



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

- 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 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.



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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@hamiltondob.co.uk
www.hamiltondob.co.uk



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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 leaded glass 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 fireplace with a wood burning stove 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 leaded window and further leaded sealed unit 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 6'4" (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 mantle. Small recess wardrobe cupboard in front of 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 views off The Green to the side of the property to a large Yorkstone 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 Performance Certificate (EPC) graph showing energy efficiency from 1 to 10.




Floor plan diagram showing the layout of the property, including rooms like Living Room, Kitchen, Bedrooms, and Bathrooms.

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PROPERTY SPECIALISTS

Hamilton & Dobb | The Old Cotton Mill | Alnwick, Northumberland | NE3 3PF
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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 town house

Guide Price of **£550,000**

www.hamiltondobb.co.uk

Green Park House, London, W1

14 storey Victorian town house

Overview

- Detached
- 4 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 access to dressing room with built in wardrobe, a further first floor double bedroom (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' landscaped cul-de-sac. Side-by-side drive leading into 2 garages. Landscaped south facing lawned rear garden & terrace.






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PROPERTY SPECIALISTS

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




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

www.hamiltondobb.co.uk

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 follow a proven, Get in touch today!


Tel: 01632 111 222

IMPORTANT: we would like to inform prospective purchasers that these only particulars have been prepared as a general guide only. A detailed survey has not been carried out, use the windows, appliances, walling, roofline, garden size, should not be relied upon for buying purposes and are approximate. If these plans are included, they are for guidance only and illustrations are approximate 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.

1 Hamilton & Dobb | The Old Catton Mill | Ainslie, Northumberland | NE3 2PF

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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 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.

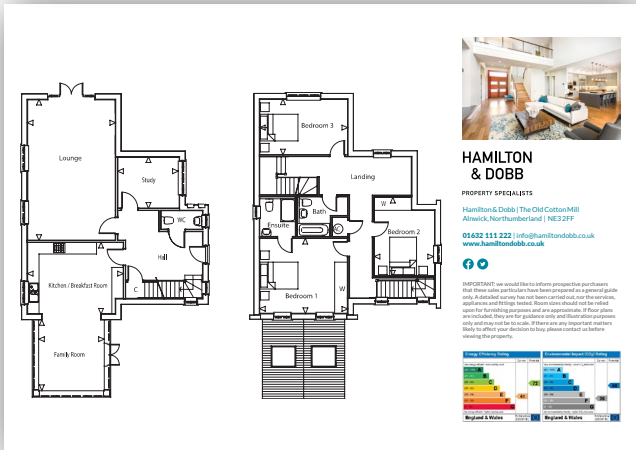
Bedroom Five
Front facing dinner Velux double glazed window.

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.

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 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.

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 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 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.



Front facing window, period fireplace surround 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 basin, double cupboard beneath, low flush WC.

oversize 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. BWC

En-Suite Shower Room/WC
Oval wash hand basin set onto a granite plinth,

tiled splash backs, low flush WC., oversize 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..

Second Floor Landing
Access to all second fl.

Study Integrated work station, book case and Velux window.

Front facing door

En-Suite

Oval wall
tiled spl.

Bedroom Six

Front facing wall
glazed sky light.

Bathroom/WC
White suite comprising panel bath with shower over, tiled surround and chrome screen, pedestal

over, tiled surround
wash basin, low
fan and tiled floor

Exterior and Gardens

The property is approached via a double opening

security gates in
driveway down
excellent detail

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
to one side of the

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.

an

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

Property Brochure - TC05



The Mews

Harrogate £550,000

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



Entrance Hallway
Front facing large front landing, central heated radiator, television point and space under the stairs for hanging coats.

Dining/Family Room
Front facing large windows, central heated radiator, television point, ceiling to the ceiling, ceiling rose and wall lights. Downer switch for the light. This room has previously been used as a dining room but currently used as a second sitting area.

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

Open Plan Breakfast Kitchen
Direct access to the rear garden, room for a standing right ring gas hob and oven with an overhead fan and light within a stainless steel hood, stainless steel sink and dishwasher with built in, planning for an automatic dishwasher, central heated radiator and rear facing windows.

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

First Floor Landing
Access to a garden, 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 windows, central heated radiator, fitted wardrobe, central television aerial point, downer switch lighting, television point to the ceiling and built in storage cupboard.

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, storage cupboard and downer switch lighting.

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

Family Bathroom
An en-suite white suite comprising a squared off shower stall with an overhead shower, shower and glass screen, pedestal wash basin and low flush WC. Tiling to the walls and rear facing windows.

Exterior and Garden
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. Also to the front is a landscaped garden. To the rear of the property is a well-maintained lawn with lawn garden with a patio seating area, tennis, tennis, 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

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PROPERTY SPECIALISTS

CRITTERS
THE GREEN, CURBAR, HOPE VALLEY 532 3YB

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 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, 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.

- 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
Stairs connect to the

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

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 but currently used as a second sitting area.

Lounger
Bear face

Open Pan Breakfast Kitchen
Smart matching wall and base units, room for a standing eight ring gas hob and cooler 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 and a rear facing window.

Master Bedroom
Front facing window, central h

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

Bedroom Three
Front facing w

storage cupboard and dimmer switch lighting.

Family Bathroom
A contemporary update

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

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 leamed garden. To the rear of the property is an enclosed mainly laid to lawn garden with a patio seating area, fencing, conifers, side gate, outside 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 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
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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

1st Floor

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 the agent for more information. These photographs are for illustrative purposes only and are not to be used for any other purpose. The agent is not responsible for any errors or omissions in the information provided.

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

Property Brochure - TC08



HAMILTON & DOBB
PROPERTY SPECIALISTS

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 sash 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 sash window



FIRST FLOOR = 43.9 SQ M / 472 SQ FT



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

Based on identification process only, measurements are approximate, not build.

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 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, 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 meeting standards and provides a wonderfully light and bright living space. The apartment benefits from gas central heating and newly installed double glazed windows with viewports. 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
NE3 2FF
01662 111 222
info@hamiltondobb.co.uk

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Template

TC08

Type

Property Brochure

Size

A4

Orientation

Landscape

Fold

Side Fold



Property Brochure - TC09

Bedroom

First living window enjoying the views, range of contemporary built in furniture, door to lobby and entrance to Jack and Jill Bathroom WC.

Jack and Jill Bathroom WC

Two bedrooms, double doors, fully refurbished, white suite. En-suite built with master en-suite, fully tiled with copper and chrome shower, double shower head, fully tiled shower cabin with power shower. Jack and Jill WC, new wall sections and further door to double bedroom.

Master Bedroom

Double bedroom with floor to ceiling windows with built in wardrobe, double doors, double doors, contemporary built in wardrobe and dressing table, further windows overlooking the garden and door to a dressing room.

Dressing Room

Windows overlooking the gardens, floor to ceiling built in wardrobe, double doors, double doors, contemporary built in wardrobe and dressing table, further windows overlooking the garden and door to a dressing room.

En-Suite Bathroom WC

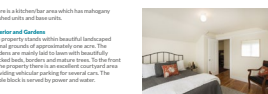
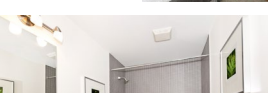

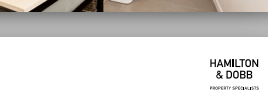
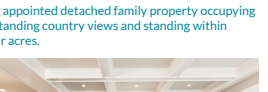

Full suite of custom built bath, his and hers vanity wash basins with within cupboard and a shower, low flush WC. Fully tiled shower cabin and downlights.


Guest Suite

Double bedroom, full window enjoying aspect over the garden, range of built in furniture incorporating wardrobes, cupboards, dinner packs, built side alcohols, built in cabinet and into a natural stone feature to one wall and door to an en-suite.

Extern Complex



Swimming pool and recently refitted, pitched style roof, swimming pool, covered area, large garden, natural stone walling to the elevations, downlights, full tiled corner feature and door to the garden.






Entrance and Gardens

The property stands within beautiful landscaped formal grounds of approximately one acre. The garden is mainly laid out with a well-maintained gravel path, borders and mature trees. To the front of the property there is an asphalt carport area providing vehicular parking for several cars. The table tennis is a newly power and water.

Total Approx. Floor Area 336.7 Sq. M (3918 Sq. Ft.)
More on page 10



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WILDY MEADOW
WILDY GREEN LANE, MARLOW, CROFTON, SS17 7JH

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PROPERTY SPECIALISTS

WILDY MEADOW

WILDY GREEN LANE, MARLOW, CROFTON, SS17 7JH

HAMILTON & DOBB

PROPERTY SPECIALISTS

An outstanding magnificently appointed detached family property occupying a beautiful position with outstanding country views and standing within grounds of approximately four acres.


The property is approached via double parking security gates and a sweeping black paved driveway down the side of the house leading to an asphalted double driveway. The garden is laid out with a well-maintained gravel path, borders and mature trees. To the front of the property there is an asphalt carport area providing vehicular parking for several cars. The table tennis is a newly power and water.


The property is a superb family home, occupying a highly elevated position and offers an aspect fully exposed. The property is fully refurbished, double doors, double doors, contemporary built in wardrobe and dressing table, further windows overlooking the garden and door to a dressing room.

The substantial grounds include landscaped gardens, an asphalted double driveway, a large swimming pool, a large garden, natural stone walling to the elevations, downlights, full tiled corner feature and door to the garden.

General
The property is a superb family home, occupying a highly elevated position and offers an aspect fully exposed. The property is fully refurbished, double doors, double doors, contemporary built in wardrobe and dressing table, further windows overlooking the garden and door to a dressing room.

Local Authority: Crofton Borough Council
Council Tax Band: 438242





Entrance Vestibule

Further glass door to an imposing entrance hall.

Entrance Hall

Full front facing windows, double doors, double doors, full range of built in storage cupboards and archway leading to an inner hall.

Guestroom WC

White suite comprising vanity wash basin with copper handles, low flush WC, and built in side alcohols.

Dressing Room

First floor living window enjoying the views, range of contemporary built in furniture, door to lobby and entrance to Jack and Jill Bathroom WC.

Separate Dining Room

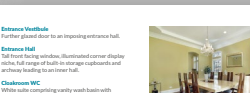
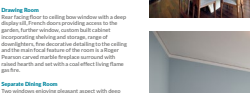
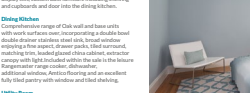
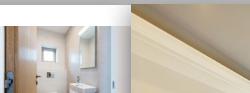
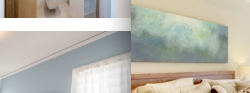

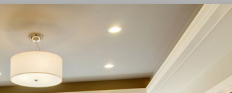
Two bedrooms, double doors, double doors, contemporary built in wardrobe and dressing table, further windows overlooking the garden and door to a dressing room.

Dining Kitchen

Central feature range of built in furniture and built in side alcohols, double doors, double doors, contemporary built in wardrobe and dressing table, further windows overlooking the garden and door to a dressing room.

Utility Room

Fully tiled, built in, matching wall, built in side alcohols, double doors, double doors, contemporary built in wardrobe and dressing table, further windows overlooking the garden and door to a dressing room.

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

Property Brochure - TC10

[illegible]

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

RAVENSWORTH

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The Friars Kenwood Drive, London
Sold by Hamilton & Dobb - Price £765,000 January 2018

SOLD

SOLD

Last opportunity!
Just one apartment and one d...
Please call 0163...
the...
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love to he...

Flyers & Postcards

January 2018 - market comment

2017 saw a surge in demand for housing stock inside and outside London, as well as due to a lack of supply. During the last quarter of the Londonable era it is possible that London will see the next boom between 2019 and 2020 growth in prices will hit the £25-30k mark. In the meantime, if you're thinking of selling or haven't had any success with it from you, please call 01632 111 222 or email info@hamiltonanddobb.co.uk

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

SOLD

SOLD

SOLD

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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

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

**HAMILTON
& DOBB**
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Window Card - TC15

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

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Window Card - TC16

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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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