



WINCHESTER STREET
BOTLEY, HAMPSHIRE





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Botley High Street



Upper : Botley Village Lower : River Hamble at Botley



Winchester Cathedral

TWIN OAKS - BOTLEY, HAMPSHIRE

Modernity, style and convenience in the idyllic setting of an historic English market town.

Twin Oaks has been conceived, crafted and sited with extraordinary care and attention to detail. Anything less simply wouldn't do, given that Botley was famously described by William Cobbett, the author of *Rural Rides*, as quite simply "the most delightful village in the world". The object has been to build a group of houses whose quality and style would chime perfectly with the rest of this age-old, quintessentially English market town: homes that complement

Botley's unique character, while providing elegant living space, comfort and modernity.

Nestling close to the original Village Centre of Botley, the Twin Oaks' Winchester Street address places it within walking distance of the charming Botley Mill and the River Hamble. This conservation area features woodland, hedgerow and gently rolling fields, and Botley presents a perfect balance between rural and community life. On the banks of the Hamble you'll find Manor Farm Country Park, a living museum and location for the BBC's popular

television series 'Wartime Farm'; follow the river downstream and you'll reach the fishing village of Hamble-le-Rice where you can watch yachts sailing out into the Solent.

One might imagine the enjoyment of all this splendid countryside would come at the cost of convenience - but Twin Oaks is situated within easy reach of Botley's shops, pubs and restaurants, as well as being less than half an hour from the vibrant university city of Southampton.





Southampton International Cruise Terminal



Upper : Whiteley Village Shopping Centre Lower : The Ageas Bowl



Cineworld : Whiteley Shopping & Leisure Centre

LOCAL AMENITIES



AIRPORTS

The first Spitfire test flight took off from the airfield now occupied by Southampton's international airport. Serving UK and European destinations, it's an easy fifteen minute drive from Botley. And with Heathrow and Gatwick less than an hour and half away, you're connected with virtually anywhere in the world, whether you're flying for business or pleasure.



PUBLIC TRANSPORT

A choice of nearby train stations - Botley, Hedge End, Eastleigh - offers convenient rail links through Winchester, Portsmouth and Southampton to all major UK destinations. There's a regular bus service from Botley, so local travel is easy and affordable; and national coach services run from nearby.



SEA TRAVEL

With the south coast and the historic Solent ports of Southampton and Portsmouth only 35 minutes away, Botley is very well situated for those with a love of the sea. Major ferry and cruise companies sail from both ports, carrying travellers to destinations as near as Le Havre or Cherbourg and as far as New York, Hong Kong, Quebec or Sydney.



ROAD NETWORK

Botley's rural atmosphere belies the fact that the M3 and M27 are only a matter of minutes away by car. Along with the A34 dual carriageway, which links with the M4 and M40, these motorways connect you directly to London and all points East, West and North in the UK.



LOCAL SHOPPING

There are some marvellous independent shops in Botley and Hedge End, selling fresh produce as well as household essentials. Alternatively, there's the recently developed out-of-town Whiteley Shopping Centre, which contains a major supermarket, a multiplex cinema, coffee shops, restaurants and a range of top end High Street retailers.



SPORTS & LEISURE

Walk on the South Downs, in the New Forest or along some of Britain's finest beaches. Watch Test cricket at Hampshire CC's Ageas Bowl or the Americas Cup sailing off the coast. Take part in virtually any sport from Archery to Ziplining. Or enjoy cinema, theatre or music at a whole host of quality venues.



Botley High Street



SITE PLAN



PLOT 1 | PINE HOUSE

PLOT 2 | ELM HOUSE

PLOT 3 | BEECH HOUSE

PLOT 4 | WILLOW HOUSE

PLOT 5 | ROSE COTTAGE

PLOT 6 | ORCHID COTTAGE

PLOT 7 | HEATHER COTTAGE

PLOT 8 | LILAC COTTAGE

PLOT 9 | TULIP COTTAGE

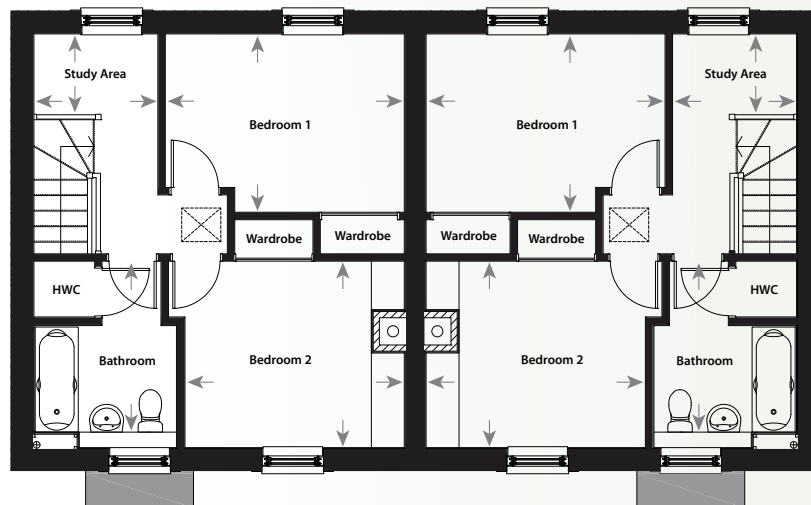


PLOT 2 | ELM HOUSE

PLOT 1 | PINE HOUSE



FIRST FLOOR



PLOT 2

PLOT 1

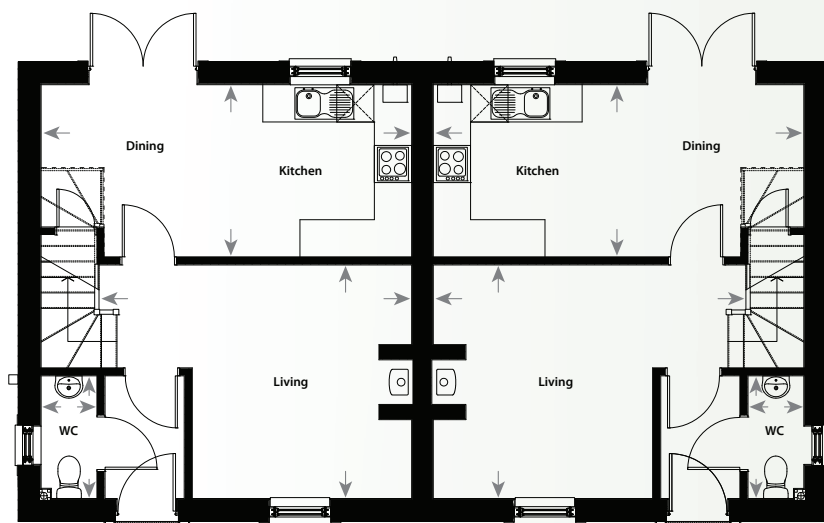
PLOT 1 | PINE HOUSE - FIRST FLOOR

Bedroom 1	3.80m x 2.85m	12' 5" x 9' 4"
Bedroom 2	3.50m x 2.95m	11' 6" x 9' 8"
Study	2.00m x 1.30m	6' 7" x 4' 3"
Bathroom	2.95m x 2.30m	9' 8" x 7' 6"

PLOT 2 | ELM HOUSE - FIRST FLOOR

Bedroom 1	3.80m x 2.85m	12' 5" x 9' 4"
Bedroom 2	3.50m x 2.95m	11' 6" x 9' 8"
Study	2.00m x 1.30m	6' 7" x 4' 3"
Bathroom	2.95m x 2.30m	9' 8" x 7' 6"

GROUND FLOOR



PLOT 2

PLOT 1

PLOT 1 | PINE HOUSE - GROUND FLOOR

Kitchen/Dining	5.95m x 2.80m	19' 6" x 9' 2"
Living	5.00m x 3.75m	16' 5" x 12' 3"
WC	1.95m x 0.95m	6' 5" x 3' 1"

PLOT 2 | ELM HOUSE - GROUND FLOOR

Kitchen/Dining	5.95m x 2.80m	19' 6" x 9' 2"
Living	5.00m x 3.75m	16' 5" x 12' 3"
WC	1.95m x 0.95m	6' 5" x 3' 1"

All watercolours and floor plans are for illustrative purposes only. Material finishes, layout positioning including doors and windows may be subject to change and therefore the finished product may vary to what is shown in this document.

For further details or for more information, please speak to a sales representative.

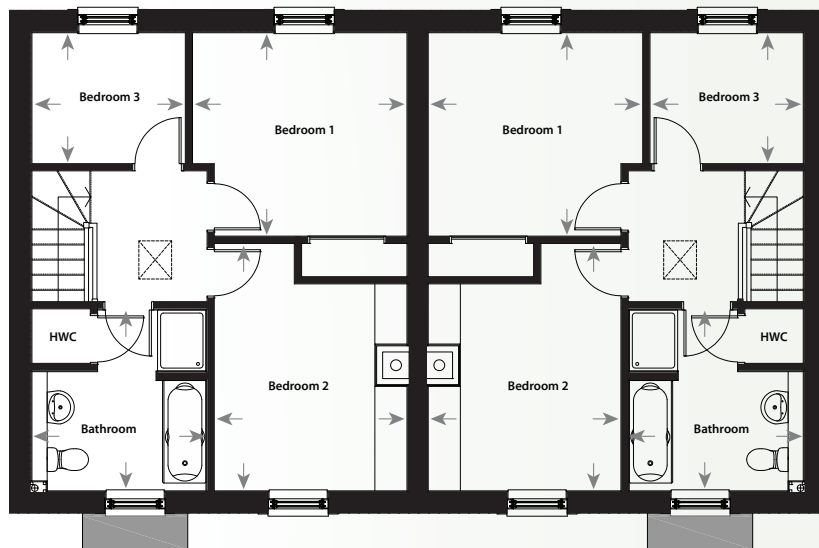


PLOT 4 | WILLOW HOUSE

PLOT 3 | BEECH HOUSE



FIRST FLOOR



PLOT 4

PLOT 3

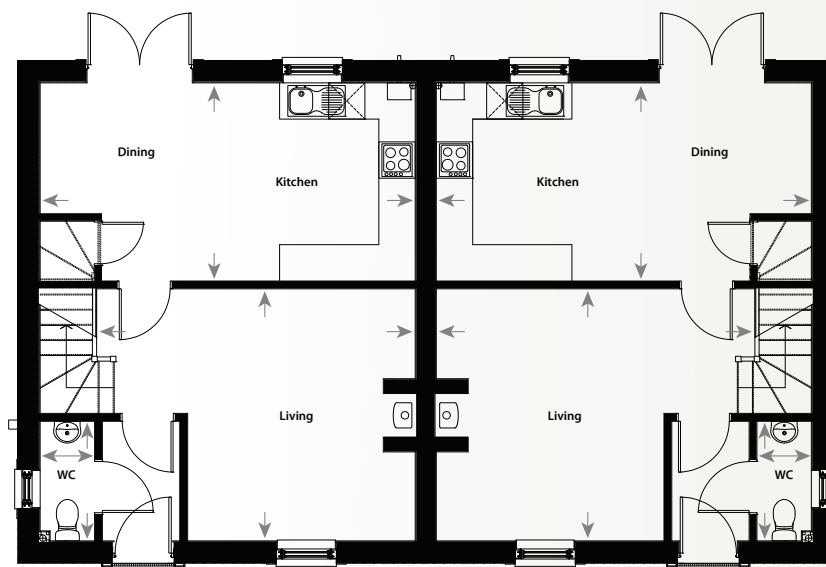
PLOT 3 | BEECH HOUSE - FIRST FLOOR

Bedroom 1	3.55m x 3.30m	11' 8" x 10' 10"
Bedroom 2	4.00m x 3.15m	13' 1" x 10' 4"
Bedroom 3	2.55m x 2.15m	8' 4" x 7' 1"
Bathroom	2.95m x 2.90m	9' 8" x 9' 6"

PLOT 4 | WILLOW HOUSE - FIRST FLOOR

Bedroom 1	3.55m x 3.30m	11' 8" x 10' 10"
Bedroom 2	4.00m x 3.15m	13' 1" x 10' 4"
Bedroom 3	2.55m x 2.15m	8' 4" x 7' 1"
Bathroom	2.95m x 2.90m	9' 8" x 9' 6"

GROUND FLOOR



PLOT 4

PLOT 3

PLOT 3 | BEECH HOUSE - GROUND FLOOR

Kitchen/Dining	6.10m x 3.30m	20' 0" x 10' 10"
Living	5.20m x 4.10m	17' 1" x 13' 5"
WC	1.95m x 0.95m	6' 5" x 3' 1"

PLOT 4 | WILLOW HOUSE - GROUND FLOOR

Kitchen/Dining	6.10m x 3.30m	20' 0" x 10' 10"
Living	5.20m x 4.10m	17' 1" x 13' 5"
WC	1.95m x 0.95m	6' 5" x 3' 1"

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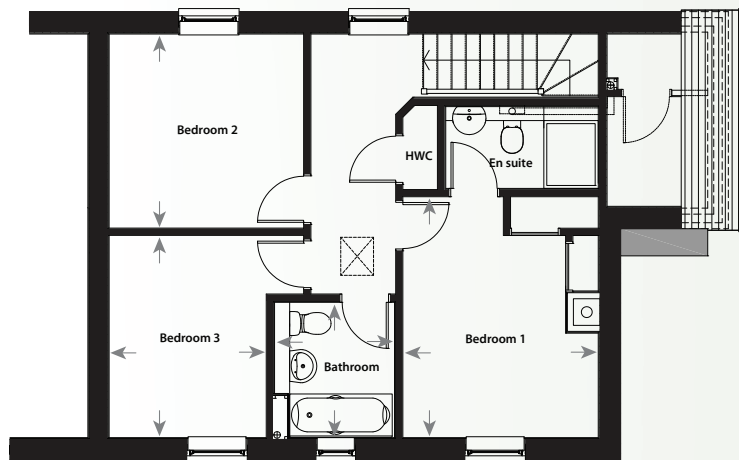
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PLOT 5 | ROSE COTTAGE



FIRST FLOOR

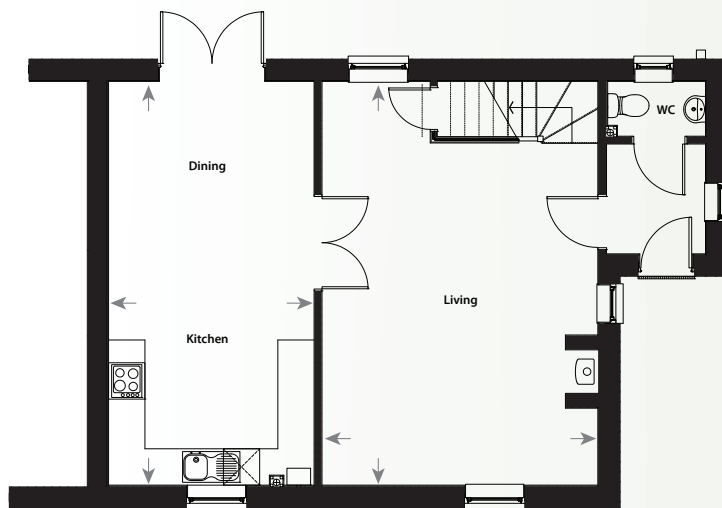


PLOT 5

PLOT 5 | ROSE COTTAGE - FIRST FLOOR

Bedroom 1	3.90m x 3.20m	12' 9" x 10' 6"
En-suite	2.55m x 1.30m	8' 4" x 4' 3"
Bedroom 2	3.20m x 3.20m	10' 6" x 10' 6"
Bedroom 3	3.30m x 3.20m	10' 10" x 10' 6"
Bathroom	2.20m x 2.00m	7' 3" x 6' 7"

GROUND FLOOR



PLOT 5

PLOT 5 | ROSE COTTAGE - GROUND FLOOR

Kitchen/Dining	6.60m x 3.40m	21' 8" x 11' 2"
Living	6.60m x 4.50m	21' 8" x 14' 9"
WC	1.75m x 0.95m	5' 9" x 3' 1"

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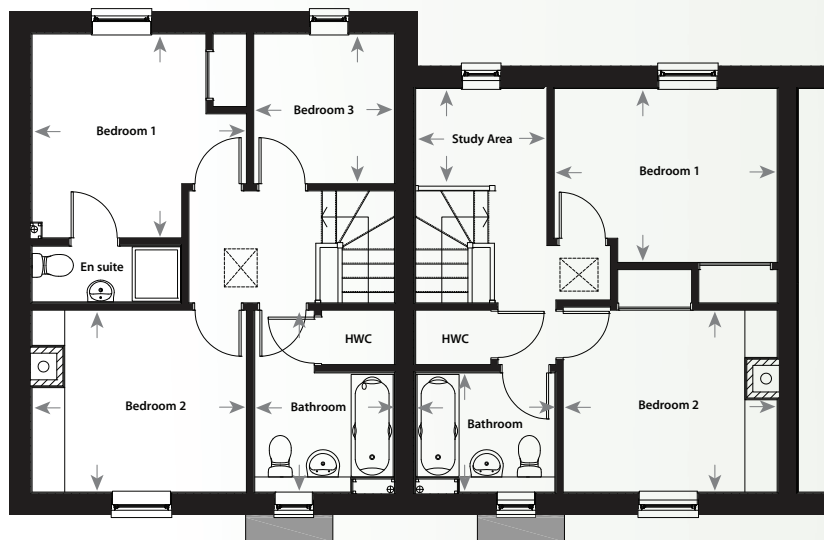


PLOT 7 | HEATHER COTTAGE

PLOT 6 | ORCHID COTTAGE



FIRST FLOOR



PLOT 7

PLOT 6

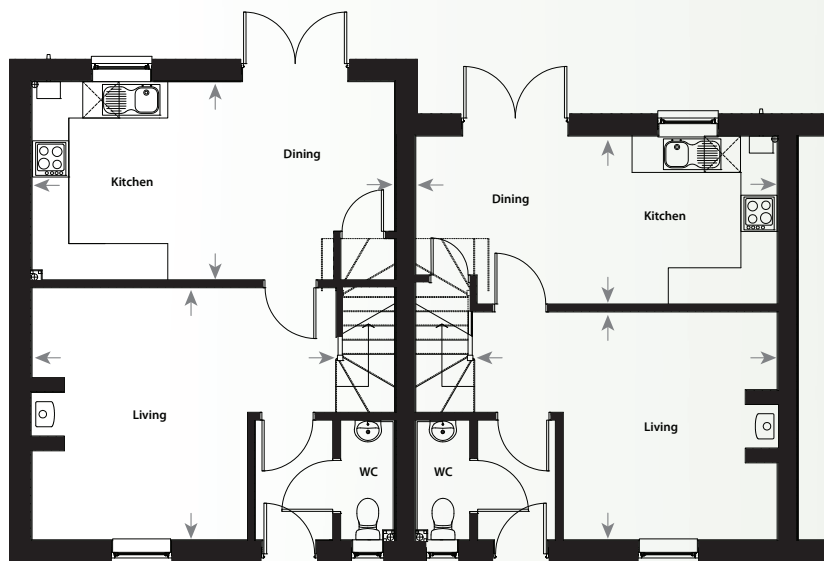
PLOT 6 | ORCHID COTTAGE - FIRST FLOOR

Bedroom 1	3.70m x 2.80m	12' 2" x 9' 2"
Bedroom 2	3.70m x 2.90m	12' 2" x 9' 6"
Study	2.20m x 1.60m	7' 3" x 5' 3"
Bathroom	2.90m x 2.00m	9' 6" x 6' 7"

PLOT 7 | HEATHER COTTAGE - FIRST FLOOR

Bedroom 1	3.40m x 3.30m	11' 2" x 10' 10"
En-suite	2.35m x 0.95m	7' 8" x 3' 1"
Bedroom 2	3.55m x 3.00m	11' 8" x 9' 10"
Bedroom 3	2.40m x 2.30m	7' 10" x 7' 6"
Bathroom	2.95m x 2.35m	9' 8" x 7' 8"

GROUND FLOOR



PLOT 7

PLOT 6

PLOT 6 | ORCHID COTTAGE - GROUND FLOOR

Kitchen/Dining	5.90m x 2.80m	19' 4" x 9' 2"
Living	5.00m x 3.75m	16' 5" x 12' 4"
WC	1.95m x 0.95m	6' 5" x 3' 1"

PLOT 7 | HEATHER COTTAGE - GROUND FLOOR

Kitchen/Dining	5.90m x 3.20m	19' 4" x 10' 6"
Living	5.00m x 4.10m	16' 5" x 13' 5"
WC	1.95m x 0.95m	6' 5" x 3' 1"

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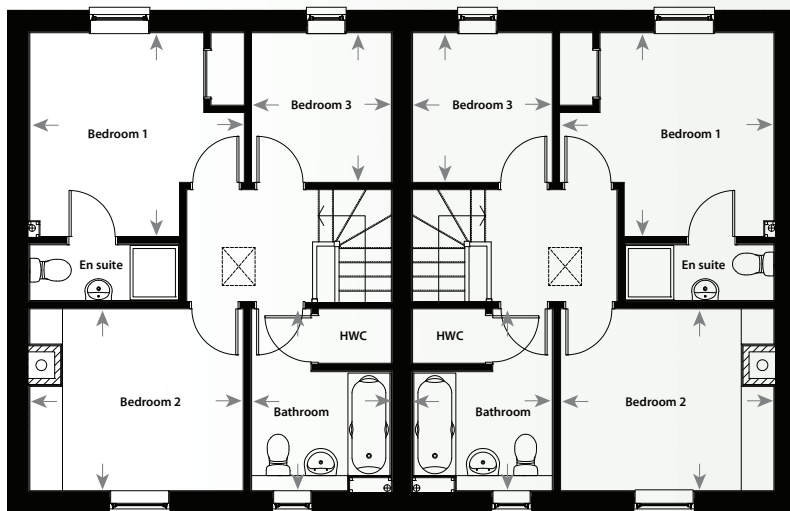


PLOT 9 | TULIP COTTAGE

PLOT 8 | LILAC COTTAGE



FIRST FLOOR



PLOT 9

PLOT 8

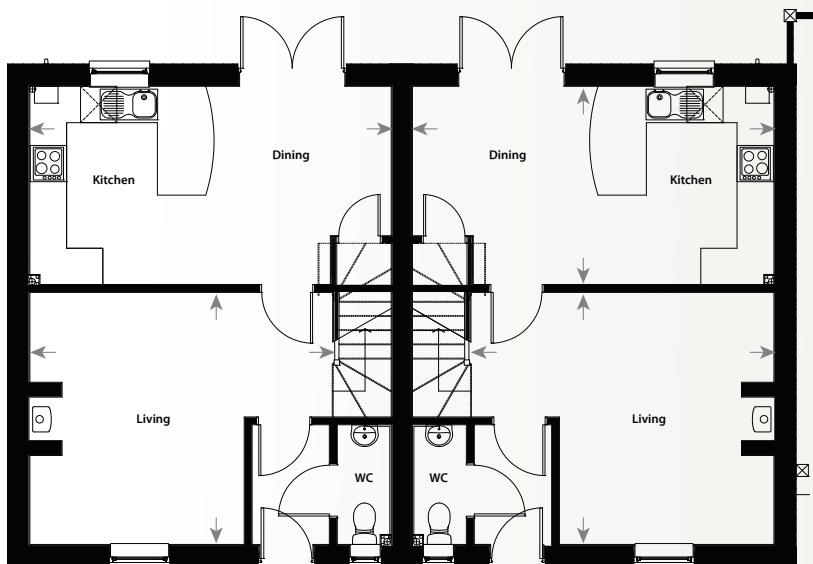
PLOT 8 | LILAC COTTAGE - FIRST FLOOR

Bedroom 1	3.40m x 3.30m	11' 2" x 10' 10"
En-suite	2.35m x 0.95m	7' 8" x 3' 1"
Bedroom 2	3.55m x 3.00m	11' 8" x 9' 10"
Bedroom 3	2.40m x 2.30m	7' 10" x 7' 6"
Bathroom	2.95m x 2.35m	9' 8" x 7' 8"

PLOT 9 | TULIP COTTAGE - FIRST FLOOR

Bedroom 1	3.40m x 3.30m	11' 2" x 10' 10"
En-suite	2.35m x 0.95m	7' 8" x 3' 1"
Bedroom 2	3.55m x 3.00m	11' 8" x 9' 10"
Bedroom 3	2.40m x 2.30m	7' 10" x 7' 6"
Bathroom	2.95m x 2.35m	9' 8" x 7' 8"

GROUND FLOOR



PLOT 9

PLOT 8

PLOT 8 | LILAC COTTAGE - GROUND FLOOR

Kitchen/Dining	5.90m x 3.20m	19' 4" x 10' 6"
Living	5.00m x 4.10m	16' 5" x 13' 5"
WC	1.95m x 0.95m	6' 5" x 3' 1"

PLOT 9 | TULIP COTTAGE - GROUND FLOOR

Kitchen/Dining	5.90m x 3.20m	19' 4" x 10' 6"
Living	5.00m x 4.10m	16' 5" x 13' 5"
WC	1.95m x 0.95m	6' 5" x 3' 1"

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Designer Bathrooms



High-Specification Kitchens and fittings



High-Specification Kitchens

SPECIFICATIONS

KITCHEN

- Fully-fitted, bespoke-designed kitchens by 'Kitchen Living'
- A-Rated appliances including electric oven and gas hob, integrated fridge freezer, dishwasher, and washing machine
- Granite worktop, upstands and splashback
- Porcelanosa designer floor tiles

BATHROOM AND WC

- Designer Porcelanosa sanitary ware, ceramic wall and floor tiles
- Ceramic tiling to all window sills with chrome trim to edge
- Slimline ceiling-mounted extractor fans in bathrooms, en suites and WCs
- Dual voltage shaver sockets in bathrooms and en suites
- Heated towel rail

ENERGY-EFFICIENCY AND HEATING

- Gas central-heating system
- Underfloor heating in both ground floor and 1st floor*
- Smart heating controls

ELECTRICAL INSTALLATION

- Slimline white moulded sockets and switches
- Media multiplate provided in lounge
- TV aerial points in all bedrooms and kitchen/dining room
- Pre-wired for Sky Q
- Virgin Media ready
- Recessed LED downlighters
- Reading Lights in bedrooms 1 & 2
- Mains operated, self-contained smoke detectors

INTERNAL FINISHES

- Matt emulsion finishes to walls and ceilings
- Pre-finished, oak doors
- Brushed chrome door furniture
- Chrome handles/fittings on all windows, patio & personnel doors
- Sliding wardrobe in master bedroom with LED hanging rail

EXTERNAL FINISHES

- Vintage collection sash windows
- Waterproof external socket at rear of property
- Outside tap
- Bell push and chime set

*Underfloor heating in Plots 1-4 only. Sash windows to plots 1-4 only.



DIRECTIONS TO TWIN OAKS

WINCHESTER STREET, BOTLEY, HAMPSHIRE





Sympathetic fusion of modern and traditional features



Contemporary New-Build Homes



Retaining original features

ABOUT IBEX HOMES

Based in South Hampshire and Founded in 2007, Ibex Homes are proud to develop spaces that have the potential to take on a new life, using our extensive experience in the building industry, helping us create quality homes and vibrant residential communities across the region.

At Ibex Homes we pride ourselves on our ability to create bespoke solutions, use innovative design and

modern building techniques to produce a sustainable home for years to come.

All our new homes are registered with a 10 year home warranty. For the first two years we offer to rectify any build performance related problem then for a further eight years, should any structural issues occur, this is covered by your new home warranty.

All details will be provided in a pack during the buying process for complete peace of mind.

We recognise that moving home can be an arduous experience but with dedicated staff on hand, we will assist you throughout the process to provide a trouble-free purchase.





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