



PYE

h o m e s

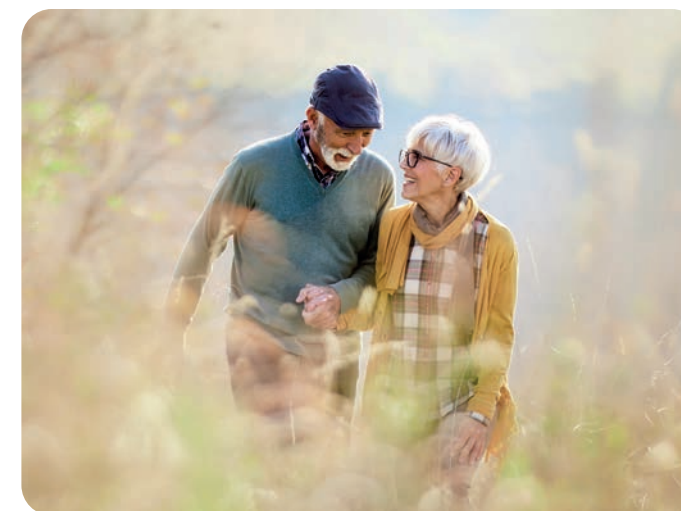
BLENHEIM

AT

WELBORNE

DASHWOOD

2-bedroom apartments | 2 & 3-bedroom houses



A new garden village for the twenty-first century



Almost two decades in the making, a ground-breaking, sustainable, new community is being created in the Hampshire countryside, close to the historic market town of Fareham and neighbouring the South Downs.

Welborne Garden Village has been conceived by master planners The Buckland Group, and Pye Homes are proud to have been selected as one of just three developers to begin creating this remarkable new community with a real sense of place and identity, blending outstanding architectural aesthetics shaped by tradition, with integrated amenities and natural green space.

Welborne is not like other developments, but will follow the principles of the Garden City Movement of the early twentieth century and its aspirations to create living environments that benefit health, wellbeing and happiness.

Pedestrian-friendly streets of beautifully crafted, classically styled homes will be interspersed with green open spaces.

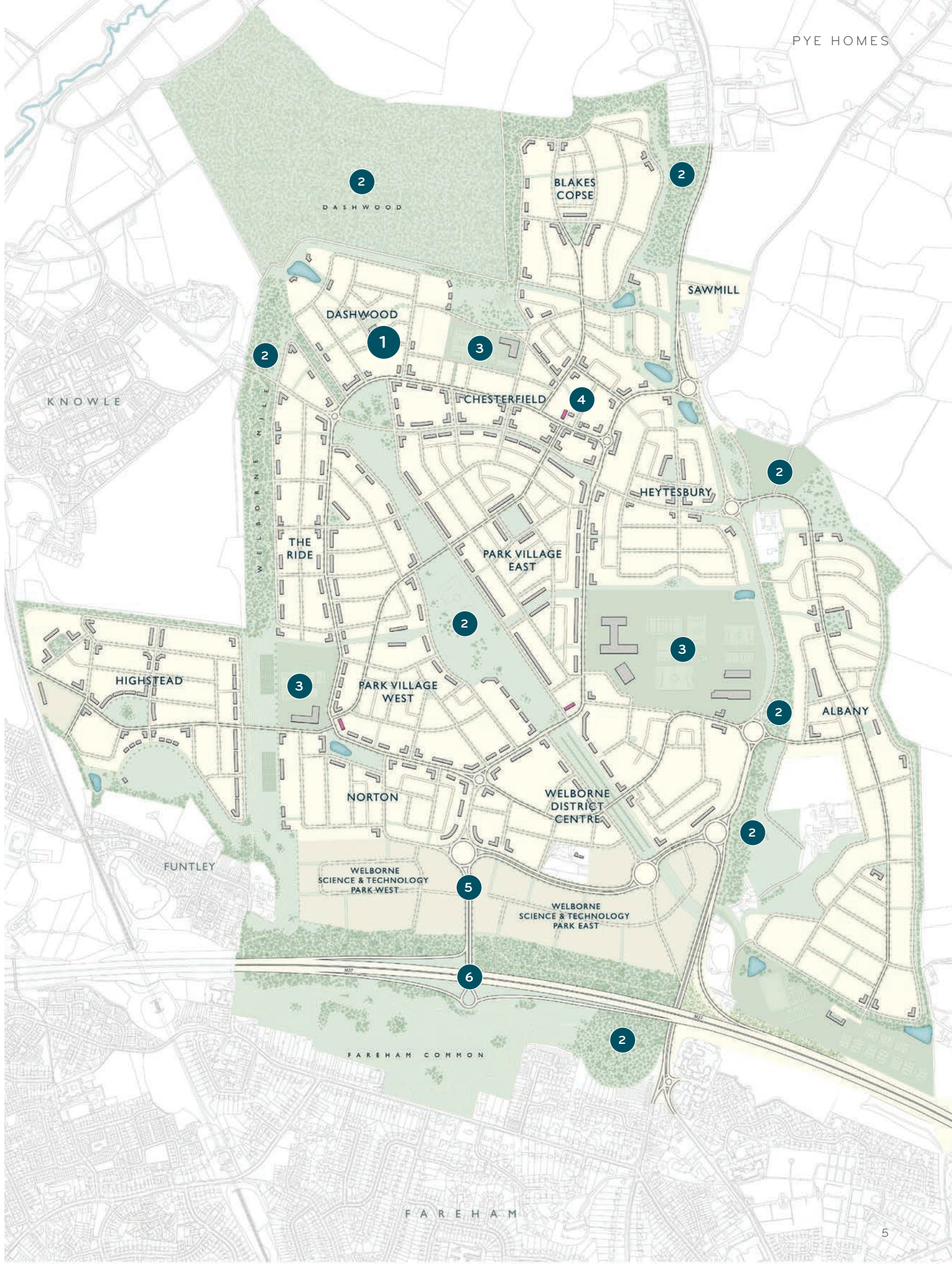
Existing woodland, play areas, sports fields and new parkland will provide the space for adventure, while a host of community amenities will bring people together.

Everything will be connected by a network of greenways, footpaths and cycleways, minimising car use and promoting healthier living.



Welborne Garden Village

- 1**
Pye Homes
 Phase 1 –
 A fabulous
 collection of
 1, 2, 3, 4 &
 5-bedroom
 homes
- 2**
Open space
 Promoting health
 and wellbeing,
 Welborne
 benefits from an
 abundance of
 green open space
 and woodlands
- 3**
Education
 Three primary
 schools and
 a secondary
 school are to be
 included in the
 development
- 4**
Village Centre
 The social heart
 of Welborne,
 with a café, pub,
 guest house and
 retail spaces
- 5**
Business Park
 10,000 sq m
 of business
 space, including
 offices, retail
 and R&D
- 6**
Connections
 Upgraded
 Junction 10
 of the M27
 gives access
 to Welborne



Dashwood

First collection

Take in nature as you stroll along tree-lined streets until you reach the ancient forest which our neighbourhood takes its name from.

● **The Audley Apartments**

2-BEDROOM APARTMENTS
Plots 24.15, 24.16, 24.17, 24.18, 24.19, 24.20

● **The Mews**

2-BEDROOM HOME
Plots 23.09, 23.18 (Handed), 23.19

● **The Waterlow II**

2-BEDROOM HOME
Plot 24.21

● **The Gardiner**

3-BEDROOM HOME
Plots 23.01, 23.02 (Handed), 23.03, 23.04 (Handed)

● **The Roches**

3-BEDROOM HOME
Plots 23.05, 23.08 (Handed), 24.24, 24.27 (Handed)

● **The Wallington**

3-BEDROOM HOME
Plots 23.20, 23.23 (Handed)

● **The Wickham**

3-BEDROOM HOME
Plot 24.23



The Audley Apartments


2-BEDROOM APARTMENTS | Plots 24.15, 24.16





Audley

Dating back to the Domesday Book, the name Audley or 'Oddele' as it was known, has long been associated with Hampshire. By 1578 the name had evolved to 'Odlease' and now names one of our first homes at Welborne Garden Village.




RECEPTION


BEDROOMS

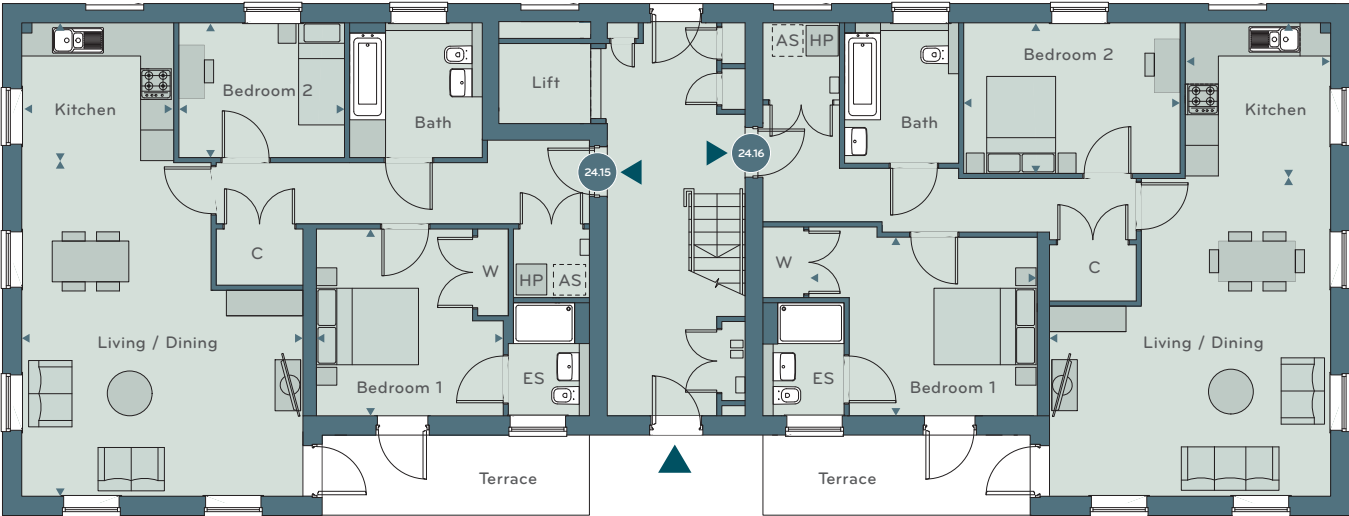

BATH/SHOWER

1

2

2

Ground floor



Total floor area 89.3sq m 961sq ft

Apartment 24.15

Kitchen	2.98m x 2.74m	9'9" x 9'0"
Living / Dining	6.54m x 5.51m	21'5" x 18'1"
Bedroom 1	3.66m x 3.66m	12'0" x 12'0"
Bedroom 2	3.25m x 2.64m	10'8" x 8'8"

Total floor area 94.3sq m 1015sq ft

Apartment 24.16

Kitchen	3.05m x 2.85m	10'0" x 9'4"
Living / Dining	6.23m x 5.51m	20'5" x 18'1"
Bedroom 1	4.45m x 3.50m	14'7" x 11'6"
Bedroom 2	4.24m x 2.95m	13'11" x 9'8"

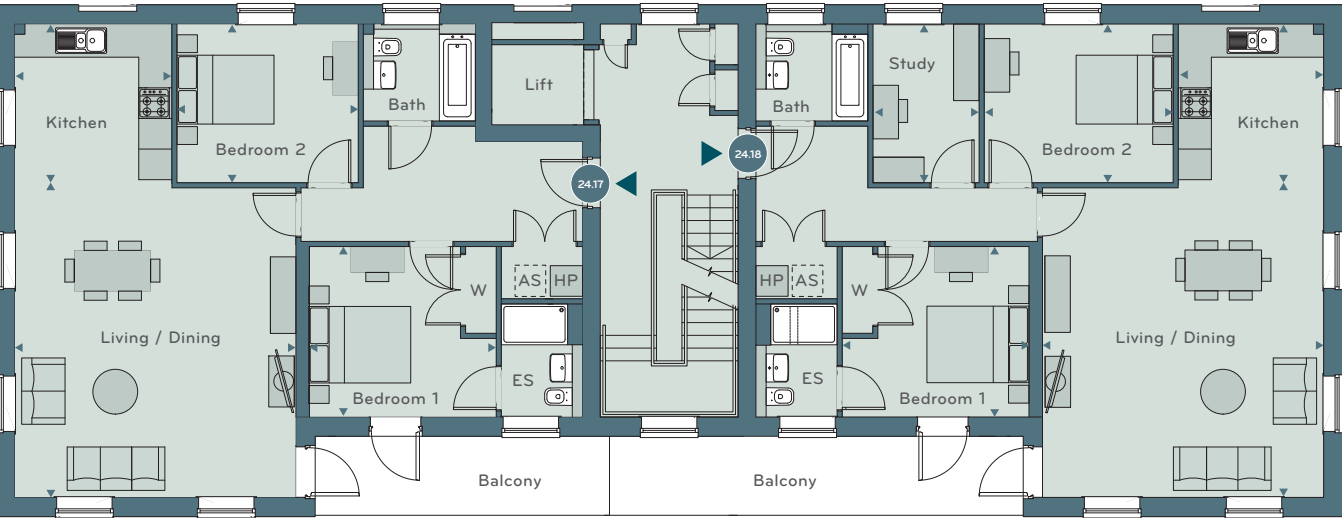
HP – HEAT PUMP | C – CUPBOARD | ES – EN SUITE | W – FITTED WARDROBE | AS – APPLIANCE SPACE

All floorplans are intended for illustrative purposes only and are not to scale. Measurements, layout, and dimensions shown are approximate and may vary during construction subject to a typical building tolerance of +/- 50mm. Any furnishings, fixtures, or landscaping depicted are for guidance only and do not form part of any contract or warranty. Prospective purchasers should not rely on these plans for making purchasing decisions and are advised to consult with the sales team for the most up-to-date and accurate information. The developer reserves the right to make changes to the design, specification, and layout without prior notice.

The Audley Apartments

2-BEDROOM APARTMENTS | Plots 24.17, 24.18

First floor



Total floor area 89.3sq m 961sq ft

Apartment 24.17

Kitchen		
3.21m x 3.08m	10'6" x 10'1"	
Living / Dining		
6.07m x 5.51m	19'11" x 18'1"	
Bedroom 1		
3.66m x 3.34m	12'0" x 10'11"	
Bedroom 2		
3.55m x 3.11m	11'8" x 10'2"	

Total floor area 94.3sq m 1015sq ft

Apartment 24.18

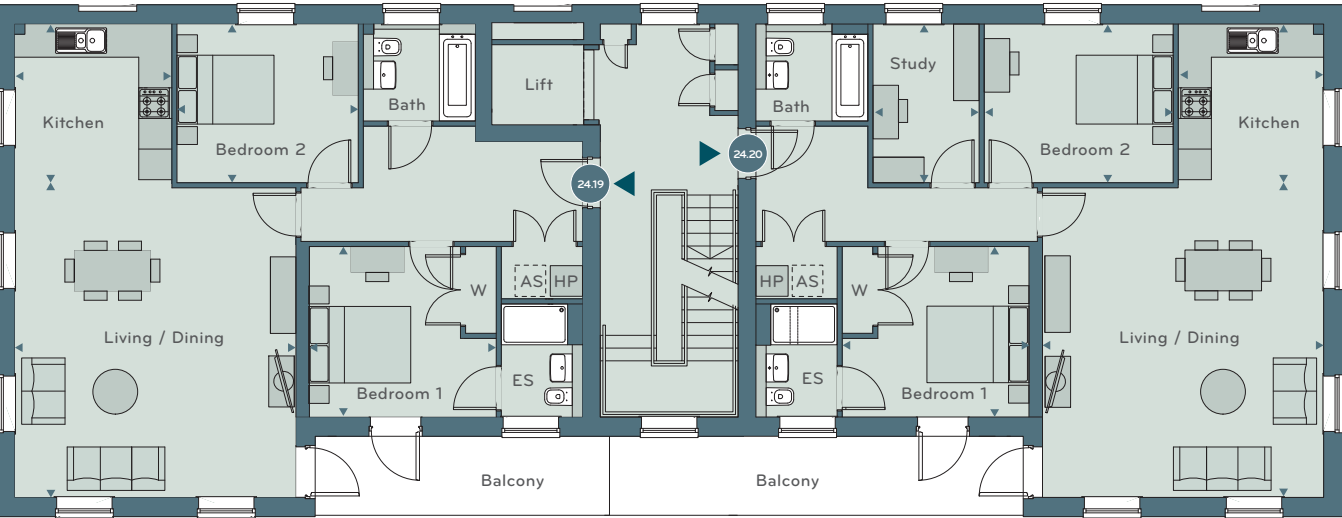
Kitchen		
3.21m x 2.85m	10'6" x 9'4"	
Living / Dining		
6.07m x 5.51m	19'11" x 18'1"	
Study		
3.11m x 2.08m	10'2" x 6'10"	
Bedroom 1		
3.66m x 3.34m	12'0" x 10'11"	
Bedroom 2		
3.70m x 3.11m	12'2" x 10'2"	



The Audley Apartments

2-BEDROOM APARTMENTS | Plots 24.19, 24.20

Second floor



Total floor area 89.3sq m 961sq ft

Apartment 24.19

Kitchen		
3.21m x 3.08m	10'6" x 10'1"	
Living / Dining		
6.07m x 5.51m	19'11" x 18'1"	
Bedroom 1		
3.66m x 3.34m	12'0" x 10'11"	
Bedroom 2		
3.55m x 3.11m	11'8" x 10'2"	

Total floor area 94.3sq m 1015sq ft

Apartment 24.20

Kitchen		
3.21m x 2.85m	10'6" x 9'4"	
Living / Dining		
6.07m x 5.51m	19'11" x 18'1"	
Study		
3.11m x 2.08m	10'2" x 6'10"	
Bedroom 1		
3.66m x 3.34m	12'0" x 10'11"	
Bedroom 2		
3.70m x 3.11m	12'2" x 10'2"	

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The Mews

2-BEDROOM HOME | 23.09, 23.18 (Handed), 23.19



Mews

Mews are charming rows or courtyards of former stables and carriage houses, beautifully converted with stylish living spaces above.



RECEPTION1



BEDROOMS2



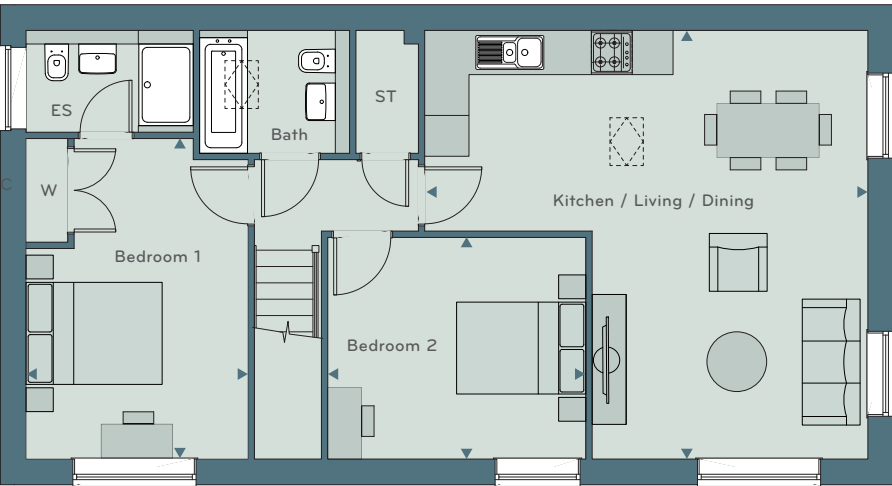
BATH/SHOWER2



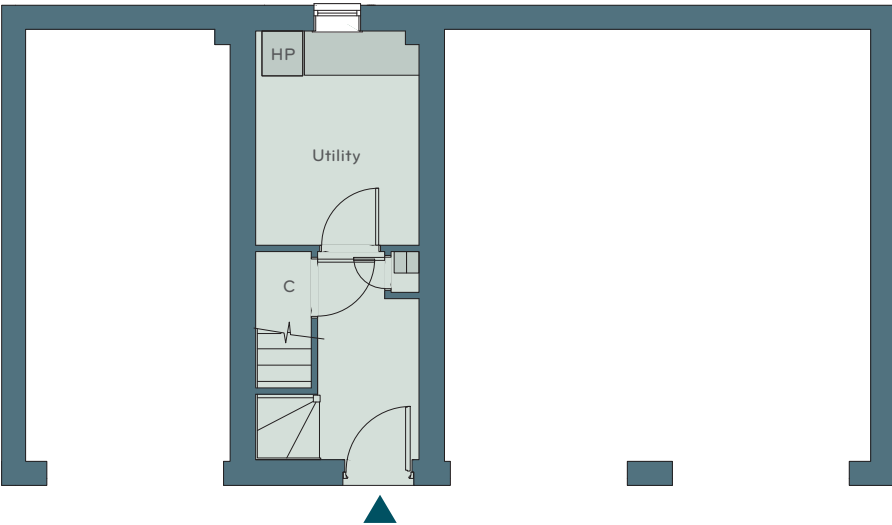
UTILITY1



First floor



Ground floor



Total floor area 93.2sq m 1002sq ft

First floor

Kitchen / Living / Dining	21'4" x 20'8"
Bedroom 1	15'5" x 10'8"
Bedroom 2	12'5" x 10'8"

C – CUPBOARD | ES – EN SUITE | ST – STORE | W – FITTED WARDROBE | HP – HEAT PUMP

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The Waterlow II

2-BEDROOM HOME | 24.21




The Waterlow


The Waterlow II

Waterlow refers to George Sydney Waterlow, who moved to Hampshire after being raised in London. The Waterlow family had a successful stationary and print business.





RECEPTION

2

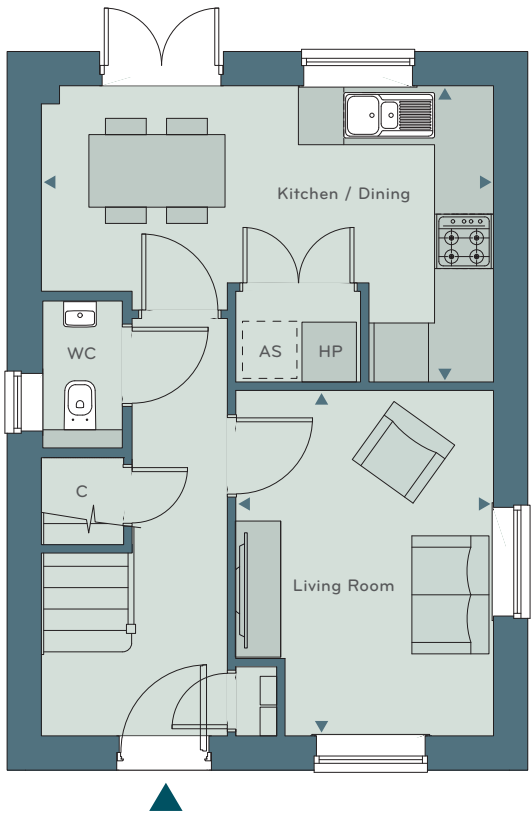

BEDROOMS

2

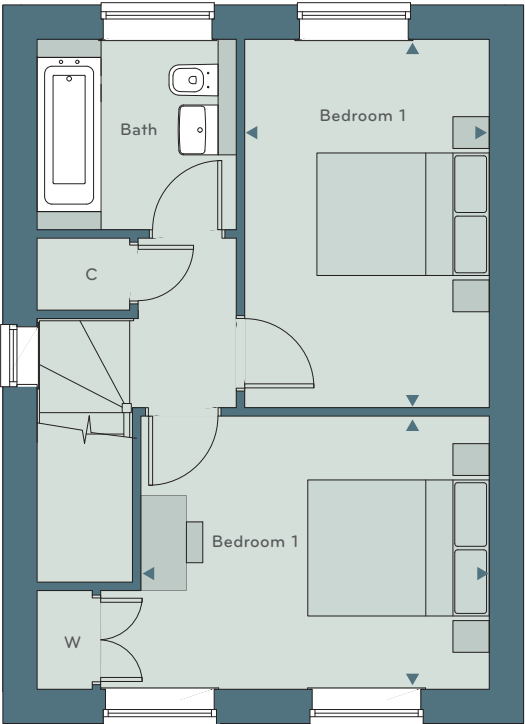

BATH/SHOWER

1

Ground floor



First floor



Total floor area 71.4sq m 769sq ft

Ground floor

Kitchen / Dining	4.98m x 3.26m	16'4" x 10'9"
Living Room	3.80m x 2.84m	12'6" x 9'4"

First floor

Bedroom 1	3.84m x 3.01m	12'7" x 9'11"
Bedroom 2	4.06m x 2.70m	13'4" x 8'10"

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The Gardiner

3-BEDROOM HOME | Plots 23.01, 23.02 (Handed), 23.03, 23.04 (Handed)



The Gardiner

Roche Court (now Boundary Oak School) passed into the Gardiner family in 1661. The Gardiner family in Hampshire has connections to families in Oxfordshire, Pye Homes' home county.




RECEPTION

2


BEDROOMS

3

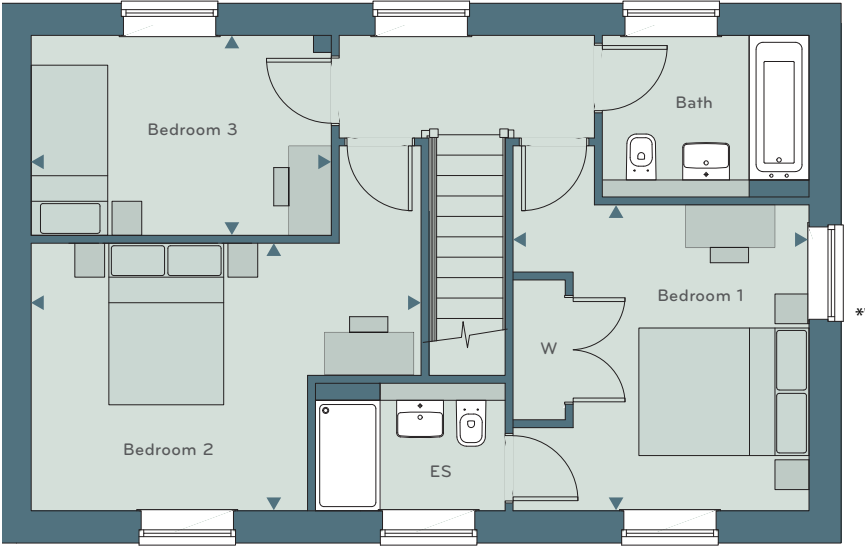

BATH/SHOWER

2

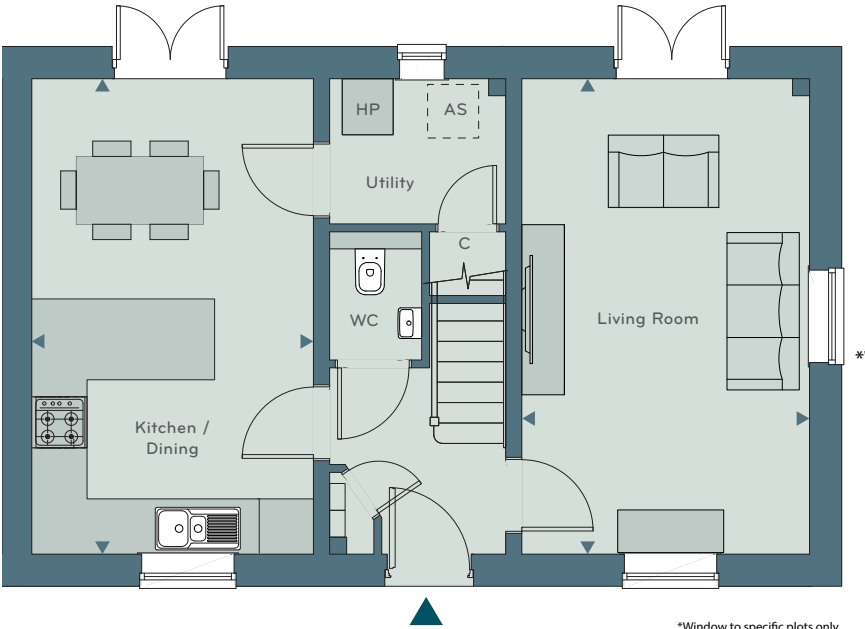

UTILITY

1

First floor



Ground floor



*Window to specific plots only
Please ask for details

Total floor area 102.2sq m 1101sq ft

Ground floor

Kitchen / Dining	
5.59m x 3.31m	18'4" x 10'10"
Living Room	
5.59m x 3.38m	18'4" x 11'1"

First floor

Bedroom 1	
3.60m x 3.48m	11'10" x 11'5"
Bedroom 2	
4.57m x 3.15m	15'0" x 10'4"
Bedroom 3	
3.53m x 2.35m	11'7" x 7'9"

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The Roches

3-BEDROOM HOME | Plots 23.05, 23.08 (Handed), 24.24 & 24.27 (Handed)



The Roches

The Roches

Peter des Roches, Bishop of Winchester, was known as the 'Butterfly Bishop' after a legendary encounter with King Arthur, who gifted him a butterfly that flew from his hand. This butterfly features in our marketing today.

 RECEPTION

 2 BEDROOMS

 2 BATH/SHOWER



Total floor area 96.4sq m 1038sq ft

Ground floor

Kitchen / Dining	5.55m x 3.80m	18'2" x 12'6"
Living Room	4.80m x 3.40m	15'9" x 11'2"

First floor

Bedroom 1	3.60m x 3.30m	11'10" x 10'10"
Bedroom 2	3.50m x 3.30m	11'6" x 10'10"
Bedroom 3	3.60m x 2.15m	11'9" x 7'1"

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The Wallington

3-BEDROOM HOME | Plots 23.20 & 23.23 (Handed)



The Wallington

The Wallington

A historic fort on the western end of Portsdown Hill overlooking Wallington village between 1861 – 1874.

 RECEPTION

2

 BEDROOMS

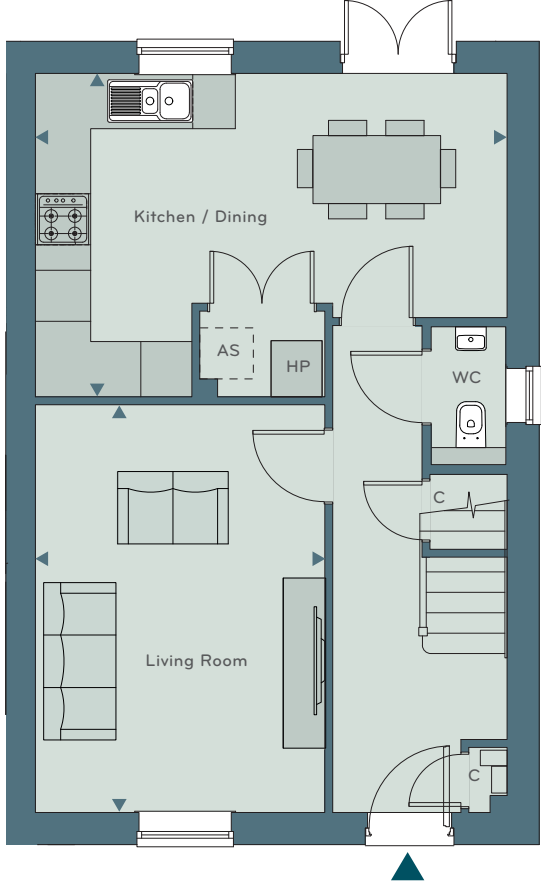
3

 BATH/SHOWER

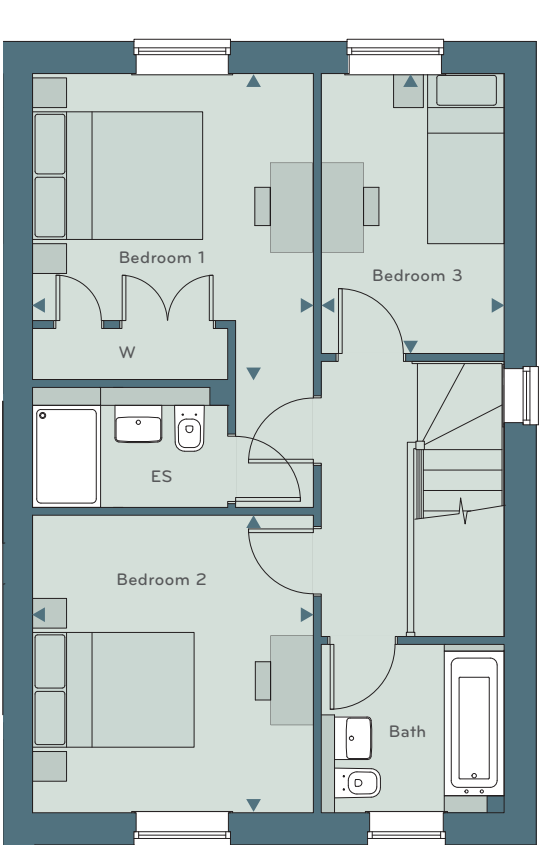
2



Ground floor



First floor



Total floor area 96.4sq m 1038sq ft

Ground floor

Kitchen / Dining	18'2" x 12'6"
Living Room	15'9" x 11'2"

First floor

Bedroom 1	11'10" x 10'10"
Bedroom 2	11'6" x 10'10"
Bedroom 3	10'10" x 7'1"

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The Wickham

3-BEDROOM HOME | Plot 24.23



The Wickham

The Wickham

William of Wykeham, born near Wickham, became a leading churchman and educational pioneer. In 1380, he founded Winchester College, Oxford, just over five miles from the Pye Homes' Head Office.




RECEPTION


BEDROOMS


BATH/SHOWER

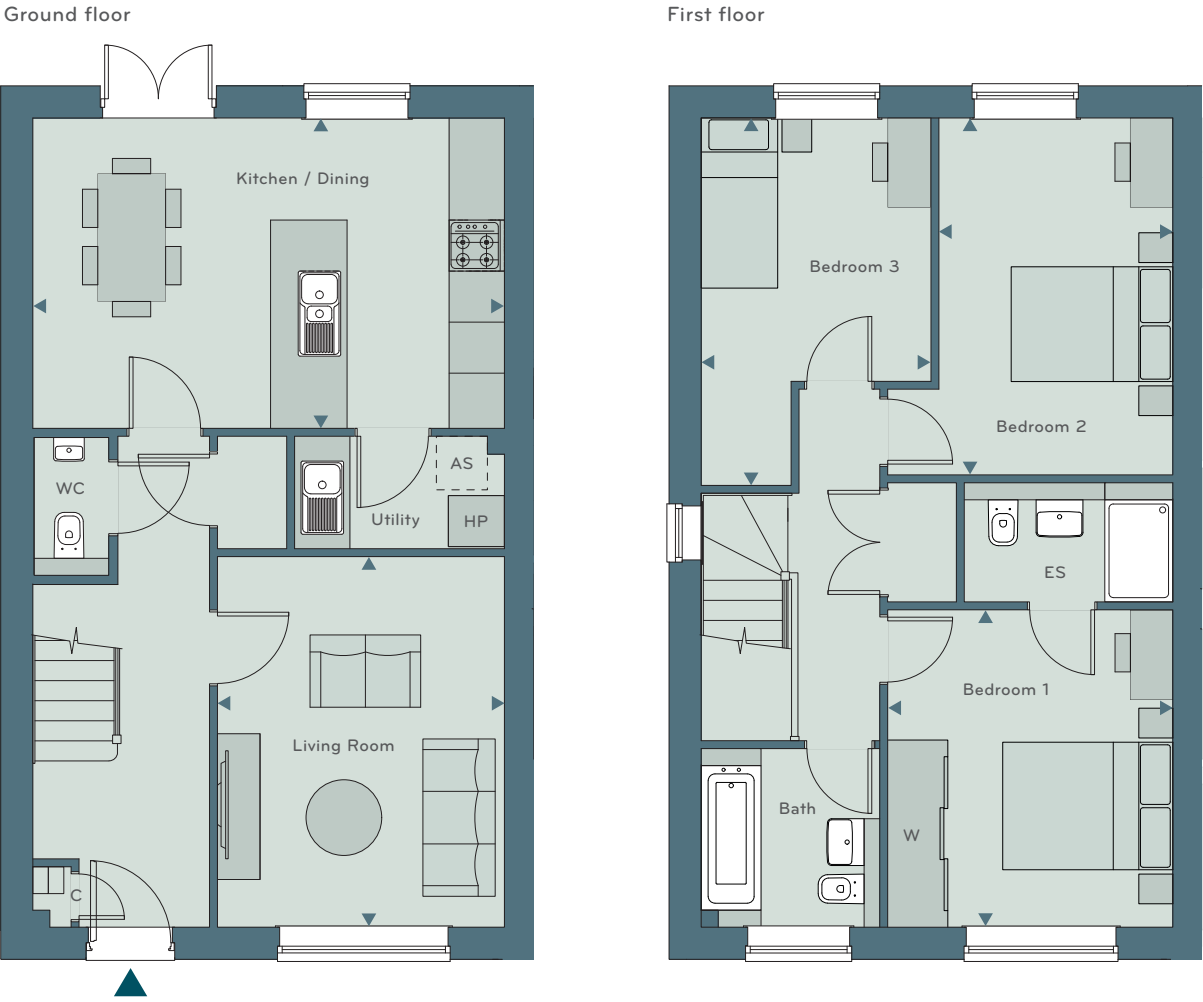

UTILITY

2

3

2

1



Total floor area 105.5sq m 1136sq ft

Ground floor

Kitchen / Dining	18'2" x 12'0"
Living Room	14'4" x 11'1"

First floor

Bedroom 1	12'3" x 11'0"
Bedroom 2	13'9" x 9'0"
Bedroom 3	14'2" x 8'10"

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Specification

KITCHEN

- Fitted kitchen with choice of door and worksurface*
- Laminate worktops
- 4 zone induction hob
- Integrated stainless steel single oven
- Integrated fridge/freezer and dishwasher
- Minoli floor tiling to the kitchen/dining in houses
- Karndean flooring to kitchen/living/dining in apartments
- Space and plumbing for washing machine
- Option to upgrade worktop to Silestone and include further integrated appliances*

BATHROOM & EN SUITE

- Geberit white sanitaryware with chrome accessories by Grohe
- Heated chrome towel rail to bathroom and en suite
- Minoli wall tiles in bathroom*
- Karndean flooring in bathroom and en suite*
- Full height tiling in shower cubicle and half height behind bath and other sanitaryware as well as tiled sills
- Option for additional tiling to selected walls*
- Full height tiling and thermostatic shower over bath with clear glass bath screen (for plots with no en suite)
- Thermostatic shower to shower cubicle in en suite
- Handheld shower in bath (for plots with en suite)
- Shaver sockets in bathroom and en suite
- Tiled flooring and splashback in cloakroom*



ELECTRIC & HEATING

- Recessed white-finish LED downlighters to kitchen/diners, bathrooms, en suites, with sealed fittings above shower/bath**
- Pendants to hallway and landing
- White wall switches and sockets including USB outlets in the kitchen and bedroom 1**
- TV points in the living room, kitchen and all bedrooms
- Telephone points in the living room and bedroom 1
- Data points in the living room, kitchen, study and all bedrooms
- Independently zoned underfloor heating to the ground floor with radiator heating to the upper floors powered by a ground source heat pump with hot water storage to houses
- Radiator heating throughout to apartments
- Comfort cooling to all bedrooms

ENERGY EFFICIENCY

- Energy efficient ground source heat pump central heating
- Dual flush mechanism to W/C reducing water wastage
- Electricity smart meter, supplied by British Gas
- Low energy lighting fitted throughout



SECURITY & PEACE OF MIND

- Mains operated self-contained smoke alarm to hallway and landing
- Multi point locking system to front entrance door with chrome furniture
- Fused spur for burglar alarm (to houses only)

EXTERNAL FEATURES TO HOUSES

- Landscaping to the front of homes where applicable
- Paving and turfing to rear gardens where applicable
- Outside water tap (to houses only)
- External power socket to rear (to houses only)
- Garden shed to selected plots
- Outside dusk to dawn sensor lighting to the front and rear or side***
- Vehicle charging point***

WARRANTY

- Protected by a 10-year NHBC Buildmark Warranty

* choice available subject to build stage

** other finishes available as purchaser optional extras

*** dependent on plot



From left to right: Roger File (Managing Director - Real Estate for Blenheim and Pye Homes), Mark Thistlethwayte (Chairman, Buckland Group), Dominic Hare (Chief Executive Officer for Blenheim and Pye Homes), John Beresford (Managing Director, Buckland Development)

With you all the way

The personal touch matters to us. You'll never deal with a faceless customer services department. You will know each of us by name, from the Site Manager to the person who welcomes you into your home.

We take great pride in our after-sales service and hold every Pye home to a high standard of specification. Our home buyers benefit from a dedicated and friendly Customer Liaison Manager to look after you and your new home. The NHBC guarantee also covers the property structurally for a further eight years.

The Pye Homes Customer Charter adopts the principles and good practice of the Consumer Code for home builders. This code sets requirements that house builders must meet, and you can read the code in full on our website.



"We were attracted to Church Farm because of its focus on sustainability, use of local materials and the fact that the houses blend in so beautifully with the natural environment. We wanted to find a high quality new build in a thriving and friendly community."

Church Farm homeowner – previous Pye Homes development





Register your interest
01865 290947
welborne@pyehomes.co.uk

A place you will be proud to call home



Protection for new-build home buyers

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PYE
h o m e s
BLenheim
AT
WELBORNE