



# Meadow View

Pamber End, RG26 5QW

# About the development

Meadow View is a stunning new development of thirteen 3 and 4 bedroom homes built by Belgrave Homes, backing onto open countryside in Pamber End



# The developer



Belgrave Homes focus on the quality and standard of their finished product and the homes will be ready for you to move into without any additional cost. They are a local company and strive to meet the aspirations of their customers whilst being considerate to the communities and local environments in which they build.

Whatever they do, they aim to achieve the highest standards possible and create the homes their customers' dream of. They spend time developing bespoke properties which meet your needs.

They build homes which complement and enhance the environment and local communities. Homes which are designed and built for the modern day lifestyle. Their dedicated team ensures that every little detail of each home that we build is perfectly designed and finished to perfection.

It is this passion and commitment to design and quality that is the heart of Belgrave Homes

Belgrave Homes are proud members of the NHQB, ensuring the highest quality of new homes and protection for buyers.

The New Homes Quality Board (NHQB) is an independent, not-for-profit organisation which was set up to oversee reforms in the quality of new homes and the customer service provided by developers.

The New Homes Quality Code (NHQC) includes a broad range of quality standards from when a customer initially makes an enquiry, all the way through the sales process and for a further two years after the occupation of the new home. Full details of the code can be found at <https://www.nhqb.org.uk/homebuyers.html>



# The development

The development has been carefully designed with attention to detail, quality fittings and innovative features. Designer kitchens with built-in appliances for showing off your culinary flair. Sleek family bathrooms and en suites with quality specification sanitary ware for indulging in some well-deserved pampering.

With every home, comfort is considered for energy-efficient and low maintenance living. Each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for quality, it's the little things that make all the difference.

All homes will benefit from underfloor heating to the ground floor, air source heat pumps and solar panels. The homes will also all have landscaped gardens to the front, and generous gardens to the rear whilst being fully fenced to the rear and side boundaries and accessed through framed ledged and braced gates.

Tenure - Freehold

Energy Performance - PEA B

Council Tax - To be confirmed

Local Authority - Basingstoke & Deane



# Site plan



# Floor plans

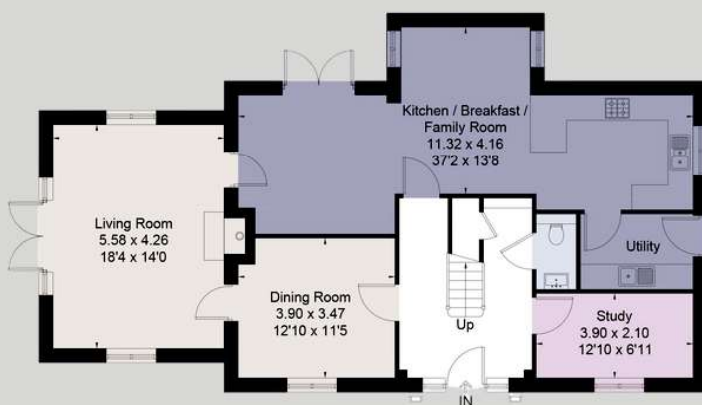
**Important Notice**

All floorplans drawn for illustration and identification purposes only by  
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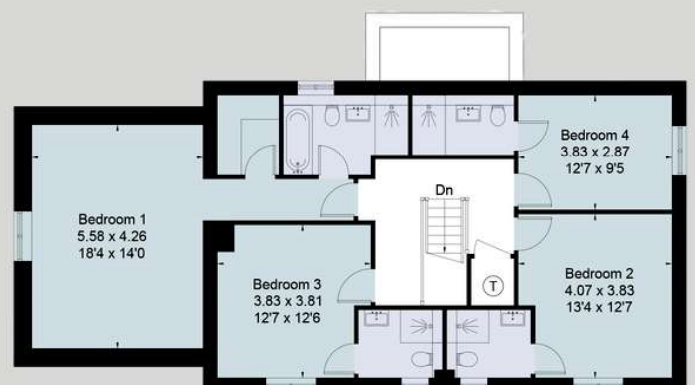


## Plot 1

Approximate Floor Area = 216.6sqm / 2331sqft



Ground Floor



First Floor

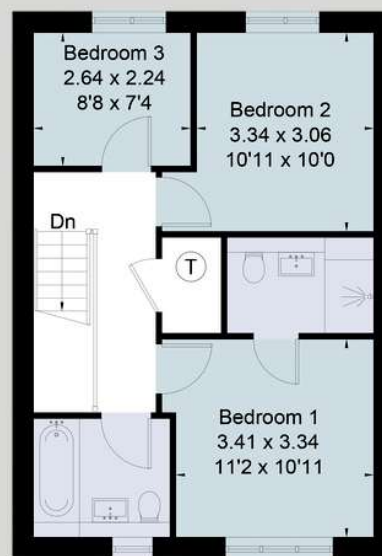


## Plot 7

Approximate Floor Area = 98.8sqm / 1064 sqft



Ground Floor

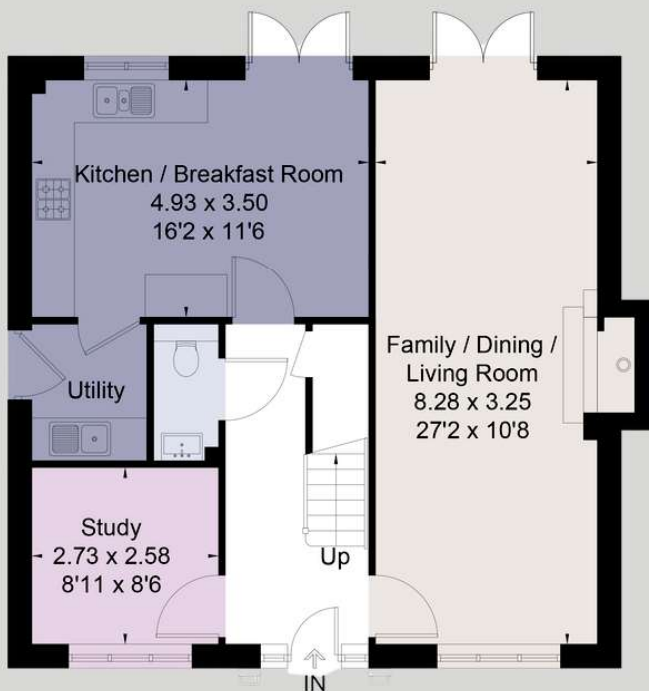


First Floor



## Plot 8

Approximate Floor Area = 137.2sqm / 1477sqft



Ground Floor

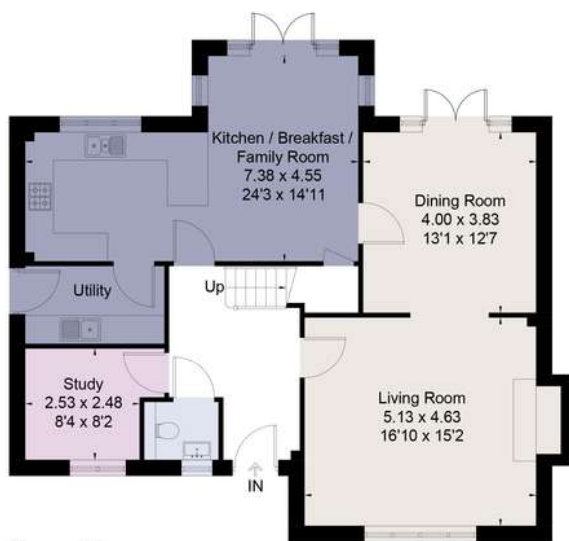


First Floor

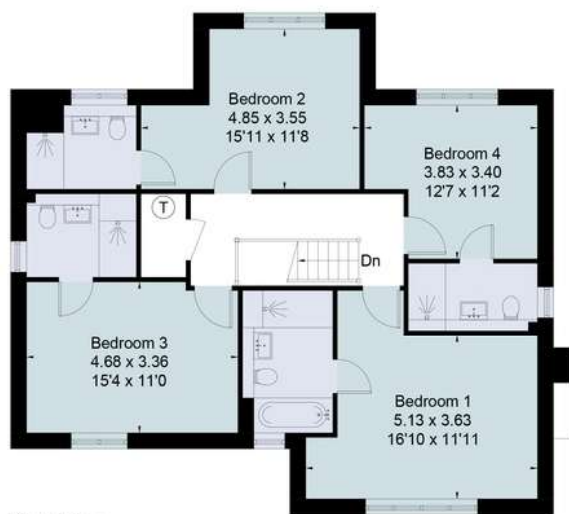


## Plot 9

Approximate Floor Area = 190.8 sqm/ 2054sqft



Ground Floor



First Floor

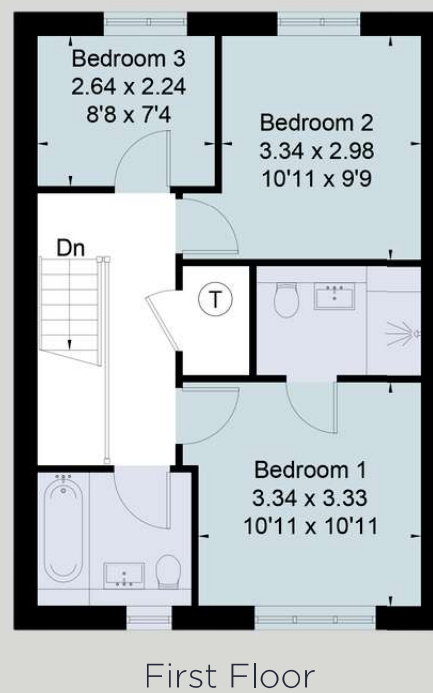
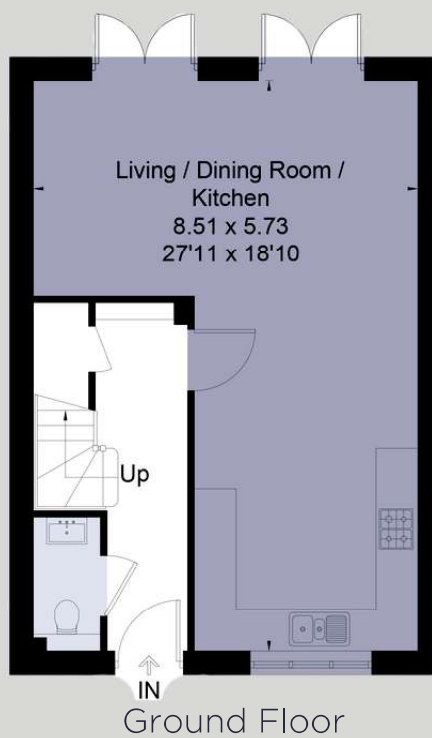
Ground Floor

First Floor



## Plot 10 & 11

Approximate Floor Area = 97.6sqm / 1050sqft



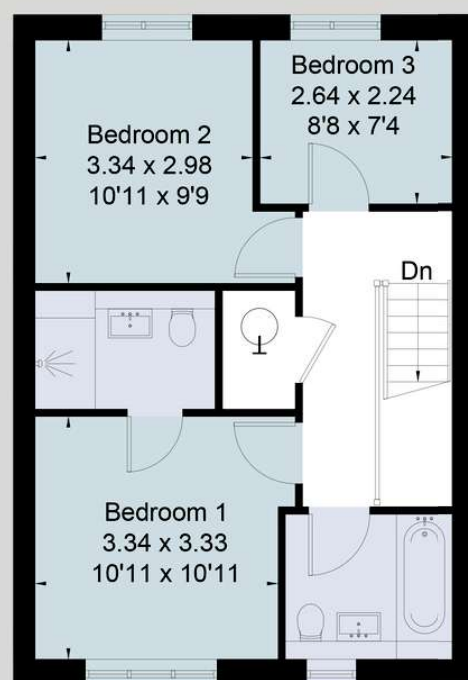


## Plot 12 & 13

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



Ground Floor



First Floor

# 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
- Drainer grooves
- Swan neck chrome mixer tap
- LED under unit lighting.

## External finishes

- 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 finish

- 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

\*All appliances to be BOSCH or similar Quality

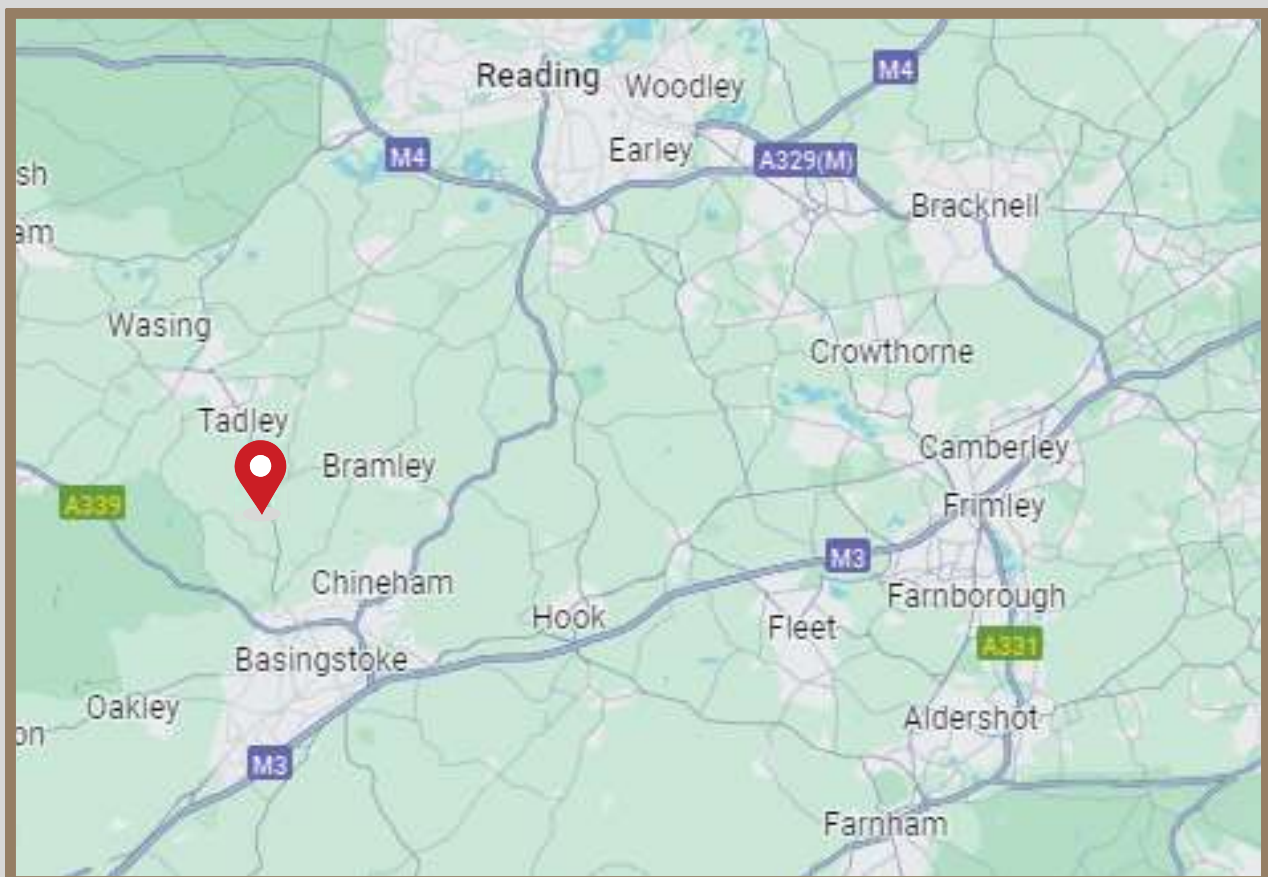
# The location

Pamber End lies in a convenient and semi-rural location to the north of Basingstoke and offers useful facilities including a public house, the The Queens College Arms and Elm Park Garden centre.

Nearby Tadley village offers day-to-day amenities including a church, independent shopping, a library, fitness centre and primary school. Basingstoke, Newbury and Reading all offer extensive shopping, service, leisure and sporting facilities.

Commuting is excellent with Junction 6 of the M3 being 6.2\* miles south and 4.7\* miles to Basingstoke, with the mainline station in Basingstoke providing fast and frequent services to London Waterloo from 45 minutes\* and Bramley station providing access to Reading in 19 minutes\* for fast and frequent trains including the Queen Elizabeth Line to London, the M4 and access to Newbury.

The area offers a wide range of independent schools including Sherfield, Padworth College, Cheam and Elstree, and The Priory primary school is 0.7miles away\*



\*Times & distances according to google maps & trainline.com



# Meadow View

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