



**CREST  
NICHOLSON**

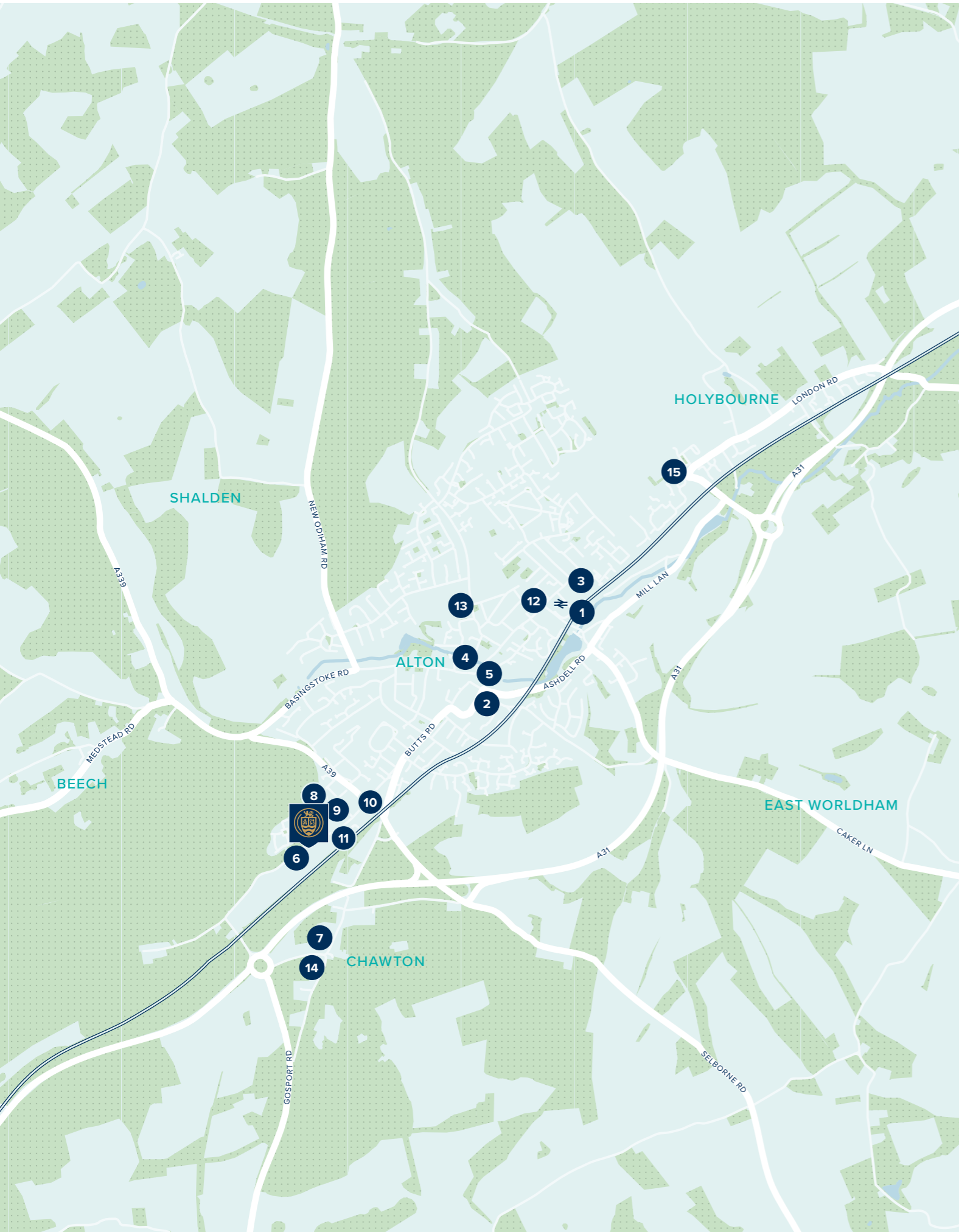
# ACKENDER HILL

ALTON • HAMPSHIRE

Enjoy life in the countryside in the historic market town of Alton, at your new home at Ackender Hill – positioned within easy reach of local amenities and cities.

2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN ALTON

With so much on your doorstep and in the surrounding area, everything is waiting for you at Ackender Hill.

On your doorstep

With community spirit being actively encouraged through events organised by the Town Council, and a wide selection of independent and high street shops, eateries and pubs, Ackender Hill is a highly sought-after place to live.

- 1 Alton Train Station
- 2 Sainsbury's
- 3 Waitrose
- 4 Alton Community Centre
- 5 Costa Coffee
- 6 Alton Sports Centre
- 7 Jane Austen's House
- 8 Chawton Park Surgery
- 9 Alton Community Hospital
- 10 French Horn Gastropub







Education

With a range of schools close by – from nursery up to senior school – your new home at Ackender Hill is well placed for your child to start and continue their education. Alton also sits halfway between the University of Surrey at Guildford and the University of Winchester, if they wish to carry their education on further.

- 11 Busy Bees Nursery
- 12 Alton Infant School
- 13 Amery Hill School
- 14 Chawton C of E Primary School
- 15 Eggar's School

Travel

Alton is just 9 miles from the market town of Farnham, 16 miles from the cathedral city of Winchester, and 52 miles from London. The local station of Alton has a direct service to London Waterloo, and also features the Watercress Line – a restored steam railway running between Alton and New Alresford. Road travel is well connected with the A31 providing access to the M3 at Winchester and Basingstoke.

-  Alton station – 7 minutes
-  Southampton – 45 minutes
-  Basingstoke – 22 minutes
-  London Waterloo – 1 hour 10 minutes
-  Southampton – 7 minutes
-  London Heathrow Airport – 45 minutes





## ACKENDER HILL

Chawton Park Road,  
Alton, Hampshire GU34 1ST

For all enquiries please call

**01420 384 428**

[crestnicholson.com/ackenderhill](https://crestnicholson.com/ackenderhill)

### COMMUNITY, CULTURE AND WELL-CONNECTED CONVENIENCE COME TOGETHER

Ackender Hill is a collection of 2-5 bedroom homes in the market town of Alton – well positioned to take advantage of peace and quiet away from the hustle and bustle, while being well-connected.

A short stroll takes you to the high street, where you'll find a range of independent stores and eateries, alongside well-known chains, and museums and galleries which give an insight to the town's heritage.

In fact, your home at Ackender Hill once had a very famous neighbour, as Jane Austen's House is nearby. Now a museum, it's said to be the most treasured Austen house in the world as it's in this house where she wrote many of her well-known novels, including *Pride and Prejudice*. Her time spent in Alton and Chawton is celebrated each June with Jane Austen Regency Week.

Awarded the TripAdvisor Traveller's Choice Award 2020, The Mid Hants Railway Watercress Line runs out of nearby Alton train station, providing trips to Alresford on heritage and diesel trains. Expect many special events throughout the year featuring fine dining and real ale, as well as potential appearances from Thomas the Tank Engine.

Just nine miles away, you'll find the largest town in Waverley, Farnham – a market town which is home to a castle and a number of attractions. Featuring a wide range of independent and chain shops, it provides ample opportunity to

sample something new, especially at the farmers' market, which runs once a month, where you can try local produce.

If you travel a little further, you'll find the cathedral city of Winchester, where you can visit one of the largest cathedrals in Europe, or take a trip to the South Downs National Park.

For commuters, Ackender Hill is a short drive from Alton train station, which will take you to London Waterloo in just over an hour. If you enjoy going a little further afield, London Heathrow Airport is just a 45 minute drive from your door.





**CREST  
NICHOLSON**

**ACKENDER HILL**

# DEVELOPMENT PLAN

A collection of 2-5 bedroom homes in the historical market town of Alton.

2, 3, 4 & 5 BEDROOM HOMES



**1 BEDROOM HOMES**

- \* Affordable Rent

**2 BEDROOM HOMES**

- The Cromer
- \* Affordable Rent
- Shared Ownership

**3 BEDROOM HOMES**

- The Evesham
- The Chesham
- The Seaton
- The Hatfield
- \* Affordable Rent
- Shared Ownership

**4 BEDROOM HOMES**

- The Romsey
- The Keswick
- The Lancing
- The Marlborough
- The Dorking
- The Salcombe
- \* Affordable Rent
- Shared Ownership

**5 BEDROOM HOMES**

- The Stratford
- The Roydon





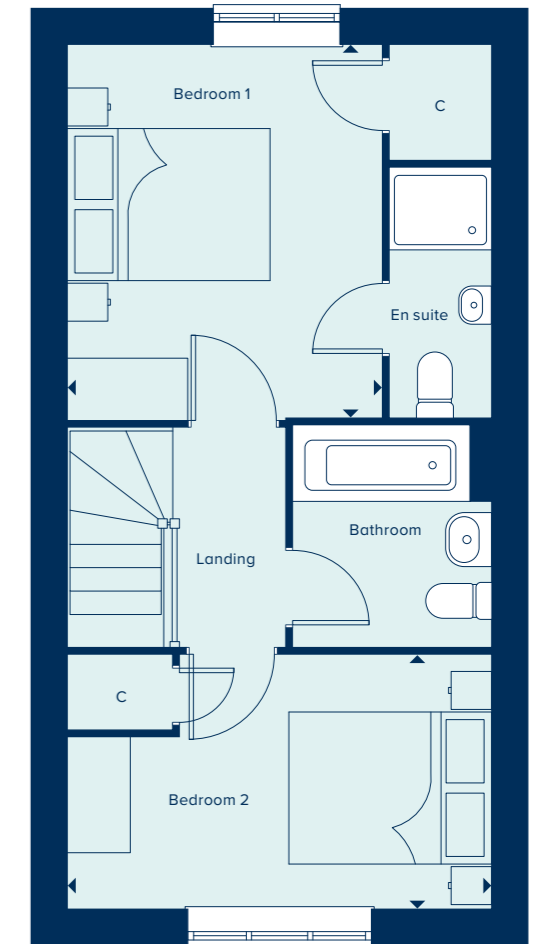
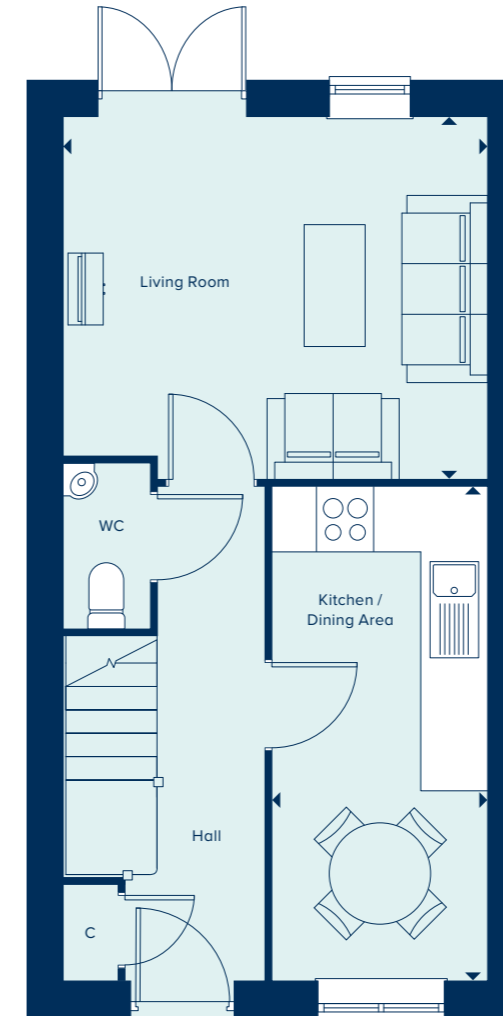
**THE CROMER**  
2 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

## THE CROMER

An exceptionally spacious two-bedroom property, the Cromer is designed for comfort and convenience. The ground floor includes a spacious living area, with full height French doors providing direct access to the garden, a downstairs cloakroom and storage cupboard. The Cromer also has the benefit of both a main bathroom and a second en suite bathroom.

2 BEDROOM HOME



### GROUND FLOOR

#### KITCHEN / DINING AREA

4.85m x 2.11m      15'9" x 6'9"

#### LIVING ROOM

4.17m x 3.56m      13'7" x 11'7"

### FIRST FLOOR

#### BEDROOM 1

3.68m x 3.08m      12'1" x 10'1"

#### BEDROOM 2

4.17m x 2.49m      13'7" x 8'2"

C Cupboard    W Wardrobe

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# THE CHESHAM

The Chesham is a generously sized three-bedroom property. Inspired by tradition, it has a double-fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious reception rooms: a kitchen-dining area and living room. The three bedrooms include a large main bedroom with an en suite bathroom. There is ample storage and quality fixtures and fittings throughout.

3 BEDROOM HOME



## THE CHESHAM

3 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

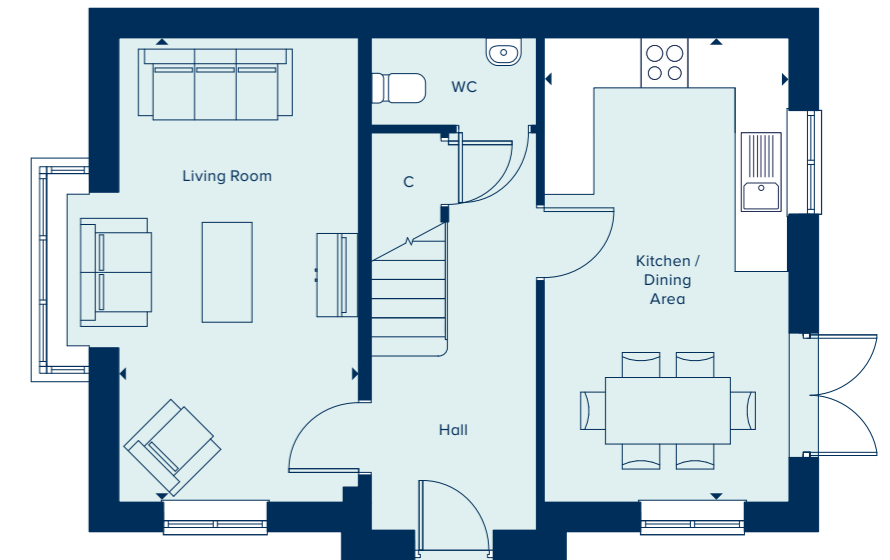
### GROUND FLOOR

#### KITCHEN / DINING AREA

5.58m x 2.94m 18'3" x 9'6"

#### LIVING ROOM

5.58m x 2.88m 18'3" x 9'4"



### FIRST FLOOR

#### BEDROOM 1

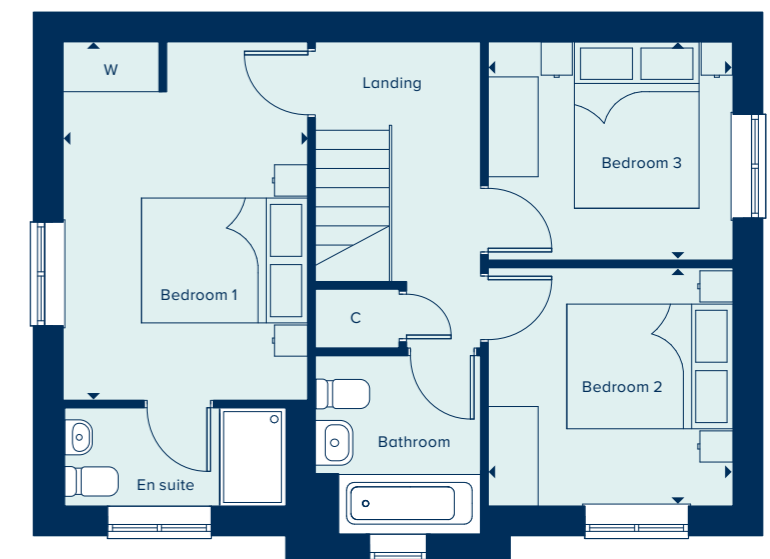
4.31m x 2.94m 14'1" x 9'6"

#### BEDROOM 2

2.94m x 2.87m 9'6" x 9'4"

#### BEDROOM 3

2.94m x 2.62m 9'6" x 8'6"



C Cupboard W Wardrobe

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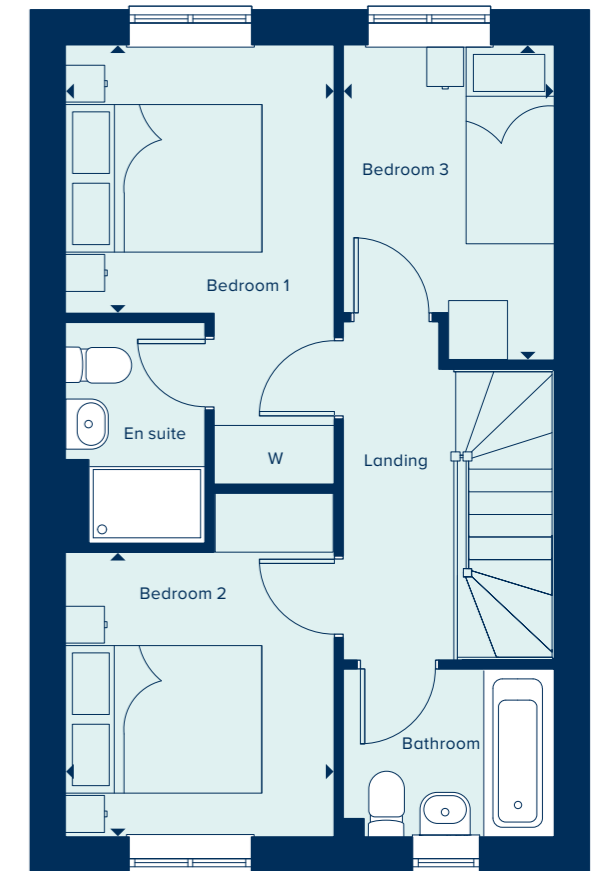
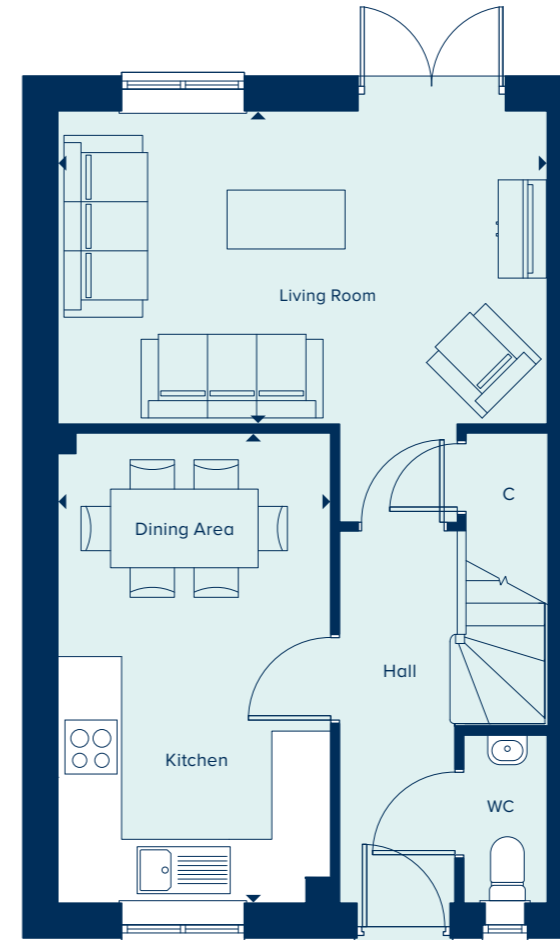
**THE HATFIELD**  
3 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

## THE HATFIELD

The Hatfield is an attractive two-storey home perfect for family life, including an open-plan kitchen-dining area ideal for entertaining, in addition to a separate living room with French doors providing ample natural light and views over the private garden. Upstairs, the main bedroom has the benefit of an en suite bathroom and two further bedrooms share a family bathroom.

3 BEDROOM HOME



### GROUND FLOOR

#### KITCHEN / DINING AREA

4.78m x 2.77m      15'8" x 9'1"

#### LIVING ROOM

4.97m x 3.18m      16'4" x 10'5"

### FIRST FLOOR

#### BEDROOM 1

2.73m x 2.73m      9'0" x 8'11"

#### BEDROOM 2

2.89m x 2.74m      9'6" x 9'0"

#### BEDROOM 3

3.21m x 2.15m      10'6" x 7'0"

C Cupboard W Wardrobe

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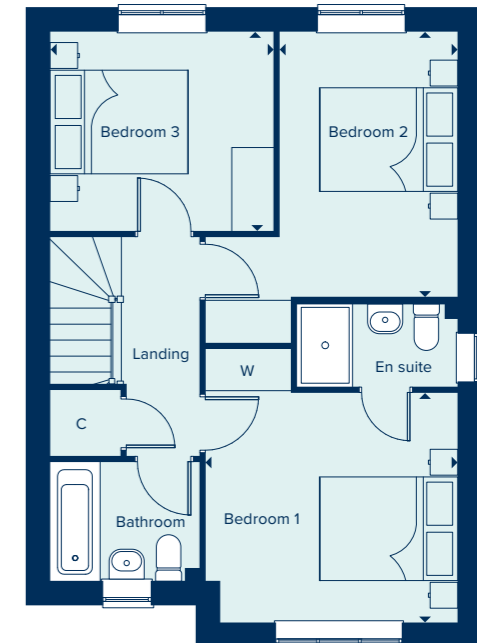
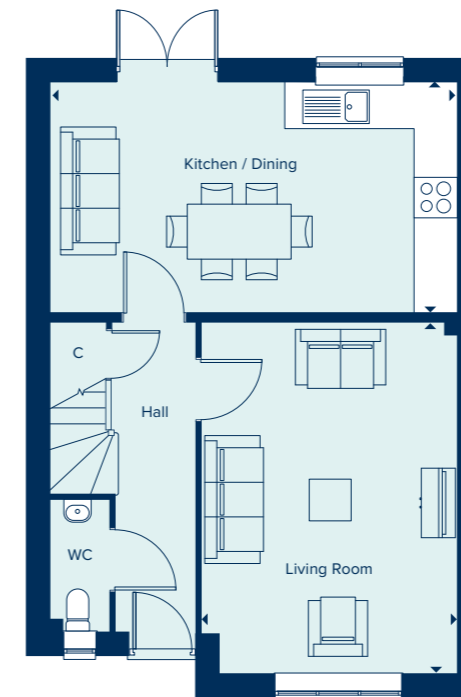
**THE SEATON**  
3 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

# THE SEATON

One of the appealing factors of the Seaton is its open plan kitchen diner which provides direct access to the garden – and consequently views and natural light. Another is the generous main bedroom suite, which, with its triple-panelled window, is a light and airy room. Each of the three bedrooms is generously proportioned and the house also includes convenient storage space.

3 BEDROOM HOME



**GROUND FLOOR**

**KITCHEN / DINING**

5.86m x 3.31m      19'2" x 10'9"

**LIVING ROOM**

5.05m x 3.67m      16'6" x 12'0"

**FIRST FLOOR**

**BEDROOM 1**

3.62m x 3.30m      11'9" x 10'8"

**BEDROOM 2**

3.81m x 2.56m      12'5" x 8'4"

**BEDROOM 3**

3.21m x 2.87m      10'5" x 9'4"

C Cupboard W Wardrobe

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# THE DORKING

The Dorking is a spacious and flexible four-bedroom family home of high quality throughout. Spread over two-storeys, it offers ample living and entertaining spaces including a generous kitchen-dining area and a separate living room, both of which benefit from an abundance of natural light. A study allows for the option of providing a home-working space, or alternatively can be used as a snug or playroom. Upstairs, both the large main bedroom and guest bedroom have en suite bathrooms and two further bedrooms share a bathroom.

4 BEDROOM HOME

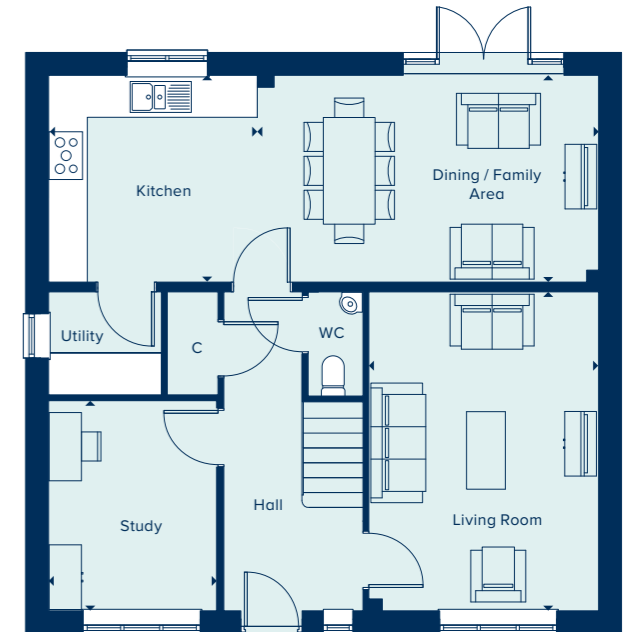


**THE DORKING**  
4 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

### GROUND FLOOR

DINING / FAMILY AREA		
5.28m x 3.20m		17'3" x 10'5"
KITCHEN		
3.22m x 3.18m		10'6" x 10'4"
LIVING ROOM		
4.93m x 3.55m		16'2" x 11'6"
STUDY		
3.25m x 2.60m		10'7" x 8'5"



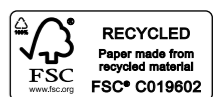
### FIRST FLOOR

BEDROOM 1		
4.23m x 3.75m		13'9" x 12'3"
BEDROOM 2		
4.65m x 2.70m		15'3" x 8'9"
BEDROOM 3		
3.95m x 2.69m		13'0" x 8'8"
BEDROOM 4		
3.48m x 2.47m		11'4" x 8'1"



C Cupboard W Wardrobe ● Specification

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# THE KESWICK

Set over two-storeys, the Keswick is a spacious and intelligently laid-out family home. Its open-plan kitchen-dining area forms the heart of the house and a generous living room looks out over the private garden through full height patio doors. The ground floor study with its bay window also benefits from considerable natural light, providing a private space for homeworking. Upstairs, the large main bedroom has the benefit of an en suite bathroom and three further bedrooms share a family bathroom.

4 BEDROOM HOME

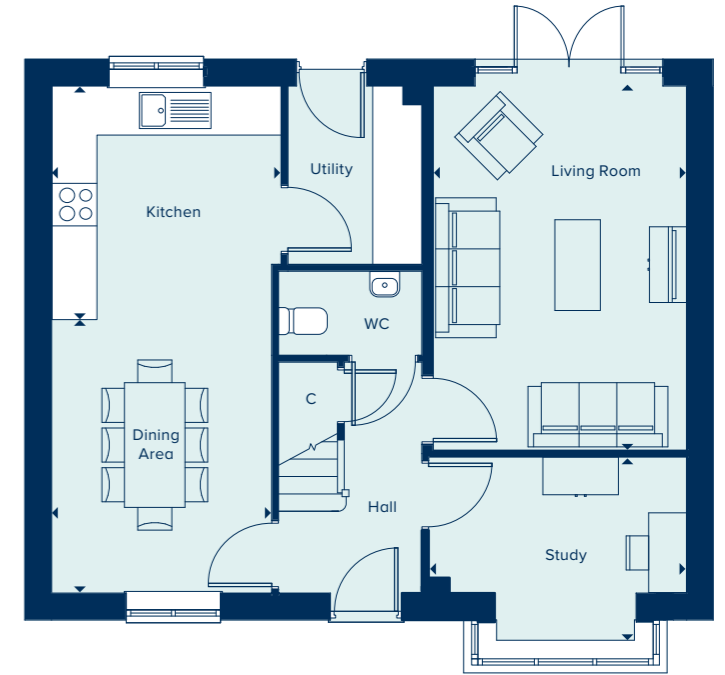


**THE KESWICK**  
4 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

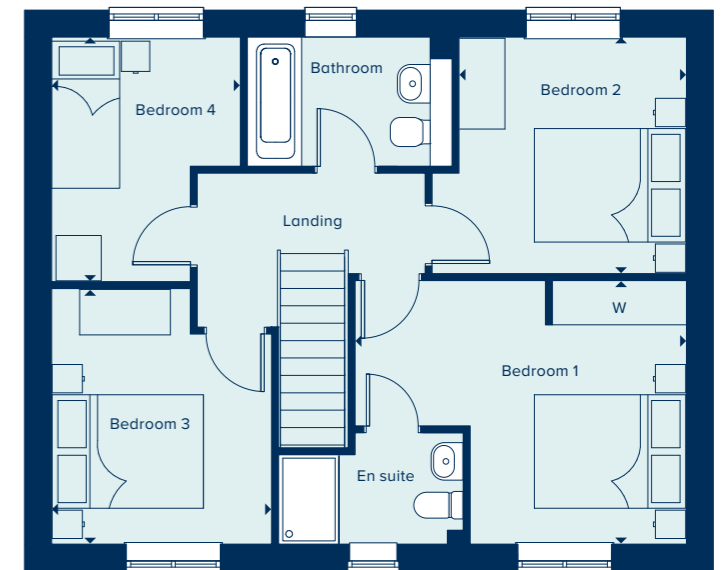
### GROUND FLOOR

DINING AREA		
3.61m x 2.91m		11'8" x 9'5"
KITCHEN		
3.09m x 3.03m		10'1" x 9'9"
LIVING ROOM		
4.81m x 3.35m		15'8" x 11'0"
STUDY		
3.41m x 2.47m		11'2" x 8'1"



### FIRST FLOOR

BEDROOM 1		
4.35m x 3.48m		14'3" x 11'4"
BEDROOM 2		
3.13m x 3.01m		10'3" x 9'9"
BEDROOM 3		
3.38m x 2.91m		11'1" x 9'5"
BEDROOM 4		
3.23m x 2.49m		10'6" x 8'2"



C Cupboard W Wardrobe ● Specification

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# THE MARLBOROUGH

The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four large bedrooms, with the main bedroom benefiting from an en suite bathroom.

4 BEDROOM HOME



## THE MARLBOROUGH

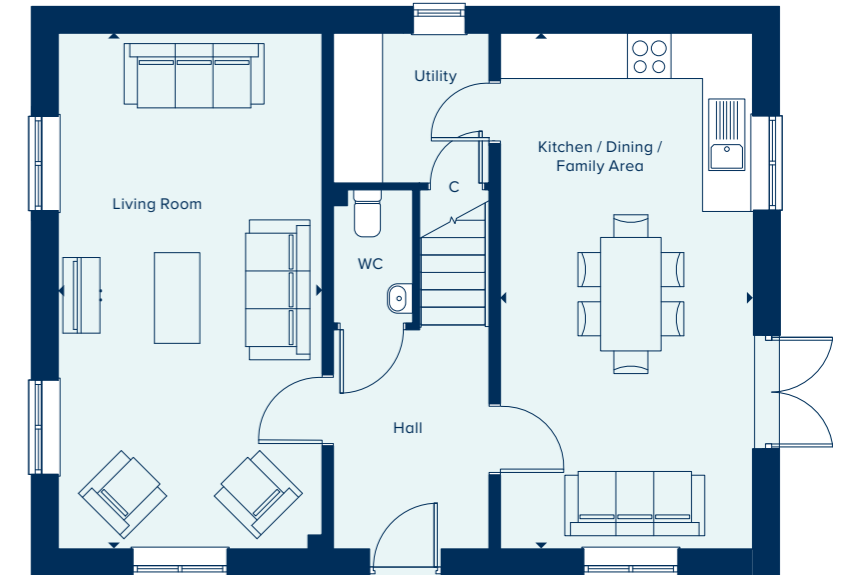
4 Bedroom Home

crestnicholson.com

### GROUND FLOOR

KITCHEN / DINING / FAMILY AREA  
6.82m x 3.33m      22'4" x 10'9"

LIVING ROOM  
6.82m x 3.49m      22'4" x 11'5"



### FIRST FLOOR

BEDROOM 1  
3.63m x 3.05m      11'9" x 10'0"

BEDROOM 2  
3.39m x 3.09m      11'1" x 10'1"

BEDROOM 3  
3.58m x 3.35m      11'7" x 11'0"

BEDROOM 4  
3.38m x 2.50m      11'1" x 8'2"



C Cupboard W Wardrobe ● Specification

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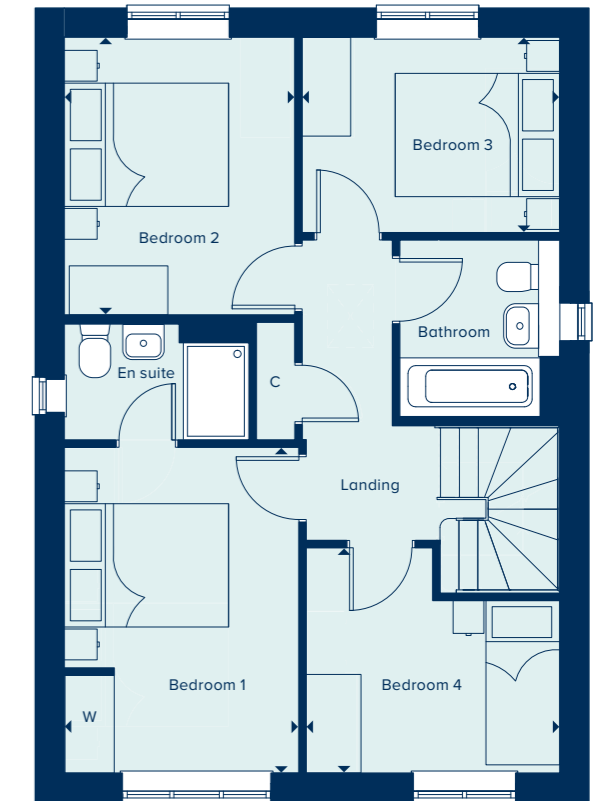
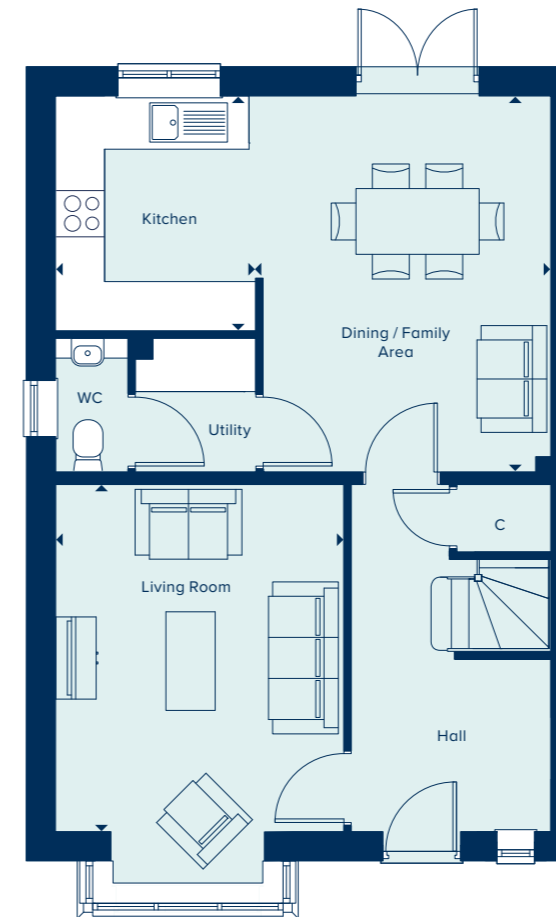
**THE ROMSEY**  
4 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

## THE ROMSEY

With flexible open-plan living space and generously sized bedrooms, the Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms and two bathrooms (one en suite). All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

4 BEDROOM HOME



### GROUND FLOOR

#### DINING / FAMILY AREA

4.58m x 3.59m      15'0" x 11'8"

#### KITCHEN

2.86m x 2.44m      9'4" x 8'0"

#### LIVING ROOM

4.22m x 3.51m      13'8" x 11'5"

### FIRST FLOOR

#### BEDROOM 1

3.96m x 2.89m      13'0" x 9'5"

#### BEDROOM 2

3.38m x 2.80m      11'1" x 9'2"

#### BEDROOM 3

3.13m x 2.38m      10'3" x 7'8"

#### BEDROOM 4

3.04m x 2.80m      10'0" x 9'2"

C Cupboard    W Wardrobe    ● Specification

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# THE SALCOMBE

The Salcombe is a stunning four bedroom home with generous kitchen/dining/family area perfect for entertaining or relaxing with the family. The separate living space offers a calming space to unwind at the end of the day and the separate study perfect for home working. With four double bedrooms, the main and second bedroom complete with en-suite, this is a perfect home for a growing family.

4 BEDROOM HOME



**THE SALCOMBE**  
4 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

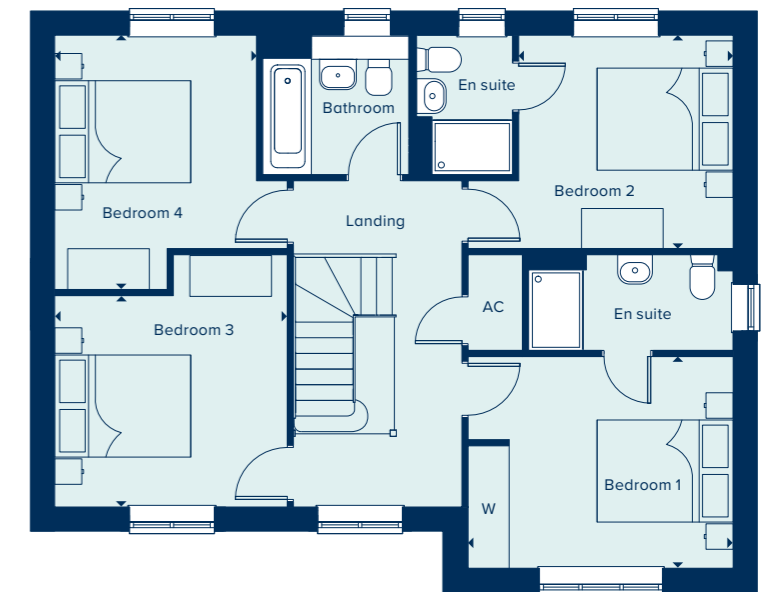
### GROUND FLOOR

KITCHEN / DINING / FAMILY AREA	
9.97m x 3.09m	32'7" x 10'1"
LIVING ROOM	
4.59m x 4.17m	15'1" x 13'7"
STUDY	
2.49m x 2.27m	8'2" x 7'4"



### FIRST FLOOR

BEDROOM 1	
3.89m x 3.11m	12'8" x 10'2"
BEDROOM 2	
3.15m x 3.13m	10'3" x 10'3"
BEDROOM 3	
3.42m x 3.10m	11'2" x 10'2"
BEDROOM 4	
3.73m x 2.96m	12'2" x 9'7"



AC Airing Cupboard C Cupboard W Wardrobe • Specification

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## THE SALCOMBE (PLOT 116)

The Salcombe is a stunning four bedroom home with generous kitchen/dining/family area perfect for entertaining or relaxing with the family. The separate living space offers a calming space to unwind at the end of the day and the separate study perfect for home working. With four double bedrooms, the main and second bedroom complete with en-suite, this is a perfect home for a growing family.

4 BEDROOM HOME



## THE SALCOMBE (PLOT 116)

4 Bedroom Home

crestnicholson.com

### GROUND FLOOR

#### KITCHEN / DINING / FAMILY AREA

9.97m x 3.09m      32'7" x 10'1"

#### LIVING ROOM

4.59m x 4.17m      15'1" x 13'7"

#### STUDY

2.49m x 2.27m      8'2" x 7'4"



### FIRST FLOOR

#### BEDROOM 1

3.89m x 3.11m      12'8" x 10'2"

#### BEDROOM 2

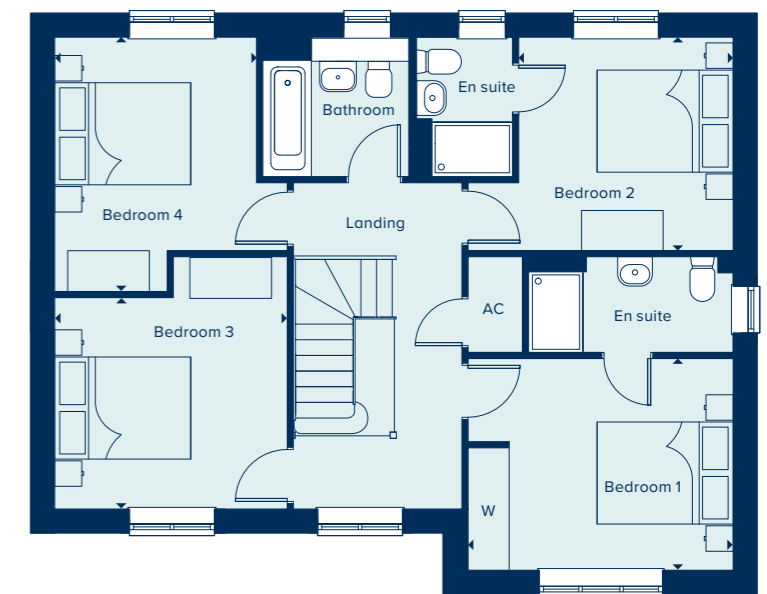
3.15m x 3.13m      10'3" x 10'3"

#### BEDROOM 3

3.42m x 3.10m      11'2" x 10'2"

#### BEDROOM 4

3.73m x 2.96m      12'2" x 9'7"



AC Airing Cupboard   C Cupboard   W Wardrobe   ● Specification

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# THE ROYDON

With five bedrooms, a home office, games room or home cinema could be accommodated in the spacious Roydon. Each bedroom is generously sized and the house is light and airy. Spread over two storeys and with three bathrooms, a utility room and a garage, this home is well suited to family life.

5 BEDROOM HOME



**THE ROYDON**  
5 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

## GROUND FLOOR

### FAMILY AREA

3.93m x 3.45m 12'9" x 11'3"

### KITCHEN / DINING AREA

6.18m x 3.38m 20'3" x 11'1"

### LIVING ROOM

6.03m x 3.90m 19'8" x 12'8"



## FIRST FLOOR

### BEDROOM 1

3.96m x 3.23m 13'0" x 10'6"

### BEDROOM 2

3.29m x 2.60m 10'8" x 8'5"

### BEDROOM 3

3.96m x 2.70m 13'0" x 8'9"

### BEDROOM 4

3.51m x 2.88m 11'5" x 9'4"

### BEDROOM 5

3.29m x 2.71m 10'8" x 8'9"



C Cupboard W Wardrobe

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**THE STRATFORD**

5 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

# THE STRATFORD

An ultimately flexible home, the Stratford can accommodate a large or extended family. It features generous downstairs living spaces and five bedrooms, two of which have en suite bathrooms. There's ample potential for a home office, a games room or a home cinema, and the Stratford also has the benefit of a double garage, in addition to two parking spaces. The property also benefits from a utility room and extensive storage capacity.

5 BEDROOM HOME



GROUND FLOOR

**KITCHEN / FAMILY / DINING AREA**

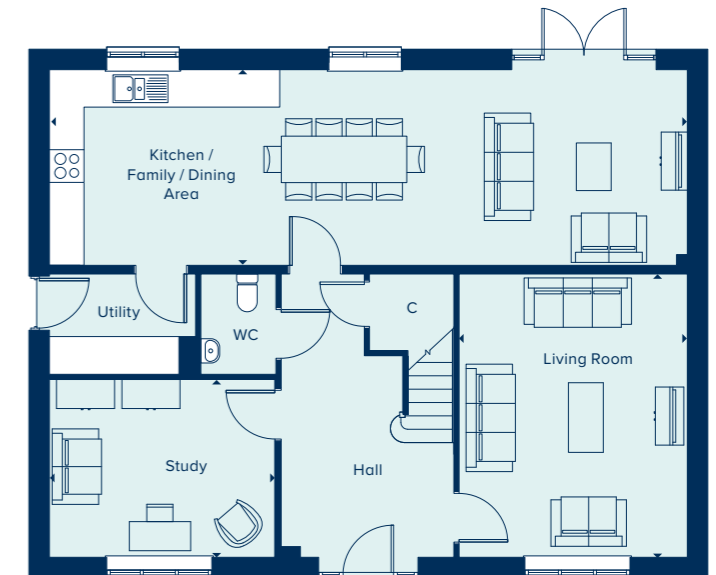
10.98m x 3.36m      36'0" x 11'0"

**LIVING ROOM**

4.87m x 3.93m      16'0" x 12'9"

**STUDY**

3.88m x 3.06m      12'7" x 10'0"



FIRST FLOOR

**BEDROOM 1**

4.00m x 3.44m      13'1" x 11'3"

**BEDROOM 2**

4.63m x 3.50m      15'2" x 11'6"

**BEDROOM 3**

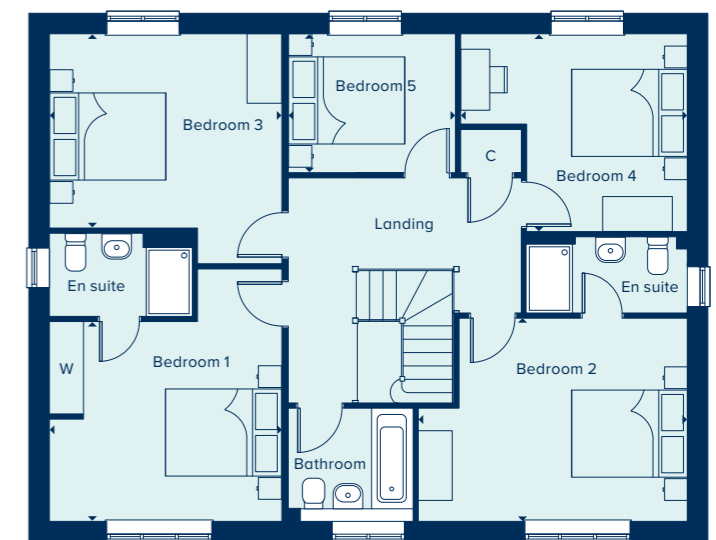
4.00m x 3.34m      13'1" x 10'11"

**BEDROOM 4**

3.90m x 3.40m      12'9" x 11'2"

**BEDROOM 5**

2.88m x 2.40m      9'5" x 7'10"



C Cupboard W Wardrobe

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# SPECIFICATION

From attractive styling to modern integrated appliances, you will find your brand new Crest Nicholson home is highly specified throughout.

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
<b>KITCHEN</b>				
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 ½ oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Integrated extractor hood	•			
Stainless steel chimney extractor hood		•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•*	•	•
Energy efficient integrated washing machine	•	•**		
Single bowl sink and drainer in stainless steel	•	•		
1.5 bowl sink and drainer in stainless steel			•	•
Single lever chrome mixer tap	•	•	•	•
<b>BATHROOM, EN SUITE AND CLOAKROOM</b>				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•			
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•

\*Integrated dishwasher included if there is a utility room \*\*Integrated washing machine included if there is no utility room.



	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
<b>ELECTRICAL</b>				
Low energy LED 4-light spotlight bar to kitchen	•			
Low energy LED downlighters in white to kitchen		•	•	•
Low energy LED downlighters in white to bathroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to master bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
<b>DECORATION</b>				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
<b>JOINERY AND DOORS</b>				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to master bedroom with soft close sliding mirror fronted doors	•	•	•	•
<b>HEATING</b>				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
<b>EXTERNAL FINISHES</b>				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
<b>SECURITY AND PEACE OF MIND</b>				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete NHBC ten year warranty	•	•	•	•

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format.





**CREST  
NICHOLSON**

## **ACKENDER HILL**

Chawton Park Road,  
Alton, Hampshire GU34 1ST

For all enquiries please call

**01420 384 428**

**[crestnicholson.com/ackenderhill](https://crestnicholson.com/ackenderhill)**



### **House Type Illustration**

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### **Development Map/Site Plan**

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