

FRENCHES GREEN

BY WYATT HOMES

UPTON - DORSET







Poole Harbour

Welcome to Dorset

Upton is ideally located to offer the perfect balance of work, rest and play, surrounded by beautiful countryside, gorgeous golden sands and rugged landscapes.

Upton is situated just a few miles from the vibrant town of Poole, home to the world-class Sunseeker brand and award-winning Blue Flag beaches. Poole's stunning natural harbour is the second largest in the world, attracting water-sports professionals and amateurs alike. The area offers an array of mooring opportunities for boat-owners and is therefore an ideal destination for those who enjoy sailing, with very popular local sailing clubs. A stroll through Poole town centre and down to the Quay reveals a wide range of entertainment, from local pubs and bars through to sophisticated waterside restaurants.

Upton itself is an historic town in the Purbeck area of Dorset, an Area of Outstanding Natural Beauty that hosts a significant part of the famous Jurassic Coast. Upton is home to the magnificent Grade II listed Georgian Mansion 'Upton House', situated within Upton Country Park, which boasts 130 acres of parkland, shoreline and formal estate gardens.

The area is very popular with families, good schools such as Lytchett Minster, Upton Infant and Upton Junior are all just a short distance away. The local train station in Hamworthy, just 2 miles away, provides frequent services to Bournemouth, Winchester, Southampton and London, with an even wider choice of destinations and timings available from Poole.

Introducing Frenches Green

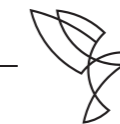
Frenches Green is a select development of seventy luxury homes, designed to balance a modern style with the traditional design of buildings found within the surrounding Dorset countryside.

Every home at Frenches Green is beautifully crafted both inside and out. Exteriors vary with a range of delightful brick, render and timber finishes. With a selection of homes to choose from, ranging from one to five bedrooms, there is something to suit you whatever your situation or taste.

The interior of each and every home at Frenches Green enjoys an outstanding level of finish. With high-specification fitted kitchens and bathrooms, our homes ooze luxury and offer a modern layout, boasting a satisfying sense of space. We know that in addition to a high-quality finish, the interior design and layout will also be of importance to you, and we are confident that amongst the properties at Frenches Green, you will find your perfect home.

We believe that the design and finish of outside space is as important as it is inside your home, so doors offer access to pleasant laid-to-lawn gardens and patios, perfect for al-fresco entertaining or simply relaxing on a warm Dorset summer's evening.

Whether you are taking your first step on the property ladder or are a seasoned home-owner, Frenches Green offers luxury, quality homes that are carefully designed to meet your requirements, situated just a stone's throw from beautiful countryside and the stunning Dorset coast.



Artist's impression



Durdle Door, Dorset



Poole Harbour



Upton House

Local attractions

Frenches Green is perfectly positioned to enjoy the beautiful scenery and coastal landscapes of the world-famous Jurassic Coast. Old Harry Rocks, Durdle Door and Lulworth Cove, as well as quaint historic towns such as Swanage and Wareham, are all just a short journey away.

Closer to home, Grade II listed 'Upton House' is situated within Upton Country Park, which is three miles away. Here starts the Castleman Trailway, taking walkers and cyclists through some of East Dorset's most stunning landscapes and historic towns, to the edge of the New Forest National Park.

Poole Town Centre, four miles from Upton, boasts many shops, bars and restaurants on the High Street and at Poole Quay. There are plenty of opportunities to enjoy an array of water-sports in Poole Harbour and explore the famous National Trust-owned Brownsea Island.

The Blue Flag beaches of Sandbanks and Branksome Chine, eight and nine miles away respectively, prove popular all year round, with plenty of facilities and parking available. Further award-winning beaches are found in the popular

town of Bournemouth, only around 10 miles from Upton, with numerous shops, eateries and tourist attractions including the historic Bournemouth Pier, Bournemouth Oceanarium and Russell-Cotes Art Gallery & Museum. With an excellent selection of pubs, bars and clubs, Bournemouth is very popular as both a day and night-time destination.

Tower Park is a large entertainment complex situated just six miles away, featuring a multi-screen cinema, bowling, waterpark, soft-play for children and many more leisure activities, in addition to an abundance of bars and restaurants.

However you choose to spend your free time, Frenches Green provides the ideal base to explore the best that Dorset has to offer.

The perfect day out

There is so much to enjoy in the immediate area, you are spoilt for choice.

Places to visit

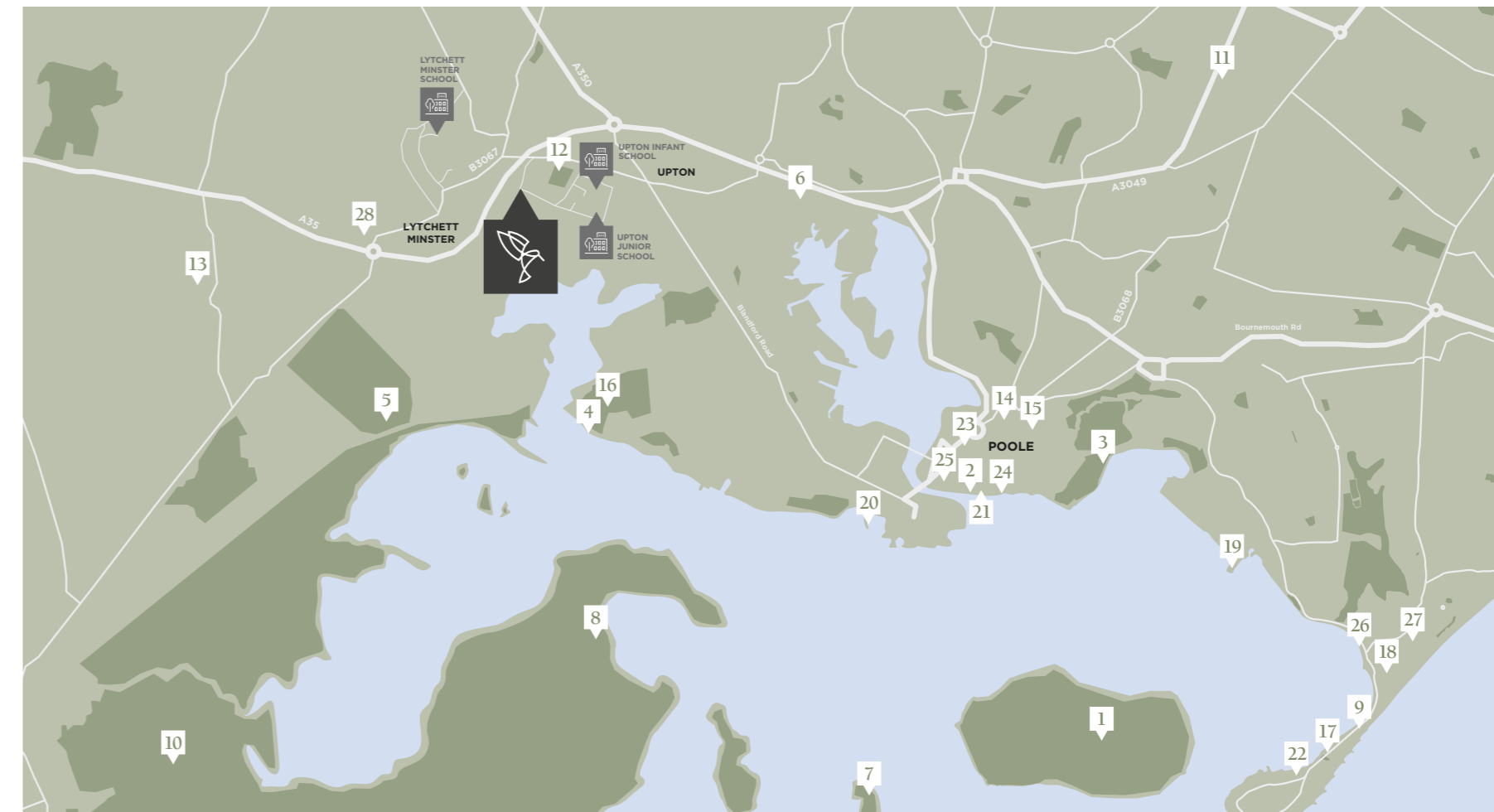
- 1 Brownsea Island
- 2 Poole Quay
- 3 Poole Park
- 4 Rockley Park
- 5 Holton Heath Nature Reserve
- 6 Upton Country Park
- 7 Studland
- 8 Arne
- 9 Sandbanks
- 10 Wareham

Leisure

- 11 Tower Park
- 12 Upton Recreation Ground
- 13 Farmer Palmer's Farm Park
- 14 Dolphin Shopping Centre
- 15 Poole Lighthouse Arts Centre
- 16 Rockley Watersports Centre
- 17 Sandbanks Crazy Golf
- 18 Parkstone Golf Club
- 19 Parkstone Yacht Club
- 20 Poole Yacht Club

Food/Drink





















- 21 Banana Wharf
- 22 Rick Stein
- 23 Hotel Du Vin
- 24 Pizza Express
- 25 The Guildhall Tavern
- 26 Koh Noi
- 27 Loch Fyne
- 28 The Bakers Arms





Frenches Green, Upton, Dorset

Spoilt for choice: Seventy beautiful homes comprising a mixture of one to five bedroom traditional-style family homes and apartments, designed to meet the requirements of modern living.

- | | | | |
|--|--|--|---|
|  Starling
3 Bed Plots 47 - 48 |  Sanderling
4 Bed Plot 67 |  Teal
4 Bed Plots 11, 36, 37 |  Shearwater
4 Bed Plot 32 |
|  Raven
5 Bed Plots 12, 34 |  Brambling
5 Bed Plots 68, 70 |  Rosefinch
3 Bed Plot 33 |  Mallard
3 Bed Plot 15 |
|  Heron
3 Bed Plots 26 - 27 |  Fulmar
4 Bed Plot 14 |  Swift
4 Bed Plot 28 |  Robin
4 Bed Plot 69 |
|  Woodlark
5 Bed Plot 66 |  Kingfisher
2 Bed Plots 29 - 31 |  Osprey
3 Bed Plots 40 - 42, 43 - 45, 49 - 51 |  Merlin Court
1 Bed Plots 56, 59
2 Bed Plots 52 - 5, 57 - 58, 60 - 63 |
|  Harrier
4 Bed Plot 39 |  Lark
4 Bed Plot 38 |  Winchat
5 Bed Plots 13, 35 |  Housing Association
Plots 1 - 10, 16 - 25, 46 |

The development



Kitchen

- Designer fitted kitchen with soft close doors and drawers
- Quartz worktops with quartz upstands
- Stainless steel 1½ bowl undermount sink with stainless steel tap
- Stainless steel integrated Neff single oven with combination microwave
- Choice of either Neff gas or Neff induction hob with glass splashback
- Neff oven hood
- Integrated Neff fridge freezer
- Integrated Neff dishwasher
- Integrated Neff washer/dryer (only provided in homes without a utility room)
- Porcelanosa ceramic floor tiling

Utility room (where applicable)

- Designer fitted units with soft close doors and drawers to match kitchen choice
- Laminate worktops
- Stainless steel single bowl sink with drainer and stainless steel mixer tap
- Porcelanosa ceramic floor tiling

Bathroom

- Designer contemporary vanity unit with mixer tap to all bathrooms
- Designer washbasin with mixer tap to all en-suites and WCs
- Designer contemporary bath with Vado push type bath filler to all bathrooms. Bath panel to match vanity unit
- Slimline shower tray with thermostatic shower valve and chrome showerhead on riser rail to all en-suites
- Glass shower screen with chrome trim to all en-suites
- Designer toilet with soft close seat and concealed cistern to all bathrooms, en-suites and WCs in all four+ bedroom homes
- Designer toilet with soft close seat and close coupled cistern to all bathrooms, en-suites and WCs in all one to three bedroom homes
- Chrome ladder towel rail to all en-suites
- Porcelanosa heated mirror to all en-suites
- Porcelanosa ceramic floor tiling to all bathrooms, en-suites and WCs
- Full height Porcelanosa ceramic wall tiling to all bathrooms and en-suites
- Porcelanosa ceramic wall tiling with tiled splashback and window sill to WCs where applicable



Typical interior



Typical interiors

Specification

Electrics, lighting & heating

- Brushed chrome double sockets to kitchen, utility, living room, dining room and hallway
- Brushed chrome media plate to living room and dining room
- White double sockets to all bedrooms
- White media plate to all bedrooms
- Shaver socket to all bathrooms and en-suites
- Stainless steel under unit pelmet lighting to kitchen
- LED down lighters with brushed chrome switches to kitchen, hall, utility and WC
- Pendant light fitting with chrome light switch to living room and dining room
- LED down lighters with white switches to bathroom and en-suite
- Pendant light fitting with white light switch to landing and all bedrooms
- External light with switch to front of the home where applicable
- External light with PIR to rear of the home where applicable

- Mains operated bell with stainless steel push
- Optical mains operated smoke detectors with rechargeable backup battery
- Mains operated carbon monoxide detectors with battery backup
- Stelrad compact radiators
- Gas or wood burning stove with limestone hearth and surround where applicable

Fittings

- Double glazed, vented UPVC windows
- Solid core oak finished door with chrome handles
- Oak handrails to all staircases
- Letter plate, door viewer, security chain and separate knocker to entrance doors on houses
- Slate door plaque with engraved numbers
- Outside tap where applicable

External

- Turf and patios to front and rear gardens



Images are of previous Wyatt Homes developments and used for illustrative purposes only



A passion for perfection

Wyatt Homes are a long-established traditional house builder, with a passion for designing and building properties of superior quality.

It is this commitment to quality that has won us many prestigious industry awards throughout our history, demonstrating the high level of attention to detail we pay to each individual home. With recent accolades such as The Property Awards UK 'Best Residential Development' (in association with The Telegraph newspaper) and WhatHouse? 'Best Small Housebuilder' 2016, we have an enviable reputation and continually deliver high quality homes that will delight even the most discerning of home-buyers.

The quality we achieve is the result of the significant time and expertise that we invest in each and every home, no matter how large or small. From one-bedroom apartments through to large detached houses, each of our homes combine the very best in architectural design, quality materials and a sustainable approach, to offer attractive homes with high specification interiors.

In each of our individual homes, and throughout all of our developments, you can be reassured that our passion for perfection will be evident. At Wyatt Homes, we strive to ensure you are entirely delighted with every aspect of your new home.



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Typical interior

Customer Care

When choosing a new home from us you can be reassured of our commitment to caring for you throughout the process. This continues far beyond the legal completion of your new home.

Before moving in you will be offered a demonstration of your new home to ensure you are familiar with the various appliances, location of important meters and valves, and the use of heating and control systems. On moving day you will be personally met and welcomed by a member of our team to hand over your keys and Welcome Pack, which includes instruction manuals and details of our After Sales care. Once you have had time to settle in, you will be contacted and/or visited by our Site & Sales team to ensure you are completely satisfied with your new home.

All of our new homes are covered by a comprehensive warranty, provided by Premier Guarantee, which offers an independent resolution service and provides 10 years of structural warranty cover from the day of completion.

In addition to the structural warranty, we are pleased to offer all our customers our own two-year warranty, managed by our dedicated customer care team. This warranty provides you with complete peace of mind; it is our commitment to rectify any matters that are classed as defects within the first two years of legal completion.



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Perfectly placed



Frenches Green, Policemans Lane, Upton, Dorset BH16 5FG

- Poole | 4 miles
- Bournemouth | 10 miles | 10 minutes by train
- Southampton | 37 miles | 50 minutes by train
- Winchester | 45 miles | 1 hr 10 minutes by train
- London | 110 miles | 2 hrs 10 minutes by train

*All times and distances are approximate and should not be relied upon

Find us

Find Frenches Green

Frenches Green, Policemans Lane, Upton, Dorset BH16 5FG

From the North

Salisbury (33.9 miles) – take A354 (Coombe Rd); at roundabout take 1st exit onto A350 (Bournemouth Rd, becomes Blandford Rd); at roundabout take 2nd exit onto Poole Rd continue on A350 leading to Policemans Lane.

From the South

Poole (4 miles) – take A350, continue to roundabout, take 1st exit towards Creekmoor. Next roundabout turn left onto A350 Poole Rd, then next roundabout take 2nd exit onto Blandford Rd North B3068. At next roundabout turn left into Policemans Lane.

From the East

Southampton (37 miles) – take A33 then M27 then A31. Continue on A31 through Merley roundabout. At next roundabout take 1st exit onto Wimborne Rd which becomes Wareham Rd. Continue straight down and then at roundabout turn right into Policemans Lane.

From the West

Dorchester – (19.9 miles) follow A35 straight through Bere Regis roundabout and continue on A35. At next roundabout take first exit onto B3067 Dorchester Rd, which leads to Policemans Lane.

Wyatt Homes

1 Parkstone Road, Poole, Dorset BH15 2NN

It is not possible in a brochure of this kind to do more than convey a general impression of the range, quality and variety of the properties on offer. The artist's impressions, photographs, floor plans, configurations and layouts are included for guidance only. The Developer and Agent therefore gives notice to prospective purchasers that none of the material issued or visual depictions of any kind made on behalf of the Developer and Agent can be relied upon as accurately describing in relation to any particular or proposed house or developments of the company, as of the Specified Matters from time to time prescribed under the property Misdescription Act 1991, which is effective from April 1993. All such matters must be treated as intended only as single illustration and guidance. They are subject to change from time to time without notice and their accuracy is not guaranteed, nor do they constitute a contract, part of a contract or warranty. Prospective purchasers are therefore requested to check before entering into negotiations as to whether the specification has changed.



www.wyathomes.co.uk