



MENDIP MEWS

OAKLEY



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Mendip Mews is small intimate development of only ten semi-detached homes. Located in the heart of the sought after Village of Oakley set between Basingstoke and Winchester City. This delightful cluster of homes creates a tranquil living environment with all the modern benefits of owning a brand new home.



The charming duck pond in Oakley village



Barley Mow local pub

Oakley is an Idyllic Hampshire village situated 4.5 miles West of Basingstoke Town and 17 miles from the Cathedral City of Winchester.

Oakley offers a variety of attractions such as the popular Bombay Sapphire Distillery, Laverstoke Mill and the historical Georgian Manor Oakley Hall, which offers a luxurious stay in 4 star accommodation, which hosts weddings, afternoon tea or a dining experience to remember in the 2AA Rosette restaurant, The Glasshouse.

With an abundance of rural charm, Oakley is a picturesque village with a popular local pond, an infants and junior school, both of which have received outstanding Ofsted results. A variety of shops, a post office, three pubs, vets, dental surgery, pharmacy and butchers as well as tradesmen services such as local window cleaning.

Oakley has extensive sports clubs facilities for families to enjoy, the riding schools and stables is a popular pastime as well as Oakley bowls, football, cricket and tennis club to name a few. The Village Hall and gardening allotments are also features which the community promote and enjoy.

With an average population of 5000 people this tight knit community prides itself on living in such a beautiful setting while benefiting from the larger towns and cities being predominantly short drives away. Basingstoke main line train station is only a 12 minute drive and reaches London within approximately 50 minutes. Founded in 1894 Oakley now promotes a variety of homes, older thatched cottages and character properties can be seen throughout the village as well smaller private developments showcasing different designs of luxury new build homes and renovations.



SITE PLAN



SPECIFICATION

KITCHEN

- Contemporary kitchen design
- Fitted appliances by Bosch to include; integrated single oven, integrated fridge/freezer (A rated), gas burner hob with stainless steel splashback, chimney hood and extractor fan
- 1 1/2 bowl stainless steel sink
- Plumbing and space for dishwasher
- Plumbing and space for washing machine
- Under unit lighting
- Ceramic tile flooring

BATHROOM

- White Roca sanitary ware with contemporary chrome fixtures and fittings
- Bathroom; half height tiling to walls with sanitary ware and around bath, full height tiling to shower enclosure †
- En-suite; half height tiling to walls with sanitary ware, full height tiling to shower enclosure †
- Chrome heated towel rail to bathroom and en-suite †
- Shaver socket to bathroom and en-suite †
- Ceramic tile flooring to cloakroom, bathroom and en-suite †

GENERAL INTERNAL

- Built in wardrobe to master bedroom with hanging rail and shelf (3 beds)*

- White PVC double glazed windows
- White satin finish to all woodwork
- White smooth finished ceilings
- Master media point to lounge receiving Digital/SkyQ
- Wall mounted TV point with HDMI cable built in to lounge
- TV point to master bedroom
- Wall mounted TV point to kitchen/dining (plots 3, 4, 6 & 7 only)
- Telephone points to lounge and master bedroom
- Low energy light fittings
- LED downlighters to hall, landing, kitchen, bathroom, en-suite and cloakroom †
- Spur for future alarm system
- Thermostatically controlled heating by radiators
- 10 year NHBC warranty

EXTERNAL

- Insulated anthracite grey front door with multi-point locking
- Chrome postal number with PIR sensed light
- Fully turfed rear garden and landscaped front garden
- Riven style buff patio slabs
- Outside tap
- Adaptable box for future car charging point (plots 3, 5, 6, 7 & 8 only)
- Larch lap panel fencing with timber posts between rear gardens

* All choices from developer selection and further optional upgrades are available, both are subject to stage of construction.

† En-suite to 3 beds only. ‡ Separate shower enclosure in family bathroom to 2 beds only.



Two bedroom semi-detached homes

Three bedroom semi-detached homes



GROUND FLOOR

FIRST FLOOR

GROUND FLOOR

FIRST FLOOR

	mm	feet and inches
Kitchen	1860 x 3210	6'1" x 10'6"
Living/Dining	4210 x 5030	13'9" x 16'6"
Bedroom 1	4210 x 3160	13'9" x 10'4"
Bedroom 2	4210 x 2435	13'9" x 7'11"
Total Sq ft = 756		

	mm	feet and inches
Kitchen/Dining	2460 x 5395	8'0" x 17'8"
Living	4835 x 3510	15'10" x 11'6"
Bedroom 1	2635 x 3710	8'7" x 12'1"
Bedroom 2	2635 x 3500	8'7" x 11'5"
Bedroom 3	2105 x 2810	6'10" x 9'2"
Total Sq ft = 947		

Computer generated imagery is indicative only. All dimensions are maximum and these plans are for representation purposes only and may be subject to change. Whilst every attempt has been made to ensure the accuracy of the plans, details and measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

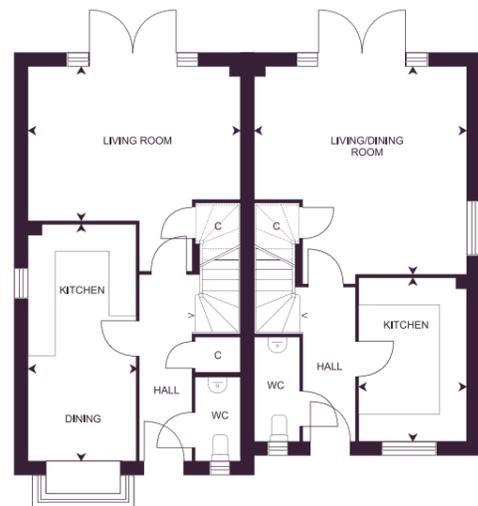
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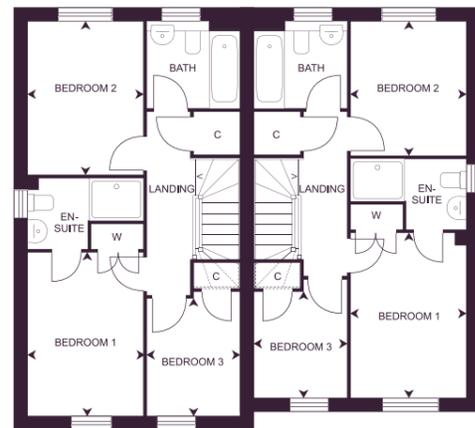


Three bedroom semi-detached homes

Two bedroom semi-detached homes



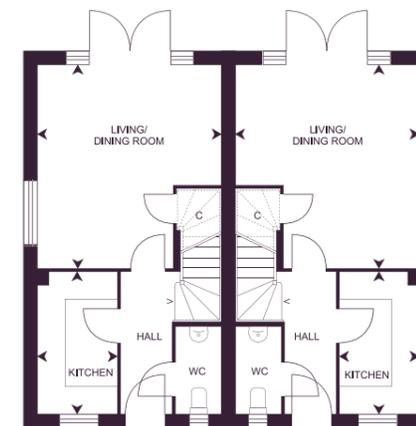
GROUND FLOOR



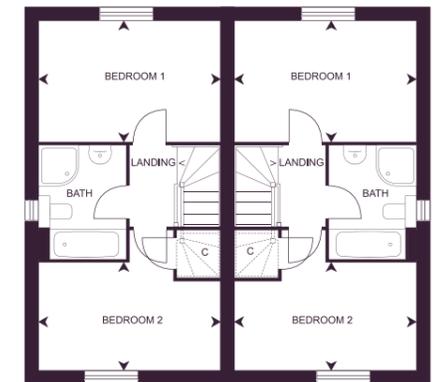
FIRST FLOOR

PLOTS 6 & 7	mm	feet and inches
Kitchen/Dining	2450 x 5395	8'0" x 17'8"
Living	4835 x 3500	15'10" x 11'5"
Bedroom 1	2635 x 3710	8'7" x 12'1"
Bedroom 2	2635 x 3500	8'7" x 11'5"
Bedroom 3	2105 x 2810	6'10" x 9'2"
Total Sq ft = 949		

PLOTS 5 & 8	mm	feet and inches
Kitchen	2435 x 3710	7'11" x 12'1"
Living/Dining	4835 x 4755	15'10" x 15'7"
Bedroom 1	2635 x 3710	8'7" x 12'1"
Bedroom 2	2635 x 3060	8'7" x 10'0"
Bedroom 3	2100 x 2345	6'10" x 7'8"
Total Sq ft = 891		



GROUND FLOOR



FIRST FLOOR

	mm	feet and inches
Kitchen	1760 x 3210	5'9" x 10'6"
Living/Dining	4105 x 4580	13'5" x 15'0"
Bedroom 1	4105 x 2710	13'5" x 8'10"
Bedroom 2	4105 x 2435	13'5" x 7'11"
Total Sq ft = 696		

Computer generated imagery is indicative only. Please note, layouts for plots 7 and 8 are mirrored/handed. All dimensions are maximum and these plans are for representation purposes only and may be subject to change. Whilst every attempt has been made to ensure the accuracy of the plans, details and measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

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www.covehomes.co.uk

Cove Homes was established in 1973 and is still a family owned and managed company. We are hands on with all our projects, giving us the ability to combine the resources and support of a long established organisation with the attention to detail afforded by a family run company.

We strive to deliver the highest possible standards in design, materials and construction to create traditional homes, but with up to the minute technologies, that meet 21st century living requirements.

We have a strong commitment to sustainable development and our new homes at Mendip Mews follow this ethos, as they are designed and built to provide energy efficiency, by ensuring the fabric is highly insulated, with low energy lighting throughout and a host of other features in order to reduce your household running costs.

We pride ourselves on delivering quality we can put our name to and be proud of.

For more details about us please visit our website www.covehomes.co.uk

PREVIOUS DEVELOPMENTS



Connells

For enquiries please contact Connells:
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