

SOUTH DOWNS VIEW

WINCHESTER, HAMPSHIRE

JACKSON-STOPS

SOUTH DOWNS VIEW, ROMSEY ROAD, WINCHESTER, HAMPSHIRE

TWO EXCEPTIONAL PAIRS OF CLASSICAL STYLE HOUSES WITH UNBELIEVABLE VIEWS ACROSS THE CITY, ITCHEN VALLEY, AND THE OPEN COUNTRYSIDE BEYOND OVER THE SOUTH DOWNS NATIONAL PARK

BUILDING MATERIAL

The properties are of traditional construction using a 140mm internal thermal block and a stock facing brick with Portland stone heads, cill and paraphet coping.

Concrete suspended floors throughout.

Roof tiles are natural slate with ventilated hip tiles.

Flat roof areas are Firestone rubber flat roofing system with a 20 year guarantee.

Rainwater goods are black UPVC half round, deep flow profiles with down pipes to match and decorative hoppers.

External windows are high performance UPVC with tilt and slide operation and produced in a traditional sash style.

Powder coated Aluminium Bi-folding doors have been used to access principle external social spaces.

INTERNAL SPECIFICATION

Kitchen – Contemporary design with Porcelain worktop, complemented by a contrasting island unit. Stainless steel sink and taps. Appliances: Induction hob with integrated extraction, integrated single oven, microwave/combination oven, dishwasher, combination fridge/freezer, wine fridge and water softener.

Utility – Furniture, worktops and sink to match kitchen design and plumbing provided for separate washing machine and condensing tumble dryer (all for purchaser to provide)

DISTANCE

Winchester City Centre 1 mile

Accommodation

Ground Floor
- Dining Hall
- Cloakroom
- Sitting Room
- Roof Terrace

Lower Ground Floor
- Study
- Kitchen/Dining/Family Room
- Utility Room
- Guest Suite (Bedroom 2)
- Adjoining Shower Room

First Floor
- Principal Suite (Bedroom 1
- Adjoining Shower Room
- Bedrooms 3 and 4
- Family Bathroom

- Landscaped Garden
- Car Parking - Allocated Bays and Car Ports
- 10 Year Warranty

Bathrooms, En Suites and WCs - Sanitaryware: white throughout with chrome fittings and complementary vanity units. Showers: screens/enclosures/doors where fitted are in toughened glass with chrome fittings and low-profile shower trays. Towel radiators: chrome, ladder style to all bathrooms and en suites, with towel rails to WCs.
Tiling: Complementary wall and floor tiles to all bathrooms, en suites and WC's.

Heating – All plots have unvented cylinders with condensing gas boilers and zoned underfloor heating to all rooms. Each zone can be temperature controlled via thermostats. In addition Drawing Room fitted with 'living flame' gas fire with decorative surround and mantle.

Flooring – Porcelain tiles to entrance halls, landing and drawing rooms, kitchen, dining areas, study and WC's.
Carpets to bedrooms, study and first floor landing.
Tiles to bathroom and en suite.

Staircases – Traditional Oak and painted stairs to be fully carpeted.
Internal Doors – Panelled solid timber fire doors throughout with a painted finish and brushed chrome fittings.

Skirting and Architraves – Oversized, profiled skirting and architraves throughout each property.

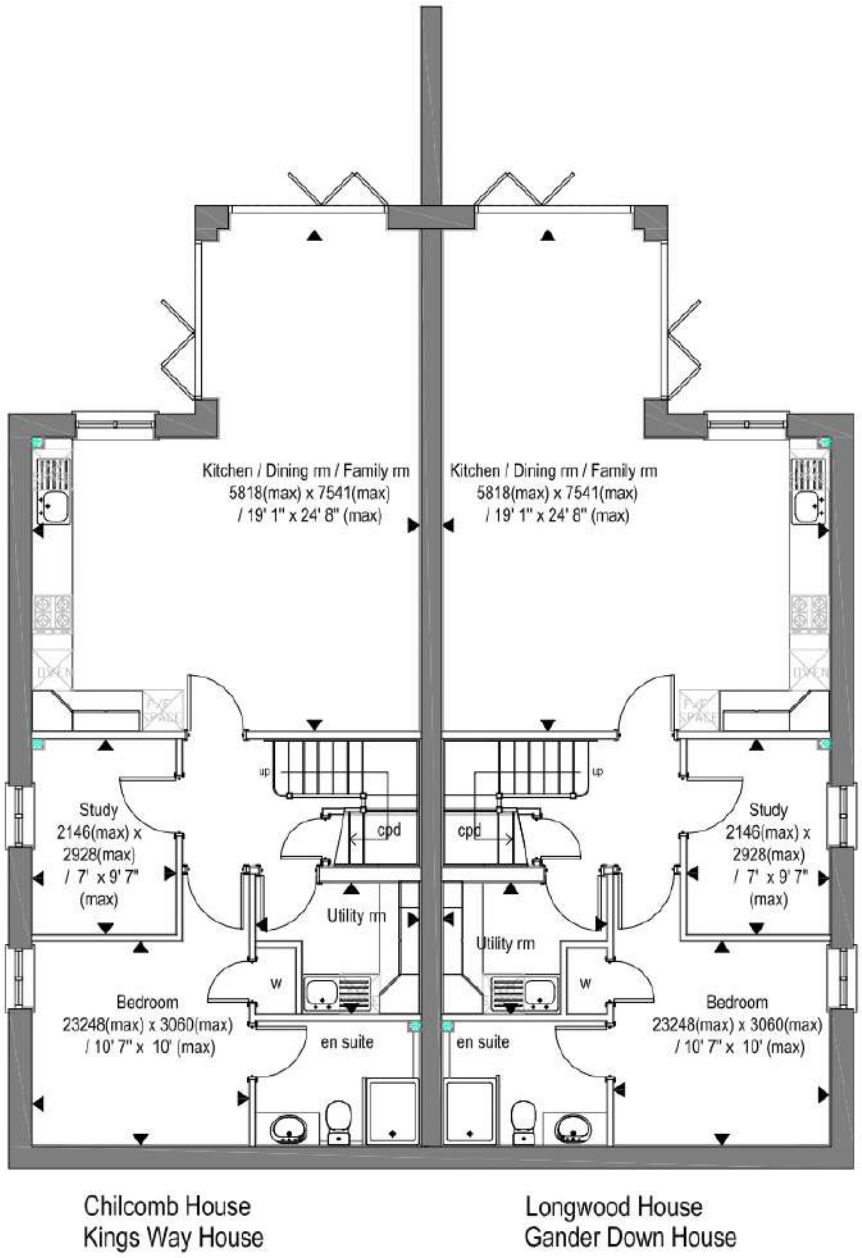
Cornice – Traditional period fibrous plaster moulded cornice to all rooms excluding bathroom, WC, en suites and utility room.

Lighting – Pendant lighting positions provided over islands in kitchen, bedrooms and hallways. Dimmer switches provided in kitchen/ dining/ sitting areas, drawing rooms; down lighters throughout the remainder of the property.

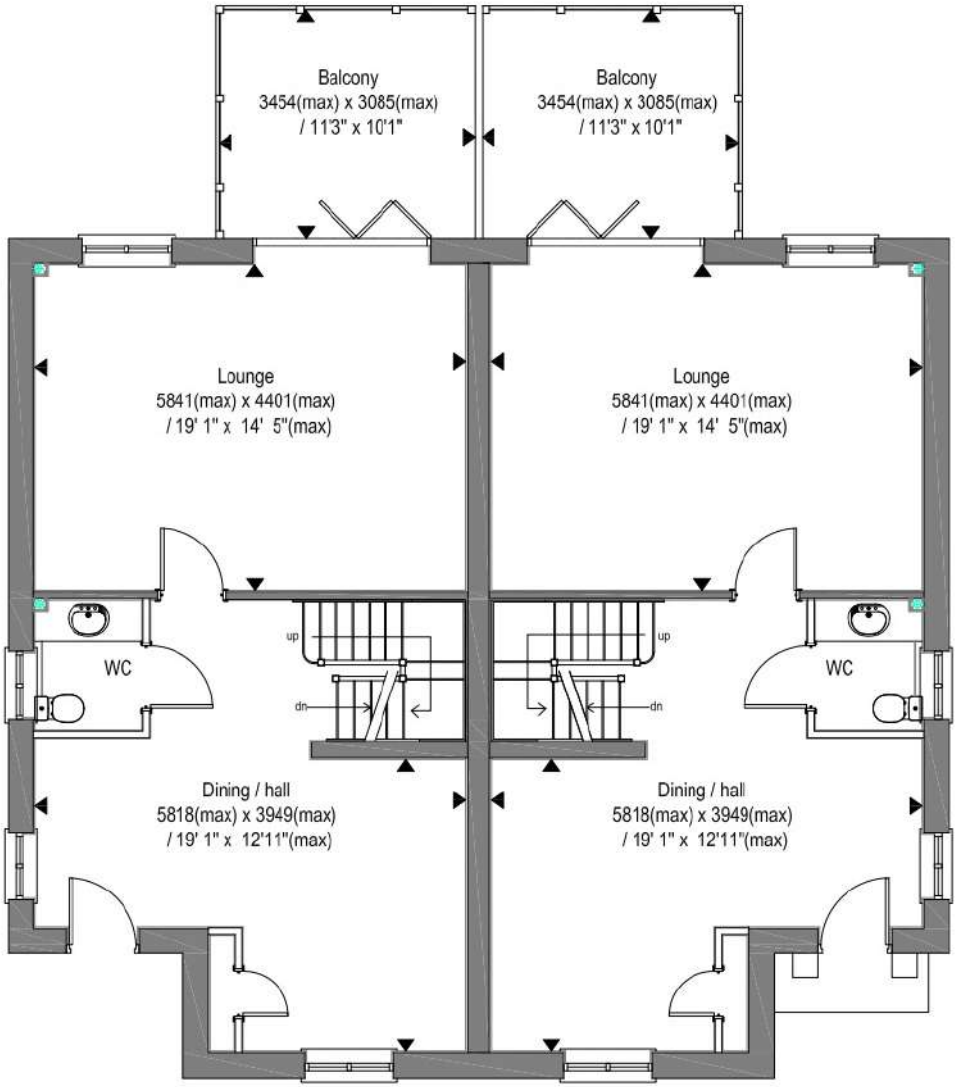
Electrical Installation – A dedicated cupboard in each property will house the central location for all key electrical installations. A comprehensive network of data points is provided throughout with low level media points, BT and power to kitchen/dining/sitting areas, drawing rooms, studies, master suites and guest suites.

Fire Protection – Integrated sprinkler system to ground floor area.

Security – Each property to have a video entry door bell, intruder alarm and mains-fed smoke alarms provided in accordance with building regulations.



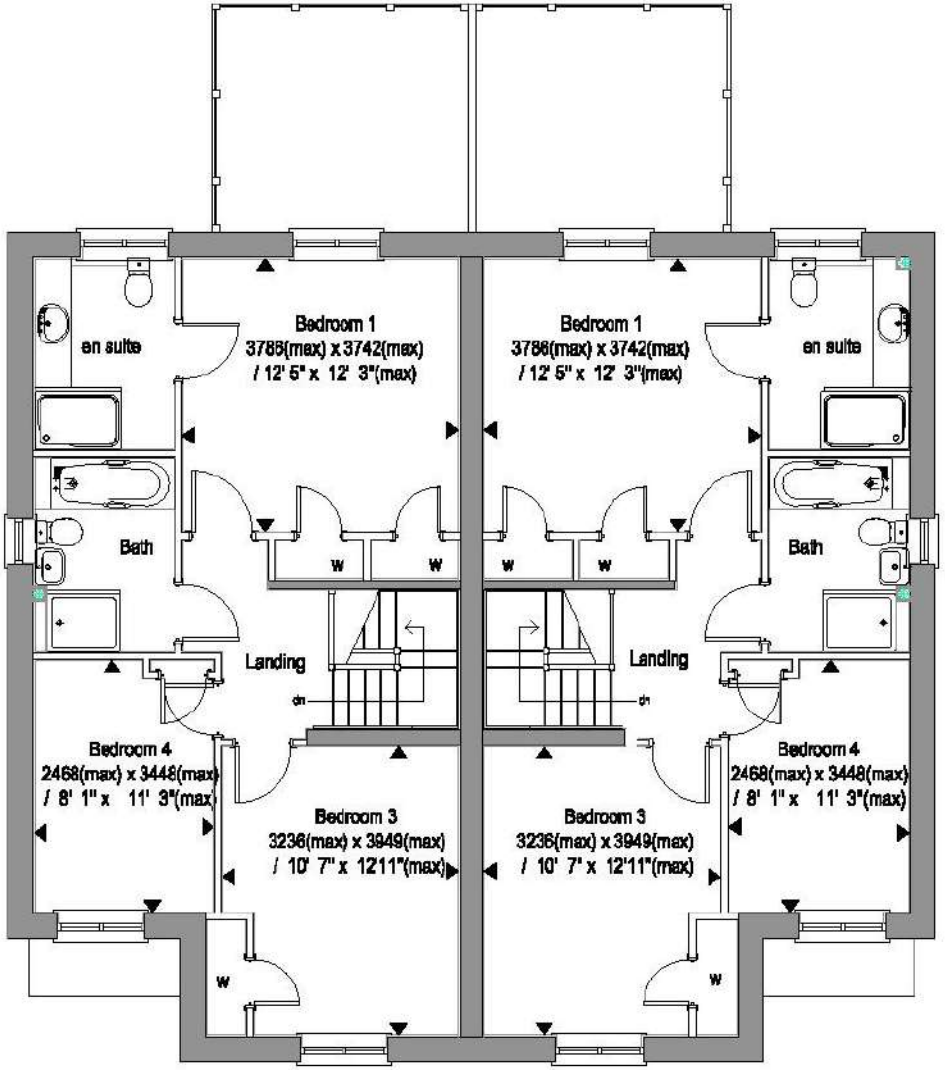
Lower Ground Floor Plan



Chilcomb House
Kings Way House

Longwood House
Gander Down House

Ground Floor Plan



Chilcomb House
Kings Way House

Longwood House
Gander Down House

First Floor Plan

















TERRACES

External Balustrade screens of toughened glass with chrome fittings.

External railings and stairs in traditional architectural style to be galvanised and powder coated.

Decking to external terraces in composite deck system with proprietary aluminium support framework with integral lift out stainless steel gulley for cleaning and maintenance.

EXTERNAL LIGHTING AND POWER

Provided for each property.

BIN STORAGE

Thoughtfully incorporated into the overall landscaping plan, refuse bins are housed in the rear of the allocated car port structures with a dedicated collection point positioned to the front of the development.

BOUNDARIES

Property boundaries will be fenced with a close boarded fence with capping rail and gravel boards to a minimum height of 1.8m.

LANDSCAPING

Professional landscaping in both communal and private areas incorporating existing trees hedges, a mix of decorative trees, shrubs, annual bedding plants and ornamental grasses.

GARDENS

To both hard and soft landscaped areas to incorporate a mixture of natural products and finishes.

CAR PARK

Allocated bays and parking within slate roofed timber carports.

THE LOCATION

South Downs View is set down from the Romsey Road close to the top of Sleepers Hill on the western side of the City. The site is elevated and from all four houses there are dramatic long views to the south east over the St Cross area of Winchester, the Itchen Valley, and out to St Catherine's Hill and the horizon beyond.

The city centre has first class amenities, a good shopping centre, a varied range of restaurants and coffee shops, cinema, theatre and sports centre. Communications are excellent with fast access onto M3 (Junction 9) north to London or south (J11) to the M27 coastal motorway. Winchester station is on the mainline to Waterloo and both Southampton Airport and the European ferry port at Portsmouth are both within easy driving distance.

LOCAL AUTHORITY

Winchester City Council 01962 840222.

SERVICES

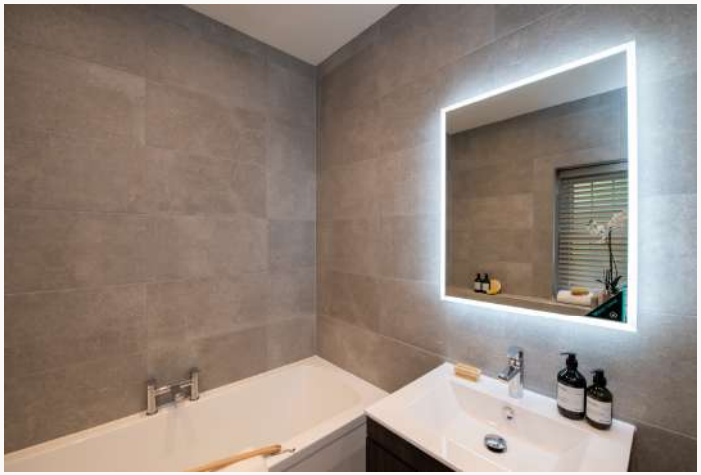
All mains services. Gas fired central heating.

VIEWINGS

Strictly via Jackson-Stops, Wykeham House, 11a Southgate Street, Winchester, Hampshire SO23 9DZ. Telephone: 01962 844299.

DIRECTIONS

From the centre of Winchester (The High Street), continue up the hill in a westerly direction passing the hospital on the left hand side. At the mini roundabout with Chilbolton Avenue on the right, and Kerrfield on your left continue straight on. The next turning is Sleepers Hill and just beyond on the same side South Downs View will be seen on the right hand side.













Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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