

# GREENWAYS

SHOLING, SOUTHAMPTON



NINE STYLISH HOMES FOR  
MODERN, FAMILY LIFESTYLES



**ibex**  
HOMES

# Sholing is a thriving community on the Eastern fringe of the city of Southampton amongst woodland and open park land near Southampton Water and the Hamble River

With easy access to the M27 and the rail network from Sholing or Netley station, it is the perfect location for young families and couples wanting the convenience of city living but the space to enjoy life to the full

Southampton's City Centre is a short distance away with its celebrated Mayflower Theatre and Harbour Lights Cinema. A Great range of restaurants, bars and evening entertainment are on offer around the marina at Ocean Village and along the bustling main streets of the town. West Quay is a retail haven offering an impressive selection of famous high street brands, whilst there is plenty of "Out of town" shopping available at Hedge End's retail parks with house, home, garden and fashion retail on offer.

If a breath of fresh air brings you to life at the weekend there is plenty of space to enjoy the outdoors with two large country parks on your doorstep. Manor Farm County Park is situated on the banks of the river Hamble and not only boasts a "Working Victorian Farm" but also 400 acres of wood and parkland to explore and enjoy. Nearby, bordering Southampton water is The Royal Victoria Country Park with its impressive play areas, miniature railway line, historic chapel and wonderful waterside walks.

For discerning educational needs, Sholing infant school was given an "Outstanding" classification in its Ofsted report in January 2014 with Sholing Junior School, Sholing Technology College and Southampton University close-by offering great 'next steps' in the educational journey.

Greenways offers the very best quality homes in a location perfect for easy-access to city life yet close to the quiet pleasures of the countryside.



# Find your space to grow in this new development of nine homes

Located in Sholing, Southampton, Greenways is ideal whether you are looking for your first home or for a place for your family to settle and grow



Welcome to Greenways, a carefully designed small development of; one x3 bedroom detached house, two x3 bedroom semi-detached houses, two x4 bedroom detached houses and four renovated x2 bedroom apartments. Spaciously designed in a contemporary style.



Our main ambition at Ibex Homes is to craft quality homes using modern and sustainable building practices for your future comfort and pleasure

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.

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.





Plot 1

Detached house



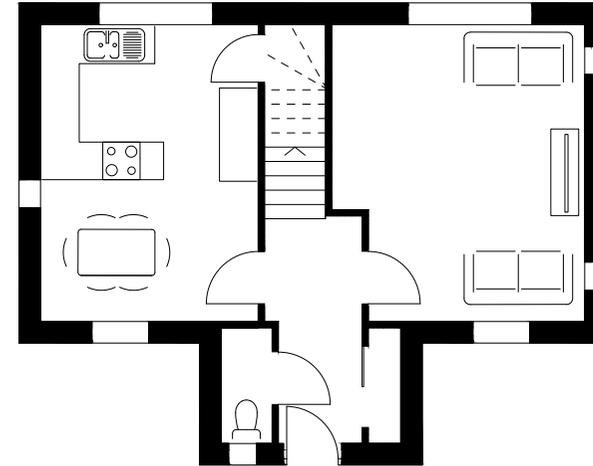
As you come through the front door of this detached home you are enveloped by the feeling of space your family will be able to enjoy and live in together

The spacious kitchen and family area opens directly out in to the garden as does the large lounge, seamlessly blending outdoor and indoor space. Upstairs are three well-proportioned bedrooms with the master bedroom benefitting from an ensuite bathroom and mirrored wardrobes. The garage is detached from the main house.

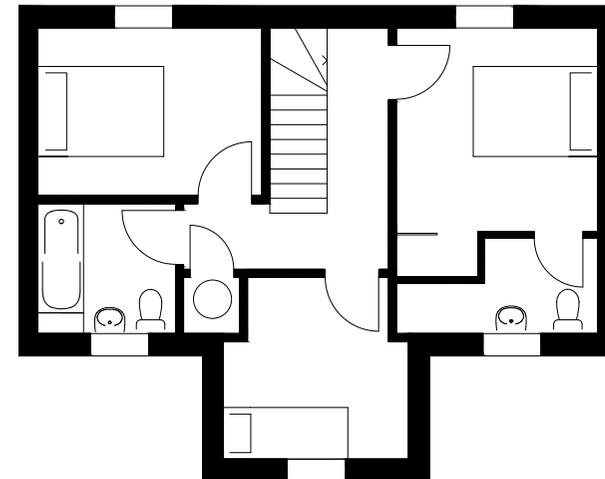
### ROOM DIMENSIONS (mm)

Lounge :	4740 x 4060
Kitchen/dining room :	4740 x 3500
Bedroom 1 :	3160 x 3140
Bedroom 2 :	3050 x 2600
Bedroom 3 :	2800 x 2900
Bathroom :	2150 x 2030

Ground floor



First floor



## Plots 2-3

## Two semi-detached houses



These two semi-detached properties offer all the space your family needs to grow.

The front of the house is home to a large kitchen with room for family dining

The spacious lounge opens up to the back garden through large French windows bringing the two spaces together. Upstairs there are three well-proportioned bedrooms with the master bedroom having a fitted ensuite bathroom and mirrored wardrobes. The garages for these properties are detached from the house with access from the back garden.

### ROOM DIMENSIONS (mm)

Lounge/Diner : 5480 x 5100

Max measurement L shaped

Kitchen : 3900 x 2700

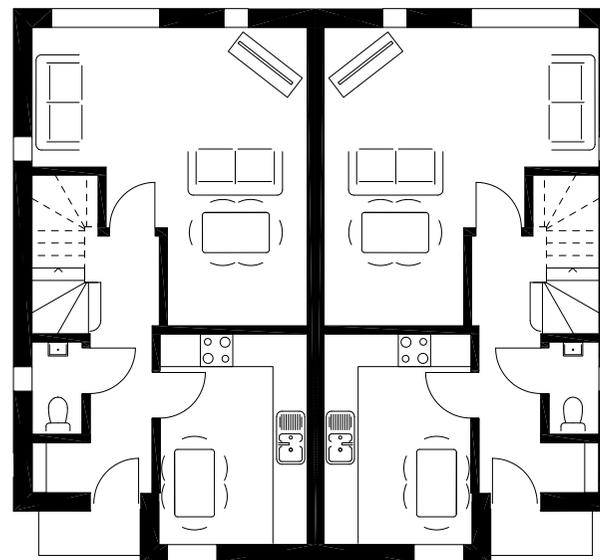
Bedroom 1 : 3620 x 2720

Bedroom 2 : 3280 x 2580

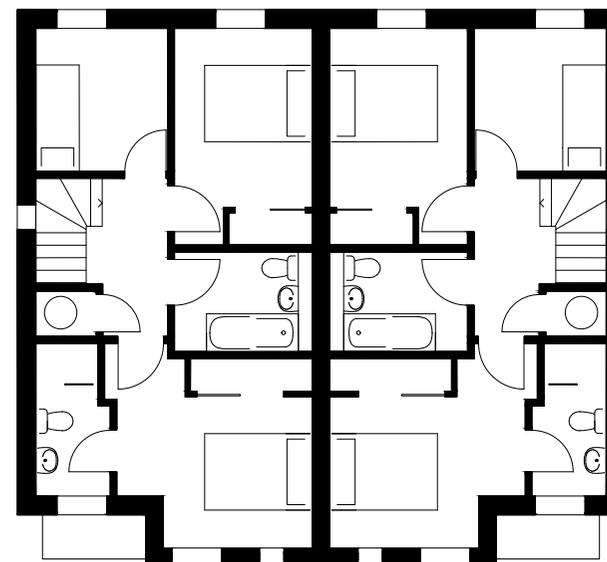
Bedroom 3 : 2600 x 2450

Bathroom : 2400 x 1850

Ground floor



First floor



Plots 4-5

Two detached houses



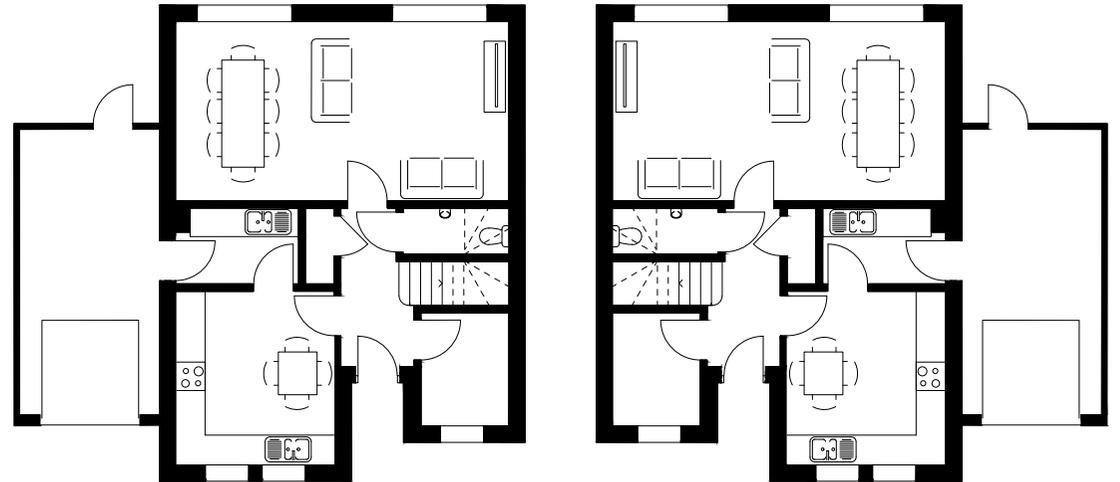
When you enter these two detached properties you are entering a home for your family for years to come

The large central hallway leads in to a spacious kitchen with room for your family to dine together and catch up on the day; a utility room leads out in to the adjoining garage. The study at the front of the home gives space for time away from the bustle of family life. The home comes alive in the generous living space at the rear which runs across the width of the house with doors opening up in to the garden, offering a sense of connection to the outdoors. Upstairs are four well-proportioned bedrooms with the master bedroom having a fitted ensuite bathroom and mirrored wardrobes.

### ROOM DIMENSIONS (mm)

Lounge/dining room :	7050 x 3740
Kitchen :	3650 x 3360
Utility room :	2620 x 1640
Bedroom 1 :	4050 x 3600
Bedroom 2 :	3370 x 2880
Bedroom 3 :	3580 x 2400
Bedroom 4 :	2800 x 2620
Bathroom :	2150 x 1940

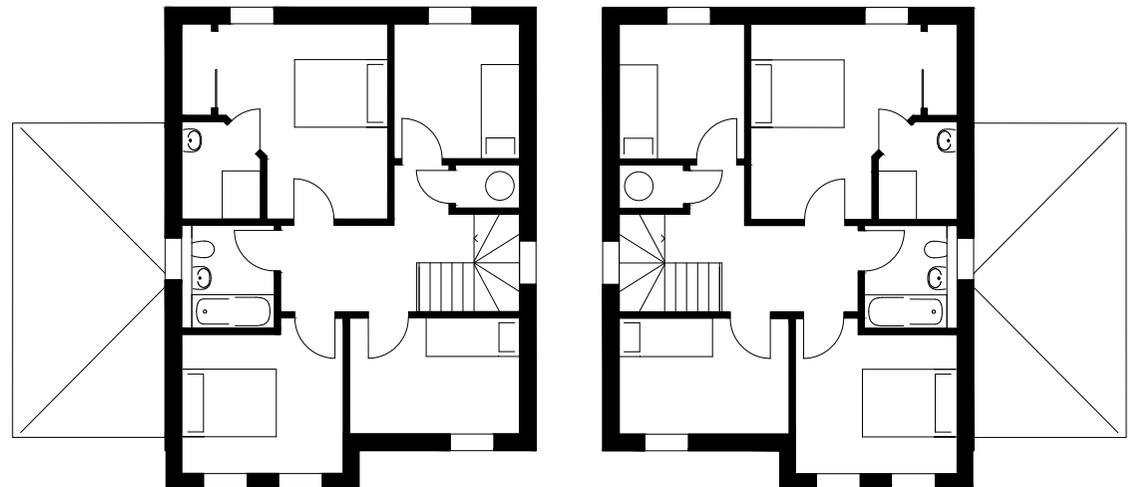
Ground floor



Plot 5

Plot 4

First floor



## Properties 6-9

## Four apartments

### The apartments at Greenways have been designed with modern living in mind

The ground floor two-bedroom apartments have large lounge and dining areas, fully-fitted kitchens and bathrooms. On the first floor the two-bedroom apartment designs vary with one featuring a separate kitchen and dining space to the large lounge, whilst the other apartment features a more open plan design with the kitchen opening out in to the large lounge and dining space. Large windows connect the apartments to the outside gardens and the interior spaces have been designed to easily flow and make the most of the generous space on offer.

### ROOM DIMENSIONS (mm)

#### APARTMENT 6

Lounge :	5000 × 4520 Max L shaped
Kitchen :	3860 × 1820
Bedroom 1 :	4550 × 2820
Bedroom 2 :	3500 × 2800

#### APARTMENT 8

Lounge :	5000 × 4500
Kitchen :	2400 × 1850 (open plan to lounge)
Bedroom 1 :	4580 × 2800
Bedroom 2 :	3600 × 2900

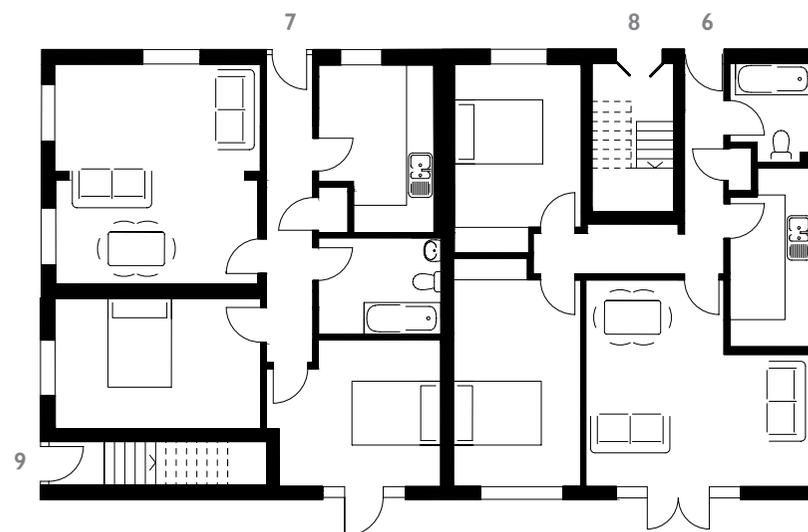
#### APARTMENT 7

Lounge :	4860 × 4560
Kitchen :	3660 × 2700
Bedroom 1 :	4570 × 2960 Max
Bedroom 2 :	3880 × 3240

#### APARTMENT 9

Lounge :	4580 × 3650
Kitchen :	3640 × 3400
Bedroom 1 :	4720 × 3650 L Shaped
Bedroom 2 :	3700 × 3200

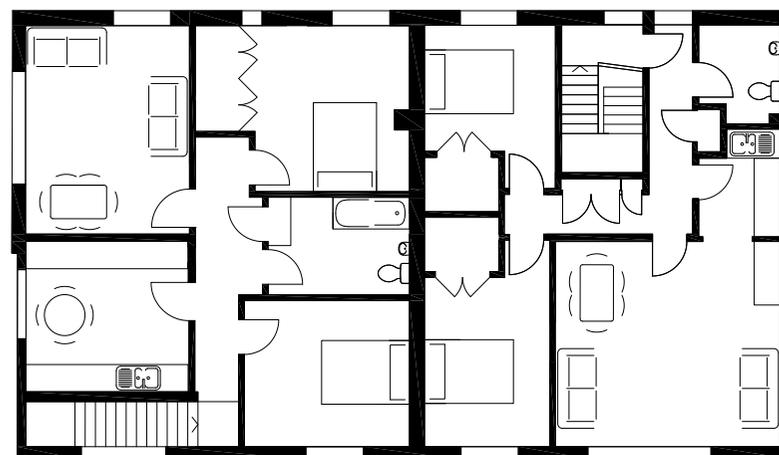
### Ground floor



Apartment 7

Apartment 6

### First floor



Apartment 9

Apartment 8

These properties are renovated and therefore do not qualify for the 'Help to Buy/Right to Buy' scheme.

# SPECIFICATION

## INTERNAL FINISHES

- Pencil Round skirting boards and architraves
- Smooth finished plastered ceilings
- Oak finish internal doors
- Mirror fronted wardrobe doors
- Walls and ceilings finished in white.

## KITCHENS

- Fully-fitted, bespoke-designed kitchens by 'Kitchen Living'
- A-Rated appliances including electric oven and gas hob, fridge freezer, dishwasher; and washing machine
- Soft-close doors and drawers
- Laminate work surfaces and upstands
- Stainless steel sink and drainer with mixer tap
- Ceiling downlighters
- Floor tiles by 'Porcelanosa'.

## BATHROOMS AND EN-SUITE BATHROOMS

- White 'Roca' sanitaryware
- 'Vado' bathroom, basin taps and shower valves
- Half tiled walls with full height in shower cubicles from Porcelanosa
- Floor tiles by 'Porcelanosa'
- Chrome towel rails
- Ceiling downlighters.

## ELECTRICAL

- White 'MK' electrical sockets and switches
- Mains operated smoke detectors
- Fused grid switches in kitchen for appliances
- Pendant lighting
- Wired for Sky TV in lounge and bedroom one
- BT and TV sockets in all principal rooms and bedrooms
- Patio lighting
- Electric supply to garage.

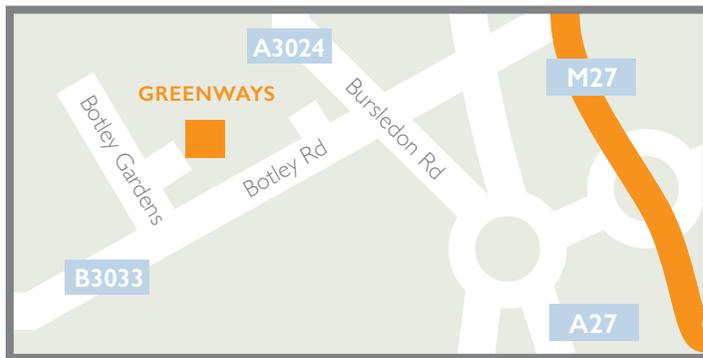
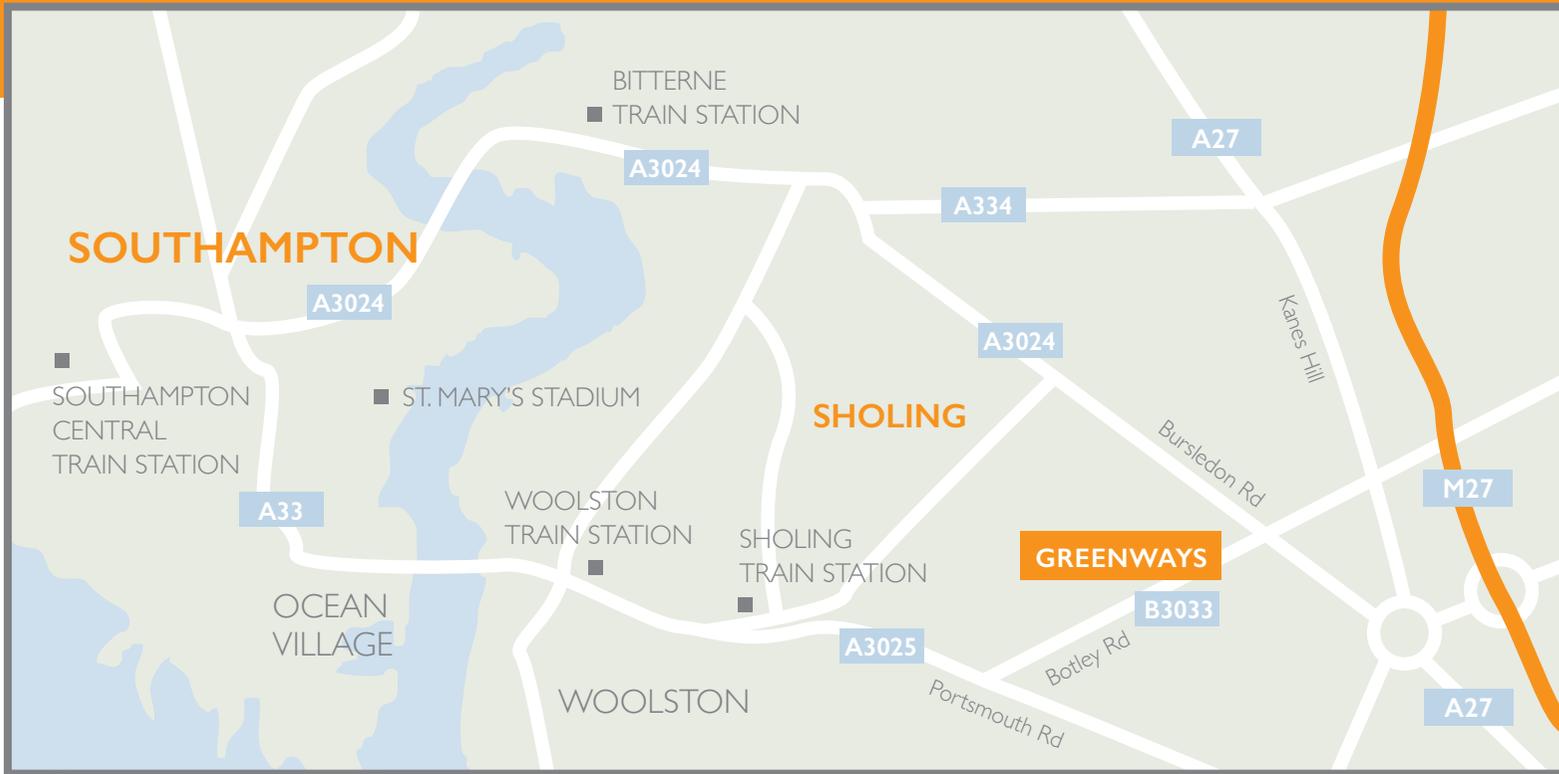
## EXTERIOR FINISHING

- K-Rend Exterior Wall finish
- 'Hardie Plank' Wall cladding
- Buff coloured textured paving slabs for pathways and patios
- Turfed rear gardens
- 1800mm high close board timber fencing and garden gates
- Landscaped front gardens.

## GENERAL

- 10 Year LABC Warranty
- Gas Central Heating
- Photovoltaic panels to all houses, reducing energy bills for homeowners
- PVCu double-glazed doors and windows.





**SATNAV Postcode to get you to Greenways**

SO19 0SW\*



Ibex Homes  
 Drivers Wharf Business Park  
 Drivers Wharf  
 Northam Road  
 Southampton  
 SO14 0PF

Tel: 023 8038 2820  
 Email: [info@ibexhomes.co.uk](mailto:info@ibexhomes.co.uk)  
[www.ibexhomes.co.uk](http://www.ibexhomes.co.uk)



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Ibex Land & Property's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. \*This postcode should not be used for postal purposes for Greenways.