



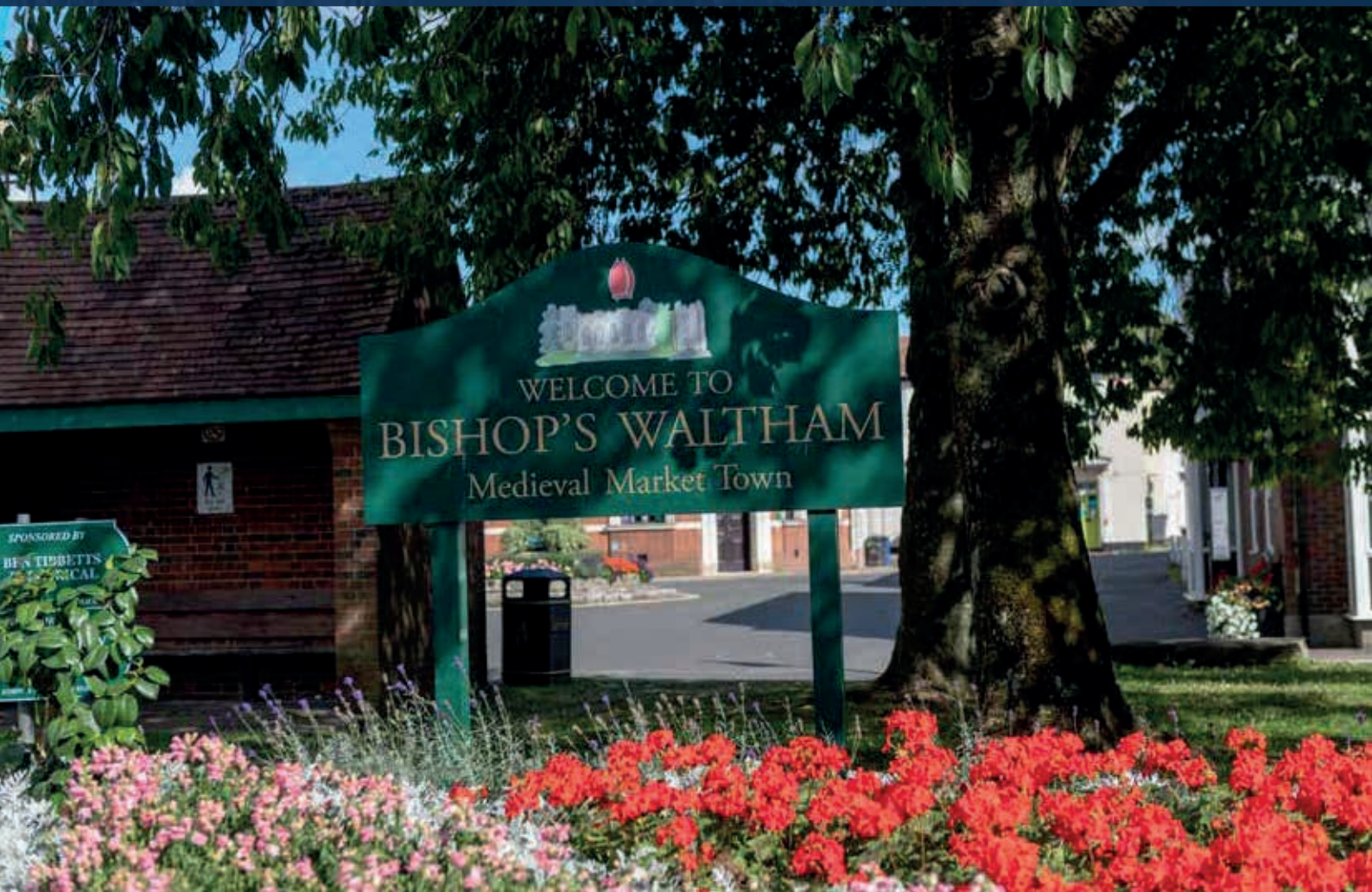
**CREST  
NICHOLSON**

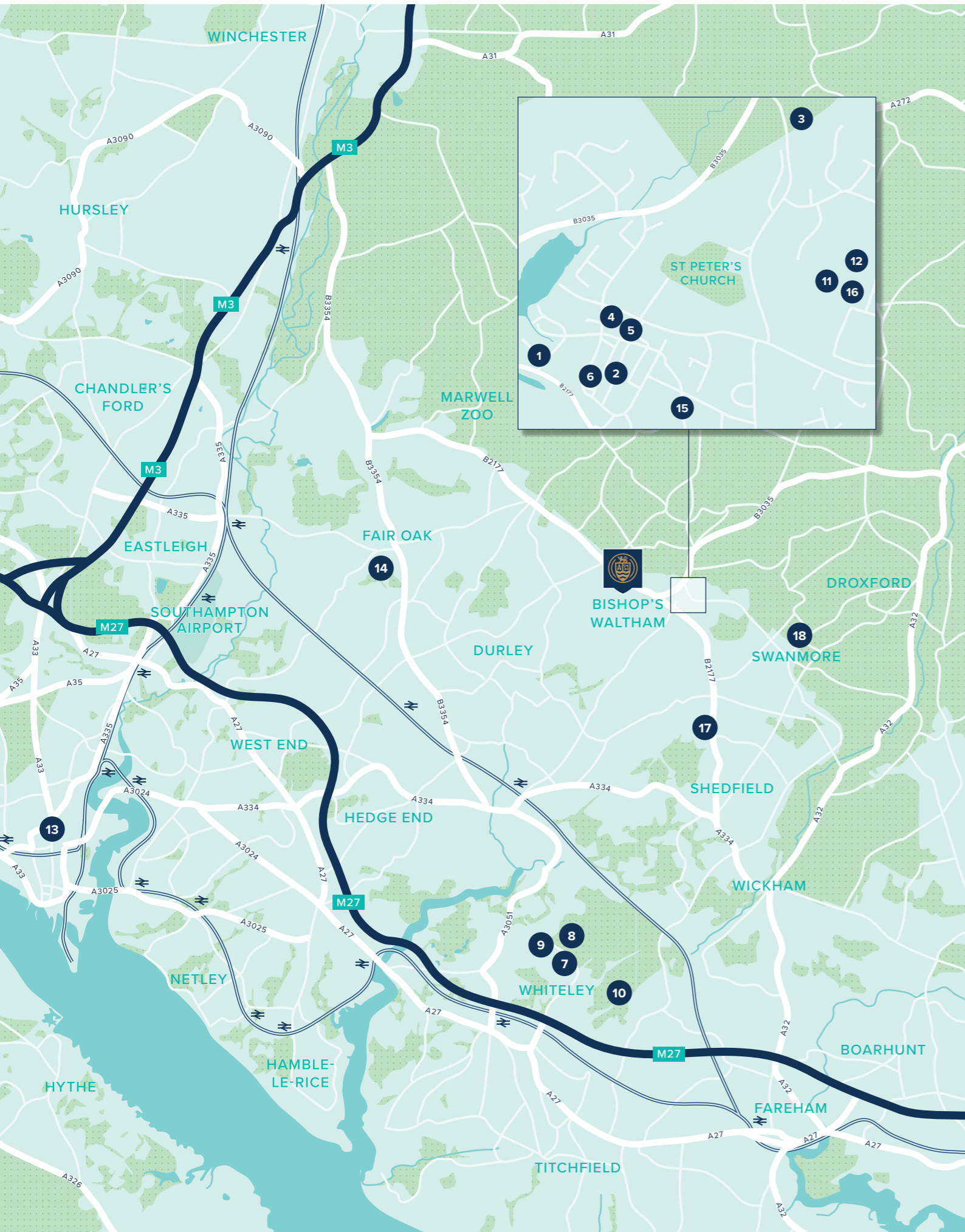
# ALBANY WOOD

BISHOP'S WALTHAM • HAMPSHIRE

The charm of market town life and excellent transport links within easy reach are what make your new home at Albany Wood ideally located.

3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN HAMPSHIRE

Work, school or leisure. Whatever you need or want to do, everything is right here for the whole family.

On your doorstep

There is always something to enjoy, with good shops, places to eat and drink and leisure facilities all just a short walk or drive away.

- 1 Budgens
- 2 Bishop's Waltham Post Office
- 3 DSX Fitness
- 4 Banks Bar Bistro
- 5 Lloyds Pharmacy
- 6 Barclays Bank
- 7 Whiteley Shopping Centre
- 8 Tesco Superstore
- 9 Cineworld
- 10 Skylark Golf and Country Club

Education

Whether it's for younger or older members of the family, you will find the choice of learning facilities close to Albany Wood is excellent.

- 11 Bishop's Waltham Junior School
- 12 Bishop's Waltham Infant School
- 13 Solent University, Southampton
- 14 The King's School
- 15 Bishop's Waltham Montessori School
- 16 Wessex Swim School
- 17 Waltham Chase Pre-School
- 18 Swanmore College

Travel

Wherever you need to get to, the M27, M3 and two train stations are close by. Plus, you can fly to a large choice of destinations, thanks to two major airports being within reach.

- Botley Train Station – 9 minute drive
- Hedge End Train Station – 11 minute drive
- Southampton Airport – 20 minute drive
- Heathrow Airport – 1 hour drive





## ALBANY WOOD

Albany Wood, Bishops Waltham,  
Hampshire, SO32 1TG

For all enquiries please call

**02382 558 911**

[crestnicholson.com/albanywood](https://www.crestnicholson.com/albanywood)

### A SMALL MARKET TOWN WITH PLENTY TO OFFER

Albany Wood is a beautiful collection of 3, 4 & 5 bedroom homes, set in the attractive market town of Bishop's Waltham.

A good range of everyday amenities, including shops, a post office and places to eat and drink are conveniently located right on your doorstep at Albany Wood. Set in the attractive Meon Valley at the head of the River Hamble, Bishop's Waltham is a delightful place for you and your family to call home.

Choosing a new home here will give you plenty of opportunities to embrace everything market town life can provide. As well as a traditional weekly market,

there is a choice of local groups and clubs, so you can always look forward to meeting other members of this vibrant and welcoming community. A short distance away from home is the popular Skylark Golf & Country Club, an 18-hole course surrounded by beautiful countryside; the perfect retreat for any keen golfer.

Of course, the area has much more to explore. A little under 10 miles away in Fareham is Whiteley Shopping Centre,

which also has a number of places to eat and drink alongside a good choice of high street stores. With excellent links to roads including the M27 and M3, you can easily reach Southampton Airport, as well as the centre of Southampton in around 30 minutes, where shoppers can enjoy some retail therapy at Westquay Shopping Centre. And if you need to catch a train, you are around 2 hours from London Waterloo from nearby Botley station.





**CREST  
NICHOLSON**

**ALBANY WOOD**

# DEVELOPMENT PLAN

An attractive collection of 3, 4 & 5 bedroom homes within the beautiful market town of Bishops Waltham, Hampshire.

3, 4 & 5 BEDROOM HOMES



2 BEDROOM HOMES

- \* Affordable Rent

3 BEDROOM HOMES

- The Hatfield
- The Evesham
- The Chesham
- \* Affordable Rent
- Shared Ownership

4 BEDROOM HOMES

- The Romsey
- The Keswick
- The Lancing
- The Dorking
- \* Affordable Rent

5 BEDROOM HOMES

- The Roydon
- \* Mix of 1 & 2 Bed Affordable Rent

- V Visitors Parking
- CS Cycle Store
- RS Refuse Store
- SS Sub Station





# THE CHESHAM

The Chesham is a generously sized three bedroom property. Inspired by tradition, it has a double-fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious reception rooms: a kitchen-dining area and living room. The three bedrooms include a large main bedroom with an en suite. There is ample storage and quality fixtures and fittings throughout.

3 BEDROOM HOME



## THE CHESHAM

3 Bedroom Home

crestnicholson.com

### GROUND FLOOR

#### KITCHEN / DINING AREA

5.58m x 2.95m 18'4" x 9'8"

#### LIVING ROOM

5.58m x 2.89m 18'4" x 9'5"



### FIRST FLOOR

#### BEDROOM 1

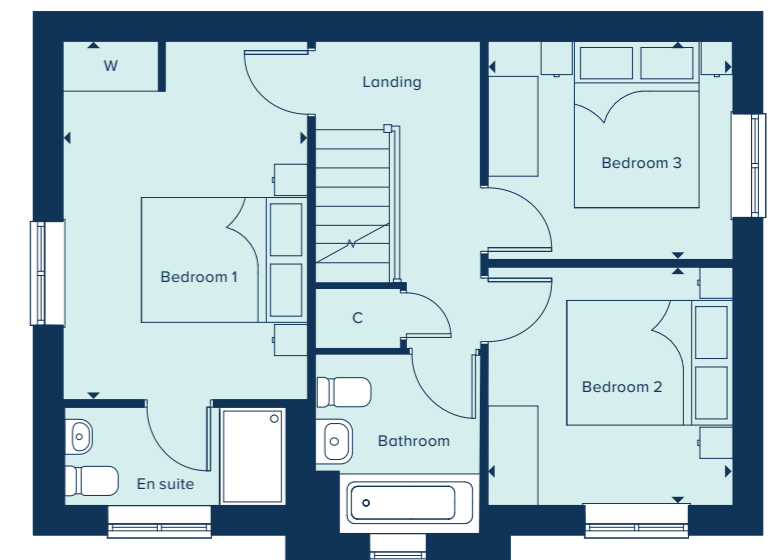
4.31m x 2.95m 14'1" x 9'8"

#### BEDROOM 2

2.95m x 2.87m 9'8" x 9'5"

#### BEDROOM 3

2.95m x 2.63m 9'8" x 8'7"



C Cupboard W Wardrobe

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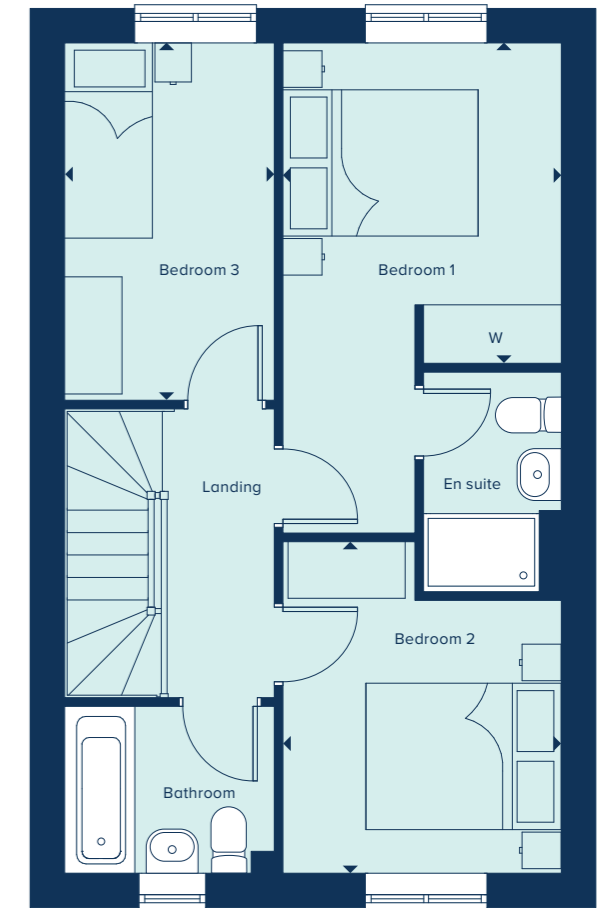
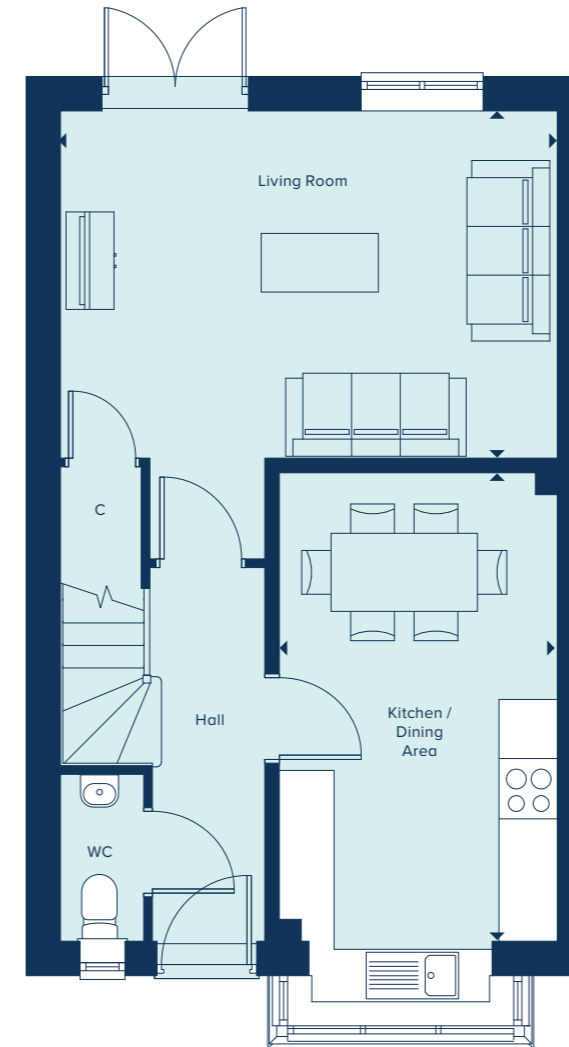
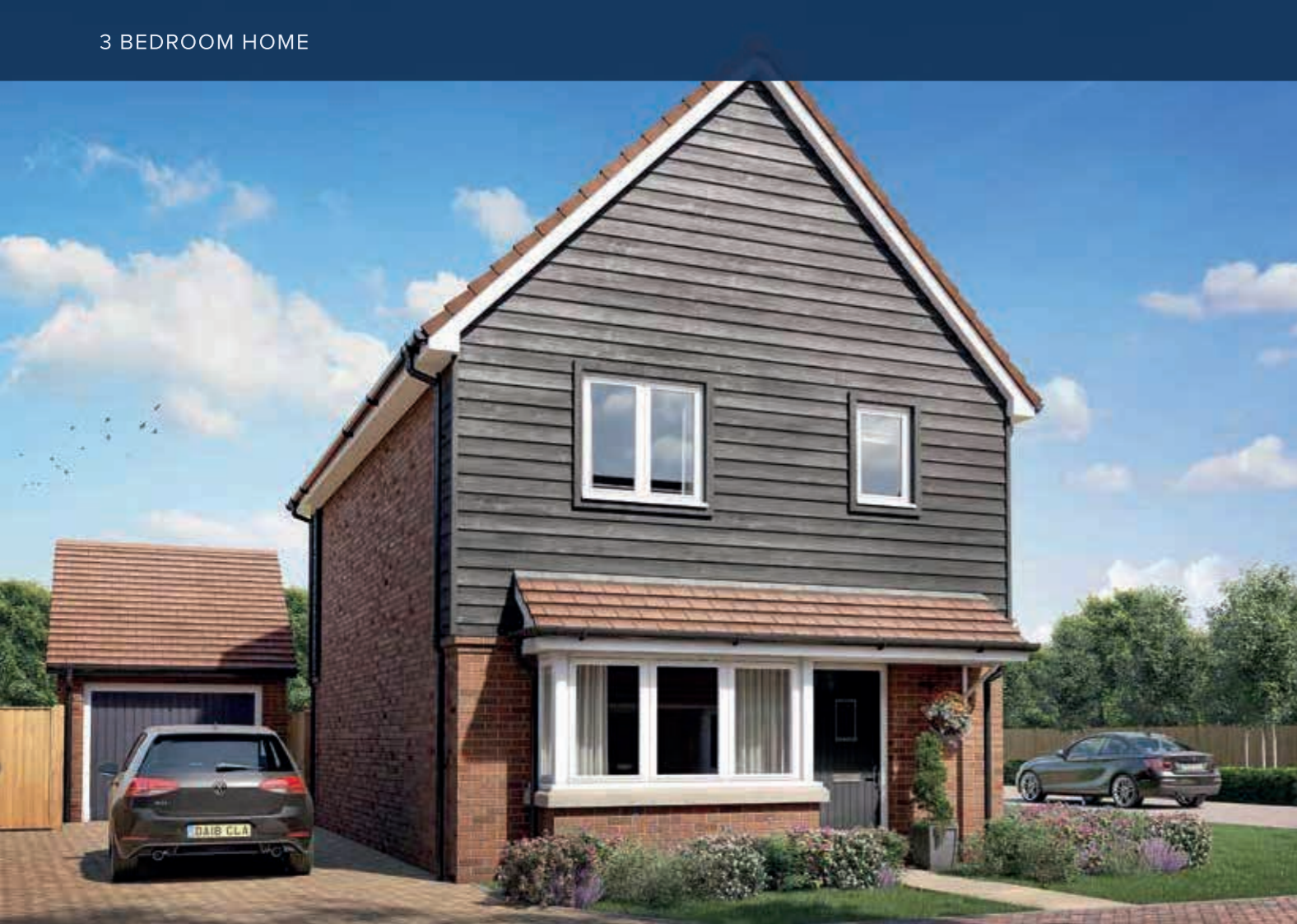
**THE EVESHAM**  
3 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

## THE EVESHAM

The Evesham is a three-bedroom home which includes a versatile open-plan kitchen-dining area which is ideal for entertaining, in addition to a separate light and airy living room. The main bedroom benefits from an en suite bathroom. The house is perfectly suited to modern living, featuring a high quality kitchen, sanitaryware and fixtures and fittings throughout.

3 BEDROOM HOME



### GROUND FLOOR

#### KITCHEN / DINING AREA

4.50m x 2.89m      18'0" x 9'6"

#### LIVING AREA

5.09m x 3.59m      16'8" x 11'9"

### FIRST FLOOR

#### BEDROOM 1

3.28m x 2.85m      10'9" x 9'4"

#### BEDROOM 2

3.39m x 2.85m      11'1" x 9'4"

#### BEDROOM 3

3.66m x 2.15m      12'0" x 7'0"

C Cupboard    W Wardrobe

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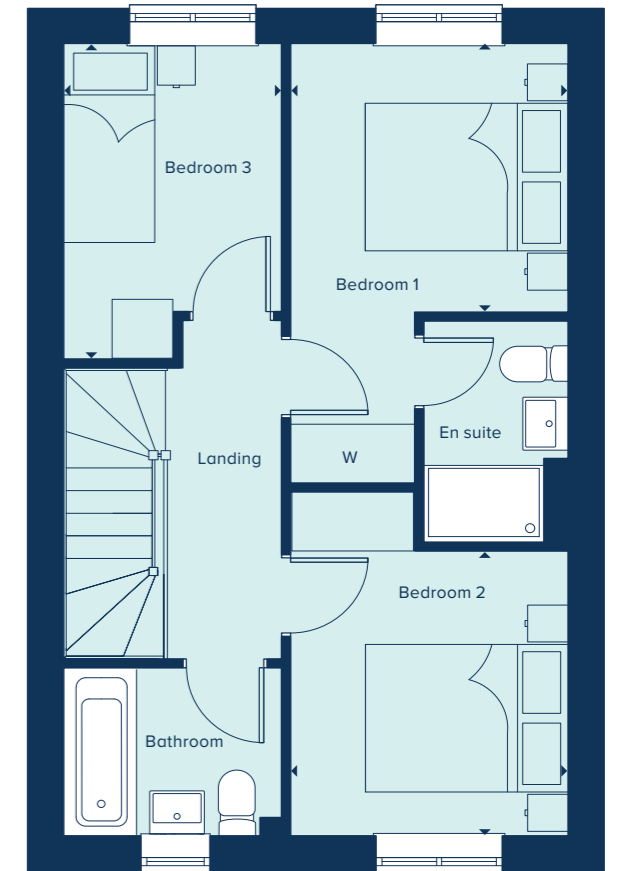
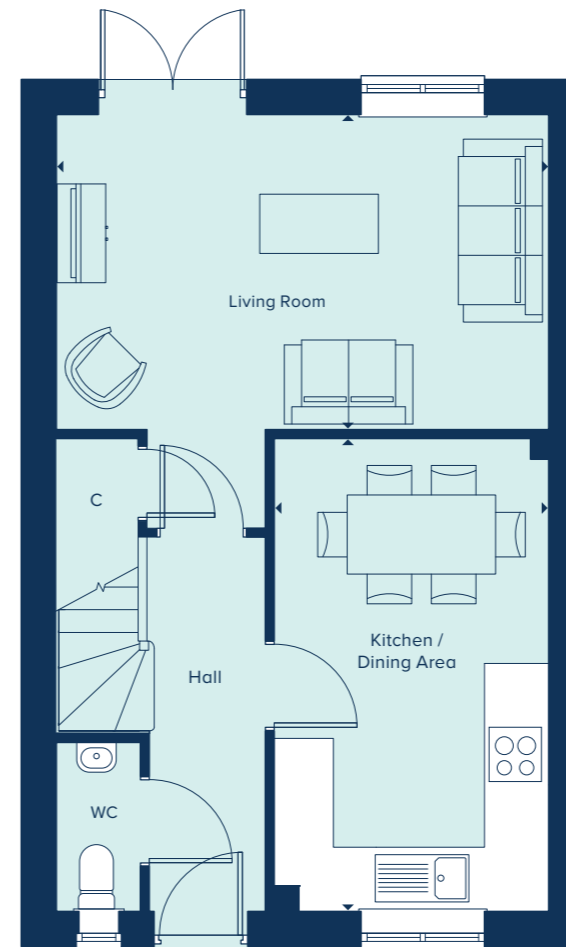
**THE HATFIELD**  
3 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

## THE HATFIELD

The Hatfield is an attractive two-storey home perfect for family life, including an open-plan kitchen-dining area ideal for entertaining, in addition to a separate living room with French doors providing ample natural light and views over the private garden. Upstairs, the main bedroom has the benefit of an en suite bathroom and two further bedrooms share a family bathroom.

3 BEDROOM HOME



### GROUND FLOOR

#### KITCHEN / DINING AREA

4.78m x 2.77m      15'8" x 9'1"

#### LIVING ROOM

4.97m x 3.18m      16'4" x 10'5"

### FIRST FLOOR

#### BEDROOM 1

2.73m x 2.73m      9'0" x 8'11"

#### BEDROOM 2

2.89m x 2.74m      9'6" x 9'0"

#### BEDROOM 3

3.21m x 2.15m      10'6" x 7'0"

C Cupboard    W Wardrobe

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# THE DORKING

The Dorking is a spacious and flexible four-bedroom family home of high quality throughout. Spread over two-storeys, it offers ample living and entertaining spaces including a generous kitchen-dining area and a separate living room, both of which benefit from an abundance of natural light. A study allows for the option of providing a home-working space, or alternatively can be used as a snug or playroom. Upstairs, both the large main bedroom and guest bedroom have en suite bathrooms and two further bedrooms share a bathroom.

4 BEDROOM HOME



**THE DORKING**  
4 Bedroom Home

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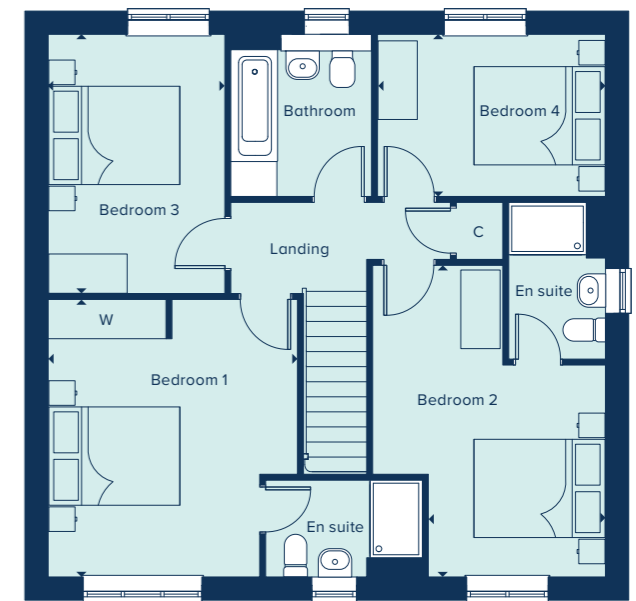
## GROUND FLOOR

<b>KITCHEN</b>	3.23m x 3.20m	10'7" x 10'6"
<b>DINING / FAMILY AREA</b>	5.28m x 3.20m	17'4" x 10'6"
<b>LIVING ROOM</b>	4.94m x 3.56m	16'2" x 11'8"
<b>STUDY</b>	3.25m x 2.60m	10'8" x 8'6"



## FIRST FLOOR

<b>BEDROOM 1</b>	4.23m x 3.76m	13'11" x 12'4"
<b>BEDROOM 2</b>	4.66m x 2.71m	15'3" x 8'10"
<b>BEDROOM 3</b>	3.96m x 2.70m	13'0" x 8'10"
<b>BEDROOM 4</b>	3.48m x 2.48m	11'5" x 8'1"



C Cupboard W Wardrobe ● Specification

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**THE KESWICK**  
4 Bedroom Home

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## THE KESWICK

Set over two-storeys, the Keswick is a spacious and intelligently laid-out family home. Its open-plan kitchen-dining area forms the heart of the house and a generous living room looks out over the private garden through full height patio doors. The ground floor study with its bay window also benefits from considerable natural light, providing a private space for homeworking. Upstairs, the large main bedroom has the benefit of an en suite bathroom and three further bedrooms share a family bathroom.

4 BEDROOM HOME



### GROUND FLOOR

#### KITCHEN / DINING / FAMILY AREA

6.71m x 3.09m      22'0" x 10'1"

#### LIVING ROOM

4.82m x 3.35m      15'9" x 11'0"

#### STUDY

3.41m x 2.48m      11'2" x 8'1"



### FIRST FLOOR

#### BEDROOM 1

4.35m x 3.49m      14'3" x 11'5"

#### BEDROOM 2

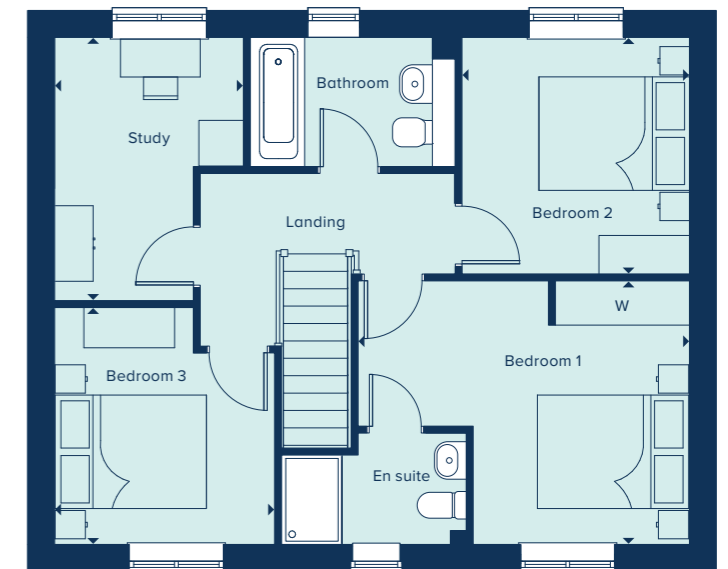
3.13m x 3.01m      9'10" x 10'3"

#### BEDROOM 3

3.12m x 2.91m      10'3" x 9'6"

#### STUDY

3.50m x 2.50m      11'5" x 8'2"



C Cupboard    W Wardrobe    ● Specification

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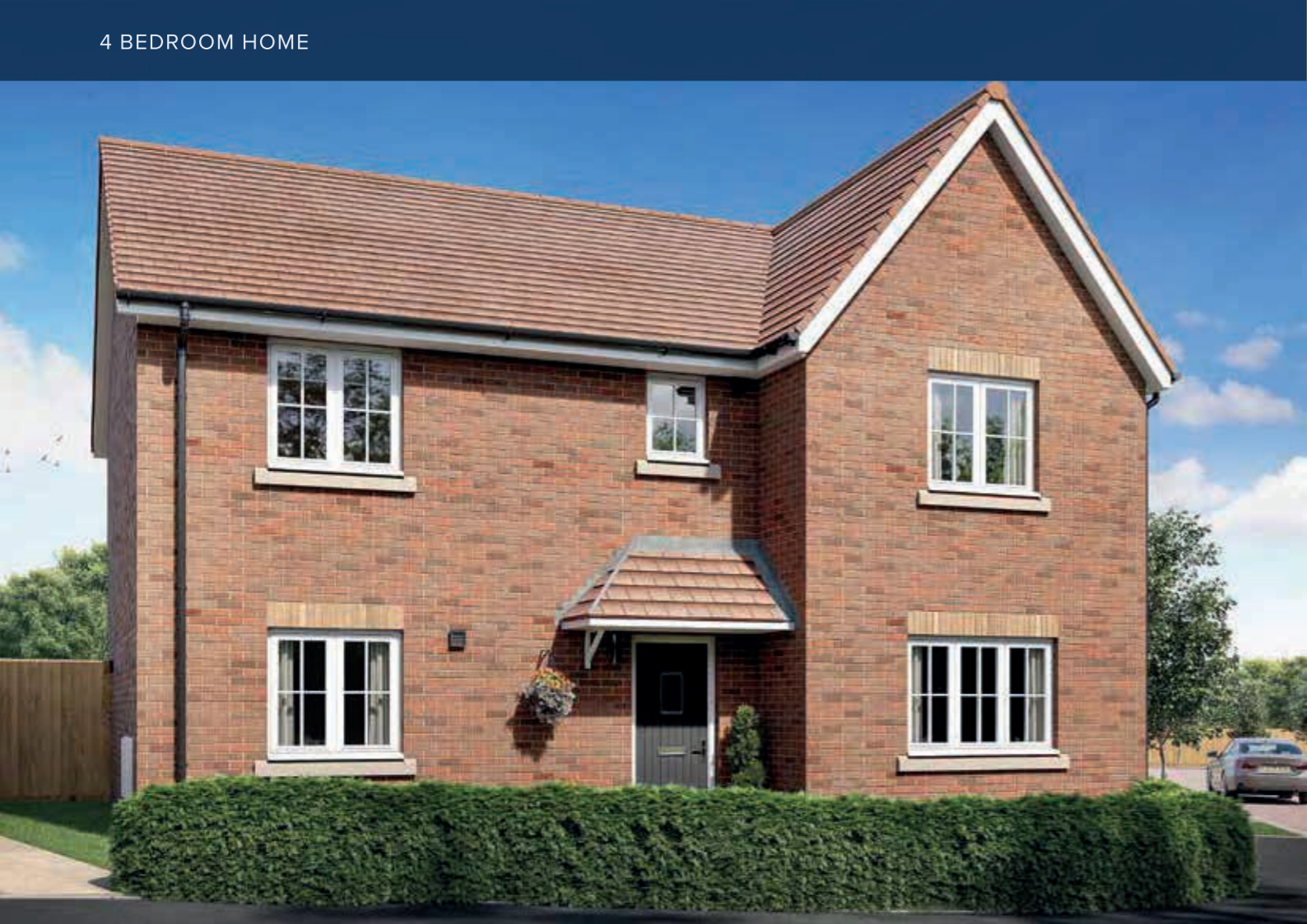
**THE LANCING**  
4 Bedroom Home

crestnicholson.com

# THE LANCING

As you enter the Lancing, you are guaranteed a warm welcome. The entrance hall provides a sense of space that prevails throughout the house. The Living Room is similarly spacious and has the substantial benefit of natural light. The patio doors add to this sense of openness and provide direct access into the garden. Each of the four bedrooms is generously proportioned and the main bedroom has an en suite. With capacity for eight people across the four bedrooms, there's the opportunity to utilise a bedroom as a home office. Space, light and flexibility are the hallmarks of this house.

4 BEDROOM HOME

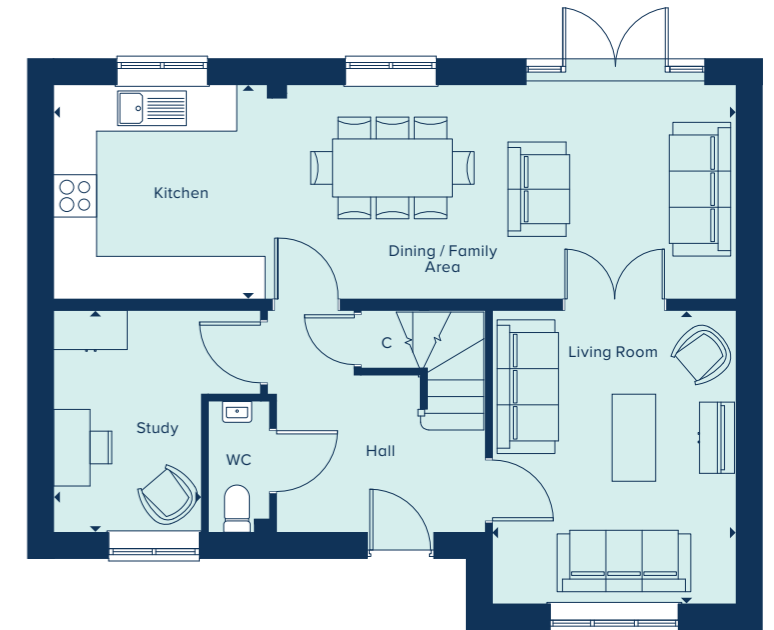


**GROUND FLOOR**

**KITCHEN / DINING / FAMILY AREA**  
9.41m x 2.96m      30'10" x 9'8"

**LIVING ROOM**  
4.05m x 3.37m      13'3" x 11'0"

**STUDY**  
3.07m x 2.04m      10'0" x 6'8"



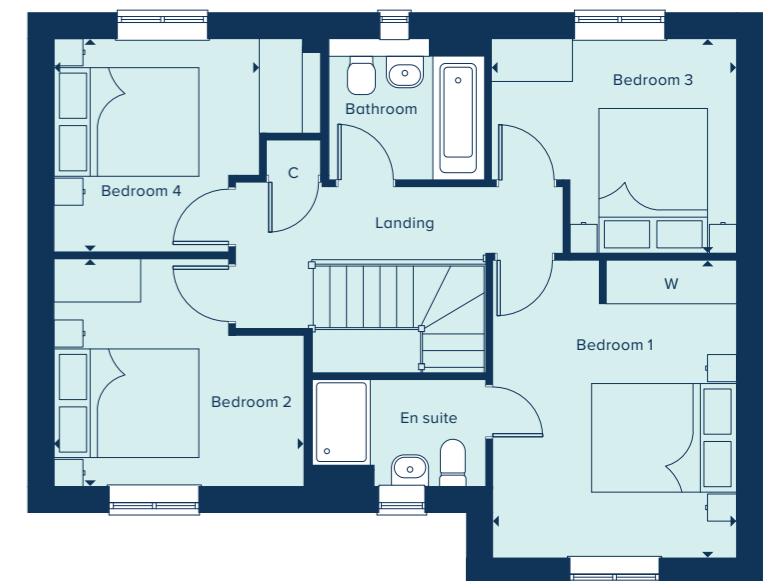
**FIRST FLOOR**

**BEDROOM 1**  
4.10m x 3.37m      13'5" x 11'0"

**BEDROOM 2**  
3.45m x 3.14m      11'4" x 10'3"

**BEDROOM 3**  
3.39m x 2.96m      11'1" x 9'8"

**BEDROOM 4**  
2.94m x 2.82m      9'8" x 9'3"



C Cupboard    W Wardrobe    ● Specification

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# SPECIFICATION

From attractive styling to modern integrated appliances, you will find your brand new Crest Nicholson home is highly specified throughout.

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
<b>KITCHEN</b>				
Choice of soft close fitted kitchen complete with laminate work surface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 ½ oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Integrated extractor hood	•			
Stainless steel chimney extractor hood		•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•*	•	•
Energy efficient integrated washing machine	•	•**		
Single bowl sink and drainer in stainless steel	•	•		
1.5 bowl sink and drainer in stainless steel			•	•
Single lever chrome mixer tap	•	•	•	•
<b>BATHROOM, EN SUITE AND CLOAKROOM</b>				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•			
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•

\*Integrated dishwasher included if there is a utility room \*\*Integrated washing machine included if there is no utility room.



	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
<b>ELECTRICAL</b>				
Low energy LED 4-light spotlight bar to kitchen	•			
Low energy LED downlighters in white to kitchen		•	•	•
Low energy LED downlighters in white to bathroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to master bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
<b>DECORATION</b>				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
<b>JOINERY AND DOORS</b>				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to master bedroom with soft close sliding mirror fronted doors	•	•	•	•
<b>HEATING</b>				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
<b>EXTERNAL FINISHES</b>				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
<b>SECURITY AND PEACE OF MIND</b>				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete NHBC ten year warranty	•	•	•	•

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format.





**CREST  
NICHOLSON**

## **ALBANY WOOD**

Albany Wood, Bishops Waltham,  
Hampshire, SO32 1TG

For all enquiries please call

**02382 558 911**

**[crestnicholson.com/albanywood](https://crestnicholson.com/albanywood)**



### **House Type Illustration**

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### **Development Map/Site Plan**

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