



BIRCHWOOD

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ROMSEY



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# WELCOME TO BIRCHWOOD

Welcome to our latest development, Birchwood, located in the ancient market town of Romsey, Hampshire.

With a total of thirty 2, 4 & 5 bedroom homes on Cupernham Lane, you'll be conveniently positioned to enjoy everything that this timelessly English town has to offer.

Host to a film festival, food festival, winter carnival, and art and design markets, there's always something going on in the bustling centre. Romsey boasts its own abbey, in addition to a famous country house, a theatre, several golf clubs, boutique shops, quaint cafés and award-winning restaurants – so you'll never be short of things to do or see.

Set in the Test Valley, you can take in the backdrop of chalk downlands as well as the wooded hills of the North Wessex Downs. Romsey is well connected, boasting its own main line train station, with the M27 and M3 both within easy reach – ideal for commuters wanting to live away from major cities.

Rich in history, it's easy to fall in love with Romsey and its easy-going, relaxed feel. You'll walk the same streets as the likes of Florence Nightingale, Lord Mountbatten and Wilbert Awdry once did, but enjoy the modern-day conveniences that make it one of the most sought-after places to live in Hampshire.







## THE HISTORIC MARKET TOWN THAT'S TRULY TIMELESS

The exquisite market town of Romsey is nestled in some of England's most beautiful countryside. Often described as the 'jewel in the crown of Hampshire', it's easy to see why once you spend a little time here.

The first abbey at Romsey was founded by King Edward the Elder in 907 – which begins to give you an idea of just how rich the town's history is – and unlike some places that become overly modernised, Romsey has managed to maintain its strong sense of heritage through the ages. However, that's not to say there aren't all the modern amenities you'd expect to find these days.

Romsey offers a local supermarket, independent department store, high street chains and plenty of other retail outlets, which mean you won't have to travel far for what you need. The town is home to several great restaurants of varying cuisine styles, some fantastic pubs, and plenty of cosy cafés.

Finally, when it comes to education, the town is well-equipped with a number of renowned primary and secondary schools. At Birchwood, you'll be within the catchment areas of the Cupernham Infant and Junior Schools, The Romsey School, and the very highly regarded Stroud Private School.





A photograph of Romsey Abbey, a large stone church with a prominent tower, surrounded by greenery.

## ROMSEY ABBEY

ROMSEY ABBEY is the largest parish church in Hampshire, and one of the most impressive churches in Southern England. Whether or not you're a churchgoer, you'll be able to appreciate its almost cathedral-like appearance and take in its clearly evident rich history – which includes the tomb of Lord Mountbatten of Burma, great uncle of Prince Charles. As one of the great Norman buildings of England, Romsey Abbey – which is actually all that remains of a late Saxon nunnery – is a great place to visit and a fantastic introduction to the town's heritage.

**01794 513125**

[www.romseyabbey.org.uk](http://www.romseyabbey.org.uk)

A photograph of Sir Harold Hillier Gardens, showing a lush green landscape with red flowers in the foreground.

## SIR HAROLD HILLIER GARDENS

SIR HAROLD HILLIER GARDENS is an arboretum comprising 180 acres of land and over 42,000 trees and shrubs. It's a great place to lazily wander around and explore the beautifully diverse assortment of plants, started by the late Sir Harold Hillier in 1953. Every day you'll find something different to see, whether that's down to the changing seasons, or the many art exhibitions on display. In fact, the whole family can enjoy a day out at the gardens – considered to be one of the UK's most important collections – which makes it one of the area's most popular attractions.

**01794 369318**

[www.hants.gov.uk/thingstodo/hilliergardens](http://www.hants.gov.uk/thingstodo/hilliergardens)

A photograph of Paultons Park, showing a colorful playground with a red and blue structure and a large red wheel.

## PAULTONS PARK

PAULTONS PARK is the number one UK theme park as voted for by TripAdvisor, Mumsnet and Which readers – and widely considered to be one of the best in Europe. Jump in the car and head down for a full day's worth of fun. Home to the one and only Peppa Pig World, you're free to explore the spacious theme park, which is spread across 140 acres of land and features over 70 rides and attractions. Unlike many other theme parks, most of the rides at Paultons Park are designed for children, which makes it ideal if you have a young family.

**02380 814442**

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

A photograph of The Rapids, showing a blue water slide with red arches and a large red wheel.

## THE RAPIDS

THE RAPIDS in Romsey offers a whole world of water fun and adventure. Venture down to the tropical water wonderland and literally immerse yourself in the fun of the rapids, flume, giant tipping bucket, bubble seats and pirate ship! But if they don't take your fancy, you'll also find a fully equipped gymnasium with a whole host of fitness classes to suit all abilities. There's a restaurant on site, which is handy after you've worked up an appetite, and plenty of parking too. As if that wasn't enough, adjacent to the Rapids you can enjoy a multitude of activities offered by Romsey Sports Centre including rugby, cricket, football and tennis.

**01794 830333**

[www.visit-hampshire.co.uk/things-to-do/the-rapids-p229881](http://www.visit-hampshire.co.uk/things-to-do/the-rapids-p229881)

A photograph of Broadlands Estate, showing a large pink rose in the foreground.

## BROADLANDS ESTATE

BROADLANDS ESTATE was once the former home of Lord Mountbatten, grandson of Queen Victoria. Take a stroll around the beautiful 86-acre manor to get a sense of its rich history and imagine a young Queen Elizabeth II and Prince Phillip honeymooning all those years ago. To add to the romance, you'll be interested to learn that the Estate is also where Prince Charles and Princess Diana stayed for the first few days of their honeymoon. The grounds are currently closed to the public, however the house itself is open on weekdays throughout the summer and is well worth a visit. After all, if it's good enough for the royals...

**01794 505080**

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

A photograph of Ampfield Golf Club, showing a green golf course with a golfer in the background.

## AMPFIELD GOLF CLUB

AMPFIELD GOLF CLUB was designed by Sir Henry Cotton – a three-time major winner and the leading British player of his generation. Consequently, you can expect to play a challenging yet rewarding round of golf on a highly regarded course that's kept in tip top condition throughout the year. Considered to be the UK's original 18-hole par-3 course, Ampfield has benefitted from some impressive improvements over the years, but without losing any of its heritage. You'll experience one of the most beautiful privately owned short courses in the country – along with a warm welcome for visitors, societies and corporate golfers alike.

**01794 368480**

[www.ampfieldgolf.com](http://www.ampfieldgolf.com)

A photograph of Dish Deli and Kitchen, showing a person's hands preparing food on a wooden table.

## DISH DELI AND KITCHEN

DISH DELI AND KITCHEN serves the finest coffee and the most refreshing cup of tea for miles around, and is no more than a few minutes away from Birchwood. If you're passionate about good food and drink, you'll be in good company as the husband and wife owners live and breathe what they do. Consequently, Dish is the perfect place to meet friends and family over a latte or brunch, a breakfast or lunch. You can also find the finer and more sophisticated foodstuffs you simply won't get from a supermarket – everything from artisan breads to local cheeses, flavoursome antipasti, charcuterie and fresh mackerel pate made daily in Dish's kitchen.

**01794 513663**

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

A photograph of The White Horse Brasserie, showing a person's hands preparing food on a wooden table.

## THE WHITE HORSE BRASSERIE

THE WHITE HORSE BRASSERIE in Romsey, set within the White Horse Hotel, offers the finest local and seasonal ingredients, and a tantalising array of imaginative British dishes. It's why the well-renowned restaurant is the holder of 2 AA Rosettes. Take your seat in the delicately stylish main room and choose from a hearty breakfast menu, delicious afternoon tea, or the extensive lunch and dinner menu, which provide the perfect excuse to visit any time of day. From a casual catch up with friends to a romantic dinner for two, the brasserie is ideal for almost any occasion.

**01794 512431**

[www.thewhitehorseromsey.co.uk/dining/the-brasserie](http://www.thewhitehorseromsey.co.uk/dining/the-brasserie)





## OUT AND ABOUT

From Birchwood, it's easy to explore the local area and venture further afield into the surrounding villages, towns and counties across the South East.

The vibrant city of Southampton is only 20 minutes away by car, offering over 150 shops at the West Quay shopping centre – and there's an exciting new dining and leisure development at West Quay 2, including a Hollywood Bowl and De Lux cinema. If you would prefer to soak up the views of the Solent, however, then you can enjoy some fantastic bars and restaurants at Ocean Village, or be entertained at the famous Mayflower Theatre. The city is also equipped with exceptional transport links – including Southampton Airport and the Port of Southampton, which is home to the largest cruise ships in the world.

Head a little further west and you'll find the beautiful New Forest National Park, with one of the largest remaining tracts of unenclosed pasture land, heathland and forest in the south east of England.

Continue a few minutes more towards the coast and the golden sands and sparkling sea of Bournemouth are within easy reach too.

On the north side of Romsey lie three of the prettiest towns in the UK. The medieval streets of Winchester are just over 20 minutes away by car, offering world class attractions and architecture. Stockbridge is equally close, with its pleasant high street, independent shops and tempting tea rooms. And the cathedral city of Salisbury, based in the neighbouring county of Wiltshire, completes the trio – offering Britain's tallest spire, best preserved Magna Carta and Stonehenge just 9 miles north.









## OUR HOMES

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**THE CROMWELL**  
 HOMES 1-3 | 2 Bedroom Homes
- 
**THE WELLMAN**  
 HOMES 7-15 | 2 Bedroom Homes
- 
**THE BEAZLEY**  
 HOMES 16 & 22 | 4 Bedroom Homes
- 
**THE PERREN**  
 HOMES 17-19 | 4 Bedroom Homes
- 
**THE BEVA**  
 HOMES 20 & 23 | 5 Bedroom Homes
- 
**THE TRYHORN**  
 HOMES 21, 24 & 29 | 4 Bedroom Homes
- 
**THE PIPER**  
 HOMES 25-27 | 4 Bedroom Homes
- 
**THE WILLIAMS**  
 HOMES 28 & 30 | 5 Bedroom Homes
- 
**THE RICHFORD**  
 HOMES 4-6 | Shared equity homes reserved for Landspeed



This site plan is for guidance only and should not be relied upon. Please check with a sales adviser for the latest, most up-to-date layout and materials, including but not limited to parking spaces, landscaping, paving and pathways. V = Visitor spaces.



# THE CROMWELL

Homes 1-3 | 2 Bedroom Homes



GROUND FLOOR		
Living Room	3639mm x 3930mm	11' 11" x 12' 11"
Kitchen/Diner	4330mm x 4314mm	14' 3" x 14' 2"



FIRST FLOOR		
Bedroom 1	2989mm x 3619mm	9' 10" x 11' 10"
Bedroom 2	4330mm x 2531mm	14' 3" x 8' 4"

Please note: Home 2 is a handed version of the floor plan shown

All floor plans and CGI's are of a house type and do not necessarily reflect the detail of any particular home, these are used for illustrative purposes only and should not be relied upon. External materials, landscaping, garage position/attachment, window/door position, handing and external works may vary to the information shown. Please ask a sales adviser for more information. All dimensions are accurate to within 50mm and where given are maximums which include any fitted wardrobes or similar features. Furnishings on the above floor plans, including but not exclusive to kitchens, bathrooms, en suites and W/C layouts are indicative only and should not be relied upon. Interior furnishings are not included with the sale of any property.





THE WELLMAN  
Homes 7-15 | 2 Bedroom Homes



	GROUND FLOOR		
Living Room	3430mm x 3130mm	11' 3" x 10' 3"	
Kitchen/Diner	3503mm x 4622mm	11' 6" x 15' 2"	

	FIRST FLOOR		
Bedroom 1	3057mm x 3147mm	10' 0" x 10' 4"	
Bedroom 2	3430mm x 3188mm	11' 3" x 10' 6"	

Please note: Homes 8, 10, 12 & 14 are handed versions of the floor plan shown.  
Homes 13 & 14 feature a painted brick finish.

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# THE BEAZLEY

Homes 16 & 22 | 4 Bedroom Homes



GROUND FLOOR		
Living Room	3166mm x 5409mm	10' 5" x 17' 9"
Kitchen/Diner	8673mm x 3451mm	28' 6" x 11' 4"
Study	3009mm x 1916mm	9' 11" x 6' 3"
Utility	3009mm x 1617mm	9' 11" x 5' 4"
Pantry	1988mm x 1653mm	6' 6" x 5' 5"
Garage	6176mm x 5953mm	20' 3" x 19' 6"

FIRST FLOOR		
Bedroom 1	4283mm x 3795mm	14' 1" x 12' 5"
Dressing	1637mm x 2308mm	5' 4" x 7' 7"
Bedroom 2	3142mm x 3375mm	10' 4" x 11' 1"
Bedroom 3	3218mm x 2697mm	10' 7" x 8' 10"
Bedroom 4	2697mm x 4245mm	8' 10" x 13' 11"

Please note: The garage for home 16 is attached on the left hand elevation

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# THE PERREN

Homes 17-19 | 4 Bedroom Homes



	GROUND FLOOR		
Living Room	4420mm x 4393mm	14' 6" x 14' 5"	
Kitchen/Diner	7210mm x 3454mm	23' 8" x 11' 4"	
Garage	3273mm x 6760mm	10' 9" x 22' 2"	



	FIRST FLOOR		
Bedroom 1	3059mm x 3569mm	10' 0" x 11' 9"	
Bedroom 2	2604mm x 3145mm	8' 7" x 10' 4"	
Bedroom 3	2495mm x 3567mm	8' 2" x 11' 8"	
Bedroom 4	3363mm x 3145mm	11' 0" x 10' 4"	

Please note: Homes 18 & 19 are linked by garage. Home 19 is a handed version of the floor plan shown

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# THE BEVA

Homes 20 & 23 | 5 Bedroom Homes



	GROUND FLOOR		
Living Room	5525mm x 3835mm	18' 2" x 12' 7"	
Kitchen/Diner	10698mm x 3966mm	35' 1" x 13' 0"	
Study/Bedroom	3835mm x 3027mm	12' 7" x 9' 11"	
Utility	2298mm x 2548mm	7' 7" x 8' 4"	
Pantry	1446mm x 1010mm	4' 9" x 3' 4"	



	FIRST FLOOR		
Bedroom 1	3889mm x 3499mm	12' 9" x 11' 6"	
Dressing	1651mm x 2944mm	5' 5" x 9' 8"	
Bedroom 2	4472mm x 3112mm	14' 8" x 10' 3"	
Bedroom 3	3835mm x 2451mm	12' 7" x 8' 0"	
Bedroom 4	3835mm x 2497mm	12' 7" x 8' 2"	
Bedroom 5	2150mm x 2193mm	7' 1" x 7' 2"	

Please note: Home 23 has an attached double garage.

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# THE TRYHORN

Homes 21, 24 & 29 | 4 Bedroom Homes



GROUND FLOOR		
Living Room	3925mm x 3739mm	12' 11" x 12' 3"
Kitchen/Diner	4949mm x 6316mm	16' 3" x 20' 9"
Family room	3164mm x 3729mm	10' 5" x 12' 3"
Utility	2891mm x 2087mm	9' 6" x 6' 10"
Garage	6422mm x 6536mm	21' 1" x 21' 5"



Please note: Homes 21 & 24 are handed versions of the floor plan shown.

\* Bay window in this location to home 21.

FIRST FLOOR		
Bedroom 1	5347mm x 4085mm	17' 7" x 13' 5"
Dressing	3133mm x 1554mm	10' 3" x 5' 1"
Bedroom 2	3077mm x 4091mm	10' 1" x 13' 5"
Bedroom 3	3951mm x 3173mm	13' 0" x 10' 5"
Bedroom 4	3044mm x 3787mm	10' 0" x 12' 5"

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# THE PIPER

Home 25-27 | 4 Bedroom Homes



	GROUND FLOOR		
Living Room	4420mm x 4393mm	14' 6" x 14' 5"	
Kitchen/Diner	7210mm x 3454mm	23' 8" x 11' 4"	
Garage	3273mm x 6760mm	10' 9" x 22' 2"	



	FIRST FLOOR		
Bedroom 1	3059mm x 3569mm	10' 0" x 11' 9"	
Bedroom 2	2604mm x 3145mm	8' 7" x 10' 4"	
Bedroom 3	2495mm x 3567mm	8' 2" x 11' 8"	
Bedroom 4	3363mm x 3145mm	11' 0" x 10' 4"	

Please note: Home 27 is a painted version of this CGI shown.

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# THE WILLIAMS

Homes 28 & 30 | 5 Bedroom Homes



GROUND FLOOR		
Living Room	5185mm x 4747mm	17' 0" x 15' 7"
Kitchen/Diner	8513mm x 3701mm	27' 11" x 12' 2"
Separate Diner	3437mm x 5125mm	11' 3" x 16' 10"
Utility	3058mm x 2151mm	10' 0" x 7' 1"
Pantry	2067mm x 1283mm	6' 9" x 4' 3"
Bootroom	2579mm x 3139mm	8' 6" x 10' 4"



FIRST FLOOR		
Bedroom 1	3610mm x 6804mm	11' 10" x 22' 4"
Dressing 1	1482mm x 2267mm	4' 10" x 7' 5"
Dressing 2	1482mm x 2242mm	4' 10" x 7' 4"
Bedroom 2	3984mm x 3347mm	3' 1" x 11' 0"
Bedroom 3	4858mm x 2398mm	15' 11" x 7' 10"
Bedroom 4	4041mm x 2520mm	13' 3" x 8' 3"
Bedroom 5	2700mm x 3770mm	8' 10" x 12' 4"
Bedroom 6	3829mm x 2345mm	12' 7" x 7' 8"

[Bedroom 6 customer extra]

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## SPECIFICATION

The quality of finish is key to delivering your dream home. Our combination of first-rate appliances, coupled with painstaking attention to detail, ensures your expectations are met.

### KITCHEN

- A range of designer floor and wall units with built-in pelmet LED spotlights under cupboard units
- Laminated worktop and complementary upstands to homes 1-3 & 7-15. Granite worktop and complementary upstands to homes 16-30
- Blanco® Bonus 1½ bowl sink with chrome mixer tap to homes 1-3 & 7-15. Stainless steel undermount sink to homes 16-30
- Stainless steel electric single oven to homes 1-3 & 7-15. Stainless steel electric single oven and combination microwave to homes 16-30
- Four-burner stainless steel gas hob to homes 1-3 & 7-15. 4 zone induction hob to homes 16-30
- Glass and stainless steel hood complete with glass splashback
- Integrated fridge freezer and dishwasher
- Floor tiles to kitchen, utility and pantry to homes 16-30

- Slimline ceiling mounted extractor fan
- Three x 10L recycling bins fitted within dedicated kitchen unit
- Metal racking to rear wall of pantry where applicable

### UTILITY

- A range of designer floor units
- Laminated worktop and complementary upstands
- Stainless steel single bowl sink with chrome mixer tap
- Slimline ceiling-mounted extractor fan



### BATHROOM, EN-SUITE AND WC

- Contemporary sanitary ware complemented by Porcelanosa® tiling
- Half height tiling to walls with sanitary ware fitted and full height tiling to shower enclosures, to homes 1-3 & 7-15
- Half height tiling to all walls and full height tiling to shower enclosures, to homes 16-30
- Half height tiling behind WC
- Ceramic tiling to all window sills with flat chrome trim to edge
- Close-coupled WCs with soft-close seat to all homes. Back to the wall WC with concealed cistern and soft-close seat complete with chrome push plate to master en-suite to homes 16-30
- Exposed thermostatic bath filler with low level hair rinse with push type bath waste to homes 1-3 & 7-15, and all 3 piece bathrooms to homes 16-30. Exposed thermostatic bath filler with push type bath waste to all 4 piece bathrooms to homes 16-30
- Contemporary bath complete with pre-finished panels
- Exposed thermostatic shower valve complete with fixed head and hair rinse on riser rail in master en-suite to homes 1-3 & 7-15, and to all showers to homes 16-30
- Aqualisa Quartz XTE electric shower to all remaining homes
- Slimline ceiling-mounted extractor fans
- Shaver sockets to all bathrooms and en-suites
- Heated towel rail
- Vanity unit
- Polish edge mirror included in master en-suite and WCs



We endeavour to improve upon our development, therefore, we may occasionally substitute items within this specification. Bargate Homes reserves the right to make these substitutions as necessary. Please ask a sales advisor for further details. Images depict typical Bargate Homes interiors.







## SPECIFICATION

### INTERNAL FINISHES

- Matt emulsion finishes to walls and ceilings
- Pre-finished, oak-coloured, solid-core door by Vicaima. Decorative inlay to doors of homes 16-30
- Chrome handles and fittings to all windows
- White handles and fittings to all French doors
- Sliding wardrobe with mirrored doors in master bedroom, alternatively to homes with a dressing area the master bedroom is fitted with a walk-in closet organiser system including shelving, hanging rails, internal uprights, rail ends and handles where shown

### ELECTRICAL INSTALLATION

- Slimline white moulded sockets and switches
- Media multiplate provided in living room
- TV aerial points provided in all bedrooms and kitchen/dining/family room and study
- Pre-wired for Sky+
- BT point provided in kitchen/dining/family room, master bedroom and study
- Recessed LED downlighters with white surrounds installed in the kitchen area, bathroom, en-suites and dressing areas where applicable
- Pendant light fittings to all remaining rooms
- Mains operated, self-contained smoke detectors
- Carbon monoxide alarm adjacent to boiler

### ENERGY-EFFICIENT HEATING AND INSULATION

- Gas central-heating system
- Compact radiators and natural gas combination boiler (standard gas boiler and cylinder to homes 16, 20-24 & 28-30) designed and manufactured by Vaillant complete with 5 year warranty
- Underfloor heating to ground floor of homes 16-30 excluding pantry
- 7-day electronic programmer

### EXTERNAL FINISHES

- Turf to principal area of rear garden
- Waterproof external socket at rear of home
- Outside tap with insulated pipework (where possible)
- Chrome bell push and chime set
- 6ft x 3ft shed for homes 1-3 & 7-15



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## BARGATE CORNERSTONE

We don't just build houses, we build homes. More than that, we believe we have a responsibility to help communities build better lives for themselves.

Part of that responsibility lies in making sure the homes we create don't just complement, but add to the character of the landscape of which they become part.  
We achieve this by listening, discussing and collaborating.  
We take this very seriously indeed.

Another aspect of our involvement with communities is the way we support them with financial backing, to help them see their own aspirations come to fruition.

We are delighted to be contributing a total of £170,000 towards footpath improvements, local housing and education within Romsey and its surrounding area.

At Bargate, our interest in helping people to live life to the full extends far beyond our skills with bricks and mortar.







## THE BARGATE PROMISE

At Bargate, we only build high quality homes in the best locations. Each of our homes are unique, but equally complementary of their surrounding environment. That's because every aspect is the result of a considered decision, and an effort to enrich your living space. Together, these values make up the Bargate promise – a pledge we've kept ever since we built our first home in 2006.

We have a dedicated, in-house customer care team to address any concerns you might have for two years following the completion of your home. Every home at Birchwood also comes with a ten-year Premier warranty, so you can have as much confidence in your new home as we do.



## GET IN TOUCH

E: [sales@bargatehomes.co.uk](mailto:sales@bargatehomes.co.uk)  
T: 01794 899331

VISIT US AT:

Birchwood, Cupernham Lane,  
Romsey SO51 7LF

FIND US ONLINE AT:

[bargatehomes.co.uk](http://bargatehomes.co.uk)

This brochure is intended as a sales aid and guide to Bargate Homes. The accuracy of any visual image, measurement, depiction of environment, home position and home layout should be confirmed with a sales advisor on site or through your solicitor. Purchasers or prospective purchasers (whether or not they enter into a contract to purchase a home within the development) should not rely on anything printed in this brochure or orally indicated by sales staff as forming any part of any contract to purchase a home. All photography in this brochure is indicative of the local area and does not represent the specific site surroundings or aspect. Photography and images are used for illustrative purposes only.







The New Barn, Vicarage Farm Business Park, Winchester Road, Fair Oak, Hampshire SO50 7HD