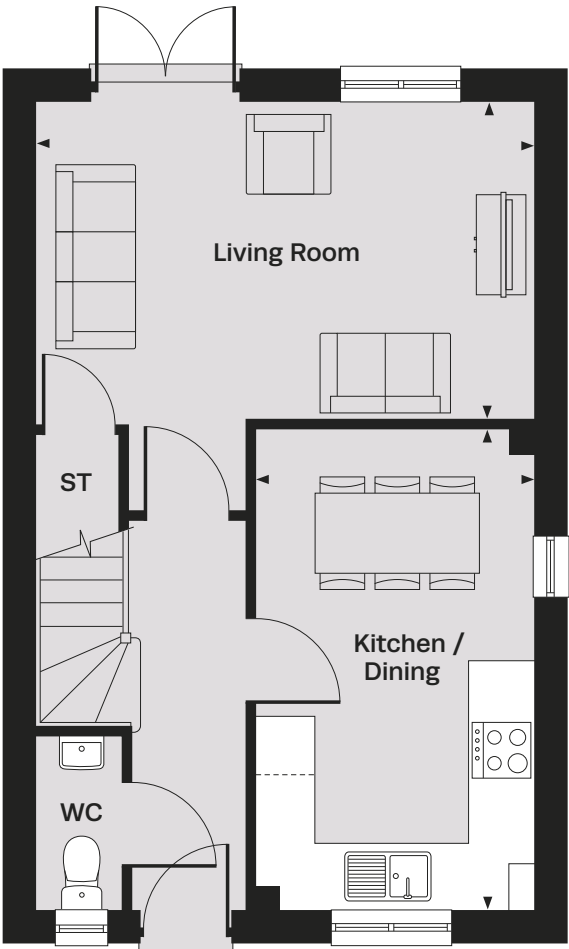
Total internal floor area: **80.27 sq m / 864 sq ft**



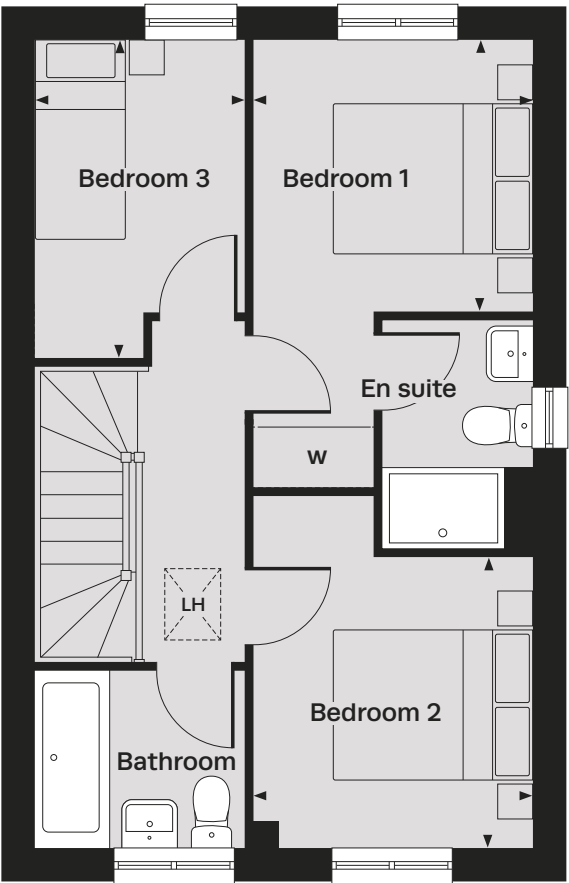
| GROUND FLOOR | | | FIRST FLOOR | | |
|------------------|----------------|----------------|-------------|----------------|----------------|
| Kitchen / Dining | 4.78m 15'8" | 2.80m 9'2" | Bedroom 1 | 2.78m 9'1" | 2.72m 8'11" |
| Living Room | 4.98m 16'4" | 3.20m 10'6" | Bedroom 2 | 2.90m 9'6" | 2.78m 9'1" |
| | | | Bedroom 3 | 3.20m 10'6" | 2.12m 6'11" |

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GROUND FLOOR



FIRST FLOOR



KEY: ST Storage cupboard W Wardrobe LH Loft hatch WC Cloakroom ► Measuring point

* Window to specific homes only. Please check with your Sales consultant.

Please note: on some plots, the floor plans will be mirrored.

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THE MOUNTFORD

3 BEDROOM HOUSE

DETACHED PLOTS: 225, 232, 272, 308
SEMI-DETACHED PLOTS: 217, 227, 263, 265, 289, 294
Total internal floor area: 90.12 sq m / 970 sq ft



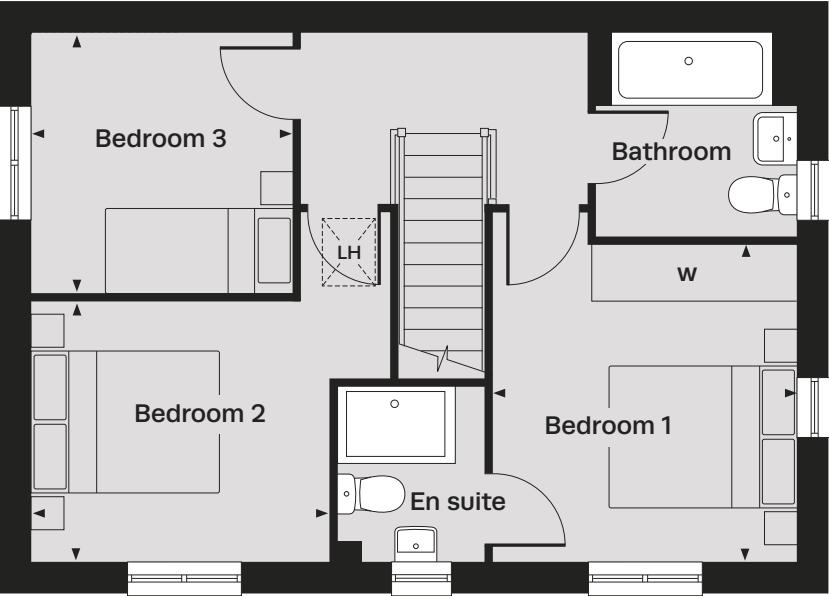
| GROUND FLOOR | | | FIRST FLOOR | | |
|------------------|----------------|----------------|-------------|----------------|----------------|
| Kitchen / Dining | 5.59m 18'4" | 2.67m 8'9" | Bedroom 1 | 3.36m 11'0" | 3.19m 10'5" |
| Living | 5.59m 18'4" | 3.11m 10'2" | Bedroom 2 | 3.15m 10'4" | 2.75m 9'0" |
| | | | Bedroom 3 | 2.78m 9'1" | 2.78m 9'1" |

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THE MOUNTFORD

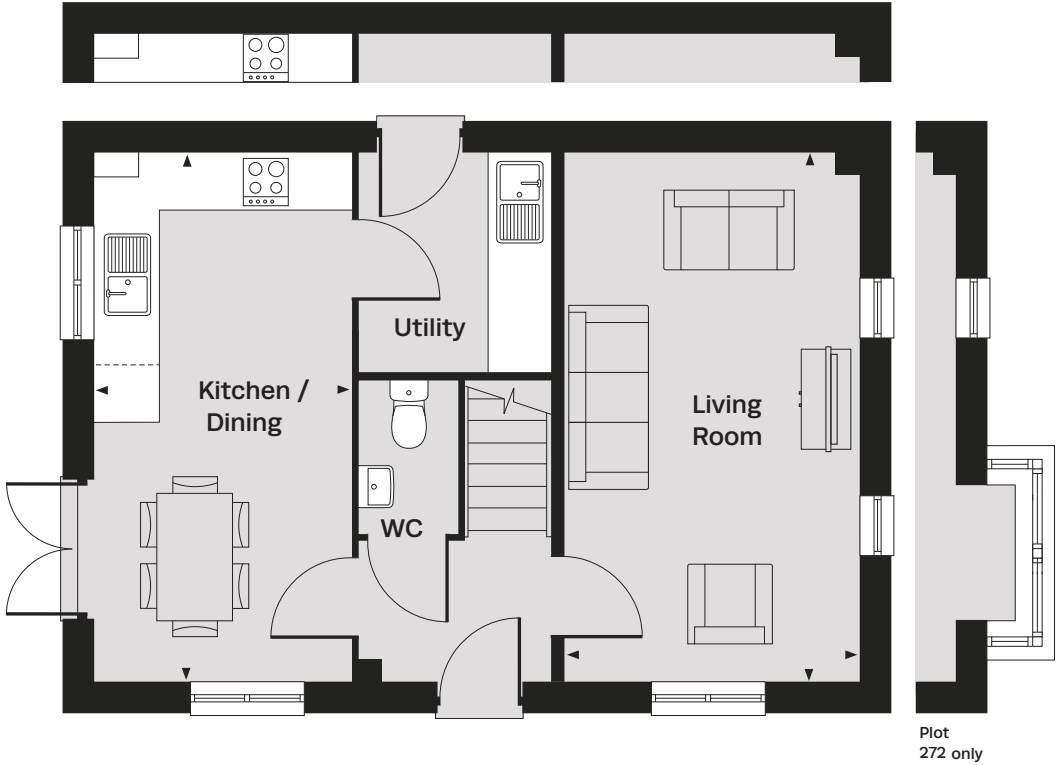
3 BEDROOM HOUSE

FIRST FLOOR



GROUND FLOOR

Layout for semi-detached



KEY: ST Storage cupboard W Wardrobe LH Loft hatch WC Cloakroom ► Measuring point

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THE HARDWICK

2 BEDROOM HOUSE

PLOTS: 214 – 216, 228 – 229, 241 – 242, 290 – 291, 306 – 307

Total internal floor area: **65.77 sq m / 708 sq ft**



| GROUND FLOOR | | | FIRST FLOOR | | |
|------------------|----------------|----------------|-------------|----------------|----------------|
| Kitchen / Dining | 4.08m 13'5" | 3.15m 10'4" | Bedroom 1 | 3.17m 10'5" | 3.0m 9'11" |
| Living | 4.08m 13'5" | 3.70m 12'2" | Bedroom 2 | 4.08m 13'5" | 2.70m 8'10" |

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GROUND FLOOR

FIRST FLOOR



KEY: ST Storage cupboard W Wardrobe LH Loft hatch WC Cloakroom ► Measuring point

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THE ASHBEE

2 BEDROOM FLAT OVER GARAGE (FOG)

PLOTS: 218 – 219, 237, 248 – 249

Total internal floor area: **69.77 sq m / 750.73 sq ft**



| GROUND FLOOR | | | FIRST FLOOR | | |
|---------------------------|----------------|----------------|-------------|----------------|---------------|
| Kitchen / Dining / Living | 6.93m 22'9" | 6.04m 19'9" | Bedroom 1 | 3.99m 13'1" | 2.90m 9'6" |
| | | | Bedroom 2 | 2.90m 9'6" | 2.60m 8'6" |

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THE ASHBEE

2 BEDROOM FLAT OVER GARAGE (FOG)



KEY: ST Storage cupboard W Wardrobe LH Loft hatch WC Cloakroom ► Measuring point

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DEVELOPMENT LAYOUT

PHASE 10



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THE SPRUCE

3 BEDROOM HOUSE

DETACHED PLOTS: 1116, 1119, 1126, 1152, 1160, 1176, 1183, 1191

SEMI-DETACHED PLOTS: 1114, 1122, 1145, 1167, 1180, 1187, 1188

Total internal floor area: **103.22 sq m / 1,111 sq ft**

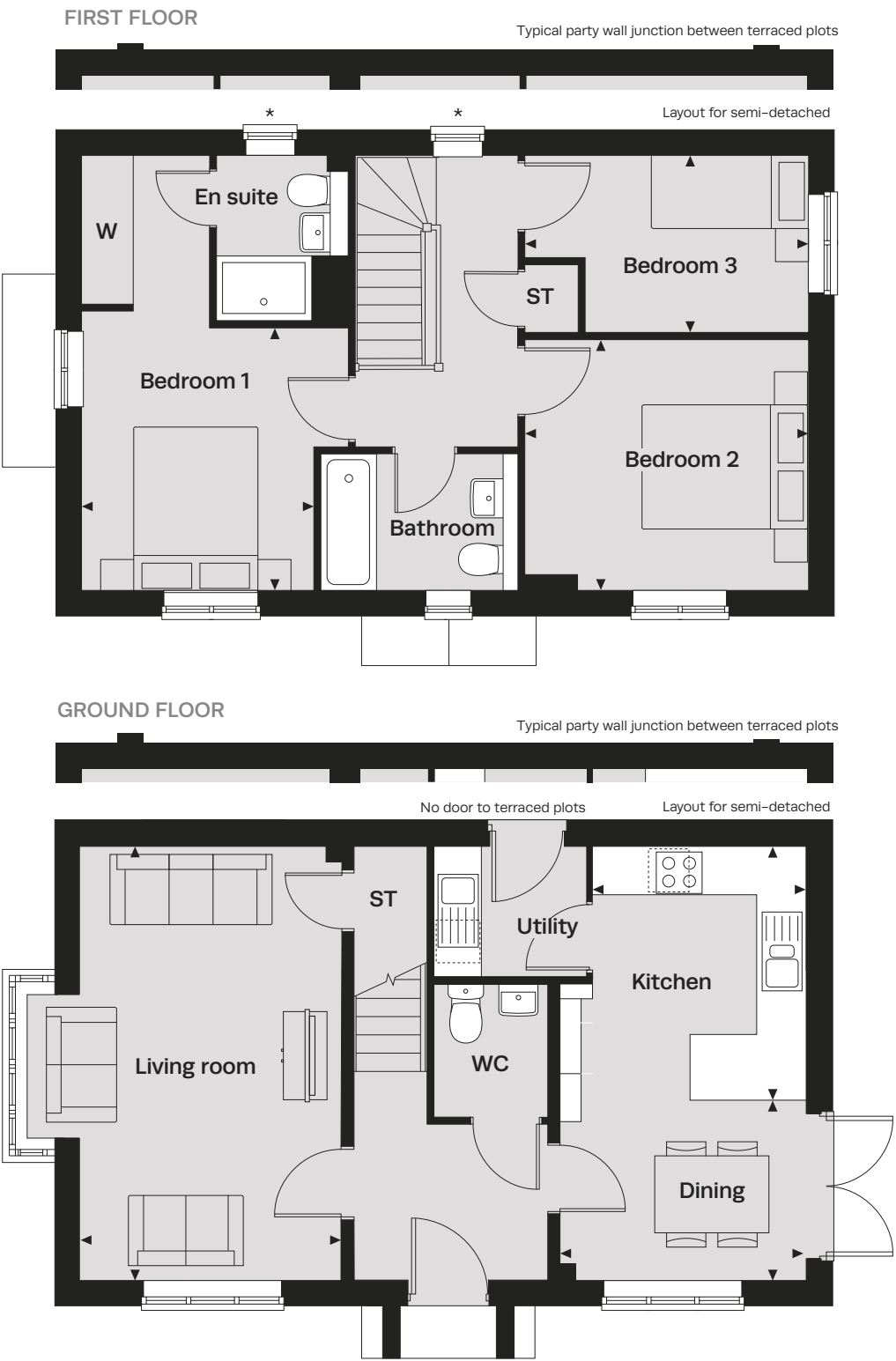


| GROUND FLOOR | | | FIRST FLOOR | | |
|--------------|-----------------|------------------|-------------|------------------|-----------------|
| Kitchen | 3.20m 10' 6" | 2.69m 8' 9" | Bedroom 1 | 3.35m 11' 0" | 2.95m 9' 8" |
| Dining Room | 3.14m 10' 4" | 2.32m 7' 7" | Bedroom 2 | 3.59m 11' 9" | 3.19m 10' 5" |
| Living Room | 5.52m 18' 1" | 3.32m 10' 11" | Bedroom 3 | 3.62m 11' 11" | 2.26m 7' 5" |

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THE SPRUCE

3 BEDROOM HOUSE



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THE HAZEL

3 BEDROOM HOUSE

PLOTS: 1115, 1163 – 1164, 1166, 1179
Total internal floor area: **86.59 sq m / 932 sq ft**



| GROUND FLOOR | | | FIRST FLOOR | | |
|------------------|-----------------|-----------------|-------------|-----------------|----------------|
| Kitchen / Dining | 5.19m 17' 0" | 2.99m 9' 9" | Bedroom 1 | 3.55m 11' 8" | 2.98m 9' 9" |
| Living Room | 4.17m 13' 8" | 3.66m 12' 0" | Bedroom 2 | 3.05m 10' 0" | 2.96m 9' 9" |
| | | | Bedroom 3 | 3.49m 11' 5" | 2.15m 7' 1" |

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THE HAZEL

3 BEDROOM HOUSE



KEY: ST Storage cupboard W Wardrobe WC Cloakroom ► Measuring point
* Window to specific homes only. Please check with your Sales consultant.
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THE MAGNOLIA

3 BEDROOM HOUSE

PLOTS: 1177 & 1178

Total internal floor area: **79.09 sq m / 851 sq ft**



| GROUND FLOOR | | FIRST FLOOR | | |
|------------------|----------------------------------|-------------|---------------------------------|--|
| Kitchen / Dining | 4.74m × 3.36m 15' 6" × 11' 0" | Bedroom 1 | 4.61m × 2.57m 15' 1" × 8' 5" | |
| Living | 3.73m × 3.72m 12' 3" × 12' 2" | Bedroom 2 | 3.66m × 2.57m 12' 0" × 8' 5" | |
| | | Bedroom 3 | 2.82m × 2.10m 9' 3" × 6' 11" | |

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THE MAGNOLIA

3 BEDROOM HOUSE



KEY: ST Storage cupboard W Wardrobe WC Cloakroom ► Measuring point

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THE CYPRESS

3 BEDROOM HOUSE

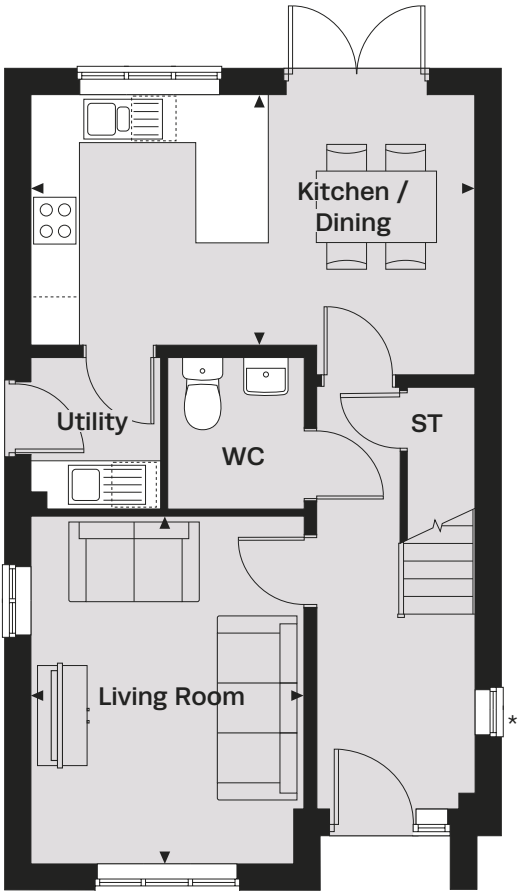
DETACHED PLOTS: 1127, 1165, 1169 – 1170, 1186, 1189 – 1190
SEMI-DETACHED PLOTS: 1131 – 1132, 1161 – 1162
Total internal floor area: **102.29 sq m / 1,101 sq ft**



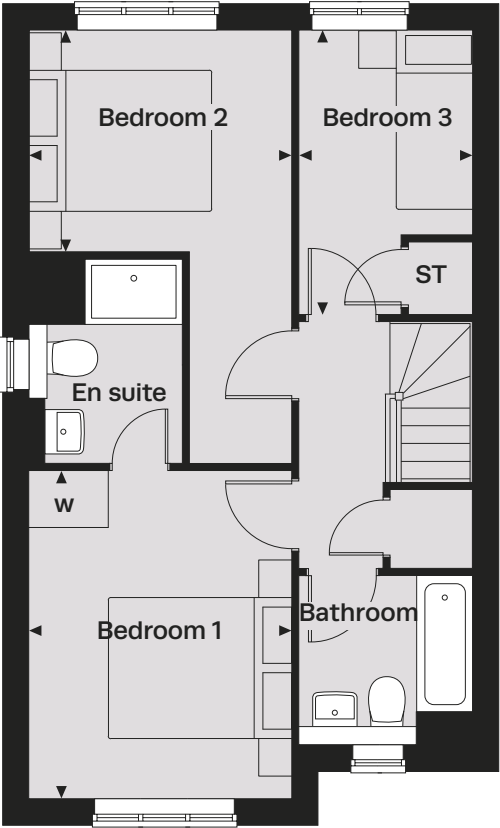
| GROUND FLOOR | | | FIRST FLOOR | | |
|------------------|-----------------|-----------------|-------------|-----------------|-----------------|
| Kitchen / Dining | 5.52m 18' 1" | 3.12m 10' 3" | Bedroom 1 | 4.07m 13' 4" | 3.27m 10' 9" |
| Living Room | 4.33m 14' 2" | 3.40m 11' 1" | Bedroom 2 | 3.27m 10' 9" | 2.76m 9' 1" |
| Utility | 1.89m 6' 2" | 1.61m 5' 3" | Bedroom 3 | 2.56m 8' 5" | 2.18m 7' 2" |

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GROUND FLOOR



FIRST FLOOR



KEY: ST Storage cupboard W Wardrobe WC Cloakroom ► Measuring point
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THE ELDERBERRY

2 BEDROOM HOME

PLOTS: 1123 & 1194

Total internal floor area: **68.93 sq m / 742 sq ft**



| GROUND FLOOR | | | | FIRST FLOOR | | | |
|-----------------|---------|---|--------|-------------|--------|---|--------|
| Kitchen | 4.22m | × | 1.90m | Bedroom 1 | 4.04m | × | 3.07m |
| | 13' 10" | | 6' 3" | | 13' 3" | | 10' 1" |
| Living / Dining | 6.09m | × | 4.13m | Bedroom 2 | 2.94m | × | 3.07m |
| | 20' 0" | | 13' 7" | | 9' 8" | | 10' 1" |

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THE ELDERBERRY

2 BEDROOM HOME



KEY: ST Storage cupboard W Wardrobe WC Cloakroom ► Measuring point

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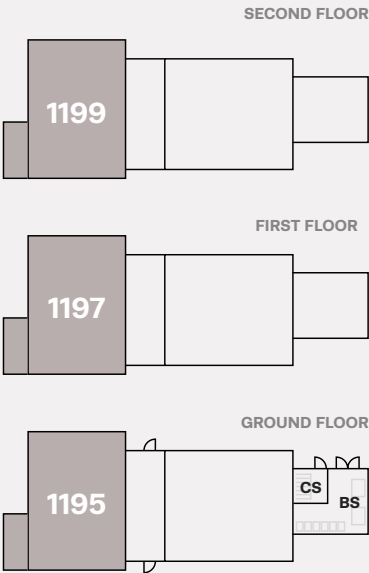
APARTMENT TYPE 1

2 BEDROOM APARTMENT

PLOTS: 1195*, 1197 & 1199

Total internal floor area: **71.63 sq m / 771 sq ft**

| APARTMENTS 1195*, 1197 & 1199 | | |
|-------------------------------|-----------------|--|
| Kitchen | 4.85m × 2.80m | |
| | 15' 11" × 9' 2" | |
| Living / Dining | 3.73m × 4.42m | |
| | 12' 3" × 14' 6" | |
| Bedroom 1* | 3.26m × 4.96m | |
| | 10' 8" × 16' 3" | |
| Bedroom 2* | 2.85m × 4.32m | |
| | 9' 4" × 14' 2" | |
| * PLOT 1195 VARIATION | | |
| Bedroom 1 | 3.16m × 4.96m | |
| | 10' 4" × 16' 3" | |
| Bedroom 2 | 2.78m × 4.32m | |
| | 9' 2" × 14' 2" | |

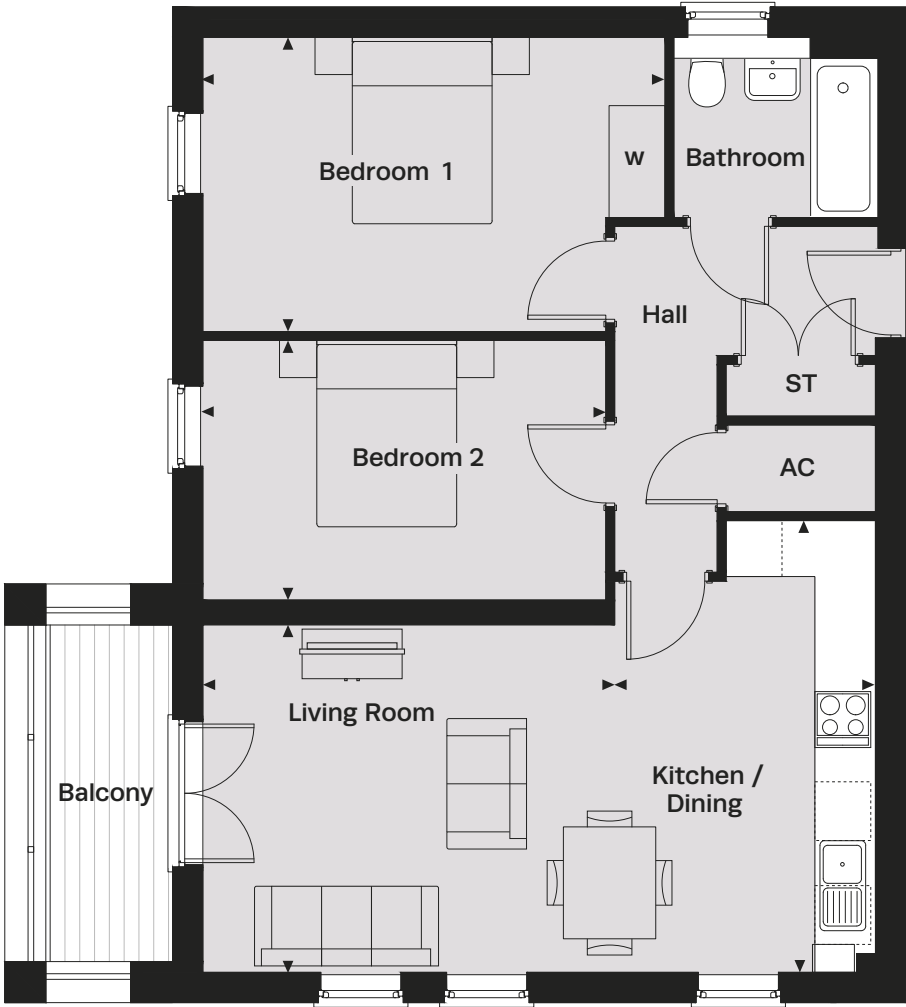


KEY: BS Bin Storage CS Cycle Storage

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APARTMENT TYPE 1

2 BEDROOM APARTMENT



KEY: ST Storage cupboard W Wardrobe AC Airing Cupboard ► Measuring point

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APARTMENT TYPE 2

2 BEDROOM APARTMENT

PLOTS: 1196*, 1198 & 1200

Total internal floor area: **70.82 sq m / 762 sq ft**

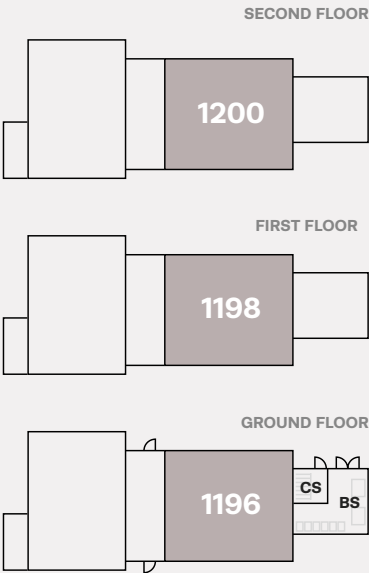
* Variation to plot 1196: **70.36 sq m / 757 sq ft**

APARTMENTS 1196*, 1198 & 1200

| | | |
|------------------|-------------------------|--------------------------|
| Kitchen | 2.05m <i>6' 9"</i> | × 4.43m <i>14' 7"</i> |
| Living / Dining* | 5.50m <i>18' 1"</i> | × 3.73m <i>12' 3"</i> |
| Bedroom 1* | 4.23m <i>13' 10"</i> | × 2.85m <i>9' 4"</i> |
| Bedroom 2 | 4.23m <i>13' 10"</i> | × 2.68m <i>8' 10"</i> |

* PLOT 1196 VARIATION

| | | |
|-----------------|-------------------------|--------------------------|
| Living / Dining | 5.39m <i>17' 8"</i> | × 3.73m <i>12' 3"</i> |
| Bedroom 1 | 4.23m <i>13' 10"</i> | × 2.68m <i>8' 9"</i> |

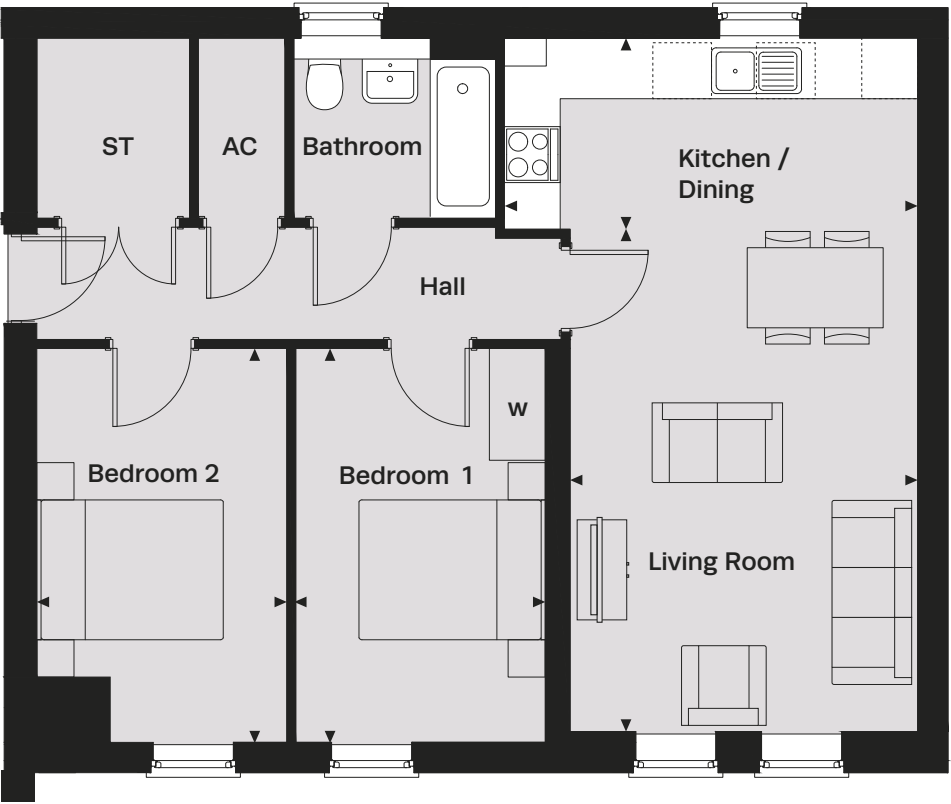


KEY: BS Bin Storage CS Cycle Storage

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale and indicative only. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. Wardrobes are not included as standard, the positions shown on the floorplans are indicative only. To confirm specific details on our homes please ask your Sales consultant.

APARTMENT TYPE 2

2 BEDROOM APARTMENT



KEY: ST Storage cupboard W Wardrobe AC Airing Cupboard WC Cloakroom ► Measuring point

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SHARED OWNERSHIP

Shared ownership lets buyers get a foothold on the property ladder in an affordable way. By choosing a part buy, part rent scheme you combine the security of ownership with the benefit of reduced monthly costs.

In a nutshell, shared ownership means you buy a share in the property, with the remaining share retained by St Arthur Homes. At Whiteley Meadows you can purchase up to a maximum 75% share of the property, with the opportunity to buy further shares up to 100% and outright ownership in the future. This flexible ownership model means a smaller deposit and a smaller mortgage, topped up by rental payments on the remaining balance, making it a perfect option for first time buyers.

To qualify, you must have a household income of under £80,000, a good credit history and the ability to afford the regular payments. The initial outlay is as little as a 5%* deposit bringing countryside living to genuinely affordable levels.

*Subject to lender criteria



ST ARTHUR HOMES

St Arthur Homes is a registered provider of affordable housing bringing a fresh approach to the shared ownership market. It focuses solely on high quality shared ownership homes that combine excellent standards of design and specification with outstanding locations. St Arthur is committed to improving affordability for buyers and helping to support more people onto the property ladder.

Working collaboratively as a member of the Wayfarer Partnership and approved by the Government's Homes England Affordable Homes Programme, St Arthur is dynamic and forward-looking with strong ambitions for growth. It operates across outer London and the south and east of England, with several exciting new developments in the pipeline.

WHITELEY MEADOWS

BOTLEY ROAD, WHITELEY SO30 2EE