



Persimmon
Together, we make your home



Cygnet Grange

Swanmore • Hampshire



Together, we make your home

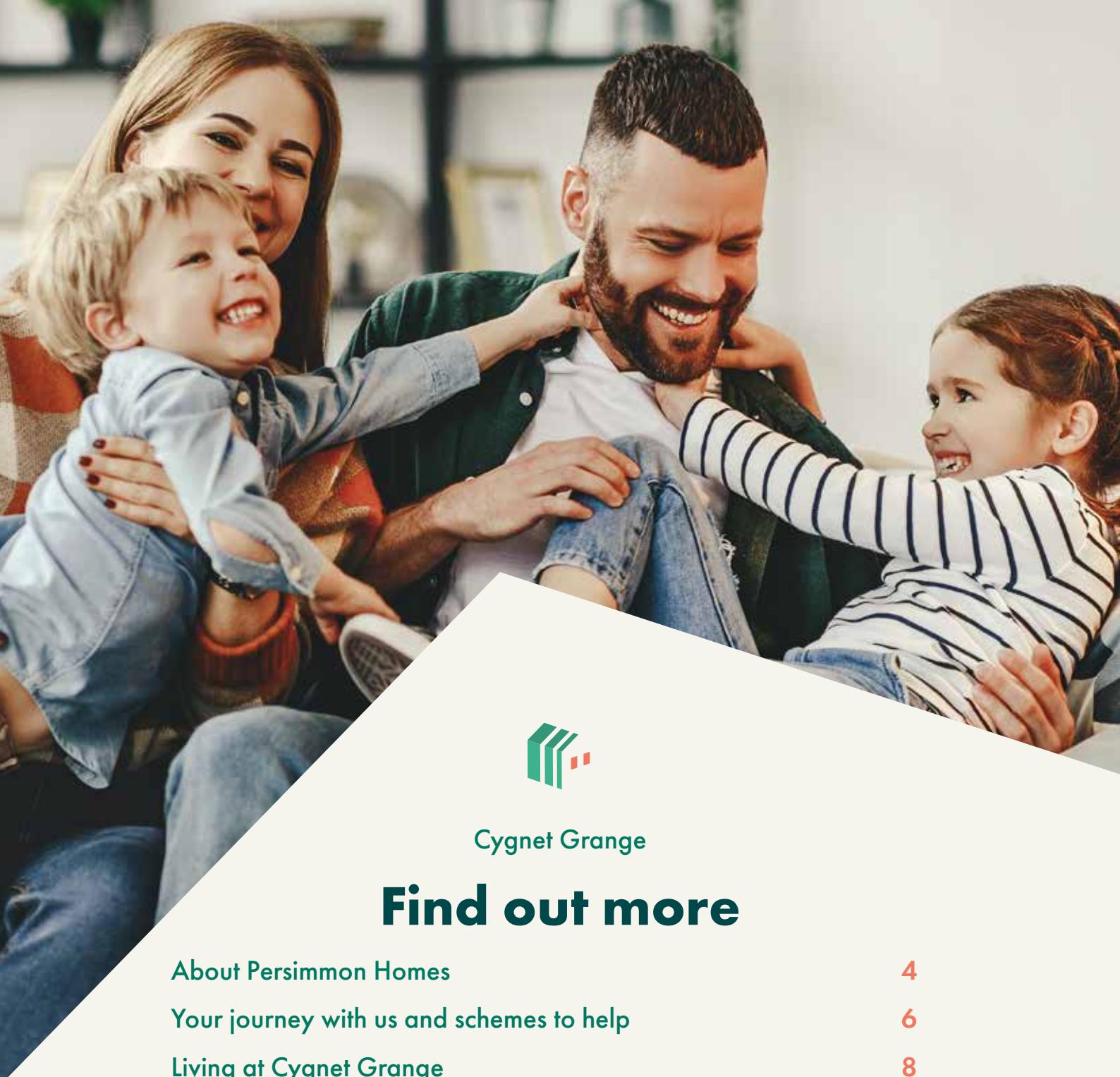
When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That's because we understand your new home is more than simply bricks and mortar. It's a private place of sanctuary where we hope you'll laugh, entertain and escape for many years to come.

**"With over 50 years of building
excellence, find out more about us
on page 4"**



5 stars!

We're proud of our 5 star builder status awarded by the national Home Builders Federation (HBF). It's a reflection of our commitment to delivering excellence always and putting our customers at the heart of all we do.



Cygnet Grange

Find out more

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Who we are

A little bit about us

You're about to make one of the most exciting investments of your life! A beautiful place to call home for years to come.

Here are some reasons to invest in a Persimmon home...

Over 50 years of expertise

We've been building homes and communities since the early seventies, and just as fashions have moved on, so too has construction. Over half a century we've perfected processes, fine-tuned materials and honed skills to make us one of today's most modern and progressive home builders.

Sustainability mission

We're committed to reducing our impact on the planet and building for a better tomorrow, with a dedicated in-house team focused on this. [Read more on page 28](#)



Persimmon in numbers

It's not all about numbers we know, but to give you sense of scale here are a few:

14,868

homes
sold in
2022

200+

locations
across
the UK

5000+

employees
make it all
happen

700+

apprentices
taken on
each year

£505.6m

invested in
local communities
in 2022



Real Living Wage

We're proud to be accredited to the Real Living Wage. We value our employees and want to pay them fairly for the good work they do.

Like to know more? Just scan the QR code below.



Happy hour

We run Customer Construction Clinics from our on-site sales offices each Monday from 5-6pm. Pop in to see the team both during and after you've moved in to your new home.

Finishing Touches

We know you'll want to make your home your own, so we created 'Finishing Touches', our home personalisation service.

Read more on page 30

"Building sustainable homes and community hubs"

Save money on your energy bills

The increased thermal retention from our insulation and double glazing, along with reduced water use thanks to efficient appliances, mean you'll automatically save money on your energy and water bills – and with the rising cost of living, this can make a real difference.



Take a look at the recently published HBF Watt a Save report to find out how much you could save.

Giving back

We do everything we can to give back to our communities and proudly contribute towards community hubs, children's play areas, schools and sports facilities.

Our 'Community Champions' and 'Building Futures' programmes help to raise funds for projects and charities across Great Britain. If you'd like to get involved visit persimmonhomes.com/community-champions to see if you could apply to support your local community.



Help when you need it

You'll have a dedicated customer care helpline, plus cover for emergencies like complete loss of electricity, gas, water or drainage.

10-year warranty

When you buy a Persimmon home it comes complete with a 'peace of mind' 10-year insurance-backed warranty and our own two-year Persimmon warranty.





With you all the way

Your journey with us

From finding your perfect new home to moving in,
we're here to help every step of the way.

1.

2.

3.

Reservation

So you've seen a home you love? Speak to one of our friendly sales advisors who will help you secure your dream home.

Solicitor

You'll need to instruct a solicitor or conveyancer at the point of reservation. Your sales advisor can recommend a local independent company.

Mortgage application

Most people will need to apply for a mortgage. We can recommend independent financial advisors to give you the best impartial advice.

4.

5.

6.

Personalise!

The bit you've been waiting for! Making the final choices for your new home. Depending on build stage you can also choose from a range of Finishing Touches.

Exchange contracts

One step closer to moving in – this is where we exchange contracts and your solicitor will transfer your deposit.

Quality assurance

Your home will be thoroughly inspected by site teams and will also have an Independent Quality Inspection to make sure it's ready for you to move into.

7.

8.

9.

Home demo

Another exciting milestone! Here's where you get to see your new home before completion. You'll be shown how everything works and any questions can be answered.

Handover

The moment you've been waiting for! The paperwork has been completed, the money transferred and now it's time to move in and start unpacking...

After-care

Our site and customer care teams will support you every step of the way. You'll receive a dedicated customer care line number to deal with any issues.

persimmonhomes.com



Need help?

One of the best things about buying a new-build home is the amazing offers and schemes you could benefit from. T&Cs apply.



**PART
EXCHANGE**



**HOME
CHANGE**



**EARLY
BIRD**



Deposit Unlock



**Bank of Mum
and Dad**



Deposit Boost



**Armed Forces/Key
Workers Discount**



Own New



- ⑤ Choice of 3 and 4-bedroom homes
- ⑤ Excellent local facilities
- ⑤ Close to Southampton and Portsmouth
- ⑤ Good range of local amenities



Perfectly located
for commuting,
shopping & schools.



Southampton • Hampshire

Cygnet Grange

Lovely new homes in a village setting with easy access to Southampton, Portsmouth and the South Coast, as well as to the glorious South Downs and the Solent.

Designed with community in mind

Swanmore is the perfect setting for our new homes at Cygnet Grange, offering homebuyers a family-friendly environment that's also very convenient for both Southampton and Portsmouth. It's the best of both worlds to have city life on one hand and the beautiful countryside of the Meon Valley – part of the South Downs National Park – on the other.

The village offers excellent local facilities. These include two pre-schools and a primary and secondary school which are both on New Road and within walking distance of Cygnet Grange, so you'll soon feel that you're a part of the community. Other amenities in the village include pubs,

the village hall, leisure centre and a golf centre.

Nearby, the internationally renowned sailing communities of The Solent, Chichester Harbour and the Isle of Wight are a huge draw for sporting enthusiasts, and there are some lovely beaches to explore.

Great connections

The cities and towns along this part of Hampshire's south coast are linked by the M27. It's a convenient route that connects with the A31 for Bournemouth and Poole, the M3 for London and the A3 for Guildford. Locally, the A334 takes you into Southampton just 12 miles away, and the A32 takes you into Portsmouth, approximately the same distance. There are train services from both cities to London King's Cross, Euston, Paddington and St Pancras.

EXPLORE

Start exploring...

Southampton
8.3 miles

Portsmouth
12 miles

Winchester
25 miles

South Downs
National Park
36.1 miles



Cygnet Grange



Our homes

3 bedroom

-  **The Danbury**
-  **The Saunton**
-  **The Braunton**
-  **The Sherwood**
-  **The Charnwood**
-  **The Barnwood**

4 bedroom

-  **The Greenwood**
-  **The Brampton**
- 4 bedroom + study**
-  **The Selwood**
-  **The Kielder**

 **Affordable Housing**

 **Shared Ownership**

 **Bin Collection Points**

BS **Bin and Bike Store**

LAP **Local Area of Play**

SS **Sub Station**



Spring Vales



This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.



Cygnet Grange

Homes at a glance

Cygnet Grange has something for everyone, from 3-bedroom to 4-bedroom family homes.

3 bed



PAGE 15 THE DANBURY

3 beds • Garden • Parking
PEA: B

Plots 14, 15, 22, 23, 28, 29, 41,
42, 59 & 60

PAGE 16 THE SAUNTON

3 beds • En suite • Garden
Parking • PEA: B

Plots 19, 20, 31, 32, 34, 35, 51
& 53

PAGE 17 THE BRAUNTON

3 beds • En suite • Garden
Parking • PEA: B

Plot 52



PAGE 18 THE SHERWOOD

3 beds • En suite • Garden
Parking • PEA: B

Plots 2, 11, 21, 24 & 30

PAGE 19 THE CHARNWOOD

3 beds • En suite • Garden
Parking • PEA: B

Plots 18 & 56

PAGE 20 THE BARNWOOD

3 beds • En suite • Garden
Parking • PEA: B

Plots 17, 33 & 36



4 beds



PAGE 21 **THE GREENWOOD**

4 beds • En suite • Garden
Parking • PEA: B

Plots 16 & 57

PAGE 22 **BRAMPTON**

4 beds • En suite • Utility
Garden • Parking • PEA: A

Plot 58

PAGE 23 **THE SELWOOD**

4 beds & study • En suite •
Garden
Parking • PEA: B

Plots 12 & 13



PAGE 24 **THE KIELDER**

4 beds & study • En suite •
Garden
Parking • PEA: A

Plot 1



Scan me!

For availability and pricing
on our beautiful new homes
at Cygnet Grange.



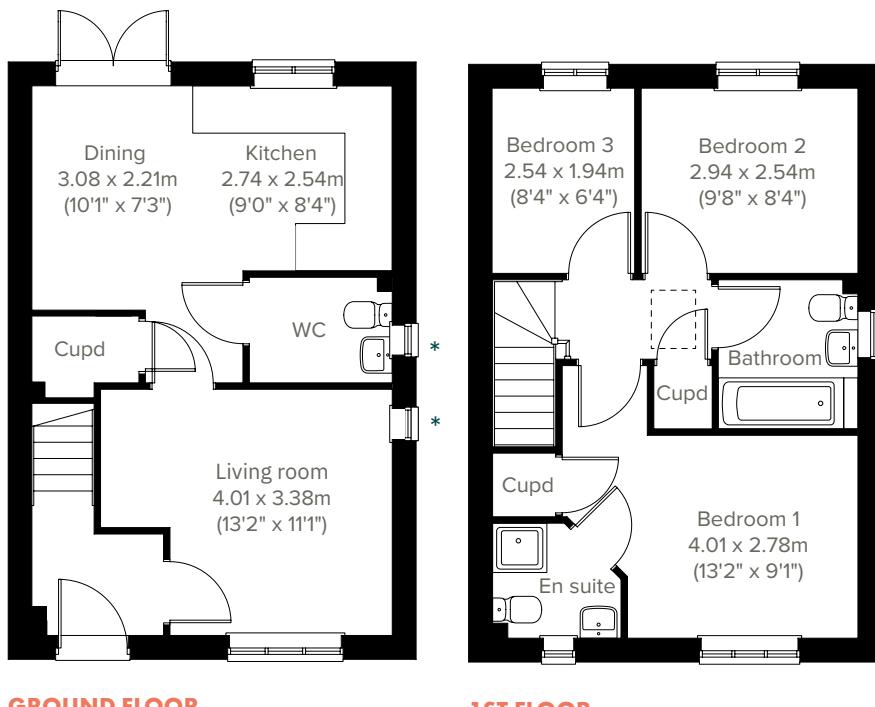


The Danbury

3 bedroom home



Perfect for the way we live today, the three-bedroom Danbury has a modern open plan kitchen/dining room with garden access and a spacious front-aspect living room that's ideal for entertaining. Upstairs there are three bedrooms - bedroom one has an en suite - and a family-sized bathroom. Appealing to families, first-time buyers and young professionals.



*Plot specific, please ask a Sales Advisor for more details.

GROUND FLOOR

1ST FLOOR

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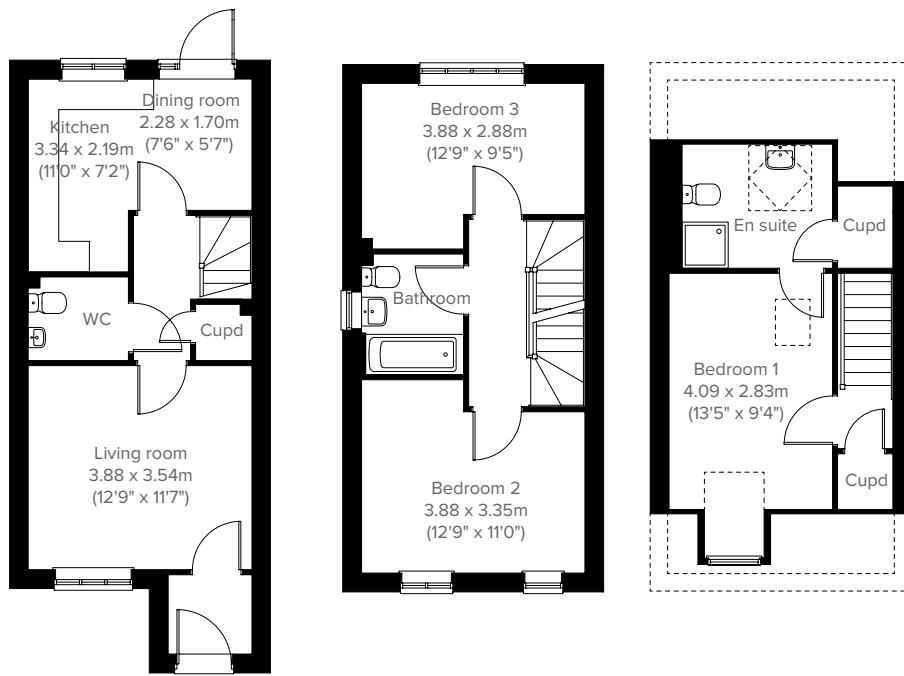


The Saunton

3 bedroom home



An attractive three-storey, three-bedroom home, the Saunton has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, three storage cupboards and off-road parking means it's practical as well as stylish.



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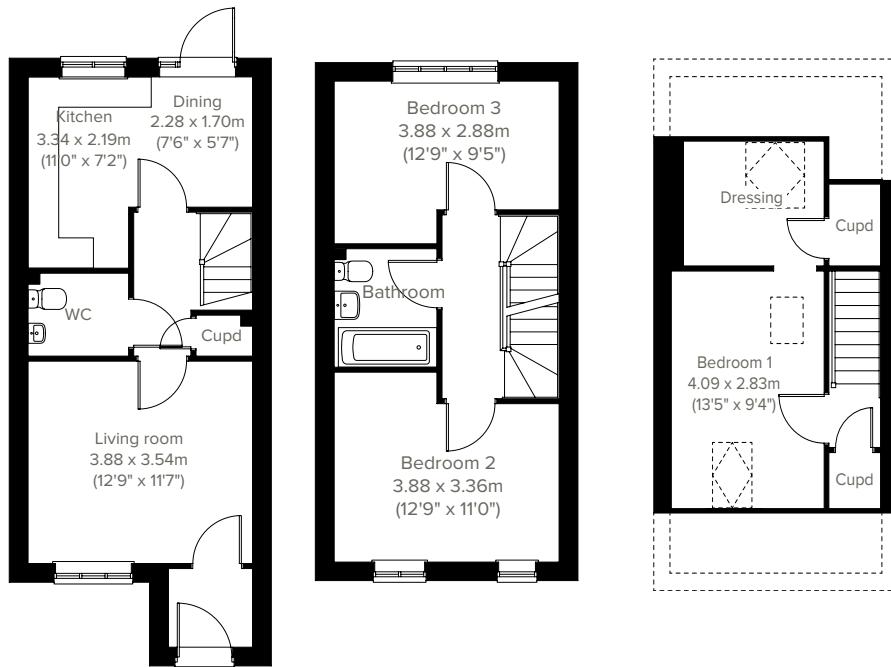


The Braunton

3 bedroom home



A superb family home, the Braunton features a bright open plan kitchen/dining room with access to the garden, and a spacious front-aspect living room. The WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find two bedrooms and a family-sized bathroom and on the top floor bedroom one benefits from a dressing area and two handy storage cupboards.



GROUND FLOOR

1ST FLOOR

2ND FLOOR

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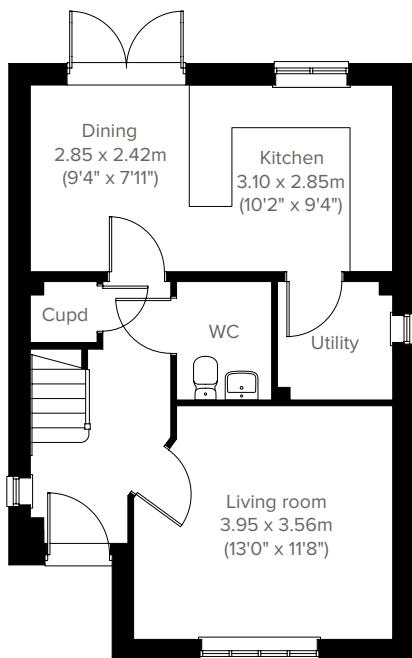


The Sherwood

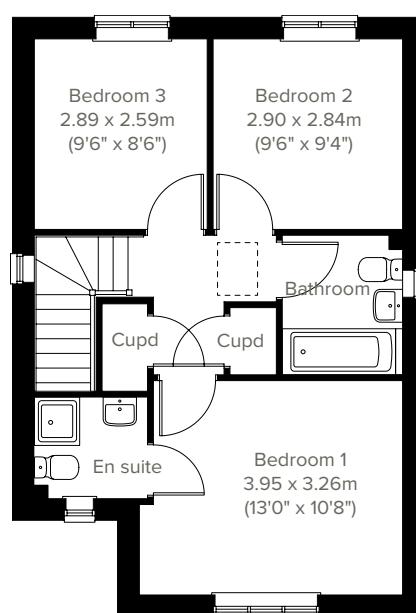
3 bedroom home



The Sherwood is a modern two-storey home ideal for family life. This three-bedroom home features an open plan kitchen/dining room with French doors leading into the garden, a handy utility room, a front-aspect living room, plus under-stairs storage and a WC. The first floor has three good-sized bedrooms, one with an en suite, and the main family bathroom plus two storage cupboards.



GROUND FLOOR



1ST FLOOR

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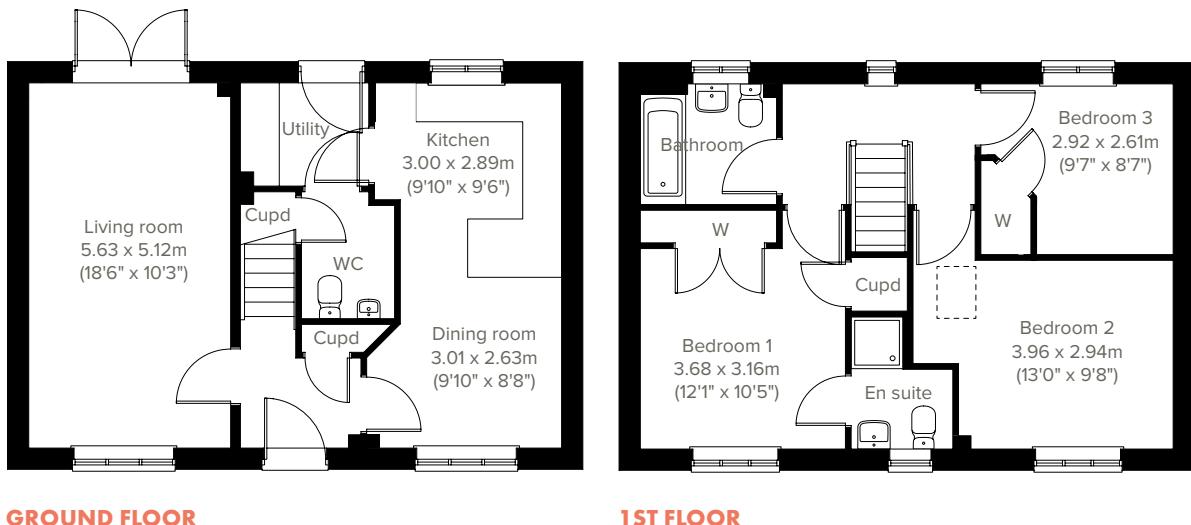


The Charnwood

3 bedroom home



Enjoy the best of modern living in this popular three-bedroom home which features a stylish open plan kitchen/dining room and utility room. The Charnwood features a bright dual-aspect living room with French doors leading into the garden, handy storage cupboards and downstairs WC. Upstairs there are three good-sized bedrooms - bedroom one with an en suite - and a good-sized family bathroom.



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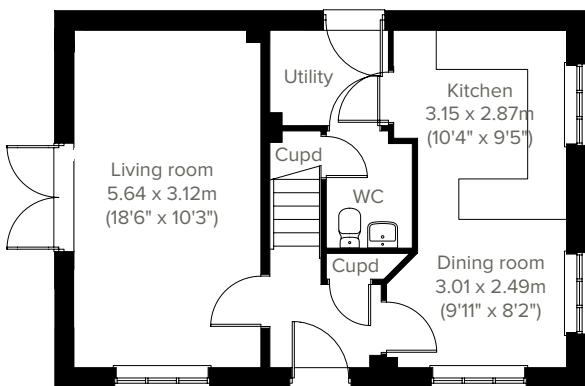


The Barnwood

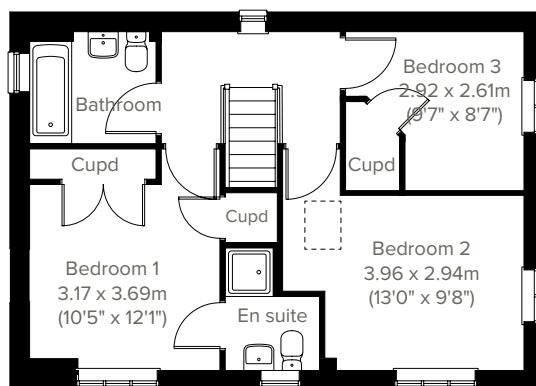
3 bedroom home



A thoughtfully-designed three-bedroom family home with much to offer, the Barnwood has a bright and modern open plan kitchen/dining room leading to a handy utility room. The spacious living room has French doors leading into the garden. There's a downstairs WC, and plenty of cupboards to take care of everyday storage. Plus there's an en suite to bedroom one and a family bathroom.



GROUND FLOOR



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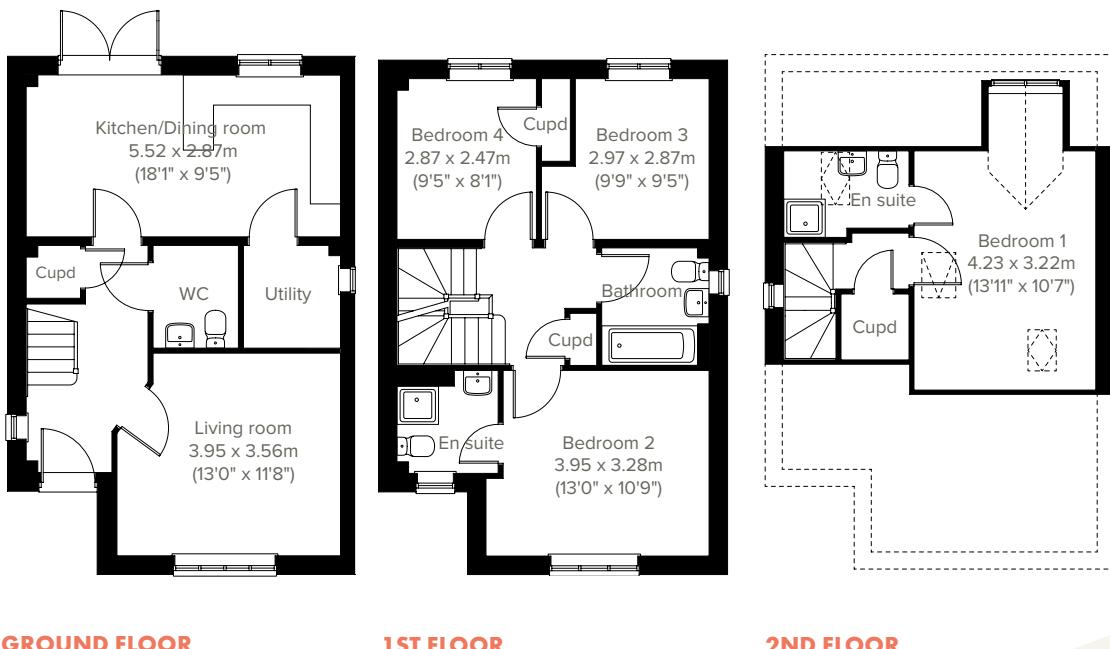


The Greenwood

4 bedroom home



Enjoy the best of modern living in this popular four-bedroom home. The Greenwood's bright front-aspect living room, spacious kitchen/dining room, separate utility room, handy storage cupboard and downstairs WC complete the ground floor. The first floor consists of three bedrooms - bedroom two with an en suite - and a family bathroom. On the second floor, bedroom one has an en suite and further storage.



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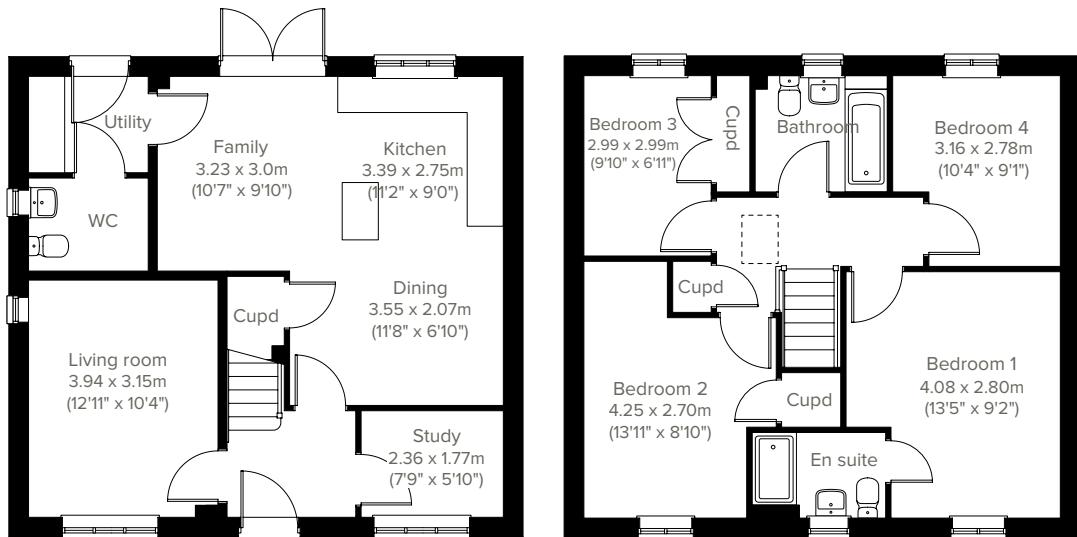


The Brampton

4 bedroom home



A beautifully-designed four-bedroom detached home, the Brampton has everything you need for modern living. Downstairs there's a front-aspect living room, a spacious kitchen/dining/family room with French doors leading into the rear garden, and a separate study. The first floor is home to a generous bedroom one with en suite, plus plenty of storage cupboards and the family bathroom.



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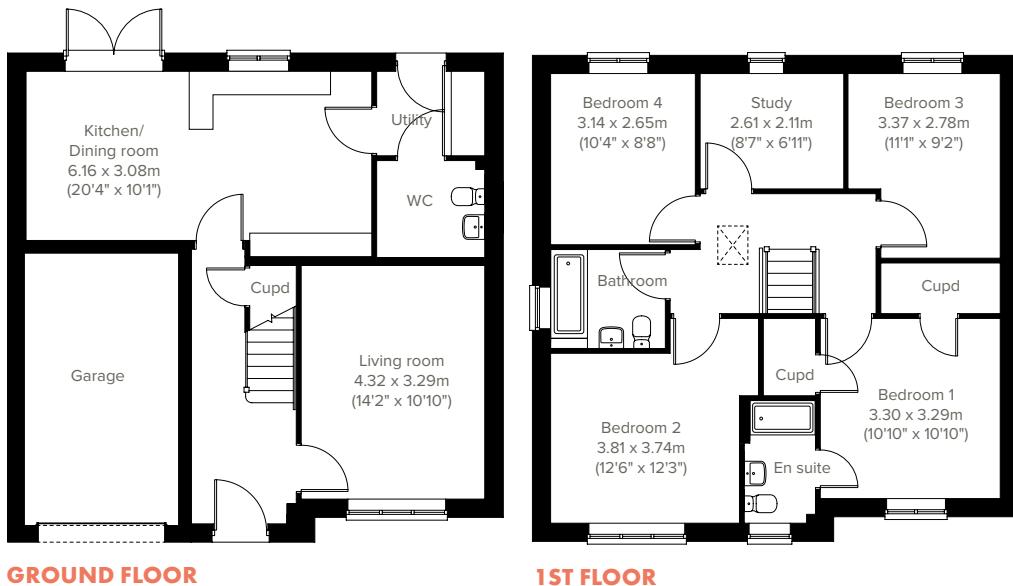
The Selwood

4 bedroom & study home



* Porch design varies please refer to working drawings

A lovely family home, the Selwood ticks all the boxes. The modern and stylish open plan kitchen/dining room is perfect for spending time as a family and entertaining. There's also a nicely-proportioned living room, integral garage, downstairs WC and handy utility with outside access. Upstairs there are four spacious bedrooms - bedroom one includes an en suite - a large family-sized bathroom, study and storage cupboards.



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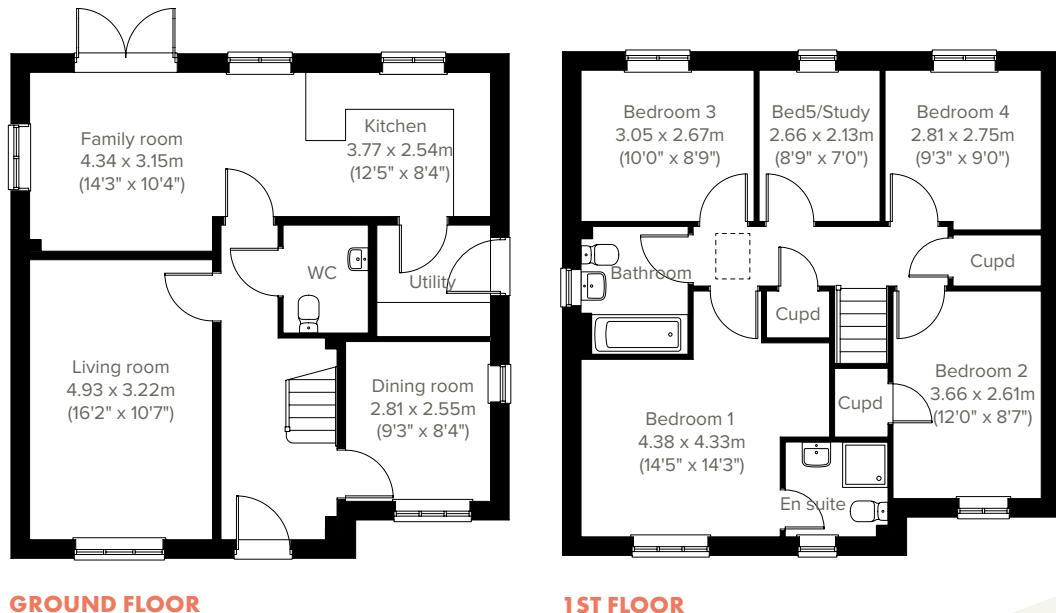


The Kielder

4 bedroom & study home



The Kielder is a superb detached home with a good-sized living room, separate dining room, and a bright open plan kitchen/family room with double doors leading onto the garden - perfect for family life and entertaining. It's practical too, with a utility, downstairs WC and four storage cupboards. The large bedroom one has an en suite with the spacious landing leading on to three further bedrooms, a study and the main family bathroom.



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Your home, better connected
for a brighter future



Ultrafast 500Mb broadband is available on this development.

FibreNest provides you with high-speed, totally unlimited full-fibre broadband to your home, at great prices.

Choose the best package for you

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to binge-watching the latest box set, streaming music with friends to ruling the galaxy in the latest must-have game - we've got the service for you.



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To sign up you will need your Unique Customer Reference.
Please ask your sales advisor for this:

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D:

P:

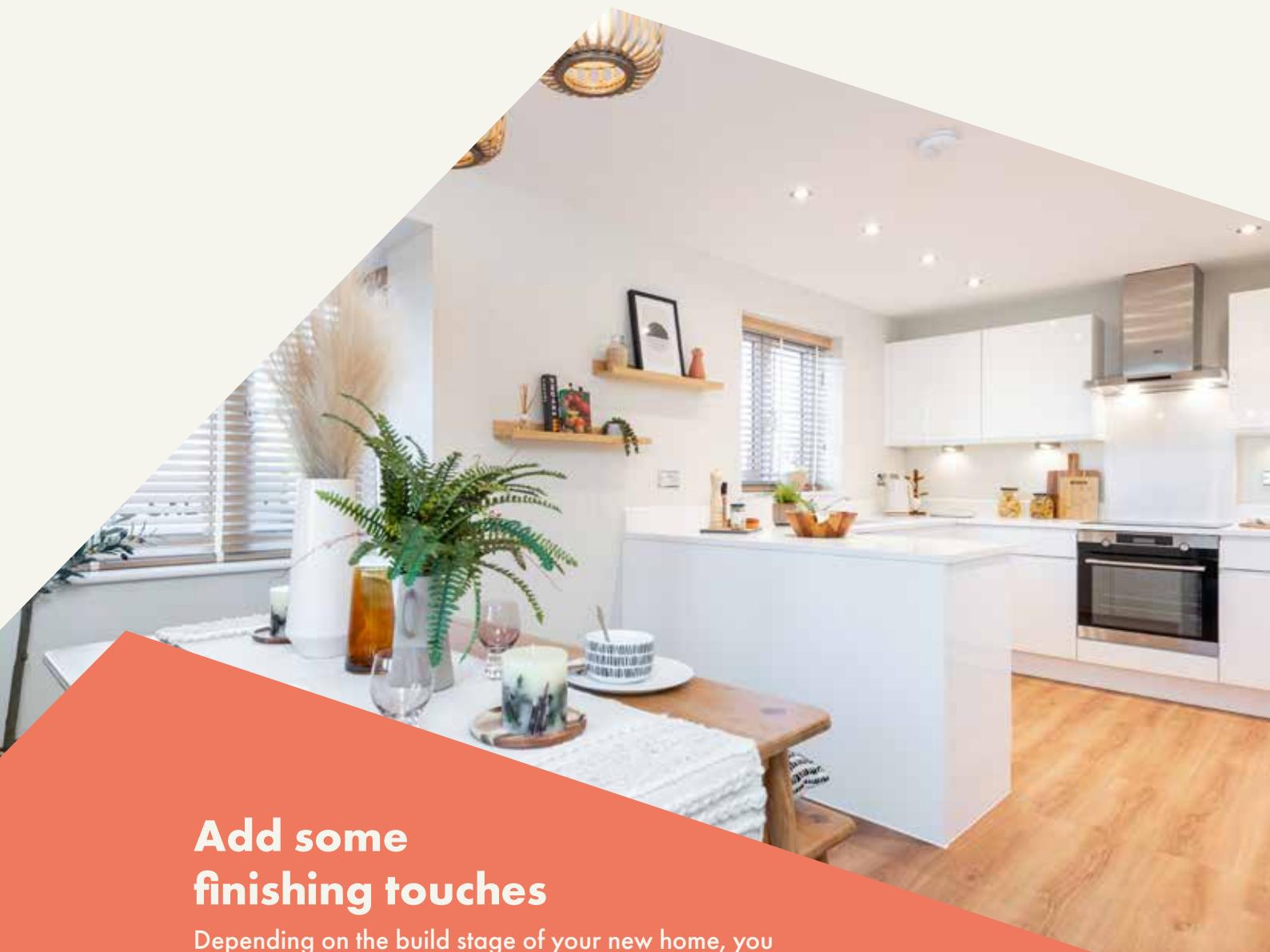


Cygnet Grange

Specifications

Our homes include these items as standard to ensure you have everything you need to be comfortable from the day you move in.

Built for today's modern lifestyles with sustainability in mind.



Add some finishing touches

Depending on the build stage of your new home, you can upgrade things like kitchens, appliances, taps and showers via our bespoke 'Finishing Touches' range.



External

Walls

Traditional cavity walls.
Inner: timber frame or block.
Outer: Style suited to planned architecture.

Roof
Tile or slate-effect with PVCu rainwater goods.

Windows
Double glazed E-glass windows in PVCu frames.

Doors
GRP-skinned external doors with PVCu frames.
French doors to garden or balcony (where applicable).



Internal

Ceilings

Painted white.

Lighting

Pendant or batten fittings with low-energy bulbs.

Stairs

Staircase painted white.

Walls

Painted in white emulsion.

Doors

White gloss doors with white hinges.

Heating

Gas fired combi boiler with radiators in all main rooms, with thermostatically-controlled valves to bedrooms.

Insulation

Insulated loft and hatch to meet current building regulations.

Electrics

Individual circuit breakers to consumer unit and double electric sockets to all main rooms.

General

Media plate incorporating TV and telecommunication outlets to living room.



Kitchen

General

Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage).

Plumbing

Plumbing for washing machine.

Appliances

Single electric stainless steel oven, black glass ceramic hob, stainless steel chimney hood and splash-back.



Bathroom

Suites

White bathroom suites with chrome-finished fittings.

Extractor fan

Extractor fan to bathroom and en suite (where applicable).

Shower

Mira showers with chrome fittings to en suite. Where there is no en suite, hair rinse shower attachment.

Splash-backs

1-course splash-back to basin / 3-course splash-back to bath / fully tiled shower.

General

En suite to bedroom(s) where applicable.



Security

Locks

Three-point locking to front and rear doors, locks to all windows (except escape windows).

Fire

Smoke detectors wired to the mains with battery back-up.



Garage & Gardens

Garage

Garage, car ports or parking space.

Garden

Front lawn turfed or landscaped (where applicable).

Fencing

1.8 metre fence to rear garden, plus gate.





Energy efficiency built in

Sustainability

Our homes are typically 30% more efficient than traditional UK housing, helping you to save money and reduce your impact on the environment.

We're proud that we already build our homes to high levels of energy efficiency, but there's still a way to go. Our in-house sustainability team is dedicated to our mission to have net zero carbon homes in use by 2030, and for our own operations to be net zero carbon by 2040.

To achieve this, we're working to science-based carbon reduction targets in line with the Paris Agreement's 1.5°C warming pledge, investing in low-carbon solutions and technology that will further reduce the carbon footprints of our homes and our impact on the planet.

Energy efficiency built in:

- EPC rating – B**
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- Up to 400mm roof space insulation**
Warmer in winter, cooler in summer, reducing energy bills.
- Argon gas filled double glazing**
Greater insulation and reduced heat loss.
- Energy efficient lighting**
We use energy-saving LED lightbulbs in all our homes.
- A-rated appliances**
Many of our kitchen appliances have a highly efficient A rating.
- A-rated boilers**
Our condenser boilers far outperform non-condensing ones.
- Local links**
We're located close to amenities and public transport to help reduce your travel footprint.
- Ultra-fast broadband**
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.
- Lower-carbon bricks**
Our concrete bricks typically use 28% less carbon in manufacture than clay, giving total lifetime carbon savings of 2.4 tonnes of CO₂ per house built.

Eco goodies

When you move in to your new Persimmon home you'll find some of our favourite eco brands in your Homemove box. These products are plastic free, refillable and ethically sourced.





Your home, your way

Finishing Touches to make it yours

**Our goal is to make your house feel like your home before
you've even collected the keys.**

Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous Finishing Touches collection.

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out. And rest assured, every upgrade and item available has been carefully chosen to complement the style

and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. It can all be arranged from the comfort and convenience of one of our marketing suites, in a personal design appointment.

You can choose:



Kitchens



Appliances



Bathrooms



Flooring



Wardrobes



Fixtures & fittings

"One of the most exciting things about buying a brand new home is putting your own stamp on a blank canvas."



Share & win!

Share your love for your new Persimmon home and you could win a £100 Next voucher. There is one up for grabs every month. For inspiration, check out past winners' homes on our Instagram page @persimmon_homes

#lovemypersimmonhome

The earlier you reserve, the greater the choice

We'll always try and accommodate the Finishing Touches you want, but they are build-stage dependent, so the earlier you reserve the better.

persimmonhomes.com/finishingtouches

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the sales advisor on site.



All about community

Proud to be building communities

When creating Cygnet Grange, not only did we create a lovely local environment for you and your family, we also contributed to the wider community.

Throughout the development process, we proactively engage with local communities and work closely with planning authorities. Cygnet Grange has achieved the right balance of homes and open space and the right mix of house types for a thriving community.

We also include much-needed homes for our Housing Association partners. Our plan enhances local facilities too, providing investment in local infrastructure such as transport, education and recreation facilities, as well as initiatives to generate biodiversity.



“We’ve actively enhanced biodiversity at Cygnet Grange.”

EDUCATION

£327k contribution to school.

COMMUNITY

Community infrastructure levy £225k.

HOUSING

Affordable housing provision.

**COMMUNITY SPACES**

On site play area.

NATURE CONSERVATION

£38k Bird Aware contribution.
Raising awareness of protected
birds and encouraging people to
share our shores with wildlife.





6 reasons why it pays to buy new

Did you know?

Most of the benefits of buying new are obvious, but some are not. Here's a quick summary of the key reasons why it's such a smart move:

1.

No chain

Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying new limits the chance of getting involved in one.

2.

Energy efficient

Our homes include cost-effective combi boilers, first-rate loft insulation and draught-free double glazed windows to meet stringent energy-efficient standards, keeping your energy bills as low as possible.

3.

Brand new

Absolutely everything in your new home is brand new. You get all the latest designs and tech, complete with manufacturers' warranties. Win-win.

4.

More ways to buy

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange.

5.

10 year warranty

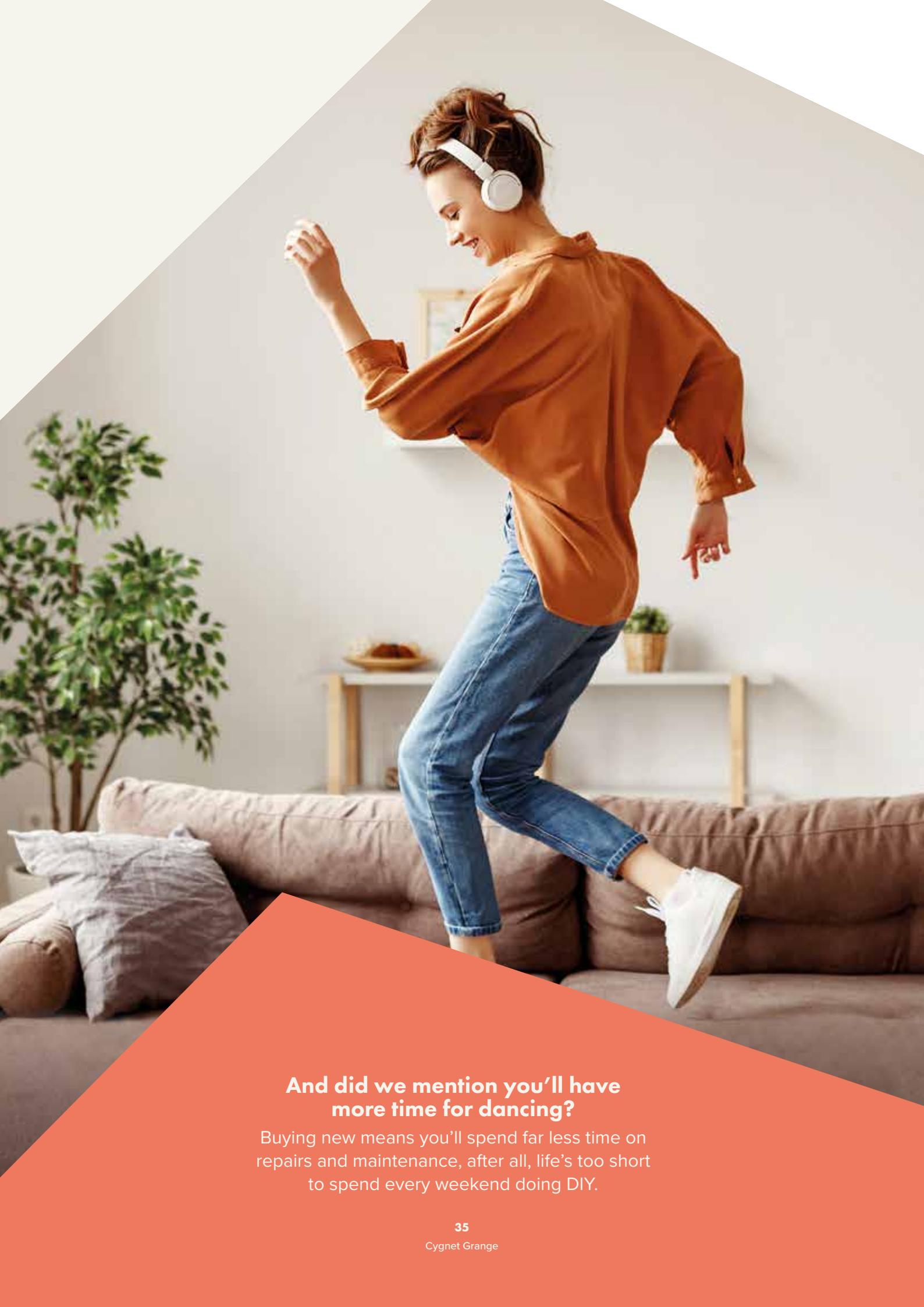
All our new homes come with a ten-year, insurance-backed warranty, as well as our own two-year Persimmon warranty. In the unlikely event you ever need to claim, our Customer Care Team are there to help you.

6.

Safe & secure

All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.

persimmonhomes.com



**And did we mention you'll have
more time for dancing?**

Buying new means you'll spend far less time on repairs and maintenance, after all, life's too short to spend every weekend doing DIY.



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