



Trickledown Stables

STOCKBRIDGE | SO20 8BD



TRICKLEDOWN STABLES BROUGHTON, SO20 8BD

Situated near the centre of the very popular Test Valley village of Broughton lies Trickledown Stables, a former stud farm responsible for several famous race horses.

Broughton, which offers everyday amenities including a community shop, doctor's surgery, church, two public houses and a primary school. Stockbridge, renowned for its pretty high street and foodie reputation is about five miles away and provides a range of shops, hotels, restaurants, churches and a secondary school. The cathedral cities of Salisbury and Winchester are some thirteen and fourteen miles distant respectively. There is very convenient access to London and the West Country by road (M3 and A303) and rail, with main line stations at Grateley and Winchester providing fast trains to London Waterloo. With many country pursuits on the doorstep from fishing on the River Test to walking the historic Clarendon Way and Test Way there are many activities on offer. Catchment schools are Broughton Primary and Test Valley School with Peter Symond's Sixth Form College at Winchester. Independent preparatory schools include Princes Mead, Pilgrim's, Twyford, Stroud and Farleigh, with Winchester College and St Swithun's in Winchester; Godolphin's in Salisbury and Hampshire Collegiate in Romsey.

If you ask anyone today what is the outstanding feature of Broughton they would almost certainly say its exceptional community spirit. It has a large number of very active societies and groups which cater for all ages and interests.



SPECIFICATIONS

KITCHEN

- Carefully considered layouts with choice of finishes from our selected packages. *(subject to build stage)*
- Composite worktops with upstand
- NEFF Integrated oven
- NEFF Integrated microwave combination oven
- NEFF Induction hob
- NEFF Integrated fridge freezer
- NEFF Integrated dishwasher
- Under cupboard lighting
- Choice of Floor Tiling *(subject to build stage)*
- Low energy down lights

UTILITY ROOM

- Composite worktop
- Stainless steel sink
- Power and plumbing for washing machine and tumble dryer
- Base cupboards

BATHROOMS & ENSUITE

- Wall hung toilet with concealed cistern
- Wall hung basin with cupboard under
- Thermostatic mixer tap over bath with screen
- Chrome heated towel rail
- Low energy down lights
- LED illuminated mirror with shaver socket
- Choice of wall and floor tiles *(subject to build stage)*
- Fully tiled over baths and showers, half tiled the rest

HIGH QUALITY FIXTURES & FITTING

- Fitted wardrobe with sliding door to main bedroom
- Oak finish solid core internal doors
- Glazed door to lounge and kitchen
- Chrome door furniture
- All walls smooth painted in matt emulsion in one colour
- Bullnose architrave and skirting
- High performance timber double glazed windows and doors
- Carpet to choice except where tiled

HEATING, SECURITY & ELECTRICS

- 2 zoned air source heat pump and underfloor heating to the ground floor and radiators to the first floor
- TV point to lounge, kitchen/breakfast room, study and all bedrooms

- Fitted digital aerial
- Telephone socket to hallway, lounge, study, bedrooms 1, 4, and central cupboard
- Mains operated smoke alarm
- Fitted burglar alarm
- Virgin Media fitted to each house

EXTERNAL

- Turfed and landscaped rear garden
- Fenced garden
- External light to all external doors
- External tap

GUARANTEE

- Willton Homes 2 year Warranty
- 10 Year Structural Premier Guarantee



Seagram



PLOT 1 Square Footage 1851

Ground Floor

Lounge

12'8" x 20' / 3.88m x 6.12m

Family Room

11'11" x 9'19" / 3.64m x 2.99m

Dining Room

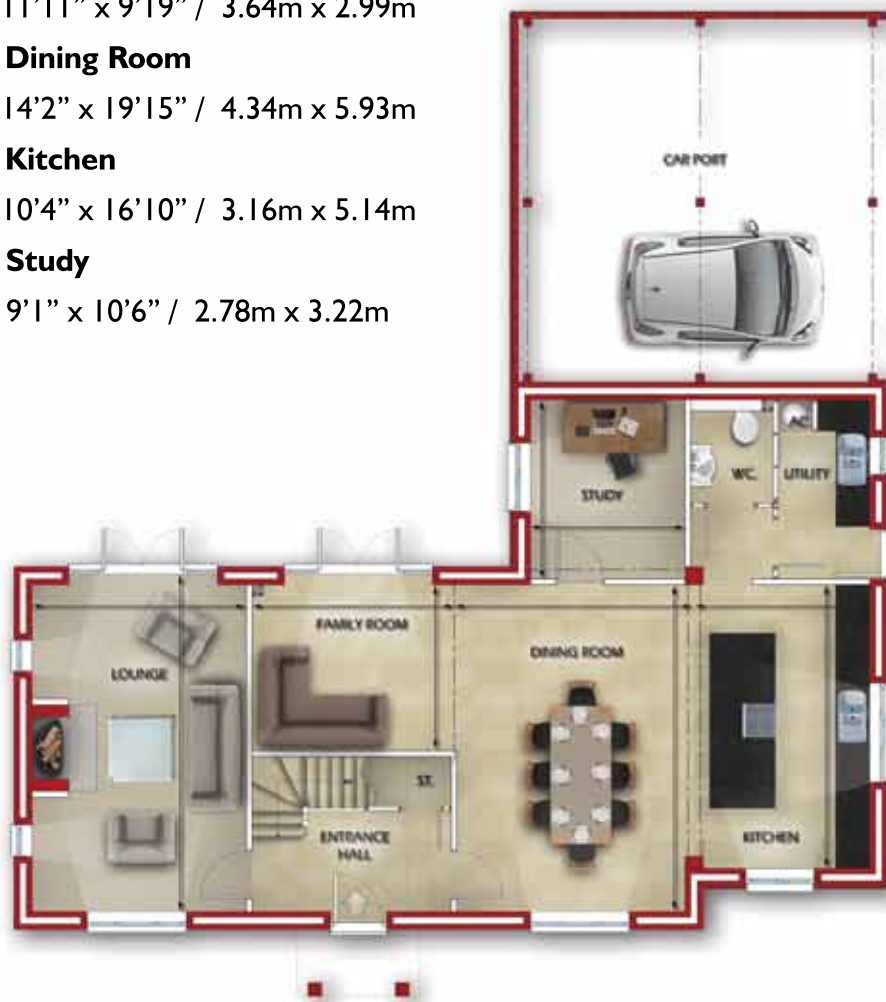
14'2" x 19'15" / 4.34m x 5.93m

Kitchen

10'4" x 16'10" / 3.16m x 5.14m

Study

9'1" x 10'6" / 2.78m x 3.22m



First Floor

Bedroom 1

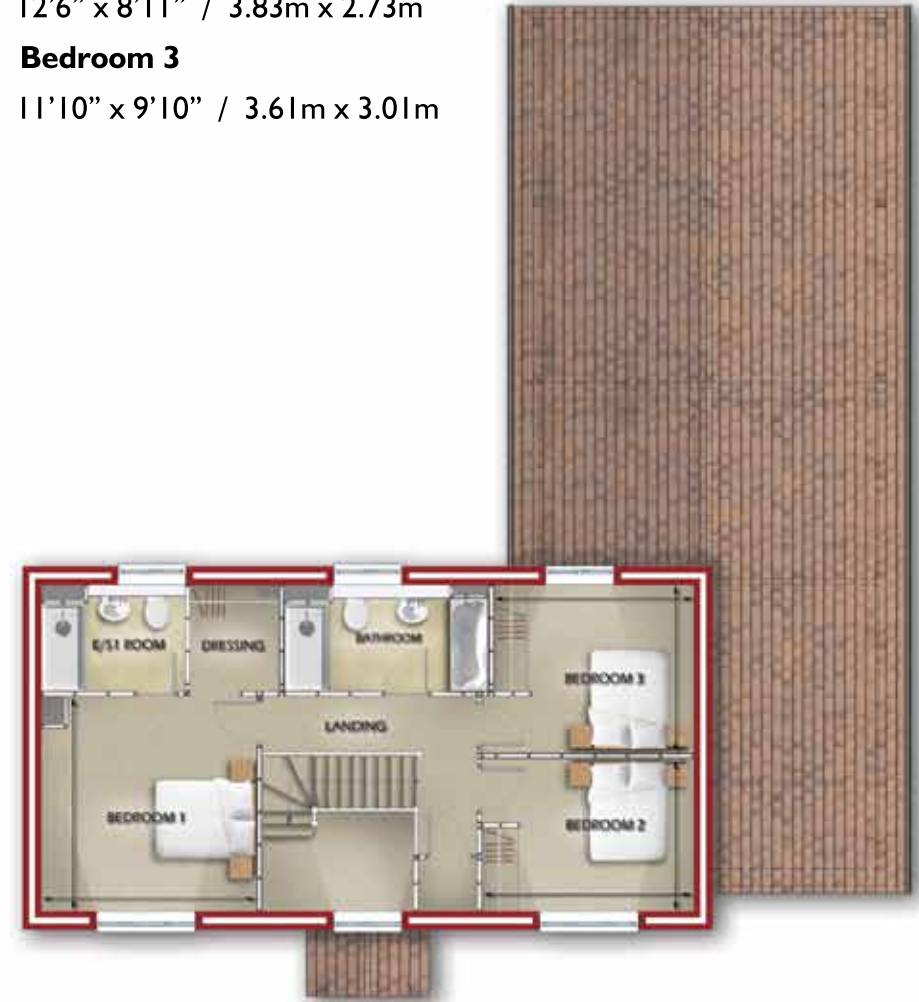
12'8" x 12'8" / 3.87m x 3.88m

Bedroom 2

12'6" x 8'11" / 3.83m x 2.73m

Bedroom 3

11'10" x 9'10" / 3.61m x 3.01m



Silver Birch



PLOT 2 Square Footage 2131

Ground Floor

Lounge

12'9" x 21'7" / 3.90m x 6.60m

Family Room

11'6" x 11'3" / 3.53m x 3.44m

Dining Room

11'6" x 10'2" / 3.52m x 3.11m

Kitchen

20'3" x 15'4" / 6.19m x 4.68m



First Floor

Bedroom 1

11'5" x 13' / 3.50m x 3.98m

Bedroom 1 Dressing Room

11'5" x 8' / 3.50m x 2.44m

Bedroom 2

12'9" x 11'9" / 3.90m x 3.59m

Bedroom 3

12'9" x 9'4" / 3.90m x 2.87m

Bedroom 4

11'2" x 9'7" / 3.42m x 2.93m



Corbiere



PLOT 3 Square Footage 2174

Ground Floor

Lounge

12'9" x 18'3" / 3.90m x 5.57m

Study

12' x 8'8" / 3.68m x 2.65m

Family Room

18'8" x 15'4" / 5.70m x 4.68m

Dining Room

11'6" x 11'3" / 3.52m x 3.44m

Kitchen

11'6" x 10'2" / 3.52m x 3.11m



First Floor

Bedroom 1

11'5" x 13' / 3.50m x 3.98m

Bedroom 1 Dressing Room

11'6" x 8' / 3.51m x 2.44m

Bedroom 2

12'9" x 11'10" / 3.89m x 3.61m

Bedroom 3

12'9" x 9'4" / 3.90m x 2.86m

Bedroom 4

11'3" x 9'6" / 3.44m x 2.91m



Aldanati



PLOT 4 Square Footage 2110

Ground Floor

Lounge

13'6" x 23'5" / 4.12m x 7.14m

Dining Room

11'9" x 15'10" / 3.60m x 4.84m

Kitchen Breakfast

27'11" x 16'4" / 8.51m x 5.00m



First Floor

Bedroom 1

13'7" x 11'3" / 4.14m x 3.43m

Bedroom 2

13'10" x 12'1" / 4.24m x 3.70m

Bedroom 3

11'9" x 10'11" / 3.60m x 3.33m

Bedroom 4

10'2" x 11' / 3.12m x 3.37m

Bedroom 5

11'9" x 11'3" / 3.60m x 3.43m



Kilmore



PLOT 5 Square Footage 2390

Ground Floor

Lounge

12'9" x 23'1" / 3.90m x 7.05m

Family Room

14'7" x 13'7" / 4.46m x 4.15m

Study

9'9" x 8'10" / 2.98m x 2.70m

Kitchen / Breakfast Room

20'2" x 17'5" / 6.15m x 5.33m



First Floor

Bedroom 1

16'9" x 13'8" / 5.13m x 4.18m

Bedroom 2

14'11" x 10' / 4.55m x 3.07m

Bedroom 3

14'9" x 12'2" / 4.52m x 3.73m

Bedroom 4

14'9" x 10'3" / 4.52m x 3.13m



Sundew



PLOT 6 Square Footage 2131

Ground Floor

Lounge

12'9" x 22'3" / 3.90m x 6.80m

Family Room

11'6" x 21'7" / 3.53m x 6.60m

Kitchen

18'8" x 15'4" / 5.70m x 4.68m



First Floor

Bedroom 1

11'6" x 13' / 3.51m x 3.98m

Bedroom 1 Dressing Room

11'6" x 8' / 3.51m x 2.44m

Bedroom 2

12'9" x 11'9" / 3.89m x 3.59m

Bedroom 3

12'9" x 9'4" / 3.90m x 2.87m

Bedroom 4

11'3" x 9'6" / 3.43m x 2.91m



Sunloch



PLOT 7 Square Footage 2390

Ground Floor

Lounge

12'9" x 23'1" / 3.90m x 7.05m

Family Room

14'7" x 13'7" / 4.46m x 4.15m

Study

9'9" x 8'10" / 2.98m x 2.70m

Kitchen / Breakfast Room

20'2" x 17'5" / 6.15m x 5.33m



First Floor

Bedroom 1

16'9" x 13'8" / 5.13m x 4.18m

Bedroom 2

14'11" x 10' / 4.55m x 3.07m

Bedroom 3

14'9" x 12'2" / 4.52m x 3.73m

Bedroom 4

14'9" x 10'3" / 4.52m x 3.13m



Empress & Woodbrook



PLOT 8 Square Footage 1485

Ground Floor

Lounge

13'1" x 23'9" / 4.00m x 7.24m

Kitchen / Dining Room

15'9" x 21'7" / 4.81m x 6.59m

First Floor

Bedroom 1

14' x 11'9" / 4.27m x 3.59m

Bedroom 2

12'3" x 11'1" / 3.74m x 3.38m

Bedroom 3

8'9" x 10'8" / 2.67m x 3.26m



PLOT 9 Square Footage 1798

Ground Floor

Lounge

12'5" x 21'7" / 3.79m x 6.58m

Kitchen / Dining Room

16'6" x 20'5" / 5.03m x 6.24m

First Floor

Bedroom 1

11'6" x 12' / 3.53m x 3.68m

Bedroom 2

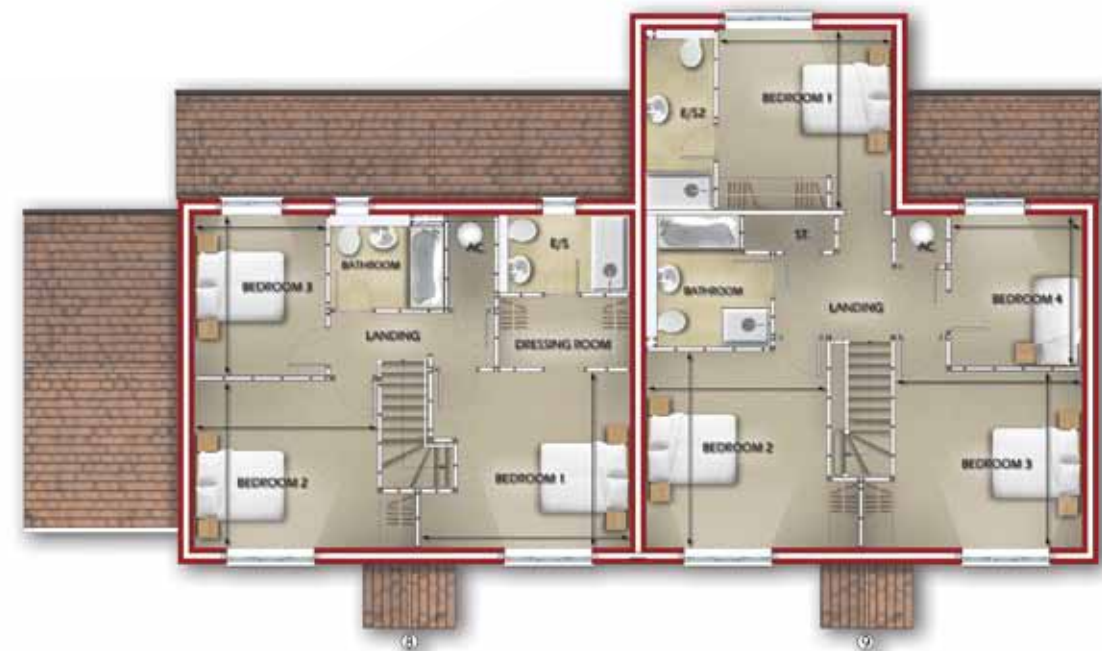
11'11" x 13'1" / 3.65m x 4.01m

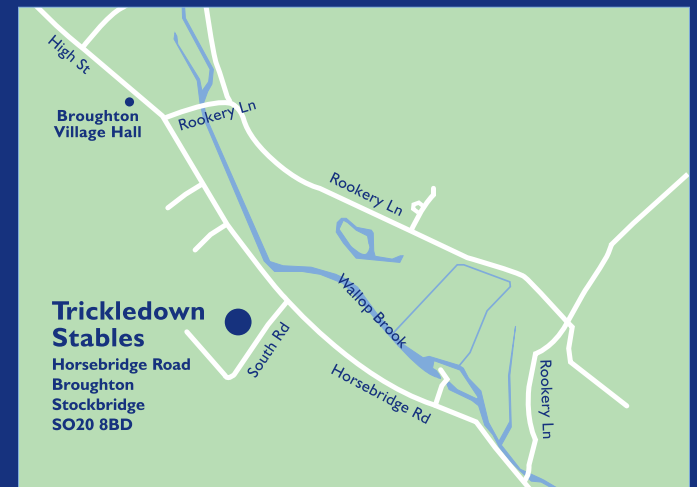
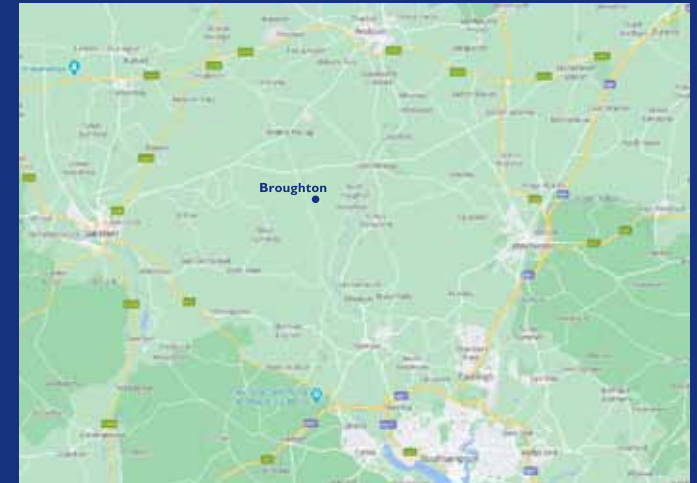
Bedroom 3

12'6" x 11'10" / 3.82m x 3.36m

Bedroom 4

8'9" x 10' / 2.67m x 3.06m





DEVELOPMENT BY



The development is being undertaken by local developers, Willton Homes, who have a reputation for having great attention to detail with customer satisfaction their first priority. This ethos is supported by a 10 year structural warranty through Premier Guarantee.

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These details are intended to give a general indication of the proposed specification. The developer engages in continuous product development and reserves the right to alter any part of the development specification at any time as necessary and without notice. Maps are not to scale and show approximate locations only. All images of the property contained in this brochure are for illustrative purposes only. The information in 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 accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. No responsibility is accepted by the developer for any errors or omissions and the above information and marketing material does not constitute or form part of any contract, or warranty. The dimensions given on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture.

premier
guarantee



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