



Template Collection

Ravensworth's in-house design studio have created a suite of templates to help assist your marketing efforts.

All templates featured are available in all the output options below. Our design studio team can work with you to ensure the templates sit in-line with your existing brand and other marketing collateral.

Branch Based Templates

(Microsoft Word™ templates)

For those companies who wish to have full control of brochure creation in-branch and take advantage of the on-demand print services of our specialist digital print division, we provide professionally designed and easy to use templates. This ensures the quality of your brand identity across all areas of your business.

Bespoke Templates

If you require an experienced designer's hand to create your marketing materials when attention to detail is a must, then our bespoke brochure team fits perfectly. To fulfil either all of your brochure requirements or to supplement your branch based template suite, this service produces highly professional results with efficient turnarounds maintained.

Marketing Toolkit templates

Our online software allows greater coordination of your marketing campaigns. This is a template driven platform providing you with complete control over what needs to be editable. Ensuring brand consistency for all your templates, you can create and print directly from the software and have access to pay as you go address data to ensure maximum exposure from your marketing efforts.

HAMILTON & DOBB
PROPERTY SPECIALISTS

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RAVENSWORTH

Property Brochures

ark House, London, W1
an town house

- W
- oms
- tion Rooms
- en & Utility Room
- room & Shower Room
- Wstairs Cloakroom & Shower
- as Central Heating
- Double Glazing
- Heated swimming pool
- Driveway and Garage
- Close to local schools



Having been using Pablo at Hamilton & Dobb from both a landlord and a vendor perspective I am indebted to his market knowledge, efficiency and personal touch. Furthermore I would thoroughly recommend Hamilton & Dobb as they understood all my requirements and then acted on the promises.

David Batem



A well-presented spacious property
situated on a highly sought after
cul-de-sac development in Chiswick.

Accommodation on 3 levels with 2 formal reception rooms and an excellent fitted breakfast kitchen with an open plan design into a further reception area, a fabulous master bedroom with a walk-in dressing room and refurbished en-suite, 3 further first floor double bedrooms (1 with en-suite) & a family bathroom, along with a loft suite including a double bedroom, snug/study area, dressing area and en-suite. Gas central heating, double glazing & smoke alarm. Beautiful "village green feel" block paved cul-de-sac, green feet drive leading into 2 side-by-side drive leading into 2 garages. Landscaped south facing lawned rear garden & terrace.



www.hamiltondobb.co.uk

0,000

hamiltondobb.co.uk

Green Park House, London, W1
4 storey Victorian town house



Guide Price of £



Property Brochure - TC01


01632 111 222



The Old Cotton Mill, Alnwick
Northumberland NE3 3PF
info@hamiltondobbs.co.uk
www.hamiltondobbs.co.uk



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& DOBB

PROPERTY SPECIALISTS





CRIFTERS
THE GREEN, CURBAR, HOPE VALLEY S32 3YB

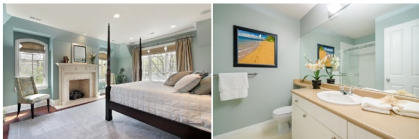
Price: £399,500 freehold



CRIFTERS
THE GREEN, CURBAR, HOPE VALLEY S32 3YB
Price: £399,500 freehold

In a lovely setting, in delightful, meticulous grounds, a gorgeous, stunningly attractive stone built substantial country residence in this very sought after Peak District village with glorious views over Curbar Edge. Stone fireplaces, oak beamstone mullioned windows, built of yellow stone with stone slate roof. Believed to date back to the 16th century, formerly being a coaching Inn and known historically in the past as The Cottage - Near The Moor.

Entrance hall, reception room, drawing room, dining room, inner hall, cloakroom, boot room, study, breakfast room, kitchen with AGA, utility/laundry. First floor: five bedrooms, the master with en suite bathroom and family bathroom. Outside: beautiful, meticulously maintained grounds with extensive parking and large detached double garage with breath taking views.



Entrance Vestibule
With feature headed glazed windows set in a stone surround. Inner oak and glazed door, opening into

Entrance Hall
With double panel central heating radiator and attractive oak balustrade and opening through into the

Reception Room
12'9" x 17' (3.86m x 5.20m)
With front facing stone mullioned/leaded window with lovely aspect. Also a stone mullioned/leaded fireplace with over mantel and a large gas coal effect fire. Exposed stone work to one wall with illuminated fireplace niche. Oak door opening into the

Drawing Room
21'5" x 13'7" (6.53m x 4.15m)
A lovely reception room with broad six sectional stone mullioned/leaded casement window overlooking the grounds to the front and the water feature and with deep oak display shelf. Roman style fireplace with marble hearth and inset reeded back and dog grate with living flame coal effect fire. Double panel central heating radiator.

Dining Room
25'2" x 13'4" (7.68m x 4.07m)
A dining room of very generous proportions, with two front facing stone mullioned/leaded casement windows with oak sills and a further front facing Georgian style sash window with deep display shelf looking out over the beautiful grounds. To one end of the room is a natural Dorsythshire griststone fireplace with marble mantel, deep stone flagged hearth and stone dog grate for a real fire. Feature exposed oak beams to the ceiling and two central heating radiators. Oak door leading back into the reception hall and another door leading into the rear hall.

Kitchen
14'4" x 10'1" (4.39m x 3.06m)
With two side facing leaded windows. Good range of base and wall units, level work surface and front double level sink unit. Transverse tiled splash backs and tiled floor. Two oven gas fired AGA, four ring hob and integrated fridge and separate integrated freezer. Microwave heating unit and integrated Bosch dishwasher. Deep pantry storage unit.

Utility/Laundry
12'0" x 6'9" (3.66m x 2.06m)
With a good range of base and wall units, work surfaces and a Ballist sink unit. Space and plumbing for a washing machine and separate integrated freezer. Side loaded window and further leaded window and glazed window.

Bedroom 1
21'7" x 15'1" (6.58m x 4.60m)
A lovely large principal bedroom with five sectional stone mullioned front facing leaded casement window with aspect out onto the front and beautiful views and double panel central heating radiator.

En Suite Bathroom
11'4" x 6'6" (3.46m x 1.92m)
With side leaded sealed unit glazed window. Suite in white comprising bath with tiled surround, pedestal wash hand basin, low flush w.c. and toilet. Double panel central heating radiator.

Bedroom 2
13'7" x 13'0" (4.08m x 3.97m)
A front facing double bedroom with stone mullioned/leaded casement window and double panel central heating radiator. Feature old Dorsythshire griststone fireplace.

Bedroom 3
14'6" x 13'7" (4.50m x 4.13m)
A front facing double bedroom with leaded casement window with lovely view over the garden and built in window seat. Feature old Dorsythshire griststone fireplace with over mantel. Small recess wardrobe/closetroom to one side. Double panel central heating radiator.

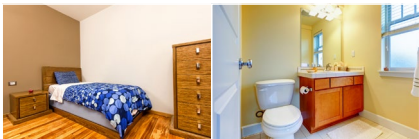
Bath/Bedroom
9'4" x 6'0" (2.85m x 1.83m)
With suite in champagne comprising panelled bath with Heritage thermostatic shower set over, pedestal wash hand basin and low flush w.c. Rear facing leaded sealed unit glazed window with views over open fields, down the valley and up onto Curbar Edge. Central heating radiator.

Bedroom 4
10'0" x 10'0" (3.05m x 3.05m)
With front facing Georgian style window and double panel central heating radiator. Connecting door through to

Bedroom 5
12'4" x 10'3" (3.75m x 3.13m)
With Georgian style French window leading out onto the grounds to the front and rear facing sealed unit glazed Georgian style window. Exposed natural stone to one wall, double panel central heating radiator and shelving.

Outside
Vastly scenic off The Green to the side of the property to a large Yorkshire flagged off road parking area and to the side entrance door, leading round to the rear. Beautifully maintained grounds with lovely private sitting out terrace area with breakfasting views up onto Curbar Edge. The rear garden has several areas, redolent with matured borders which sweep round to the far side of the property to a further beautifully maintained landscaped garden with lawn and very well stocked herbaceous borders. Further terrace area.

To the front, the main house is clad in magnificent wisteria, rose and winter jasmine. Large terrace area, beautiful border with mature rocky areas, mature shrubs including rhododendrons. Feature ornamental pond with water feature and water fall. Tall mature beech hedge to the front boundary.





Energy Rating Chart

Legend & Notes


Important Information

All measurements are approximate. We do not warrant the accuracy of any measurement. We do not warrant the accuracy of any measurement. We do not warrant the accuracy of any measurement.

HAMILTON
& DOBB

PROPERTY SPECIALISTS

Hamilton & Dobbs | The Old Cotton Mill | Alnwick, Northumberland | NE3 3PF
01632 111 222 | info@hamiltondobbs.co.uk | www.hamiltondobbs.co.uk

| | |
|-------------|---|
| Template | TC01 |
| Type | Property Brochure |
| Size | A4 |
| Orientation | Portrait |
| Fold | Side Fold  |

Property Brochure - TC02

HAMILTON & DOBB

PROPERTY SPECIALISTS



Green Park House, London, W1
4 storey Victorian townhouse

Guide Price of **£550,000**

www.hamiltondobb.co.uk

Green Park House, London, W1

4 storey Victorian town house

Overview

- Detached
- 6 Bedrooms
- 2 Reception Rooms
- Kitchen & Utility Room
- Study
- Bathroom & Shower Room
- Downstairs Cloakroom & Shower
- Gas Central Heating
- Double Glazing
- Heated swimming pool
- Driveway and Garage
- Close to local schools

A well-presented spacious property
situated on a highly sought after
cul-de-sac development in Chiswick.

Accommodation on 3 levels with 2 formal reception rooms and an excellent fitted breakfast kitchen with an open plan design into a further reception area, a fabulous master bedroom with a walk in dressing room and refurbished en-suite. 3 further first floor double bedrooms (1 with en-suite) & a family bathroom, along with a loft suite including a double bedroom, snug/study area, dressing area and en-suite. Gas central heating, double glazing & smoke alarm. Beautiful 'village green feel' black paved cul-de-sac. Side-by-side drive leading into 2 garages. Landscaped south facing lawned rear garden & terrace.

Directions

With the offices of Hamilton & Dobb on your left proceed south along the High Street, turning left into Station Road. After passing under the railway bridge take the first turning on the right into Milton Road. Green Park House can be found on the left hand side.

Having been using Pablo at Hamilton & Dobb from both a landlord and a vendor perspective I am indebted to his market knowledge, efficiency and personal touch. Furthermore I would thoroughly recommend Hamilton & Dobb as they understand all my requirements and then act on their promises.

David Bateman

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Floor Plan Details:

- Family Room
- Dining Hall
- Living Room
- Kitchen/Breakfast Room
- Utility
- Bathroom
- Entrance Hall

Energy Performance Graphs:

Energy Efficiency Graph (Scale 1-10):

| Energy Efficiency | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|-------------------|---|---|---|---|---|---|---|---|---|----|
| Current Rating | | | | | | | | | | |
| Target Rating | | | | | | | | | | |

Environmental Impact Graph (Scale 1-10):

| Environmental Impact | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|----------------------|---|---|---|---|---|---|---|---|---|----|
| Current Rating | | | | | | | | | | |
| Target Rating | | | | | | | | | | |

Legend:


- England & Wales
- Scotland
- Northern Ireland

Hamilton & Dobb | The Old Catton Mill | Alnwick, Northumberland | NE32 2FF

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Buyers should be advised upon the condition, age and use of the property. These plans are indicative. They are for guidance only, and illustration purposes only, and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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|-------------|---|
| Template | TC02 |
| Type | Property Brochure |
| Size | A4 |
| Orientation | Portrait |
| Fold | Side Fold  |

Property Brochure - TC03



Stafford Crescent Whitley Bay

Newcastle City Centre - 8 miles
Gateshead - 9 miles
Morpeth - 14.5 miles
(Distances are approximate)

**A most attractive detached residence
situated on this most sought after
of roads very close to the heart
of Wilslow.**

Entrance Hallway
Stairs rising to the first floor landing, central heated radiator, telephone point and space under the stairs for hanging coats.

Chookroom/WC
Low flush WC, vanity wash basin, two front facing windows and central heated radiator.

Dining/Family Room
Front facing bay window, central heated radiator, television point, coving to the ceiling, ceiling rose and wall lights. Diner switches for the light, this room has previously been used as a dining room.

Lounge
Rear facing window, gas fireplace, television point, coving to the ceiling, wall mounted lights, central heated radiator and ceiling rose.

Open Plan Breakfast Kitchen
Smart matching wall and base units, room for a standing eight ring gas hob and cooker with an overhead fan and light within a stainless steel hood, stainless steel sink and drainer with a half bowl, plumbing for an automatic dishwasher, central heated radiator.

Utility Area
Further front facing door opening onto the front of the property, central heated radiator.

Conservatory
Side facing door opening onto the garden, central heated radiator, television aerial point, wall lights and ceiling fan.

First Floor Landing
Access to a partially boarded loft via a drop down ladder and permanent lighting. Airing cupboard and access through to the four bedrooms and family bathroom.

Master Bedroom
Front facing window, central heated radiator, fitted wardrobe space, television aerial point, dinner switch lighting, decorative coving to the ceiling and built-in storage cupboard.

Bedroom Two
Rear facing window, central heated radiator, coving to the ceiling and dinner switch lighting.

Study
Integrated work station, book case and Velux window.

Bathroom/WC
White suite comprising panel bath with shower over, tiled surround and shower screen, pedestal wash basin, low flush WC, Velux skylight, extractor fan and tiled flooring.

Bedroom Three
Front facing window, central heated radiator, built-in over stairs storage cupboard and dinner switch lighting.

Bedroom Four
Rear facing window, central heated radiator, coving to the ceiling and dinner switch lighting.

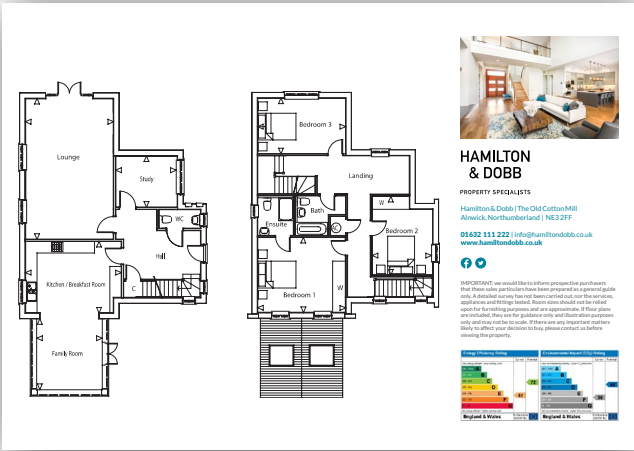
Bedroom Five
Front facing dinner Velux double glazed window.

Family Bathroom
A contemporary white suite comprising a squared off p-shaped bath with an overhead electric shower and glass screen, pedestal wash basin and low flush WC. Tiling to the walls and rear facing window.

Exterior and Gardens
To the front of the property is a semi circle driveway providing ample off road parking and access through to the garage. To the side of the property is a wooden gate which gives access to the rear of the property.

| | |
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| Template | TC03 |
| Type | Property Brochure |
| Size | A4 |
| Orientation | Landscape |
| Fold | Top Fold |

Property Brochure - TC04



THE PENTHOUSE

WORLE | WESTON-SUPER-MARE | BS22 6JA

THIS STUNNING FOUR DOBLE BEDROOM PENTHOUSE HAS WONDERFUL VIEWS, RECENTLY REFURBISHED & BOASTING A QUALITY NEW KITCHEN WITH FLAW - LESS CORIAN WHITE SURFACES & BUILT IN APPLIANCES, ALL WITHIN A FUNCTIONAL YET EXCEPTIONALLY SPACIOUS OPEN PLAN LIVING, KITCHEN, DINER. FOUR BALCONIES MUCH GATED PARKING, GARAGE & NO ONWARD CHAIN.



Reception Vestibule
Double opening doors flowing through to the principle reception hall.

Cloakroom/WC
Comprises of a contemporary white suite.

Drawing Room
Front facing bay window enjoying an aspect over the garden, additional gable windows and the focal point of the room is a Derbyshire stone fire

surround which is set with a Town and Country multi fuel cast iron stove set onto a raised black slate hearth.

Formal Dining Room
Front facing window. An excellently proportioned room.

Breakfast Kitchen
Comprehensive range of two tone wall and base units, drawer packs, illuminated granite work surfaces, double bowl stainless steel sink, matching splash backs, central island, breakfast bar, four ring hob, extractor canopy and light, twin ovens, integrated coffee machine, dishwasher with matching facia, fridge and freezer with matching facia, rear facing window overlooking the garden, double opening French doors leading out an overlooking the flagged terrace and garden and slate tiled flooring.

Morning Room

terrace and garden and forming a cosy snug supplementary to the drawing room.

Utility Room
Race and wall

stainless steel sink, tiled surround, plumbing for automatic washing machine, space for tumble dryer, tall cupboard, rear door to the garden, double opening doors to the boiling cupboard



which houses the Vallant gas fired central heating boiler, pressured water tank and controls for the under floor heating and fuse boards. An imposing staircase with balustrade and turned spindles lead to a galleried landing.

Galleried Landing
Space for occasional chairs, front facing window enjoying pleasant aspect and providing access to all the bedrooms.



set within is a coal effect living flame gas fire with marbled back plate and hearth and an opening to a dressing room.

Dressing Room
Built-in wardrobes, dressing table, gable window and further opening to beautiful en-suite bathroom/WC.

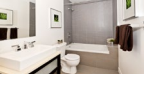
En-Suite Bathroom/WC
Contemporary white suite comprising panel bath with mixer tap and hand held shower, vanity wash

oversize shower with rain shower and screen, full travertine tiling to the walls and floor and rear facing window with shutters.



Guest Bedroom
Front facing window overlooking the garden.

En-Suite Shower Room/WC



with rain shower and screen, window, tiled flooring and extractor fan.

Built-in wardrobes, rear facing window enjoying an aspect over the garden and access to the Jack n Jill family bathroom/WC.

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| Template | TC04 |
| Type | Property Brochure |
| Size | A4 |
| Orientation | Landscape |
| Fold | Top Fold  |

Property Brochure - TC05



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| Template | TC05 |
| Type | Property Brochure |
| Size | A4 |
| Orientation | Landscape |
| Fold | Side Fold  |

Property Brochure - TC06



CRIFTERS, THE GREEN, CURBAR, HOPE VALLEY S32 3YB

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GROUND FLOOR (INCLUDING GARAGE)
92.3 SQ M / 993 SQ FT

FIRST FLOOR = 43.9 SQ M / 472 SQ FT

TENURE
FREEHOLD

SERVICES
Water, Electricity and Gas.

LOCAL AUTHORITY
Thames Valley Council
T: 01628 876 543

ENERGY RATING
England & Wales

DISCLAIMER: We would like to inform prospective purchasers that these energy ratings are based on a standard assessment of the property. It is advised that the actual energy consumption of the property may vary from the ratings shown. The energy ratings are based on the information provided by the seller and are not a guarantee of the actual energy consumption of the property. The energy ratings are based on the information provided by the seller and are not a guarantee of the actual energy consumption of the property.

The Old Cotton Mill, Airedale
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CRIFTERS
THE GREEN, CURBAR, HOPE VALLEY S32 3YB




In a lovely setting, in delightful, meticulous grounds, a gorgeous, stunningly attractive stone built substantial country residence.




In a lovely setting, in delightful, meticulous grounds, a gorgeous, stunningly attractive stone built substantial country residence in this very sought after Peak District village with glorious views over Curbar Edge. Stone fireplaces, oak beams, stone mullioned windows, built of redstone stone with stone slate roof. Believed to date back to the 18th century, formerly being a coaching inn and known historically in the past as The Cottage - Near The Moor.

Entrance hall, reception room, drawing room, dining room, w.c., bathroom, toilet room, study, breakfast room, kitchen with AGA, utility/laundry. First floor: five bedrooms, the master with en suite bathroom and family bathroom. Outside: beautiful, meticulously maintained grounds with extensive parking and large detached double garage with breath-taking views.

Features

- Premier Location
- Spacious at 2,993 sq ft
- 5 Double Bedrooms & 4 Baths
- Highly Sought After Cul-de-Sac
- Beautiful Village Green Feel
- Landscaped South Facing Lawns





Entrance Hallway
Stone ringed the first floor landing, central heated radiator, telephone point and open under the stairs for hanging coats.

Dining Family Room
Front facing bay window, central heated radiator. Reception point, covering the ceiling, ceiling rose and wall lights. Downer window for the night. The room has previously been used as a dining room but currently used as a second sitting area.

Living
Rear facing window, gas fireplace, television point, covering the ceiling, wall mounted lights, central heated radiator and ceiling rose.

Open Plan Breakfast Kitchen
Smart meeting wall and base units, room for a standing nighting post and counter with an overhead fan and light, stainless steel hood, stainless steel sink and shower with a hot bath, glazing for an automatic dishwasher, central heated radiator and a rear facing window.

Master Bedroom
Front facing window, central heated radiator. Fitted over the bed, space, television aerial point, downer window lighting, decorative covering to the ceiling and built in storage cupboard.

Bedroom Two
Rear facing window, central heated radiator, covering to the ceiling and downer window lighting.

Bedroom Three
Front facing window, central heated radiator, built in under stairs storage cupboard and downer window lighting.

Family Bathroom
A contemporary white suite comprising a surround off a polished bath with an overhead electric shower and glass screen, pedestal wash basin and hot flush WC. Tiling to the walls and rear facing window.

Exterior and Gardens
To the rear of the property is a well-kept driveway providing ample off road parking and access through to the garage. To the side of the property is a walled garden which gives access to the rear of the property. Also to the front is a formal garden. To the rear of the property is a walled garden which gives access to the rear of the property. Also to the front is a formal garden. To the rear of the property is a walled garden which gives access to the rear of the property. Also to the front is a formal garden.

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| Template | TC06 |
| Type | Property Brochure |
| Size | A4 |
| Orientation | Landscape |
| Fold | Side Fold  |

Property Brochure - TC07



9 Tithe Mead
Fishlake Meadows
Romsey
SO51 7SD

Directions
From the office of Michael Rhodes proceed along The Hundred into Winchester Road. At the traffic lights turn left into Alma Road, continue into Malmesbury Road. At the junction with Duttons Road turn right, continue under the railway bridge, turning right on to Fishlake Meadows. Take the second right into Robert Whitworth Way.

Hamilton & Dobbs
The Old Cotton Mill | Almack, Northumberland | NE3 2FF
01632 211 222 | info@hamiltondobbs.co.uk | www.hamiltondobbs.co.uk

HAMILTON & DOBB
PROPERTY SPECIALISTS

Offers in Excess of £650,000 Freehold

9 Tithe Mead, Fishlake Meadows, Romsey SO51 7SD

HAMILTON & DOBB
PROPERTY SPECIALISTS

A well-presented period home with impressive views set in a delightful position in the South Downs National Park. The property is situated in a secluded location in the historic village of Romsey offering flexible accommodation arranged over two floors with beautiful terrace area, lawn garden and private driveway parking.

Entrance Porch
Entrance Hall. Ceramic tiled floor, stairs to first floor, radiator, covered ceiling. Radiator, double airing cupboard with pressurised tank, covered ceiling, access to left via left ladder.

Cloakroom
Low level wc, wash hand basin, radiator, half tiled walls. Extractor Fan, ceramic tiled floor. Radiator, double airing cupboard.

Study
10'2" x 10'0" (3.1m x 3.0m)
Covered ceiling, TV point. Radiator, double airing cupboard with pressurised tank, covered ceiling, access to left via left ladder.

Sitting Room
14'3" x 14'1" (4.34m x 4.3m)
Double airing cupboard with pressurised tank, covered ceiling, access to left via left ladder. Covered ceiling, laminate flooring, radiator, TV point, double glazed sliding doors to rear garden. Feature fireplace with Gas Fire, archway to

Kitchen/Breakfast Room
Planning for dishwasher. Gas Four Ring Hob, Double Oven, single drainer sink unit, ceramic tiled floor. Integral Fridge/Freezer. Gas First Radiator supplying domestic hot water and central heating, range of base cupboards with work surfaces, tiled splash backs, range of wall cupboards.

Utility Room
6'11" x 5'7" (2.3m x 1.57m)
Ceramic tiled floor, single drainer stainless steel sink unit, planning for automatic washing machine, Extractor Fan, radiator, door to side elevation. Radiator, double airing cupboard with pressurised tank, covered ceiling.

Inner Hall
11'2" x 5'9" (3.41m x 1.66m)
With beamed ceiling and magnificent handmade and carved oak fire, log store case leading to the galleryed landing. Understairs storage cupboard.

First Floor Landing
Radiator, double airing cupboard with pressurised tank, covered ceiling, access to left via left ladder. Radiator, double airing cupboard with pressurised tank.

Master Bedroom
13'2" x 12'0" maximum measurements (4.05m x 3.66m) Radiator, covered ceiling, two double wardrobes. Radiator, double airing cupboard with pressurised tank, covered ceiling, access to left via left ladder.

Bedroom 2
14'4" x 13'9" (4.37m x 4.0m)
A front facing double bedroom with stone mullioned headed casement window and double panel central heating radiator. Feature old Derbyshire griststone fireplace.

Bedroom 3
12'4" x 10'0" (3.76m x 3.25m)
Radiator, covered ceiling. Radiator, double airing cupboard with pressurised tank, covered ceiling, access to left via left ladder.

Bedroom 4
14'5" x 12'2" (4.4m x 3.7m)
Radiator, covered ceiling. Radiator, double airing cupboard with pressurised tank, covered ceiling.

Outside
Vehicular access off The Green to the side of the property is a large Yorkshire flagged off road parking area and to the side

entrance door, leading round to the rear. Beautifully maintained grounds with lovely private sitting out terrace area with overlooking views up onto Carver Edge. The rear garden has beamed arched, rustic stone well maintained borders which sweeps round to the far side of the property to a further beautifully maintained and landscaped garden with lawn and very well stocked herbaceous borders. Further terrace area. To the front, the main house is clad in rough-hewn sandstone, rose and winter jasmine. Large terrace area, beautiful borders with mature richers trees, mature shrubs including rhododendrons.

Ground Floor

Dining Room 12'0" x 9'0" (3.66m x 2.74m)
Kitchen 10'0" x 8'0" (3.05m x 2.44m)
Lounge 10'0" x 12'0" (3.05m x 3.66m)
Double Garage 10'0" x 10'0" (3.05m x 3.05m)
Cinema/Games Room 10'0" x 10'0" (3.05m x 3.05m)
W.C.
Hail

1st Floor

Bedroom 3 12'4" x 10'0" (3.76m x 3.25m)
Bedroom 2 14'4" x 13'9" (4.37m x 4.0m)
Bedroom 4 14'5" x 12'2" (4.4m x 3.7m)
Bedroom 5 10'0" x 7'0" (3.05m x 2.13m)
En-Suite 10'0" x 7'0" (3.05m x 2.13m)
Dressing Room 10'0" x 7'0" (3.05m x 2.13m)
Master Bedroom 12'0" x 10'0" (3.66m x 3.05m)
Bathroom (CB)
Landing

For illustrative purposes only. Not to scale.

Important Notices

We would like to inform prospective purchasers that these photographs have been taken on a general guide only. A detailed survey has been carried out and the results are available on request. Please contact us for further information. These photographs are for illustrative purposes only and are not to be used as a basis for any offer or agreement. The property is sold as seen and the purchaser is advised to carry out their own survey.

| | |
|-------------|-------------------|
| Template | TC07 |
| Type | Property Brochure |
| Size | A4 |
| Orientation | Landscape |
| Fold | Side Fold |

Property Brochure - TC08



HAMILTON & DOBB
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CRIFTERS
THE GREEN, CURBAR, SZ2 3YB

HAMILTON & DOBB
PROPERTY SPECIALISTS

CRIFTERS THE GREEN CURBAR SZ2 3YB

Listed in Hampshire Treasures this interesting Grade II listed property is believed to have origins dating back to the 17th Century and was a public house called the Kings Arms during the Napoleonic war. Today this historic home provides an excellent range of accommodation extending over three floors. The property sits within attractive enclosed grounds with a heated outdoor pool and terrace and is situated within the heart of this conservation area adjacent to the impressive Portchester Castle and the Solent and enjoys views of Portsmouth Hill from the rear.

Internally the property offers a charming array of rooms on varying levels. To the front of the property on the ground floor is a study with open fire and a bay window with stained glass inset. Across the hall is a drawing room centring on a large open fireplace and featuring exposed cross timbers and another bay window



FIRST FLOOR = 43.9 SQ M / 472 SQ FT



GROUND FLOOR (INCLUDING GARAGE) 92.3 SQ M / 993 SQ FT

Based on floor plan for information purposes only. Measurements are approximate, not exact.

with stain glass detailing. To the rear of the property lies a superb dining room, extending in excess of 26 feet and boasting an array of exposed beams, six sided wooden flooring, sash windows and a cast iron fireplace.

A stained glass wooden door leads from the dining room to the adjoining kitchen breakfast room which is fitted with a range of painted wall and base units, built in double oven, hob and extractor, whilst the chimney recess provides space for a range cooker.

Continuing on the ground floor is a useful utility area with access to the garden, music room and a well equipped ground floor shower room. A door leads from the dining room to the cellar providing excellent storage.



LOCATION

Positioned in an enviable central Falmouth location with beautiful harbour and coastal views. The property is a charming apartment occupying the entire top floor of Black House. Black House is one of Falmouth's most prominent period properties, originally built in 1788 as a family home for Robert Wren Fox and converted into its current form in 2005.

The property is beautifully presented having been the subject of a meticulous refurbishment and updating over the past year. It is now styled to wedding standards and provides a wonderfully light and bright living space. The apartment benefits from gas central heating and newly installed double glazed windows with veluxes. The spacious accommodation comprises a

large open plan sitting room with separate dining space and adjoining fully integrated kitchen. This is of particular note having been recently installed and finished to a very high standard including an induction hob and Corian work surfaces.

DIRECTIONS

With the office of Hamilton & Dobb on your left proceed south along the High Street, turning left into Station Road. After passing under the railway bridge take the first turning on the right into Milton Road. Green Park House can be found on the left hand side.

Office details:

The Old Cotton Mill
Alnmack
Northumberland
NE32 5FF
01662 111 222
info@hamiltondobb.co.uk

HAMILTON & DOBB
PROPERTY SPECIALISTS
www.hamiltondobb.co.uk

| | |
|-------------|---|
| Template | TC08 |
| Type | Property Brochure |
| Size | A4 |
| Orientation | Landscape |
| Fold | Side Fold  |

Property Brochure - TC09

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| | |
|-------------|---|
| Template | TC09 |
| Type | Property Brochure |
| Size | A4 |
| Orientation | Landscape |
| Fold | Side Fold  |

Property Brochure - TC10

DUCKETTS HOUSE

CASTLE STREET, PORTCHESTER

Ground Floor

Approx. 1007 sq. ft.

First Floor

Approx. 1007 sq. ft.

GENERAL INFORMATION

STATUS: Listed
BRIEF: See Availability, Water
LOCAL AUTHORITY:
Portsmouth City Council (See Board)


DISTANCES
To Portsmouth: 1.5 miles
To Gosport: 1.5 miles
To Southampton: 1.5 miles
To Brighton: 1.5 miles
To London: 1.5 miles

Energy Rating

Energy & Emissions

DUCKETTS HOUSE

CASTLE STREET, PORTCHESTER



HAMILTON & DOBB

PROPERTY SPECIALISTS

VIEWING STRICTLY BY APPOINTMENT


0333 111 333

info@hmd.co.uk

The Old Curlew Mill, Alverstoke, Portsmouth, Hampshire, PO2 0EP

DUCKETTS HOUSE

CASTLE STREET, PORTCHESTER



DIRECTIONS

Leave the town of Portsmouth and head south on the A27 towards the village of The Solent. The house is situated on the left hand side of the road, just before the village of The Solent.

HAMILTON & DOBB

PROPERTY SPECIALISTS

VIEWING STRICTLY BY APPOINTMENT

0333 111 333

info@hmd.co.uk

The Old Curlew Mill, Alverstoke, Portsmouth, Hampshire, PO2 0EP

HAMILTON & DOBB

PROPERTY SPECIALISTS




DUCKETTS HOUSE

CASTLE STREET, PORTCHESTER

PRICE: £995,000

www.hamiltondobb.co.uk




DUCKETTS HOUSE

CASTLE STREET, PORTCHESTER

A superb Grade II Listed home with 17th century origins offering over 3700 sq. ft. of accommodation, a well proportioned rear garden and heated outdoor pool. This charming house is situated within the heart of Castle Street, a highly desirable location next to Portchester Castle and The Solent.

Listed in Hampshire Treasure this interesting Grade II listed property is believed to have origins dating back to the 17th Century and was a public house called the Kings Arms during the Napoleonic war. Today this historic home provides an excellent range of accommodation extending over three floors. The property sits within attractive enclosed grounds with a heated outdoor pool and terrace and is situated within the heart of this conservation area adjacent to the impressive Portchester Castle and the Solent and enjoys views of Portsmouth Hill from the rear.



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DUCKETTS HOUSE

CASTLE STREET, PORTCHESTER

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DESCRIPTION

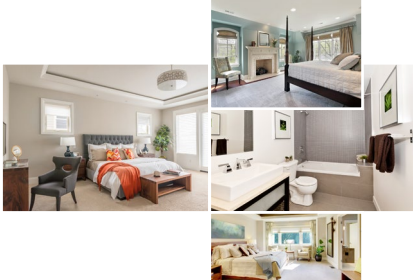
Located in Hampshire Treasure this interesting Grade II listed property is believed to have origins dating back to the 17th Century and was a public house called the Kings Arms during the Napoleonic war. Today this historic home provides an excellent range of accommodation extending over three floors. The property sits within attractive enclosed grounds with a heated outdoor pool and terrace and is situated within the heart of this conservation area adjacent to the impressive Portchester Castle and the Solent and enjoys views of Portsmouth Hill from the rear.

OUTSIDE

The house has a large rear garden offering a well proportioned rear garden and heated outdoor pool. The garden is a mix of lawn, shrubs and trees and is a very pleasant surprise. The house is a very pleasant surprise. The house is a very pleasant surprise.



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| | |
|-------------|---|
| Template | TC10 |
| Type | Property Brochure |
| Size | A4 |
| Orientation | Landscape |
| Fold | Side Fold  |

A collage of real estate flyers and postcards for Ravensworth. The central focus is a circular logo with a white border on a teal background. Inside the circle, the Ravensworth logo (a stylized 'R' in a square) is positioned above the word 'RAVENSWORTH' in a bold, sans-serif font. Below this, the text 'Flyers & Postcards' is written in a large, white, serif font. Surrounding the central circle are several overlapping real estate flyers and postcards. One prominent flyer shows a large, white, two-story house with a black metal fence in front. Text on this flyer includes 'The Friars', 'Kenwood Drive, London', and 'Sold by Hamilton & Dobb Asking Price £765,000 January 2018'. Another flyer in the top right corner shows a row of yellow houses with a 'SOLD' badge. A postcard in the bottom right corner features a smaller version of the white house and text that reads 'Last opportunity Just one apartment and one...', 'Please call 016...', and 'the think love to h...'. The background is a solid teal color, and the overall composition is dynamic and layered.

A large teal circle with a white border is centered on the page. Inside the circle, at the top, is a small white square icon containing a stylized 'R'. Below the icon, the word 'RAVENSWORTH' is written in white, uppercase, sans-serif font. Further down, the words 'Flyers & Postcards' are written in a larger, white, sans-serif font, with 'Flyers &' on one line and 'Postcards' on the line below. The background of the entire page is a photograph of a building with a red-tiled roof and white walls, seen from a low angle looking up. A green bush is visible on the left side of the image.


RAVENSWORTH

**Flyers &
Postcards**

A large teal circle with a white border is centered on the page. Inside the circle, at the top, is a small white square icon containing a stylized 'R'. Below the icon, the word 'RAVENSWORTH' is written in white, uppercase, sans-serif font. Further down, the words 'Flyers & Postcards' are written in a larger, white, sans-serif font, with 'Flyers &' on one line and 'Postcards' on the line below. The background of the entire page is a photograph of a building with a red-tiled roof and white walls, seen from a low angle looking up. A green bush is visible on the left side of the image.


RAVENSWORTH

**Flyers &
Postcards**

January 2018 - market comment

2017 saw a surge in demand for housing stock inside and outside of London. In part due to a lack of supply. During the last quarter of the London rental market it is possible that landlords will see the rents between 5% and 10% growth in 2018 as properties within the A25, Trip not far from you. Please call 01632 111 222 or email info@hamiltonanddobb.co.uk

SOLD

Hamilton & Dobb | The Old Cotton Mill | Altrich, Near Thurberland | NE32 6FF
01632 111 222 | info@hamiltonanddobb.co.uk | www.hamiltonanddobb.co.uk

SOLD

Last opportunity for Octagon at Kingswood Warren Park
Just one apartment and one detached home remaining - contact Hamilton & Dobb

©

Back to Branch & Direct Mail Flyer - TC11



| | |
|-------------|------------------------|
| Template | TC11 |
| Type | Flyer |
| Size | A5 |
| Orientation | Landscape |
| Output | Toolkit & Bespoke Only |

Back to Branch & Direct Mail Flyer - TC12



| | |
|-------------|------------------------|
| Template | TC12 |
| Type | Flyer |
| Size | A5 |
| Orientation | Landscape |
| Output | Toolkit & Bespoke Only |

Landscape Postcard - TC13



| | |
|-------------|------------------------|
| Template | TC13 |
| Type | Flyer |
| Size | A6 |
| Orientation | Landscape |
| Output | Toolkit, Bespoke, Word |



RAVENSWORTH

Window Cards

Hexham | Northumberland

HAMILTON
& DOBB

PROPERTY SPECIALISTS





GUIDE PRICE: £750,000

A beautiful five bedroom detached property presented to an outstanding level of interior design. Property comprises of two large family rooms, open plan kitchen/diner, family bathroom and three ensembles, plus spacious gardens and off road parking.

01632 111 222

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Window Card - TC14

| | |
|-------------|-------------------------|
| Template | TC14 |
| Type | Window Card |
| Size | A4, A3, A2, A1 |
| Orientation | Portrait |
| Output | Toolkit, Bespoke, Word* |

*Window Card templates larger than A3 will be supplied as A3 templates.
(This is the largest size Microsoft Word™ can produce.)
Our dedicated artwork team will upscale your artwork.



TITHE MEAD
Fishlake Meadows, Romsey SO51 7SD
GUIDE PRICE OF £625,900

**HAMILTON
& DOBB**
PROPERTY SPECIALISTS

Window Card - TC15

| | |
|-------------|-------------------------|
| Template | TC15 |
| Type | Window Card |
| Size | A4, A3, A2, A1 |
| Orientation | Portrait |
| Output | Toolkit, Bespoke, Word* |

*Window Card templates larger than A3 will be supplied as A3 templates.
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Window Card - TC16

Hexham | Northumberland

HAMILTON
& DOBB

PROPERTY SPECIALISTS



GUIDE PRICE: £750,000

A beautiful five bedroom detached property presented to an outstanding level of interior design. Property comprises of two large family rooms, open plan kitchen/diner, family bathroom and three ensembles, plus spacious gardens and off road parking.

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| | |
|-------------|-------------------------|
| Template | TC16 |
| Type | Window Card |
| Size | A4, A3, A2, A1 |
| Orientation | Landscape |
| Output | Toolkit, Bespoke, Word* |

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