

Meadow View



Pamber End, RG26 5QW

Opposite Elm Park Garden Centre

 **Belgrave**
HOMES



WHY MEADOW VIEW

An impressive collection of just thirteen 3 and 4
bedroom residences, crafted by local developers
Belgrave Homes, overlooking the serene
countryside in Pamber End.



THE DEVELOPER



Belgrave Homes prioritises the quality and standards of their completed projects, ensuring homes are move-in ready at no extra expense. As a local business, they are committed to fulfilling their customers' aspirations while being mindful of the communities and local environments where they operate.

Their pursuit is to reach exemplary standards while crafting the dream homes of their clients. They invest time in designing custom properties tailored to your requirements.

They create residences that enrich the surrounding environment and support local communities. These homes are tailored for contemporary living. Their committed team guarantees that every aspect of each residence is meticulously crafted and flawlessly completed.

The core of Belgrave Homes lies in their dedication to design and quality, fueled by passion and commitment.

Belgrave Homes proudly belongs to the NHQB, guaranteeing exceptional quality in new homes and safeguarding buyers' interests.

The New Homes Quality Board (NHQB) is a non-profit, independent organization established to monitor improvements in the standards of new homes and the service delivered by developers.

The New Homes Quality Code (NHQC) encompasses a wide array of quality benchmarks that start with a customer's initial inquiry, continue throughout the sales journey, and extend for an additional two years after moving into the new residence. Comprehensive information regarding the code is accessible at www.nhqb.org.uk/homebuyers.html



THE DEVELOPMENT

This development has been meticulously crafted, emphasising exquisite details, high-quality fixtures, and cutting-edge features. Experience designer kitchens equipped with built-in appliances to showcase your culinary skills. Enjoy stylish family bathrooms and en suites with premium sanitary ware for your well-deserved relaxation.

In every residence, the focus is on creating a haven of comfort that promotes energy efficiency and requires minimal upkeep. Every detail of your family home is thoughtfully crafted and constructed to precise standards; for true quality, it's often the small touches that truly matter.

Every residence will enjoy the warmth of underfloor heating on the ground floor, complemented by air source heat pumps and solar panels. Each home will feature beautifully landscaped front gardens and spacious rear gardens, all securely enclosed with fencing and accessed through elegantly framed ledged and braced gates.

- Tenure - Freehold
- Energy Performance - PEA. B
- Council Tax - To be confirmed
- Local Authority - Basingstoke & Deane



STUNNING SPECIFICATION

Kitchens

- Built-in double oven*
- Integrated Dishwasher*
- Induction Hob*
- Integrated Fridge Freezer*
- Chimney hob extractor*
- Washer dryer integrated in those house's without a utility room*
- Glass splashback to hob Granite or stone worktops and upstands
- Undermount stainless steel sink with drainer grooves
- Swan neck chrome mixer tap
- LED under unit lighting.

Exterior

- Landscaping to the front and turf to the rear garden, as per the approved planning drawings
- Fully fenced (1.8m high) to rear gardens/side boundary, c/w FL&B gates, post & rail fence to the rear boundary, all in accordance with the planning drawings
- Patio area approx 2.7 x 3.1m adjacent to patio doors, formed with buff textured slabs, foot paths in matching slabs
- External tap to the rear garden
- Infrared Sensor patio and porch lights

Bathroom & en suite

- Porcelanosa ceramic wall tiles
- Roca The Gap white sanitary ware
- Roca wall hung vanity unit Chrome
- towel electric radiator

Utility room (plots 1, 8, 9)

- Laminate work surfaces and matching upstands
- Freestanding washer/dryer*
- Stainless steel sink with drainer and swan neck chrome mixer tap

Interior

- Dulux paint finish to all ceiling, walls, skirting & architrave
- Hand painted smooth 6-panel or similar doors
- Painted timber staircase with oak handrail
- Carpets fitted to living room, stairs and bedrooms.
- Amtico or similar to be laid in all the other areas on the ground floor and bathroom and ensuites.
- Windows, double glazed UPVC, chrome handle (lockable on the ground floor)
- Working chimney system with wood burner - Plots 1, 8 & 9

Heating, electrical & lighting

- Integrated photovoltaic roof panels
- Underfloor heating to ground floor
- Thermostatically controlled radiators to the first floor
- Air source heat pump
- Chrome down lights fitted throughout the ground floor, bathroom and en-suites. Low energy pendants to the first floor & cupboards. Plots 1, 8 & 9 utility rooms will be supplied with pendant lights
- TV points to kitchen/family room, living room and bedroom 1
- Telecom & data points with CAT 5 to living room, master bedroom & study (bed 3 or 4 where there isn't a study)
- Extractor fans to bathrooms, en suite & cloakroom
- Shaver/tooth brush charger sockets to bathroom and/or en suites
- Doorbell
- White sockets throughout

Security & peace of mind

- Fully fitted intruder alarm
- Mains supply smoke & heat detectors with battery back up
- 10 year, insurance backed structural warranty issued on build completion

SITE PLAN



FLOOR PLANS

Important Notice
Floorplans depicted are for illustration and identification only.



Plot 1

Approximate Floor Area = 216.6sqm / 2331sqft



Ground Floor



First Floor

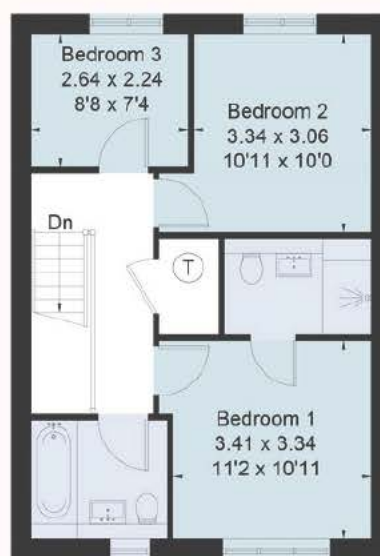


Plot 7

Approximate Floor Area = 98.8sqm / 1064 sqft



Ground Floor



First Floor

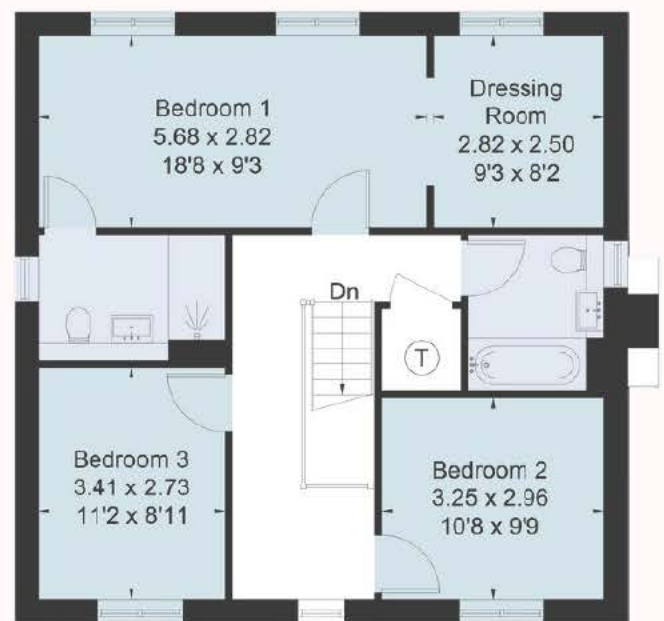


Plot 8

Approximate Floor Area = 137.2sqm / 1477sqft



Ground Floor

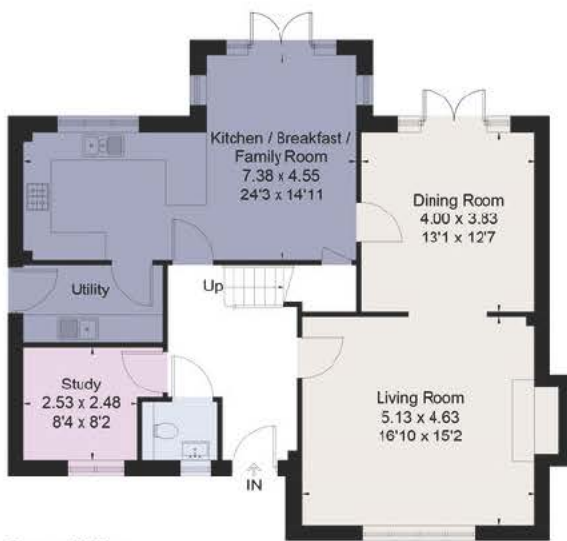


First Floor

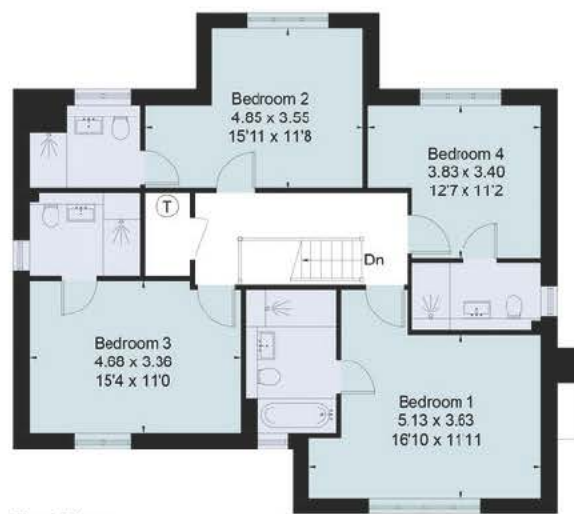


Plot 9

Approximate Floor Area = 190.8 sqm/ 2054sqft



Ground Floor



First Floor

Ground Floor

First Floor



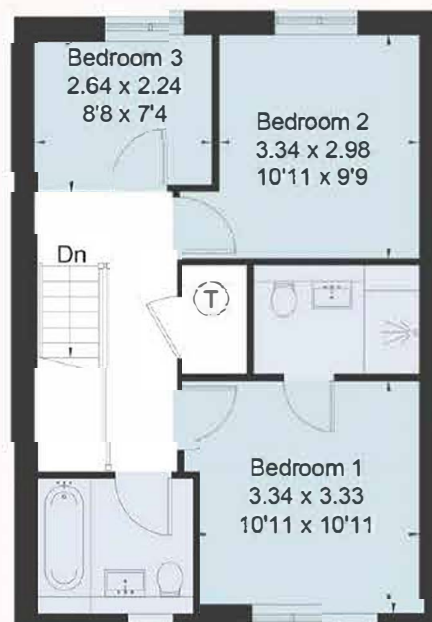
Plot 10*

Approximate Floor Area = 97.6sqm / 1050sqft

*The floor plan for plot 10 is handed to the drawing displayed



Ground Floor



First Floor



Plot 11

Approximate Floor Area = 97.6sqm / 1050sqft



Ground Floor



First Floor

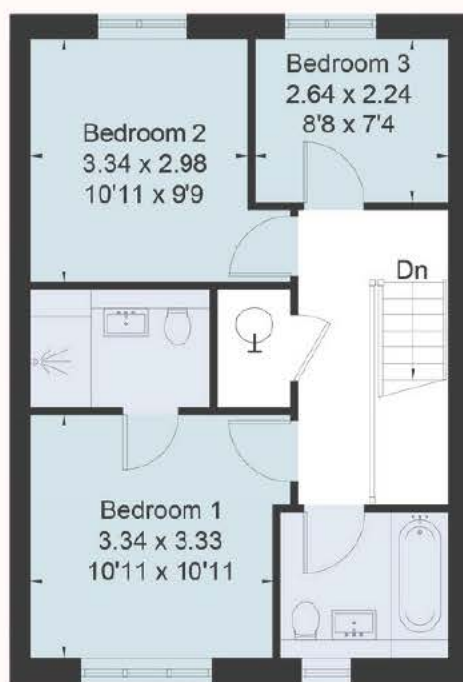


Plot 12

Plot 12 - Approximate Floor Area = 97.6sqm / 1050sqft



Ground Floor



First Floor



Plot 13

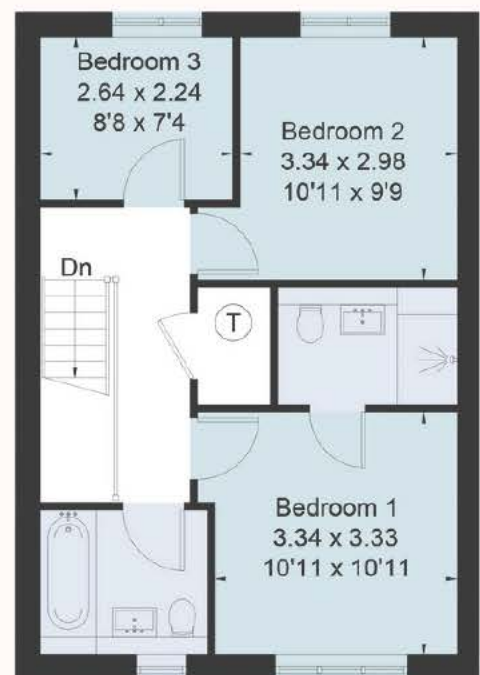
Plot 13 - Approximate Floor Area = 97.6sqm / 1050sqft

Garage = 23.7sqm / 255sqft

Total = 121.3sqm / 1305sqft



Ground Floor



First Floor

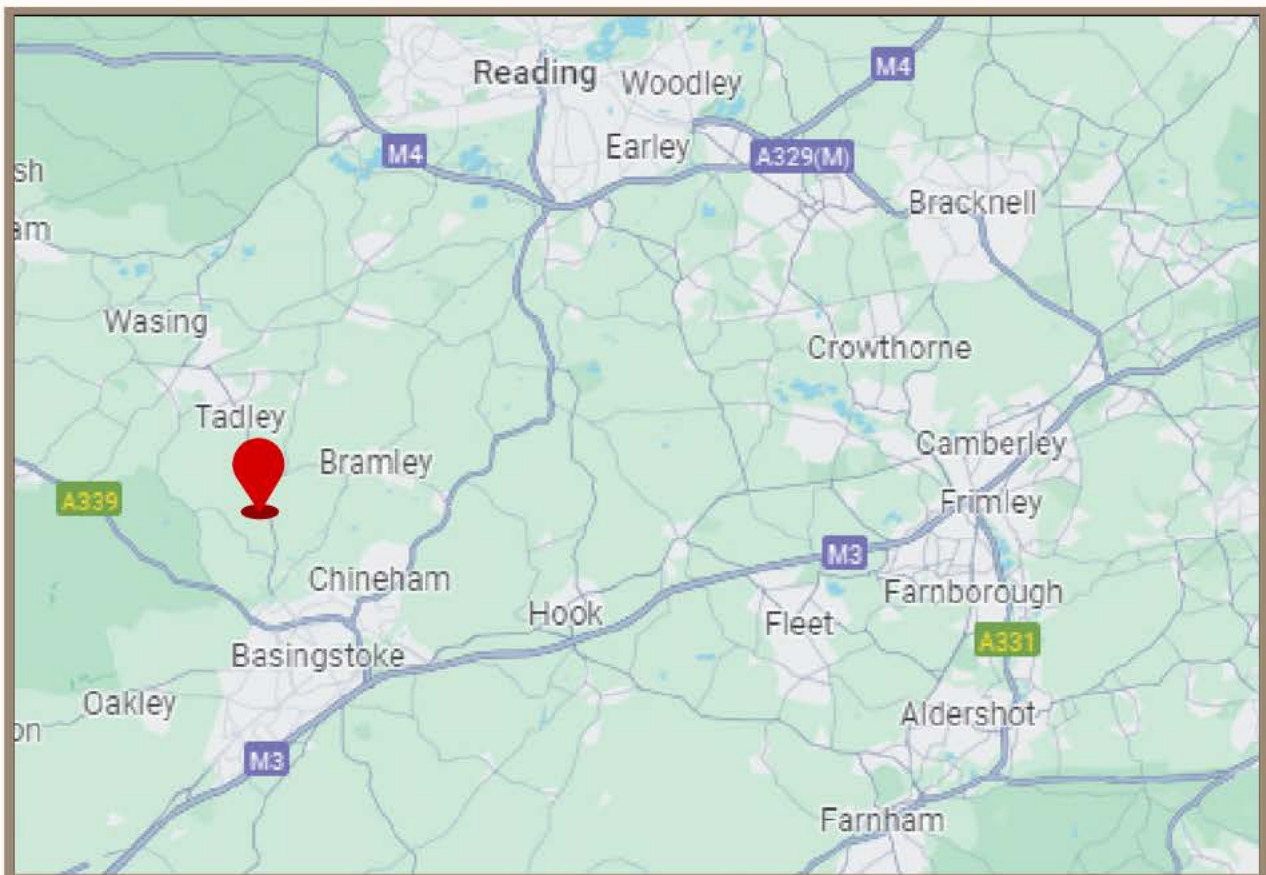
NEIGHBOURHOOD HIGHLIGHTS

Nestled in a charming semi-rural setting just north of Basingstoke, Pamber End boasts essential amenities such as the welcoming Queens College Arms pub and the delightful Elm Park Garden Centre.

The charming village of Tadley provides essential services such as a church, local shops, a library, a fitness center, and a primary school. Nearby, Basingstoke, Newbury, and Reading boast a wealth of shopping, recreational, and sports facilities.

Commuting is truly convenient, with Junction 6 of the M3 located just 6.2 miles to the south and Basingstoke a mere 4.7 miles away. The mainline station in Basingstoke offers swift and regular services to London Waterloo in approximately 45 minutes, while Bramley station connects you to Reading in just 19 minutes, featuring frequent trains including the Queen Elizabeth Line to London, along with easy access to the M4 and Newbury.

The region boasts a diverse selection of independent schools, such as Sherfield, Padworth College, Cheam, and Elstree, while The Priory primary school is just 0.7 miles away.*



Meadow View

Pamber End, RG26 5QW

**Confirmed postal address Field Views Close
Pamber End Tadley RG26 5WS**

All appointments are to be made via
Meade New Homes Marketing to
avoid disappointment

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