



Solomon's Corner
— Shirrell Heath —





Set within the popular area of Shirrell Heath surrounded by countryside – a delightful development of 3 and 4 bedroom family homes by Imperial Homes.

Each property at Solomon's Corner is thoughtfully designed to provide the ideal living environment, spaciouly arranged to suit modern life whilst enjoying all the benefits of a village location.

The heart of every one of these homes is the stunning kitchen with integrated appliances and space for dining and relaxing, opening up to the rear garden via French style doors. The ground floor accommodation on each home is personally designed to provide a separate, spacious living room and well-appointed cloakrooms plus utility rooms (except Violet & Dahlia) with every four bedroom also having a study or snug to the ground floor.

Naturally the master bedroom has a contemporary en suite shower room; which along with the family bathroom is finished with stylish Porcelanosa tiling. Outside the gardens are landscaped and include turf, external light & power, shed and patio as standard. Parking is either a driveway adjacent to the property or attached garage.

A decorative graphic element consisting of a central vertical line with symmetrical, ornate flourishes on either side, resembling a stylized crest or logo.

*Solomon's Corner is set
in delightful countryside
surroundings.*

It is located in a quiet but popular village with a close knit community and a plethora of lovely country walks and cycling routes, all nearby. The attractive thriving Hampshire market towns of Wickham, Bishops Waltham and Botley are all within easy reach and offer an excellent range of local shops, eateries and facilities, as well as the main line train station at Botley with direct trains to London and Portsmouth.







The Developer

Longevity is at the forefront of every development programme embarked on, underpinned by excellence in everything we do. Our teams are focused on securing the most suitable sites in the best locations, ensuring diligence in design, employing superior craftsmanship and demanding the finest of finishes.

We maintain a responsibility to both community and environment, upholding a policy to only build energy efficient homes that not only reflect but enhance their surroundings.

Imperial Homes has completed outstanding new homes developments throughout the South Coast encompassing everything from urban apartment complexes to individual coastal and country homes. The company's relentless attention to

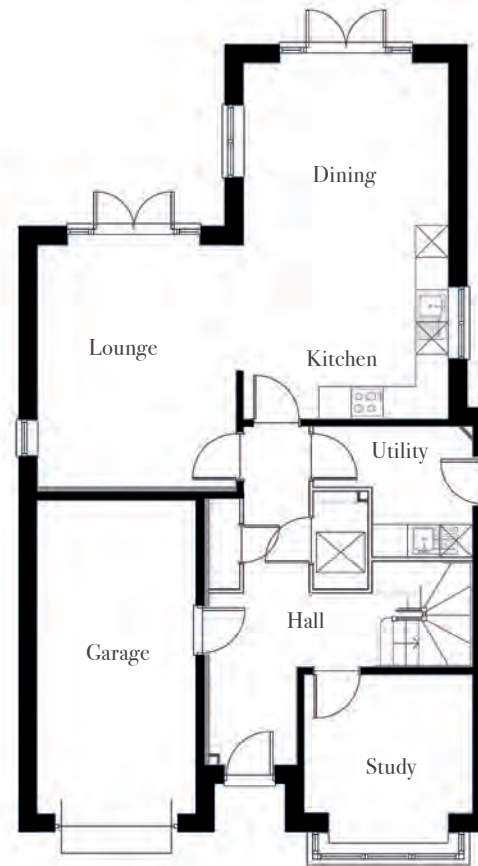
detail in both service and product has secured a reputation for delivering exceptional homes in prime locations.

Customer Care

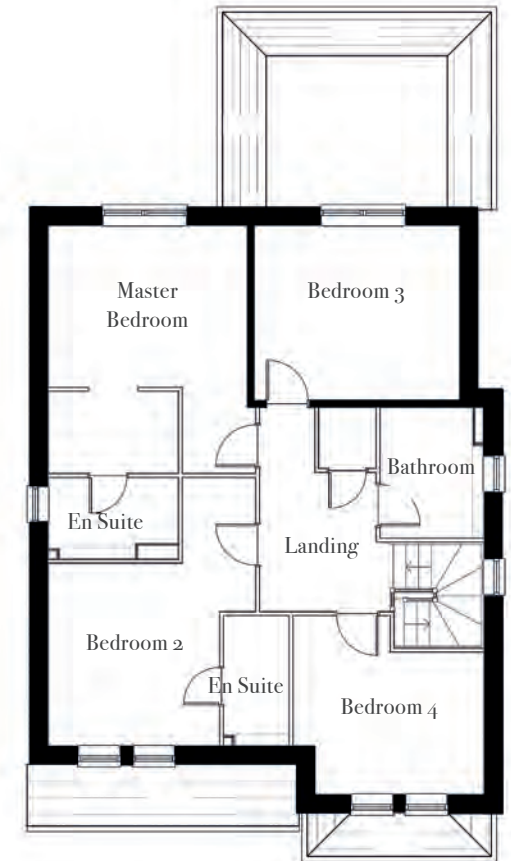
Imperial Homes deliver a complete customer care package with a dedicated team focused on smoothing the whole process of buying and moving into your new home. Depending on what stage the build is at, customers are assisted in choosing the final finishes on their home and receive regular updates on progress of the build and anticipated completion dates. Customers are provided with the assurance of a 10 year warranty on all our properties.

1 Meadow Sweet
1679 sq ft

	m	ft
Entrance Hall		
Kitchen	3.60 x 3.85	11'7" x 12'5"
Dining	6.95 x 3.85 ^{Max}	22'9" x 12'5" ^{Max}
Lounge	3.50 x 4.61	11'5" x 15'1"
Study	2.61 ^{Ex window} x 3.16	6'6" ^{Ex window} x 10'4"
Utility room		
Cloakroom		
Master bedroom	4.62 ^{inc Wardrobe} x 3.85	15'1" ^{inc Wardrobe} x 12'57"
En Suite		
Bedroom Two	3.41 x 3.20	11'2" x 10'5"
Bedroom Three	3.84 x 3.26	12'7" x 10'8"
Bedroom Four	2.66 ^{Min} x 3.49 ^{Max}	8'8" ^{Min} x 11'5" ^{Max}
Bathroom		
Airing cupboard		



Ground Floor



First Floor

Violet Cottage
947 sq ft

m ft

Entrance Hall

Kitchen/ Diner

5.54^{Max} x 4.29^{Max}

18'2"^{Max} x 14'^{Max}

Lounge

4.29 x 3.46

14 x 11'5"

Cloakroom

Master bedroom

4.29^{Max inc wdb} x 3.46^{Max}

14'^{Max inc wdb} x 11'4"^{Max}

En Suite

Bedroom Two

1.94 x 3.96

6'4" x 12'11"

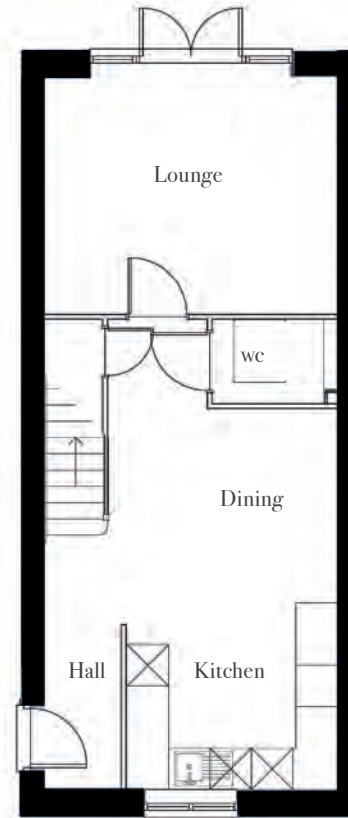
Bedroom Three

2.28 x 2.87

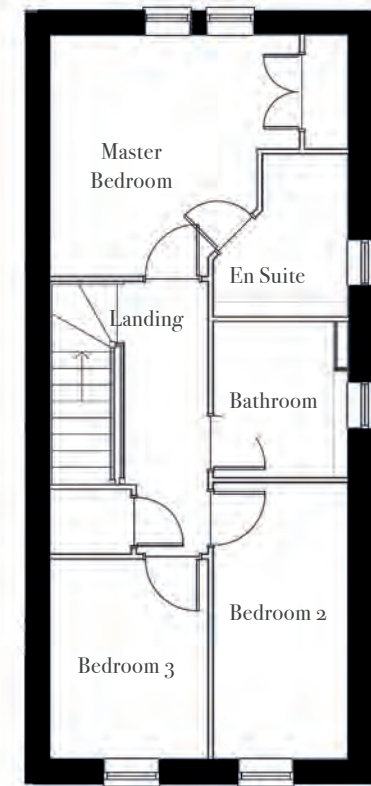
7'5" x 9'42"

Bathroom

Airing cupboard



Ground Floor



First Floor

Dahlia Cottage
936 sq ft

m ft

Entrance Hall

Kitchen/ Diner 5.33^{Max} x 3.29^{Max} 17'5"^{Max} x 10'9"^{Max}

Lounge 5.33 x 2.91 9'6" x 13'7"

Cloakroom

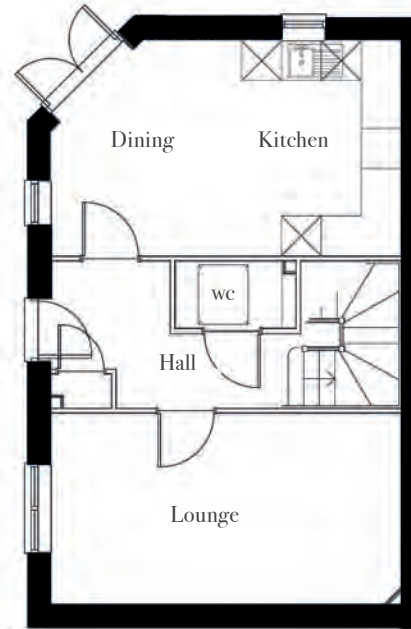
Master bedroom 2.91 x 4.02 9'6" x 13'7"

En Suite

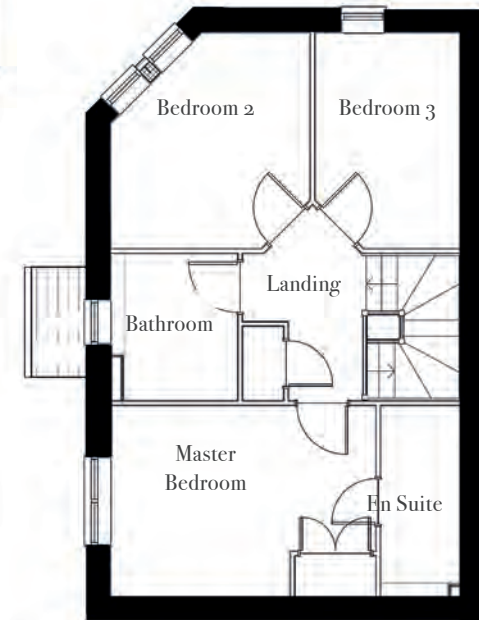
Bedroom Two 3.03^{Max} x 3.29^{Max} 9'11"^{Max} x 10'9"^{Max}

Bedroom Three 2.22^{Max} x 3.29^{Max} 7'3"^{Max} x 10'9"^{Max}

Bathroom



Ground Floor



First Floor

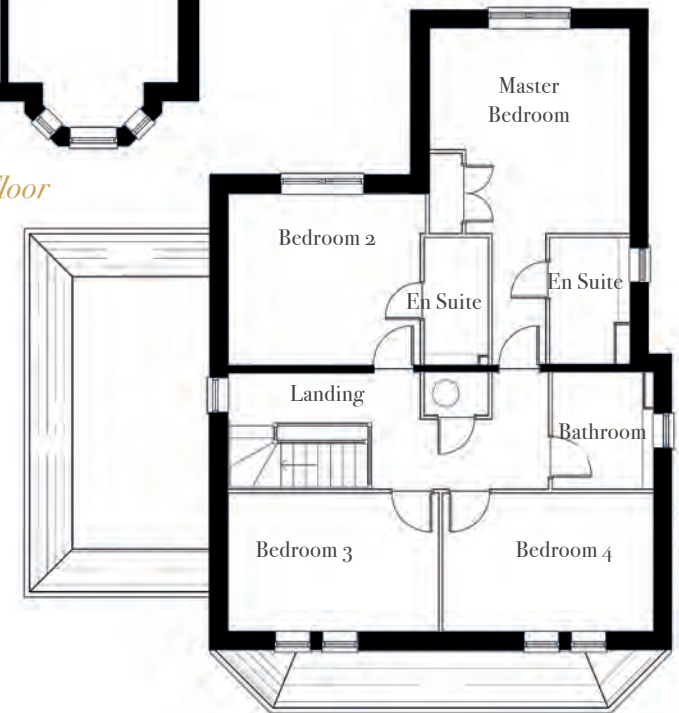
Tulips
1690 sq ft

m ft

Entrance Hall		
Kitchen	3.5 x 3.28	11'5" x 10'9"
Dining / Family room	3.83 x 4.52	12'6" x 14'9"
Lounge	4.96 x 3.29 ^{Min}	16'3" x 10'9" ^{Min}
Study	3.29 x 2.41	10'9" x 7'10"
Utility room		
Cloakroom		
Master bedroom	3.84 ^{Max inc wdb} x 3.92	10'9" ^{Max inc wdb} x 12'10"
En Suite		
Bedroom Two	3.27 x 3.67	10'8" x 12'
Bedroom Three	4.02 x 2.66	13'2" x 8'8"
Bedroom Four	4.02 x 2.66	13'2" x 8'8"
Bathroom		
Airing cupboard		



Ground Floor



First Floor

Buttercups
1701 sq ft

m ft

Entrance Hall

Kitchen 2.96^{Min} x 3.93^{Max} 9'8"^{Min} x 12'10"^{Max}

Dining / Family room 3.44 x 3.38 11'3" x 11'1"

Lounge 4.96^{Min} x 4.91 16'3"^{Min} x 16'1"

Study 2.64 x 3.94 8'7" x 12'11"

Utility room

Cloakroom

Master bedroom 3.77^{Max inc wdb} x 4.87^{Max} 12'4"^{Max inc wdb} x 15'10"^{Max}

En Suite

Bedroom Two 3.27 x 3.67 10'8" x 12'

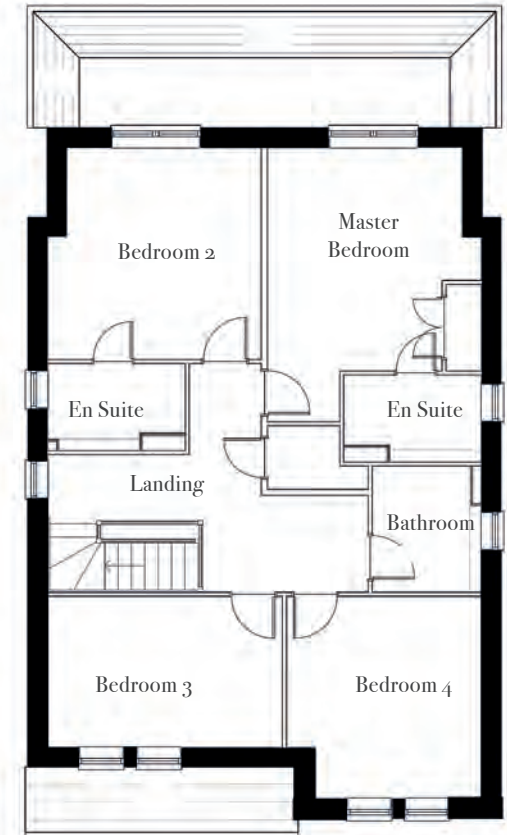
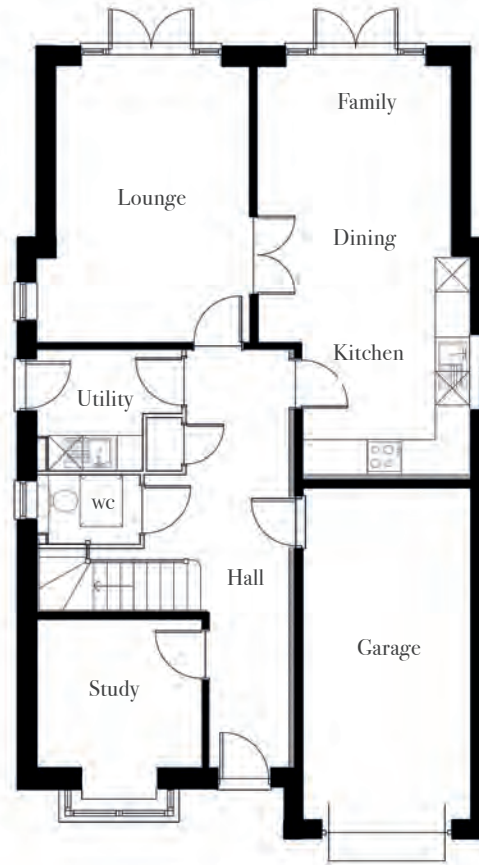
En Suite

Bedroom Three 4.37 x 2.63 14'3" x 8'6"

Bedroom Four 3.77 x 3.28 12'4"^{Max} x 10'8"^{Max}

Bathroom

Airing cupboard



Site Plan

This delightful location set in the countryside is only 2 miles from Wickham and 2.8 miles from Bishops Waltham, both attractive busy Hampshire market towns.

Fareham, a convenient drive away, offers all facilities and amenities of a larger town, and a mainline train station, with routes to Portsmouth and London and locations beyond.

The M27 is also an easy drive away providing access to the main road routes.





Specification

Kitchen / Dining / Family room

Fitted kitchen in a Shaker style with painted wood units and integrated appliances to include:
Integrated Neff electric oven with Neff gas hob with extractor hood over and

Glass splash back

Integrated Indesit fridge/freezer

Integrated Indesit dishwasher

Integrated Indesit washer drier
(to plots 4 & 5 only)

Utility room (where applicable)

Space and plumbing for washing machine & tumble drier

Energy Efficient combination Boiler plus water cylinder on 4 bed units

Tiled floor

Cloak room

Concealed cistern WC

Hand cloak basin with half pedestal

Tiled floor & splash back

Bathroom & En Suite

Porcelanosa Tiling to floor and principle areas

Tiled & Glazed Shower unit to En suite

Bath / shower cubicle with fitted shower

Heated chrome ladder towel rail

Garden

Paved patio to rear of the property

Turf to garden

Outside tap

Side pedestrian gate

External lighting to front and rear

Double external socket

Shed in each garden

General

Constructed with Maltings Antique handmade bricks

Natural Slate roof & porch

Gas central heating throughout

10 year CRL guarantee

Double glazed windows in Sage green with Cream soffits & Fascias

French doors to rear garden

Low & high level TV, telephone &

Brushed chrome sockets, some with integrated USB points

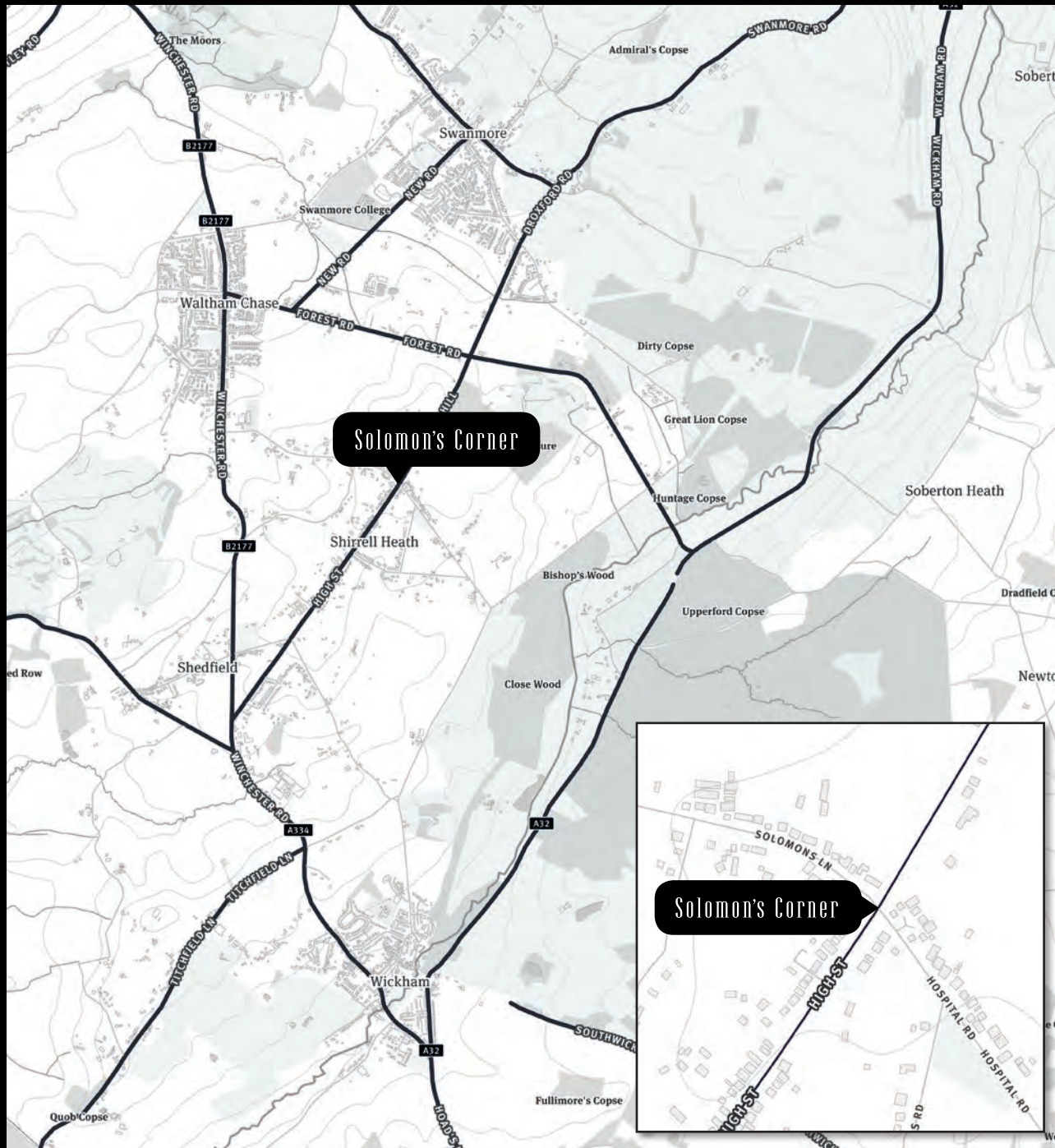
Digital ready with points in Lounge, kitchen and all bedrooms

Built in wardrobe to Master Bedroom

Tiling to hallway floor

Help to Buy available On eligible plots

Porcelanosa tiles and sanitary ware



From the M3:

Exiting at junction 11 of the M3 – follow signs to Marwell Zoo / Twyford on the B3355. Continue through Twyford and Colden Common, staying on the B3355 until you reach traffic lights with the Fisher Pond pub on the left, turn left here onto the B2177 towards Bishops Waltham and proceed for approx. 4 miles. Continue through Bishops Waltham, where you will cross 3 roundabouts, each time proceeding straight across at the second exit and continue on the B2177 for a further 1.6 miles. You will then enter the village of Waltham Chase and at the cross roads with traffic lights, turn left into Forest Road and then, after a mile, take the next right into Gravel Hill and proceed as it turns into High Street and the development can be seen the right hand side at the corner with Solomon's Lane.

From the M27:

Leave the M27 at Junction 7 and proceed through Hedge End following signs for Botley. Once through Hedge End, you will cross a roundabout onto Broad Oak / A334 and continue towards Botley, which you will drive through and continue on the A334 past the train station. Follow this road for some 4 miles and at the end turn left onto the B2177 and then take the second right onto Heathlands which in turn becomes High Street and proceeds into Shirrell Heath. Follow this for just over half a mile and you will then see the development on your left hand side at the corner with Solomon's Lane.

Solomon's Corner

— Shirrell Heath —

High Street | Shirrell Heath | SO32 2JN



2-4 West Street
Fareham, Hampshire
PO16 6BH
t 01329 288425
e Fareham@fox-and-sons.co.uk

5 St Johns Road
Hedge End, Hampshire
SO30 4AA
t 01489 785269
e HedgeEnd@fox-and-sons.co.uk

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyer's interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

