



Total Approx. Floor Area 336.1 Sq.M. (3618 Sq.Ft.)  
Plans with Matt-n-Box 020115

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**WILDAY MEADOW**  
WILDAY GREEN LANE, BARLOW, DRONFIELD, S18 7SH

# Template Collection

# Ravensthorpe'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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ark House, London, W1  
an town house

- Reception Rooms
- Kitchen & Utility Room
- Master Bedroom & Shower Room
- Staircase Cloakroom & Shower
- Gas 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 Bateman

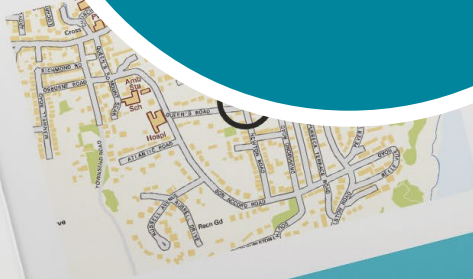


  
RAVENSWORTH

# Property Brochures

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 feel' block paved cul-de-sac. 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, Altwick  
Northumberland, NE32 9PZ  
info@hamiltondobb.co.uk  
www.hamiltondobb.co.uk



**HAMILTON & DOBB**  
PROPERTY SPECIALISTS




**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 beams, stone mullioned windows, built of mellow 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.

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



**Entrance Vestibule**  
With feature heated 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 9'7" (3.88m x 2.91m)  
With front facing stone mullioned leaded window with lovely aspect. Attention to detail from feature wall to stone hearth and wood burning stove gas coal effect fire. Exposed stone work to one wall with handpainted fireplace tiles. 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 chandelier. Roman style fireplace with marble hearth and inset needed back and dog grate with living flame coal effect fire. Chaise panel central heating radiator.

**Dining Room**  
25'2" x 15'9" (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 stone drapes all looking out over the beautiful grounds. To one end of the room is a natural Duxbury grilles fireplace with shallow mantel, deep stone flagged hearth and open dog grate for a real fire. Feature exposed oak beam 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**  
18'4" x 10'0" (4.99m x 3.05m)  
With two side facing leaded windows. Good range of base and wall units, level work top and inset double door oven unit. Ceramic tiled splash backs and tiled floor. Two oven gas fired AGA, four ring hob and integrated fridge and separate integrated freezer. Microwave housing unit and integrated Bosch dishwasher. Deep pantry storage units.

**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 Belfast sink unit. Space and planning for a washing machine and separate integrated freezer. Side leaded window and further leaded sealed unit glazed window.

**Bedroom 5**  
15'7" x 15'7" (4.78m x 4.66m)  
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 6'8" (3.46m x 2.03m)  
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**  
13'5" x 13'0" (4.08m x 3.97m)  
A front facing double bedroom with stone mullioned leaded casement window over the garden and built in wardrobe unit. Feature old Duxbury grilles fireplace. Heating radiator. Feature old Duxbury grilles fireplace.

**Bedroom 3**  
14'2" x 13'7" (4.33m x 4.13m)  
A front facing double bedroom with leaded casement window with lovely views over the garden and built in wardrobe unit. Feature old Duxbury grilles fireplace with over mantel. Small recess wardrobe/closet to one side. Double panel central heating radiator.



**Family Bathroom**  
9'4" x 6'0" (2.85m x 1.83m)  
With bath in champagne comprising panelled bath with Heritage thermostatic shower unit over, pedestal wash hand basin and low flush w.c. Rear facing 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 shaving.

**Outside**  
Vehicular access 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 breathtaking views up onto Curbar Edge. The rear garden has several areas, traditional well maintained borders which surround 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 magnificent westeria, rose and winter jasmine. Large terrace area, beautiful borders with mature roseary area, mature shrubs including rhododendrons. Feature ornamental pond with water feature and water fall. Tall mature beech hedge to the front boundary.






**Energy Performance Certificate (EPC)**  
The Energy Performance Certificate (EPC) for this property is a 'D' (40). This is based on the current energy efficiency of the property. The EPC rating is based on the energy efficiency of the property and is a key factor in determining the property's energy efficiency. The EPC rating is based on the energy efficiency of the property and is a key factor in determining the property's energy efficiency.

**Environmental Information**  
All measurements are approximate. We do not take any responsibility for the accuracy of the information provided. We have not carried out any surveys or inspections. We have not carried out any surveys or inspections. We have not carried out any surveys or inspections.

**Hamilton & Dobb**  
PROPERTY SPECIALISTS

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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

- 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



**Overview**

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.





**Green Park House, London, W1**  
4 storey Victorian townhouse

Guide Price of **£550,000**

[www.hamiltondobb.co.uk](http://www.hamiltondobb.co.uk)

**HAMILTON & DOBB**  
PROPERTY SPECIALISTS

**Green Park House, London, W1**  
4 storey Victorian townhouse

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 their promises.

David Bateman



**Overview**

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







**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.



**Selling your home?**



If you are considering selling your home please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you in every way. Get in touch today!

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**01632 111 222**

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. Use the services, appliances and fittings shown. Items are shown for information purposes and are approximate. If they are not included, they are for guidance only and do not constitute any warranty or be taken to be such. 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



**Ground Floor**  
Approx. 667.3 sq. feet

**First Floor**  
Approx. 612.0 sq. feet

Area	Energy Rating
Energy Efficiency Rating	C
Environmental Health Rating	4

Area	Energy Rating
Energy Efficiency Rating	C
Environmental Health Rating	4

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**HAMILTON & DOBB**  
PROPERTY SPECIALISTS

### 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 Whitley Bay.**

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

**Cloakroom/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. Dimmer switches for the light, this room has previously been used as a dining room.

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

**Open Plan Bespoke 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 drawer with a built 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 centrally 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, dimmer 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 dimmer 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 dimmer switch lighting.

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

**Bedroom Five**  
Front facing dimmer Velux double glazed window.

**Family Bathroom**  
A contemporary white suite comprising a squared off in-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.

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

# Property Brochure - TC04



THE PENTHOUSE

**HAMILTON & DOBB**  
PROPERTY SPECIALISTS

**HAMILTON & DOBB**  
PROPERTY SPECIALISTS

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## THE PENTHOUSE

WORLE | WESTON-SUPER-MARE | BS22 6JA

THIS STUNNING FOUR DOUBLE 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.

**Reception Hall**  
Oak flooring and under stairs storage cupboard and location of fuse boards.

**Chookroom/WC**  
Comprises of a contemporary white suite.

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

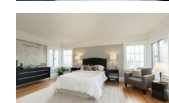
surround which is set with a Dorn and Country multi fuel cast iron stove onto a raised black slate hearth.

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

**Breakfast Kitchen**  
Comprehensive range of two tone wall and base units, drawer packs, blumbed granite work surfaces, double bowl stainless steel sink, matching splash backs, central island, breakfast bar, rear high hob, extractor canopy and light, twin ovens, integrated coffee machine, dishwasher with matching fascia, fridge and freezer with matching fascia, 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**  
Double opening French doors to the rear terrace and garden and forming a cosy snug supplementary to the drawing room.

**Utility Room**  
Base and wall units with work surfaces over fitted stainless steel sink, tiled surround, plumbing for automatic washing machine, space for tumble drier, tall cupboard, rear door to the garden, double opening doors to the boiling cupboard



which houses the Valiant gas fire, central heating boiler, pressured water tank and controls for the under floor heating and fuse boards. An imposing staircase with balustrade and turned spindles leads to a galleryed landing.

**Galleryed Landing**  
Space for occasional chair, front facing window enjoying pleasant aspect and providing access to all the bedrooms.

**Master Bedroom**  
Front facing window, period fireplace surround set within a coal effect living flame gas fire with marble 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 basin, double cupboard beneath, low flush WC, overhead shower with rain shower and screen, full travertine tiling to the walls and floor and rear facing window with shutters.

**Bedroom Two**  
Rear facing window overlooking the garden.

**Guest Bedroom**  
Front facing window, full range of built in wardrobes and access to the en-suite shower room/WC.

**En-Suite Shower Room/WC**  
Chair wash hand basin set onto a granite plinth, tiled splash backs, low flush WC, overhead shower with rain shower and screen, window, tiled flooring and extractor fan.

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

**Jack n Jill Family Bathroom/WC**  
White suite comprising panel bath, wash hand basin, low flush WC, overhead shower with rain shower, travertine tiled walls, matching tiled flooring, rear facing window.

**Second Floor Landing**  
Access to all second floor accommodations. Study integrated work station, book case and Velux window.

**Bedroom Five**  
Front facing dormer Velux double glazed window.

**En-Suite**  
Chair wash hand basin set onto a granite plinth, tiled splash backs, low flush WC, overhead shower with rain shower and screen, window, tiled flooring and extractor fan.

**Bedroom Six**  
Front facing walk-in deep dormer Velux double glazed sky light.

**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.

**Exterior and Gardens**  
The property is approached via double opening security gates and a sweeping block paved driveway down the side of the house leading to an excellent detached double garage block. The garage has an automatic up and over door, light and power. To the front of the property there is a landscaped lawned area which is screened by mature trees and hedging. There is a pebbled area to one side of the property with a path leading to the rear. To the rear of the property there is a further landscaped garden with a high degree of privacy, an Indian stone flagged terrace area which is adjacent to the kitchen and morning room.

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

# Property Brochure - TC05



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

**FIRST FLOOR = 43.9 SQ M / 472 SQ FT**

Information for identification purposes only, measurements are approximate, not to scale.

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**01632 111 222**  
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## The Mews Harrogate £550,000

A well-presented spacious property situated on a highly sought after area of Harrogate.

- Entrance Hallway**  
Open leading to the first floor landing, central heated radiator, telephone point and space under the stairs for hanging coats.
- Dining/Family Room**  
First facing bay window, central heated radiator, television point, ceiling to ceiling, ceiling rose and wall lights. Diner switches for the light, this room has previously been used as a dining room but currently used as a second sitting area.
- Living**  
First facing window, television point, central heated radiator and ceiling rose.
- Open Plan Breakfast Kitchen**  
Steel breakfast table and bench seats, room for a standing right ring gas hob and cooker with an overhead fan and light, stainless steel bench, stainless steel sink and dinner table, ideal for planning for an automatic dishwasher, central heated radiator and rear facing window. Open access to the utility area.
- Conservatory**  
Side facing door opening onto the garden, central heated radiator, television set point, wall lights and skylight.
- First Floor Landing**  
Access to a porch, located off via a drop down ladder and permanent lighting. Along cupboard and access through to the four bedrooms and family bathroom.
- Master Bedroom**  
Front facing window, central heated radiator, fitted wardrobe, basin, television aerial point, dinner switch lighting, decorative ceiling to the ceiling and built in storage cupboard.
- Bedroom Two**  
Rear facing window, central heated radiator, ceiling to the ceiling and dinner switch lighting.
- Bedroom Three**  
Front facing window, central heated radiator, built in wardrobe, storage cupboard and dinner switch lighting.
- Bedroom Four**  
Rear facing window, central heated radiator, ceiling to the ceiling and dinner switch lighting.
- Family Bathroom**  
An contemporary white suite comprising a square off set bathtub with an overhead shower, shower and glass screen, pedestal wash basin and low flush WC. Tiling on the walls and rear facing window.
- Exterior and Garden**  
To the front of this 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. Also to the front is a lawned garden. To the rear of the property is a well-maintained lawn to be seen garden with a patio seating area, recycling, clothes, side gate, outside water tap and flower bed borders.



To view this property call Hamilton & Dobb on **01632 111 222**

hamiltondobb.co.uk

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




# Property Brochure - TC06



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

**HAMILTON & DOBB**  
PROPERTY SPECIALISTS



**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:** Hope Valley Council  
T: 01602 876 543

**The Old Cotton Mill Atwick**  
Northumbria Land, NE3 2PF  
01602 211 222  
info@hamiltondobb.co.uk  
www.hamiltondobb.co.uk

**HAMILTON & DOBB**  
PROPERTY SPECIALISTS

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

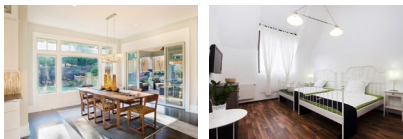
In a lovely setting, in delightful, meticulous grounds, a gorgeous, stunningly attractive stone built substantial country residence.

In a lovely setting, in delightful, meticulous grounds, a gorgeous, stunningly attractive stone built substantial country residence in the very sought after Peak District village with gorgeous views over Curbar Edge. Stone fireplaces, oak beams, stone mullioned windows, built of redstone 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., bath, 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.

**Features**

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



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

**Dining Family Room**  
Front facing bay windows, central heated radiator. Television point, ceiling to the ceiling, ceiling rose and wall lights. Downer switches for the lights, the room has previously been used as a dining sitting area but currently used as a second sitting area.

**Lounge**  
Rear facing windows, gas fireplace, television point, ceiling to 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 eight ring gas hob and cooker with an overhead fan and light, stainless steel hood, stainless steel sink and drainer with a half bath, glazing for an optional dishwasher, central heated radiator and a rear facing window.

**Master Bedroom**  
Front facing windows, central heated radiator, fitted over 30 inches space, television set of point, downer switch lighting, decorative ceiling to the ceiling and built in storage wardrobe.

**Bedroom Two**  
Rear facing windows, central heated radiator, ceiling to the ceiling and downer switch lighting.

**Bedroom Three**  
Front facing windows, central heated radiator, built in wardrobe and downer switch lighting.

**Family Bathroom**  
Contemporary white suite comprising a shower off platform bath with an overhead electric shower and glass screen, pedestal wash basin and hot flush W.C. Tiling to the walls and rear facing window.

**Exterior and Garden**  
To the rear of the property is a level 21.6 acre, offering ample off road parking and access through to the garage. To the left of the property is a mature garden which gives access to the rear of the property. Also to the front is a levelled garden. To the rear of the property is a levelled garden which gives access to a paved seating area, fencing, conifers, oak gate, outdoor water tap and flower bed borders.

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 Aina Road, continue under Malinesbury 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 & DOBB**  
PROPERTY SPECIALISTS

Hamilton & Dobbs | The Old Cotton Mill | Alnwick, Northumberland | NE3 2FF  
01632 511 222 | info@hiltondobbs.co.uk | www.hiltondobbs.co.uk



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 loft 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' (3.1m x 3.0m)  
Covered ceiling, TV point. Radiator, double airing cupboard with pressurised tank, covered ceiling, access to loft 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 loft via left ladder. Covered ceiling, laminate flooring, radiator, TV point, double glazed sliding doors to rear garden. Features Fireplace with Gas Fire, archway to

#### Dining Room

12' x 9'8" (3.66m x 2.95m)  
Covered ceiling, Radiator, double airing cupboard with pressurised tank, covered ceiling, access to loft via left ladder. Radiator, double airing cupboard with pressurised tank, covered ceiling, access to loft via left ladder.

#### Kitchen/Breakfast Room

22'2" x 10'7" (6.76m x 3.23m)  
Planning for dishwasher, Gas Four Ring Hob, Double Oven, single drainer sink unit, ceramic tiled floor, Integral Fridge/Freeze Gas Free Fridge supporting 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 5'2" (2.1m x 1.57m)  
Ceramic tiled floor, single drainer stainless steel sink unit, plumbing 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 5'5" (3.41m x 1.66m)  
With beamed ceiling and magnificent handmade and carved oak fire, log lattice leading to the galleryed landing. Understairs storage cupboard.

#### First Floor Landing

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



#### Master Bedroom

13'2" x 12'7" (room measurements)  
(4.65m x 3.8m) Radiator, covered ceiling, two multi-paned leaded casement window and double panel central heating radiator. Feature old Derbyshire pristine hollyho fireplace.

#### Bedroom 2

14'4" x 13'9" (4.37m x 4.8m)  
A front facing double bedroom with stone multi-paned leaded casement window and double panel central heating radiator. Feature old Derbyshire pristine hollyho fireplace.

#### Family Bathroom

7'9" x 6'2" (2.36m x 1.88m)  
With suite in champagne comprising panelled bath with hot/cold thermostatic shower and over, pedestal wash hand basin and low flush wc. Rear facing leaded walled unit glazed window.



#### Bedroom 3

12'4" x 10'8" (3.76m x 3.25m)  
Radiator, covered ceiling, Radiator, double airing cupboard with pressurised tank, covered ceiling, access to loft via left ladder.

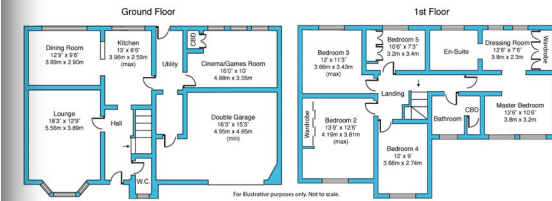
#### Bedroom 4

14'5" x 12' (4.4m x 3.5m)  
Radiator, covered ceiling, Radiator, double airing cupboard with pressurised tank, covered ceiling.

#### Outside

Motorcar access 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 lawnmaking views up onto Carver Edge. The rear garden has leveled areas, meadows, well maintained borders which sweep 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 magenta/red, white, rose and white jarnine. Large terrace area, beautiful borders with mature rockery areas, mature shrubs including rhododendron.



#### Important Notices

We warrant the factual information contained in this brochure is true and correct at the time of going to press. We do not warrant the accuracy of any information contained in this brochure which is not our own. We do not warrant the accuracy of any information contained in this brochure which is not our own. We do not warrant the accuracy of any information contained in this brochure which is not our own.



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

# Property Brochure - TC08



**CRIFTERS**  
THE GREEN, CURBAR, SS2 3YB

**HAMILTON & DOBB**  
PROPERTY SPECIALISTS

**CRIFTERS  
THE GREEN  
CURBAR  
SS2 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 south 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 south window



with stain glass detailing. To the rear of the property is a superb dining room, extending in excess of 20 feet and boasting an array of exposed beams, striped wooden flooring, south windows and a cast iron stove.

A stained glass window 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, a 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 stunning 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 a care home in 2008.

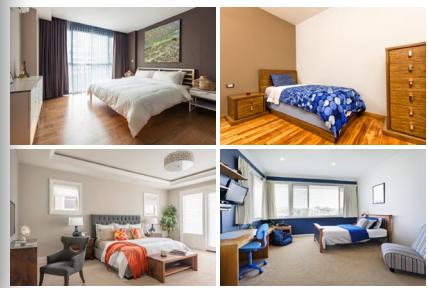
The property is beautifully presented having been the subject of a meticulous refurbishment and updating over the past year. It is now styled to exacting standards and provides a wonderful light and bright living space. The apartment benefits from gas central heating and newly installed double glazed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

large open-plan sitting room with separate dining space and adjoining fully integrated kitchen. This, in 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 Millers Road.

Green Park House can be found on the left hand side.



**Office details:**  
The Old Cotton Mill  
Almwick  
Northumberland  
NE3 2PF  
**01662 111 222**  
info@hamiltondobb.co.uk

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared on a general basis only. A related survey has not been carried out. For the services, appliances and fittings noted. Buyers must conduct their own survey for furnishing purposes and any appliances. If floor plans are included they are for guidance only and illustrative purposes only and may not be the scale. There are no other important matters. Please to effect your decision to buy, please contact us before viewing the property.

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



# Property Brochure - TC10

**DUCKETTS HOUSE**  
CASTLE STREET, PORTCHESTER

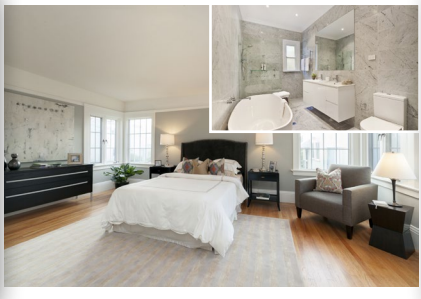
**GENERAL INFORMATION**

**STATUS:** Listed  
**MARKET:** See Description, Water  
**LOCAL AUTHORITY:** Hampshire County Council (See Band 2)

**DISTANCES**  
 Portsmouth: 3.5 Miles  
 Southampton: 12.5 Miles  
 London: 115 Miles

**Energy Performance Certificate (EPC)**

www.hamiltondobbs.com



**DUCKETTS HOUSE**  
CASTLE STREET, PORTCHESTER

**DIRECTIONS**  
 Leave town at the main roundabout  
 heading south on the A1010 towards  
 the village of Portchester. The road  
 becomes a narrow lane and will  
 often be used as 'The Village' road sign.  
 The village is 1.5 miles.

**HAMILTON & DOBB**  
PROPERTY EXPERTS LTD

**VIEWING STRICTLY BY APPOINTMENT**  
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 info@hamiltondobbs.co.uk  
 The Old Currier Mill, Alton, Hampshire, Hants. RG22 2PJ

**HAMILTON & DOBB**  
PROPERTY EXPERTS LTD

**DUCKETTS HOUSE**  
CASTLE STREET, PORTCHESTER

**PRICE: £995,000**

www.hamiltondobbs.com



**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 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.

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**DESCRIPTION**  
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**OUTSIDE**  
 The back of the house is a large range of landscaped grounds with a heated outdoor pool and terrace. The garden is a mix of formal and informal with a large lawn and a paved terrace. The grounds are well maintained and offer a high level of privacy and security.

**SUMMARY OF ACCOMMODATION**

**GROUND FLOOR**

- Living Room
- Dining Room
- Kitchen
- 2 Bed Rooms
- 2 Bathrooms
- 1 Toilet
- 1 Store Room
- 1 Utility Room
- 1 Garage

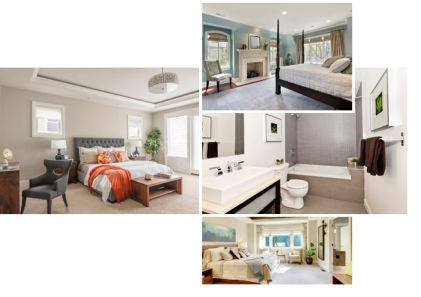
**FIRST FLOOR**

- 3 Bed Rooms
- 1 Bath Room
- 1 Dressing Room
- 1 Study
- 1 Store Room
- 1 Utility Room
- 1 Terrace

**FEATURES**

- Hardwood Floors
- 2 Bathrooms
- 2 Bed Rooms
- 2 Dressing Rooms
- 1 Study
- 1 Utility Room
- 1 Garage
- 1 Terrace
- 1 Store Room
- 1 Utility Room

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



  
**RAVENSWORTH**  
**Flyers & Postcards**



January 2018 - market comment  
 2017 saw a surge in demand for housing stock inside and outside  
 the London area, due to a lack of supply. During the last quarter of  
 the London area and it is possible that London will not see the next 12  
 months. If you are thinking of selling or haven't had any success with you  
 from you. Please call 01632 111 222 or email info@hamiltonanddobb.co.uk

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 love to hear from you.  
 Please call 01632 111 222 or email info@hami

**Last opportunity for Octagon at Kingswo**  
 Just one apartment and one detached home remaining - contact

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# Back to Branch & Direct Mail Flyer - TC11



**January 2018 - market comment**

2017 saw a surge in demand for housing stock inside and outside of the M25. Explosive price rises were reported in London, in part due to a lack of supply. During the last quarter of 2017, Hamilton & Dobb felt the effect of the London ripple and it is possible that London will not see the next biggest regional rise. Forecasts suggest between 5% and 8% growth in 2018 for properties within the M25. Time will tell of course but it's a positive start nonetheless. If you're thinking of selling or haven't had any success with your existing agent we would love to hear from you. Please call 01632 111 222 or email [info@hamiltonanddobb.co.uk](mailto:info@hamiltonanddobb.co.uk)

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

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Please call 01632 111 222 or email [info@hamiltonanddobb.co.uk](mailto:info@hamiltonanddobb.co.uk)

**Last opportunity for Octagon at Kingswood Warren Park**  
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DM\_Address\_Line\_6  
DM\_Postcode

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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



Dear *Nan and Grandad*

With the help of **Hamilton & Dobb** have moved to:

**8 Whitehorn Close  
Alnwick  
Northumberland  
NE5 3DC**

Our new telephone number is:  
01632 222 333

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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.

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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.

# Window Card - TC15



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

**HAMILTON  
& DOBB**

PROPERTY SPECIALISTS

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(This is the largest size Microsoft Word™ can produce.)  
Our dedicated artwork team will upscale your artwork.

# 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*

\*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.



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