



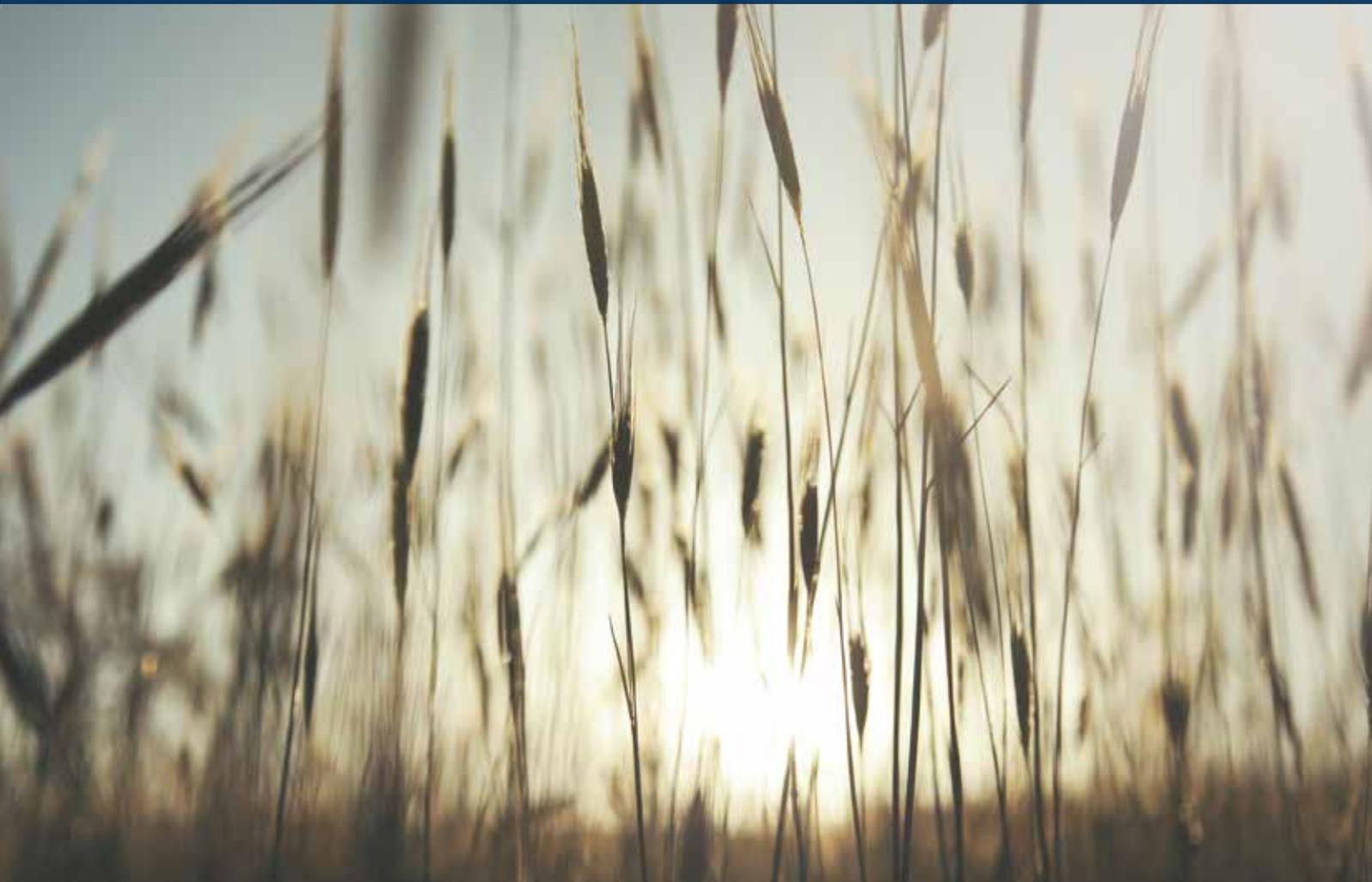
**CREST  
NICHOLSON**

# CURBRIDGE MEADOWS

CURBRIDGE • HAMPSHIRE

Perfectly situated to enjoy everything village life offers, with all the benefits of a town close by, you will find Curbridge Meadows is a perfect place to call home.

2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN CURBRIDGE

A great range of amenities within easy reach, plus excellent transport links to London and beyond. Your new home at Curbridge Meadows offers everything you and your family need.

On your doorstep

Whether it's some retail therapy you need, or a chance to relax with friends and family, you'll find plenty here.

- 1 Whiteley Shopping Centre
- 2 Skylark Golf & Country Club
- 3 Meadowside Leisure Centre
- 4 Rowlands Pharmacy
- 5 The David Lloyd Gym
- 6 Manor Farm Country Park
- 7 Burrigge Cricket Club
- 8 Tesco Superstore and Petrol Station
- 9 Ageas Cricket Bowl
- 10 The Whiteley Surgery
- 11 Swanwick Lakes Nature Reserve

Education

Close to home is an excellent choice of schools for all ages, plus popular and renowned universities for older members of the family.

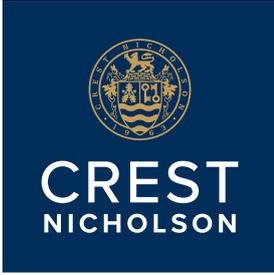
- 12 Fair Ways School
- 13 Whiteley Primary School
- 14 Curdrige Primary School
- 15 Freegrounds Junior School
- 16 Kings Copse Primary School
- 17 Brookfield Community School
- 18 Shamblehurst Primary school

Travel

With two train stations within easy reach, plus good access to three airports, getting to where you need and want to be from home is simple.

-  Botley Train Station – 6 minutes' drive
-  Swanwick Train Station – 6 minutes' drive
-  Southampton Airport – 20 minutes' drive
-  Heathrow Airport – 1 hour 11 minutes' drive
-  Gatwick Airport – 1 hour 35 minutes' drive





## CURBRIDGE MEADOWS

Bluebell Way, Curbridge,  
Hampshire, PO15 7PZ

For all enquiries please call

**01489 250 477**

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

A NEW PLACE TO CALL HOME IN THE VILLAGE OF CURBRIDGE.

Curbridge Meadows is a brand new collection of 2, 3, 4 & 5 bedroom homes in an attractive village setting.

As well as these beautiful new homes, you will find there is plenty on offer in this well-connected location. The development, which is part of the wider Whiteley Meadows development, will benefit from all the associated new facilities proposed here. For you, it means you will have access to two new primary schools, a secondary school, two neighbourhood centres with space for shops, an abundance of green open space, plus a range of community amenities.

Of course, there are also great reasons for commuters to call Curbridge Meadows home. While you can enjoy everything the village offers, you can also easily reach Southampton and Fareham, five and two miles away respectively via the M27.

For rail travel, Botley train station is a little over a mile away, and provides services to Portsmouth and Winchester, while Southampton station allows for journeys to London Waterloo and Weymouth.

And for when time abroad is needed, you can also reach Southampton, Heathrow or Gatwick airports.

With so much available right on your doorstep, from the peace of the village to the bustle of town, you can look forward to choosing a brand new home in a wonderful location.





**CREST  
NICHOLSON**

**CURBRIDGE MEADOWS PHASE 4**

# DEVELOPMENT PLAN

A beautifully designed and stylish collection of 2, 3, 4 & 5 bedroom homes in the village of Curbridge.

2, 3, 4 & 5 BEDROOM HOMES



**2 BEDROOM HOMES**

- The Ashted

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**3 BEDROOM HOMES**

- The Hatfield
- The Leighton
- The Evesham
- The Chesham
- The Seaton

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**4 BEDROOM HOMES**

- The Filey
- The Romsey
- The Hexham
- The Dartford
- The Dorking

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**5 BEDROOM HOMES**

- The Stamford
- The Windsor

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\* S.106 shared ownership  
 ● S.106 affordable rented properties

ss Substation  
 v Visitors Parking





**THE ASHTEAD**  
2 Bedroom Home

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

## THE ASHTEAD

The Ashtead is a two-storey terraced house in a traditional layout. Its appeal over period properties, however, is the fact that this is a two bedroomed property with both a main bathroom and a second en suite bathroom. Downstairs, a combined living and dining room provides an entertainment space - which benefits from ample natural, light supplied through full height French doors. This is in addition to a separate kitchen and cloakroom.

2 BEDROOM HOME



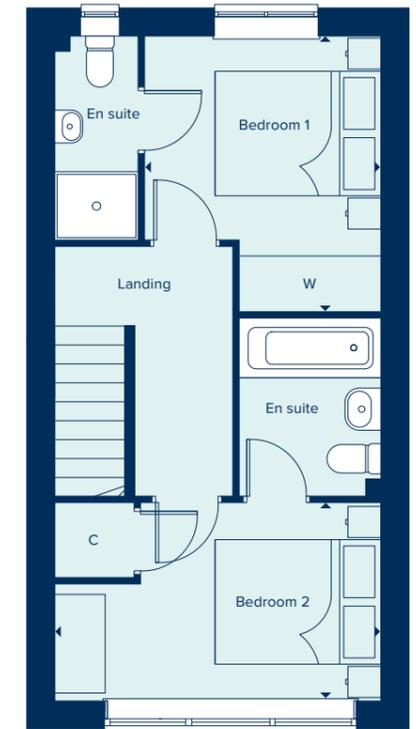
### GROUND FLOOR

#### LIVING / DINING

3.94m x 3.75m 12'11" x 12'3"

#### KITCHEN

4.22m x 1.81m 13'10" x 5'11"



### FIRST FLOOR

#### BEDROOM 1

3.33m x 2.86m 10'11" x 9'4"

#### BEDROOM 2

3.94m x 2.39m 12'11" x 7'10"

C Cupboard W Wardrobe

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## THE CHESHAM

3 Bedroom Home

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

## 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. There is ample storage and quality fixtures and fittings throughout.

### 3 BEDROOM HOME



#### GROUND FLOOR

##### KITCHEN / DINING AREA

5.63m x 3.00m 18'5" x 9'10"

##### LIVING ROOM

5.63m x 2.94m 18'5" x 9'7"



#### FIRST FLOOR

##### BEDROOM 1

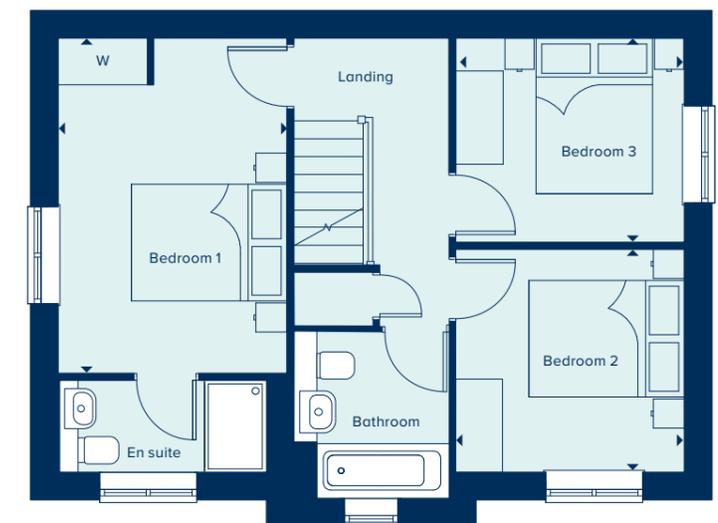
4.36m x 3.00m 14'3" x 9'10"

##### BEDROOM 2

3.00m x 2.92m 9'10" x 9'7"

##### BEDROOM 3

3.00m x 2.93m 9'10" x 9'7"



C Cupboard W Wardrobe

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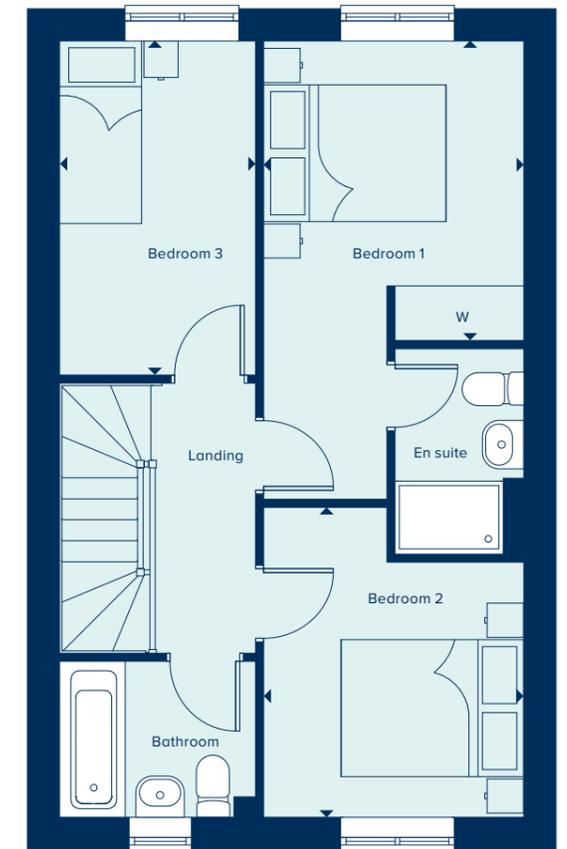
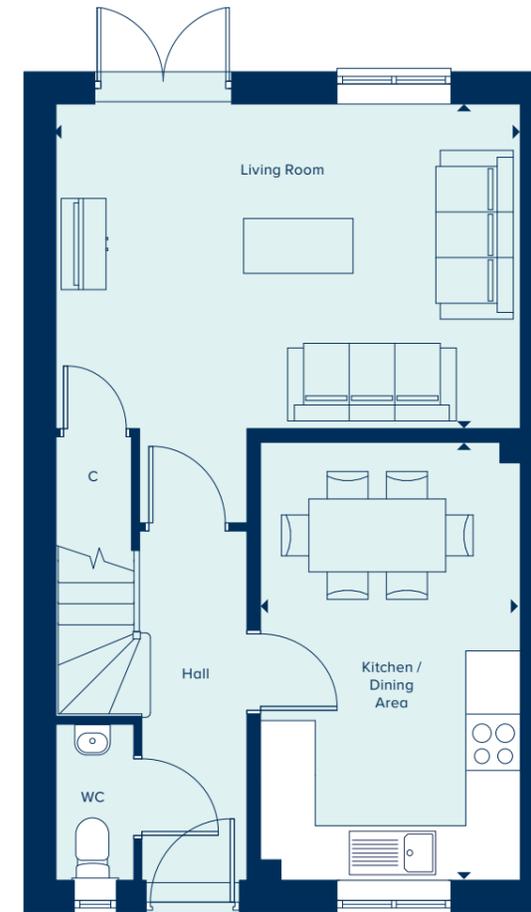
**THE EVESHAM**  
3 Bedroom Home

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

## THE EVESHAM

The Evesham is a three bedroom home which includes a versatile open plan kitchen/dining area which is ideal for entertaining, in addition to a separate light and airy living room. The main bedroom benefits from an en suite bathroom. The house is perfectly suited to modern living, featuring a high quality kitchen, sanitaryware and fixtures and fittings throughout.

3 BEDROOM HOME



### GROUND FLOOR

#### KITCHEN / DINING AREA

4.82m x 2.89m      15'10" x 9'6"

#### LIVING AREA

5.09m x 3.59m      16'8" x 11'9"

### FIRST FLOOR

#### BEDROOM 1

3.28m x 2.85m      10'9" x 9'4"

#### BEDROOM 2

3.39m x 2.85m      11'1" x 9'4"

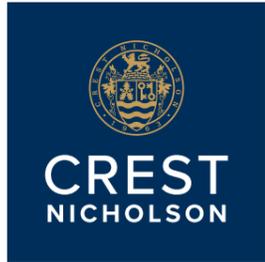
#### BEDROOM 3

3.66m x 2.15m      12'0" x 7'0"

C Cupboard    W Wardrobe

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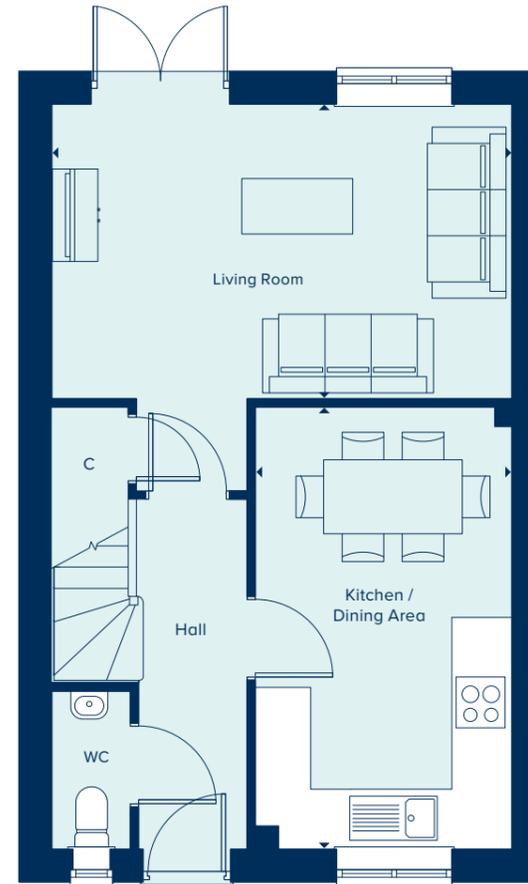
**THE HATFIELD**  
3 Bedroom Home

[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



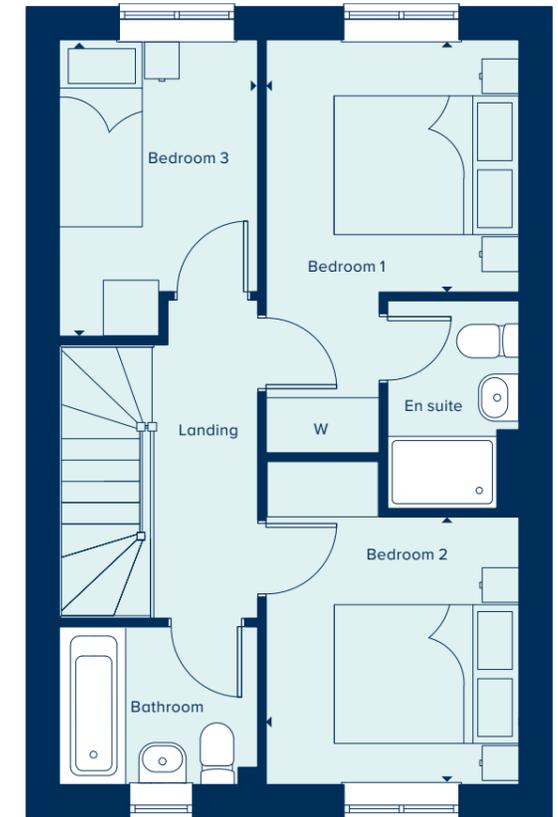
### GROUND FLOOR

#### KITCHEN / DINING AREA

4.82m x 2.82m      15'8" x 9'3"

#### LIVING ROOM

5.03m x 3.25m      16'6" x 10'8"



### FIRST FLOOR

#### BEDROOM 1

2.79m x 2.77m      9'1" x 9'1"

#### BEDROOM 2

2.94m x 2.77m      9'7" x 9'1"

#### BEDROOM 3

3.25m x 2.19m      10'8" x 7'2"

C Cupboard   W Wardrobe   ● Specification

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**THE LEIGHTON**  
3 Bedroom Home

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

## THE LEIGHTON

The Leighton is a three bedroom family home spread over three floors. The top floor hosts a generously sized main bedroom and en suite bathroom. While the two bedrooms on the first floor share a family bathroom. The downstairs, provides a kitchen and separate living-dining area that can accommodate the various demands of family life with the addition of a convenient ground floor cloakroom.

3 BEDROOM HOME



**KITCHEN / DINING AREA**

3.94m x 2.86m    12'11" x 9'4"

**LIVING ROOM**

2.93m x 3.89m    7'1" x 12'9"

**BEDROOM 2**

3.93m x 2.66m    12'11" x 8'8"

**BEDROOM 3**

1.77m x 3.10m    5'9" x 10'2"

**BEDROOM 1**

3.93m x 3.77m    12'11" x 12'4"

C Cupboard    W Wardrobe

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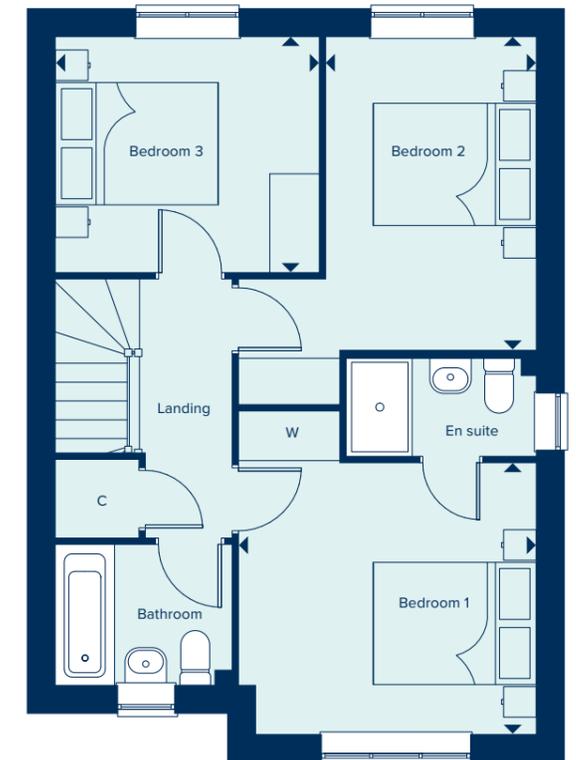
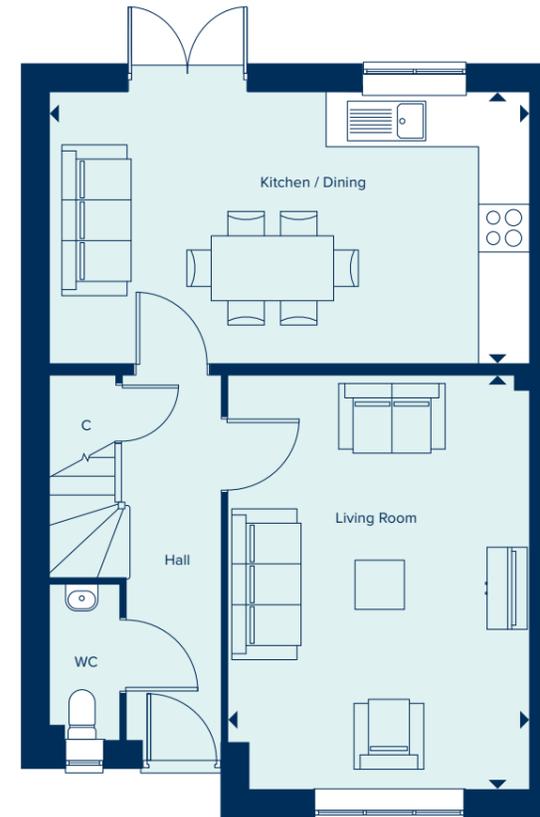
**THE SEATON**  
3 Bedroom Home

[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

5.90m x 3.40m      19'4" x 11'1"

#### LIVING ROOM

5.10m x 3.70m      16'8" x 12'1"

### FIRST FLOOR

#### BEDROOM 1

3.68m x 3.36m      12'1" x 11'0"

#### BEDROOM 2

3.86m x 2.61m      12'8" x 8'6"

#### BEDROOM 3

3.26m x 2.92m      10'8" x 9'7"

C Cupboard    W Wardrobe

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**THE DARTFORD**

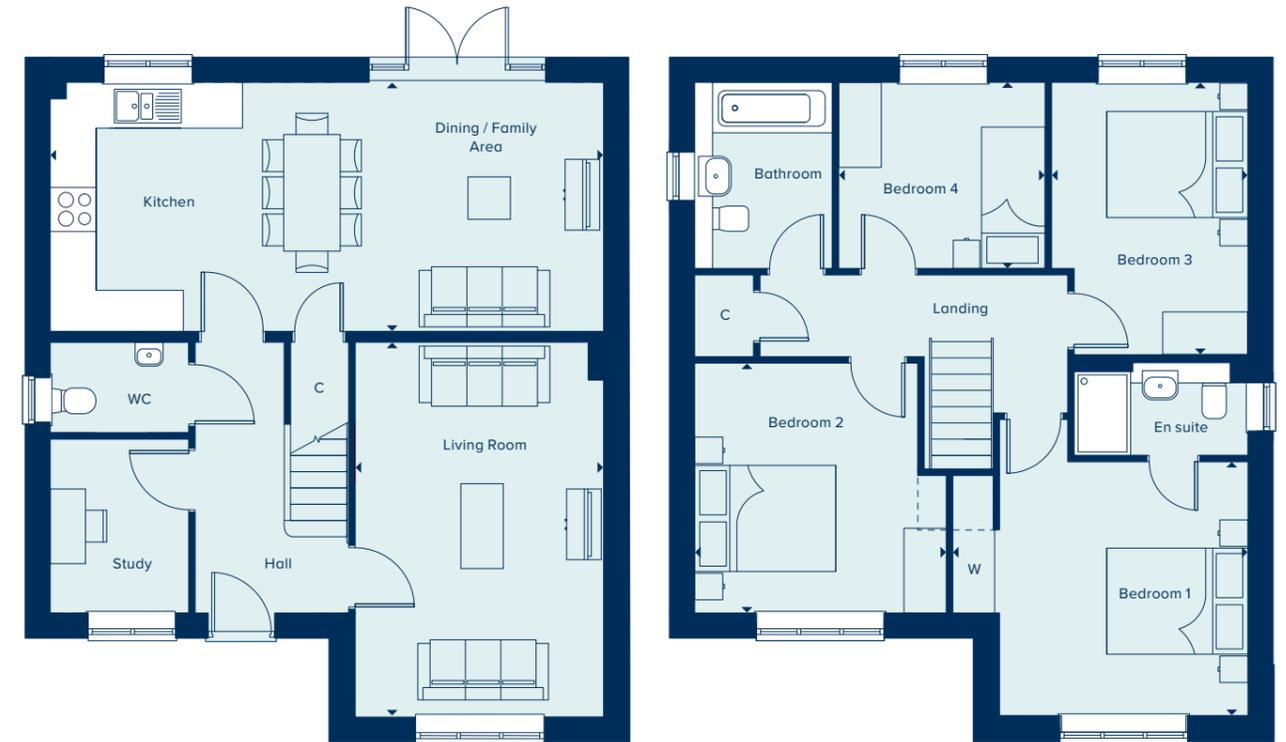
4 Bedroom Home

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

# 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**

**KITCHEN / DINING / FAMILY AREA**

7.88m x 3.58m      25'10" x 11'8"

**LIVING ROOM**

5.33m x 3.57m      17'5" x 11'8"

**STUDY**

2.51m x 2.01m      8'2" x 6'7"

**FIRST FLOOR**

**BEDROOM 1**

3.64m x 3.57m      11'9" x 11'8"

**BEDROOM 2**

3.61m x 3.59m      11'10" x 11'8"

**BEDROOM 3**

3.89m x 2.83m      12'9" x 9'3"

**BEDROOM 4**

2.97m x 2.69m      9'8" x 8'9"

C Cupboard    W Wardrobe    - - - Bulkhead    • Specification

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**THE DORKING**  
4 Bedroom Home

crestnicholson.com

# THE DORKING

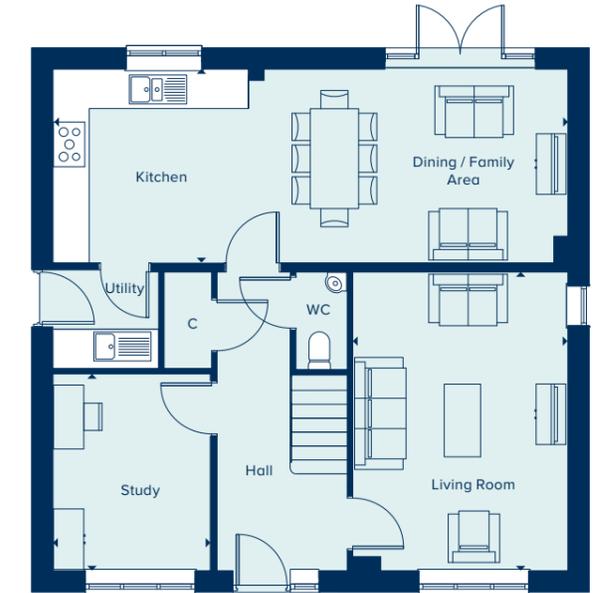
The Dorking is a spacious and flexible four-bedroom family home of high quality throughout. Spread over two-storeys, it offers ample living and entertaining spaces including a generous kitchen-dining area and a separate living room, both of which benefit from an abundance of natural light. A study allows 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 feature an en suite and two further bedrooms share a family bathroom.

## 4 BEDROOM HOME



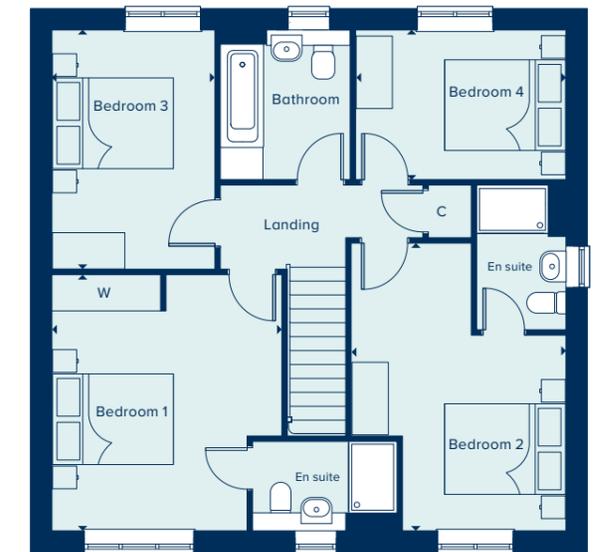
### GROUND FLOOR

KITCHEN / DINING / FAMILY AREA		
8.50m x 3.20m	27'11" x 10'6"	
LIVING ROOM		
4.93m x 3.55m	16'2" x 11'8"	
STUDY		
3.25m x 2.60m	10'8" x 8'6"	



### FIRST FLOOR

BEDROOM 1		
4.23m x 3.75m	13'11" x 12'4"	
BEDROOM 2		
4.75m x 2.70m	15'7" x 8'10"	
BEDROOM 3		
3.95m x 2.69m	13'0" x 8'10"	
BEDROOM 4		
3.48m x 2.47m	11'5" x 8'1"	



C Cupboard W Wardrobe

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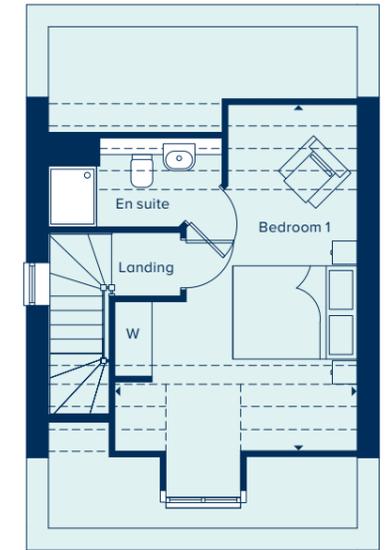
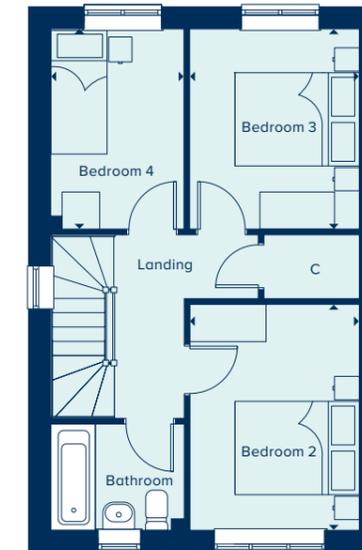
**THE FILEY**  
4 Bedroom Home

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

## THE FILEY

A four bedroom family home spread over three storeys, The Filey provides flexibility and space in which to entertain. The first floor features two double bedrooms plus a single bedroom and a family bathroom. Bedroom one takes up the entire second floor and benefits from an en suite and built-in wardrobe. The ground floor comprises of an open plan kitchen and dining area plus a separate living room with French doors to the rear garden.

4 BEDROOM HOME



### GROUND FLOOR

<b>KITCHEN / DINING AREA</b>	
4.78m x 2.79m	15'8" x 9'2"
<b>LIVING ROOM</b>	
4.97m x 3.19m	16'3" x 10'5"

### FIRST FLOOR

<b>BEDROOM 2</b>	
3.64m x 2.73m	11'11" x 8'11"
<b>BEDROOM 3</b>	
3.22m x 2.73m	10'7" x 8'11"
<b>BEDROOM 4</b>	
3.22m x 2.15m	10'7" x 7'0"

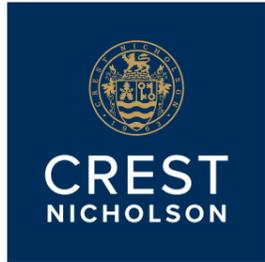
### SECOND FLOOR

<b>BEDROOM 1</b>	
4.87m x 3.85m	16'0" x 12'8"

C Cupboard W Wardrobe ● Specification

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**THE HEXHAM**  
4 Bedroom Home

crestnicholson.com

# THE HEXHAM

The Hexham is the ideal family home, a four-bedroom property spread over three floors. The top floor hosts a family bathroom and three double bedrooms. The main bedroom is located on the first floor along with a living room featuring a Juliet balcony. Downstairs, includes a good-sized study, perfect for home working and an open plan kitchen and dining area featuring French doors to the rear garden.

4 BEDROOM HOME



**GROUND FLOOR**

<b>KITCHEN / DINING AREA</b>	5.02m x 4.06m	16'5" x 13'3"
<b>STUDY</b>	3.94m x 2.84m	12'9" x 9'3"

**FIRST FLOOR**

<b>LIVING ROOM</b>	5.02m x 4.24m	16'5" x 13'9"
<b>BEDROOM 1</b>	3.80m x 2.78m	12'5" x 9'1"

**SECOND FLOOR**

<b>BEDROOM 2</b>	4.37m x 2.77m	14'3" x 9'1"
<b>BEDROOM 3</b>	3.67m x 2.75m	12'1" x 9'0"
<b>BEDROOM 4</b>	3.21m x 2.18m	10'5" x 7'2"

C Cupboard W Wardrobe ● Specification

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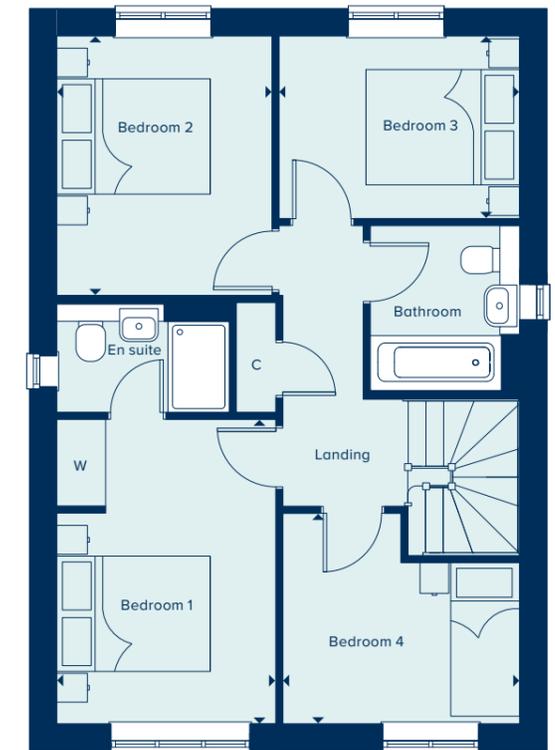
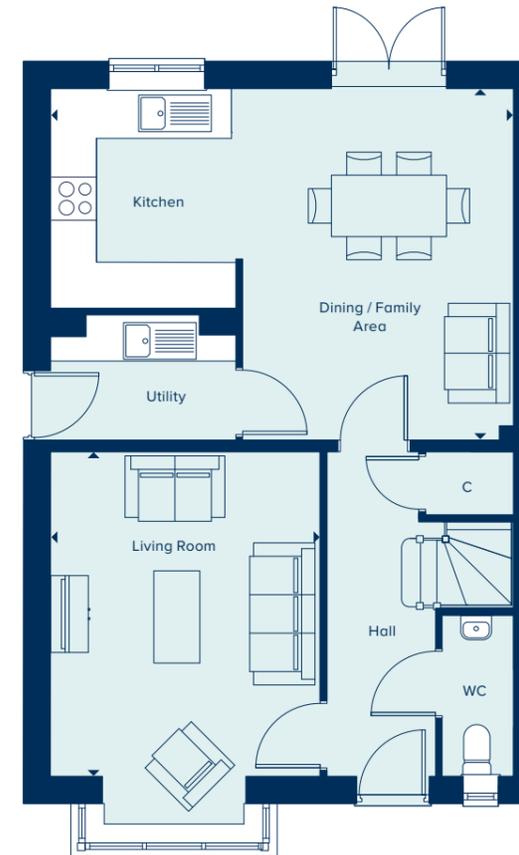
**THE ROMSEY**  
4 Bedroom Home

[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 3.63m      15'0" x 11'11"

#### KITCHEN

2.86m x 2.39m      9'4" x 7'10"

#### LIVING ROOM

4.22m x 3.51m      13'10" x 11'6"

### FIRST FLOOR

#### BEDROOM 1

3.96m x 2.90m      13'0" x 9'6"

#### BEDROOM 2

3.38m x 2.80m      11'1" x 9'2"

#### BEDROOM 3

3.05m x 2.80m      10'0" x 9'2"

#### BEDROOM 4

3.13m x 2.38m      10'3" x 7'9"

C Cupboard    W Wardrobe    ● Specification

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**THE STAMFORD**

5 Bedroom Home

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

# THE STAMFORD

The Stamford is a beautiful, modern five bedroom home ideal for a growing family. The ground floor features the stunning open space of the kitchen/dining area and utility room, which flows the full length of the house. There's enough room for a large dining table and chairs, making it ideal for entertaining friends and family. A generous living room has the benefit of delightful French doors leading out to the rear garden. The central hallway features a door to the downstairs toilet and stairway to the first floor. Upstairs are four good sized bedrooms, which are served by a family bathroom and en suite to bedroom two. Going up a further flight of stairs you are greeted by the spacious main bedroom suite which features an en-suite and fitted wardrobes.

5 BEDROOM HOME



**GROUND FLOOR**

**KITCHEN / DINING ROOM**

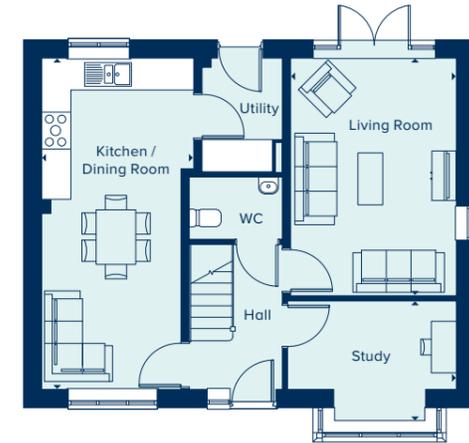
6.71m x 3.09m      22'1" x 10'1"

**LIVING ROOM**

4.82m x 3.37m      15'9" x 11'0"

**STUDY**

3.43m x 2.48m      11'3" x 8'1"



**FIRST FLOOR**

**BEDROOM 2**

3.85m x 2.60m      12'7" x 8'6"

**BEDROOM 3**

3.33m x 2.77m      10'11" x 9'1"

**BEDROOM 4**

3.03m x 2.89m      9'11" x 9'6"

**BEDROOM 5**

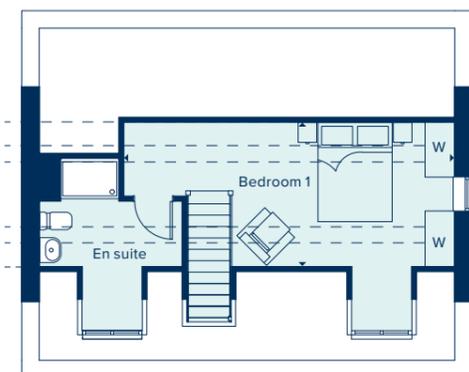
3.59m x 1.97m      11'9" x 6'5"



**SECOND FLOOR**

**BEDROOM 1**

6.69m x 2.93m      21'11" x 9'7"



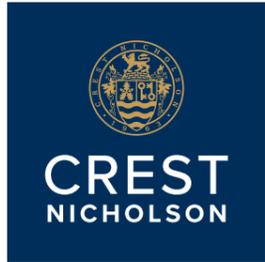
1700 Head Height  
2100 Head Height  
Full Height

Full Height  
2100 Head Height  
1700 Head Height

C Cupboard W Wardrobe

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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

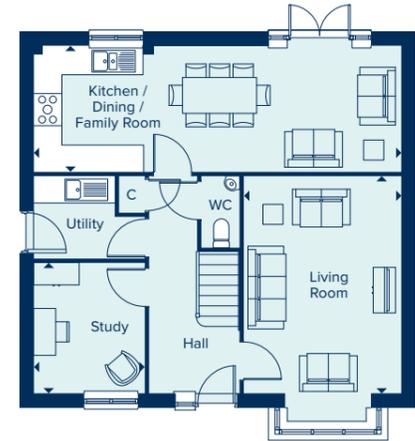


**THE WINDSOR**  
5 Bedroom Home

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

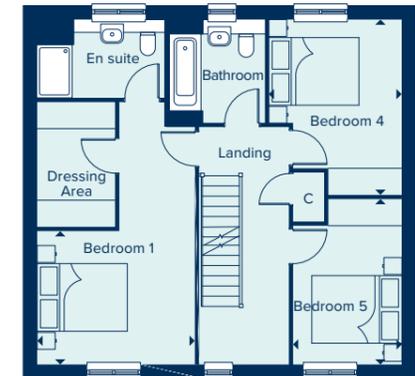
### GROUND FLOOR

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"	



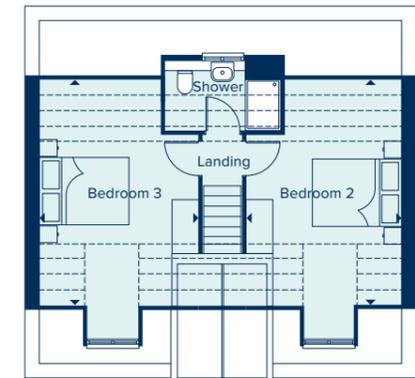
### FIRST FLOOR

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 3.58m	17'1" x 11'7"	
BEDROOM 3		
5.23m x 3.54m	17'1" x 11'6"	



C Cupboard W Wardrobe --- Ceiling Heights

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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>				
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 1 ½ eye level oven in stainless steel			•	•
4 ring gas hob in stainless steel *Ceramic	•	•		
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 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, shower, and folding bath screen in the main bathroom	•	•	•	•
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.



## ELECTRICAL

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
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	•	•	•	•

## 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 master bedroom with soft close sliding mirror fronted doors	•	•	•	•

## HEATING

Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure *Electric heating for apartments	•	•	•	•
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## 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 Premier ten year warranty	•	•	•	•

\*\*\*Where a utility room is fitted \*\*\*\*Where a sink is shown on the floor plans  
 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. 1011766/May 2024





**CREST  
NICHOLSON**

## **CURBRIDGE MEADOWS**

Bluebell Way, Curbridge,  
Hampshire,  
PO15 7PZ

For all enquiries please call

**01489 250 477**

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



### **House Type Illustration**

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

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