



WHEATSHEAF FIELDS

NORTH WALTHAM



A place to call home

WELCOME TO WHEATSHEAF FIELDS

A bespoke collection of just ten traditional 2 and 4 bedroom homes from renowned developer Cavendish & Gloucester. Located in the charming village of North Waltham, these houses are surrounded by beautiful Hampshire countryside, giving you the opportunity to step back from the rigours of modern life, close your eyes and breathe in the fresh country air. Wheatsheaf Fields is more than an address, it encompasses all the benefits of village life on your doorstep.



A place to grow

Perfect for families looking to thrive, for the first time buyer or young couple ready to plant their roots, or even the downsizer looking for a place to settle.

This convenient village, tucked away in idyllic tranquillity, yet within touching distance of big city thrills, offers something for everyone.





A COUNTRYSIDE RETREAT

North Waltham is a charming village just six miles southwest of Basingstoke. Dotted with attractive, chocolate box thatched cottages and traditional countryside dwellings, this appealing location is rich in wheat farmland. Open fields and winding country lanes lead to the quaint duckpond at the centre of the village with a local shop, church and primary school in close proximity.

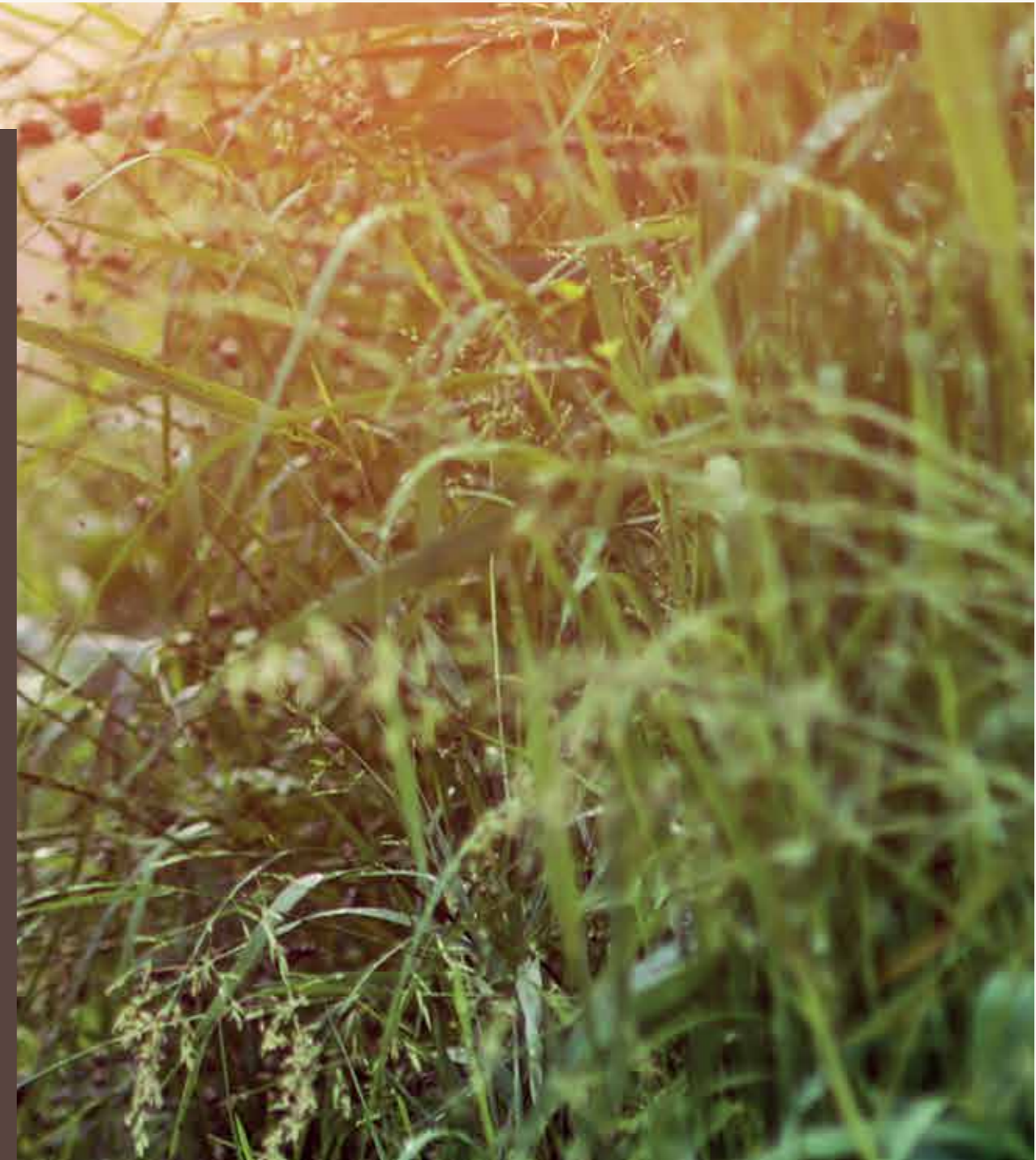
Cuckoo Meadow, the village recreation ground maintained by the Village Trust, is home to a tennis court and children's play area. The pavilion plays host to the local football and cricket teams as well as the pre-school, plus a whole variety of village clubs and societies who meet regularly and always welcome new members.





A place to explore

Pull on those walking boots, step outside your front door and embark on a relaxed walk through the delights of the surrounding countryside. Exciting wild footpaths and glorious bucolic expanses wait to tempt you. Step into your new life at Wheatsheaf Fields.





IN GOOD COMPANY

North Waltham is home to two excellent pubs. The Fox is an award-winning traditional country pub found on a quiet lane overlooking farmland. With a reputation for serving fine food using locally grown, fresh seasonal ingredients, you'll always find something new to try. The Wheatsheaf is a traditional Grade II listed former coaching stop retaining many of its original 18th century features. Offering hearty pub grub and local ales, you're guaranteed a warm welcome.

Close at hand is the Basingstoke Garden Centre stocking everything from garden essentials to homeware and gifts. The friendly team is happy to provide any horticultural advice, whether you're an experienced or budding gardener. Golf lovers are also well looked after with two 18 hole courses just moments away.





EXCITEMENT ON YOUR DOORSTEP

When you're ready to venture out from your peaceful countryside haven you won't have far to go before you reach iconic Winchester. This unspoiled cathedral city is the home of good food and great company. Award-winning restaurants fronted by famous names, specialist bistros, quirky bars and historic pubs offer a unique experience whilst independent retailers rub shoulders with high street favourites.

A vibrant city all year round, Winchester is renowned for its vast history proudly displayed and celebrated alongside a calendar of weekly farmers markets, festivals and seasonal family friendly events. Sitting on the edge of the beautiful South Downs National Park, Winchester has tranquil pockets of inviting green parks and gardens with riverside walks and peaceful water meadows.

For a taste of something different the streets of nearby Basingstoke are alive with noise and excitement all year round. A destination for all your leisure and retail needs, you'll find something for the whole family in this bustling town.



A place to breathe

Open space and fresh air embrace you. Shrug off the stresses of the city, leave the hustle and bustle behind you and settle into an uncomplicated way of life. Revel in the calm and comforting peacefulness that are your everyday companions.



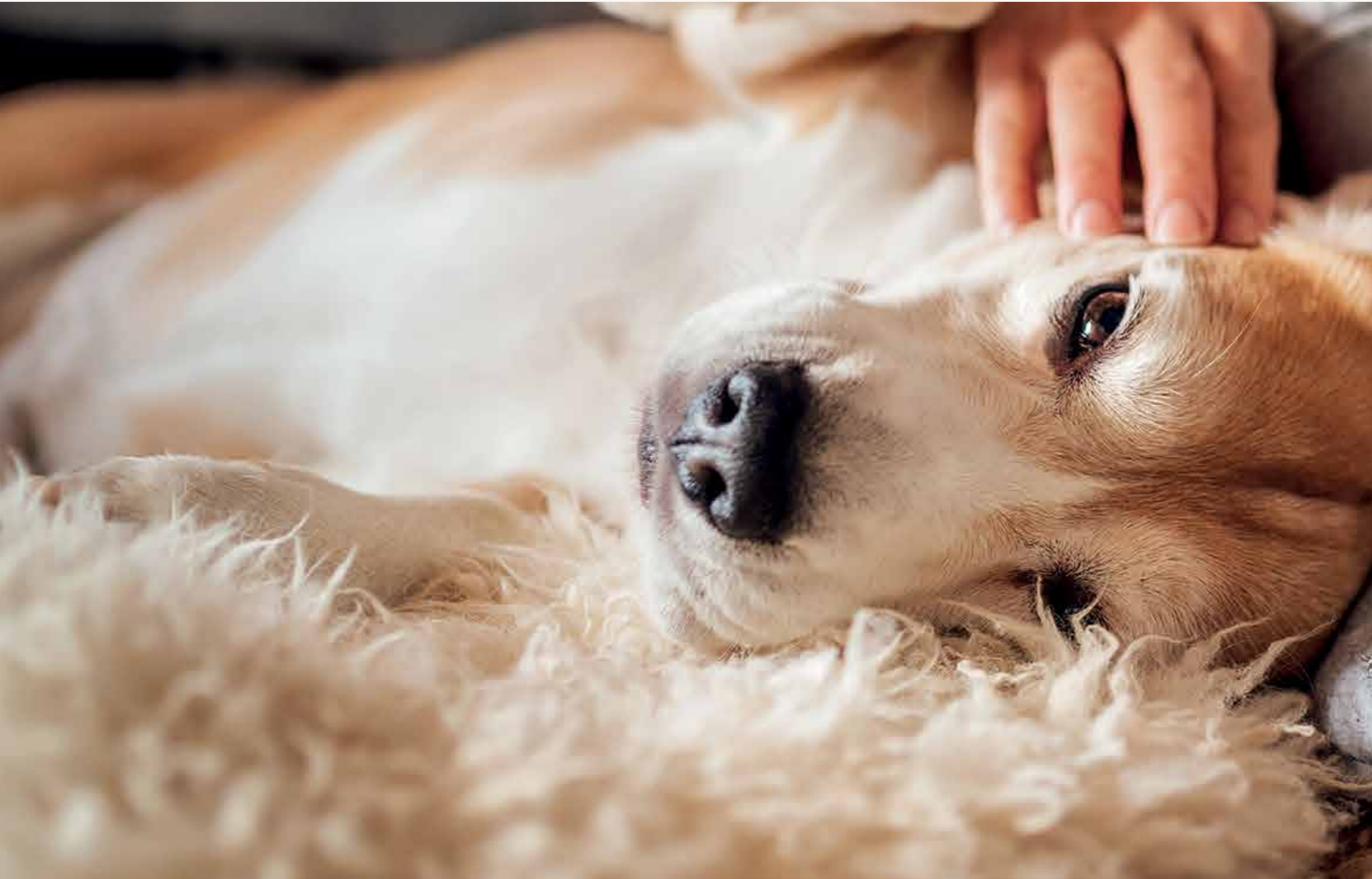


A COMMUTER'S DREAM

Say goodbye to city centre nightmares, traffic jams and packed trains. By stepping off the beaten track and settling into the comforts of the countryside you'd be forgiven for thinking you're in the middle of nowhere.

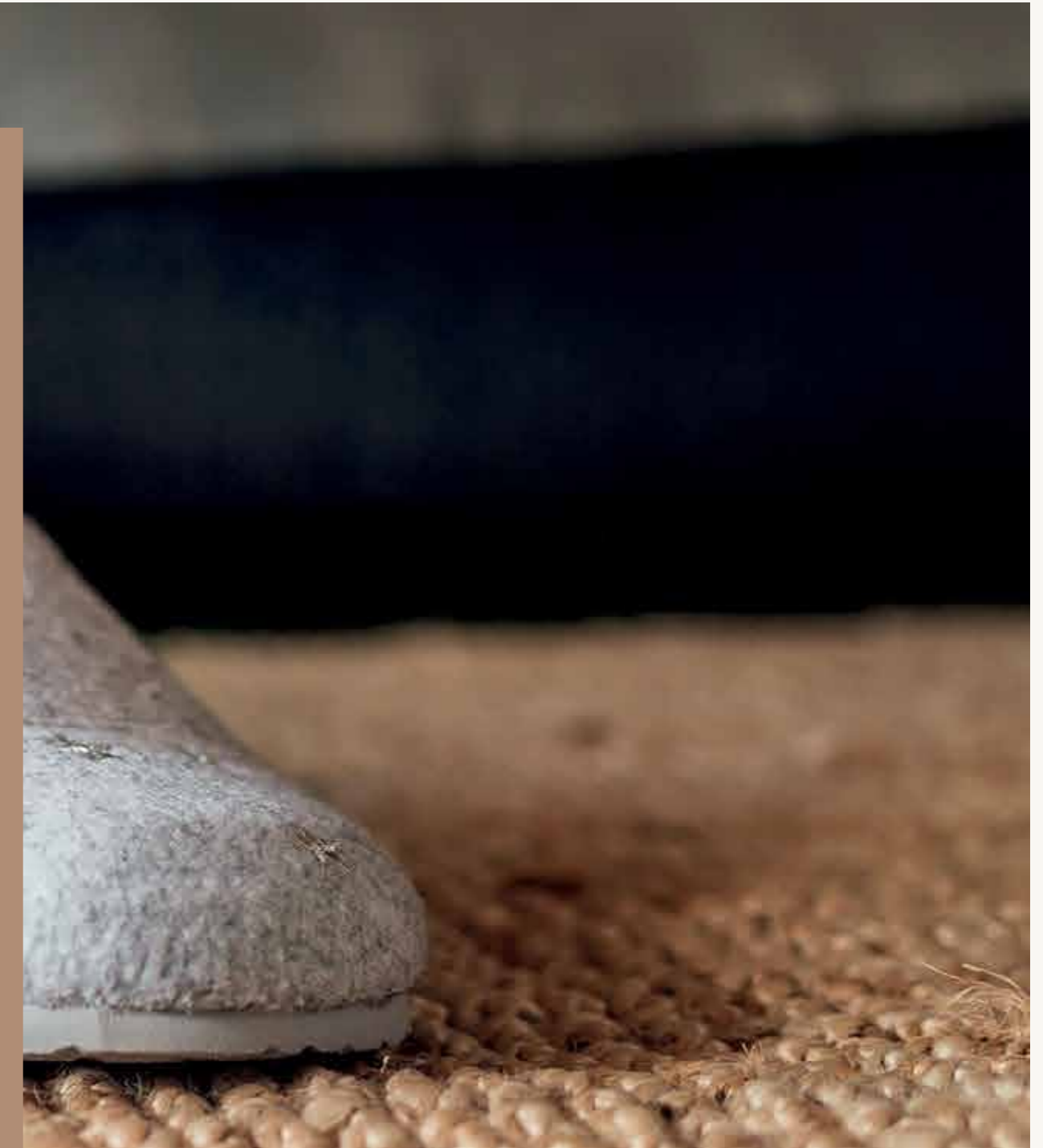
Basingstoke is just a 12 minute drive away and Winchester a mere 20 minutes. Both have excellent transport links with trains running regularly across the south coast and direct to London in under an hour, or make use of the large car park and routes available at your local village station in Micheldever, just 10 minutes away. So, if you're working from home or commuting regularly, why not make it an enjoyable experience?





A place to own

You know when you have arrived. The serenity when you turn off the ignition and the delight in knowing that the comfort of your country house is moments away. You deserve every dreamy moment that is to come.

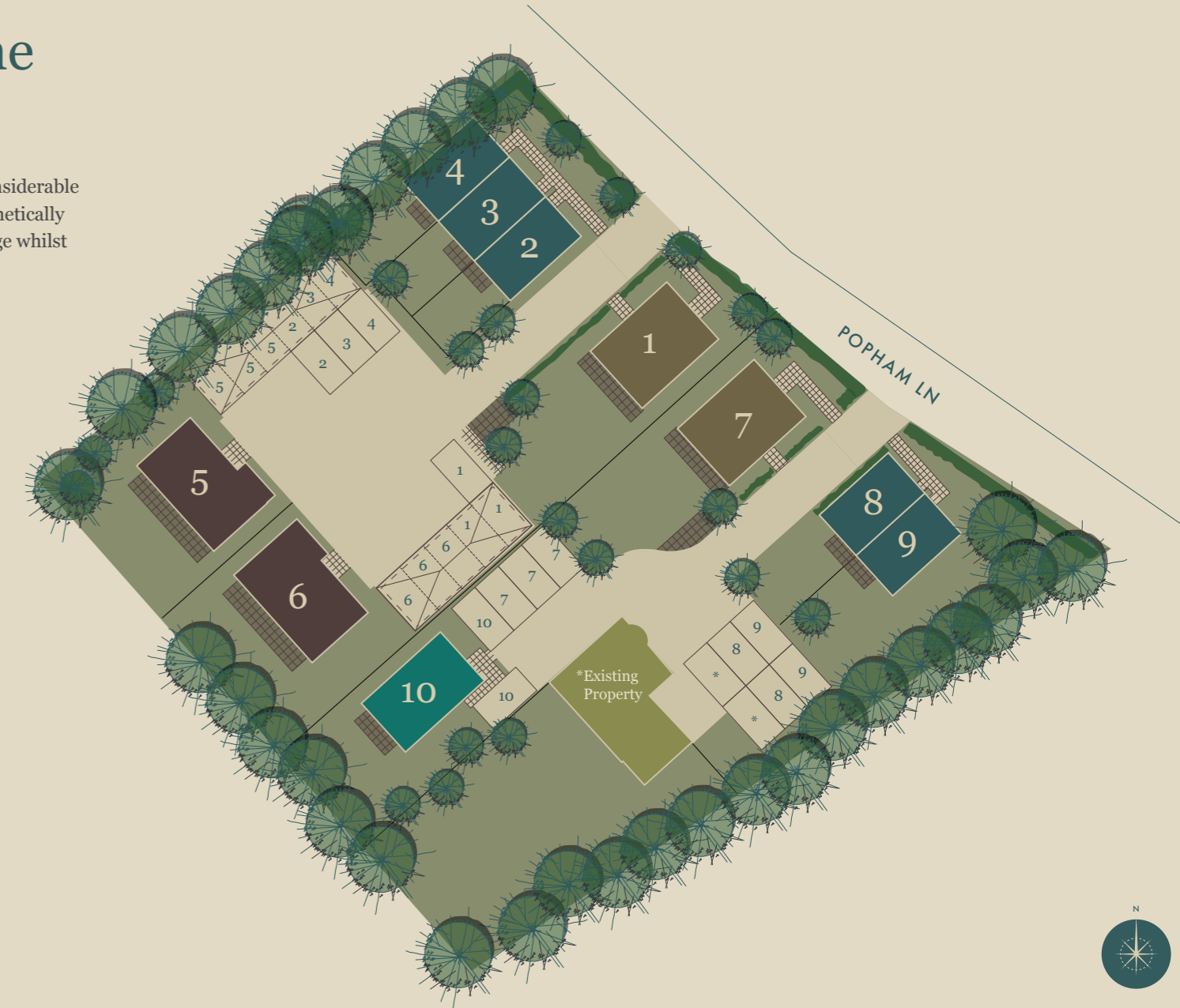




Please note: Image depicts a previous Cavendish & Gloucester development.

A place to welcome you home

This exclusive community of new homes, each with a considerable private garden and reserved parking, has been sympathetically designed to capture the charm of the surrounding village whilst perfectly complementing a modern lifestyle.



●
The Maize
 HOMES 1 & 7
 4 BEDROOMS

●
The Barley
 HOMES 5 & 6
 4 BEDROOMS

●
The Durum
 HOMES 2 - 4, 8 & 9
 2 BEDROOMS

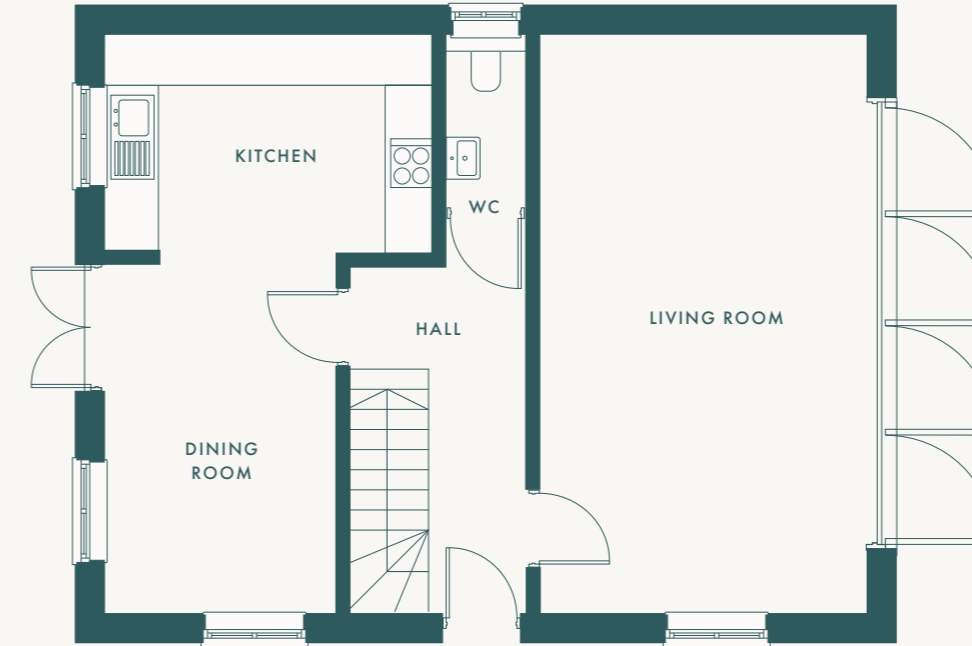
●
SOLD
 HOME 10



The Maize

Homes 1 & 7

4 BEDROOMS
HOME 1: DOUBLE CAR BARN
AND ONE PARKING SPACE
HOME 7: THREE PARKING SPACES
OVERALL: 1272ft²



Ground Floor

KITCHEN

3900mm x 2600mm 12' 8" x 8' 5"

LIVING ROOM

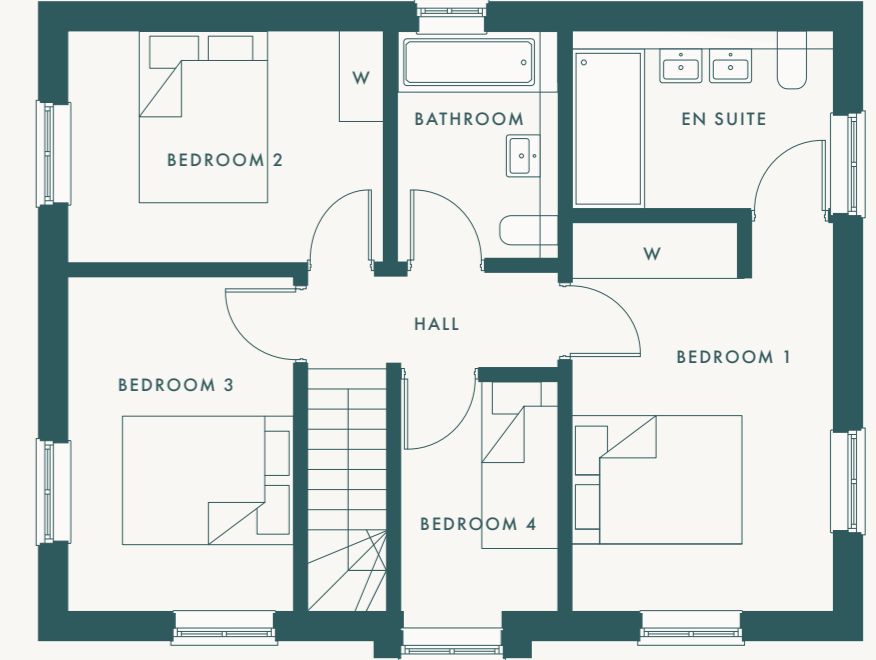
3800mm x 6700mm 22' 0" x 12' 4"

DINING ROOM

2700mm x 4000mm 8' 10" x 13' 3"

HALL

2100mm x 4600mm 6' 11" x 15' 2"



First Floor

BEDROOM 1

3100mm x 4500mm 10' 0" x 14' 10"

EN SUITE

3100mm x 2100mm 10' 0" x 6' 10"

BEDROOM 2

3700mm x 2700mm 12' 1" x 8' 9"

BEDROOM 3

2700mm x 3900mm 8' 10" x 12' 11"

BEDROOM 4

1800mm x 2700mm 6' 0" x 9' 0"

BATHROOM

1900mm x 2700mm 6' 3" x 8' 9"

Please note: Home 7 is a handed version of the plan shown. Floor plans, kitchen/bathroom layouts and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to the others within this brochure.

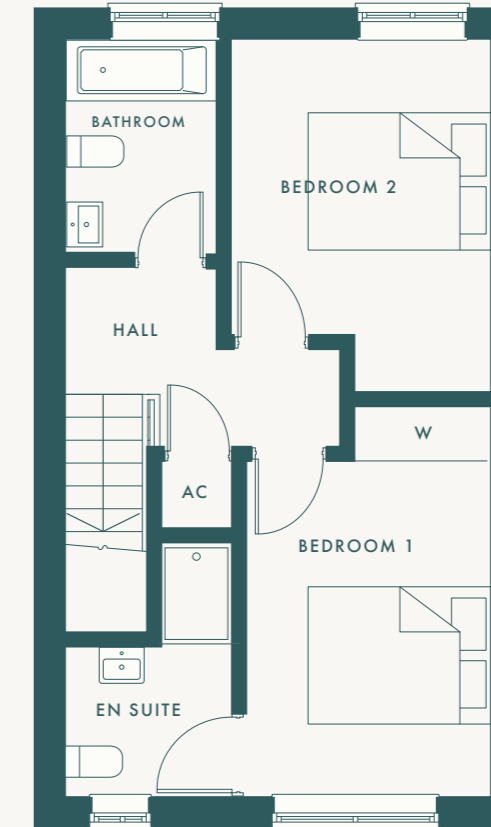




The Durum

Homes 2 – 4, 8 & 9

2 BEDROOMS
 HOMES 2-4: SINGLE CAR BARN
 AND ONE PARKING SPACE
 HOMES 8 & 9: TWO PARKING
 SPACES
 OVERALL: 827ft²



Ground Floor

KITCHEN

2600mm x 4400mm 8' 5" x 14' 6"

LIVING ROOM

4600mm x 3800mm 15' 3" x 12' 7"

First Floor

BEDROOM 1

2600mm x 3700mm 8' 7" x 12' 0"

EN SUITE

1900mm x 1700mm 6' 4" x 5' 6"

BEDROOM 2

2800mm x 3300mm 9' 3" x 10' 10"

BATHROOM

1700mm x 2400mm 5' 8" x 7' 10"

Please note: Home 2 & 9 are handed versions of the plan shown. Floor plans, kitchen/bathroom layouts and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to the others within this brochure.

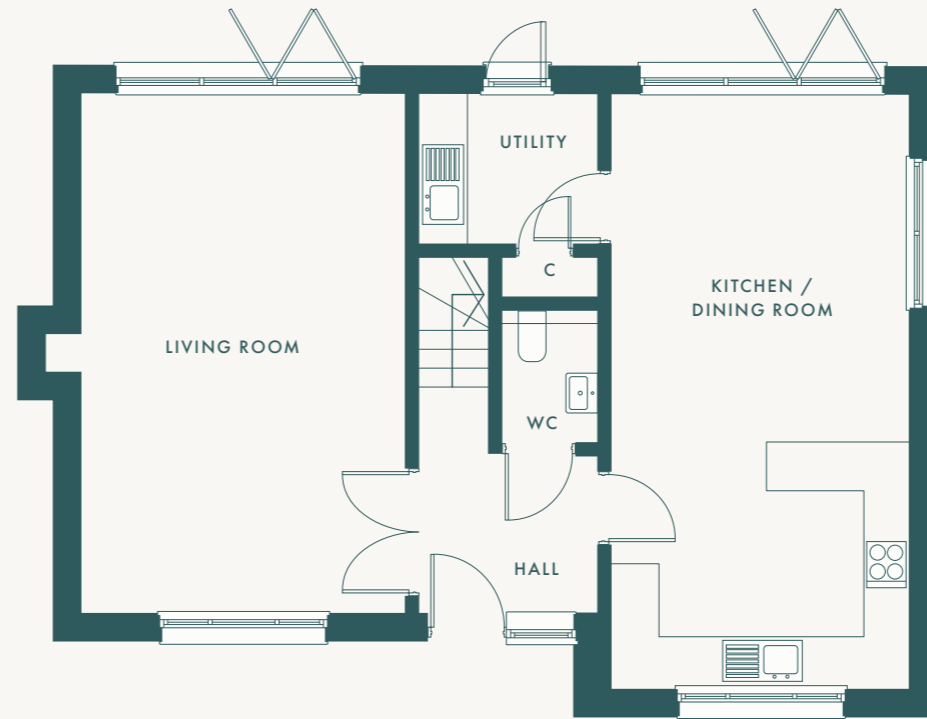




The Barley

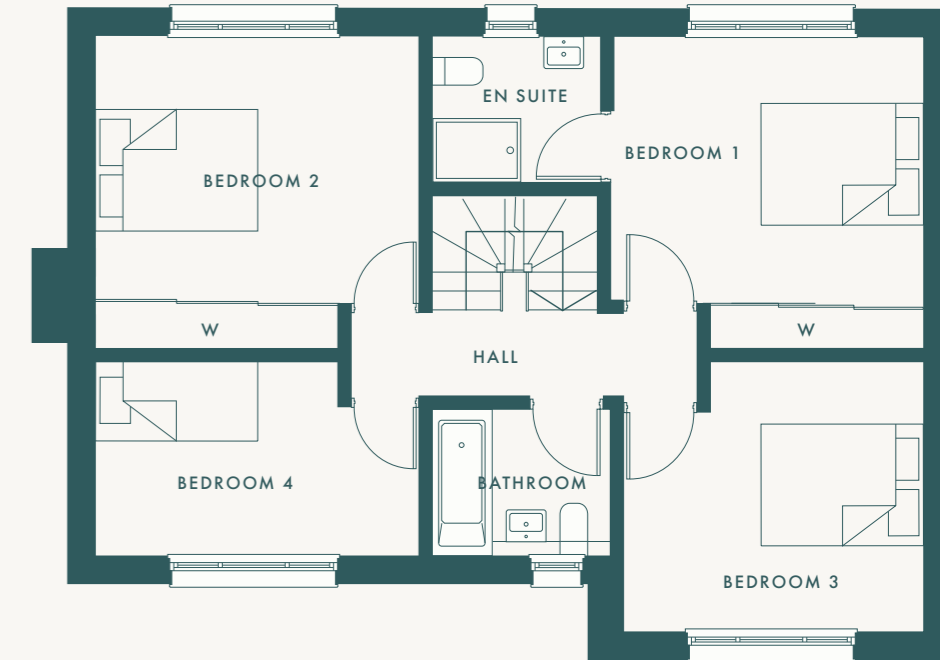
Homes 5 & 6

4 BEDROOMS
TRIPLE CAR BARN
OVERALL: 1475ft²



Ground Floor

- KITCHEN / DINING ROOM**
3700mm x 7300mm 12' 3" x 24' 0"
- LIVING ROOM**
3900mm x 6400mm 12' 9" x 21' 1"
- UTILITY**
2200mm x 1900mm 7' 2" x 6' 4"
- HALL**
2200mm x 2000mm 7' 3" x 6' 5"



First Floor

- BEDROOM 1**
3900mm x 3300mm 12' 9" x 10' 11"
- EN SUITE**
2100mm x 1900mm 6' 10" x 6' 4"
- BEDROOM 2**
4000mm x 3300mm 13' 0" x 10' 11"
- BEDROOM 3**
3700mm x 3300mm 12' 3" x 10' 8"
- BEDROOM 4**
4000mm x 2400mm 13' 0" x 7' 10"
- BATHROOM**
2200mm x 1800mm 7' 3" x 5' 11"

Please note: Home 5 is a handed version of the plan shown. Floor plans, kitchen/bathroom layouts and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to the others within this brochure.



Each home, perfectly crafted

FEATURES & SPECIFICATIONS

Kitchen

- Shaker style fitted kitchen
- Neff induction hob
- Neff integrated combination microwave (microwave only to homes 2-4, 8-10)
- Neff Slide & Hide single oven
- Integrated fridge-freezer
- Integrated dishwasher
- Integrated washer/dryer
- Quartz worktops with 100mm up stand (laminated to homes 2-4, 8-10)
- Under mounted pelmet lighting to wall units
- Under mounted stainless steel sink to 4 beds / standard stainless steel sink to 2 beds
- Stainless steel taps

Bathroom & En suite

- Modern white sanitary ware with chrome mixer tap
- Recessed mirror with shaver point (where applicable)
- Separate shower where possible (see individual floor plans)
- Italian porcelain floor & wall tiles to bathrooms, cloakrooms and en suites (full height in shower area and half height elsewhere)
- High quality baths with tiled panel (where applicable, see individual floor plans)
- Quality glass shower doors
- Heated chrome towel rails
- Fixed Raindance shower head in en suite showers

Security

- Mains smoke & heat detectors
- Carbon monoxide detector
- Security locks to external doors and windows (except sash windows)
- NHBC – type 10 year warranty

Heating/Lighting

- Central heating via gas boiler with thermostatically controlled radiators
- Mega flow pressurised hot water system (combination boilers to homes 2-4, 8-10)
- Down lighters to lounge, kitchen and bathrooms to suit



Internal Features

- BT Points (hallway & lounge)
- Pre-wired for Sky Q (Sky dishes by purchaser)
- TV Points (lounge and all bedrooms)
- All walls painted in pearl grey
- Painted woodwork in satinwood
- Chrome front door furniture, includes restraint chain, night latch, lever mortice lock and doorbell
- Built in wardrobes to bedrooms 1 & 2 (bedroom 1 only in 2 bed homes)
- Door furniture polished chrome
- Porcelain floor tiles to bathrooms and cloakroom
- Oak veneer flooring to ground floor
- Carpets to bedrooms
- All skirting and architraves finished in satin white
- High quality doors throughout
- UPVC Double glazed windows & door (Bi folds where applicable)
- Entrance door – hardwood Farrow & Ball painted (where applicable)
- Mechanical ventilation throughout (MVHR)

External Features

- Landscaping as per the approved planning consent
- Block paving to roads & parking areas
- Rear patios Grey Indian Sandstone

Services

- Mains water
- Electric
- BT & broadband
- Gas storage tanks
- Sewage treatment plan





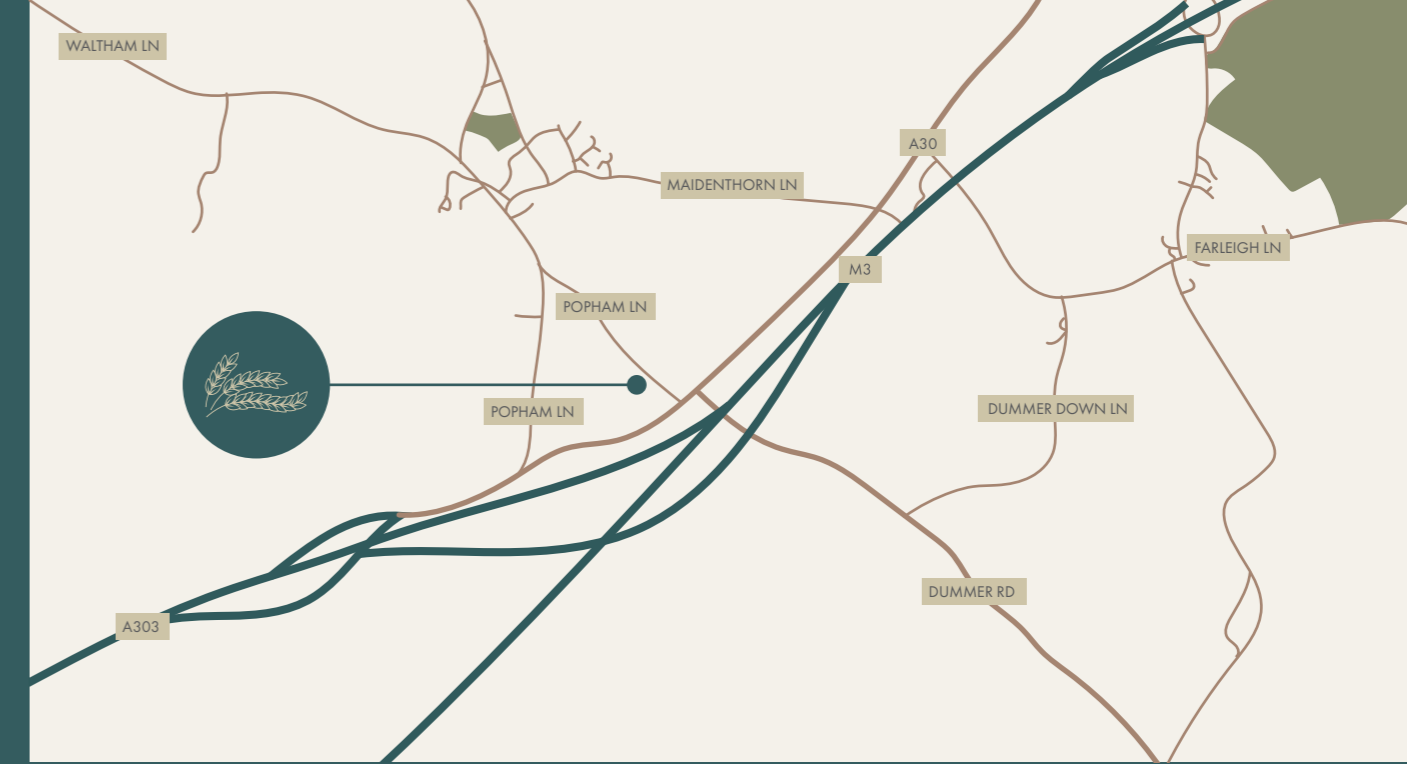
Homes of superior quality

ABOUT THE DEVELOPER

We are leaders in our field, specialising in building new homes of superior quality and in converting old buildings to provide luxury houses and apartments. The character of a Cavendish & Gloucester home develops with a dedication and attention to detail that is second to none. This is clearly evident in the quality of craftsmanship, specification and finish used throughout and the care taken to build properties that are in-keeping with each of the premier locations in which we build.

Passionate about maintaining a very high build quality, we instil inspirational design into each property we create, treating every new development as an entirely bespoke project, meeting (if not surpassing) the demands of each location and the expectations of those who wish to live there.

We also have a genuine regard for the local environment around us and make every effort to minimise the impact of our construction work on the environment.



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NORTH WALTHAM

Popham Ln, North Waltham RG25 2BD

