

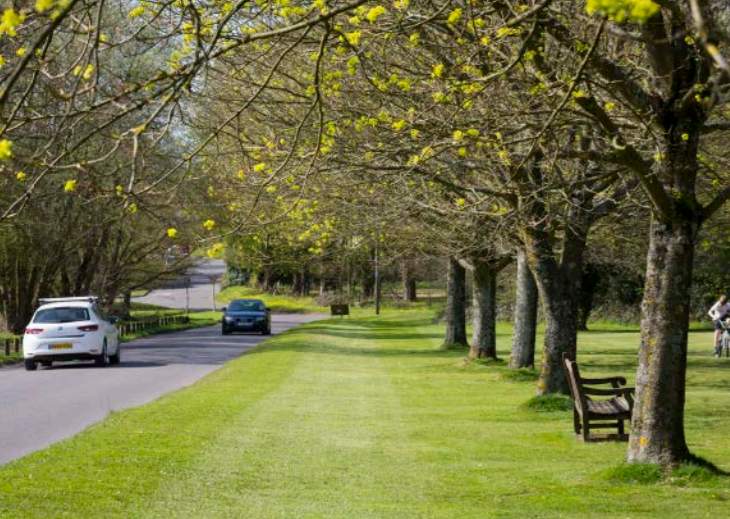
# WISTARIA

LYMINGTON BOTTOM ROAD | MEDSTEAD

HAZELEY  
DEVELOPMENTS

AN EXCLUSIVE DEVELOPMENT OF FIVE  
INDIVIDUALLY DESIGNED TRADITIONAL  
FAMILY HOMES, SET IN AN IDYLIC  
COUNTRYSIDE LOCATION





## MEDSTEAD, FOUR MARKS & ALTON

Home to Wistaria, Medstead is a delightful east Hampshire hamlet with all the hallmarks of English rural life: picturesque Norman church, village pub with a great choice of food, ales and wines, and a green where cricket has been played since the 19th century.

It is a quiet village... often with the loudest sound being the occasional whistle from the Watercress Steam Line which meanders close by. Yet it is home to a wide range of clubs and social events for those who wish to immerse themselves in village life, or walks to take in the natural beauty of the surrounding fields and woods.

Local shops are a short walk or drive away, and Medstead is also close to other picturesque villages including Chawton, home to author Jane Austen. There is an excellent primary school, pre-school and nursery, with good secondary schools and Alton Sixth-Form College a short drive away.

Bustling Alton is also home to a wider range of shops, cafes and leisure facilities. From here, frequent trains run to London Waterloo in just one hour and fifteen minutes. The A31 – less than two minutes' drive from Wistaria – offers fast and easy access to Farnham and Guildford, the south coast and the motorway network.





## WISTARIA

At Hazeley, good design is a priority, with all homes designed by leading architects. This is amply reflected at Wistaria.

All five stunning properties are individually designed in sympathy with the rolling countryside adjoining their substantial back gardens. They incorporate the latest lifestyle and sustainability features, with the very best in construction quality and finishes. At first glance, intricate roof designs and other engaging architectural features hint at what is to come...

The use of contemporary open-plan layouts is complemented by light and airy dining areas. Traditional oak joinery is mated with the finest quality fittings like Italian porcelain tiles and shaker style fitted kitchens.

Every lifestyle, security and comfort consideration is catered for, including numerous TV and Sky+ points, intruder alarms and even underfloor heating and wood burning stoves for the colder months.



A DETACHED FOUR BEDROOM FAMILY HOME WITH SEPARATE DOUBLE GARAGE, PARKING AND GARDEN



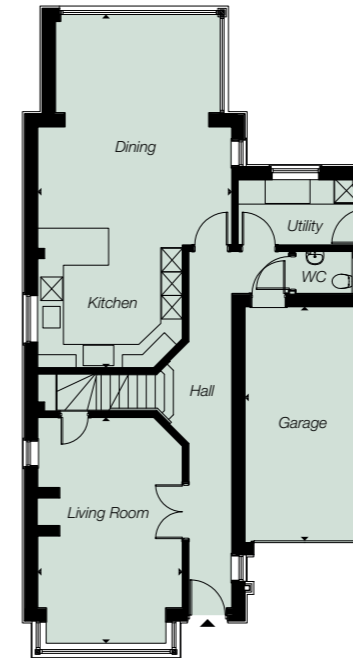
## THE WALLINGTON

<b>Ground Floor</b>			<b>Garage</b>		
<i>Living Room</i>	4.73m x 5.38m	15□5□ x 17□7□	<i>Garage</i>	5.18m x 5.19m	17□0□ x 17□0□
<i>Kitchen and Dining</i>	4.73m x 8.20m	15□5□ x 26□9□	<i>Store</i>	2.99m x 5.12m	9□8□ x 16□8□
<i>Study/Snug</i>	3.45m x 4.32m	11□3□ x 14□2□			
<b>First Floor</b>					
<i>Bedroom 1</i>	4.73m x 3.91m	15□5□ x 12□8□			
<i>Bedroom 2</i>	4.73m x 2.97m	15□5□ x 09□7□			
<i>Bedroom 3</i>	2.88m x 3.89m	9□4□ x 12□8□			
<i>Bedroom 4</i>	2.54m x 2.95m	8□3□ x 9□7□			

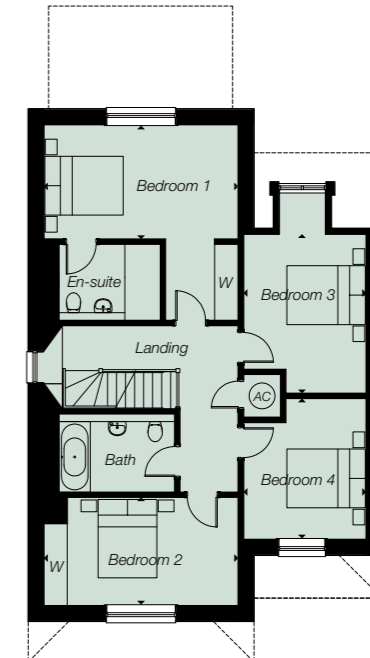
A DETACHED FOUR BEDROOM FAMILY HOME WITH INTEGRAL GARAGE, PARKING AND GARDEN



Ground Floor



First Floor



## THE BARTLEY

### Ground Floor

<i>Living Room</i>	3.70m x 5.77m	12□1□ x 18□9□
<i>Kitchen and Dining</i>	4.96m x 9.01m	16□3□ x 29□6□

### First Floor

<i>Bedroom 1</i>	4.96m x 2.92m	16□3□ x 9□6□
<i>Bedroom 2</i>	4.96m x 2.77m	16□3□ x 9□1□
<i>Bedroom 3</i>	3.13m x 4.06m	10□3□ x 13□3□
<i>Bedroom 4</i>	3.13m x 3.60m	10□3□ x 11□8□

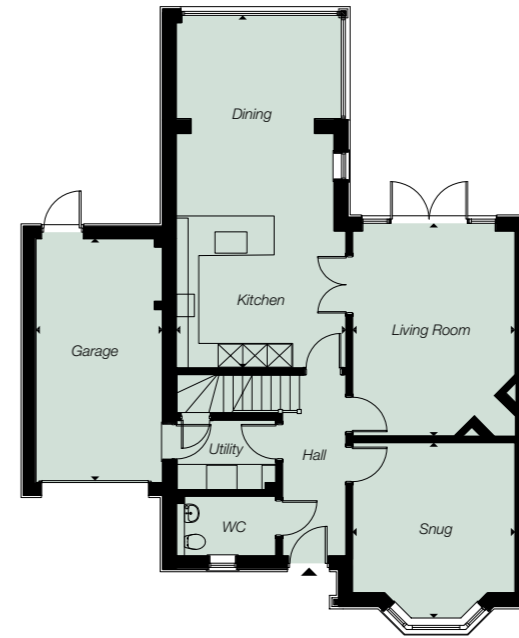
### Garage

<i>Garage</i>	2.96m x 6.02m	9□7□ x 19□8□
---------------	---------------	--------------

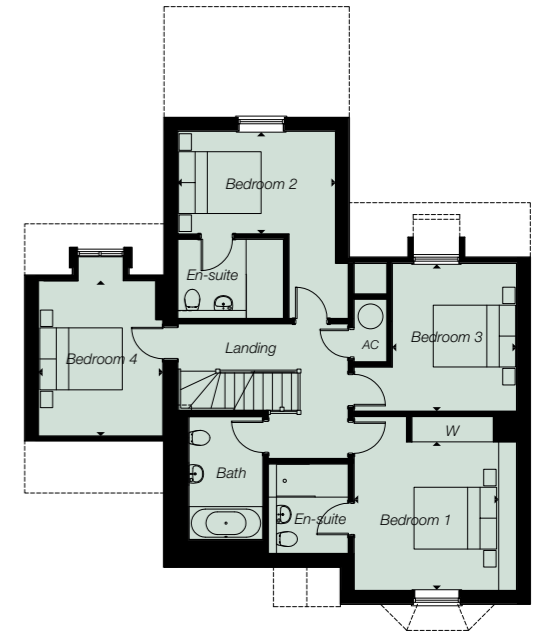
A DETACHED FOUR BEDROOM FAMILY HOME WITH INTEGRAL GARAGE, PARKING AND GARDEN



Ground Floor



First Floor



## THE OXNEY

### Ground Floor

<i>Living Room</i>	3.94m x 5.16m	12□9□ x 16□9□
<i>Kitchen and Dining</i>	4.12m x 8.55m	13□5□ x 28□1□
<i>Snug</i>	3.94m x 4.25m	12□9□ x 13□9□

### First Floor

<i>Bedroom 1</i>	3.94m x 3.61m	12□9□ x 11□8□
<i>Bedroom 2</i>	3.83m x 2.50m	12□6□ x 8□2□
<i>Bedroom 3</i>	3.02m x 3.59m	9□9□ x 11□8□
<i>Bedroom 4</i>	3.02m x 3.77m	9□9□ x 12□4□

### Garage

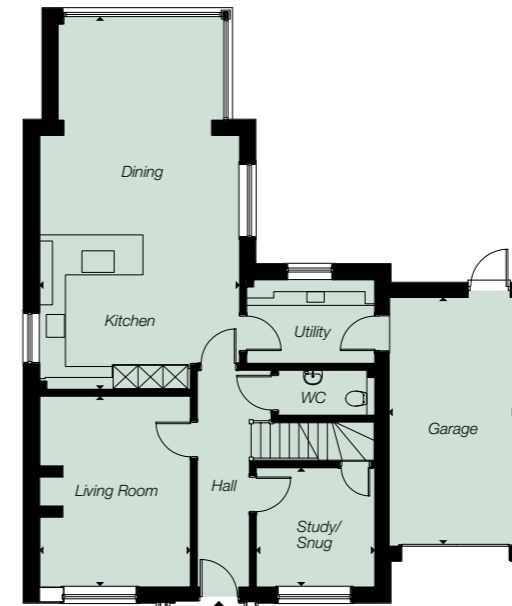
<i>Garage</i>	3.08m x 5.92m	10□1□ x 19□4□
---------------	---------------	---------------



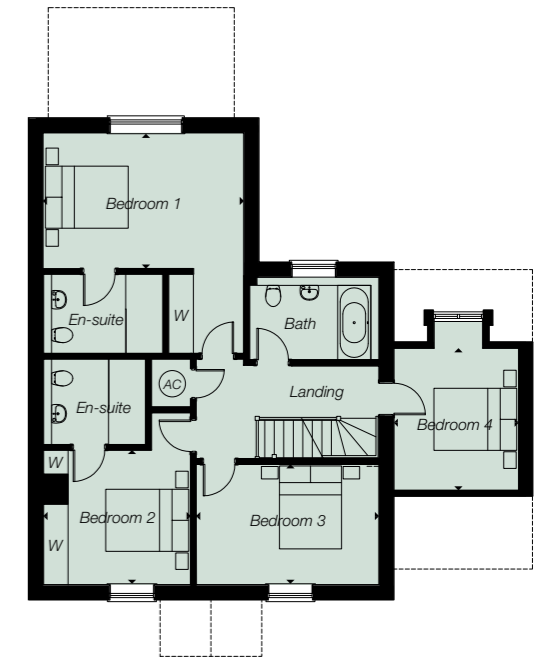
A DETACHED FOUR BEDROOM FAMILY HOME WITH INTEGRAL GARAGE, PARKING AND GARDEN



Ground Floor



First Floor



## THE LODDON

### Ground Floor

<i>Living Room</i>	3.66m x 4.62m	12□0□ x 15□2□
<i>Kitchen and Dining</i>	4.84m x 9.00m	15□9□ x 29□5□
<i>Snug/Study</i>	2.87m x 2.89m	9□4□ x 9□5□

### First Floor

<i>Bedroom 1</i>	4.84m x 3.29m	15□9□ x 10□8□
<i>Bedroom 2</i>	2.96m x 3.26m	9□7□ x 10□7□
<i>Bedroom 3</i>	4.42m x 2.91m	14□5□ x 9□6□
<i>Bedroom 4</i>	3.02m x 3.48m	9□9□ x 11□4□

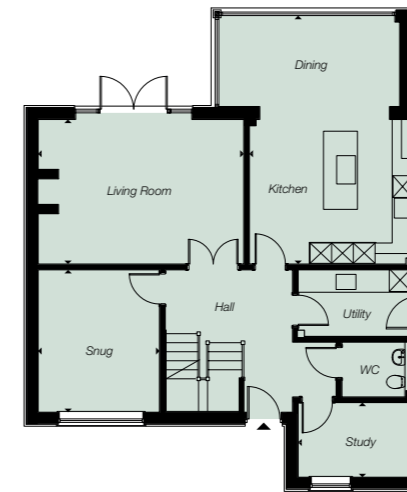
### Garage

<i>Garage</i>	3.08m x 6.02m	10□1□ x 19□8□
---------------	---------------	---------------

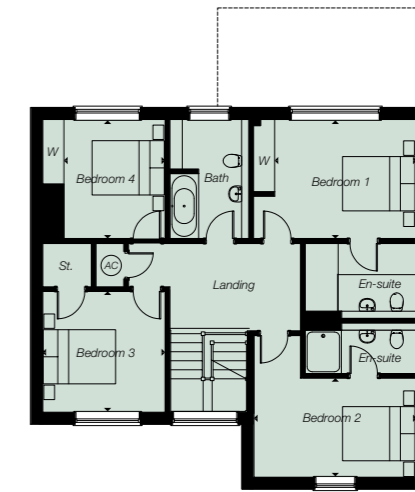
A DETACHED FOUR BEDROOM FAMILY HOME WITH SEPARATE DOUBLE GARAGE, PARKING AND GARDEN



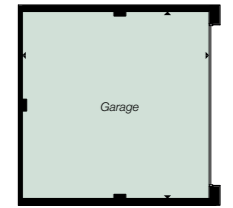
Ground Floor



First Floor



Garage



## THE HAMBLE

### Ground Floor

<i>Living Room</i>	5.70m x 4.01m	18□7□ x 13□1□
<i>Kitchen and Dining</i>	4.51m x 6.88m	14□8□ x 22□6□
<i>Snug</i>	3.37m x 3.95m	11□1□ x 13□0□
<i>Study</i>	3.16m x 2.07m	10□4□ x 6□8□

### First Floor

<i>Bedroom 1</i>	3.93m x 3.30m	12□9□ x 10□8□
<i>Bedroom 2</i>	4.50m x 2.75m	14□8□ x 9□0□
<i>Bedroom 3</i>	3.40m x 3.35m	11□2□ x 11□0□
<i>Bedroom 4</i>	2.80m x 3.30m	9□2□ x 10□8□

### Garage

<i>Garage</i>	5.18m x 5.19m	17□0□ x 17□0□
---------------	---------------	---------------



## SPECIFICATION

### Kitchen and Utility

- Contemporary shaker style painted furniture comprising a range of base and wall units with composite stone worksurfaces, upstands and an undermounted stainless steel sink.
- Branded appliances including oven, microwave, fridge freezer, dishwasher, gas hob and extractor.
- Full body porcelain tiling to floors.

### Bathroom, En-suite and Cloakroom

- Contemporary white sanitaryware.
- Chrome brassware throughout.
- Heated towel rails.
- Full body porcelain tiling to floors and walls.

### Heating and Hot Water

- Gas fired central heating and hot water system provided by energy efficient boiler and cylinder.
- Underfloor heating throughout the ground floor of each property.
- Radiators and heated towel rails throughout the first floor of each property.
- Thermostatic valves provided to all radiators.
- Wood burning stove to Living Room.

### Electrical Installation

- Down lights and pendants throughout.
- TV points to Living Room, Kitchen/ Dining, Study/Snug (Plots 1, 3, 4 and 5) and all Bedrooms.
- Sky+ points to Living Room and Master Bedroom.
- Data points to Living Room and Master Bedroom.
- Shaver point to Bathroom and En-suite.
- Mains smoke alarms.
- Mains heat detector to kitchen.
- Intruder alarm with PIR motion detectors.
- External lighting to each property and the development.

### Decoration and Finish

- All internal walls finished in matt emulsion.
- Profiled skirting and architraves finished in white eggshell.
- Oak panel internal doors.
- Brushed stainless steel ironmongery throughout.
- Fitted wardrobes to Master Bedroom.

### Externals

- Comprehensive paving to all terraces and paths.
- Front and rear gardens are laid to lawn and planted borders.
- Garage parking with up and over timber garage doors.
- Private driveway parking.
- An external tap is provided for each property.

### General

- A 10 year NHBC Buildmark Warranty is provided on all properties.





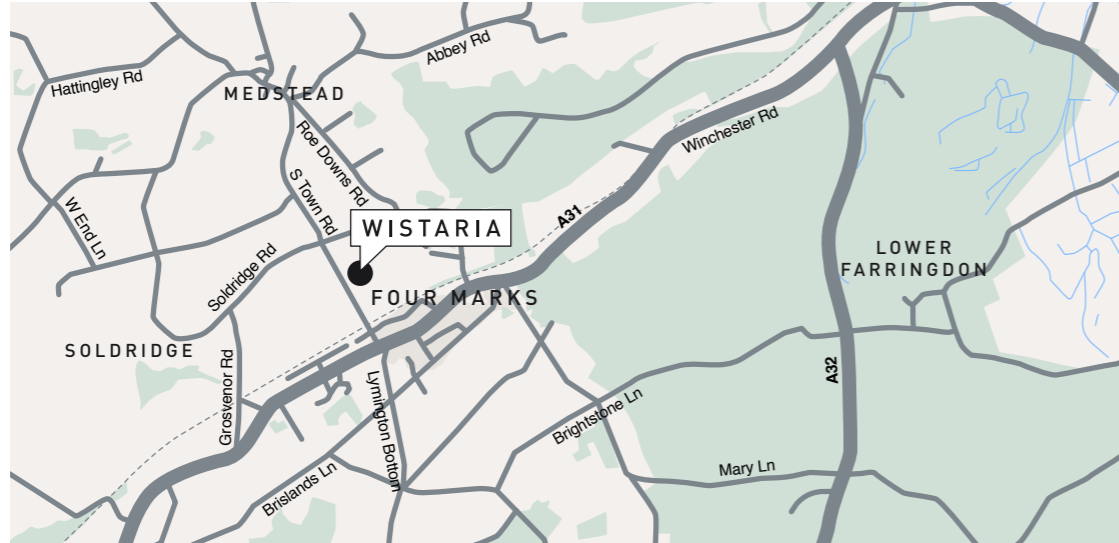
## A LITTLE BIT ABOUT US

Hazeley Developments is a local, family-run construction business specialising in building high quality homes from custom designed, one-off properties to larger developments.

Our designs – produced by leading architects – optimise available space, exploit natural light and embrace sustainability in their materials and traditional construction methods.

Our ethos of design and quality extends to the fixtures and fittings to be found in all Hazeley properties, from the choice of fitted kitchens and appliances down to contemporary, robust door furniture and even smaller detail. All the while, our homes are built to live in, with comfort, convenience and practicality at the fore.

This care and attention to detail extends to our after-sales service, with a dedicated support team on hand to continue our dedication to our customers.



## DIRECTIONS

### How to find us from the M3

- Exit the motorway at junction 4 and take the A331 exit to Guildford/Farnham/Camberley/Farnborough/Aldershot.
- At the roundabout take the 2nd exit onto the A331.
- At the next roundabout take the 2nd exit onto the A31 towards Winchester/Farnham.
- Continue towards the Farnham By-Pass/A31.
- At the roundabout take the 1st exit onto Farnham By-Pass/A31.
- Continue to follow the A31 across 34 further roundabouts.
- Turn right into Lymington Bottom Road.
- Continue for approximately 1 mile and Wistaria is located on your right.

### Travel to London

- Less than two miles from Alton Railway Station.
- Frequent train service into London Waterloo.
- Easy access to A31 and M3.

### Other local transport links

- Regular bus service to Alton and Basingstoke.
- Southampton International Airport.

All dimensions shown are approximate. This information is taken from working drawings which may result in some variation on completed properties. This information is for guidance only and as such may not be accurate in every respect. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under Property Misdescriptions Act 1991. Although every care has been taken to ensure that this information is correct, contents do not constitute a contract, part of a contract or warranty. The Developer operates a policy of continuous development and improvement and as such, reserves the right to alter the specifications at any time. Hazeley Developments nor Charters, the agents, can be held responsible for the accuracy of the information supplied by third parties. Photographs are indicative only. Floor plans are not to scale. All details correct at time of going to print.

**HAZELEY**  
DEVELOPMENTS

  
**Charters**

Hazeley Enterprise Park,  
Hazeley Road,  
Twyford,  
Winchester,  
Hampshire,  
SO21 1QA

66 High Street,  
Alton,  
Hampshire,  
GU34 1ET

Tel: 01962 764 515  
[www.hazeleydevelopments.co.uk](http://www.hazeleydevelopments.co.uk)

Tel: 01420 87666  
[www.chartersestateagents.co.uk](http://www.chartersestateagents.co.uk)

**NHBC**

Registered House Builder