



# Wisteria Gate

BY CROUDACE HOMES, ROMSEY

A HOME FOR YOU AND NATURE IN AN  
**EXCEPTIONAL SETTING**



croudacehomes





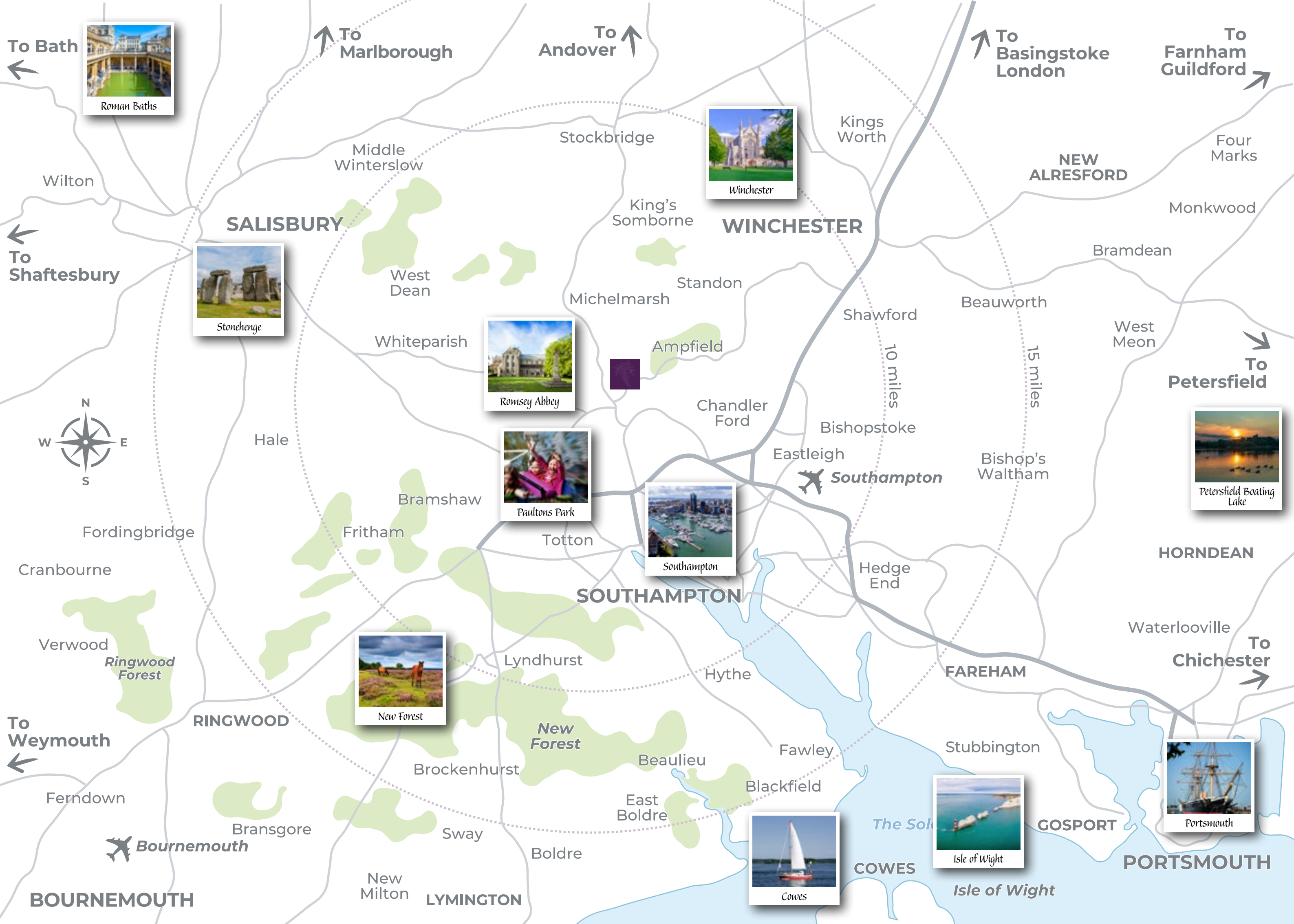
# Wisteria Gate

BY CROUDACE HOMES, ROMSEY



Wisteria Gate by Croudace Homes is a new community of 3, 4 and 5 bedroom homes in the market town of Romsey.





# A UNIQUE LOCATION

Romsey is only 11 miles from Winchester and both the M3 and M27 motorways are within easy reach. The town has its own railway station with regular trains running between Portsmouth and Cardiff, via Southampton, Salisbury and Bristol.



# DESIGNED AROUND **NATURE**

Located in the market town of Romsey in Hampshire, just north of Southampton, Wisteria Gate is an exclusive new development of energy efficient 3, 4 and 5 bedroom homes. It is set in an enhanced landscape designed to protect existing wildlife, provide a peaceful environment for them and encourage further inhabitation by local species.

- 508 linear metres of mature hedging
- 21 new trees
- 2,236 shrubs
- 1,072 bedding plants
- 120 wetland plants in and around the wildlife pond
- 14,880 perennial bulbs
- 1,183 woodland plants







A series of wildlife boxes will be installed across the development, including:

- Butterfly boxes
- Solitary bee hives
- Urban bee nesters for houses
- Pollinating bee logs for trees
- Five hedgehog habitat houses
- A swift tower
- Four reptile hibernacula

Every house will have a swift, starling, sparrow, martin birdhouse or a bat tube installed, while log piles will be positioned to encourage invertebrates, amphibians, and reptiles. Soft landscaping in the play area will provide sensory stimulation through a variety of colour, texture, and scent.



# A LOCAL WAY OF LIFE



Wisteria Gate is well located for local amenities, with a Co-Op Local a short walk from the development as well as a number of other useful shops and services including restaurants, hairdressers and a massage therapist.



Ganger Farm Sports Park has adult and junior football pitches, rugby pitches, an outdoor gym, an ecology trail and an astro-turf field for use in all weather. The park's pavilion has changing rooms and showers, bar facilities, an exercise studio space, a large community room and balconies that overlook the pitches.

Romsey accommodates all budgets with options like Waitrose and Partners, Aldi, and convenient Co-Op Local stores offering essentials. Additionally, independently-owned farm shops provide fresh produce and homemade goods. In the town centre, a rich culinary scene awaits with traditional British pub fare, along with international cuisines including French, Italian, Turkish, Indian, Chinese, and Thai. Quaint tearooms and fast-food eateries cater for a variety of tastes, ensuring everyone's preferences are satisfied.



The Old House at Home Pub





# DISCOVER A **THRIVING** WAY OF LIFE

History runs deep through Romsey and the awe-inspiring Broadlands Estate is a popular venue for public and private events. The original manor and the surrounding grounds known as Broadlands was part of the holdings of Romsey Abbey predating the Norman Conquest of 1066. After the Dissolution of the Monasteries, Broadlands was sold and passed through several owners and remains a private residence to this day.





Sir Harold Hillier Gardens is only 700m from Wisteria Gate and also inspired the name of this development. It is a grade II listed arboretum with over 42,000 plants set in 180 acres of land. As well as being open to visitors, the Gardens participates in conservation work and various biodiversity projects. One of its most famous features is a Wisteria border with 20 types of Wisteria.

The town is dominated by an impressive Norman abbey. In fact, Romsey Abbey is the largest parish church in Hampshire and is home to an active congregation.

There is also a locally owned and operated Plaza Theatre with a busy calendar of musical performances, comedy nights and seasonal shows delighting audiences year round.



In Romsey Memorial Park stands the only statue in the world commemorating horses that gave their lives in the service of war. The statue commemorates the role Romsey and its residents played in the First World War when the Romsey Remount Depot was located on Pouncefoot Hill to the south-west of the town. In just over 3 years, it prepared 120,000 horses and mules for war service.





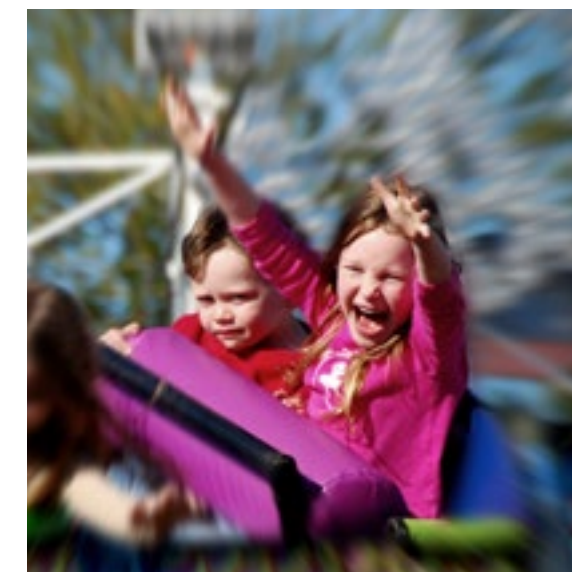
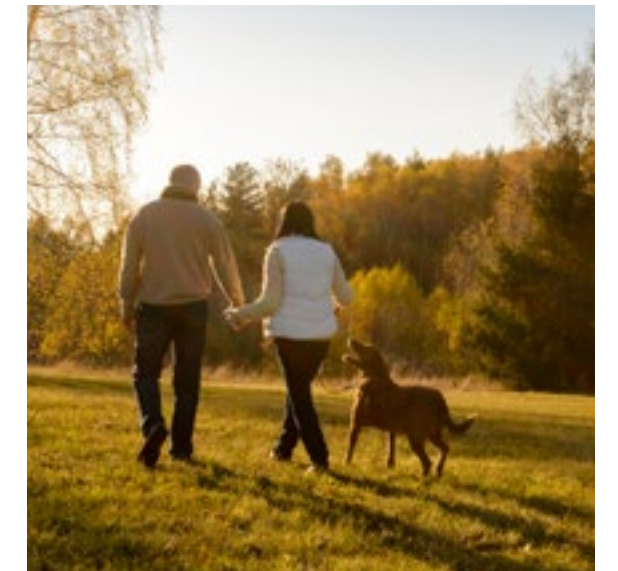


Fishlake Meadows



After the War the Remount Depot was completely demolished and largely forgotten, but hard core from the camp was used to raise the ground level of the park. In 2013 locals agreed to commemorate the horses and men who served at the Remount Depot and in their memory a statue from local sculptor Amy Goodman was commissioned. Goodman designed and cast a bronze-resin statue of a warhorse and soldier, which takes pride of place in the park today.

Romsey has numerous countryside walks and the newly enhanced Abbotswood Nature Reserve is a conveniently located escape into nature for residents of Wisteria Gate. The 19 hectare site has an array of habitats to explore, including ponds, grassland and woodland and is a designated Site of Importance for Nature Conservation (SINC) due to a breeding population of Great Crested Newts.



Paultons Park, the Home of Peppa Pig World, is just a 15 minute drive south of Wisteria Gate. Set within 140 acres of parkland and with over 70 rides, beautiful gardens and animals it is an exciting place for children of all ages to visit.





Less than 10 miles from Wisteria Gate is the port city of Southampton, which has over 400 shops, cafes and restaurants to explore, with a mixture of high street brands and independent retailers. Guildhall Square is known as the Cultural Quarter of the city with live music venues, museums, galleries, bars, cafes, and restaurants, including the Nuffield Theatre, John Hansard Gallery (Studio 144) and City Eye, an exciting new arts centre.

A 30 minute drive southeast of Romsey is Portsmouth.

Rich in culture and retail opportunities, the city is fantastic for a day out, with shopping centres, museums and a wealth of fantastic coffee shops and restaurants. Gunwharf Quays has 90 retail outlets and over 30 restaurants, bars and cafes and is the first port of call for many visitors.



Spinnaker Tower, Southsea Castle and the historic dockyard are also popular attractions. The dockyard features Vice-Admiral Nelson's world famous flagship the HMS Victory and the Mary Rose Museum is an exciting glimpse into Britain's naval history.



HMS Victory



# EDUCATION FOR ALL AGES

## Nursery and Pre-Schools

Bright Horizons Romsey Day Nursery and Pre-school	0.1 mile
Abbotswood Pre-school and Day Nursery	0.5 mile
Woodley Pre-School	0.5 mile

## Junior School

Cupernham Junior School	1.6 mile
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## Primary Schools

Braishfield Primary School	0.4 miles
Cupernham Junior School	1.6 miles
Romsey Primary School	2.3 miles
Halterworth Primary School	2.3 miles
Romsey Abbey Church of England Primary School	3.2 miles
Awbridge Primary School	4.9 miles

## Secondary Schools

The Romsey School	2.9 miles
The Mountbatten School	3.3 miles
St Edward's School	8.3 miles

## Boarding School

Embley Hampshire	5 miles
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## College

Barton Peveril Sixth Form College	5.5 miles
Eastleigh College	5.7 miles
Sparsholt College	6.6 miles
Peter Symonds College	8 miles

## University

University of Southampton	6 miles
Solent University	7.3 miles
University of Winchester	7.4 miles
University of Portsmouth	22 miles

There is an enviable selection of schools and colleges in the local area that are rated 'good' or 'outstanding' by Ofsted. Barton Peveril Sixth Form College, Sparsholt College, Peter Symonds College and University of Southampton are all rated 'outstanding', with most other local schools, such as Braishfield Primary School and The Mountbatten School, boasting a 'good' rating.



# STAY CONNECTED

The closest railway station, Romsey, is only 1.3 miles away and can be easily reached by car or on foot. The M3 and M27 motorways are within easy reach.

Wisteria Gate enjoys a prime location with various amenities within walking distance. A nearby Co-op caters for daily needs, while a nursery provides convenience for families. A local fish & chips takeaway shop, Indian takeaway shop and a cosy cafe are just steps away. The nearby sports ground provides recreational space, while a serene nature reserve offers a peaceful escape.



## TRAIN

- Southampton Central  
11 mins
- Salisbury  
18 mins
- Fareham  
35 mins
- Westbury  
48 mins
- Portsmouth & Southsea  
55 mins
- Trowbridge  
56 mins
- Portsmouth Harbour  
1 hour
- Bath Spa  
1 hour, 14 minutes
- Bristol Temple Meads  
1 hour 28 minutes
- Cardiff Central  
2 hours, 22 minutes

## WALK

- Bright Horizons Day Nursey & Preschool  
0.1 miles
- Gramo Fish and Chips  
0.1 miles
- Co-op  
0.1 miles
- Adore Cafe  
0.1 miles
- Abbotswood Playground  
0.2 miles
- Wheatsheaf Inn  
0.3 mile
- Braishfield Recreation Ground  
0.4 miles
- Sir Harold Hillier Gardens  
0.6 miles
- The Dog & Crook Pub  
0.8 miles
- Kings Chase Sports Park  
0.8 miles

## DRIVE

- Viney Avenue Post Office  
1.5 miles
- The Hunters Inn  
1.5 miles
- Romsey Hospital  
1.9 miles
- Ampfield Golf & Country Club  
1.9 miles
- Romsey Abbey  
3.2 miles
- Waitrose  
3.2 miles
- Embley Park Lake  
5.1 miles
- Southampton Airport  
11.2 miles
- New Forest Gardens  
19.5 miles
- London Heathrow  
56.5 miles





# A PLACE TO CALL **HOME**

Our customers are at the heart of what we do and we understand how important it is to put your stamp on a new home. Therefore, a Croudace home can be personalised with a range of options available to choose from including wall colours, fitted furniture, tile style and colour, as well as wardrobe glazing finish.

Our dedicated Sales Consultants are on hand to offer guidance regarding personalised choices. The availability of these options is dependent on, and subject to, the stage of construction at the time the house is reserved.

Ask our Sales Consultants how we can help you turn your new Croudace house into a home.



# GENERAL DEVELOPMENT LAYOUT

Each home within Wisteria Gate is considered in design, generous in proportion and gives peace of mind with the distinctive high quality specification and service offered by a Croudace built home.



## 5 BEDROOM HOMES

- **THE LYNDHURST**  
PLOT 35
- **THE HAMPWORTH**  
PLOT 53
- **THE NORTHBROOK**  
PLOTS 33, 34, 37, 38, 42, 43, 44 & 46

## 4 BEDROOM HOMES

- **THE OTTERBOURNE**  
PLOTS 36 & 41
- **THE SWANMORE**  
PLOTS 39 & 40
- **THE EASTLEIGH**  
PLOTS 45 & 54
- **THE FIRSDOWN**  
PLOTS 18, 19, 21, 22, 23, 24, 31, 32, 57, 58, 60, 61, 62 & 63
- **THE BROCKENHURST**  
PLOTS 50 & 51

## 3 BEDROOM HOMES

- **THE MOORGREEN**  
PLOTS 47, 48, 55 & 56
- **THE CHAWTON**  
PLOTS 49 & 52

- Carport
- Affordable Housing
- Show Home
- Marketing Suite





# THE LYNDHURST

5 BEDROOM HOME

PLOT NUMBER

35



## MODERN KITCHEN SPACE AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Laminate worktops with up-stand to Utility
- Induction hob with glass splashback and chimney extractor hood\*
- Stainless steel double electric oven
- Integrated microwave
- Two integrated fridge/freezers
- Integrated dishwasher

## QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom, En Suites and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Walk-in shower enclosure with fixed glass panel and thermostatic digital shower including drench head & adjustable head/rail in En Suite 1
- Shower enclosure with thermostatic shower in En Suite 2
- Ceramic wall tiles
- Heated towel radiators
- Powerpipe Waste Water Heat Recovery System

## SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Intruder alarm system
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

## DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobes to Principal Bedroom
- Dressing Rooms to Principal Bedroom

## ELECTRICAL AND COMFORT

- Gas central heating system controlled with Hive Active Heating
- LED downlights to Hall, Landing, Kitchen/Dining Area, Utility, Bathroom and En Suites
- TV point to Living Room, Kitchen/Dining, Family Area and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms

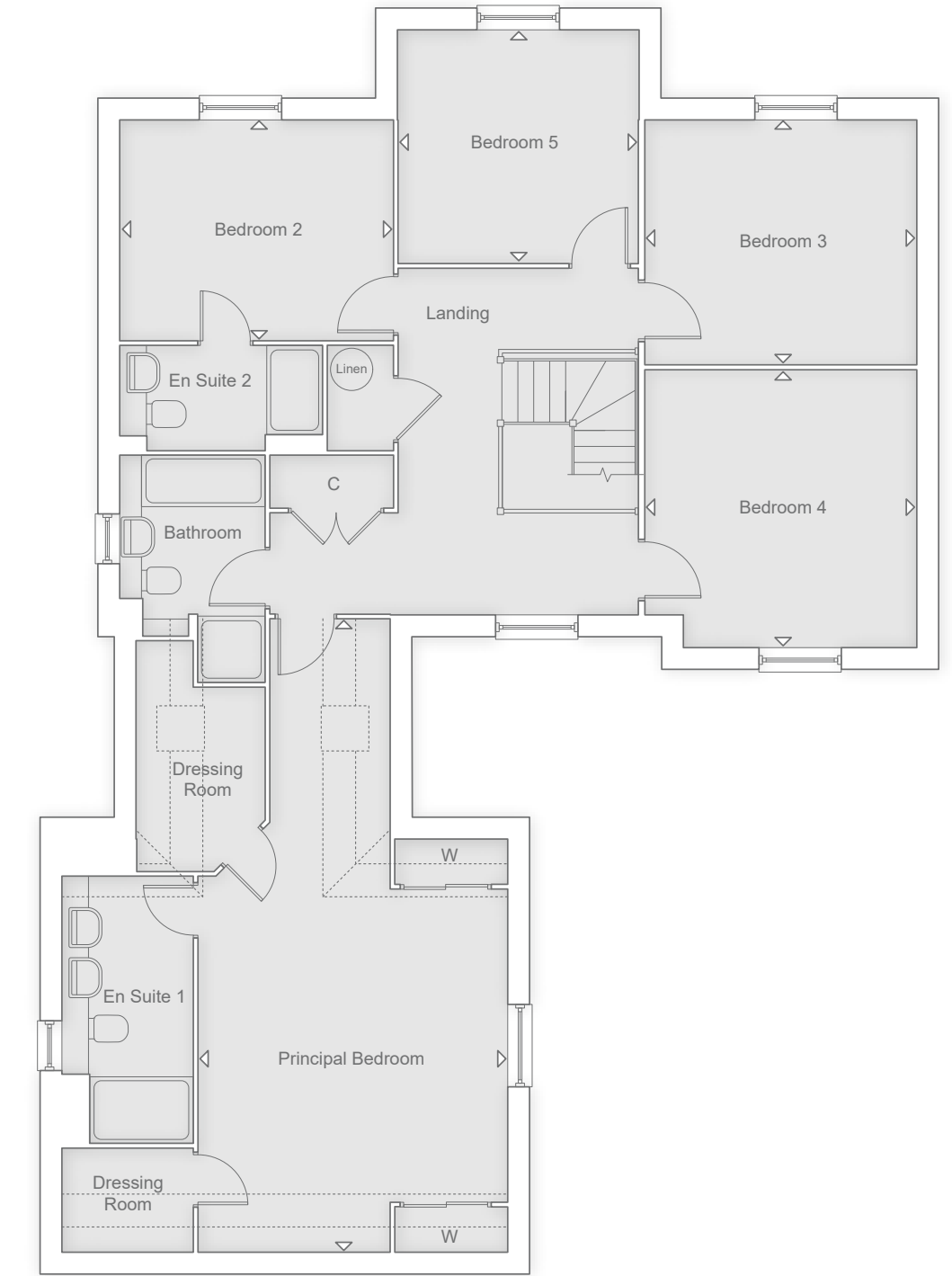
## EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Integral double garage
- Automatic garage door opener with 2 remote control transmitters
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Water butt



### GROUND FLOOR

KITCHEN/DINING AREA	3.70M X 7.38M	12' 1" X 24' 2"
FAMILY AREA	3.33M X 4.41M	10' 11" X 14' 5"
LIVING ROOM	3.73M X 7.27M	12' 2" X 23' 10"
DOUBLE GARAGE	6.14M X 5.69M	20' 1" X 18' 8"
UTILITY	3.50M X 2.09M	11' 5" X 6' 10"



### FIRST FLOOR

PRINCIPAL BEDROOM	4.27M X 8.72M	14' 0" X 28' 7"
BEDROOM 2	3.77M X 3.04M	12' 4" X 9' 11"
BEDROOM 3	3.75M X 3.38M	12' 3" X 11' 1"
BEDROOM 4	3.75M X 3.83M	12' 3" X 12' 06"
BEDROOM 5	3.31M X 3.22M	10' 10" X 10' 6"





# THE HAMPWORTH

5 BEDROOM HOME

PLOT NUMBER

53



## MODERN KITCHEN SPACE AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Laminate worktops with up-stand to Utility
- Induction hob with glass splashback and chimney extractor hood\*
- Stainless steel double electric oven
- Integrated microwave
- Two integrated fridge/freezers
- Integrated dishwasher

## QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom, En Suites and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Walk-in shower enclosure with fixed glass panel and thermostatic digital shower including drench head & adjustable head/rail in En Suite 1
- Shower enclosure with thermostatic shower in En Suite 2
- Ceramic wall tiles
- Heated towel radiators
- Powerpipe Waste Water Heat Recovery System

## SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Intruder alarm system
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

## DECORATION AND JOINERY

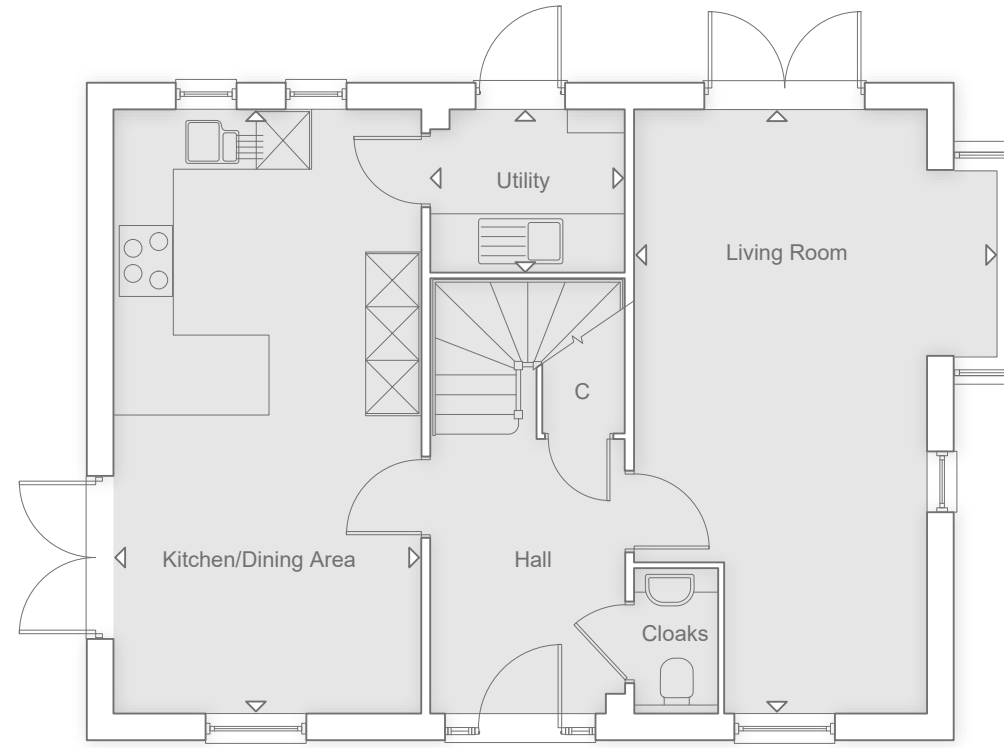
- Vertical 5 panel moulded internal doors
- Dressing Room to Principal Bedroom
- Cupboard to Bedroom 3

## ELECTRICAL AND COMFORT

- Gas central heating system controlled with Hive Active Heating
- LED downlights to Hall, Landing, Kitchen/Dining Area, Utility, Bathroom, Cloakroom and En Suites
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms

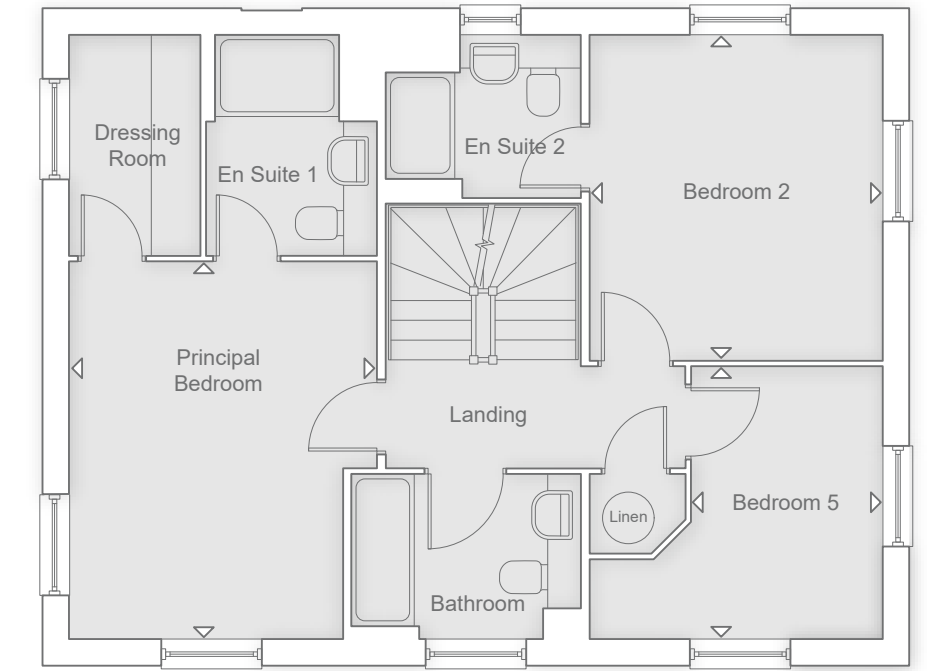
## EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Single garage
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Water butt



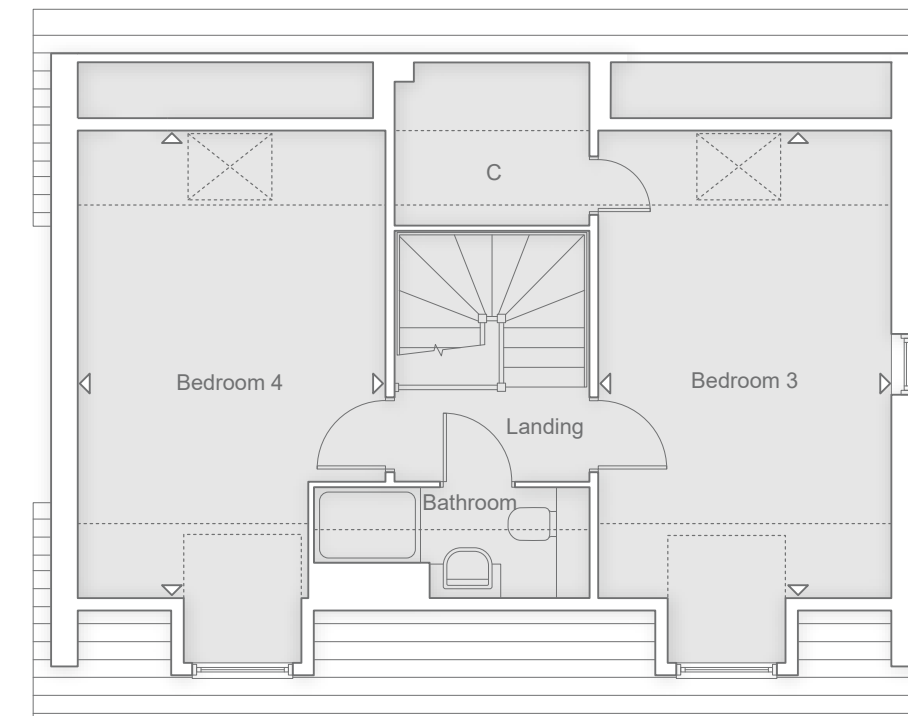
### GROUND FLOOR

KITCHEN/DINING AREA	3.47M X 6.82M	11' 4" X 22' 4"
LIVING ROOM	4.09M X 6.82M	13' 5" X 22' 4"
UTILITY	2.20M X 1.84M	7' 2" X 6' 0"



### FIRST FLOOR

PRINCIPAL BEDROOM	3.47M X 4.26	11' 4" X 13' 11"
BEDROOM 2	3.31M X 3.68M	10' 10" X 12' 0"
BEDROOM 5	3.31M X 3.08M	10' 10" X 10' 1"



### SECOND FLOOR

BEDROOM 3	3.31M X 2.46M	10' 10" X 8' 0"
BEDROOM 4	3.47M X 2.46M	11' 4" X 8' 0"





# THE NORTHBROOK

5 BEDROOM HOME

PLOT NUMBERS

- |    |    |    |    |    |
|----|----|----|----|----|
| 33 | 34 | 37 | 38 | 42 |
| 43 | 44 | 46 |    |    |



## MODERN KITCHEN SPACE AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Laminate worktops with up-stand to Utility
- Induction hob with glass splashback and chimney extractor hood\*
- Stainless steel double electric oven
- Integrated microwave
- Two integrated fridge/freezers
- Integrated dishwasher

## QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom, En Suites and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Walk-in shower enclosure with fixed glass panel and thermostatic digital shower including drench head & adjustable head/rail in En Suite 1
- Shower enclosure with thermostatic shower in En Suite 2
- Ceramic wall tiles
- Heated towel radiators
- Powerpipe Waste Water Heat Recovery System

## SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Intruder alarm system
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

## DECORATION AND JOINERY

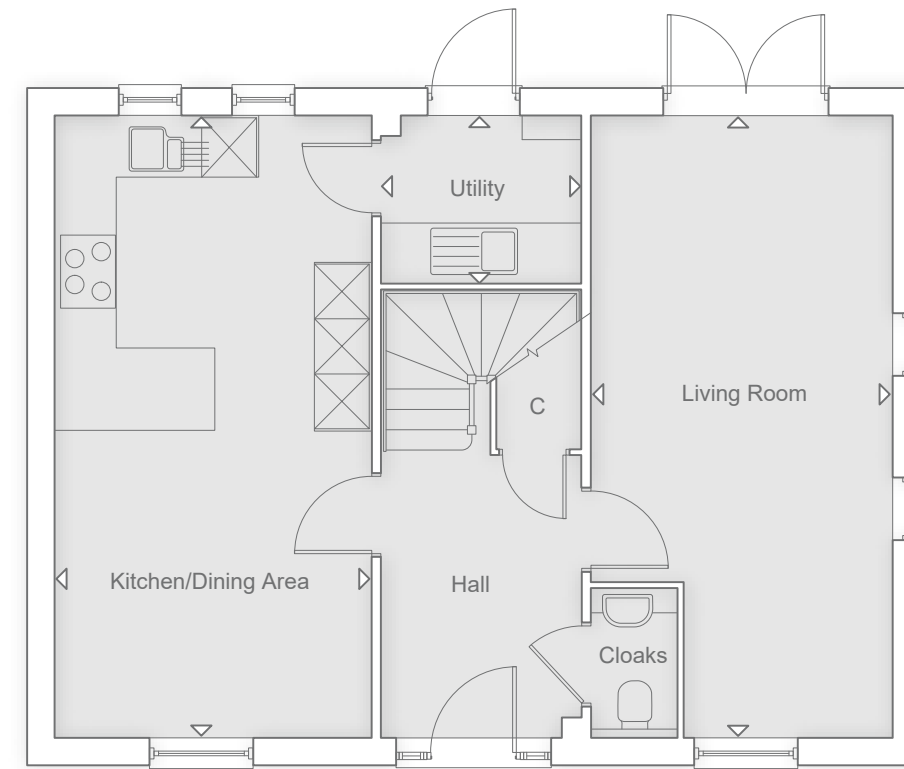
- Vertical 5 panel moulded internal doors
- Dressing Room to Principal Bedroom
- Cupboard to Bedroom 3

## ELECTRICAL AND COMFORT

- Gas central heating system controlled with Hive Active Heating
- LED downlights to Hall, Landing, Kitchen/Dining Area, Utility, Bathroom, Cloakroom and En Suites
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms

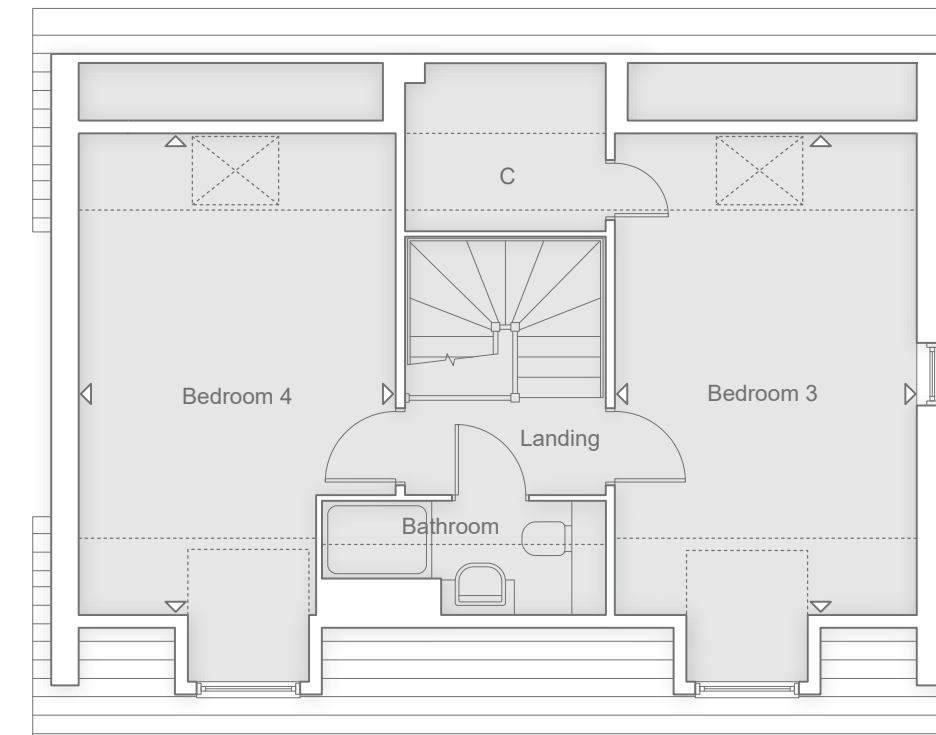
## EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Single garage
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Water butt



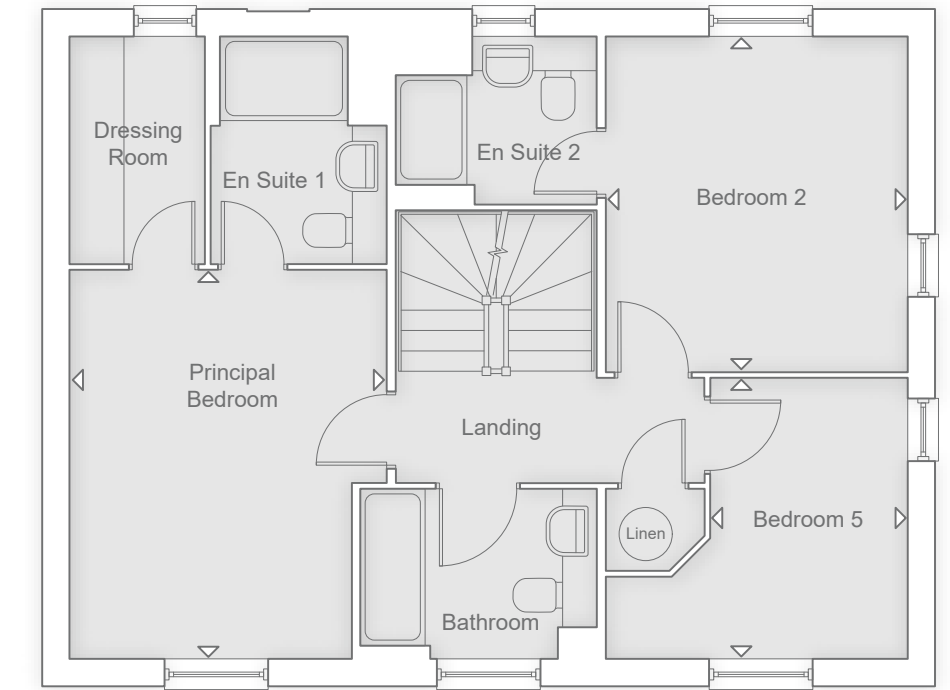
### GROUND FLOOR

<b>KITCHEN/DINING AREA</b>	3.47M X 6.82M	11' 4" X 22' 4"
<b>LIVING ROOM</b>	3.31M X 6.82M	10' 10" X 22' 4"
<b>UTILITY</b>	2.20M X 1.84M	7' 2" X 6' 0"



### SECOND FLOOR

<b>BEDROOM 3</b>	3.31M X 2.46M	10' 10" X 8' 0"
<b>BEDROOM 4</b>	3.47M X 2.46M	11' 4" X 8' 0"



### FIRST FLOOR

<b>PRINCIPAL BEDROOM</b>	3.47M X 4.26	11' 4" X 13' 11"
<b>BEDROOM 2</b>	3.31M X 3.68M	10' 10" X 12' 0"
<b>BEDROOM 5</b>	3.31M X 3.08M	10' 10" X 10' 1"





# THE OTTERBOURNE

4 BEDROOM HOME

PLOT NUMBERS

36

41



## MODERN KITCHEN SPACE AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Laminate worktops with up-stand to Utility
- Induction hob with glass splashback and chimney extractor hood\*
- Stainless steel double electric oven
- Integrated microwave
- Two integrated fridge/freezers
- Integrated dishwasher

## QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom, En Suites and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Walk-in shower enclosure with fixed glass panel and thermostatic digital shower including drench head & adjustable head/rail in En Suite 1
- Shower enclosure with thermostatic shower in En Suite 2
- Ceramic wall tiles
- Heated towel radiators
- Powerpipe Waste Water Heat Recovery System

## SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Intruder alarm system
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

## DECORATION AND JOINERY

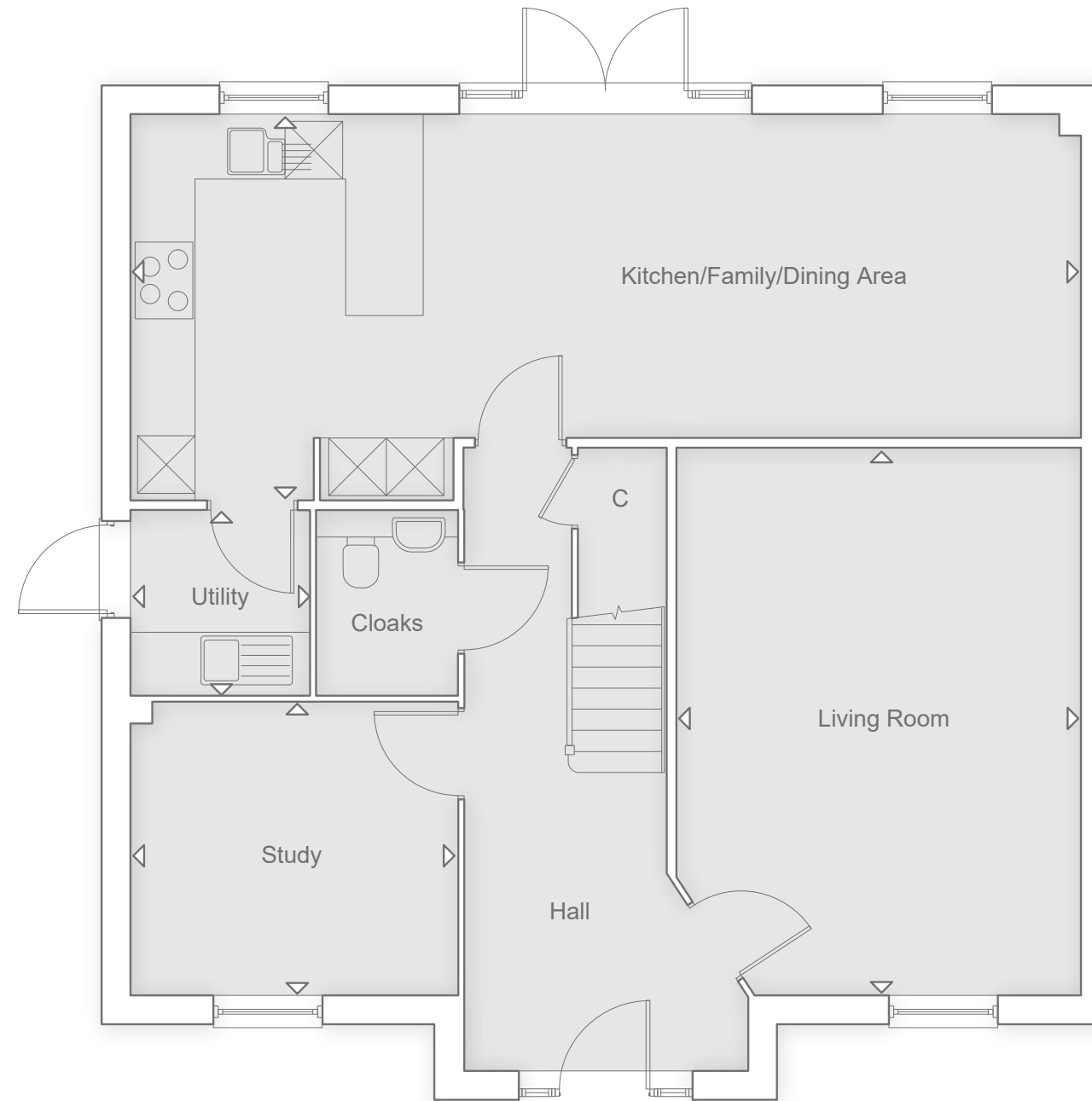
- Vertical 5 panel moulded internal doors
- Built-in wardrobes to Principal Bedroom
- Built-in wardrobe to Bedroom 2

## ELECTRICAL AND COMFORT

- Gas central heating system controlled with Hive Active Heating
- LED downlights to Hall, Landing, Kitchen/Family/Dining Area, Utility, Bathroom, Cloakroom and En Suites
- TV point to Living Room, Kitchen/Family/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room, Study and all bedrooms

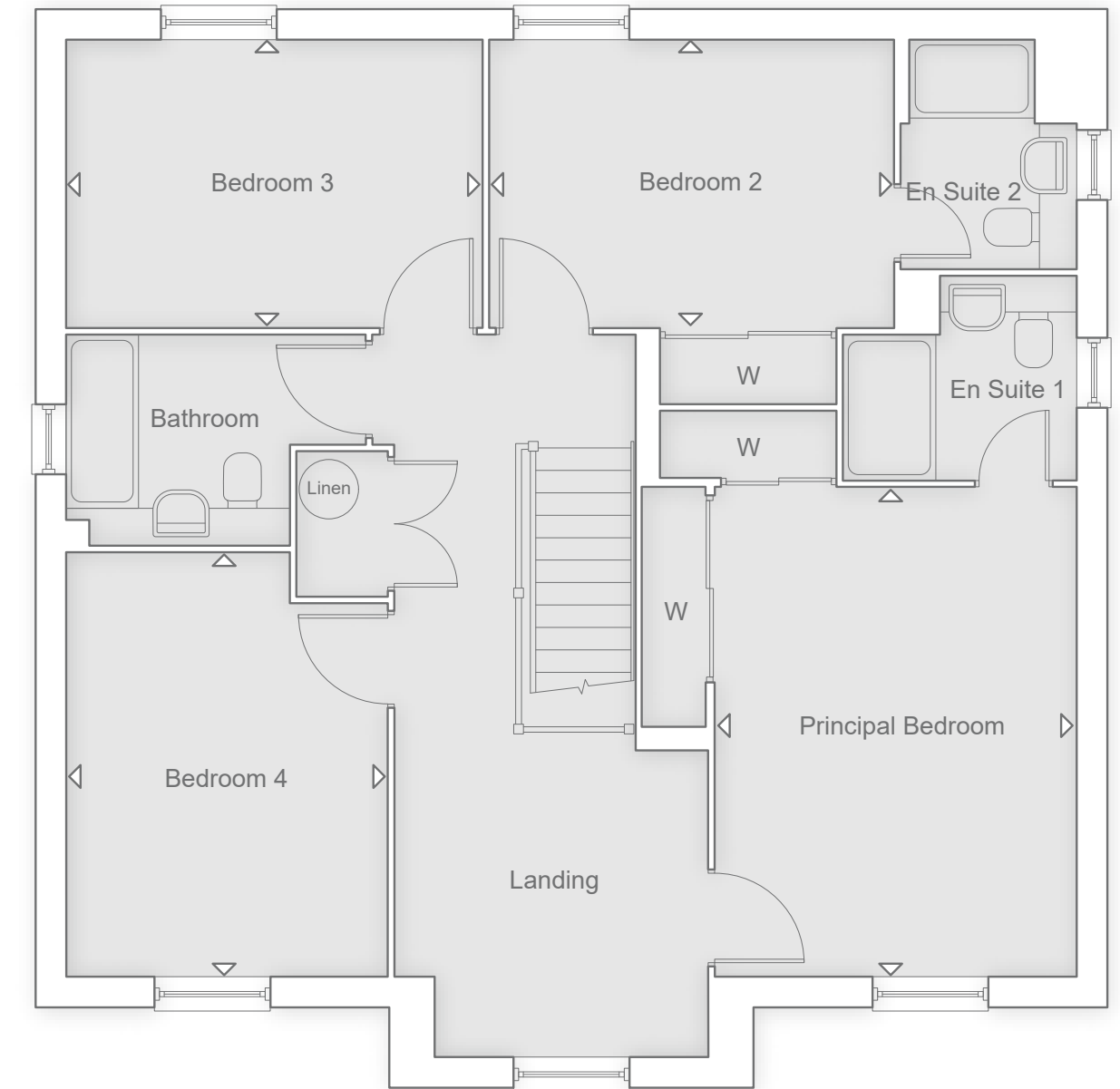
## EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Double garage
- Automatic garage door opener with 2 remote control transmitters
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Water butt



### GROUND FLOOR

KITCHEN/FAMILY/DINING AREA	
9.90M X 4.03M	32' 5" X 13' 2"
LIVING ROOM	
4.21M X 5.71M	13' 9" X 18' 8"
STUDY	
3.41M X 3.06M	11' 2" X 10' 0"
UTILITY	
1.87M X 1.94M	6' 1" X 6' 4"



### FIRST FLOOR

PRINCIPAL BEDROOM	
3.55M X 4.80M	11' 7" X 15' 9"
BEDROOM 2	
3.97M X 2.83M	13' 0" X 9' 3"
BEDROOM 3	
4.08M X 2.83M	13' 4" X 9' 3"
BEDROOM 4	
3.15M X 4.16M	10' 4" X 13' 7"





# THE SWANMORE

4 BEDROOM HOME

PLOT NUMBERS

39

40



## MODERN KITCHEN SPACE AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/drawers and recessed LED pelmet lighting
- Laminate worktops with up-stand to Kitchen & Utility
- Induction hob with glass splashback and chimney extractor hood\*
- Stainless steel double electric oven
- Integrated fridge/freezer
- Integrated dishwasher

## QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Heated towel radiators
- Powerpipe Waste Water Heat Recovery System

## SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Intruder alarm system
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

## DECORATION AND JOINERY

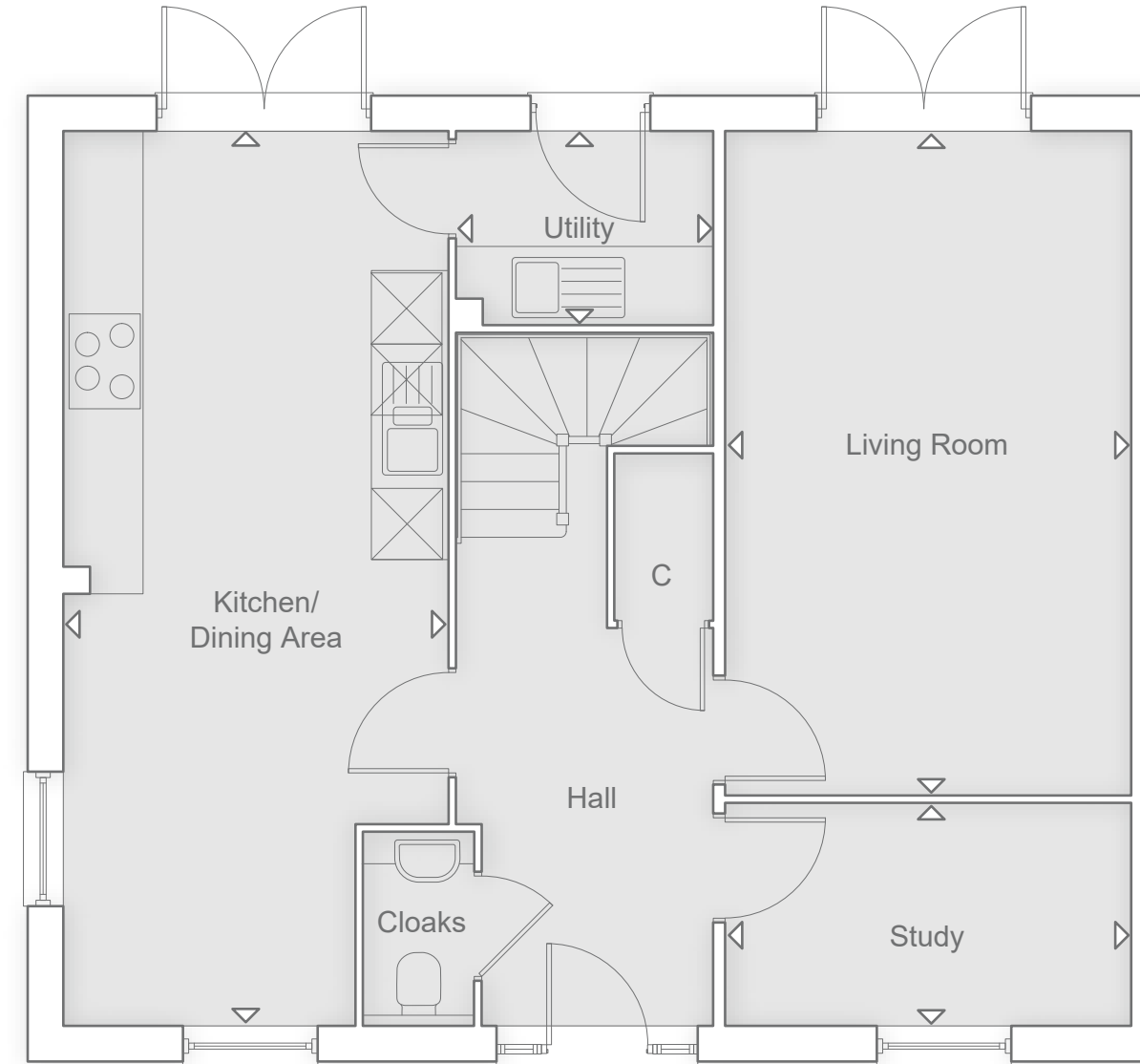
- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

## ELECTRICAL AND COMFORT

- Gas central heating system controlled with Hive Active Heating
- LED downlights to Hall, Landing, Kitchen/Dining Area, Utility, Bathroom and En Suite
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room, Study and all bedrooms

## EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Single garage with driveway parking
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Slim space saver water butt



### GROUND FLOOR

#### KITCHEN/DINING AREA

3.25M X 7.55M 10' 8" X 24' 9"

#### LIVING ROOM

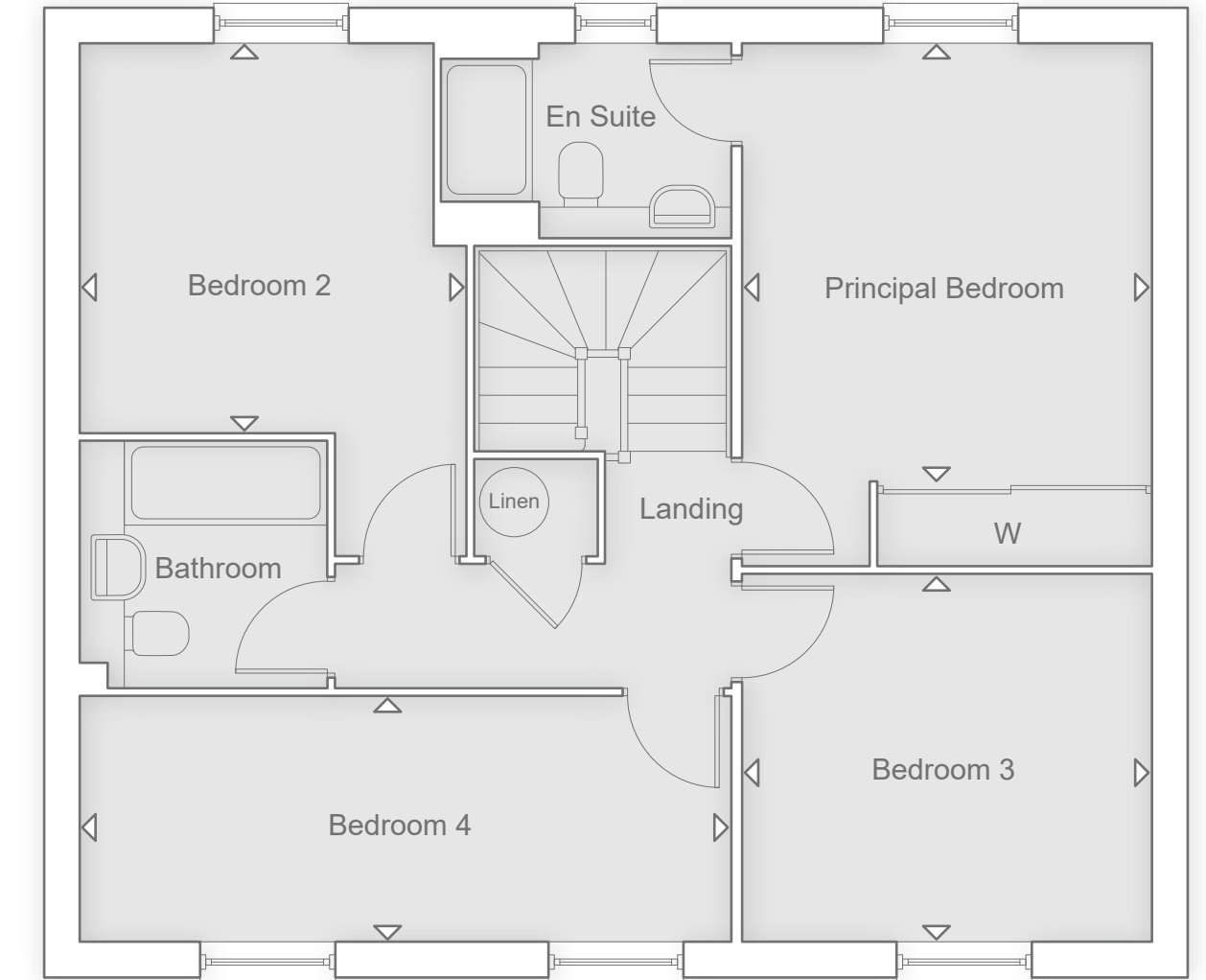
3.43M X 5.60M 11' 3" X 18' 4"

#### STUDY

3.43M X 1.88M 11' 3" X 6' 2"

#### UTILITY

2.17M X 1.64M 7' 1" X 5' 4"



### FIRST FLOOR

#### PRINCIPAL BEDROOM

3.45M X 3.71M 11' 3" X 12' 2"

#### BEDROOM 2

3.25M X 3.27M 10' 8" X 10' 8"

#### BEDROOM 3

3.45M X 3.09M 11' 3" X 10' 1"

#### BEDROOM 4

5.48M X 2.07M 17' 11" X 6' 9"





# THE EASTLEIGH

4 BEDROOM HOME

PLOT NUMBERS

45

54



## MODERN KITCHEN SPACE

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/drawers and recessed LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Induction hob with glass splashback and chimney extractor hood\*
- Stainless steel double electric oven
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washing machine

## QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Heated towel radiators
- Powerpipe Waste Water Heat Recovery System

## SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Intruder alarm system
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

## DECORATION AND JOINERY

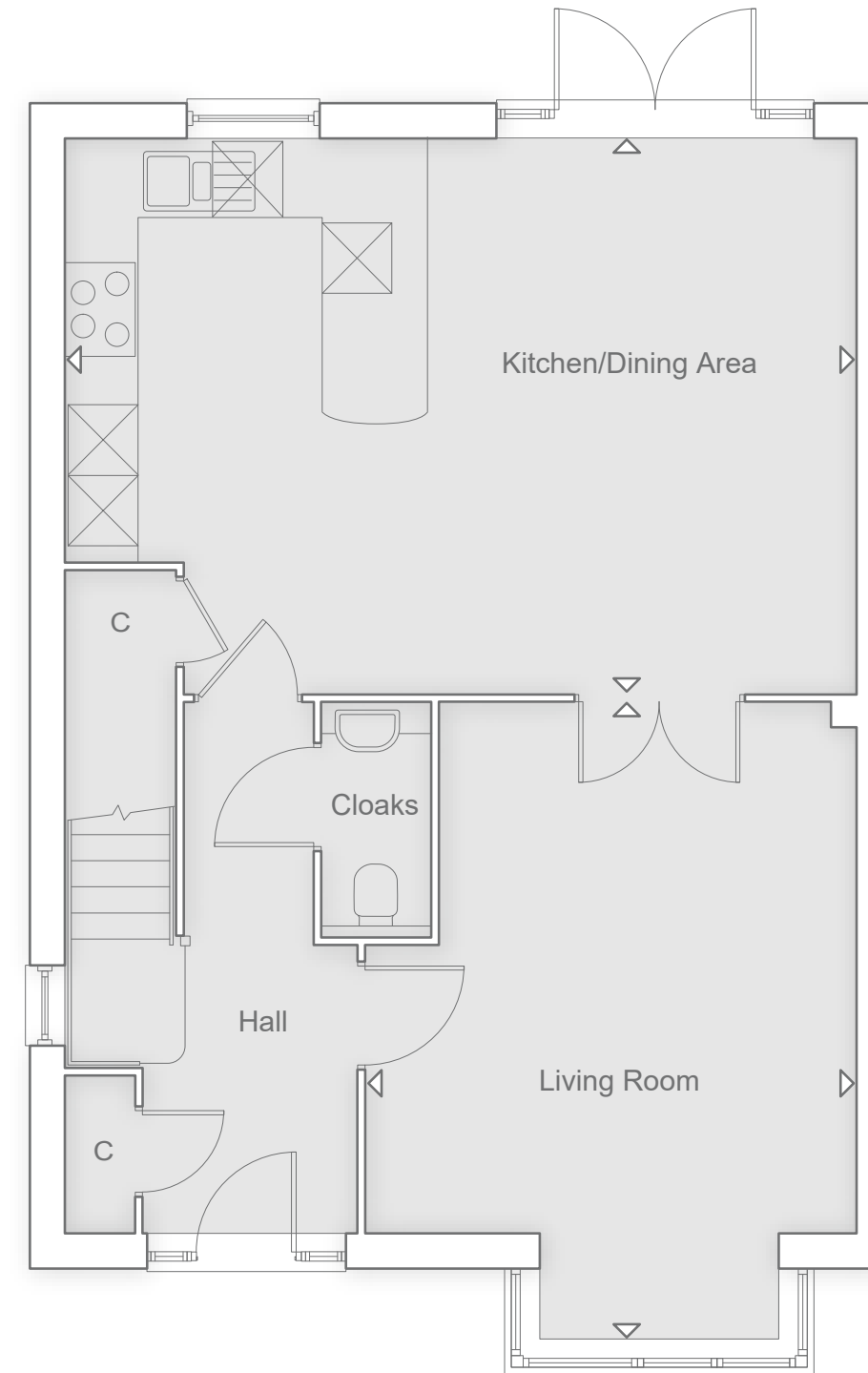
- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

## ELECTRICAL AND COMFORT

- Gas central heating system controlled with Hive Active Heating
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom and En Suite
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms

## EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Single garage with driveway parking
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Slim space saver water butt



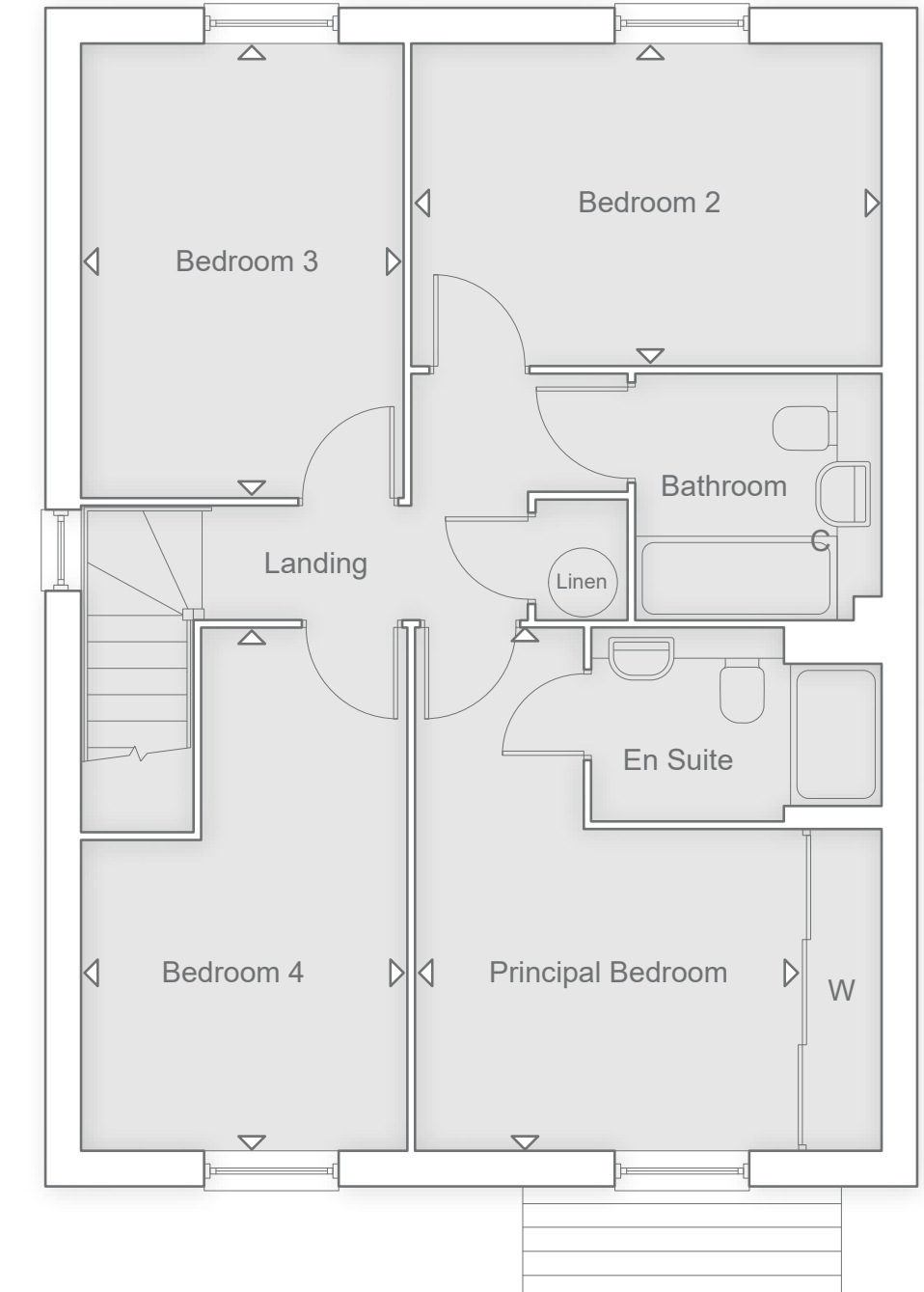
### GROUND FLOOR

#### KITCHEN/DINING AREA

6.76M X 4.75M      22' 2" X 15' 7"

#### LIVING ROOM

4.20M X 5.44M      13' 9" X 17' 10"



### FIRST FLOOR

#### PRINCIPAL BEDROOM

3.24M X 4.42M      10' 7" X 14' 6"

#### BEDROOM 2

3.97M X 2.73M      13' 0" X 8' 11"

#### BEDROOM 3

2.73M X 3.84M      8' 11" X 12' 7"

#### BEDROOM 4

2.76M X 4.42M      9' 0" X 14' 6"





# THE FIRSDOWN

**4 BEDROOM HOME**

PLOT NUMBERS

18	19	21	22	23	24	31	32
57	58	60	61	62	63		



## MODERN KITCHEN SPACE

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/drawers and recessed LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Induction hob with glass splashback and chimney extractor hood\*
- Stainless steel double electric oven
- Integrated washing machine
- Integrated fridge/freezer
- Integrated dishwasher

## QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite†
- Ceramic wall tiles
- Heated towel radiators
- Powerpipe Waste Water Heat Recovery System

## SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

## DECORATION AND JOINERY

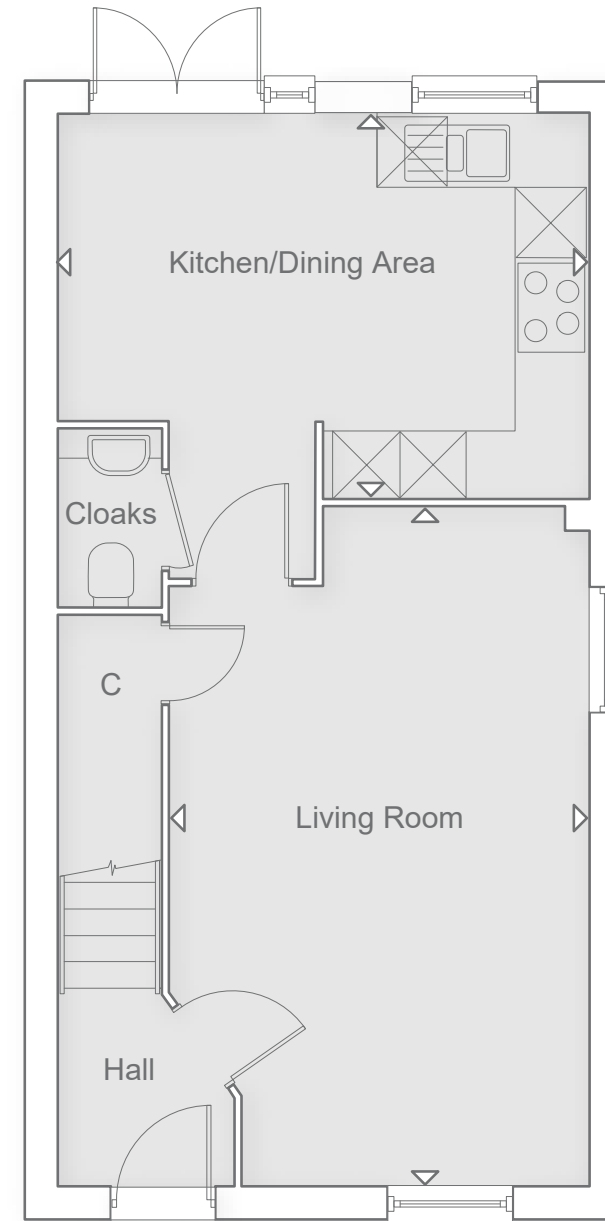
- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Principal Bedroom
- Built-in storage to Principal Bedroom

## ELECTRICAL AND COMFORT

- Gas central heating system controlled with Hive Active Heating
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, Cloakroom and En Suite
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms

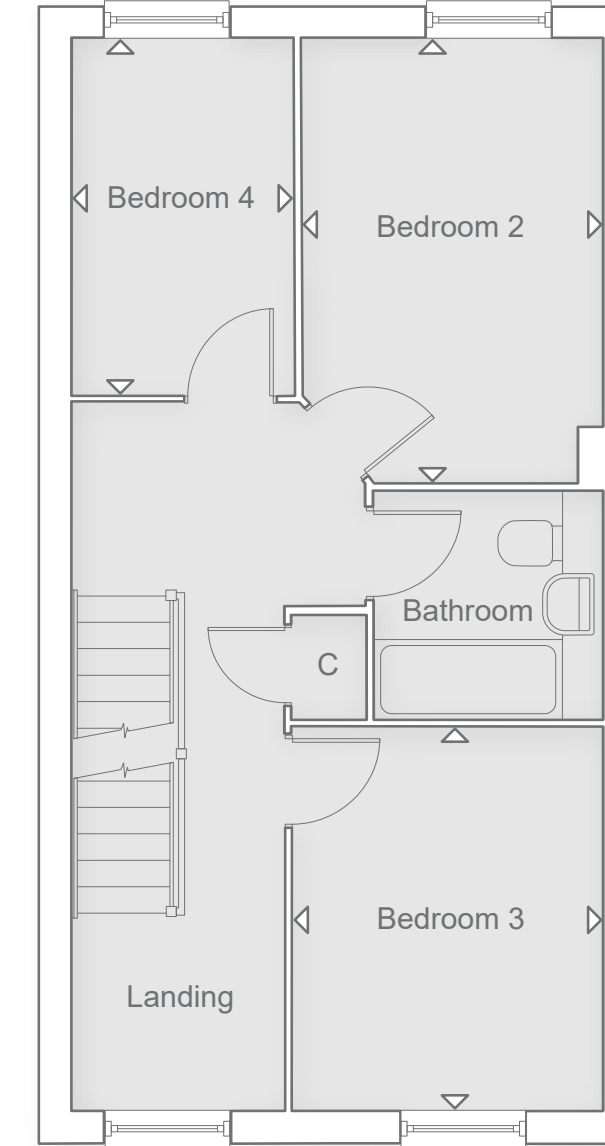
## EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Plots 18, 22, 31, 32, 57 & 63 have a Single Garage and Driveway Parking
- Plots 19, 21, 23, 24, 58 & 60 have Allocated Parking
- Plots 61 & 62 have a Carport and Driveway Parking
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Slim space saver water butt



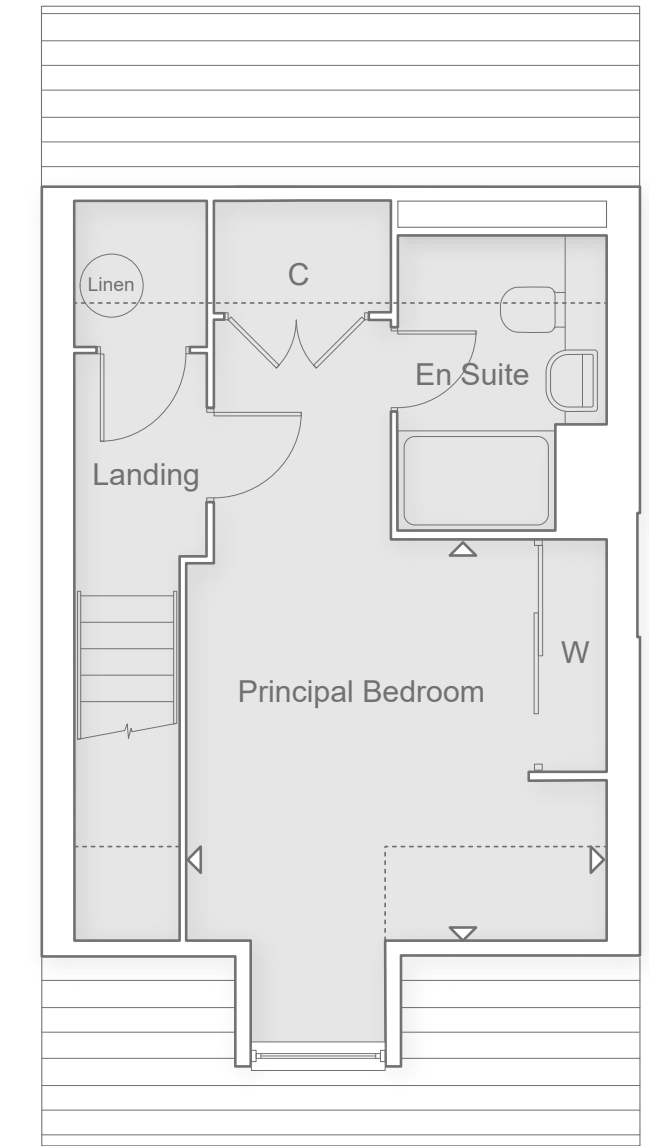
### GROUND FLOOR

KITCHEN/DINING AREA		
4.83M X 3.50M		15' 10" X 11' 5"
LIVING ROOM		
3.82M X 6.18M		12' 6" X 20' 3"



### FIRST FLOOR

BEDROOM 2		
3.05M X 4.04M		10' 0" X 13' 3"
BEDROOM 3		
2.83M X 3.49M		9' 3" X 11' 5"
BEDROOM 4		
1.72M X 3.00M		5' 7" X 9' 10"



### SECOND FLOOR

PRINCIPAL BEDROOM		
3.82M X 3.65M		12' 6" X 11' 11"





# THE BROCKENHURST

**4 BEDROOM HOME**

PLOT NUMBERS

50

51



## MODERN KITCHEN SPACE

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/drawers and recessed LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Induction hob with glass splashback and chimney extractor hood\*
- Stainless steel double electric oven
- Integrated washing machine
- Integrated fridge/freezer
- Integrated dishwasher

## QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom and En Suite
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite†
- Ceramic wall tiles
- Heated towel radiators
- Powerpipe Waste Water Heat Recovery System

## SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

## DECORATION AND JOINERY

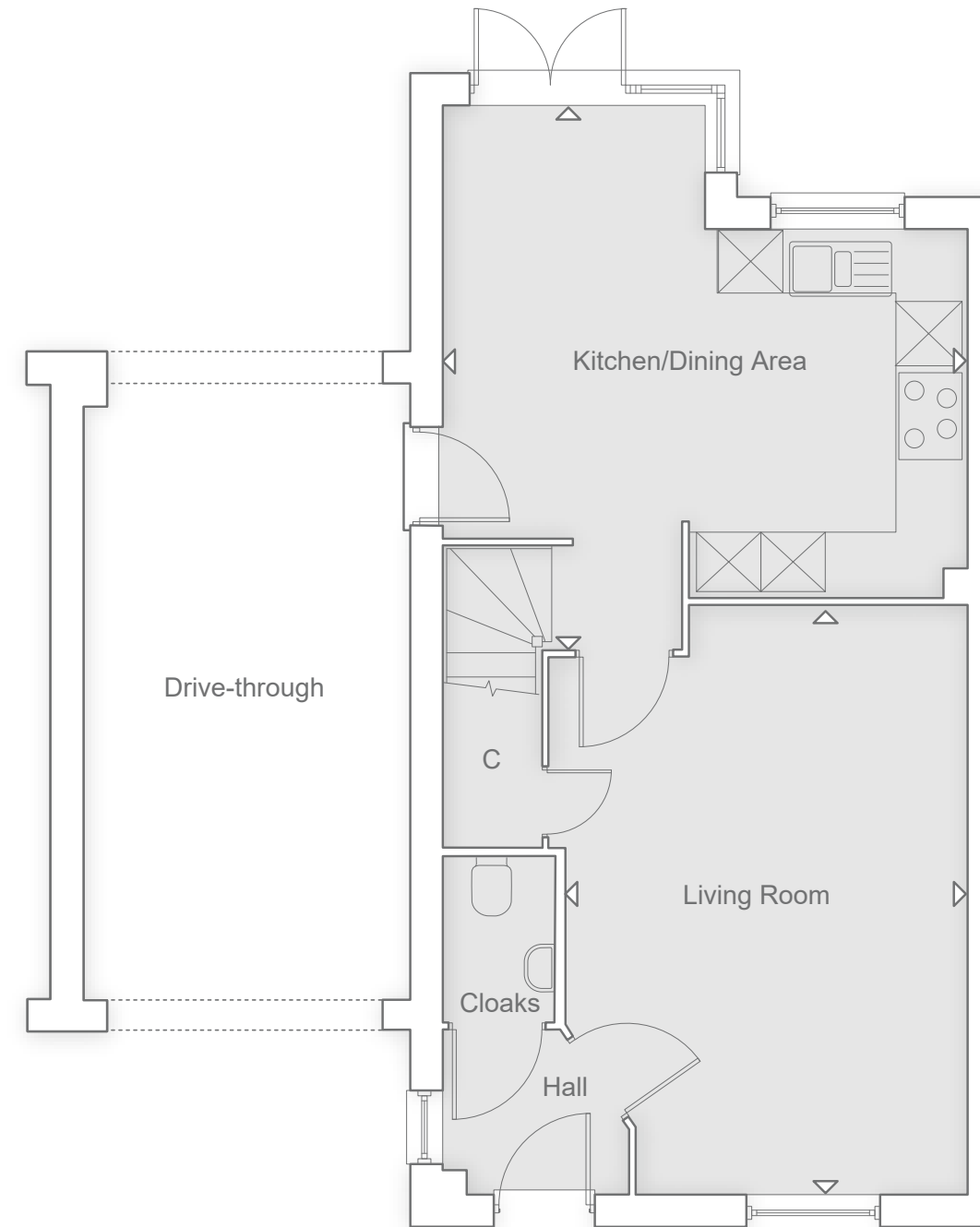
- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Principal Bedroom
- Built-in storage to Bedroom 4

## ELECTRICAL AND COMFORT

- Gas central heating system controlled with Hive Active Heating
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, Cloakroom and En Suite
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms

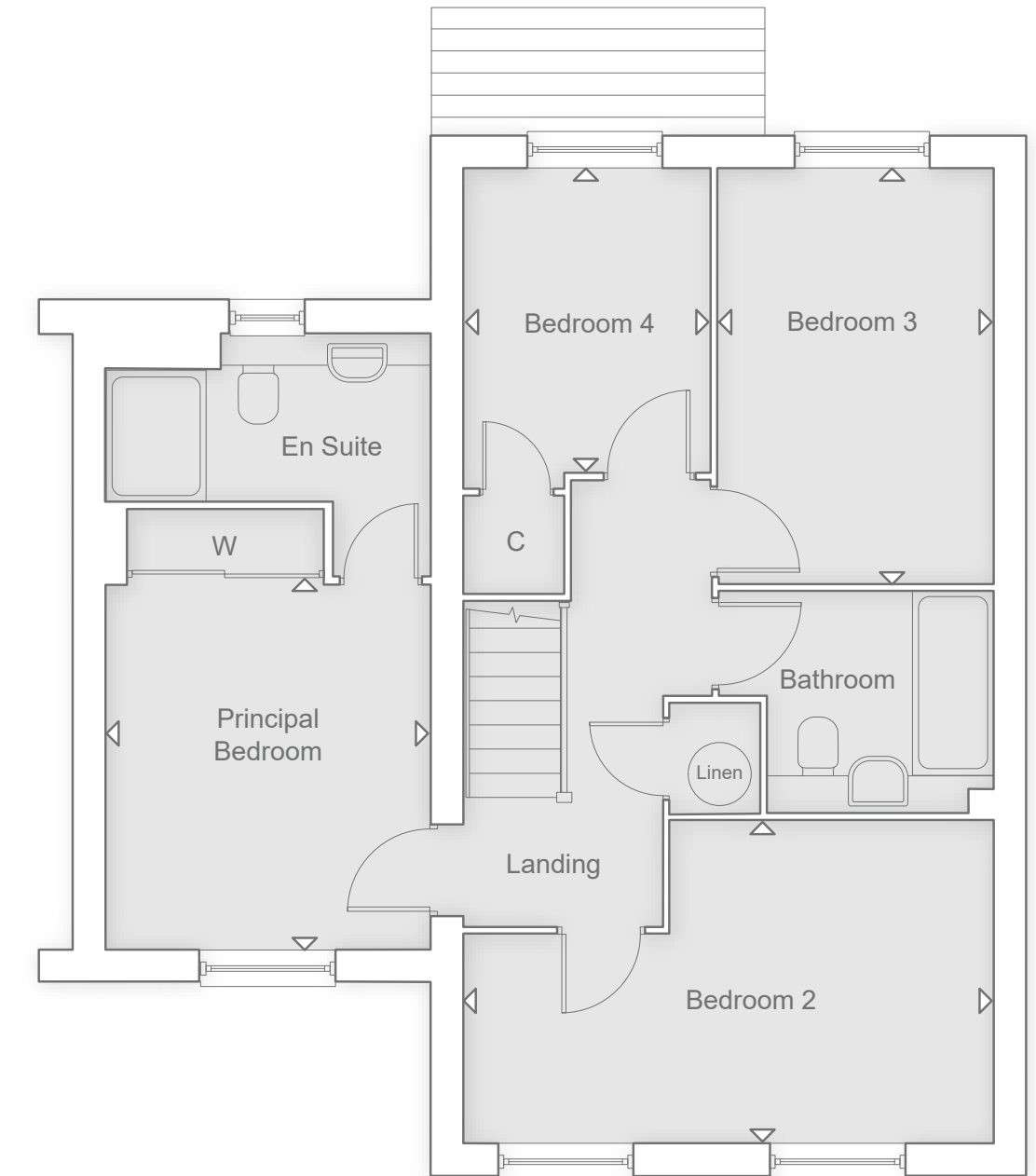
## EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Drive-through with Driveway Parking
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Slim space saver water butt



### GROUND FLOOR

KITCHEN/DINING AREA	
4.90M X 5.13M	16' 0" X 16' 10"
LIVING ROOM	
3.88M X 5.44M	12' 2" X 17' 10"



### FIRST FLOOR

PRINCIPAL BEDROOM	
3.00M X 3.90M	9' 10" X 12' 9"
BEDROOM 2	
4.90M X 2.97M	16' 0" X 9' 8"
BEDROOM 3	
2.53M X 3.83M	8' 3" X 12' 6"
BEDROOM 4	
2.30M X 2.95M	7' 6" X 9' 8"





# THE MOORGREEN

3 BEDROOM HOME

PLOT NUMBERS

47

48

55

56



## MODERN KITCHEN SPACE

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/drawers and recessed LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Induction hob with glass splashback and chimney extractor hood\*
- Stainless steel single electric oven
- Integrated washing machine
- Space for fridge/freezer

## QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom, En Suite and Cloakroom†
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite†
- Ceramic wall tiles
- Heated towel radiators
- Powerpipe Waste Water Heat Recovery System

## SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

## DECORATION AND JOINERY

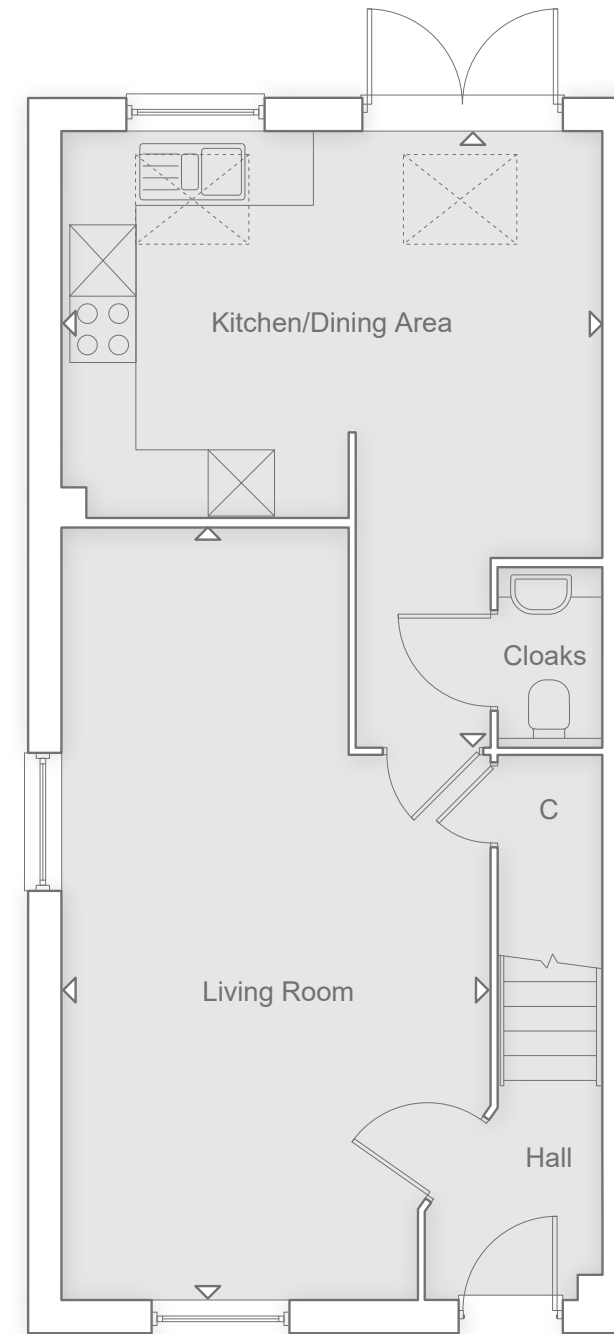
- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

## ELECTRICAL AND COMFORT

- Gas central heating system controlled with Hive Active Heating
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, Cloakroom and En Suite
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms

## EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Plots 48, 55 & 56 have a Single Garage and Driveway Parking
- Plot 47 has a timber-framed carport
- Driveway Parking
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Slim space saver water butt



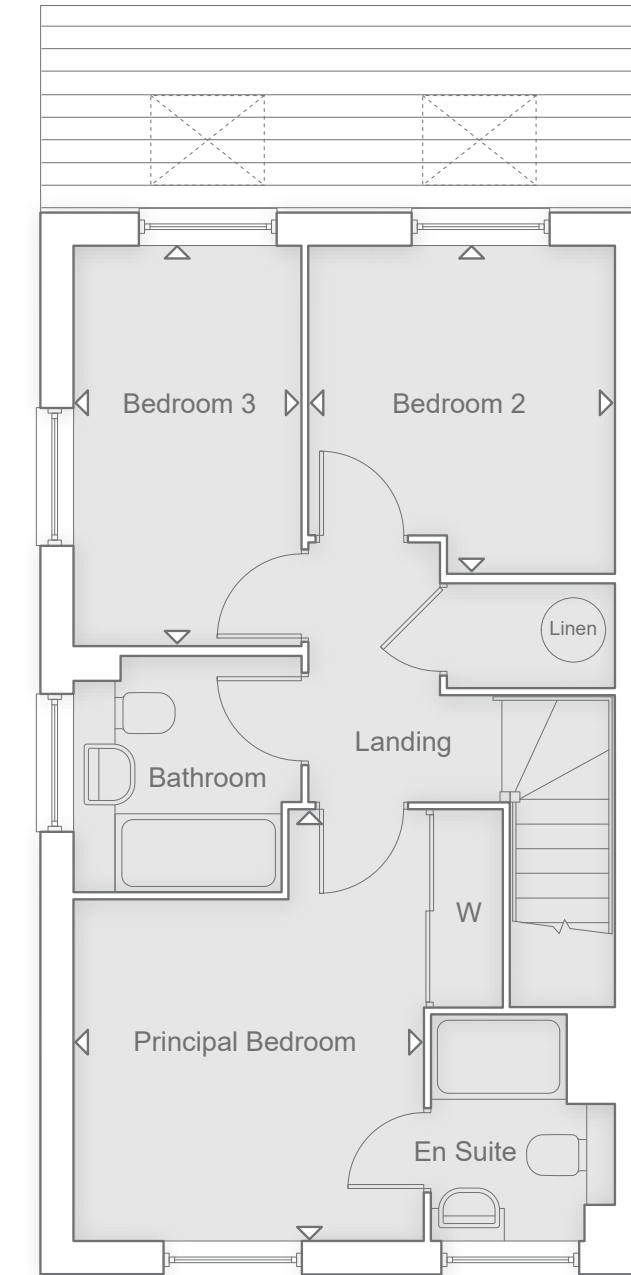
### GROUND FLOOR

#### KITCHEN/DINING AREA

4.90M X 5.58M      16' 0" X 18' 3"

#### LIVING ROOM

3.88M X 6.99M      12' 8" X 22' 11"



### FIRST FLOOR

#### PRINCIPAL BEDROOM

3.17M X 3.91M      10' 4" X 12' 9"

#### BEDROOM 2

2.77M X 2.96M      9' 1" X 9' 8"

#### BEDROOM 3

2.06M X 3.62M      6' 7" X 11' 8"





# THE CHAWTON

3 BEDROOM HOME

PLOT NUMBERS

49

52



## MODERN KITCHEN SPACE

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/drawers and recessed LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Induction hob with glass splashback and chimney extractor hood\*
- Stainless steel single electric oven
- Integrated washing machine
- Space for fridge/freezer

## QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom, En Suite and Cloakroom†
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite†
- Ceramic wall tiles
- Heated towel radiators
- Powerpipe Waste Water Heat Recovery System

## SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

## DECORATION AND JOINERY

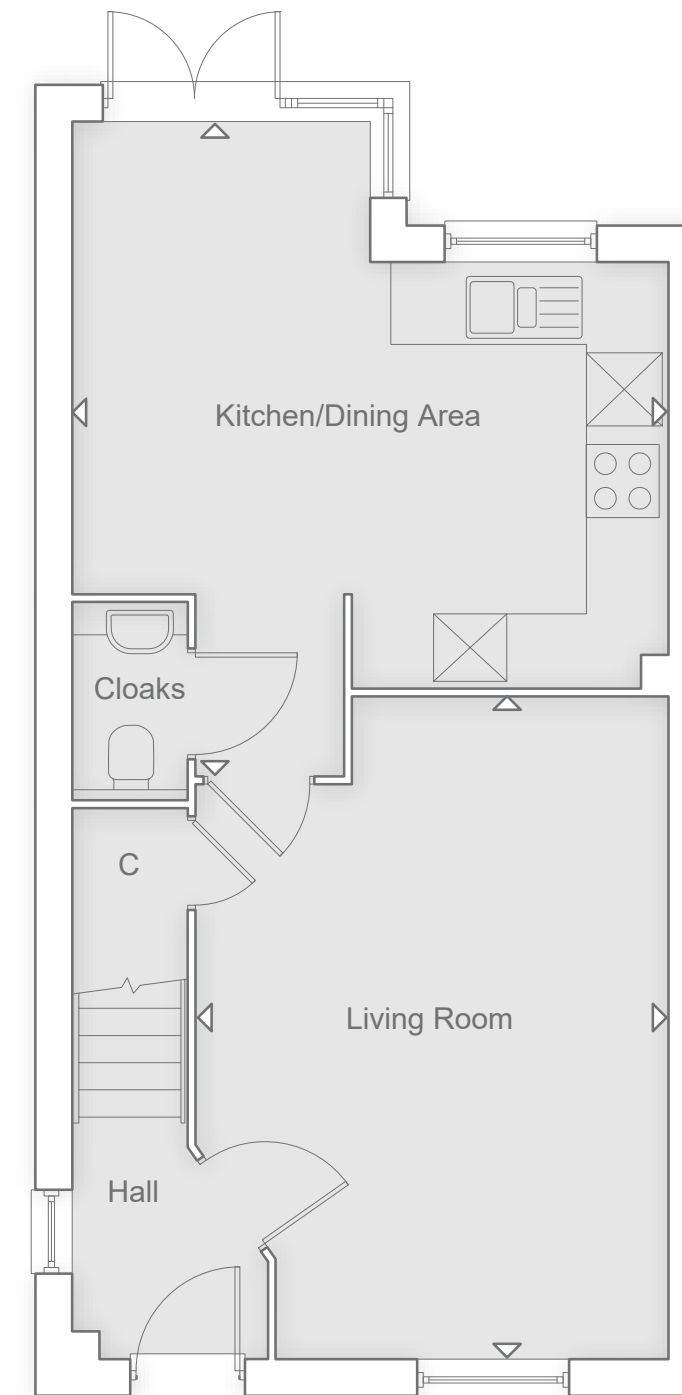
- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

## ELECTRICAL AND COMFORT

- Gas central heating system controlled with Hive Active Heating
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, Cloakroom and En Suite
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms

## EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Driveway Parking
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Slim space saver water butt



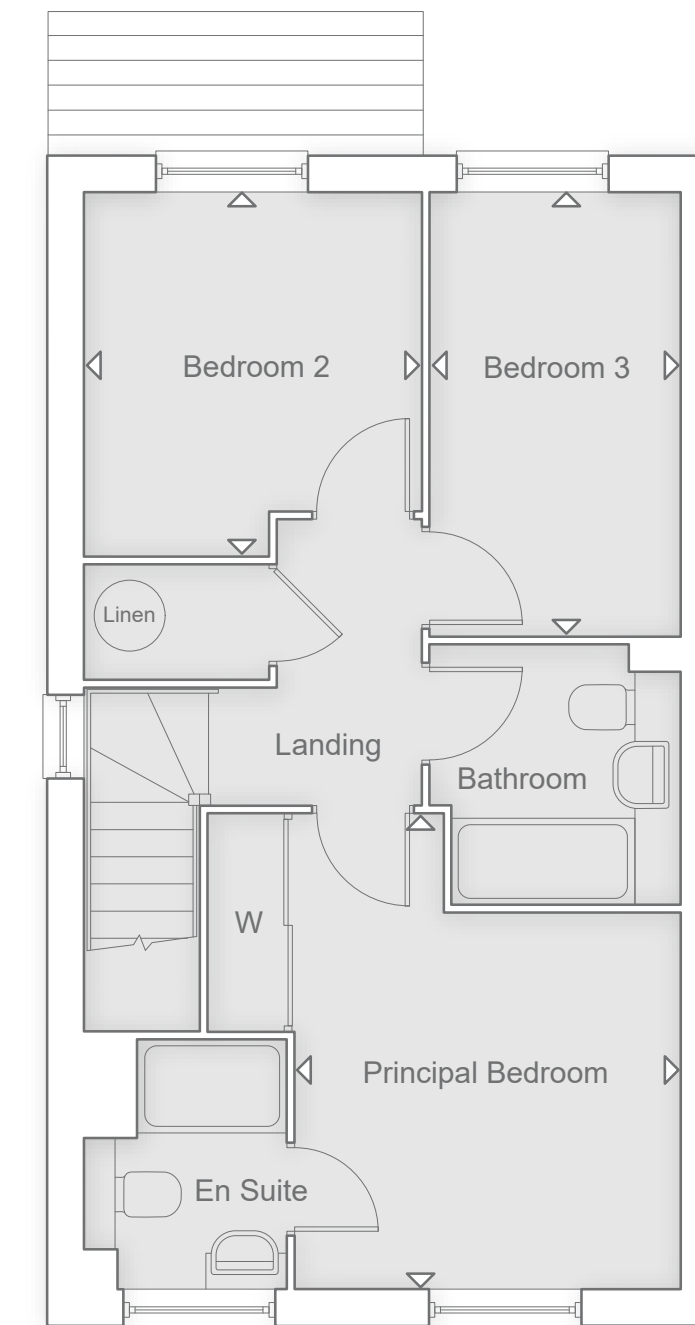
### GROUND FLOOR

#### KITCHEN/DINING AREA

4.90M X 5.37M      16' 0" X 17' 7"

#### LIVING ROOM

3.88M X 5.44M      12' 8" X 17' 10"



### FIRST FLOOR

#### PRINCIPAL BEDROOM

3.17M X 3.91M      10' 4" X 12' 9"

#### BEDROOM 2

2.77M X 2.99M      9' 1" X 9' 9"

#### BEDROOM 3

2.06M X 3.65M      6' 7" X 11' 10"





# 5 STAR AWARD WINNING HOME BUILDERS



Croudace Homes is delighted to have been awarded an HBF 5 Star Home Builder Customer Satisfaction Award for the eleventh year running. More than 9 out of 10 of our customers would recommend our homes to their friends.



# A COMMITMENT TO QUALITY



paularosa | manhattan



AQUALISA



*Ideal Standard*



heatmiser®

Croudace Homes takes great pride in providing our customers with expert advice and guidance to ensure that every stage of the home buying process is as clear and straight forward as possible.



Adrian Watts,  
Group Chief Executive



We regularly seek feedback from customers who have bought and moved into their Croudace home and use what we learn alongside research we conduct into changes in lifestyles to ensure our designs are continually enhanced and improved.

Ecological and environmental aspects of construction are of the utmost importance and are at the forefront of all our designs, as well as the entire build process. Croudace homes are designed to maximise energy efficiency and minimise their impact on the local environment.

Croudace Homes is uncompromising in its commitment to providing customers with the highest quality homes and peerless after-sales care. We are proud to receive excellent ratings from independent customer satisfaction surveys, which place us amongst the finest home builders in the country. Additionally, Croudace Homes come with two years of customer care from our expert in-house team.

We understand that buying a home is one of the biggest decisions one can make, which is why we aim to simplify the process as much as possible. We hope you decide to buy a Croudace home and wish you many happy years living in it.



# MAKING HOMES MORE ENERGY EFFICIENT

According to research by the House Builders Federation (HBF) those living in new build homes save an average of £2,600 on their household bills each year. This also means an annual reduction in carbon emissions of over 500,000 tonnes\*.

All Croudace homes receive an EPC rating of B. Buying an energy efficient new build home helps to reduce carbon emissions and saves you money.

Croudace homes feature a variety of energy saving features as standard, such as:

- Low or zero carbon technologies, including Power-Pipe Waste Water Heat Recovery System (WWHRS) to most homes
- Double glazed PVCu windows and French casement rear doors made with 'Low Emissivity Glass' (Low E Glass), which has a hidden layer that reduces heat loss and reflects interior heat back into the home.
- Thermal Insulation inside floors, walls and roof
- A-rated boiler with built-in frost protection
- Zoned heating systems; control the temperature of the ground floor and first floor separately

To find out more about our energy efficient new homes, contact the Sales Consultants at Wisteria Gate.\* Data from HBF report – <https://www.hbf.co.uk/news/energy-efficient-new-homes-cut-carbon-emissions-by-60-saving-owners-135-a-month/>



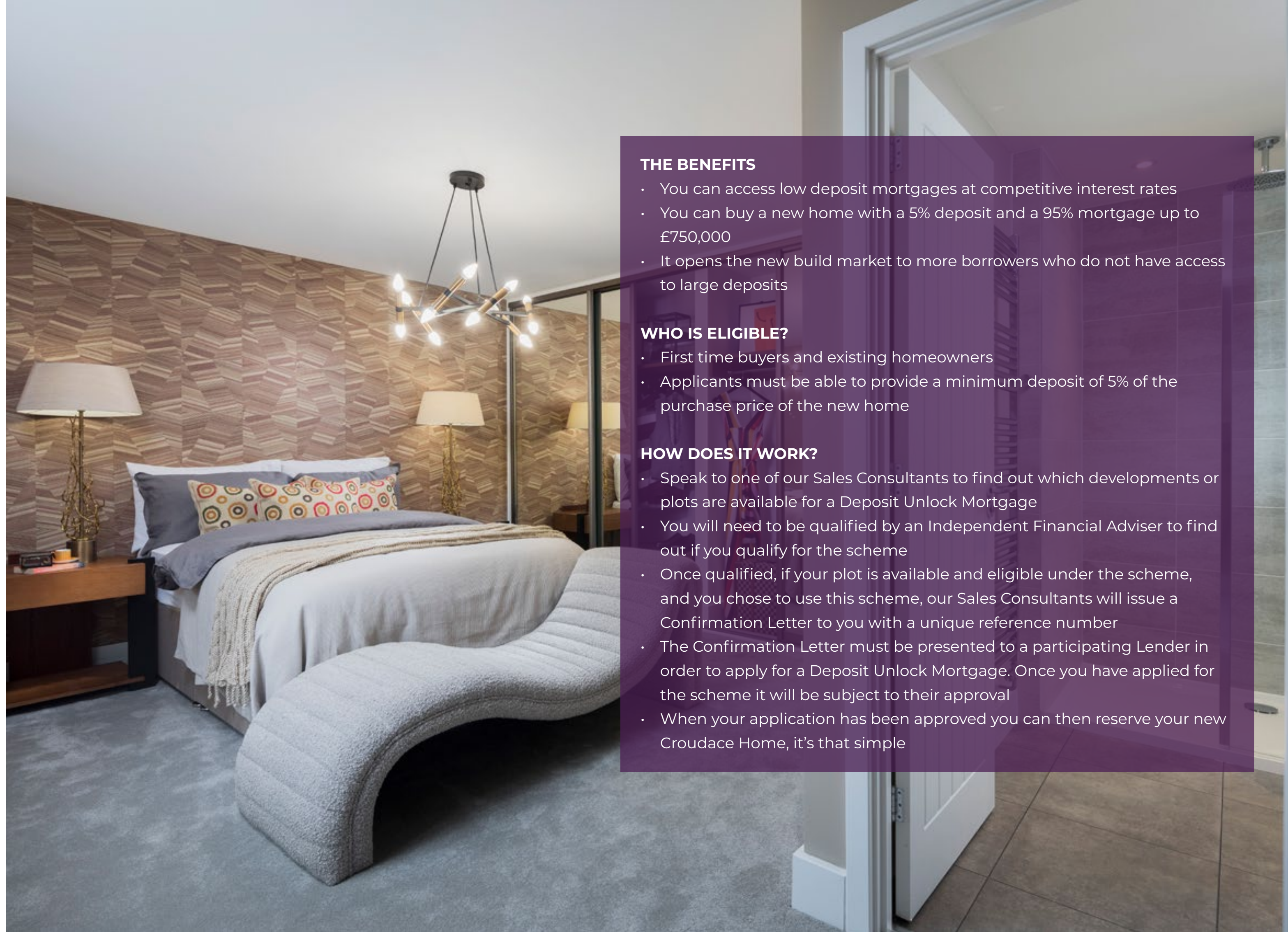


# DEPOSIT UNLOCK



Deposit Unlock is a new scheme that enables first time buyers and existing homeowners to purchase a new build home up to £750,000 with a 5% deposit, subject to their lender's criteria.

Deposit Unlock is a new house building industry led scheme devised in collaboration with mortgage lenders.



## THE BENEFITS

- You can access low deposit mortgages at competitive interest rates
- You can buy a new home with a 5% deposit and a 95% mortgage up to £750,000
- It opens the new build market to more borrowers who do not have access to large deposits

## WHO IS ELIGIBLE?

- First time buyers and existing homeowners
- Applicants must be able to provide a minimum deposit of 5% of the purchase price of the new home

## HOW DOES IT WORK?

- Speak to one of our Sales Consultants to find out which developments or plots are available for a Deposit Unlock Mortgage
- You will need to be qualified by an Independent Financial Adviser to find out if you qualify for the scheme
- Once qualified, if your plot is available and eligible under the scheme, and you chose to use this scheme, our Sales Consultants will issue a Confirmation Letter to you with a unique reference number
- The Confirmation Letter must be presented to a participating Lender in order to apply for a Deposit Unlock Mortgage. Once you have applied for the scheme it will be subject to their approval
- When your application has been approved you can then reserve your new Croudace Home, it's that simple



### THE BENEFITS

- NO Agent's Fees
- NO Stress
- NO Chain
- AND a guaranteed purchaser for your home

### HASSLE FREE SERVICE

- Your existing property should be within one of our operating areas
- Your existing property should be less than 15 years old
- Your existing property should have an estimated value that is no more than 70% of the value of the new home you are buying from us
- Your existing property must not be a flat or conversion
- Part Exchange with Croudace Homes cannot be used in conjunction with other offers

# PART EXCHANGE

Our Part Exchange service has helped many families move into their brand new Croudace property without the stress of selling their previous home.

The service we offer is totally free and, what is more, leaves you with time and energy to concentrate on the more enjoyable side of moving – making plans for your new home. At Croudace Homes, we pride ourselves on our flexible approach, so if you do not meet all the criteria, do not give up hope! Our Sales Consultants are always on hand to help whenever possible.



**Braishfield Road, Romsey, Hampshire  
SO51 0PB**

Saturday 10am-4pm

Thursday-Friday 10am-5pm

**By appointment only** from

Michael Rhodes Estate Agents, Romsey

**Call:** 01794 330101

**Email:** [wisteriagate@croudacehomes.co.uk](mailto:wisteriagate@croudacehomes.co.uk)

**What 3 Words location:**

[///fixture.widen.cafe](https://fixture.widen.cafe)

**MICHAELRHODES**

**Michael Rhodes Estate Agents**

36 The Hundred, Romsey,

Hampshire, SO51 8BX

The contents of this brochure have been produced in good faith. Architectural details and elevational treatments, including window or porch styles and positions, may vary from those shown; bay windows are plot specific.

All dimensions are approximate. All imagery, including trees and landscaping, are illustrative. Please check with one of our Sales Consultants for detailed information regarding your chosen home style and/or plot. We continually review the specification of our product and reserve the right to amend it. Although it is our intention that information given regarding garages, car ports and parking is truthful, these aspects are subject to change as Wisteria Gate progresses. This brochure does not form part of any contract or constitute an offer.

Date of Preparation March 2024.







Fishlake Meadows