



CREST
NICHOLSON

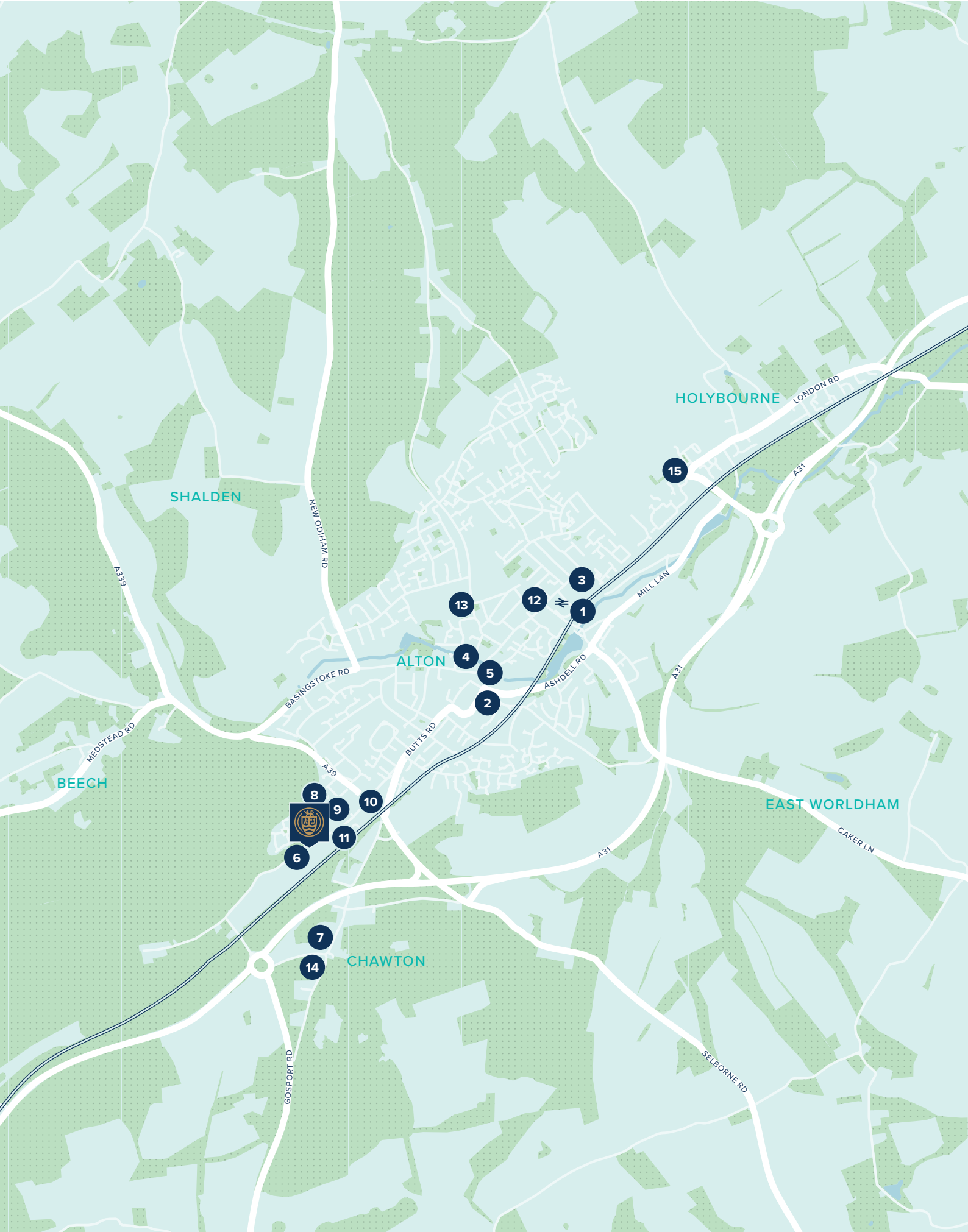
ACKENDER HILL

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

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
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ACKENDER HILL

DEVELOPMENT PLAN

A collection of 3-5 bedroom homes in the historical market town of Alton.

3, 4 & 5 BEDROOM HOMES



3 BEDROOM HOMES

The Chesham

The Seaton

The Hatfield

4 BEDROOM HOMES

The Romsey

The Keswick

The Marlborough

The Salcombe

The Filey

The Dartford

5 BEDROOM HOMES

The Stratford

The Roydon

The Derby

The Windsor

* S.106 shared ownership

● S.106 affordable rented properties

▲ Mix of 1 and 2 bedroom apartments, S.106 shared ownership and S.106 affordable rented properties

V Visitors Parking

CS Cycle Store

BS Bin Store





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 rooms: an open plan kitchen and dining area, along with a spacious living room. Upstairs, bedroom one benefits from an en suite shower room and a built-in wardrobe. There is an additional two bedrooms plus a family bathroom.

3 BEDROOM HOME

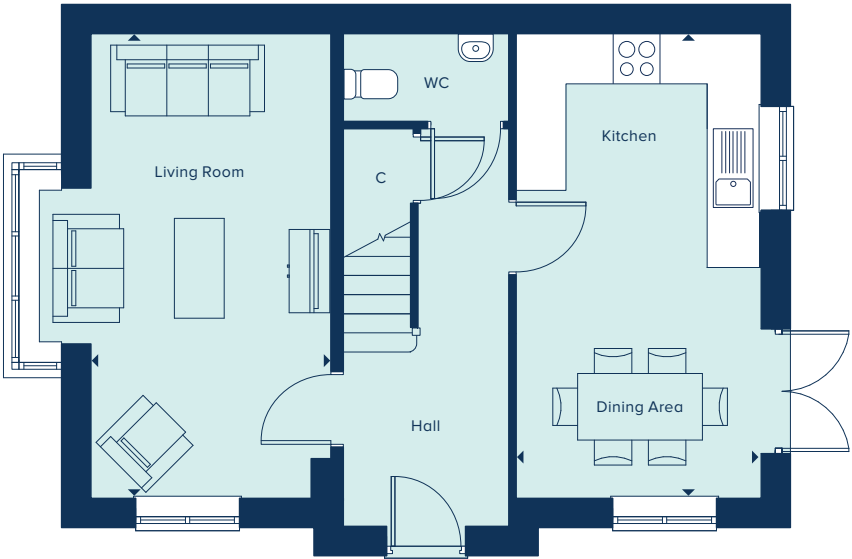


THE CHESHAM
3 Bedroom Home

crestnicholson.com

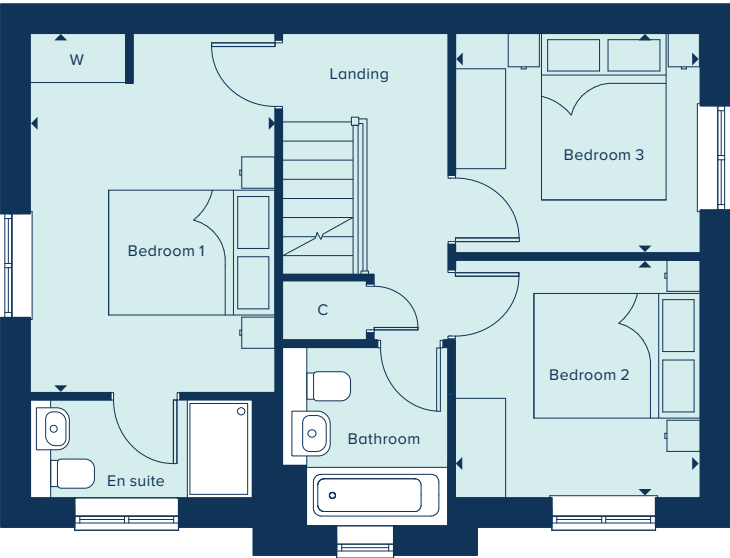
GROUND FLOOR

KITCHEN / DINING AREA		
5.58m x 2.94m	18'4" x 9'8"	
LIVING ROOM		
5.58m x 2.88m	18'4" x 9'5"	



FIRST FLOOR

BEDROOM 1		
4.31m x 2.94m	14'1" x 9'8"	
BEDROOM 2		
2.94m x 2.87m	9'8" x 9'5"	
BEDROOM 3		
2.94m x 2.62m	9'8" x 8'7"	



C Cupboard W Wardrobe

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THE HATFIELD

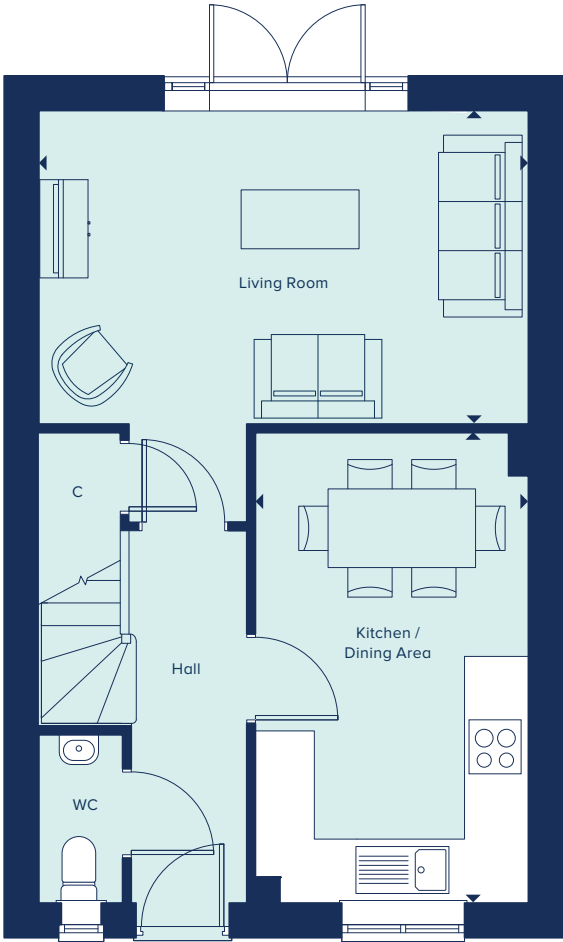
The Hatfield is an attractive two-storey home perfect for family life, including an open-plan kitchen-dining area ideal for entertaining, in addition to a separate living room with French doors providing ample natural light and views over the private garden. Upstairs, the main bedroom has the benefit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

3 BEDROOM HOME



THE HATFIELD
3 Bedroom Home

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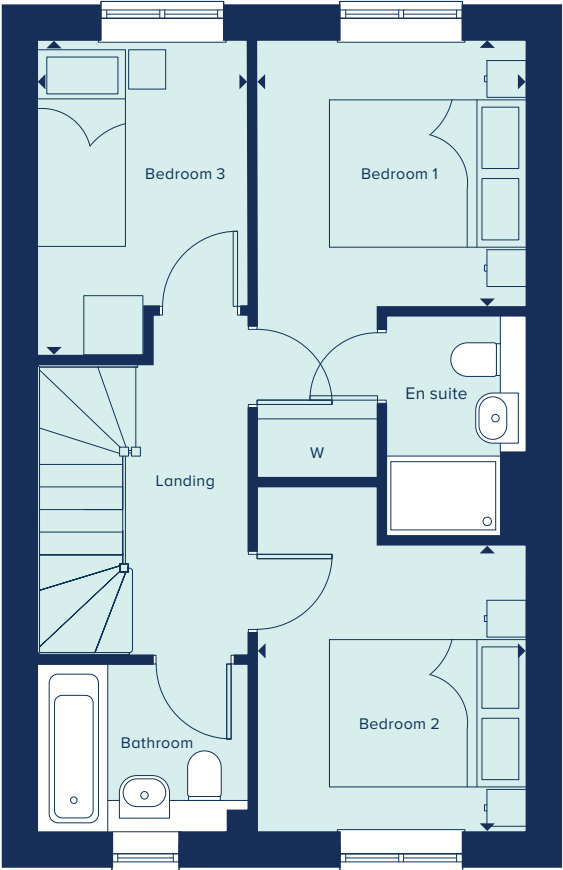
GROUND FLOOR

KITCHEN / DINING AREA

4.78m x 2.78m 15'8" x 9'1"

LIVING ROOM

4.98m x 3.19m 16'4" x 10'5"



FIRST FLOOR

BEDROOM 1

2.74m x 2.74m 9'0" x 9'0"

BEDROOM 2

2.90m x 2.74m 9'6" x 9'0"

BEDROOM 3

3.21m x 2.15m 10'6" x 7'1"

C Cupboard W Wardrobe

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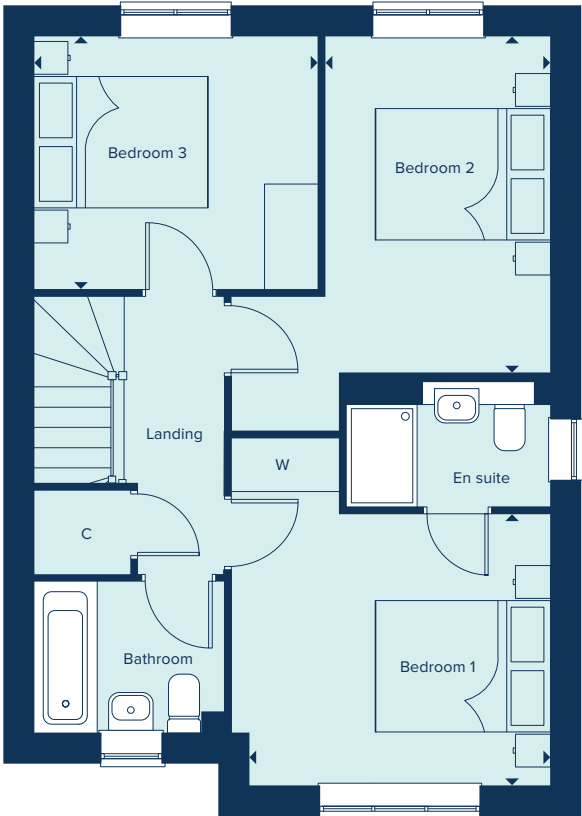
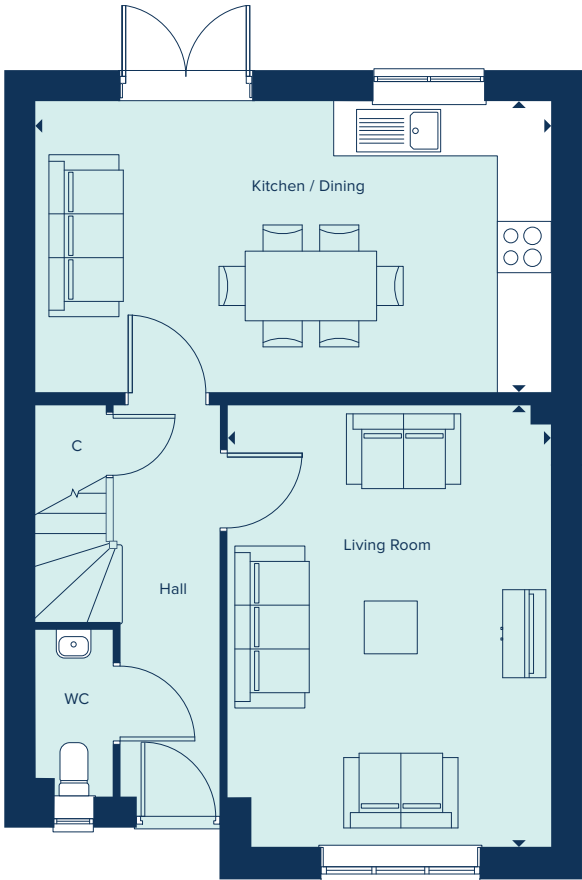
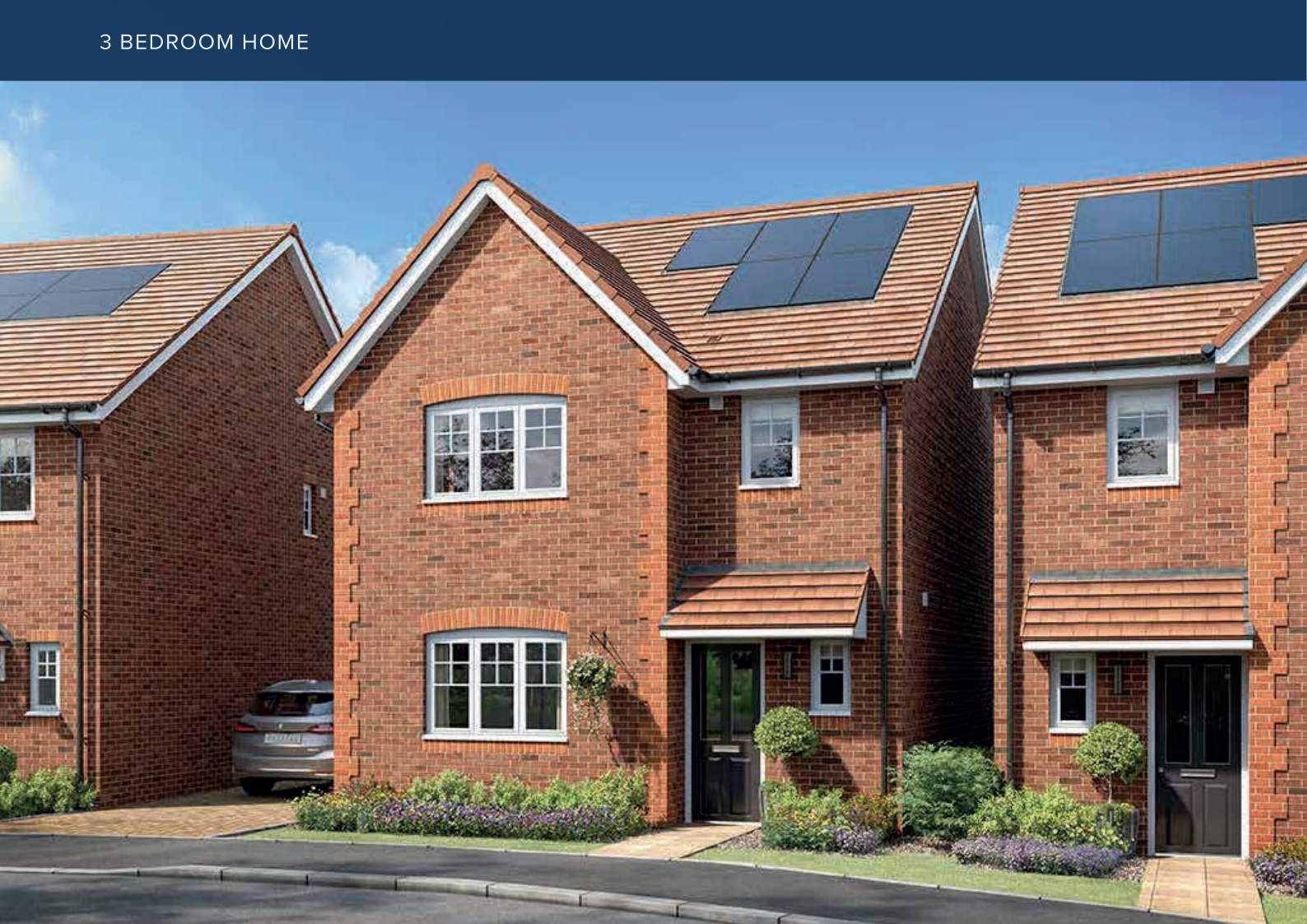
THE SEATON DETACHED
3 Bedroom Home

crestnicholson.com

THE SEATON DETACHED

One of the appealing factors of The Seaton is its open plan kitchen diner which provides direct access to the garden allowing for ample 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 19'3" x 10'10"

LIVING ROOM

5.05m x 3.68m 16'7" x 12'1"

FIRST FLOOR

BEDROOM 1

3.63m x 3.07m 11'11" x 10'1"

BEDROOM 2

3.82m x 2.56m 12'6" x 8'5"

BEDROOM 3

3.22m x 2.87m 10'6" x 9'5"

C Cupboard W Wardrobe

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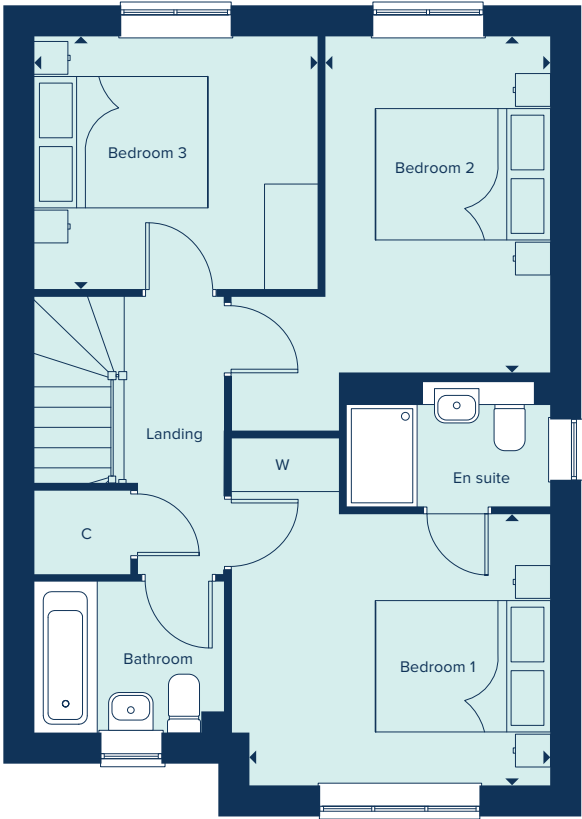
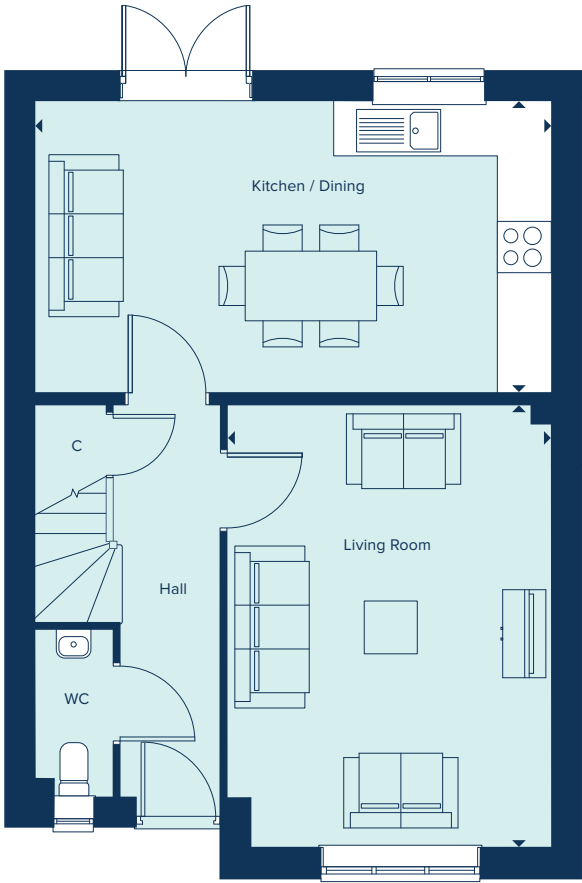
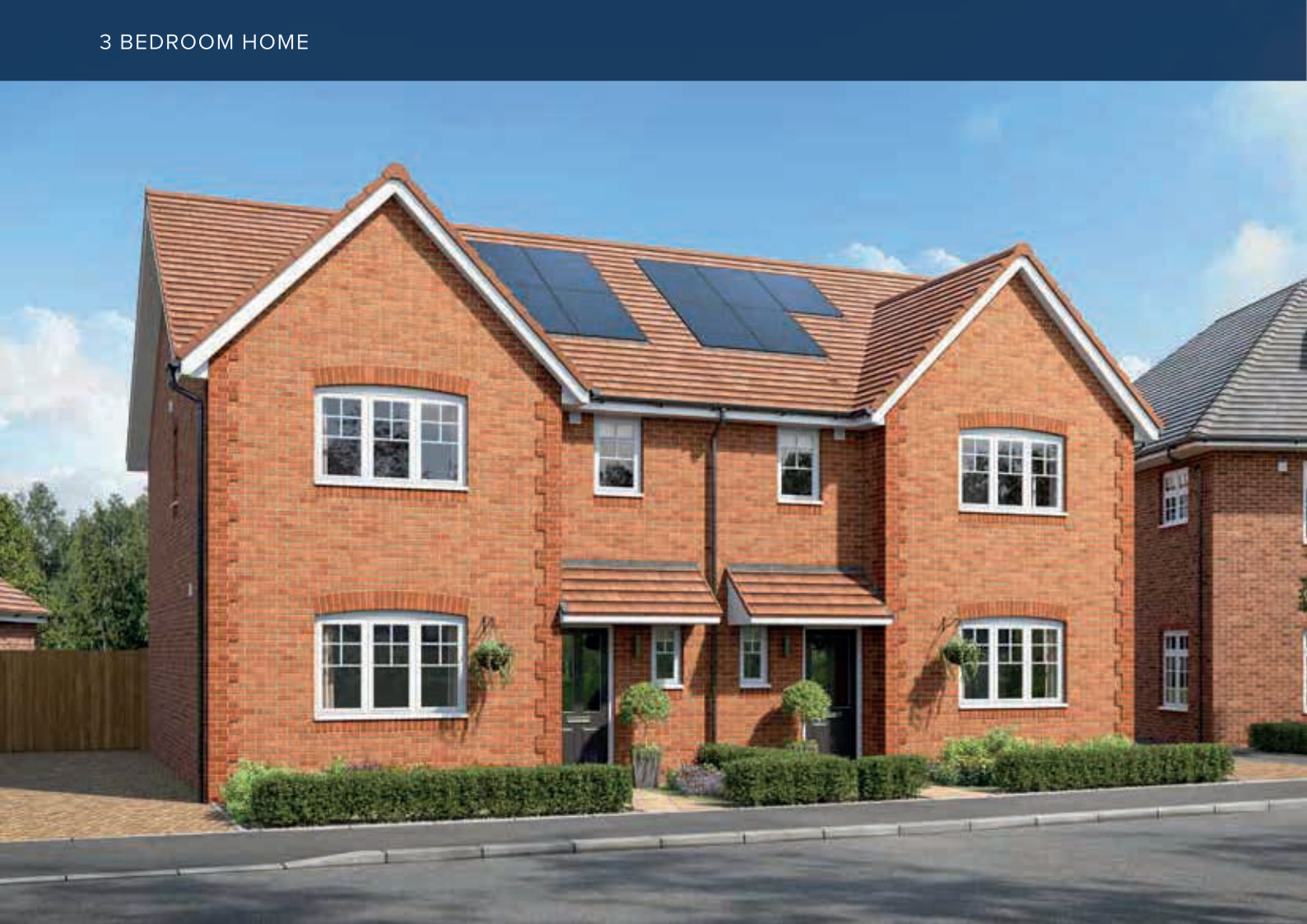
THE SEATON SEMI DETACHED
3 Bedroom Home

crestnicholson.com

THE SEATON SEMI DETACHED

One of the appealing factors of The Seaton is its open plan kitchen diner which provides direct access to the garden allowing for ample 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 19'3" x 10'10"

LIVING ROOM

5.05m x 3.68m 16'7" x 12'1"

FIRST FLOOR

BEDROOM 1

3.63m x 3.07m 11'11" x 10'1"

BEDROOM 2

3.82m x 2.56m 12'6" x 8'5"

BEDROOM 3

3.22m x 2.87m 10'6" x 9'5"

C Cupboard W Wardrobe

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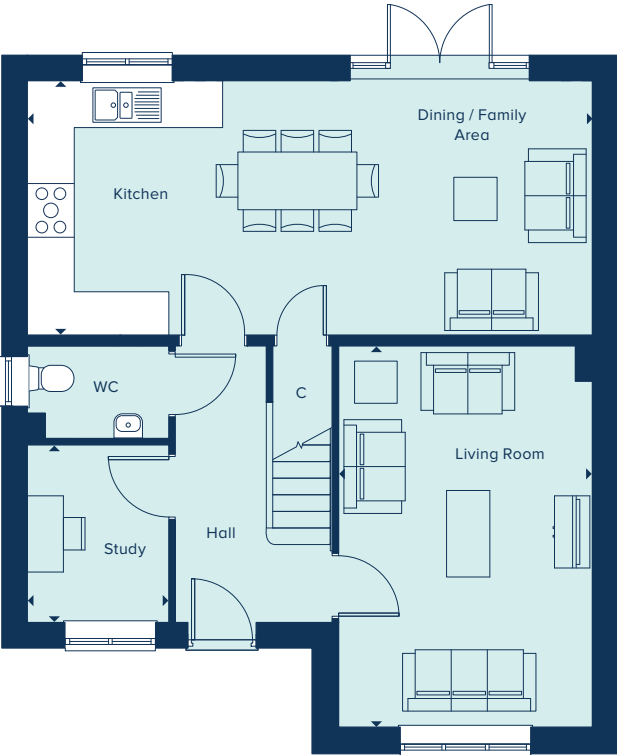
THE DARTFORD
4 Bedroom Home

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THE DARTFORD

Ideally suited to modern living, The Dartford provides both extensive family space and the benefit of a home office. With a large, open-plan kitchen, dining and family area in addition to a separate living room, this home offers considerable flexibility. Each of the four bedrooms is well proportioned, with the main bedroom having the luxury of an en suite shower room. Carefully selected products and materials throughout give this home a distinct mark of quality.

4 BEDROOM HOME



GROUND FLOOR

DINING / FAMILY AREA / KITCHEN

7.83m x 3.52m 25'8" x 11'7"

KITCHEN

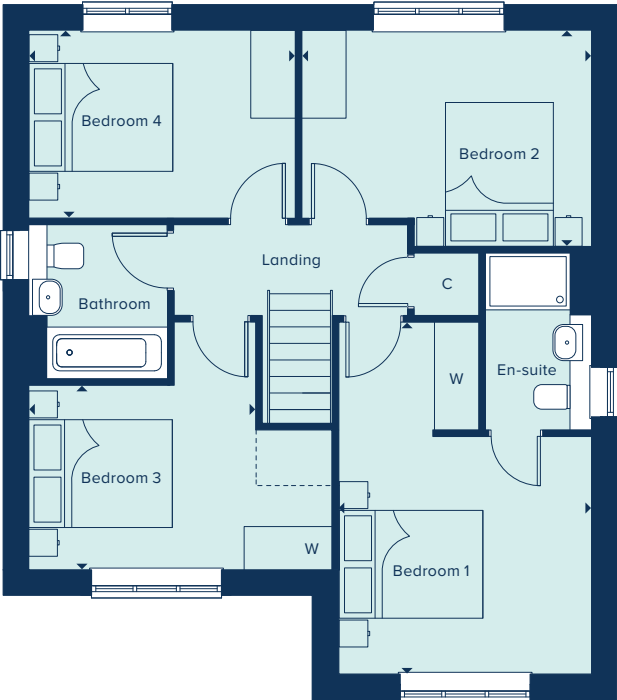
3.52m x 2.60m 11'7" x 8'6"

LIVING ROOM

5.28m x 3.51m 17'4" x 11'6"

STUDY

2.46m x 1.96m 8'1" x 6'5"



FIRST FLOOR

BEDROOM 1

4.90m x 3.31m 16'1" x 10'10"

BEDROOM 2

4.03m x 3.01m 13'2" x 9'10"

BEDROOM 3

3.16m x 2.57m 10'4" x 8'5"

BEDROOM 4

3.72m x 2.61m 12'2" x 8'7"

C Cupboard W Wardrobe ----- Bulkhead ● Specification

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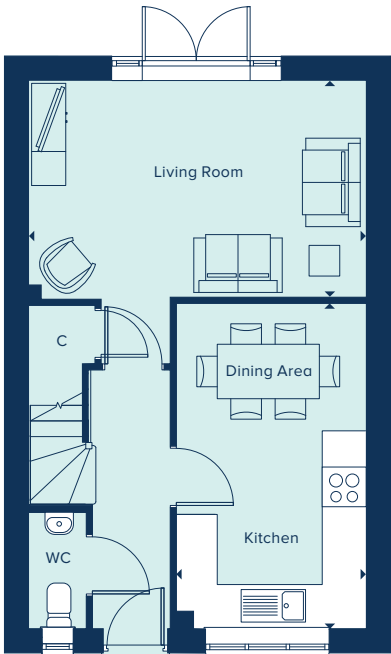
THE FILEY
4 Bedroom Home

crestnicholson.com

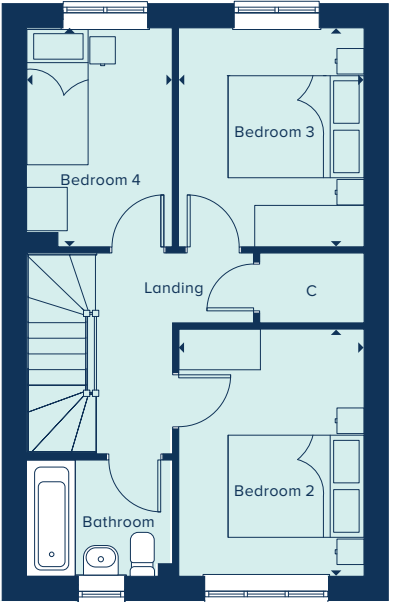
THE FILEY

Generously sized bedrooms make The Filey a popular choice with families. The downstairs features a flexible open-plan kitchen-dining area, in addition to a seperate living room. On the first floor, each of the three bedrooms are well proportioned and share a family bathroom. While the entire second floor hosts the main bedroom suite. The house also benefits from a downstairs cloakroom, ample storage and generous quantities of natural light.

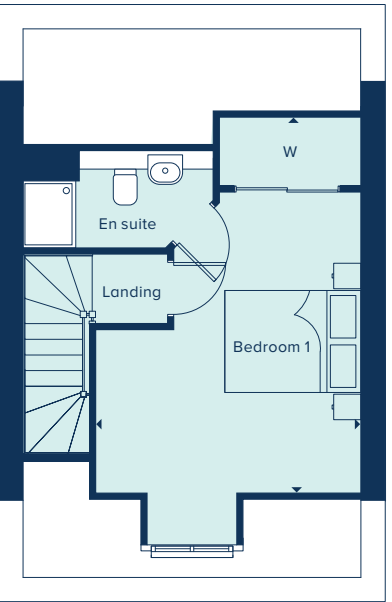
4 BEDROOM HOME



GROUND FLOOR		
LIVING ROOM		
4.96m x 3.19m	16'3" x 10'5"	
KITCHEN / DINING AREA		
4.78m x 2.79m	15'8" x 9'2"	



FIRST FLOOR		
BEDROOM 2		
3.63 x 2.72m	11'11" x 8'11"	
BEDROOM 3		
3.21 x 2.73m	10'6" x 8'11"	
BEDROOM 4		
3.21m x 2.14m	10'6" x 7'0"	



SECOND FLOOR		
BEDROOM 1		
5.58m x 3.85m	18'4" x 12'7"	

C Cupboard W Wardrobe ---- Reduced ceiling Height ● 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 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 and three further bedrooms share a family bathroom.

4 BEDROOM HOME



THE KESWICK

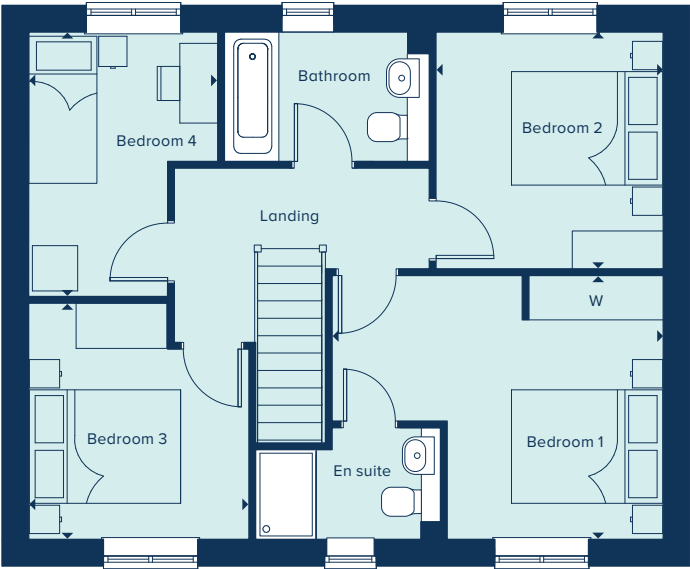
4 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING AREA		
6.70m x 3.03m	22'0" x 9'10"	
LIVING ROOM		
4.81m x 3.35m	15'9" 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 11'5"	
BEDROOM 2		
3.13m x 3.01m	10'3" x 9'10"	
BEDROOM 3		
3.12m x 2.91m	10'3" x 9'7"	
BEDROOM 4		
3.50m x 2.49m	11'6" 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.

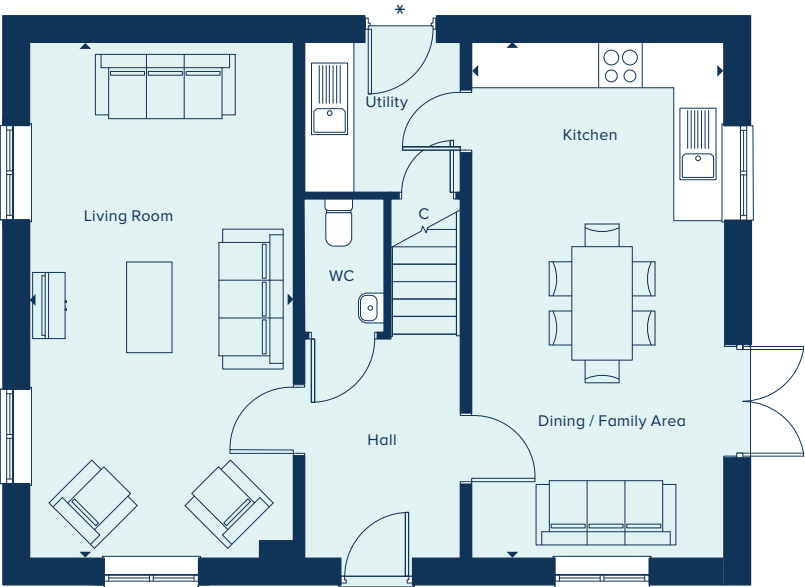
4 BEDROOM HOME



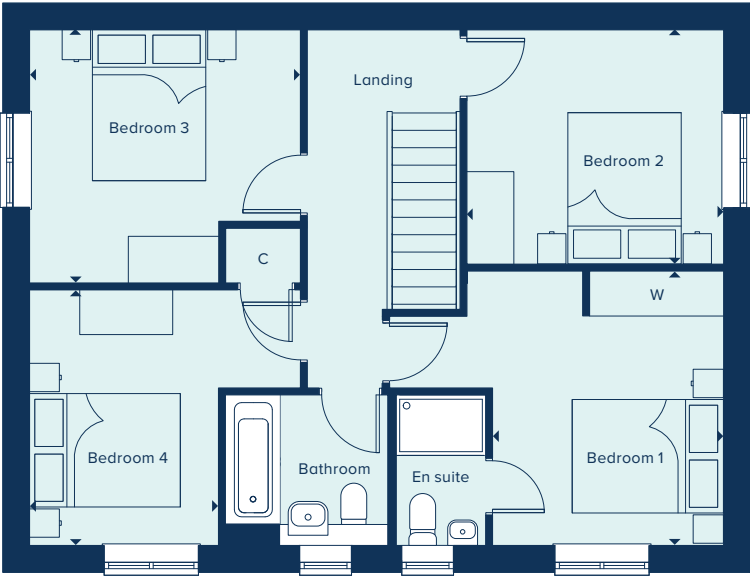
THE MARLBOROUGH
4 Bedroom Home

crestnicholson.com

GROUND FLOOR	
KITCHEN / DINING / FAMILY AREA	
6.82m x 3.33m	22'4" x 10'11"
LIVING ROOM	
6.82m x 3.49m	22'4" x 11'5"



FIRST FLOOR	
BEDROOM 1	
3.63m x 3.05m	11'1" x 10'0"
BEDROOM 2	
3.39m x 3.09m	11'2" x 10'2"
BEDROOM 3	
3.58m x 3.35m	11'9" x 11'0"
BEDROOM 4	
3.38m x 2.50m	11'1" x 8'2"



C Cupboard W Wardrobe ● Specification * No utility door to plots, 217, 237, 240, 249

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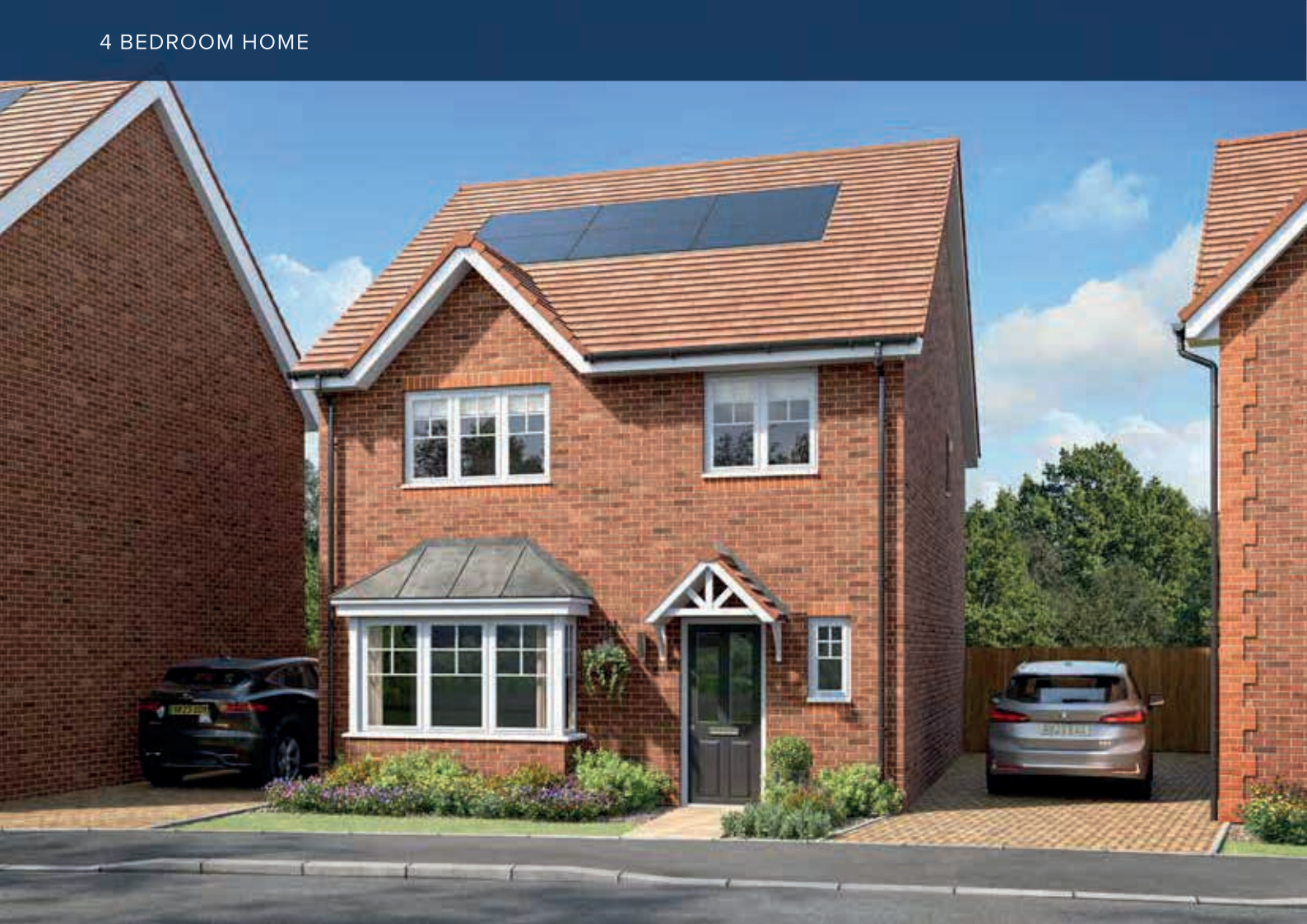




THE ROMSEY

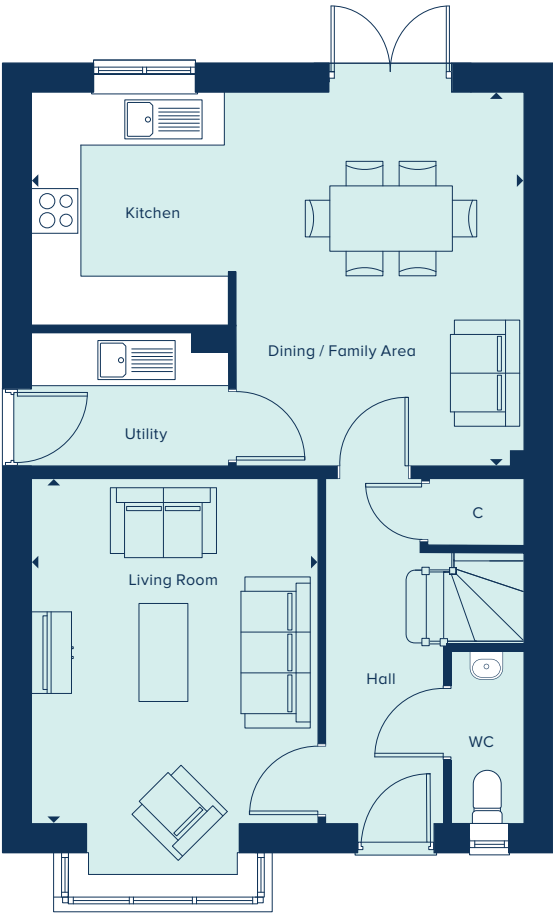
With flexible open-plan living space and generously sized bedrooms, The Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are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

4 BEDROOM HOME

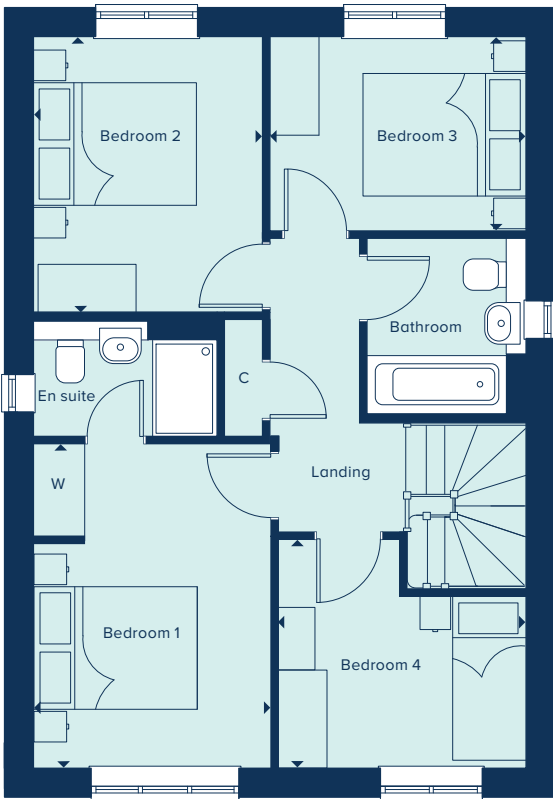


THE ROMSEY
4 Bedroom Home

crestnicholson.com



GROUND FLOOR		
KITCHEN / DINING / FAMILY AREA		
6.03m x 4.58m	19'9" x 15'0"	
LIVING ROOM		
4.22m x 3.51m	13'10" x 11'6"	



FIRST FLOOR		
BEDROOM 1		
3.96m x 2.89m	13'0" x 9'6"	
BEDROOM 2		
3.38m x 2.80m	11'1" x 9'2"	
BEDROOM 3		
3.13m x 2.42m	10'3" x 7'9"	
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 a generous kitchen, dining and family area perfect for entertaining or relaxing with the family. The separate living room offers a calming space to unwind at the end of the day, whilst the study is ideal for home working. Featuring four double bedrooms, with an en suite to the main and second bedroom, this is a perfect home for a growing family.

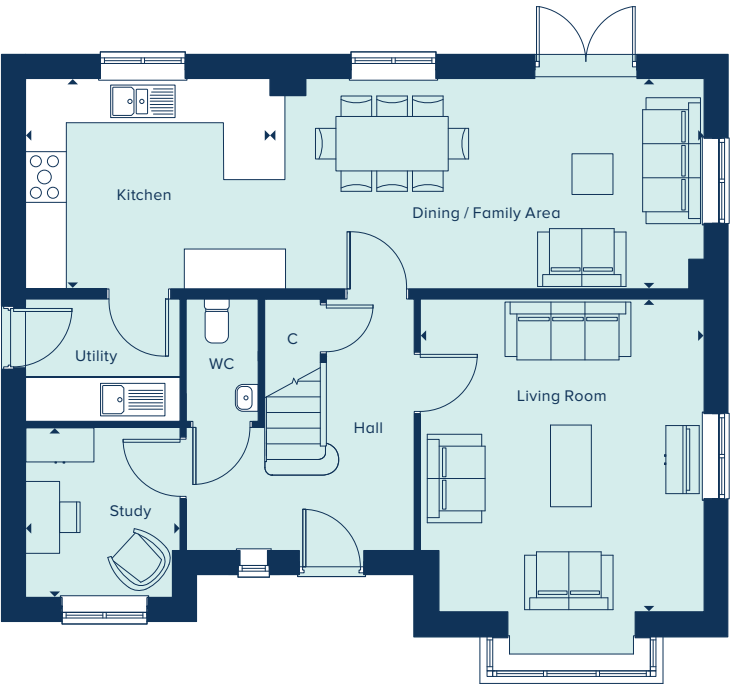
4 BEDROOM HOME



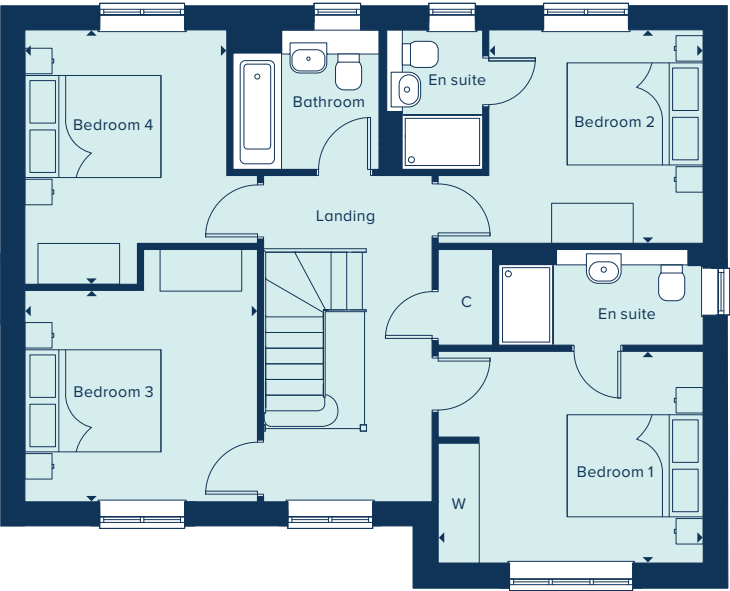
THE SALCOMBE
4 Bedroom Home

crestnicholson.com

GROUND FLOOR		
DINING / FAMILY AREA		
6.37m x 3.09m	20'11" x 10'2"	
KITCHEN		
3.60m x 3.09m	11'10" x 10'2"	
LIVING ROOM		
4.59m x 4.17m	15'1" x 13'8"	
STUDY		
2.49m x 2.27m	8'2" x 7'5"	



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



C Cupboard W Wardrobe ● Specification * Window to plots 260 & 271 only

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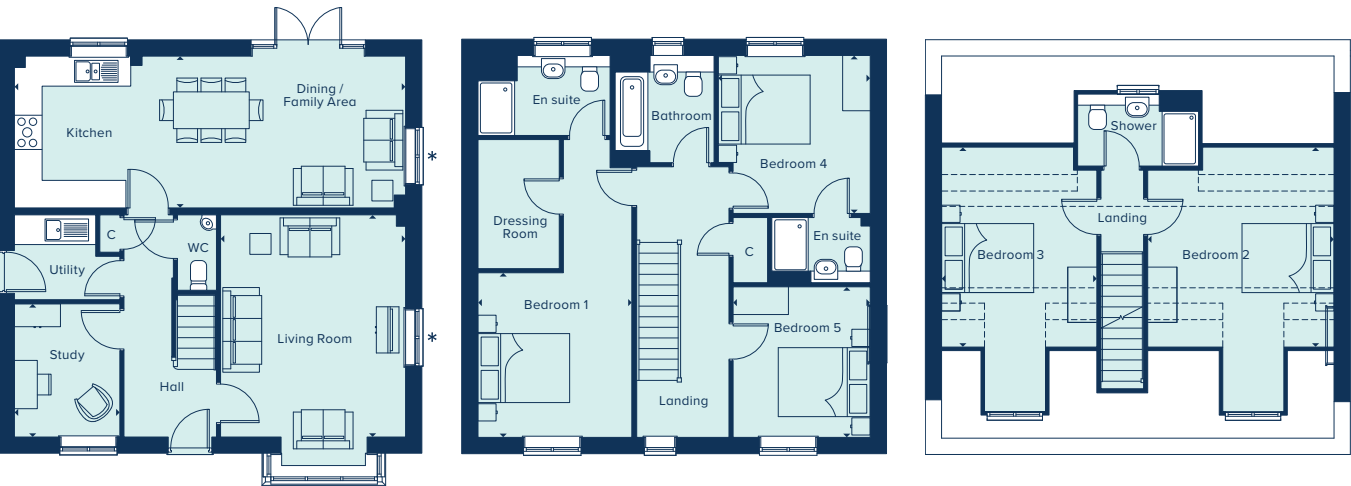
THE DERBY
5 Bedroom Home

crestnicholson.com

THE DERBY

The Derby is a sizeable family home with five double bedrooms, a study, a utility room and substantial living spaces. The bay window provides elegance, interest and light. But perhaps the greatest attraction is the main bedroom which, featuring an en suite and dressing room, runs the full depth of the house. Two further bedrooms and a family bathroom are situated on the first floor and on the top floor of this spacious property the two bedrooms share a shower room.

5 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING \ FAMILY AREA		
8.51m x 3.30m	27'9" x 10'10"	
LIVING ROOM		
4.83m x 4.03m	15'10" x 13'2"	
STUDY		
2.90m x 2.29m	9'6" x 7'6"	

FIRST FLOOR

BEDROOM 1		
3.57m x 3.34m	11'8" x 10'11"	
BEDROOM 4		
3.43m x 3.30m	11'3" x 10'10"	
BEDROOM 5		
3.27m x 2.98m	10'8" x 9'9"	

SECOND FLOOR

BEDROOM 2		
4.33m x 4.04m	14'2" x 13'3"	
BEDROOM 3		
4.33m x 3.37m	14'2" x 11'0"	

C Cupboard W Wardrobe * Window to plots 265 & 273 only

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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 and a utility room, this home is well suited to family life.

5 BEDROOM HOME

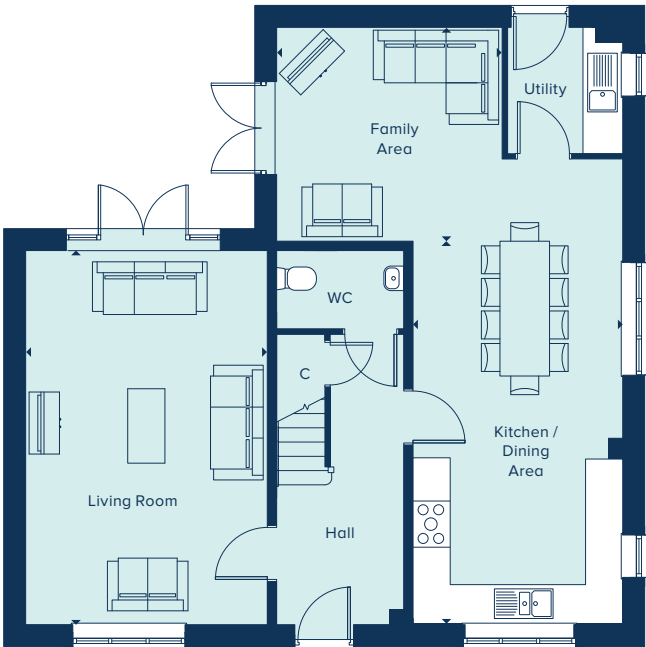


THE ROYDON
5 Bedroom Home

crestnicholson.com

GROUND FLOOR

FAMILY AREA	
3.63m x 3.45m	11'11" x 11'4"
KITCHEN / DINING AREA	
6.18m x 3.38m	20'3"x 11'1"
LIVING ROOM	
6.03m x 3.9m	19'9"x 12'10"



FIRST FLOOR

BEDROOM 1	
3.96m x 3.23m	13'0" x 10'7"
BEDROOM 2	
3.29m x 2.60m	10'10" x 8'6"
BEDROOM 3	
3.96m x 2.70m	13'0" x 8'10"
BEDROOM 4	
3.51m x 2.88m	11'6" x 9'5"
BEDROOM 5	
3.29m x 2.71m	10'10" x 8'11"



AC Airing Cupboard C Cupboard W Wardrobe

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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 garage, in addition to two parking spaces. The property also benefits from a utility room and extensive storage capacity.

5 BEDROOM HOME

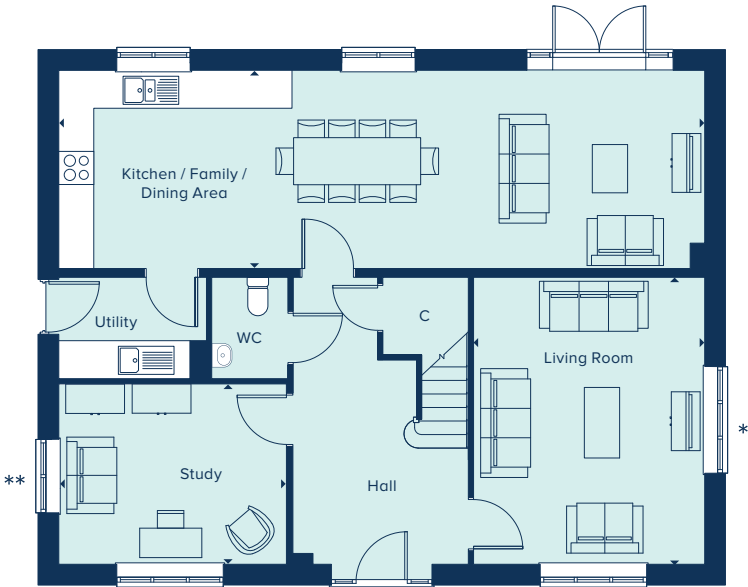


THE STRATFORD

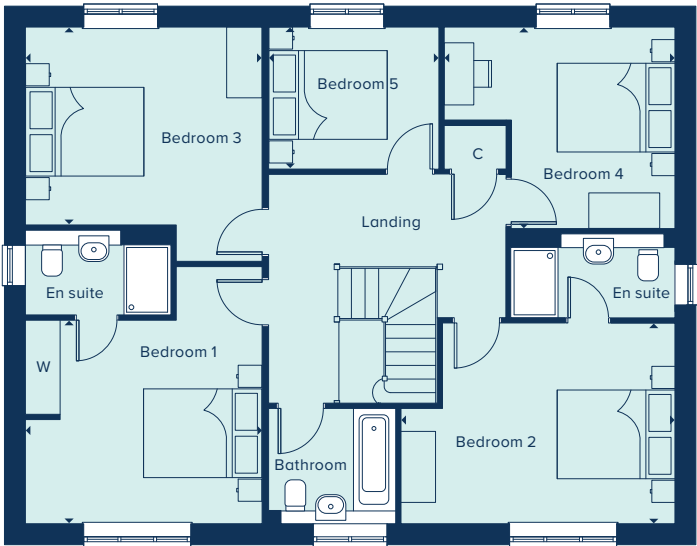
5 Bedroom Home

crestnicholson.com

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 12'11"	
STUDY		
3.88m x 3.06m	12'9" x 10'0"	



FIRST FLOOR		
BEDROOM 1		
4.00m x 3.44m	13'1" x 11'3"	
BEDROOM 2		
4.63m x 3.40m	15'2" x 11'2"	
BEDROOM 3		
4.00m x 3.35m	13'1" x 10'11"	
BEDROOM 4		
3.90m x 3.40m	12'9" x 11'2"	
BEDROOM 5		
2.88m x 2.32m	9'5" x 7'7"	



C Cupboard W Wardrobe * Window to plots 167, 203, 253 & 254 only ** Window to plots 258 & 264 only

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THE WINDSOR

The Windsor is a sizeable family home with five double bedrooms, two bathrooms, study, separate utility room and substantial living spaces. The open plan kitchen, dining and family room features French doors which open out into the rear garden. Bay windows provide elegance, interest and light. But perhaps the greatest attraction is bedroom one which features an en suite shower room and built-in wardrobes.

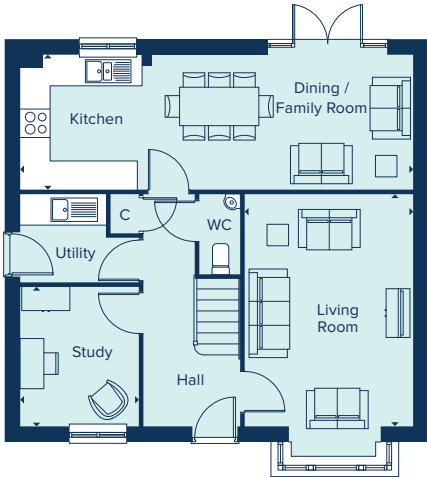
5 BEDROOM HOME



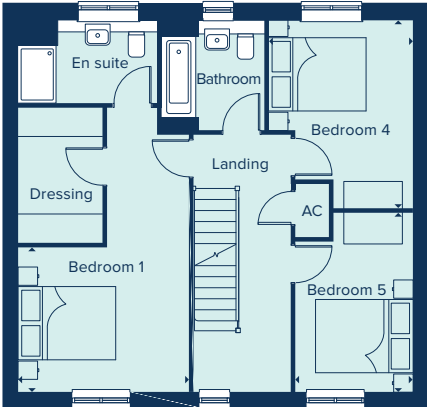
THE WINDSOR
5 Bedroom Home

crestnicholson.com

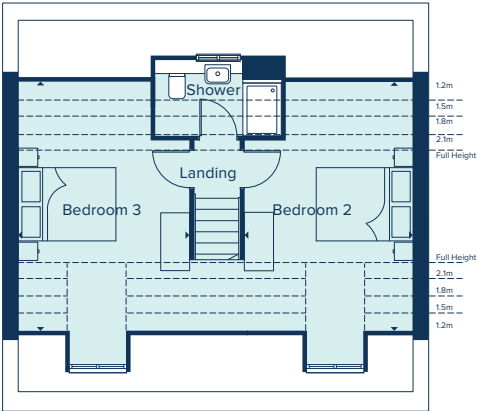
GROUND FLOOR		
KITCHEN / DINING / FAMILY ROOM		
8.16m x 2.74m	26'9" x 9'0"	
LIVING ROOM		
4.83m x 3.50m	15'10" x 11'6"	
STUDY		
2.90m x 2.47m	9'6" x 8'1"	



FIRST FLOOR		
BEDROOM 1		
3.54m x 3.01m	11'7" x 9'10"	
BEDROOM 4		
3.93m x 2.96m	12'10" x 9'8"	
BEDROOM 5		
3.70m x 2.43m	12'1" x 7'11"	



SECOND FLOOR		
BEDROOM 2		
5.23m x 3.50m	17'1 x 11'7"	
BEDROOM 3		
5.23m x 3.54m	17'1 x 11'6"	



AC Airing Cupboard C Cupboard W Wardrobe --- Ceiling Heights

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SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
KITCHEN				
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	•	•	•	•
Stainless steel chimney extractor hood	•	•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•*	•	•
Energy efficient integrated washing machine	•	•**	•**	
Single bowl granite sink and drainer in Arctic white	•	•		
1.5 bowl granite sink and drainer in Arctic white			•	•
Aquafocus chrome mixer tap	•	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps with shower fittings	•	•	•	•
Full height tiling around bath with shower and folding bath screen	•	•	•	•
Full height tiling to enclosed shower cubicle	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted	•	•	•	•
Heated chrome towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•
UTILITY ROOM				
Sink to utility rooms ***	•	•	•	•
External door to utility rooms ****	•	•	•	•

• Homes under 1350 sq ft • Homes over 1350 sq ft

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



	3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
		•	•	
ELECTRICAL				
Low energy LED downlighters in white to kitchen	•	•	•	•
Low energy LED downlighters in white to bathroom, cloakroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room and TV point to bedroom 1	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
USB double socket to kitchen, bedroom 1 and lounge	•	•	•	•
DECORATION				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
JOINERY AND DOORS				
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 bedroom 1 with soft close sliding mirror fronted doors	•	•	•	•
HEATING				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
EXTERNAL FINISHES				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
SECURITY AND PEACE OF MIND				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete ten year warranty	•	•	•	•

Where a sink is shown on the floor plans *Where a utility room is fitted

Crest Nicholson follows warranty provider 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. 1012561/April 2025.





CREST
NICHOLSON

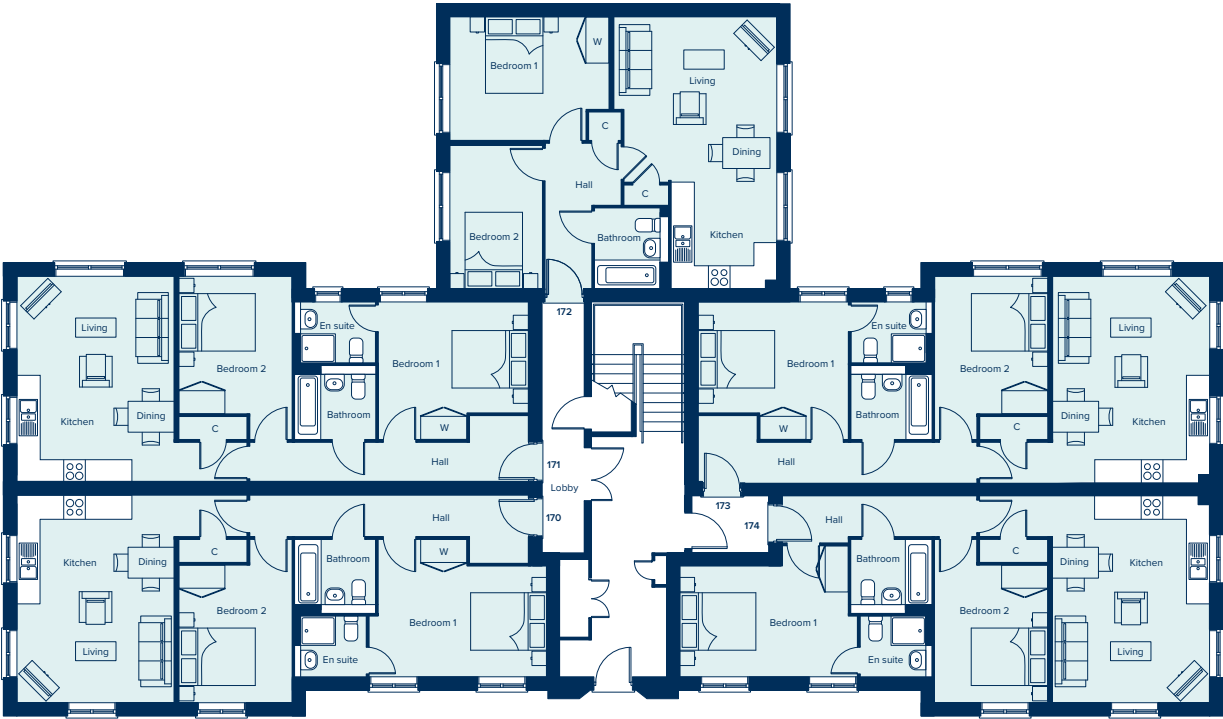
ACKENDER HILL

ROBERTSON HOUSE

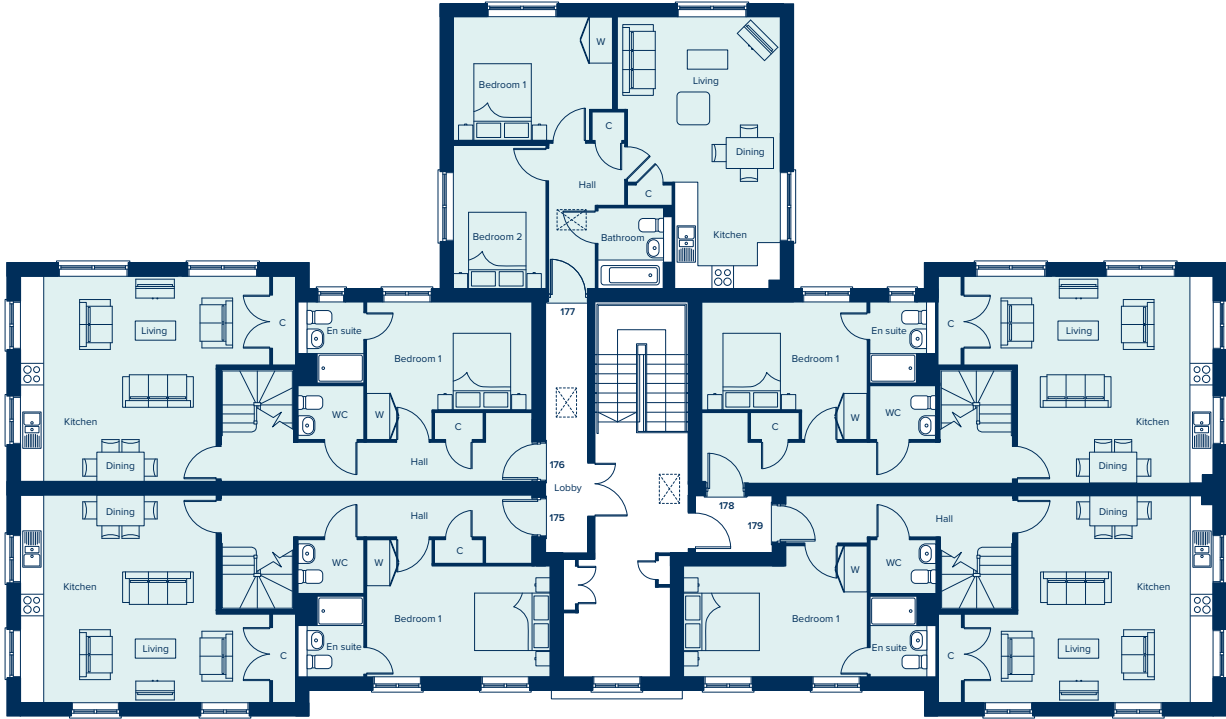
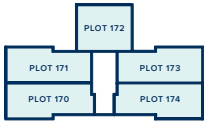
Robertson House is a mix of thoughtfully designed 2 and 3 apartments split over three floors. Apartments feature bright and spacious open-plan kitchen, living room, and dining area. Each apartment offers large bedrooms and ample storage.

2 & 3 BEDROOM APARTMENTS

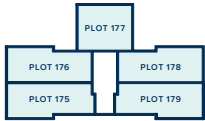


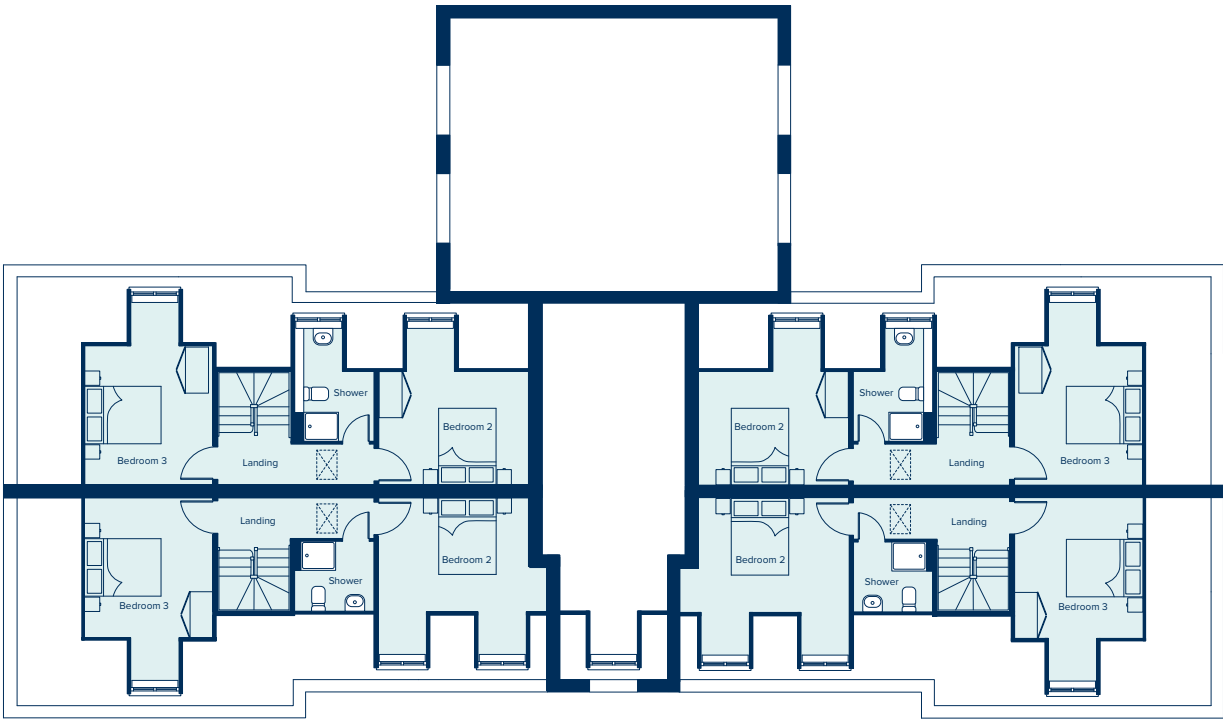


TYPE 1 - PLOT 170		TYPE 2 - PLOT 171		TYPE 3 - PLOT 172		TYPE 2 - PLOT 173		TYPE 4 - PLOT 174	
KITCHEN / LIVING / DINING AREA		KITCHEN / LIVING / DINING AREA		KITCHEN / LIVING / DINING AREA		KITCHEN / LIVING / DINING AREA		KITCHEN / LIVING / DINING AREA	
5.38m x 4.08m	17'7" x 13'4"	5.38m x 4.09m	17'7" x 13'4"	7.03m x 4.24m	23'1" x 13'9"	5.38m x 4.09m	17'7" x 13'4"	5.38m x 2.95m	17'7" x 9'7"
BEDROOM 1		BEDROOM 1		BEDROOM 1		BEDROOM 1		BEDROOM 1	
4.38m x 3.58m	14'4" x 11'7"	3.90m x 3.58m	12'8" x 11'7"	4.14m x 3.21m	13'6" x 10'5"	3.90m x 3.58m	12'8" x 11'7"	4.39m x 3.41m	14'4" x 11'2"
BEDROOM 2		BEDROOM 2		BEDROOM 2		BEDROOM 2		BEDROOM 2	
3.58m x 2.95m	11'7" x 9'7"	3.58m x 2.95m	11'7" x 9'7"	3.73m x 2.42m	12'2" x 7'9"	3.58m x 2.95m	11'7" x 9'7"	3.58m x 2.95m	11'7" x 9'7"

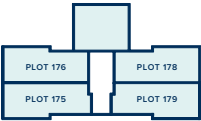


TYPE 3 - PLOT 175		TYPE 3 - PLOT 176		TYPE 2 - PLOT 177		TYPE 3 - PLOT 178		TYPE 3 - PLOT 179	
KITCHEN / LIVING / DINING AREA		KITCHEN / LIVING / DINING AREA		KITCHEN / LIVING / DINING AREA		KITCHEN / LIVING / DINING AREA		KITCHEN / LIVING / DINING AREA	
6.49m x 5.38m	21'3" x 17'7"	6.49m x 5.38m	21'3" x 17'7"	7.03m x 4.24m	23'1" x 13'9"	5.38m x 5.10m	17'7" x 16'7"	6.50m x 5.38m	21'3" x 17'7"
BEDROOM 1		BEDROOM 1		BEDROOM 1		BEDROOM 1		BEDROOM 1	
4.79m x 3.58m	15'7" x 11'7"	4.31m x 3.58m	14'1" x 11'7"	4.14m x 3.21m	13'6" x 10'5"	4.31m x 3.58m	14'1" x 11'7"	4.79m x 3.41m	15'7" x 11'2"
BEDROOM 2		BEDROOM 2		BEDROOM 2		BEDROOM 2		BEDROOM 2	
3.91m x 2.94m	12'8" x 9'6"	3.91m x 2.94m	12'8" x 9'6"	3.73m x 2.42m	12'2" x 7'9"	3.91m x 2.94m	12'8" x 9'6"	3.91m x 2.94m	12'8" x 9'6"
BEDROOM 3		BEDROOM 3				BEDROOM 3		BEDROOM 3	
3.61m x 3.34m	11'8" x 11'0"	3.61m x 3.34m	11'8" x 11'0"			3.61m x 3.34m	11'8" x 11'0"	3.61m x 3.34m	11'8" x 11'0"





TYPE 3 - PLOT 175	TYPE 3 - PLOT 176	TYPE 2 - PLOT 177	TYPE 3 - PLOT 178	TYPE 3 - PLOT 179
KITCHEN / LIVING / DINING AREA	KITCHEN / LIVING / DINING AREA	KITCHEN / LIVING / DINING AREA	KITCHEN / LIVING / DINING AREA	KITCHEN / LIVING / DINING AREA
6.49m x 5.38m	6.49m x 5.38m	7.03m x 4.24m	5.38m x 5.10m	6.50m x 5.38m
21'3" x 17'7"	21'3" x 17'7"	23'1" x 13'9"	17'7" x 16'7"	21'3" x 17'7"
BEDROOM 1	BEDROOM 1	BEDROOM 1	BEDROOM 1	BEDROOM 1
4.79m x 3.58m	4.31m x 3.58m	4.14m x 3.21m	4.31m x 3.58m	4.79m x 3.41m
15'7" x 11'7"	14'1" x 11'7"	13'6" x 10'5"	14'1" x 11'7"	15'7" x 11'2"
BEDROOM 2	BEDROOM 2	BEDROOM 2	BEDROOM 2	BEDROOM 2
3.91m x 2.94m	3.91m x 2.94m	3.73m x 2.42m	3.91m x 2.94m	3.91m x 2.94m
12'8" x 9'6"	12'8" x 9'6"	12'2" x 7'9"	12'8" x 9'6"	12'8" x 9'6"
BEDROOM 3	BEDROOM 3		BEDROOM 3	BEDROOM 3
3.61m x 3.34mm	3.61m x 3.34m		3.61m x 3.34m	3.61m x 3.34m
11'8" x 11'0"	11'8" x 11'0"		11'8" x 11'0"	11'8" x 11'0"



ACKENDER HILL

Chawton Park Road,
Alton, Hampshire GU34 1GU

For all enquiries please call

01420 384 428
crestnicholson.com/ackenderhill



House Type Illustration
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Development Map/Site Plan
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ACKENDER HILL

ROBERTSON HOUSE

Robertson House is a mix of thoughtfully designed 2 and 3 apartments split over three floors. Apartments feature bright and spacious open-plan kitchen, living room, and dining area. Each apartment offers large bedrooms and ample storage.



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2 & 3 BEDROOM APARTMENTS



2 & 3 BEDROOM APARTMENTS





SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	2 & 3 Bedroom Apartments
KITCHEN	
Soft close fitted kitchen complete with laminate worksurface and upstand	•
Electric single built-in oven in stainless steel	•
4 ring gas hob in stainless steel	•
Stainless steel splashback behind hob	•
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	•
Single lever chrome mixer tap	•
BATHROOM, EN SUITE AND CLOAKROOM	
Contemporary white sanitaryware	•
Chrome mixer taps and shower fittings	•
Full height tiling around bath, shower screen and shower facility	•
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	•
Soft close toilet seats to all bathrooms, ensuites & cloakrooms	•

*Integrated washing machine included if there is no utility room



	2 & 3 Bedroom Apartments
ELECTRICAL	
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 bedroom 1	•
Telecommunications to the home including fibre for broadband capabilities	•
DECORATION	
White emulsion to all rooms and ceilings	•
White gloss to window boards, internal doors, skirting and architraves	•
JOINERY AND DOORS	
Front door with multipoint locking system and chrome ironmongery	•
White PVCu windows with white ironmongery and patio doors with chrome ironmongery	•
White internal doors with chrome ironmongery	•
Fitted wardrobes to bedroom 1 with soft close sliding mirror fronted doors	•
HEATING	
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•
Smart Thermostat	•
EXTERNAL FINISHES	
7 Kilowatt Electric Vehicle Charging point (EV)	•
SECURITY AND PEACE OF MIND	
Smoke, heat and carbon monoxide detectors	•
Two years warranty and aftercare	•
Complete NHBC ten year warranty	•

**Where a utility room is fitted

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. 1012561 / April 2025.





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For all enquiries please call

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Development Map/Site Plan

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