


OAKELEY VALE
 PROVIDENCE HILL, BURSLEDON

For Sales Enquiries
 Please Call 0330 333 7378
 foremanhomes.co.uk

Appointed Selling Agent



Brochure created by Antler.

The information within this document is indicative and is intended to act as a guide only as to the finished product. These particulars should not be relied upon as statements of fact or representation and applicants must satisfy themselves by inspection or otherwise as to their correctness. The dimensions given on plans are subject to variation and are not intended to be used for carpet sizes, appliance sizes or items of furniture.



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WELCOME TO OAKELEY VALE

Nestled in a prime, family friendly location just 15 minutes from Southampton, Oakeley Vale is perfectly positioned to enjoy the spoils of the Hampshire coastline and countryside whilst offering easy access to the motorway and local commuter routes.

Thoughtfully arranged around large areas of open green space, the homes at Oakeley Vale benefit from a close relationship with nature. A raised boardwalk over a small natural stream provides an enchanting nature walk, whilst outdoor fun is close at hand with a specially designed play area and play trail.

Local shops, schools for all age groups, recreational and leisure facilities at Holly Hill Leisure Centre and a convenient 24-hour supermarket with petrol station are all in close proximity.

LOCAL ADVENTURES ON YOUR DOORSTEP

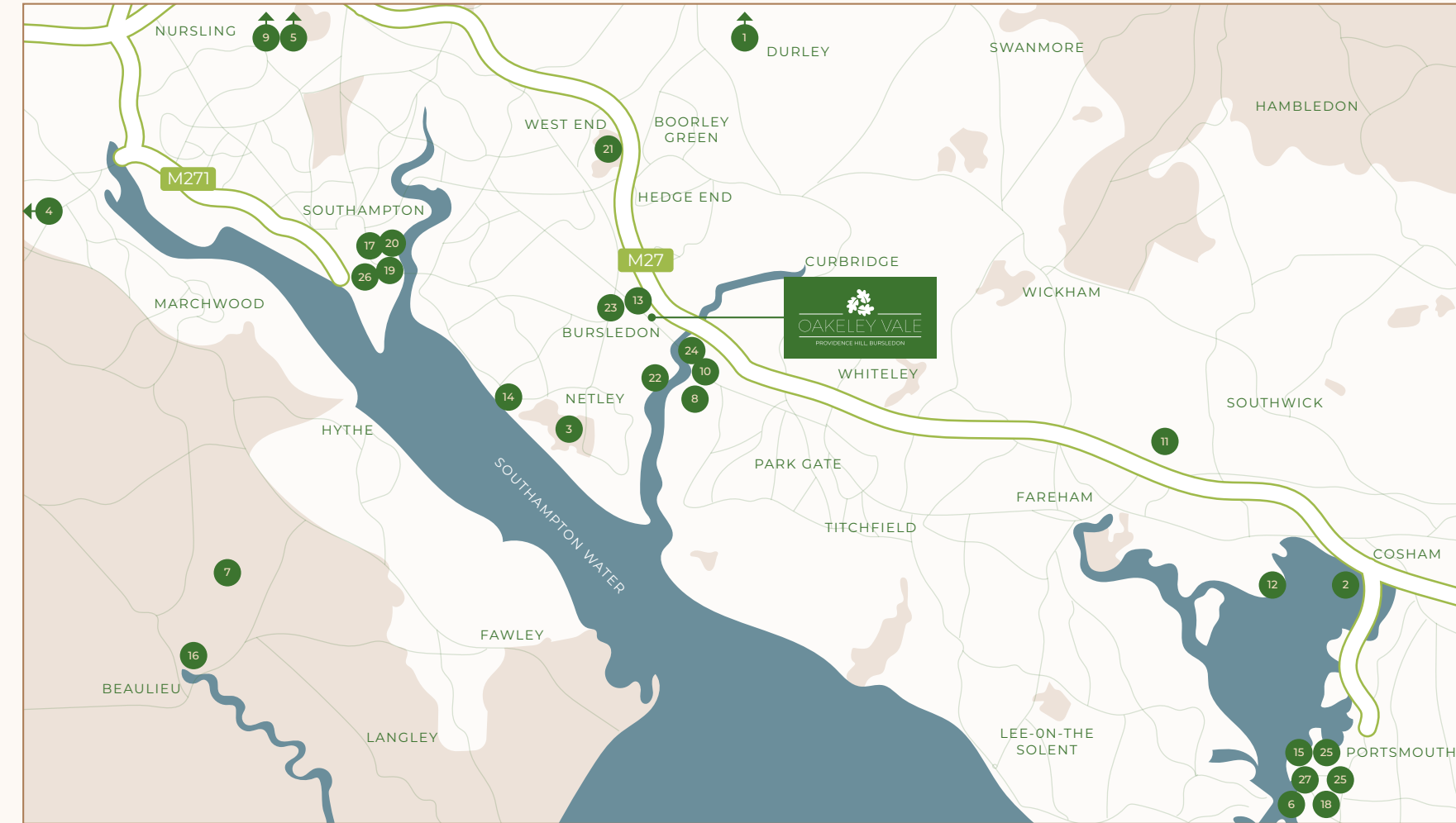
Looking for a day out? Bursledon and the surrounding local area have all your needs catered for.

Families are spoilt for choice with Manor Farm, part of the River Hamble Country Park, just minutes from home or explore the 35 hectares of Holly Hill Woodland Park with shaded winding paths, lakes and sunken grottos, perfect for building dens and letting the imagination run wild. The excitement of Marwell Zoo and Paulton's Park are also a short drive away.

If retail therapy is what you're after, look no further than Southampton's Westquay or Gunwharf Quays in nearby Portsmouth Docks can guarantee to find you a designer bargain and offer a slice of local history with HMS Victory moored in the historic dockyard just next door.

Closer to home you'll find Netley Abbey, Royal Victoria Country Park, Bursledon Brickworks and Bursledon Windmill all waiting to tell you their stories.

Coast and countryside join forces in the neighbouring New Forest with endless days out exploring the wild heaths, villages and beaches. Not to mention the convenient muddy boot (and muddy paws) friendly pubs that are a winning feature of forest life.



TRAVEL TIMES FROM OAKELEY VALE

BURSLEDON RAILWAY STATION
0.9 miles / 3 mins

NETLEY RAILWAY STATION
3 miles / 9 mins

SOUTHAMPTON
6 miles / 26 mins

SOUTHAMPTON AIRPORT
7 miles / 16 mins

ROMSEY
15 miles / 36 mins

PORTSMOUTH
15 miles / 25 mins

WINCHESTER
17 miles / 34 mins

BASINGSTOKE
36 miles / 52 mins

READING
52 miles / 1 hr 26 mins

GUILDFORD
55 miles / 1 hr 19 mins

LONDON
84 miles / 2 hrs 19 mins

*All timings indicate an average travel time by car.

FAMILY DAYS OUT

- 1 Marwell Zoo
- 2 Port Solent
- 3 Royal Victoria Country Park
- 4 Paultons Park
- 5 Sir Harold Hillier Gardens
- 6 Portsmouth Historic Dockyard
- 7 The New Forest
- 8 Holly Hill Woodland Park

HISTORY

- 9 Romsey Abbey
- 10 Bursledon Brickworks
- 11 Fort Nelson
- 12 Portchester Castle
- 13 Bursledon Windmill
- 14 Netley Abbey
- 15 Mary Rose Museum
- 16 National Motor Museum at Beaulieu

ENTERTAINMENT

- 17 Mayflower Theatre
- 18 Spinnaker Tower
- 19 ODEON – IMAX Southampton
- 20 St Mary's Stadium
- 21 The Ageas Bowl

FOOD & DRINK

- 22 The Jolly Sailor
- 23 Miller & Carter
- 24 The Navigator

SHOPPING

- 25 Gunwharf Quays
- 26 Westquay
- 27 Cascades Shopping Centre



YOUR NEW NEIGHBOURHOOD

THE OAK HOMES 57 - 62

Overall square footage: 2812 sq ft
(including integral garage)





LOWER GROUND FLOOR

GROUND FLOOR

FIRST FLOOR

All floor plans and CGI's are used for illustrative purposes only and should not be relied on. All dimensions are accurate to plus/minus 75mm and where given are maximums which include any fitted wardrobes or similar features.

LOWER GROUND FLOOR

Kitchen/Breakfast/Family Room	9955mm x 4393mm	32' 7" x 14' 4"
Utility Room	3150mm x 2261mm	10' 4" x 7' 5"
Shower Room	2033mm x 1540mm	6' 8" x 5' 0"

GROUND FLOOR

"L" Shaped Living/ Dining Room (max)	8425mm x 5496mm	27' 7" x 18' 0"
Snug	3984mm x 3783mm	13' 0" x 12' 4"
Study	2915mm x 2221mm	9' 6" x 7' 3"
Double Garage	6060mm x 4480mm	19' 10" x 14' 8"

FIRST FLOOR

Master Bedroom	4478mm x 3823mm	14' 8" x 12' 6"
En-suite	2520mm x 1630mm	8' 3" x 5' 4"
Dressing Room	1880mm x 1630mm	6' 2" x 5' 4"
Guest Bedroom	3935mm x 3984mm	12' 11" x 13' 0"
En-suite (max)	2110mm x 1777mm	6' 11" x 5' 9"
Bedroom 3	4663mm x 3150mm	15' 3" x 10' 4"
Bedroom 4	3932mm x 3150mm	12' 10" x 10' 4"
Bedroom 5	4059mm x 2261mm	13' 3" x 7' 5"
Bathroom	2703mm x 2133mm	8' 10" x 6' 11"

Homes 57, 58, 60 and 62 are handed versions of the plan shown.

* The side windows are only applicable to Home 57

** VELUX windows

--- Reduced ceiling height

KITCHEN

- Luxury fitted handleless floor and wall units with Quartz work tops and matching up-stands
- 5 burner gas hob
- 90cm glass extractor hood
- Two electric single fan assisted ovens
- Integrated microwave
- Integrated "Bean to Cup" coffee maker
- Integrated upright fridge
- Integrated upright freezer
- Integrated dishwasher
- Stainless steel 1.5 bowl sink unit

UTILITY ROOM

- Luxury fitted handleless floor and wall units with Quartz work tops and matching up-stands
- Stainless steel 1.5 bowl sink unit
- Space and plumbing for freestanding washing machine
- Space for freestanding tumble dryer

CLOAKROOM AND LOWER GROUND FLOOR SHOWER ROOM

- Stylish white sanitary ware
- Chrome basin taps
- Half height tiling
- Recessed ceiling spotlights

BATHROOM AND EN-SUITES

- Stylish white sanitary ware
- Chrome bath and basin taps
- Exposed shower valve complete with hose and rail kit in en-suites
- Full height tiling
- Chrome towel rail
- Recessed ceiling spotlights

INTERIOR FINISHES

- White emulsion walls and ceilings
- Gas fired central heating
- Stylish "Oak" veneer doors with satin nickel fittings
- Electric up and over garage door

EXTERIOR FINISHES

- UPVC double glazed windows and doors
- White aluminium bi-fold doors from kitchen to rear garden
- UPVC soffits and fascia's
- Water tap front and rear
- Double power point to rear
- Large paved patio area
- Solar PV panels providing renewable energy
- 10 year NHBC Warranty