



STANTON
COURT

AN EXCLUSIVE DEVELOPMENT OF
NINE 3 & 4 BEDROOM HOUSES



bournehomeslimited

QUALITY, ENERGY EFFICIENT FAMILY HOUSES IN A POPULAR RESIDENTIAL AREA

Centrally situated within walking distance of Festival Place and the train station, Stanton Court is tucked away opposite Basingstoke & North Hants Cricket club. Basingstoke is ideally located 48 miles from London, 30 miles from Southampton and 19 miles from Winchester.

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.

Basingstoke was an old market town. It currently has weekly markets and 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. Basingstoke has an active football club, rugby club, ice hockey team, swimming teams, plus many other diverse sporting activities.

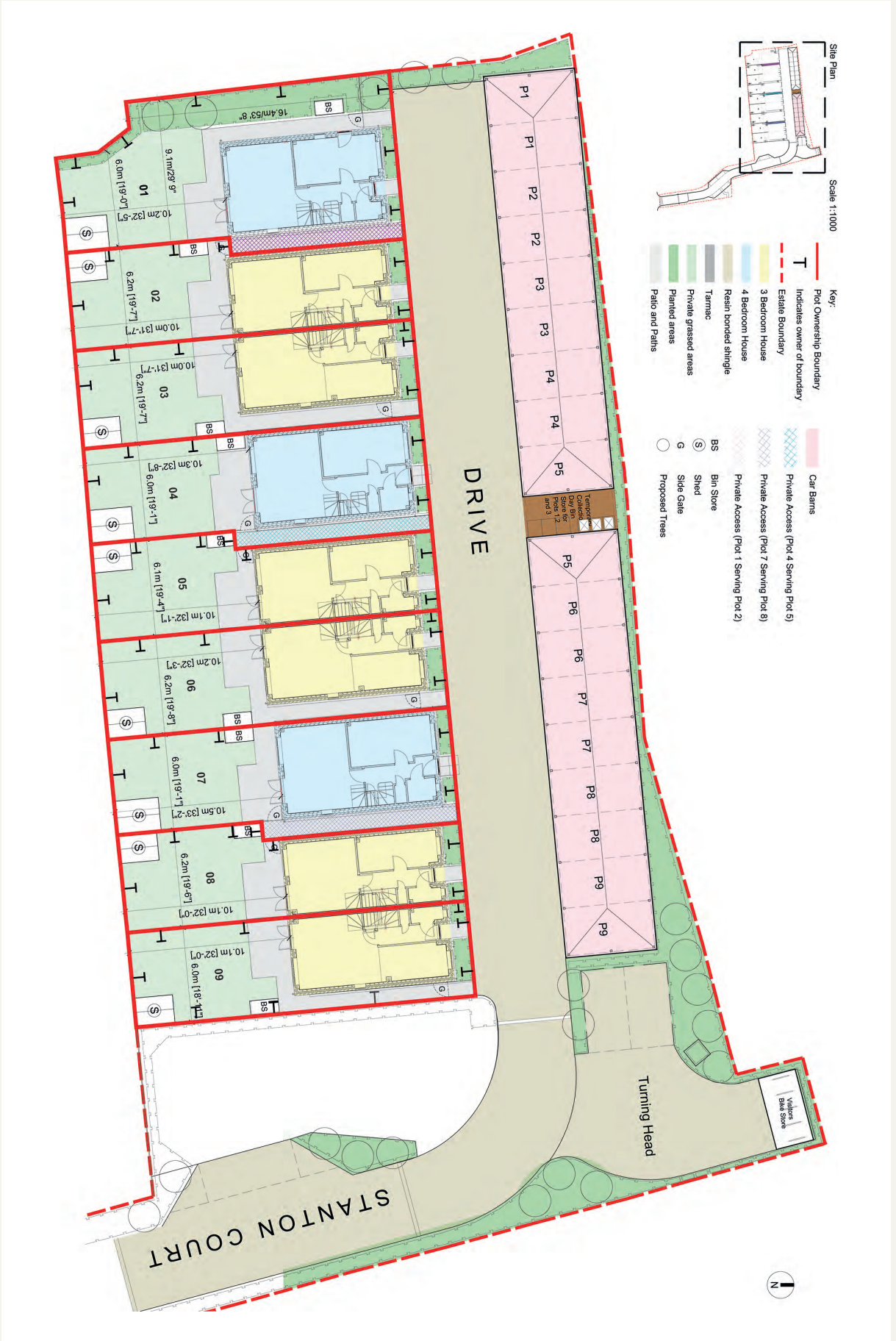
There is a wide range of both state and independent primary and secondary schools in the area.

Why buy at Stanton Court? Stanton Court provides a full range of Zanussi integrated appliances with Quartz worktops and upstands, in addition to elegant bathrooms. We are proud to create high quality, energy efficient homes, that are beautifully designed.

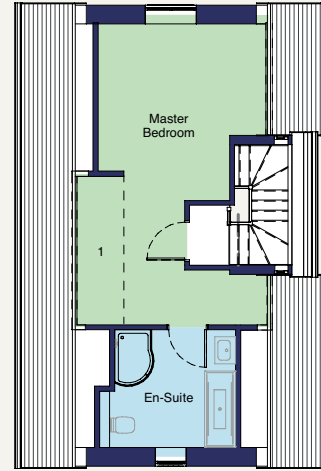
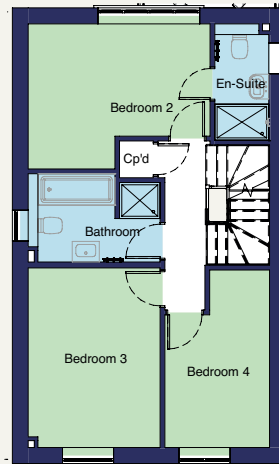
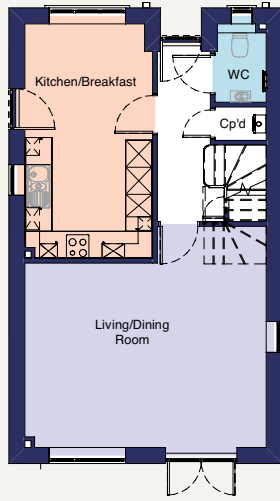
The utility bills at Stanton Court could be **58%** less than a typical 1970's four bedroom detached house and **53%** less than a typical 1970's three bedroom semi detached-house.

Carbon emissions are very impressive. Stanton Court may have **66%** less carbon emissions than a typical four bedroom detached house and **63%** less than a typical three bedroom semi-detached house.





PLOT 1

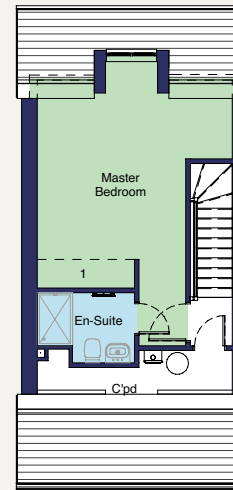
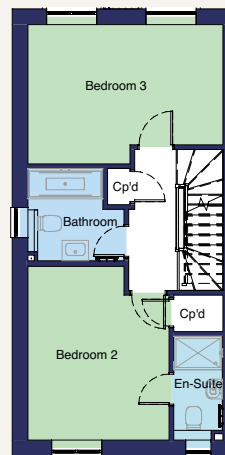
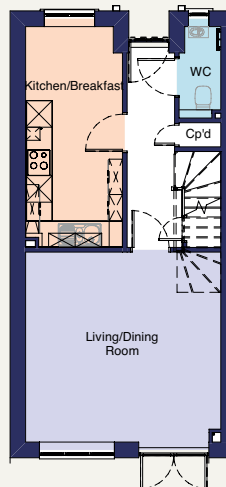


Living/Dining Room
Kitchen/Breakfast
Bedroom 2
Bedroom 3
Bedroom 4
Master Bedroom

5.3 m x 4.9 m
 2.8 m x 5.2 m
 3.2 m x 4.0 m
 4.0 m x 2.9 m
 2.3 m x 3.9 m
 3.7 m x 6.7 m

17' - 6" x 16' - 0 1/2"
 9' - 2" x 17' - 0"
 10' - 6" x 13' - 2"
 13' - 0" x 9' - 6 1/2"
 7' - 6 1/2" x 12' - 10"
 12' - 1 1/2" x 21' - 10 1/2"

PLOT 2, 5 & 8



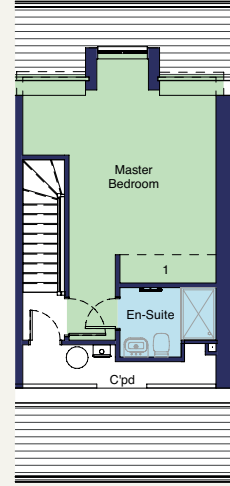
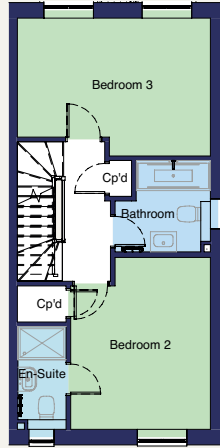
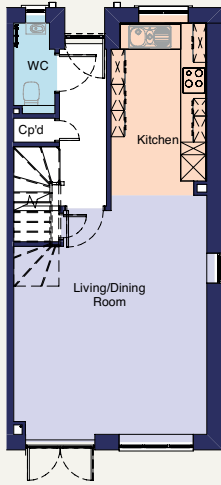
Living/Dining Room
Kitchen/Breakfast
Bedroom 2
Bedroom 3
Master Bedroom

4.3 m x 4.4 m
 5.0 m x 2.2 m
 3.9 m x 3.2 m
 3.1 m x 4.4 m
 5.1 m x 4.4 m

14' - 0 1/2" x 14' - 5"
 16' - 3 1/2" x 7' - 1 1/2"
 12' - 10" x 10' - 5"
 10' - 3" x 14' - 5"
 16' - 9" x 14' - 5"



PLOT 3, 6 & 9

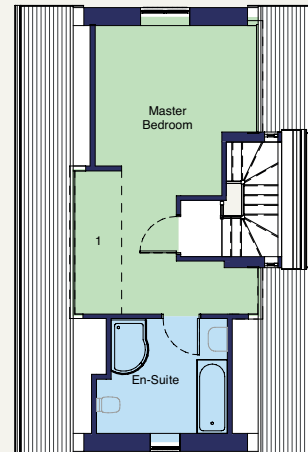
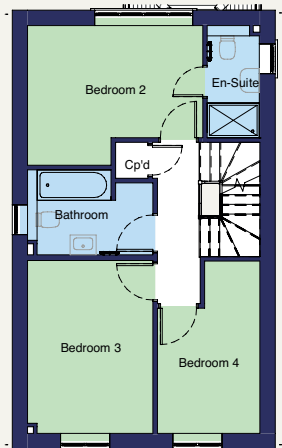
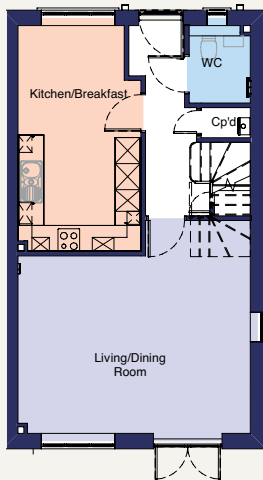


Living/Dining Room
Kitchen/Breakfast
Bedroom 2
Bedroom 3
Master Bedroom

4.3 m x 4.4 m
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14' - 0 1/2" x 14' - 5"
 16' - 3 1/2" x 7' - 1 1/2"
 12' - 10" x 10' - 5"
 10' - 3" x 14' - 5"
 16' - 9" x 14' - 5"

PLOT 4, & 7



Living/Dining Room
Kitchen/Breakfast
Bedroom 2
Bedroom 3
Bedroom 4
Master Bedroom

5.3 m x 4.9 m
 2.8 m x 5.2 m
 3.2 m x 4.0 m
 4.0 m x 2.9 m
 2.3 m x 3.9 m
 3.7 m x 6.6 m

17' - 6" x 16' - 0 1/2"
 9' - 3" x 17' - 0"
 10' - 6" x 13' - 2"
 13' - 0" x 9' - 5"
 7' - 6 1/2" x 12' - 11 1/2"
 12' - 1 1/2" x 21' - 9"



SPECIFICATION

KITCHEN/BREAKFAST

- Contemporary kitchen units
- Apollo Quartz Solid worktop and upstand
- Zanussi oven
- Zanussi gas hob with splash back
- Integrated Zanussi dishwasher
- Integrated Zanussi fridge freezer
- Integrated Zanussi washing machine
- Zanussi extractor hood
- Abode Vista 1.5 Bowl Stainless Steel Sink
- Bristan Cherry Sink Mixer
- Chrome faceplates to electrical services
- LED spot lights with separate under cupboard feature lighting
- Ceramic floor tiling

BATHROOM/EN-SUITE

- Elegant white suites from Roca range
- Roca vanity unit to family bathroom
- Bristan thermostatic showers
- Shower tray and screen where applicable
- Contemporary Bristan chrome fittings to sanitary ware including rain head showers and Bristan wall mounted bath taps
- Dual flush toilets
- Ceramic full height wall tiling around bath and shower, half height tiling to other areas
- Ceramic floor tiling
- Chrome ladder style towel rails
- Shaver / light point
- Mirror to bathroom and en-suites
- Roca mini vanity unit and mirror to cloakroom

HEATING AND HOT WATER

- Worcester Bosch energy efficient condensing gas boiler – Which? No. 1 Best Buy boiler brand 2019
- Megaflo pressurised hot water cylinder
- Thermostatically controlled radiators

LIGHTING AND ELECTRICS

- Chrome light switches throughout
- USB charging socket to kitchen, living room and all bedrooms

- Energy efficient lighting throughout
- Television point to ground floor 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

DECORATIVE FINISHES

- Windows and patio doors - double glazed white UPVC
- Elegant 4 panel part glazed pebble grey composite entrance door
- Contemporary oak internal doors
- Chrome ironmongery
- Full height sliding wardrobe to master bedroom
- 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

EXTERNAL

- 2 dedicated parking spaces to each property
- Patios and paths in natural grey sandstone
- Turf to gardens with planting to front borders
- Shed on concrete base
- External socket to rear garden
- Outside water tap
- Block paving to car barn parking spaces
- Bonded gravel to driveway
- External bike rack storage

GENERAL

- NHBC 10 year warranty
- Private access road 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.



ABOUT BOURNE HOMES

SUPERIOR HOMES...QUALITY CRAFTSMANSHIP

Bourne Homes are house builders in the Home Counties specialising in providing our clients with quality homes, with designs and superior construction to suit each individual location.

We pride ourselves on our attention to detail and finish, in our uncompromising pursuit of excellence. Our breadth of experience includes townhouses, stunning executive houses and small estates 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 with our high levels of customer service.

Each of our homes is backed with a comprehensive 10 year warranty from the NHBC. We are proud of our NHBC B1 premium rating classification.



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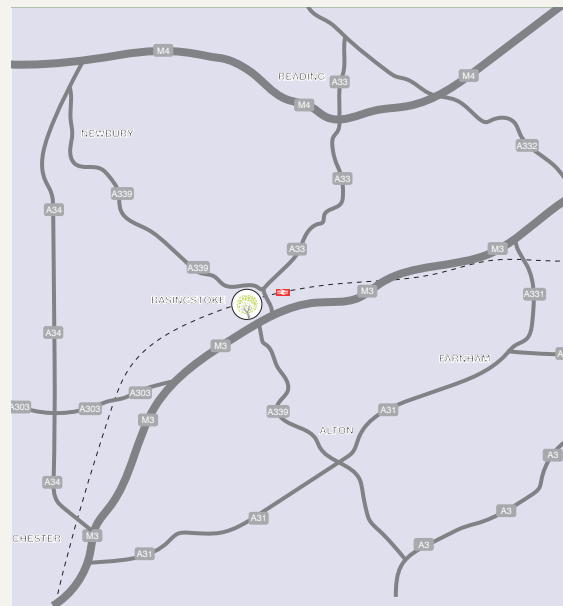
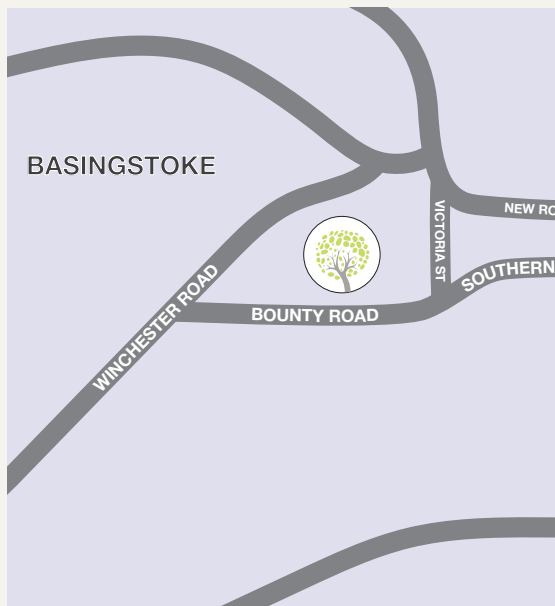




STANTON
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DIRECTIONS TO STANTON COURT

From Eastrop roundabout, turn into Festival Way & continue on this road, that becomes New Road, turn left into Hackwood Road. Turn right into Southern Road, turn slightly left at the end of this road into Bounty Road, keeping the Bounty Inn on the left hand side. Stanton Court will be found 200 yards on the right hand side opposite Basingstoke & North Hants cricket club.



RESERVATION DETAILS

£500 reservation fee for Help to Buy, £1,000 reservation fee for non Help to Buy.

28 days unconditional exchange of contracts thereafter.



Backed by
HM Government

Disclaimer:

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