



PYE

h o m e s

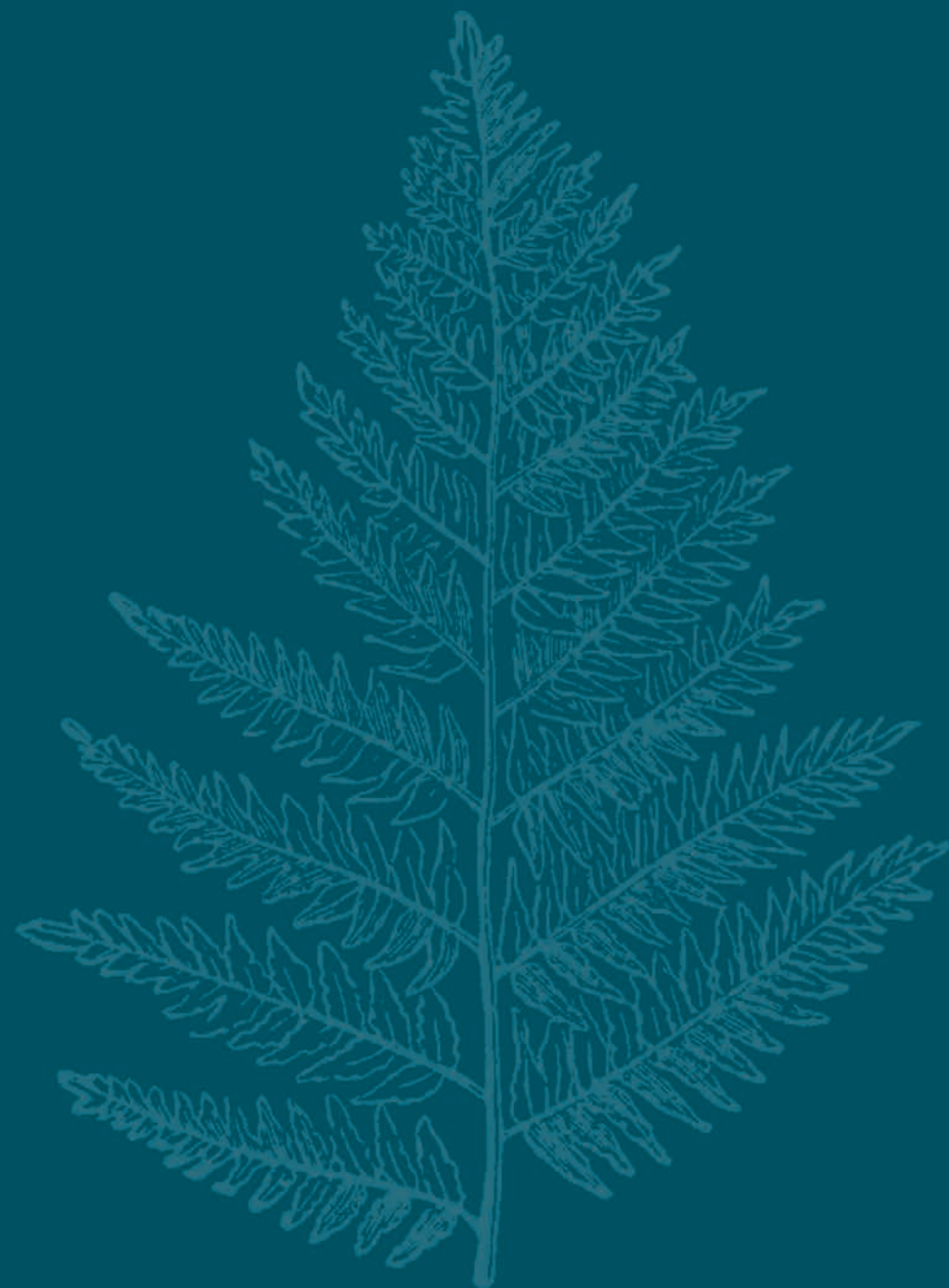
BLenheim

AT

WELBORNE

DASHWOOD

4-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.

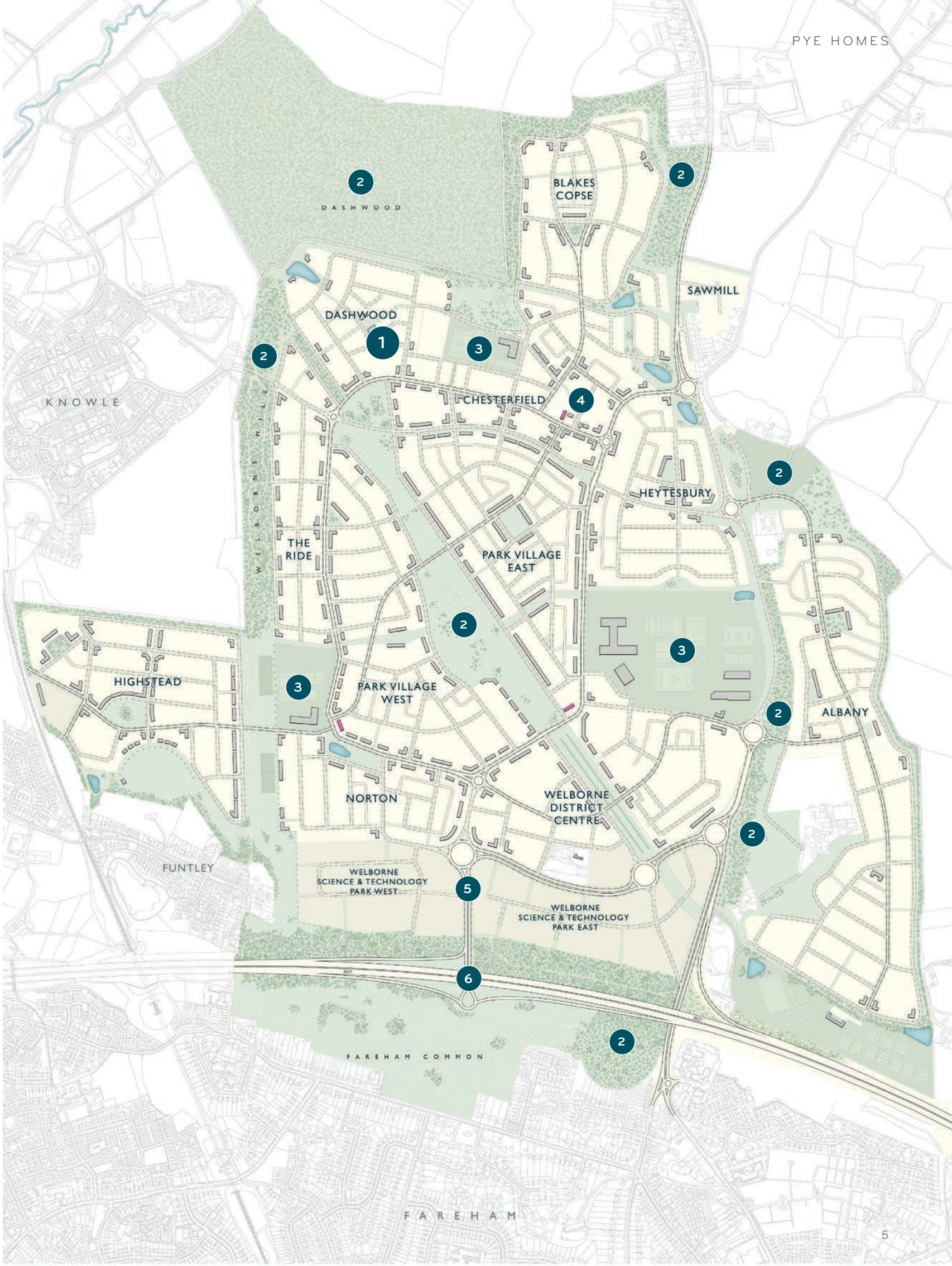
Existing woodland, play areas, sports fields and new parkland will provide the space for adventure, while a host of community amenities will bring people together.

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 Paulet

4-BEDROOM FAMILY HOME
Plots 23.21, 23.22 (Handed)

The Rawstorne

4-BEDROOM FAMILY HOME
Plots 23.06, 23.07 (Handed), 24.22 (Handed),
24.25, 24.26 (Handed)

The Fitz

4-BEDROOM FAMILY HOME
Plots 23.10, 23.17 (Handed)

The Griffin

4-BEDROOM FAMILY HOME
23.11, 23.12 (Handed), 23.13, 23.14 (Handed),
23.15, 23.16 (Handed)



The Paulet

4-BEDROOM FAMILY HOME | Plots 23.21, 23.22 (Handed)



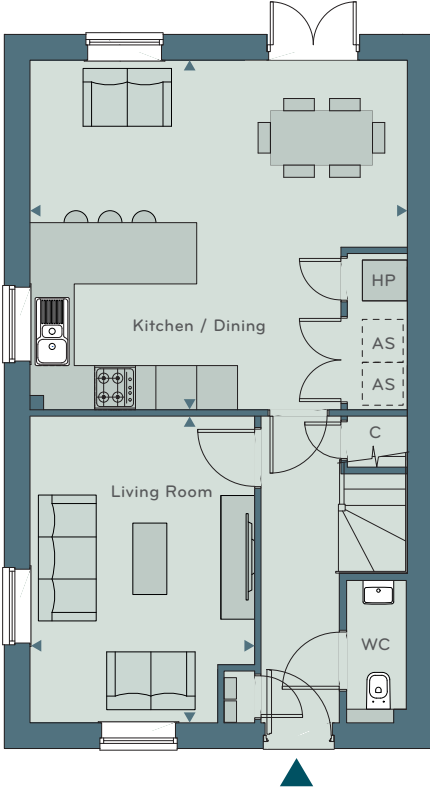
The Paulet

The Paulet

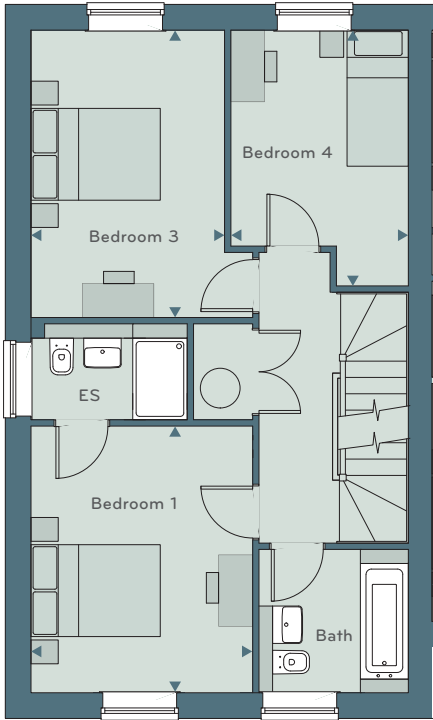
Named after William Paulet who was High Sheriff of Hampshire in the early 1500's.



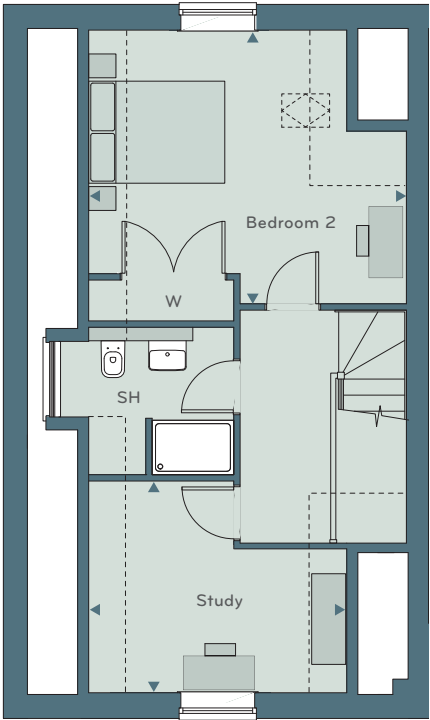
Ground floor




First floor



Second floor



 denotes Velux window

Total floor area 146.4sq m 1576sq ft

Ground floor

Kitchen / Dining	18'2" x 16'10"
Living Room	14'9" x 10'10"

First floor

Bedroom 1	12'10" x 10'8"
Bedroom 3	13'10" x 9'4"
Bedroom 4	12'4" x 8'7"

Second floor

Bedroom 2	15'4" x 13'2"
Study	12'5" x 10'3"

These dimensions include areas below 1.5m in height


RECEPTION


STUDY


BEDROOMS


BATH/SHOWER

C – CUPBOARD | ES – EN SUITE | SH – SHOWER | W – FITTED WARDROBE | HP – HEAT PUMP | 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 Rawstorne

4-BEDROOM FAMILY HOME | Plots 23.06, 23.07 (Handed), 24.22 (Handed), 24.25 & 24.26 (Handed)



The Rawstorne

The Rawstorne

Through marriage, Henry Rawstorne inherited Roche Court, now known as Boundary Oak School, which is just moments away from Welborne.




RECEPTION

2


STUDY

1

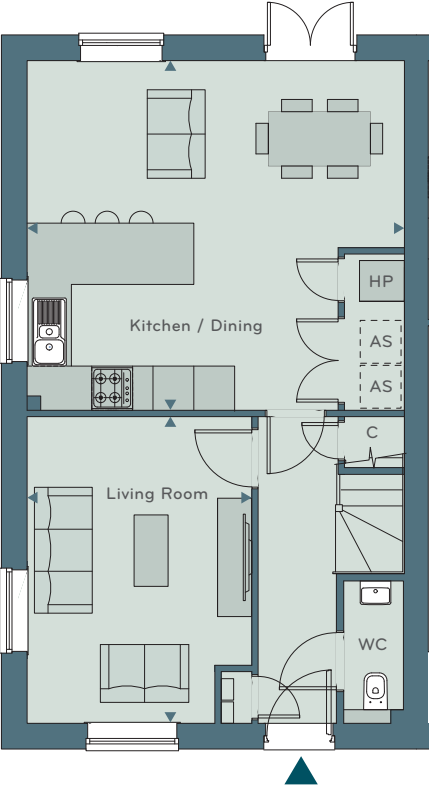

BEDROOMS

4

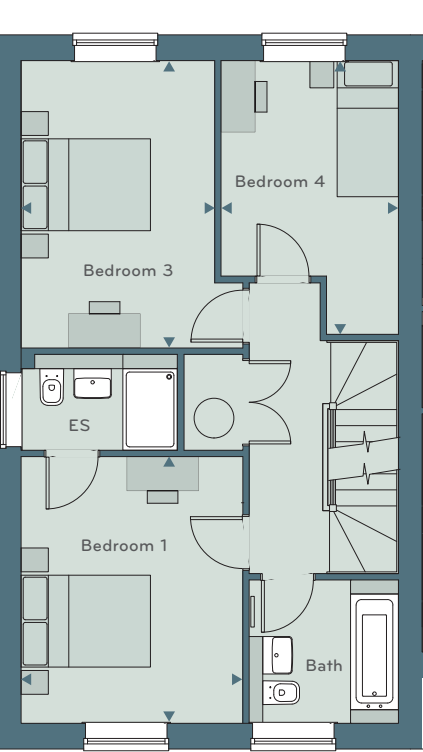

BATH/SHOWER

3

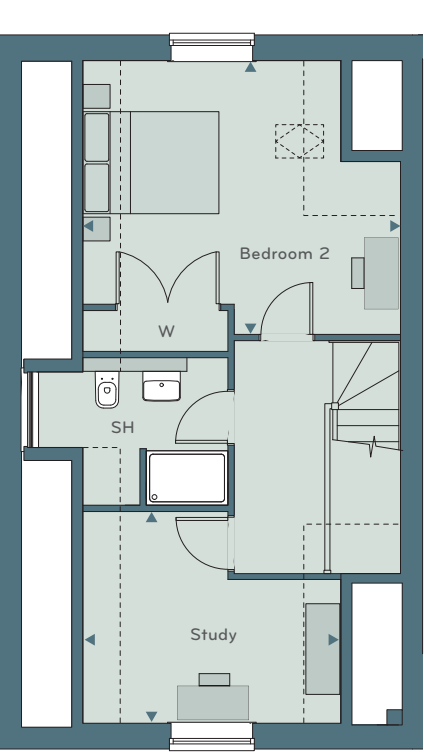
Ground floor




First floor



Second floor



 denotes Velux window

Total floor area 146.7sq m 1579sq ft

Ground floor

Kitchen / Dining	18'2" x 16'10"
Living Room	14'9" x 10'10"

First floor

Bedroom 1	12'10" x 10'8"
Bedroom 3	13'10" x 9'4"
Bedroom 4	13'2" x 8'7"

Second floor

Bedroom 2	15'4" x 13'2"
Study	12'5" x 10'3"

These dimensions include areas below 1.5m in height

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

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The Fitz

4-BEDROOM FAMILY HOME | Plots 23.10 & 23.17 (Handed)



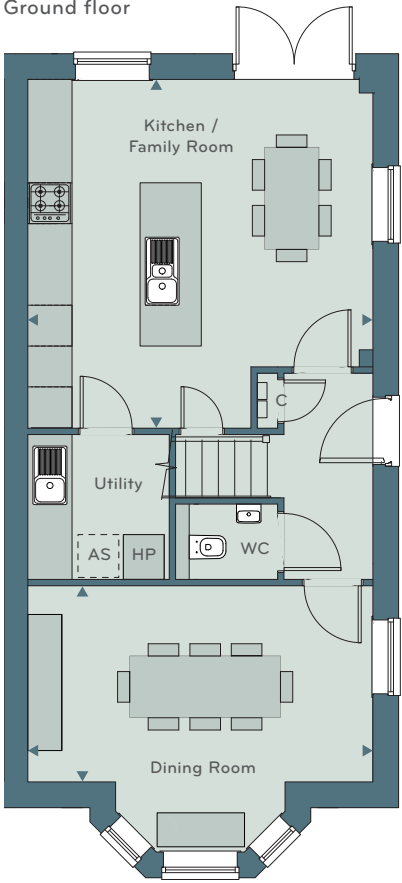
The Fitz (23.17 pictured)

The Fitz

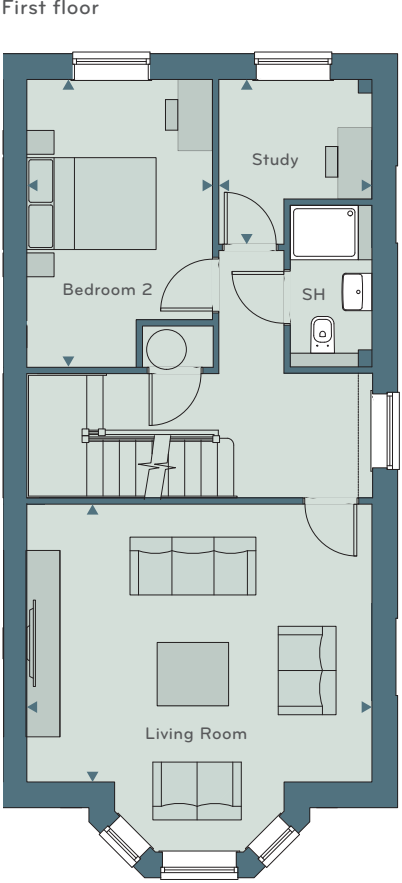
A prominent family name in Hampshire, thought to be the original owners of the land known as the Manor of North Fareham which later became Roche Court and then Boundary Oak School.



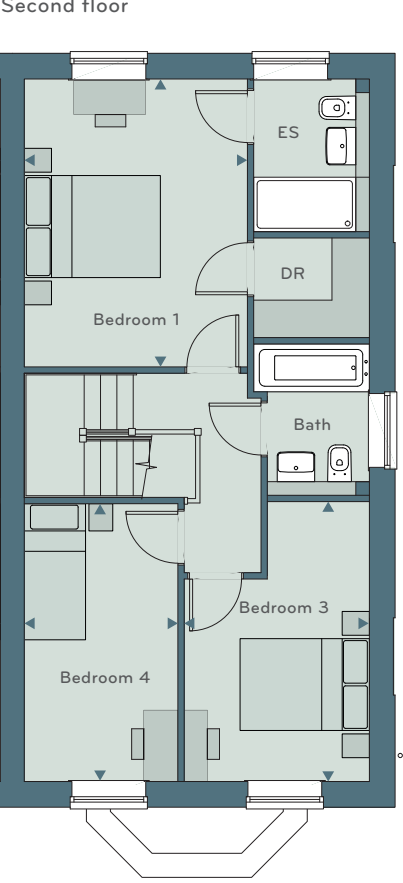
Ground floor



First floor



Second floor



Total floor area 161.4sq m 1737sq ft

Ground floor

Kitchen / Family Room	5.13m x 5.07m	16'10" x 16'8"
Dining Room	5.07m x 2.88m	16'8" x 9'6"

First floor

Living Room	5.07m x 4.08m	16'8" x 13'5"
Bedroom 2	4.23m x 2.73m	13'11" x 8'11"
Study	2.42m x 2.25m	7'11" x 7'5"

Second floor

Bedroom 1	4.23m x 3.28m	13'11" x 10'9"
Bedroom 3	4.11m x 2.72m	13'6" x 8'11"
Bedroom 4	4.08m x 2.26m	13'5" x 7'5"

3

1

4

3

1

1

C – CUPBOARD | ES – EN SUITE | SH – SHOWER | DR – DRESSING ROOM | HP – HEAT PUMP | AS – APPLIANCE SPACE

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The Griffin

4-BEDROOM FAMILY HOME | Plots 23.11, 23.12, 23.13, 23.14 (Handed), 23.15 (Handed), 23.16 (Handed)



The Griffin (23.16 pictured)

The Griffin

A family name featured on the first census of Hampshire in 1841 and still seen frequently as a name in the area today.



**3**

**1**

**4**

**3**

**1**

**1**



*Window to specific plots only
Please ask for details

Total floor area 157.1sq m 1691sq ft

Ground floor

Kitchen / Family Room	16'10" x 16'8"
Dining Room	12'1" x 9'6"

First floor

Living Room	16'8" x 13'5"
Bedroom 2	13'11" x 8'11"
Study	7'11" x 7'5"

Second floor

Bedroom 1	13'11" x 10'9"
Bedroom 3	13'6" x 8'11"
Bedroom 4	13'5" x 7'5"

C – CUPBOARD | ES – EN SUITE | SH – SHOWER | DR – DRESSING ROOM | HP – HEAT PUMP | AS – APPLIANCE SPACE

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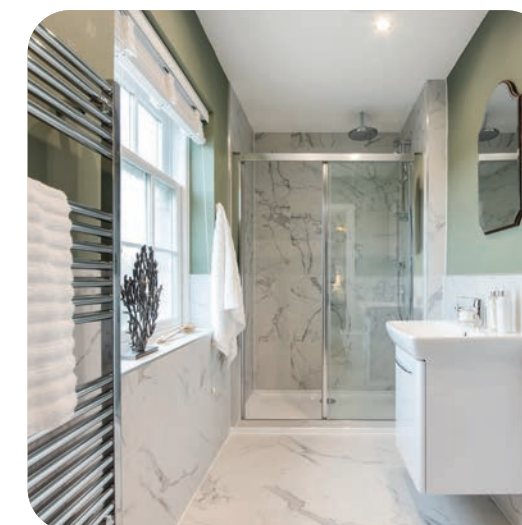
Specification

KITCHEN

- Fitted kitchen with choice of door and worksurface*
- Laminate worktops
- 5 zone induction hob
- Integrated stainless steel single oven
- Integrated combi microwave
- Integrated fridge/freezer and dishwasher
- Minoli floor tiling to the kitchen/dining
- 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*
- Thermostatic shower to shower cubicle in en suite
- Handheld shower in bath
- 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
- 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

EXTERNAL FEATURES

- Landscaping to the front of homes where applicable
- Paving and turfing to rear gardens
- Outside water tap
- External power socket to rear
- 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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