



MILLERS WALK

BOTLEY ROAD, WEST END SO30 3RS



Welcome to Millers Walk, the latest collection of 3 & 4 bedroom traditional homes from Foreman Homes, in the family friendly location of West End, Hampshire.

An area previously known for its agriculture, market gardening and milling, West End is an attractive village with a strong sense of community and many architectural features of the past proudly displayed alongside modern designs.



Feels like home

Thoughtfully arranged, the new community at Millers Walk benefits from mature trees and open green spaces, alongside a private play area, perfectly designed for families with children of all ages.



Perfectly positioned

WEST END IS FULL OF MODERN CONVENIENCES YET STILL RETAINS THAT CHARMING VILLAGE FEEL. TRULY A DESIRABLE LOCATION.



The local amenities and nearby schools make Millers Walk a family friendly development with nearby Hedge End offering plenty of retail and leisure opportunities.

You're encouraged to take advantage of the variety of parklands and conservation areas all within easy distance. Telegraph Woods and Itchen Valley Country Park are two such spots waiting to be explored.

The Ageas Bowl, the home of Hampshire cricket, is right on your doorstep, but if cricket isn't your thing then there's also Boundary Lakes, an 18 hole golf course, The Hilton's restaurant, spa and even live music events throughout the year might tempt you.

Next door you'll also find the convenient David Lloyd Club, the fitness destination for the whole family, with a variety of facilities including swimming pools and kids club to keep you all entertained.



8

Adventure is yours



Just moments from popular commuter routes with easy access to the M27, Southampton Airport and nearby Hedge End train station connecting you to local stops and London beyond. West End's convenient location makes it an ever popular destination.



For city centre excitement, you're spoilt for choice with the glamour of Southampton Marina with its super yachts and cruise liners, contrasting against Portsmouth Docks and it's historic backdrop.

A LITTLE FURTHER AFIELD, BUT STILL IN CLOSE PROXIMITY, IS THE NATURAL PARADISE OF THE NEW FOREST.



Wide stretches of beautiful unspoiled coastline border this haven with endless woodland and open heaths with their wild ponies stretching before you, offering an escapism you won't find anywhere else.



Where will your next adventure take you?



Spoilt for choice

With a variety of house styles to choose from, all offering a relaxed lifestyle, each of the homes at Millers Walk has something to suit your unique requirements.



● The Furrow

HOMES 9, 14, 31 & 54

4 bedroom detached home with single garage.

● The Quern

HOMES 10, 11, 28, 29, 35, 36, 39, 40 & 41

4 bedroom detached home with single garage.

● The Tonkin

HOMES 12, 13, 18, 19, 20, 22, 30 & 33

4 bedroom detached home with detached double garage.

● The Damsel

HOMES 15, 32, 34, 57, 58, 64, 65 & 67

4 bedroom detached home with single garage.

● The Millstone

HOMES 16 & 17

3 bedroom semi-detached home with parking for 2 cars.

● The Granary

HOMES 21, 23, 24, 25, 26, 27, 37 & 38

4 bedroom detached home with single garage.

● The Bannock

HOMES 55, 56, 61, 62, 75 & 76

4 bedroom detached home with integral garage.

● The Trundle

HOMES 63, 66, 77, 78 & 79

4 bedroom detached home with single garage.

● HOMES FOR OTHERS

This site plan is for guidance only and should not be relied on. Please check with a Sales Advisor for the latest, most up-to-date layout and materials, including (but not limited to) parking spaces, landscaping, paving and pathways.

The Furrow



HOMES 9, 14, 31 & 54

1209

OVERALL
SQUARE FOOTAGE

4

BEDROOM
DETACHED

1

EN SUITE
SHOWER ROOM

2

RECEPTION ROOMS

1

SINGLE GARAGE



GROUND FLOOR

Living Room
4325mm x 3265mm 14' 2" x 10' 9"
Kitchen / Dining Room
7915mm x 3190mm 26' 0" x 10' 6"
Study
3033mm x 2245mm 9' 11" x 7' 4"



FIRST FLOOR

Master Bedroom
4003mm x 3265mm 13' 2" x 10' 9"
En suite
2283mm x 1188mm 7' 6" x 3' 11"
Bedroom 2
3543mm x 3201mm 11' 7" x 10' 6"
Bedroom 3
3293mm x 2283mm 10' 10" x 7' 6"
Bedroom 4
2503mm x 2446mm 8' 3" x 8' 0"
Bathroom
2072mm x 1740mm 6' 10" x 5' 9"

Please note: Floor plan depicts home 14. Box bay window in living room to side elevation of home 54 only. Homes 9 & 31 are handed versions of the floor plan shown. All imagery, floor plans, and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to the others within this brochure.

The Quern



HOMES 10, 11, 28, 29,
35, 36, 39, 40 & 41

1478

OVERALL
SQUARE FOOTAGE

4

BEDROOM
DETACHED

2

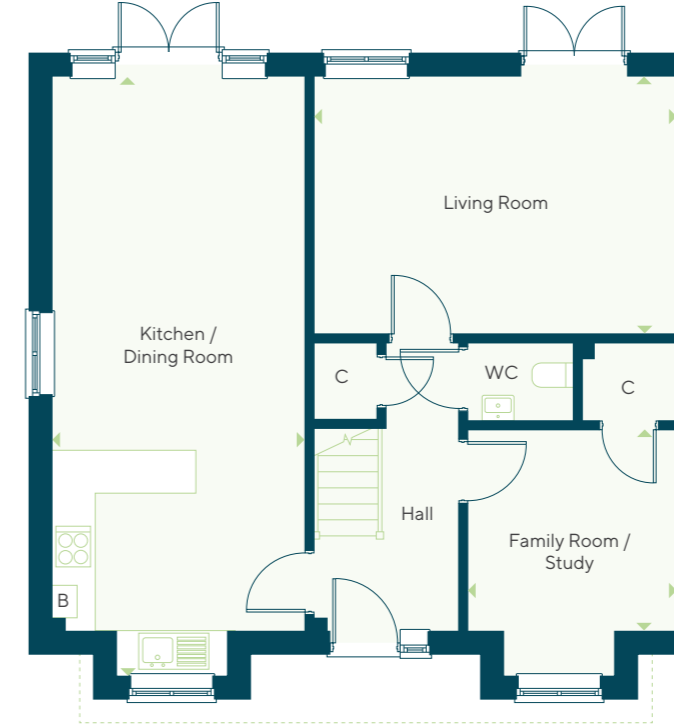
EN SUITE
SHOWER ROOMS

2

RECEPTION ROOMS

1

SINGLE GARAGE



GROUND FLOOR

- Living Room
5110mm x 3639mm 16' 8" x 11' 9"
- Family Room / Study
2970mm x 2866mm 9' 9" x 9' 5"
- Kitchen / Dining Room
7800mm x 3560mm 25' 7" x 11' 8"



FIRST FLOOR

- Master Bedroom
4010mm x 3598mm 13' 2" x 11' 10"
- Master en suite
2521mm x 925mm 8' 3" x 3' 0"
- Guest Bedroom
3955mm x 3060mm 13' 0" x 10' 0"
- Guest en suite
2075mm x 1972mm 6' 10" x 6' 6"
- Bedroom 3
3775mm x 3060mm 12' 5" x 10' 0"
- Bedroom 4
3666mm x 2725mm 12' 0" x 8' 11"
- Bathroom
2725mm x 1904mm 8' 11" x 6' 3"

Please note: Floor plan depicts homes 11, 29, 35, 39 & 41. Homes 10, 28, 36 & 40 are handed versions of the floor plan shown. All imagery, floor plans, and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to the others within this brochure.



The Tonkin



HOMES 12, 13, 18, 19,
20, 22, 30 & 33

1688

OVERALL
SQUARE FOOTAGE

4

BEDROOM
DETACHED

2

EN SUITE
SHOWER ROOMS

2

RECEPTION ROOMS

1

DETACHED
DOUBLE GARAGE



GROUND FLOOR

- Living Room
6158mm x 4630mm 20' 2" x 15' 2"
- Family Room
4630mm x 3630mm 15' 2" x 11' 11"
- Kitchen / Dining Room
5753mm x 3538mm 18' 10" x 11' 7"



FIRST FLOOR

- Master Bedroom
4525mm x 3528mm 14' 10" x 11' 7"
- Master en suite
2645mm x 1033mm 8' 8" x 3' 5"
- Guest Bedroom
4630mm x 3308mm 15' 2" x 10' 10"
- Guest en suite
2645mm x 1028mm 8' 8" x 3' 4"
- Bedroom 3
4465mm x 2645mm 14' 8" x 8' 8"
- Bedroom 4
3571mm x 3038mm 11' 9" x 10' 0"
- Bathroom
2748mm x 1915mm 9' 0" x 6' 3"

Please note: Floor plan depicts homes 13, 19 & 22. Box bay window in living room & kitchen / dining room to Home 33 only. Homes 12, 18, 20 & 30 are handed versions of the floor plan shown. All imagery, floor plans, and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to the others within this brochure.



HOMES 15, 32, 34, 57,
58, 64, 65, 67

1256

OVERALL
SQUARE FOOTAGE

4

BEDROOM
DETACHED

1

EN SUITE
SHOWER ROOM

2

RECEPTION ROOMS

1

SINGLE GARAGE



GROUND FLOOR

Living Room	4960mm x 3448mm	16' 3" x 11' 4"
Kitchen / Dining Room	4720mm x 4960mm	15' 6" x 16' 3"
Study	2690mm x 2668mm	8' 10" x 8' 9"



FIRST FLOOR

Master Bedroom	3858mm x 3491mm	12' 8" x 11' 5"
En suite	2516mm x 1033mm	8' 3" x 3' 5"
Bedroom 2	4508mm x 2803mm	14' 9" x 9' 2"
Bedroom 3	2933mm x 2803mm	9' 7" x 9' 2"
Bedroom 4	2488mm x 2088mm	8' 2" x 6' 10"
Bathroom	2927mm x 1891mm	9' 7" x 6' 2"

Please note; Floor plan depicts homes 15, 32, 57, 58 & 65. Homes 64 & 67 are handed versions of the floor plan shown. Home 34 has no side windows in the study, bedroom 2 or 3. All imagery, floor plans, and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to the others within this brochure.

The Millstone



HOMES 16 & 17

893

OVERALL
SQUARE FOOTAGE

3

BEDROOM
SEMI-DETACHED

1

EN SUITE
SHOWER ROOM

1

RECEPTION ROOM

2

PARKING SPACES



HOME 16

GROUND FLOOR

Living Room
4845mm x 3784mm 15' 11" x 12' 5"
Kitchen / Dining Room
4925mm x 2700mm 16' 2" x 8' 10"

FIRST FLOOR

Master Bedroom
3985mm x 2707mm 13' 1" x 8' 11"
En suite
2707mm x 1025mm 8' 11" x 3' 4"
Bedroom 2
3629mm x 2707mm 11' 11" x 8' 11"
Bedroom 3
2600mm x 2068mm 8' 6" x 6' 9"
Bathroom
2068mm x 1878mm 6' 9" x 6' 2"



HOME 17

GROUND FLOOR

Living Room
4530mm x 3389mm 14' 10" x 11' 1"
Kitchen / Dining Room
4530mm x 3483mm 14' 10" x 11' 5"

FIRST FLOOR

Master Bedroom
3527mm x 3389mm 11' 7" x 11' 1"
En suite
2225mm x 933mm 7' 4" x 3' 1"
Bedroom 2
3803mm x 2323mm 12' 6" x 7' 7"
Bedroom 3
2758mm x 2137mm 9' 1" x 7' 0"
Bathroom
1980mm x 1740mm 6' 6" x 5' 9"

Please note: Home 16 is accessed from the front, home 17 is accessed from the side.
All imagery, floor plans, and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to the others within this brochure.

The Granary



HOMES 21, 23, 24,
25, 26, 27, 37 & 38

1590

OVERALL
SQUARE FOOTAGE

4

BEDROOM
DETACHED

2

EN SUITE
SHOWER ROOMS

2

RECEPTION ROOMS

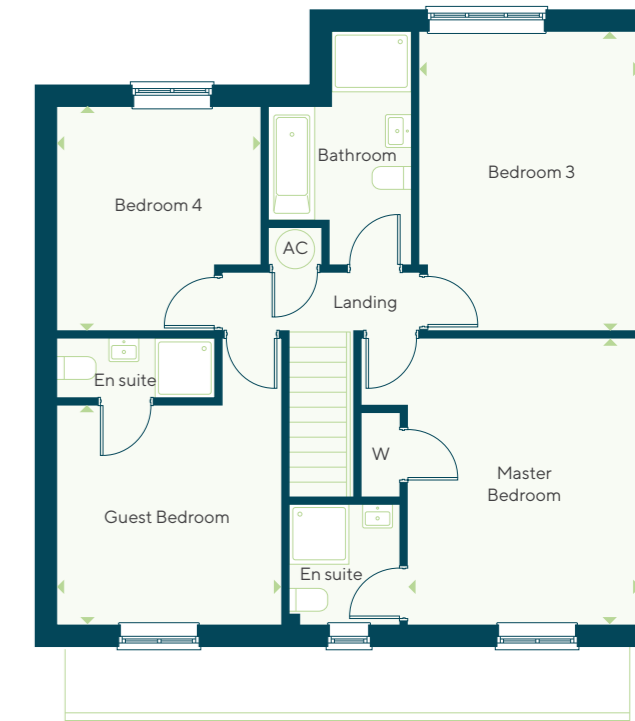
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SINGLE GARAGE



GROUND FLOOR

- Living Room**
5304mm x 4203mm 17' 5" x 13' 9"
- Kitchen / Dining Room**
7800mm x 3367mm 25' 7" x 11' 1"
- Family Room**
3420mm x 3128mm 11' 3" x 10' 3"



FIRST FLOOR

- Master Bedroom**
4328mm x 3522mm 14' 2" x 11' 7"
- Master en suite**
1853mm x 1705mm 6' 1" x 5' 7"
- Guest Bedroom**
3404mm x 3333mm 11' 2" x 10' 11"
- Guest en suite**
2408mm x 930mm 7' 11" x 3' 1"
- Bedroom 3**
4525mm x 3348mm 14' 10" x 11' 0"
- Bedroom 4**
3398mm x 3103mm 11' 2" x 10' 2"
- Bathroom**
2863mm x 2181mm 9' 5" x 7' 2"

Please note: Floor plan depicts homes 24, 25, 26 & 37. Homes 21, 27 & 38 are handed versions of the floor plan. Home 23 has an additional window on the side elevation in the guest bedroom and bedroom 4. All imagery, floor plans, and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to the others within this brochure.

The Bannock



HOMES 55, 56, 61,
62, 75 & 76

1381

OVERALL SQUARE
FOOTAGE INCLUDING
GARAGE

4

BEDROOM
DETACHED

2

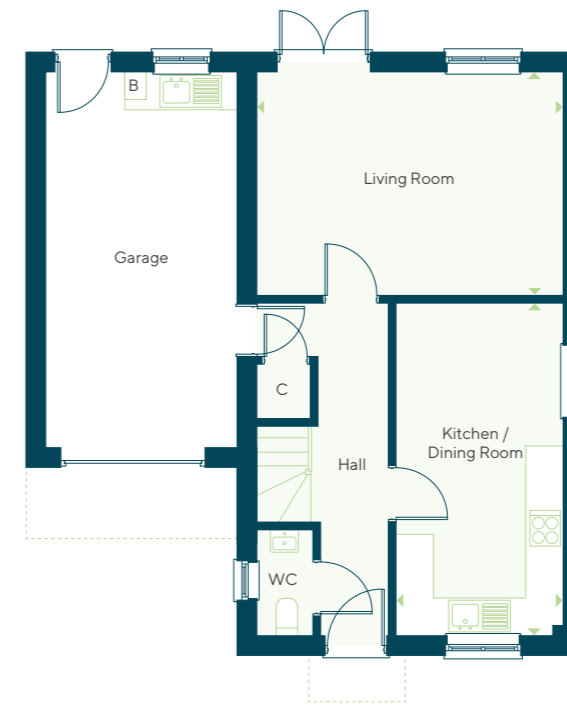
EN SUITE
SHOWER ROOMS

1

RECEPTION ROOM

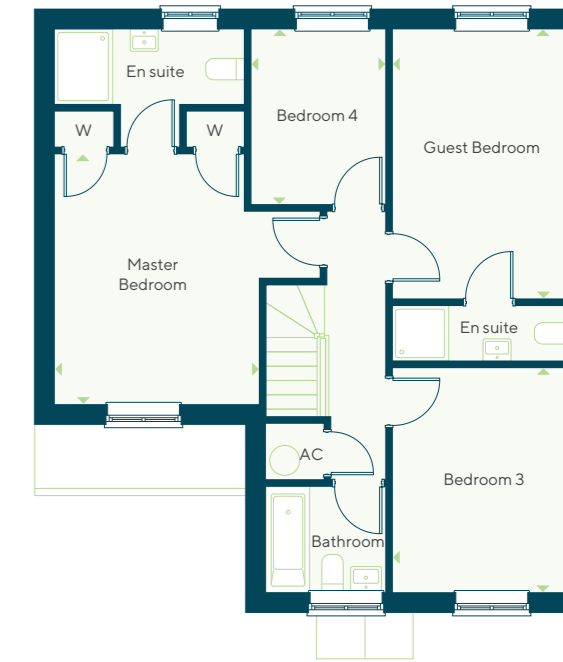
1

INTEGRAL GARAGE



GROUND FLOOR

- Living Room
4928mm x 3603mm 16' 2" x 11' 10"
- Kitchen / Dining Room
5348mm x 2701mm 17' 7" x 8' 10"
- Garage / Utility Area
6040mm x 3063mm 19' 10" x 10' 1"



FIRST FLOOR

- Master Bedroom
4035mm x 3060mm 13' 3" x 10' 0"
- Master en suite
3050mm x 1240mm 10' 0" x 4' 1"
- Guest Bedroom
4351mm x 2907mm 14' 3" x 9' 6"
- Guest en suite
2907mm x 925mm 9' 6" x 3' 0"
- Bedroom 3
3634mm x 2907mm 11' 11" x 9' 6"
- Bedroom 4
2846mm x 2194mm 9' 4" x 7' 2"
- Bathroom
1952mm x 1740mm 6' 5" x 5' 9"

Please note: Floor plan depicts homes 56, 62 & 75 . Homes 55, 61 & 76 are handed versions of the floor plan shown.
All imagery, floor plans, and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to the others within this brochure.

The Trundle



HOMES 63, 66, 77,
78 & 79

1350

OVERALL
SQUARE FOOTAGE

4

BEDROOM
DETACHED

2

EN SUITE
SHOWER ROOMS

2

RECEPTION ROOMS

1

SINGLE GARAGE



GROUND FLOOR

- Living Room
4960mm x 3448mm 16' 3" x 11' 4"
- Kitchen / Dining Room
4960mm x 5251mm 16' 3" x 17' 3"
- Study
2795mm x 2668mm 9' 2" x 8' 9"



FIRST FLOOR

- Master Bedroom
3858mm x 3496mm 12' 8" x 11' 6"
- Master en suite
2220mm x 1033mm 7' 3" x 3' 5"
- Guest Bedroom
3952mm x 3124mm 13' 0" x 10' 3"
- Guest en suite
1985mm x 938mm 6' 6" x 3' 1"
- Bedroom 3
2933mm x 2798mm 9' 7" x 9' 2"
- Bedroom 4
2937mm x 1918mm 9' 8" x 6' 4"
- Bathroom
2028mm x 1950mm 6' 8" x 6' 5"

Please note: Floor plan depicts homes 63 & 66. Additional side windows in study and bedroom 3 in Plots 77 & 78 only. Home 79 is a handed version of the floor plan shown. All imagery, floor plans, and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to the others within this brochure.

Features & Specification



KITCHEN

- Luxury fitted range of base and wall units
- Laminated work top with matching upstand
- Electric single oven with 4 burner gas hob
- Toughened glass splash-back behind hob
- Stainless steel extractor hood
- Integrated upright fridge/freezer
- Integrated dishwasher (4 bedroom homes only)
- Integrated microwave (4 bedroom homes only)
- One and half bowl composite sink unit with mixer tap
- Space and plumbing for free standing washing machine (applicable in homes without a utility area)

UTILITY AREA IN GARAGE

- Fitted base unit with laminated work top and matching upstand
- Single bowl composite sink with mixer tap
- Space and plumbing for free standing washing machine



BATHROOMS & EN SUITES

- Stylish white sanitaryware
- Chrome bath and basin taps
- Fully tiled shower cubicle (where applicable)
- Exposed shower valve complete with hose and rail kit in shower cubicle (where applicable)
- Half height tiling around bath
- Tiled splashback above basin in bathroom, en suite and cloakroom
- Low energy recessed spotlights



INTERNAL FINISHES

- White emulsion walls and ceiling
- Gas fired central heating
- Feature "Cottage" style white internal doors with satin fittings

EXTERNAL FINISHES

- Upvc double glazed windows and doors
- Upvc soffits and fascia's
- Paved patio area
- Outside water tap
- Solar PV panels providing renewable energy

You're in experienced hands



We're committed to providing quality homes through responsible development, which is why we've grown rapidly over the last few years to become one of the region's largest and most recognised privately-owned house builders.



At Foreman Homes, customer satisfaction is key. We have a dedicated Customer Care Team to ensure everyone who buys a home from us receives the very best service.

Even if you have an issue that isn't of a particularly pressing nature, do let us know at your convenience and we'll do everything we can to resolve it as quickly as we can. We understand how very important it is to live in a happy home, which is why we're dedicated to making sure that each and every one of our customers is attended to with a first-class level of care and attention.

ADDED PEACE OF MIND

We work closely with the LABC (Local Authority Building Control) to ensure we deliver the best quality homes possible, and we embrace the Consumer Code for new home builders as an additional layer of consumer protection.

The new homes industry in the UK is governed by some of the highest levels of building regulations and as a new home builder, we pride ourselves on meeting those requirements. We also offer a 2-year defect warranty from the date of legal completion on every new home for added peace of mind.



For Sales Enquiries
Please Call 0330 333 7379



**FOREMAN
HOMES**

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Taylor Hill & Bond

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