



SILVERWOOD

RISE

A select development of 3 & 4 bed detached houses

SILVERWOOD RISE - ROMSEY

Silverwood Rise is just a short drive from Romsey's vibrant town centre which is home to many small independent stores including the famous Bradbeers department store which sits alongside several well-known High Street brands such as Fat Face, Boots and Waitrose. There is a lively Street market each week and the town also hosts a regular farmers market. Coffee shops, teashops, historic pubs and a whole range of restaurants provide plenty of opportunity to sit, relax and watch the world go by. Romsey is also host to a thriving cultural calendar, with highlights including an extensive musical program at Romsey Abbey, the Romsey carnival in July not forgetting the winter carnival in November and the prestigious Romsey Agricultural and Horse Show held every year at Broadlands since 1842.

For the more energetic the popular Romsey Rapids Leisure Centre is the place to go whether you are looking for a quiet early morning swim before work, a fun day out with the kids on the weekend or simply want to get fit. And of course if you enjoy getting out in the fresh air the magnificent Hampshire countryside rolls right from your front door.

Silverwood Rise comprises just 16 new homes set in a gently sloping two acre site overlooking protected woodland on the north eastern edge of Romsey next to the village of Crampmoor.

All our thoughtfully designed new homes will be offered for sale on the open market, but the two 1 bedroom apartments and four 2 bedroom houses will be sold at a fixed discount to first-time buyers by our development partners LANDSPEED, a private company specialising in affordable dwellings.

The four 4 bedroom and six 3 bedroom detached new

homes will be built to our normal excellent specification with growing families in mind. We provide as standard many of the features other builders charge for as extras, like integrated kitchen appliances and recessed LED downlights and built-in wardrobes to mention only three. Not forgetting partially landscaped gardens and external taps and power points and extensive Karndean vinyl strip flooring.

There is easy and quick access on to the M27 from Romsey and the town is on the main railway line between Southampton and the historic cities of Salisbury and Bath. Romsey also has rail connections via Chandler's Ford and Eastleigh to Winchester, Basingstoke and London. Romsey is also served by a selection of bus routes.

Make your home in Romsey and you will find that it is more than just a market town; it's a thriving community that celebrates life together throughout the year.



SITE PLAN



PLOTS ONE, TWELVE & THIRTEEN



GROUND FLOOR

Living/Dining Room

5.30m x 4.44m
17'4" x 14'6"

Kitchen/Breakfast

5.36m x 2.70m
17'6" x 8'10"

Garage

6.15m x 3.05m
20'2" x 10'0"

Plot 1 garage is detached.
Plots 12 & 13 are link-detached via garages.

Plot 12 is handed

FIRST FLOOR

Bedroom 1

3.51m x 3.25m
11'6" x 10'8"
+wardrobe

Bedroom 2

3.93m x 2.83m
12'10" x 9'3"

Bedroom 3

2.89m x 2.18m
9'6" x 7'2"

PLOTS TWO & SIXTEEN



GROUND FLOOR

Living room

5.07m x 4.43m
16'8" x 14'6"
+bay window on plot 16

Dining room

3.23m x 2.49m
10'7" x 8'2"

Kitchen/Breakfast

5.36m x 2.70m (max)
17'6" x 8'10" (max)

FIRST FLOOR

Bedroom 1

3.26m x 3.51m (max)
10'8" x 11'6" (max)
+wardrobe

Bedroom 2

3.93m x 2.82m
12'10" x 9'3"

Bedroom 3

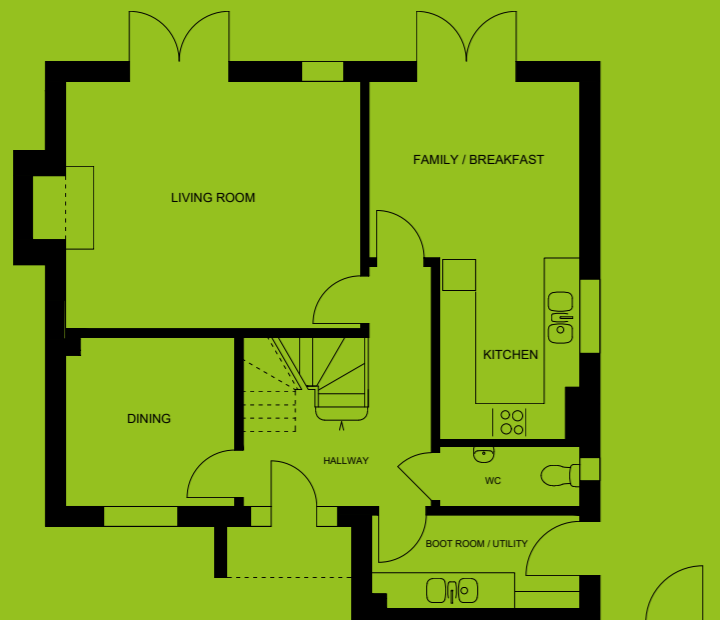
2.89m x 2.18m
9'6" x 7'2"

Bedroom 4

3.15m x 2.72m
10'4" x 8'11"



PLOT THREE



GROUND FLOOR

Living room
5.25m x 4.42m
17'3" x 14'6"

Dining room
3.03 x 3.03
9'11" x 9'11"

Family/breakfast room
3.77m x 3.10m (max)
12'4" x 10'2" (max)

Kitchen
2.52m x 3.25m
8'3" x 10'8"

Utility Room
3.27m x 1.92m
10'6" x 6'3"

Garage
6.20m x 6.09m
20'3" x 20'0"

FIRST FLOOR

Bedroom 1
3.43m x 4.35m (max)
11'3" x 14'3" (max)

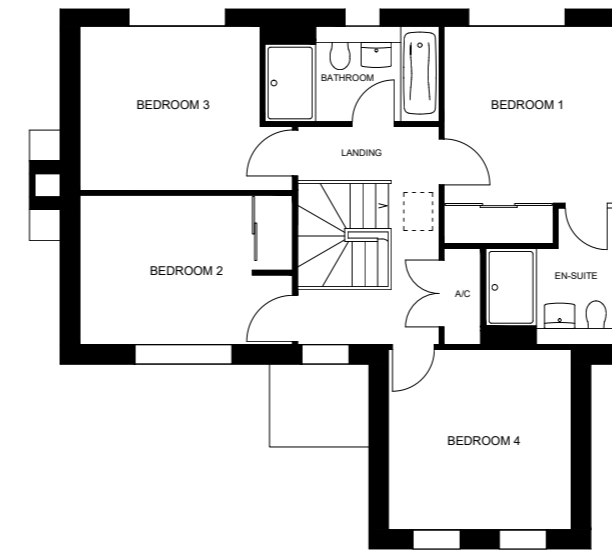
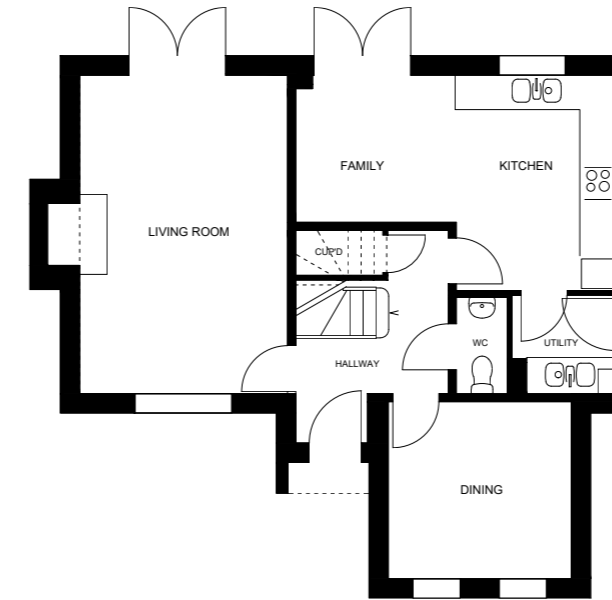
Bedroom 2
3.42m x 3.25m
11'2" x 10'8"

Bedroom 3
3.07m x 2.53m
10'0" x 8'4"

Bedroom 4
3.25m x 2.15m
10'8" x 7'0"



PLOT FOUR



GROUND FLOOR

Living Room
5.86m x 3.84m
19'2" x 12'7"

Family area
2.83m x 2.82m
9'3" x 9'3"

Kitchen area
3.97m x 3.04m
13'0" x 10'0"

Utility Room
1.87m x 1.83m
6'2" x 6'0"

Dining Room
3.38m x 3.27m
11'1" x 10'9"

FIRST FLOOR

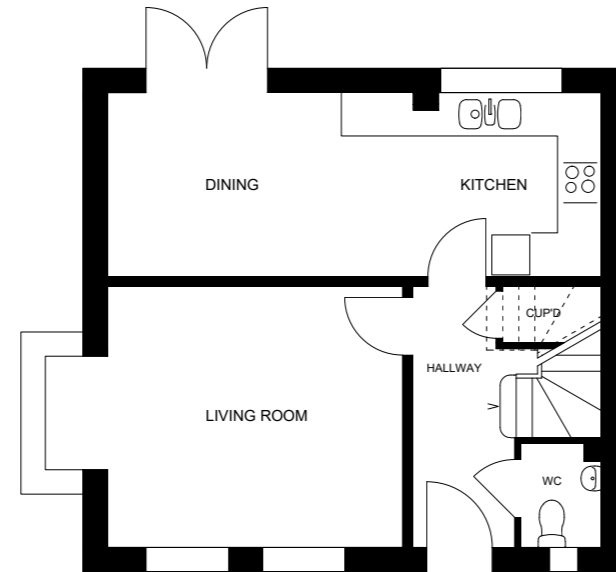
Bedroom 1
4m max x 3.15m
13'2" max x 10'4"

Bedroom 2
4.34m x 2.76m
14'3" x 9'0"

Bedroom 3
3.32m x 3.08m
10'10" x 10'0"

Bedroom 4
3.38m x 3.37m
11'1" x 11'1"

PLOTS FIVE & FIFTEEN



GROUND FLOOR

Dining/Kitchen
7.21m x 2.72m
23'8" x 8'10"

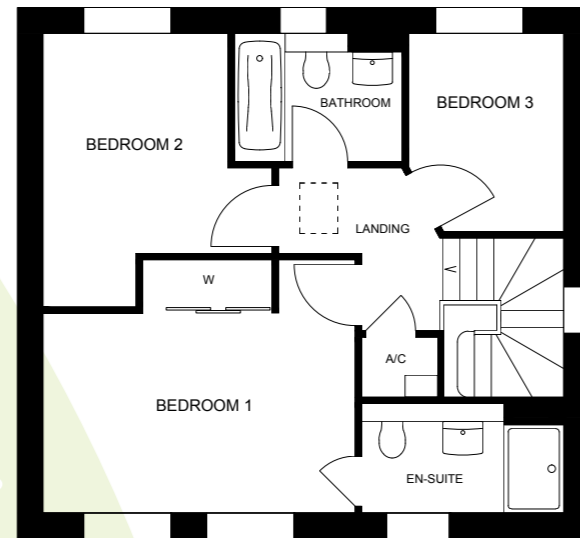
Living room
4.33m x 3.83m
14'2" x 12'7"
+ bay on plot 15 ONLY

FIRST FLOOR

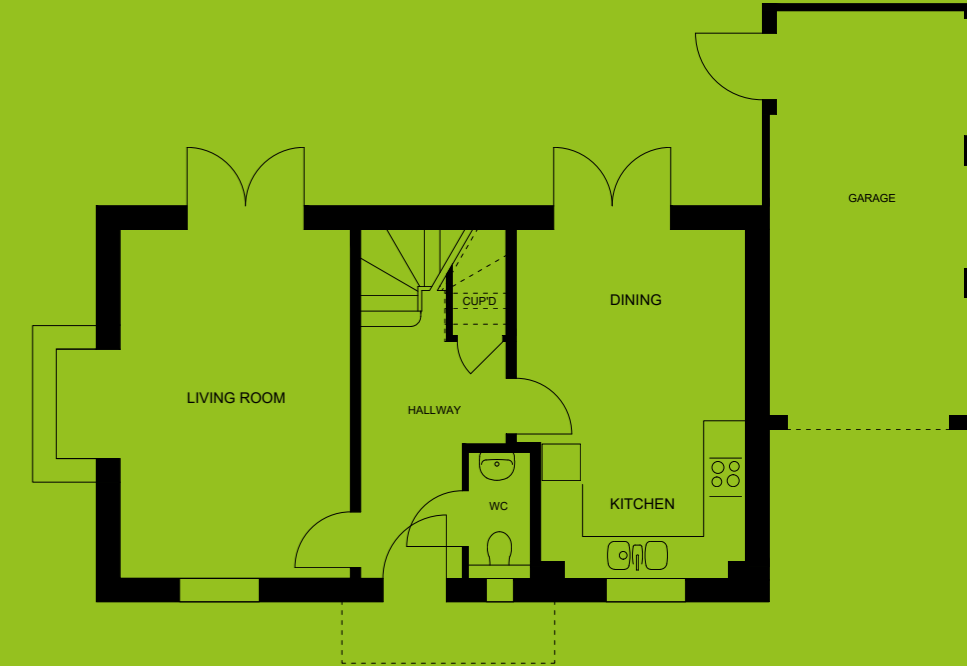
Bedroom 1
4.33m x 3.52m max
14'2" x 11'6" max

Bedroom 2
3.06m x 2.58m ex Wardrobe/
Cupboard
10'0" x 8'6"

Bedroom 3
2.76m x 2.17m
9'1" x 7'2"



PLOT FOURTEEN



GROUND FLOOR

Living room
5.30m x 4.44m
17'4" x 14'6"

Kitchen/Dining room
5.36m x 2.70m
17'6" x 8'10"

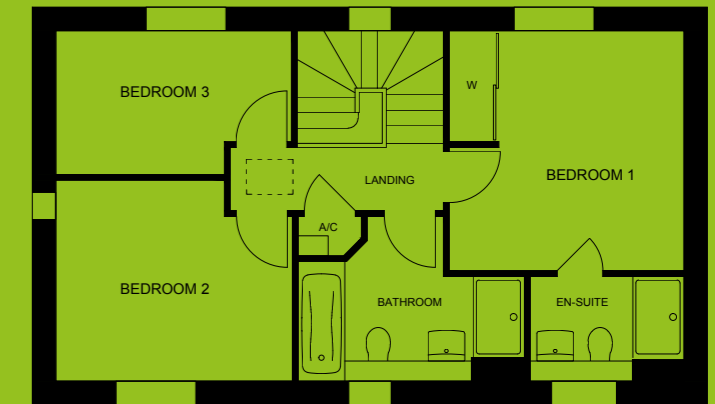
Garage
6.15m x 3.05m
20'2" x 10'0"

FIRST FLOOR

Bedroom 1
3.51m x 3.25m
11'6" x 10'8"
+wardrobe

Bedroom 2
3.93m x 2.83m
12'10" x 9'3"

Bedroom 3
2.89m x 2.18m
9'6" x 7'2"



SPECIFICATION



INTERNAL FINISH

- Gas fired central heating
- Internal walls painted in Dulux Chalky White No.3
- Skirting and architrave painted in Dulux White Handkerchief
- Smooth finish plaster ceilings
- Four panel painted doors
- One or more bedrooms with built in wardrobes
- “Karndean“ flooring in in kitchen.
- Ceramic tiles to cloakroom.

KITCHENS

- Fully fitted units with 40mm laminate worktops and matching up stands.
- Integrated appliances, including Neff electric double oven (3 bed units only), Neff slide and hide single oven plus combi oven/microwave (4 bed units only). Neff five ring gas hob, extractor hood, fridge freezer and dishwasher. Hoover integrated washer-dryer (to plots without utility room).

BATHROOMS AND EN-SUITES

- Porcelanosa contemporary white sanitary ware
- Porcelanosa chrome taps
- Thermostatic shower valves
- Porcelonosa ceramic wall & floor tiling
- Chrome multi rail towel warmer radiators
- Shaver socket

ELECTRICAL

- Extensive electrical power, light and BT outlets
- Pre wired to accept TV aerial and Virgin Media ready
- Recessed LED downlights in kitchens, bathrooms and en-suites
- Fitted smoke detectors

EXTERNAL

- Fully landscaped front gardens and common areas
- Path and patio areas paved in stone effect slabs. External tap.
- External light to rear.
- Turfed rear gardens.
- Either a double or single garage depending on plot.
- Power point to rear.

A dedicated resident controlled management company will be set up to maintain the landscaped areas and visitor parking bays and roads.

IMPORTANT NOTE – PRELIMINARY FINISHES SPECIFICATION

Whilst ever care has been taken to ensure accuracy of the information given, the contents do not constitute any part of an offer or contract. Due to a policy of continual review Talisman Homes and the Perbury Development Group reserves the right to alter the specification and design without prior notice. Indicative interior photography taken at previous developments.

ABOUT US



Perbury has been building houses for over sixty years, and our experience shows. Whether we're designing an individual property, village housing, executive homes or a residential development, we pride ourselves on using top quality materials (that reflect the location and environment) and delivering a superior standard of build quality and decorative finish to meet our clients' demands for comfort, practicality and aesthetic appeal.

We achieve our high standard by carefully managing all of our projects ourselves from start to finish - from the initial land purchase through the design, planning and construction phases to the completion of each sale.

We have an enviable reputation for the quality, value and attention to detail that is evident right across our portfolio and for the customer service that we offer all homebuyers.

www.perbury.com



Talisman Homes have been building high quality homes in carefully selected locations in Hampshire and Wiltshire for 30 years.

Our guiding passion is quality; we're not interested in huge faceless developments and we're not in the business of cutting corners to meet unrealistic time scales. And we never place profit before quality. These values underpin our business.

We build homes of high quality, deliver outstanding customer service and provide home buyers with excellent value for money. That is what makes Talisman different.

www.talismanhomes.co.uk

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These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are inevitably subjective and given in good faith, they should not be relied upon as statements or representations of fact. All measurements are taken from plans and must, therefore, be treated as approximate. Some variation in the finished construction and landscaping should be expected. Please note that any computer generated images were commissioned before finalisation of plans and landscaping and as such, are for illustrative purposes only. Any landscaping shown on computer generated images and site plan indicate possible mature landscaping. The site plan is indicative only, not to scale and for general guidance only. The information contained within this literature is correct at the time of going to press.

Building sites are potentially dangerous. The Law requires all visitors to be protected against injury. No one will be allowed to inspect these properties if they are still under construction, without the permission of the site manager or sales negotiator. Visitors will be required to wear a safety helmet, protective boots and a high visibility jacket or waistcoat. On no account will children be allowed on site.



SILVERWOOD RISE

FOR SATNAV: SO51 7UQ

CONTACT OUR SELLING AGENTS FOR MORE INFORMATION

Morris Dibben

01794 512 802
romsey@morrisdibben.co.uk

MICHAEL RHODES

01794 514 455
sales@michaelrhodes.co.uk



Raising Standards. Protecting Homeowners



www.perbury.com

In partnership with



your home: our passion

www.talismanhomes.co.uk

