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# RAILWAY PLACE

WHITCHURCH RG28

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AN EXCLUSIVE DEVELOPMENT OF  
FIVE 3 & 4 BEDROOM HOUSES



## PREMIUM QUALITY FAMILY HOUSES IN A POPULAR RESIDENTIAL AREA

Situated on the River Test and surrounded by picturesque rolling countryside, Whitchurch is Hampshire's smallest town. Much of this charming town is a conservation area and contains many listed and notable buildings. It is conveniently placed around 12 miles from Winchester and 13 miles from Newbury.

Whitchurch also offers an impressive modern infrastructure. The West of England Main Line links the town's railway station to London in just over an hour, and two main roads bypass the town; the A34, a major north-south route, and the A303, a major east-west route.

The river has had a significant role in the town's history, with five mills being built for silk, wool, and paper production. The North Wessex Downs, an Area of Outstanding Natural Beauty, is only a short distance north west of the town.

# A FRIENDLY, ACTIVE COMMUNITY

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**W**hitchurch has a good selection of independent tearooms, cafes and speciality shops including a farm shop, pharmacy, butcher, convenience store, bakery and wine shop.

Whitchurch has a friendly, active community that revolves around amateur sports (including Whitchurch United F.C.), two cricket teams, and a rugby club. There is also a popular amateur theatre group called WADS.

Winchester, just down the road, is famously fantastic for shopping and its quiet, pretty medieval streets provide an excellent day's browsing. For more modern shopping, Southampton is not too far away and has two major shopping malls with all the high street brands you could want.

Within the town is Whitchurch Church of England Primary School, which serves the local children well and has performed highly in recent Ofsted reports. Testbourne Community School – a foundation school for pupils aged 11-16, was rated 'outstanding' by Ofsted in 2010, and there are plenty of other schools within easy reach in Andover, Winchester and Basingstoke.





# SPECIFICATION

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## KITCHEN & UTILITY

- » Contemporary kitchen units
- » Zanussi mid height double oven
- » Zanussi gas hob with stainless steel splash back
- » Integrated Zanussi dishwasher
- » Integrated Zanussi fridge freezer
- » Integrated Zanussi washer / dryer
- » Extractor hood
- » Stainless steel 1 ½ bowl sink unit with Hans Grohe tap
- » LED spot lights and separate under cupboard feature lighting
- » Laminate worktops and upstand
- » Ceramic floor tiling

## BATHROOM/EN-SUITE

- » Elegant white suites from Twyford range
- » Grohe thermostatic showers
- » Twyford shower tray and screen – en-suites(s)
- » Twyford bath and screen – bathroom
- » Contemporary Bristan chrome fittings to sanitary ware
- » 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

## LIGHTING AND ELECTRICS

- » White faceplates and light switches
- » USB charging socket to kitchen and master bedroom
- » Energy efficient bulbs throughout
- » Television points to living room, kitchen 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 and rear lights

## DECORATIVE FINISHES

- » Windows and patio doors – double glazed fully finished timber windows with 10 year manufacturer's guarantee
- » Elegant 2 panel part glazed pebble grey entrance door plots 1, 2 and 5
- » Elegant 6 panel slate grey entrance door, plots 3 and 4
- » Chrome ironmongery
- » Contemporary oak internal doors
- » Wardrobe to master bedroom
- » Smooth white ceilings throughout
- » Soft White to all walls
- » Colour choice dependent upon stage of build
- » Deep skirting and architraves throughout
- » Optional Carpet and wooden floor coverings – at additional cost

## GENERAL

- » NHBC 10 year warranty
- » Energy efficient condensing boiler complete with pressurised water cylinder
- » Thermostatically controlled radiators throughout


## EXTERNAL


- » Turf to rear gardens with associated planting and landscaping
- » Shed on suitable base
- » Outside tap
- » Block paving to drive and parking area
- » Patios and paths in natural grey sandstone
- » External socket to rear garden
- » Attached garage to plot 5

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

# SITE PLAN

## KEY

 3 bed house

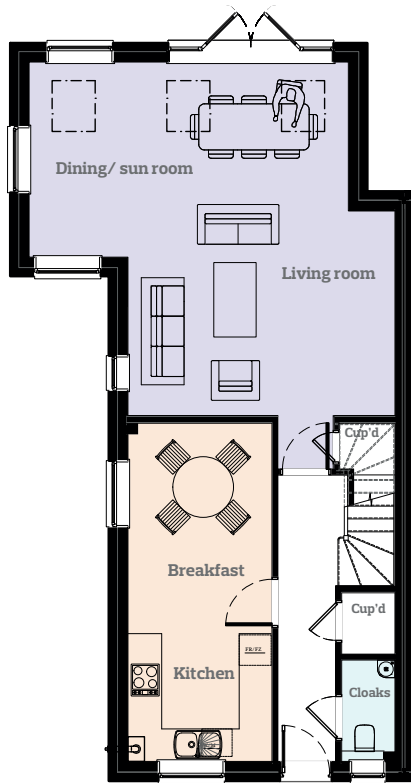
 4 bed house

**HH** Privately owned space



**TOTAL AREA**

113.7 Sqm 1224 Sqft

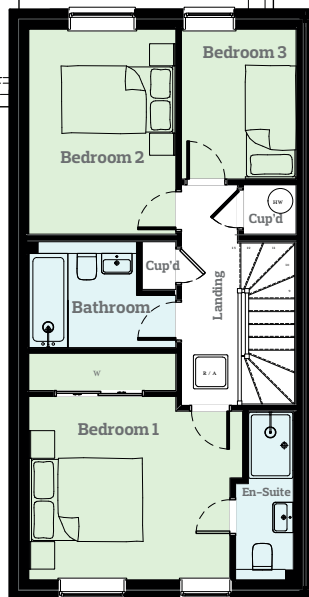
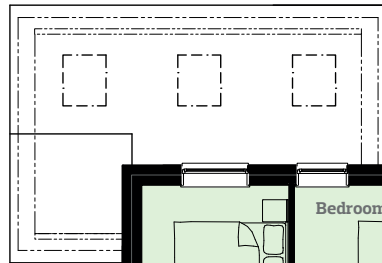


**GROUND FLOOR**

Living/Family/  
Dining 6412 x 6633mm  
21 x 21.8ft

Kitchen/  
Breakfast 2611 x 6129mm  
8.6 x 20.1ft

WC 969 x 1837mm  
3.2 x 6ft



**FIRST FLOOR**

Bed 1 3866 x 4105mm  
12.7 x 13.5ft

Bed 1 1045 x 3057mm  
En-Suite 3.4 x 10ft

Bed 2 2662 x 3713mm  
8.7 x 12.2ft

Bed 3 2077 x 2714mm  
6.8 x 8.9ft

Bathroom 2662 x 1919mm  
8.7 x 6.3ft

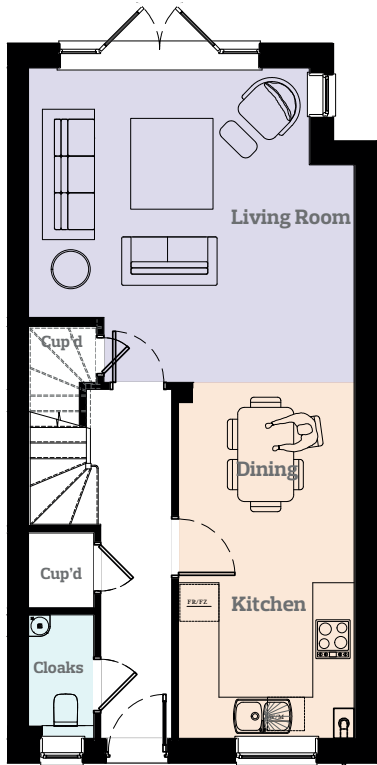
**KEY**

 R/A Roof Access Panel

 Boiler

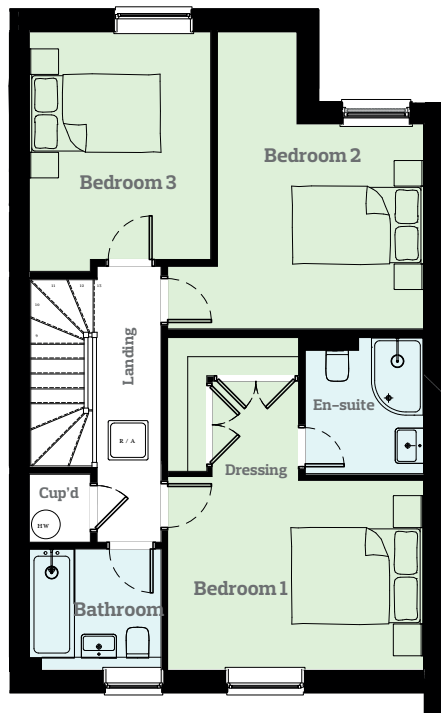
**TOTAL AREA**

106.1 Sqm 1142 Sqft



**GROUND FLOOR**

Living	4843 x 4680mm 15.9 x 15.4ft
Kitchen/ Dining	2611 x 5298mm 8.6 x 17.4ft
WC	969 x 1837mm 3.2 x 6ft



**FIRST FLOOR**

Bed 1/ Dressing	4007 x 5199mm 13.1 x 17ft
Bed 1 En-Suite	1853 x 2132mm 6 x 7ft
Bed 2	4007 x 4644mm 13.1 x 15.2ft
Bed 3	2842 x 3745mm 9.3 x 12.3ft
Bathroom	2064 x 1887mm 8.7 x 6.3ft

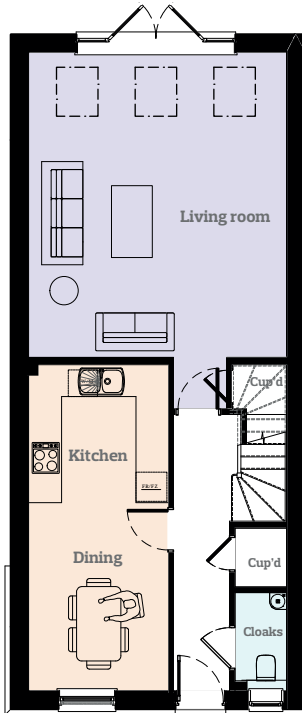
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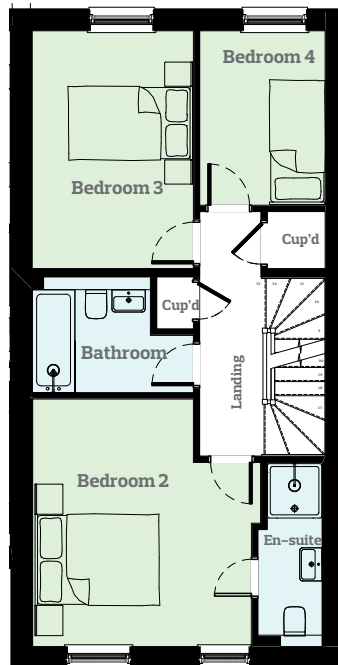
**TOTAL AREA**

148.5 Sqm 1599 Sqft



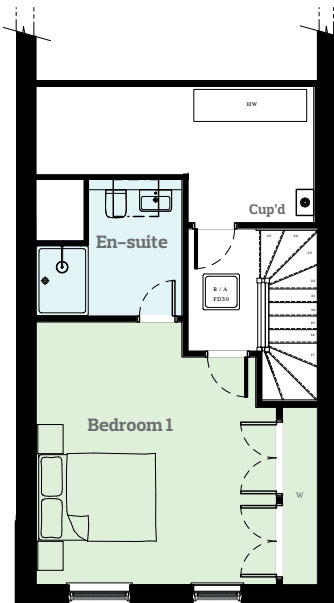
**GROUND FLOOR**

Living	4844 x 5721mm 15.9 x 18.7ft
Kitchen/ Dining	2612 x 6125mm 8.6 x 20ft
WC	969 x 1837mm 3.2 x 6ft



**FIRST FLOOR**



Bed 2	3775 x 4100mm 12.4 x 13.5ft
Bed 2 En-Suite	1065 x 3052mm 3.5 x 10ft
Bed 3	2669 x 3940mm 8.8 x 12.9ft
Bed 4	2077 x 2891mm 6.8 x 9.4ft
Bathroom	2669 x 1919mm 8.8 x 6.3ft



**SECOND FLOOR**

Bed 1	4844 x 4521mm 15.9 x 14.8ft
Bed 1 En-Suite	2512 x 2352mm 8.2 x 7.7ft

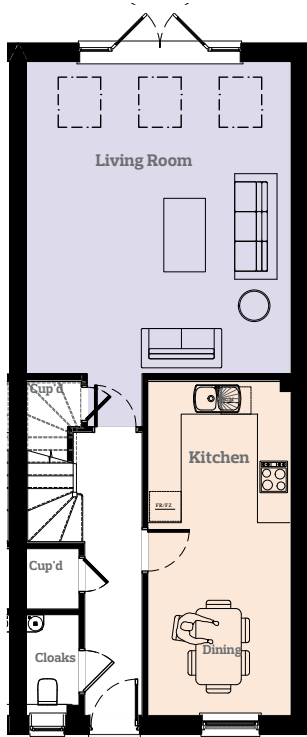
**KEY**

-  Roof Access Panel
-  Boiler



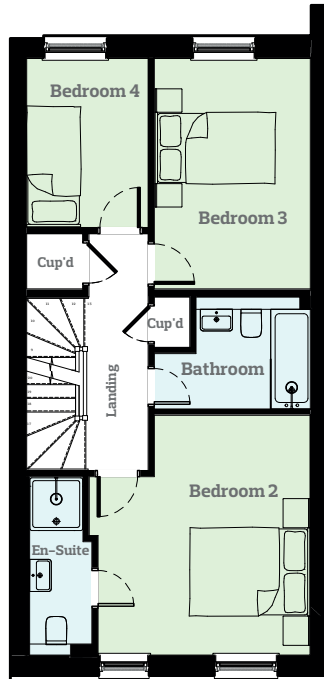
**TOTAL AREA**

148.5 Sqm 1599 Sqft



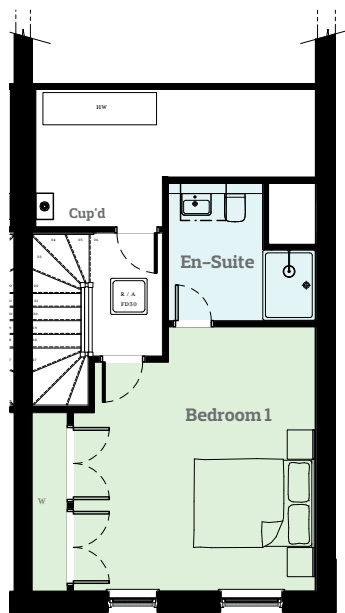
**GROUND FLOOR**

Living	4844 x 5721mm 15.9 x 18.7ft
Kitchen/ Dining	2612 x 6125mm 8.6 x 20ft
WC	969 x 1837mm 3.2 x 6ft



**FIRST FLOOR**



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Bed 2 En-Suite	1065 x 3052mm 3.5 x 10ft
Bed 3	2669 x 3940mm 8.8 x 12.9ft
Bed 4	2077 x 2891mm 6.8 x 9.4ft
Bathroom	2669 x 1919mm 8.8 x 6.3ft



**SECOND FLOOR**

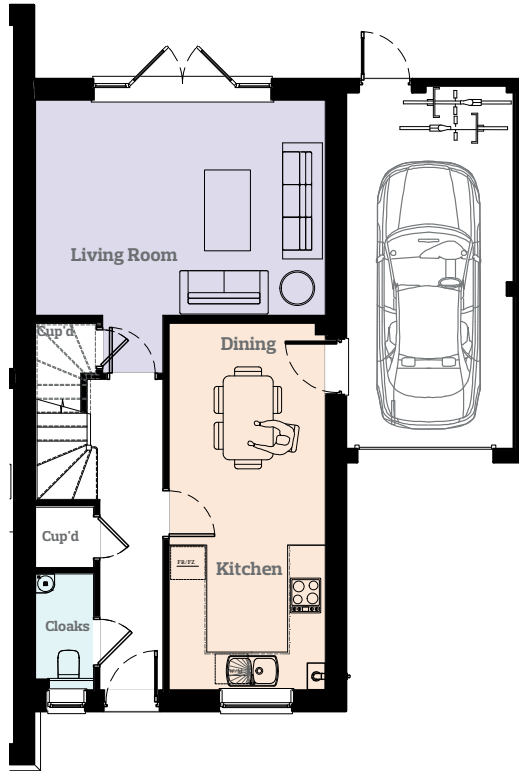
Bed 1	4844 x 4521mm 15.9 x 14.8ft
Bed 1 En-Suite	2512 x 2352mm 8.2 x 7.7ft

**KEY**

-  Roof Access Panel
-  Boiler

**TOTAL AREA**

95.4 Sqm 1026 Sqft



**GROUND FLOOR**


Living	4843 x 4560mm 15.9 x 15ft
Kitchen/ Dining	2611 x 6125mm 8.6 x 20ft
WC	969 x 1937mm 3.2 x 6.4ft

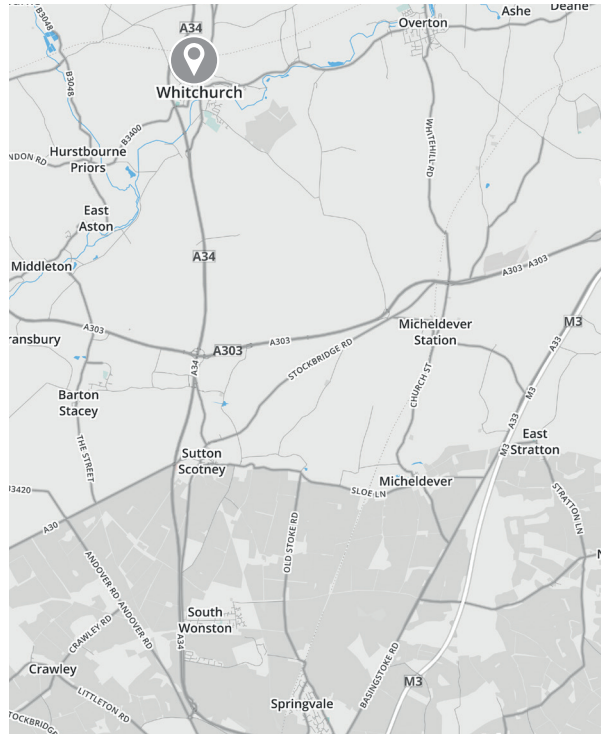
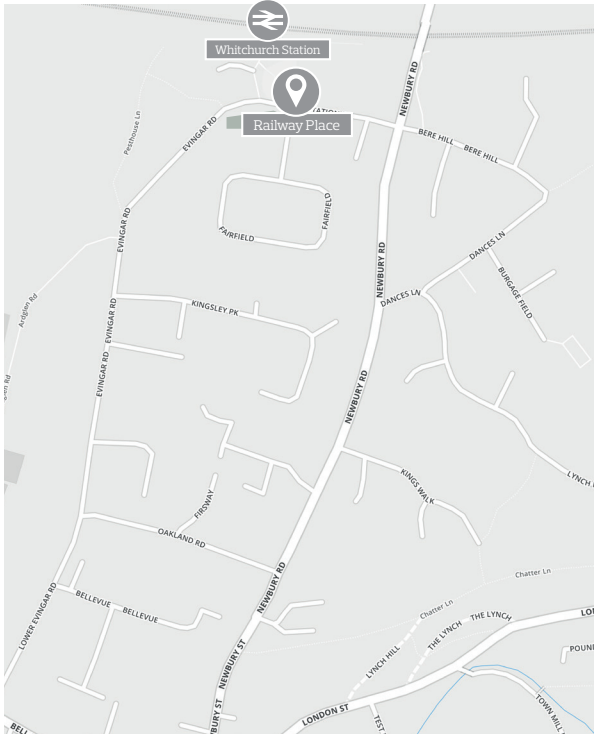


**FIRST FLOOR**

Bed 1	3873 x 4105mm 12.7 x 13.5ft
Bed 1 En-Suite	1044 x 3052mm 3.4 x 10ft
Bed 2	2661 x 3592mm 8.7 x 11.8ft
Bed 3	2070 x 2634mm 6.8 x 8.6ft
Bathroom	2661 x 1915mm 8.7 x 6.3ft

**KEY**

-  Roof Access Panel
-  Boiler



## DIRECTIONS TO RAILWAY PLACE

From the roundabout in central Whitchurch, take the B340 (Newbury Street) heading north. Continue up the hill for approximately ½ a mile. Turn left into Station Road and Railway Place can be found shortly on the right hand side.

Railway Place  
Whitchurch  
SAT NAV RG28 7ER

### RESERVATION DETAILS

£500 reservation fee for Help to Buy, £2,000 reservation fee for non Help To Buy. 28 days unconditional exchange of contracts thereafter.

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# RAILWAY PLACE

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WHITCHURCH RG28

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bournehomeslimited



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Established 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.

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.

Each of our homes is back with a comprehensive 10 year warranty from the NHBC.

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