



## Irwin Grove

A small, exclusive development  
of seven 2 & 3 bedroom houses and  
two 1 bedroom apartments.



bournehomeslimited

# Welcome to

## Irwin Grove

Quality, energy efficient  
family houses in a popular  
residential area

Irwin Grove is a small, exclusive development centrally situated within walking distance of Festival Place and the train station. Basingstoke is ideally located 48 miles from London, 30 miles from Southampton and 19 miles from Winchester.

Experience the best of Hampshire living at Irwin Grove. Irwin Grove features elegant, modern kitchens with a full range of Zanussi integrated appliances, in addition to stylish bathrooms. We are proud to create high quality, energy efficient homes, that are beautifully designed.

Each house and apartment has its own private garden.





### **HAMPSHIRE LIVING AT ITS BEST**

Basingstoke was an old market town. It is also an important economic centre with many large corporations based in Basingstoke. Basingstoke benefits from a thriving Festival Place, the Anvil, the Haymarket, a large cinema, John Lewis at Home & Waitrose.

Basingstoke Leisure Park consists of a swimming pool, ice rink, cinema, indoor sky diving, indoor ski & surf machines & a range of restaurants.

There are lots to keep sports fanatics on the go, from an active football club, rugby club, ice hockey team, swimming teams, plus many other diverse sporting activities. There are some picturesque parks, giving you time to relax in the fresh air, such as Eastrop Park with its boating lakes, The War Memorial Park (bandstand and Aviary) with Brookvale Park and Glebe Gardens being the closest.

### **WELL CONNECTED**

Basingstoke is located close to the M3, linking the town to London & Southampton. The A33 runs north east to Reading & the M4, the A303 runs towards the West Country, the A339 runs from Alton to Newbury. The South Western Main line railway links Basingstoke to London in around 45 minutes, with frequent services.

There is a wide range of both state and independent primary and secondary schools and colleges in the area. Kings Furlong Infants and Junior Schools, Fairfields Primary School, the Costello School, Cranbourne, Queen Mary's and the College of Technology are all within easy reach of Irwin Grove.



## BOURNE HOMES LIMITED INTRODUCTION

We have a well deserved excellent reputation built up over 20 years ago. We pride ourselves on our attention to detail and finish, in our uncompromising pursuit of excellence. Our breadth of experience includes contemporary apartments, through to stunning executive houses for the most discerning of buyers. In 2020 we built Stanton Court: 9 three and four bedroom houses within walking distance of Irwin Grove.

We have skilled tradesman who take great pride in the quality of their workmanship, individually crafting each home to our exacting standards. We place particular importance on the selection and quality of materials used.

We are committed to ensuring the process of buying one of our homes is a smooth and trouble-free experience without high levels of customer service. When you reserve your new Bourne Homes Limited property we will provide expert guidance and practical assistance throughout the buying process.

We abide by the Consumer Code, an independent industry body established to give buyers protections and rights when purchasing a new home. Each of our homes is back with a comprehensive 10 year warranty from the NHBC.



“ Bourne Homes are house builders based in Surrey, specialising in providing our clients with quality housings, with designs and superior construction to suit each individual location.

## SPECIFICATION

### KITCHEN/BREAKFAST

- » Contemporary kitchen units
- » Zanussi double oven to Plots 6 – 9, single oven to Plots 1 - 5
- » Zanussi gas hob with splash back
- » Integrated Zanussi dishwasher to Plots 6 – 9, Slimline dishwasher to Plots 1 - 5
- » Integrated Zanussi fridge freezer
- » Integrated washing machine
- » Extractor hood
- » Stainless steel 1 bowl inset sink unit with Bristan tap to Plots 1 – 5
- » Stainless steel 1½ bowl inset sink unit with Bristan tap to Plots 6 - 9
- » Chrome faceplates to electrical services
- » LED spot lights and separate under cupboard feature lighting
- » Laminate worktops and upstand
- » Ceramic floor tiling

### BATHROOM/EN-SUITE

- » Elegant white suites from Roca range
- » Bristan thermostatic showers with rain head showers
- » Shower tray and screen
- » Contemporary Bristan chrome fittings to sanitary ware
- » Concealed cisterns, with chrome plate, dual flush toilets to reduce water usage
- » Ceramic full height wall tiling around bath and shower, half height tiling to other areas
- » Ceramic floor tiling
- » Chrome ladder style towel rails
- » Chrome shaver light point
- » Mirror to bathroom and en-suites

### HEATING AND HOT WATER

- » Energy efficient condensing gas boiler
- » Pressurised hot water cylinder to Plots 4-9
- » Combination boiler Plots 1-3
- » Thermostatically controlled radiators
- » Chrome towel rails to bathroom and en-suites

### LIGHTING AND ELECTRICS

- » Chrome light switches throughout
- » Chrome faceplates to kitchen/ breakfast
- » USB charging socket to kitchen/ living room and all bedrooms
- » Energy efficient bulbs throughout
- » Television points to kitchen/ living and master bedroom. Separate contract/dish required with TV provider
- » Telephone points to kitchen, living room, master bedroom
- » Smoke detectors fitted to current regulations, heat detector to kitchen
- » Plentiful double power points throughout
- » External front porch light and rear light to houses

### DECORATIVE FINISHES

- » Windows and patio doors - double glazed white UPVC
- » Elegant 2 panel part glazed pebble grey entrance door
- » Chrome ironmongery
- » Contemporary oak internal doors
- » Smooth white ceilings throughout
- » Colour choice dependent upon stage of build

- » Deep skirting and architraves throughout
- » Optional Carpet and wooden floor coverings – at additional cost
- » Optional fitted wardrobe – at additional cost

### EXTERNAL

- » Patios and paths in natural grey sandstone
- » Turf to rear gardens with associated planting and landscaping
- » Planting to front borders and beds
- » Shed on suitable base to houses
- » External socket to rear garden
- » Outside tap
- » Block paving to car parking spaces
- » Bonded gravel to driveway

### GENERAL

- » NHBC 10 year warranty
- » Private access and communal areas to be maintained by Management Company

*Note all specifications are subject to change without notification. All options dependent upon stage of build process.*

Irwin Grove, Bramblys Close, Basingstoke, RG21 8AD

# SITE PLAN



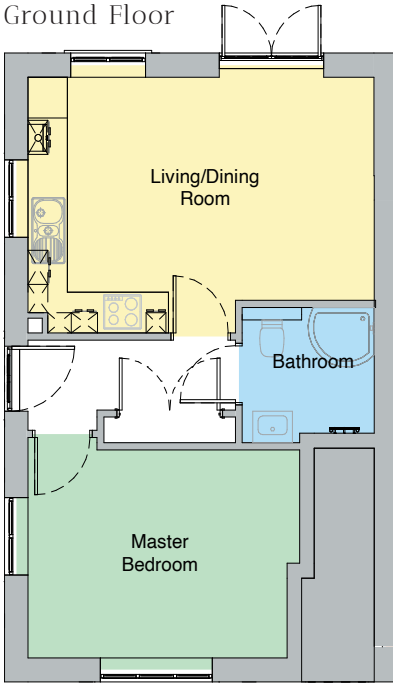
- |  |                       |  |  |  |               |
|--|-----------------------|--|--|--|---------------|
|  | Site Boundary         |  | 3 bed houses                           |  | Shared access |
|  | Plot Boundary         |  | 2 bed houses                           |  | Bin Store     |
|  | Parking by plot       |  | 1 bed apartments                       |  | Shed          |
|  | Visitor parking       |  | Tarmac entrance                        |  |               |
|  | Private planted areas |  | Communal planted areas                 |  |               |
|  | Private grassed areas |  | Access for management company & plot 2 |  |               |
|  | Paved areas           |  |  |  |               |



### PLOT 1 | 1 BEDROOM APARTMENT

GIA 41M<sup>2</sup> (438FT<sup>2</sup>)

Ground Floor



#### Living/Dining Room

5.2m (17' - 11/2") x 3.7m (12' - 2 1/2")

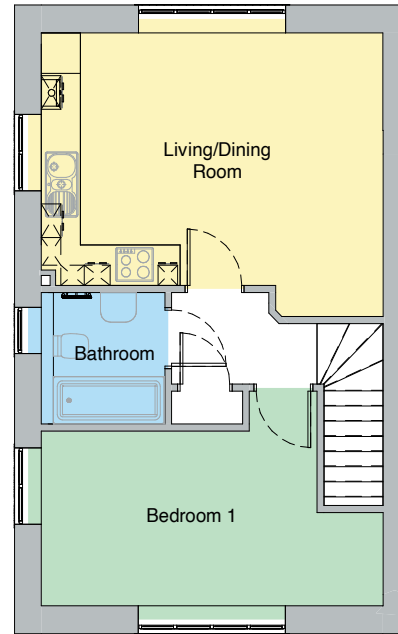
#### Master Bedroom

4.1m (13' - 5") x 3.0m (9' - 11")

### PLOT 2 | 1 BEDROOM APARTMENT

GIA 45M<sup>2</sup> (482FT<sup>2</sup>)

First Floor



#### Living/Dining Room

5.2m (17' - 11/2") x 3.7m (12' - 2 1/2")

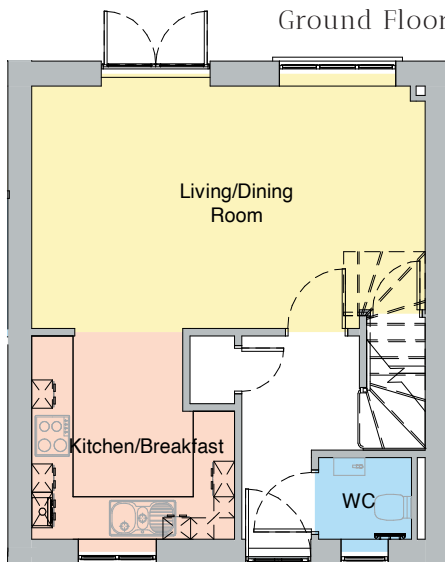
#### Master Bedroom

5.2m (17' - 11/2") x 2.6m (8' - 6")

### PLOT 3 | 2 BEDROOM SEMI-DETACHED HOUSE

GIA 72M<sup>2</sup> (776FT<sup>2</sup>)

Ground Floor



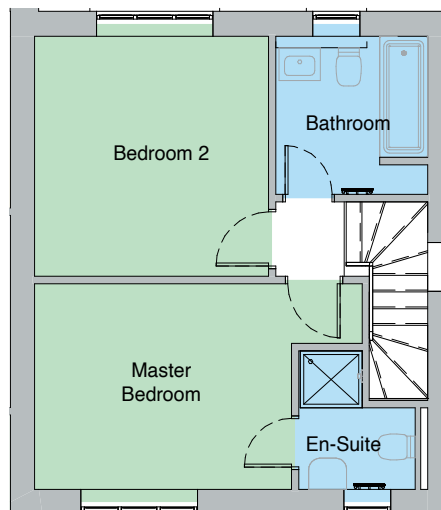
#### Living/Dining Room

5.7m (18' - 8 1/2") x 3.4m (11' - 11/2")

#### Kitchen/Breakfast

2.9m (9' - 7") x 2.8m (9' - 3 1/2")

First Floor



#### Bedroom 2

3.4m (11' - 1") x 3.3m (11' - 0")

#### Master Bedroom

3.7m (12' - 2") x 2.9m (9' - 5")



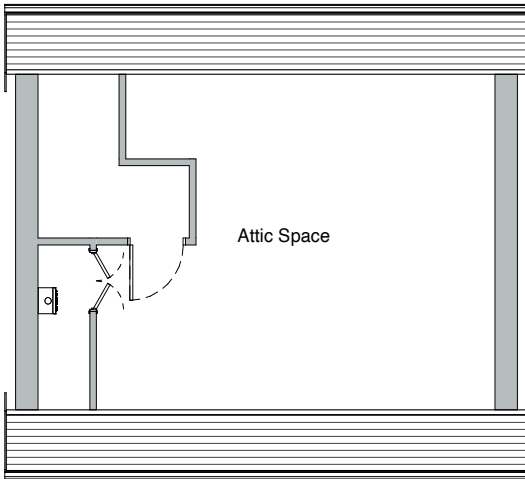
**PLOT 4 | 2 BEDROOM DETACHED HOUSE**

GIA 80M<sup>2</sup> (861FT<sup>2</sup>)

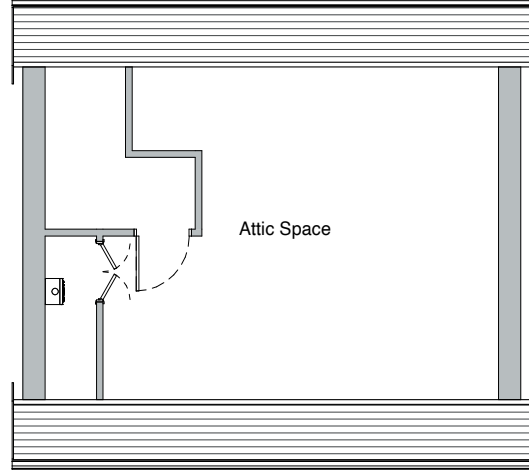
**PLOT 5 | 2 BEDROOM DETACHED HOUSE**

GIA 80M<sup>2</sup> (861FT<sup>2</sup>)

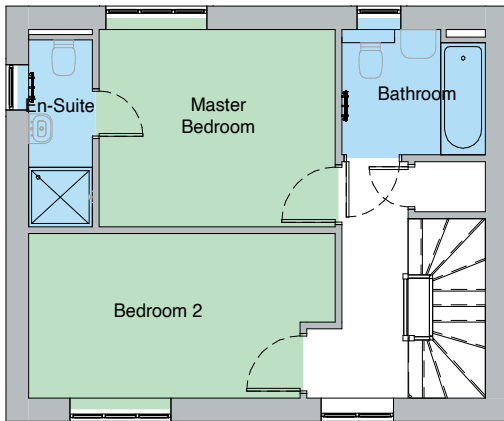
Second Floor



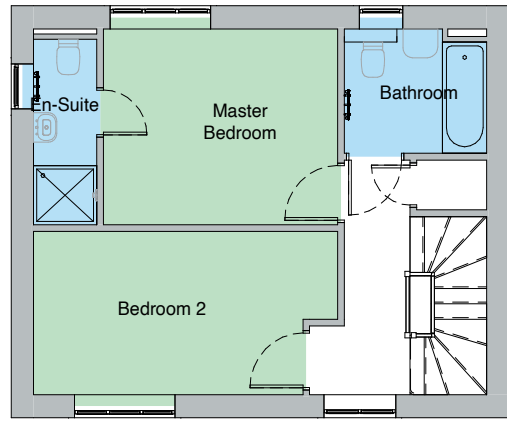
Second Floor



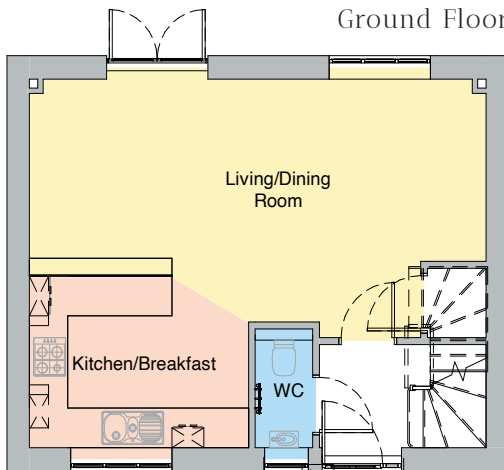
First Floor



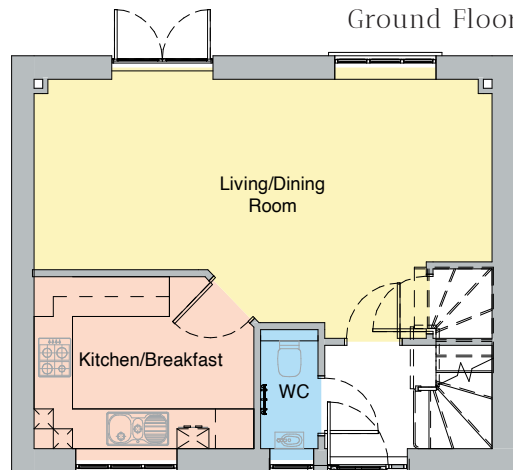
First Floor



Ground Floor



Ground Floor



**Living/Dining Room**

7.1m (23' - 5") x 3.9m (12' - 9 1/2")

**Kitchen/Breakfast**

3.4m (11' - 2 1/2") x 2.0m (6' - 6")

**Master Bedroom**

3.7m (12' - 1") x 3.0m (9' - 8 1/2")

**Bedroom 2**

4.8m (15' - 8 1/2") x 2.5m (8' - 1")

**Living/Dining Room**

7.1m (23' - 5") x 3.9m (12' - 9 1/2")

**Kitchen/Breakfast**

3.4m (11' - 2 1/2") x 2.0m (6' - 6")

**Master Bedroom**

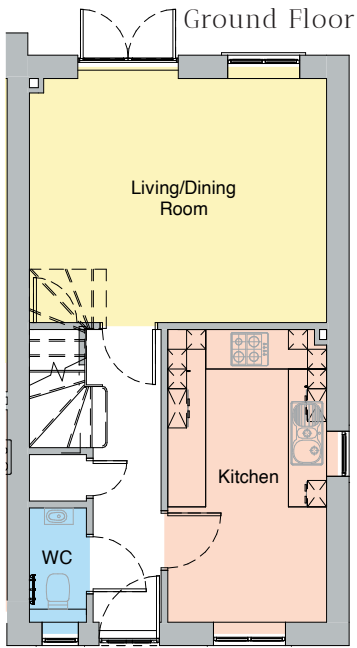
3.7m (12' - 1") x 3.0m (9' - 8 1/2")

**Bedroom 2**

4.8m (15' - 8 1/2") x 2.5m (8' - 1")

## PLOT 6 | 3 BEDROOM SEMI-DETACHED HOUSE

GIA 110M<sup>2</sup> (1182FT<sup>2</sup>)

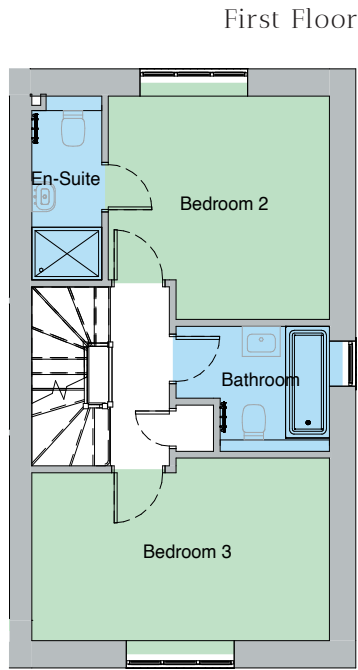


### Living/Dining Room

4.7m (15' - 41/2") x 3.7m (12' - 11/2")

### Kitchen

2.5m (8' - 11/2") x 4.4m (14' - 7")

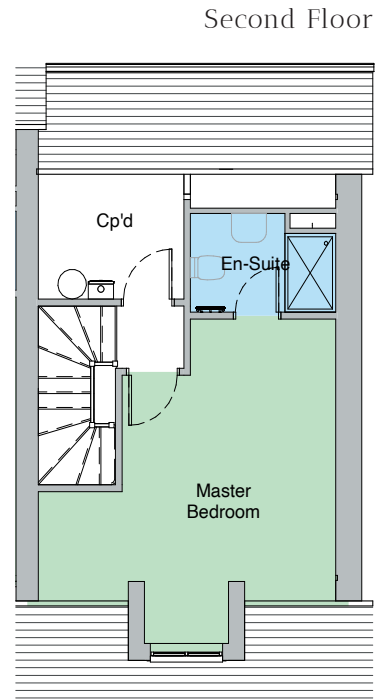


### Bedroom 2

3.5m (11' - 4") x 3.4m (11' - 1")

### Bedroom 3

4.7m (15' - 41/2") x 2.8m (9' - 1")

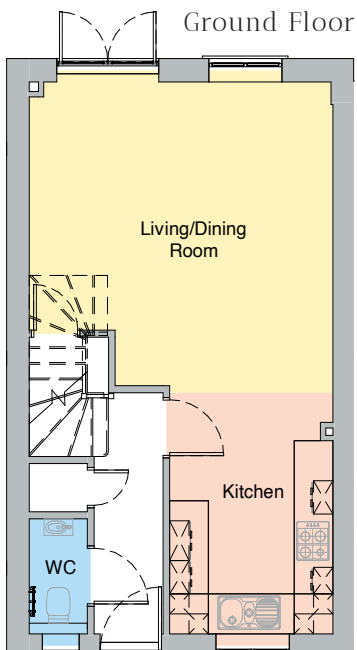


### Master Bedroom

4.7m (15' - 31/2") x 4.9m (16' - 11/2")

## PLOT 7 | 3 BEDROOM SEMI-DETACHED HOUSE

GIA 110M<sup>2</sup> (1188FT<sup>2</sup>)

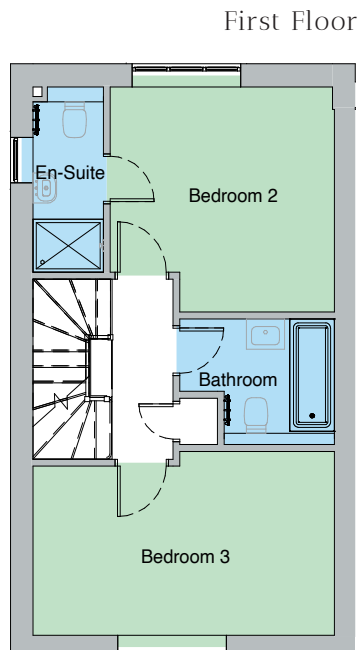


### Living/Dining Room

4.6m (15' - 21/2") x 4.7m (15' - 41/2")

### Kitchen

3.6m (11' - 91/2") x 2.5m (8' - 21/2")

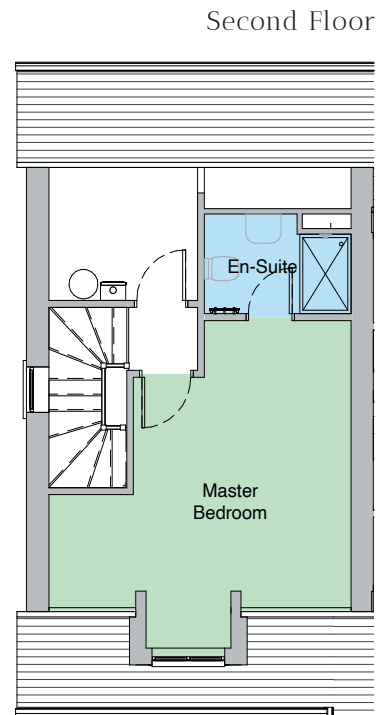


### Bedroom 2

3.4m (11' - 1") x 3.5m (11' - 5")

### Bedroom 3

2.8m (9' - 01/2") x 4.7m (15' - 41/2")

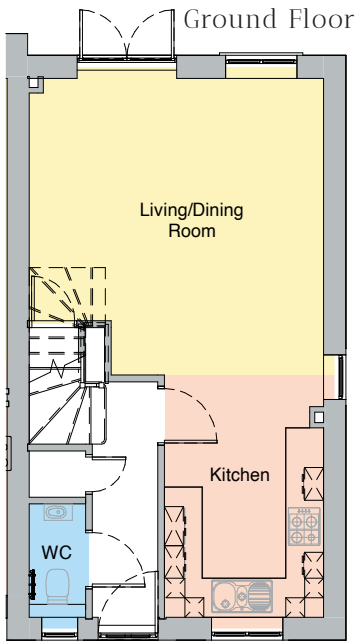


### Master Bedroom

4.1m (13' - 4") x 4.7m (15' - 4 1/2")

## PLOT 8 | 3 BEDROOM SEMI-DETACHED HOUSE

GIA 110M<sup>2</sup> (1182FT<sup>2</sup>)



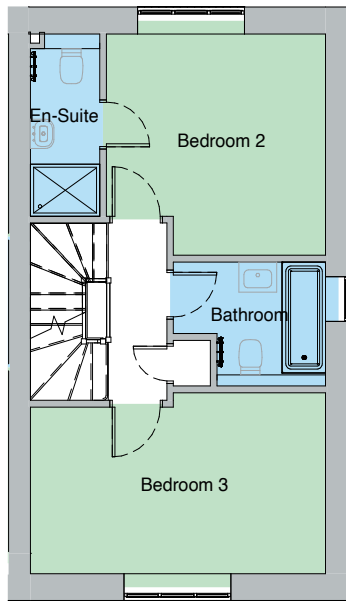
### Living/Dining Room

4.5m (14' - 10 1/2") x 4.7m (15' - 3 1/2")

### Kitchen

3.7m (12' - 11/2") x 2.5m (8' - 2 1/2")

## First Floor



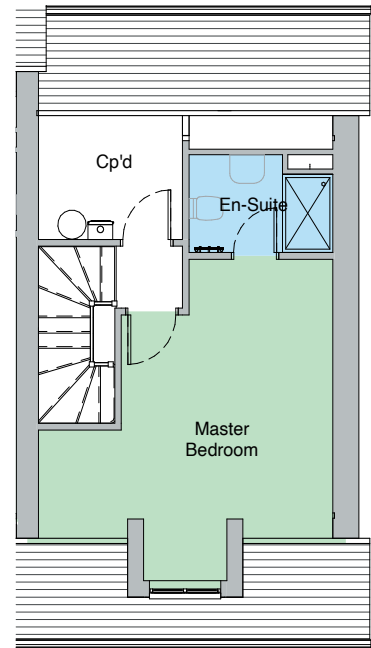
### Bedroom 2

3.5m (11' - 4") x 3.4m (11' - 1")

### Bedroom 3

4.7m (15' - 4 1/2") x 2.8m (9' - 1")

## Second Floor

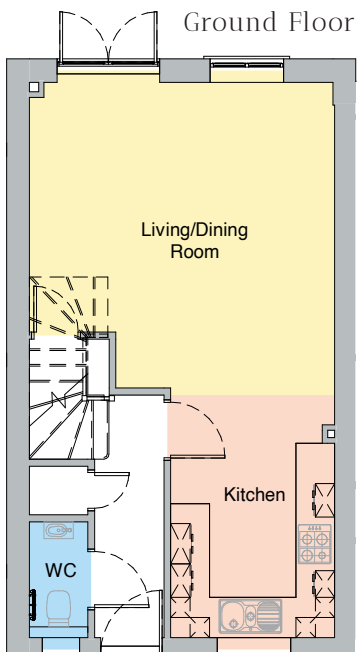


### Master Bedroom

4.7m (15' - 3 1/2") x 4.9m (16' - 11/2")

## PLOT 9 | 3 BEDROOM SEMI-DETACHED HOUSE

GIA 110M<sup>2</sup> (1188FT<sup>2</sup>)



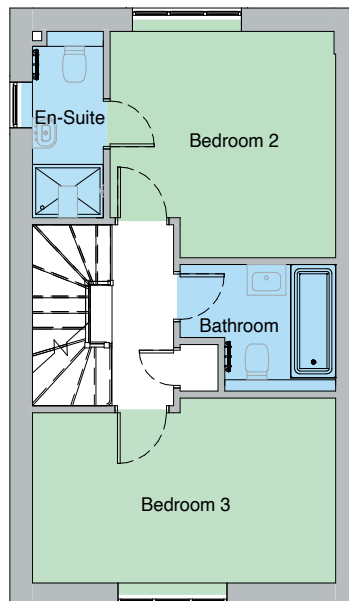
### Living/Dining Room

4.6m (15' - 2 1/2") x 4.7m (15' - 4 1/2")

### Kitchen

3.6m (11' - 9 1/2") x 2.5m (8' - 2 1/2")

## First Floor



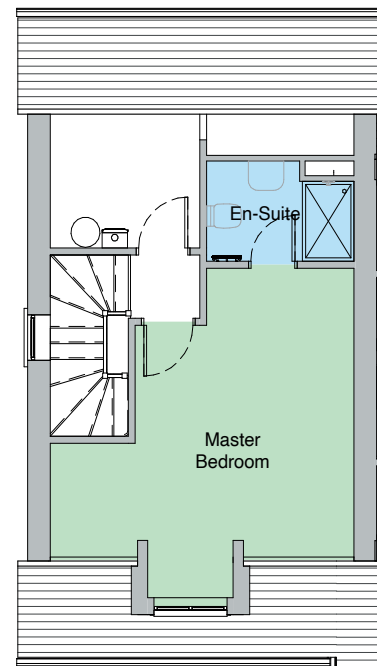
### Bedroom 2

3.4m (11' - 1") x 3.5m (11' - 5")

### Bedroom 3

2.8m (9' - 0 1/2") x 4.7m (15' - 4 1/2")

## Second Floor



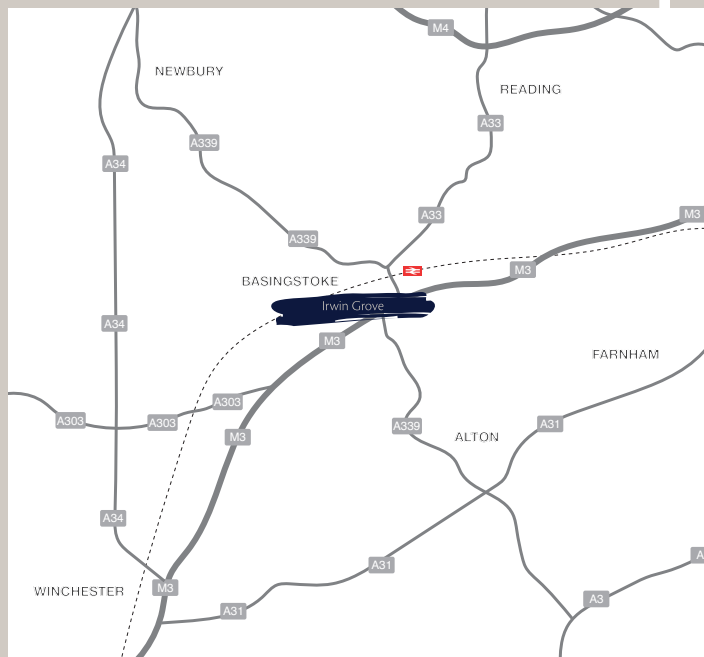
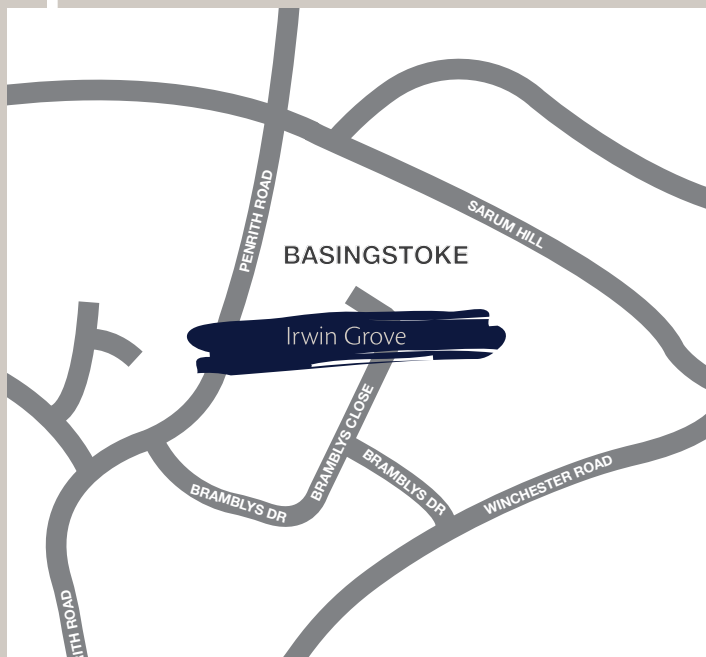
### Master Bedroom

4.1m (13' - 4") x 4.7m (15' - 4 1/2")

## DIRECTIONS TO IRWIN GROVE

- » From Eastrop roundabout, turn into Festival Way & continue on this road, which becomes New Road, up the hill and bear rights into New Road . Continue round New Road, until the road goes down the hill and becomes Victoria Street. At the traffic lights turn left into Winchester Road. Turn first left into Winchester Road. Brambls Drive will be found on the right hand side down the hill. At the T junction turn right into Brambls Close and Irwin Grove will be found at the end of the close on the right hand side.

» SAT NAV postcode RG21 8UP



£500 reservation fee, £1,000 reservation fee for non Help to Buy.  
28 days unconditional exchange of contracts thereafter.



*The information contained in this brochure is for guidance only. Due to our policy of continuous improvement sizes, plans and specifications shown may be subject to alteration at any time. Dimensions are approximate only and not intended to be used for carpet, appliance or furniture sizes. It should be noted that whilst similar, the representations of the development within the brochure are not necessarily accurate in every respect. The information provided does not, therefore, form part of any legal contract. All prices quoted may be subject to VAT.*

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