



Shearling Meadows

Shearling Close • Walworth Road • Andover • SP11 6LY

A select development of stylish 3 bedroom semi detached and 4 bedroom detached family homes set in a quiet yet convenient location close to the thriving town of Andover



Foreman
Homes

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Shearling Meadows

Close enough to the town to be convenient, yet just far enough into the countryside to be away from the hustle and bustle. Trust Foreman Homes to pick the perfect spot for their select new development.

Just over a mile to the west of Andover is a stylish development of 3 & 4 bedroom family homes ideally located close to the bustling town of Andover.

Andover has enjoyed something of a renaissance in recent years. Four hundred years after its stagecoach origins it's far from being just a commuter town, Andover is now considered by many to be a destination in its own right. The town now benefits from an eclectic mix of old-world charm and modern shopping convenience.

Beautiful tea rooms and pubs, some dating back more than nine hundred years, rub shoulders with supermarkets, craft galleries and interior design stores and all border the breathtaking countryside of the Test Valley - 250 square miles of easily accessible natural beauty, which includes the world-renowned River Test.





Shearling Meadows

Only a mile or so west of the town centre is a charming little place called Picket Piece. Just after the village hall you'll discover Foreman Homes' new development. Nestled between Walworth Road and Ox Drove you'll find Shearling Meadows - a select development of stunning new homes. A more idyllic spot for a brand new home would be hard to find these days.

Why not take a drive out into the countryside sometime soon and visit Shearling Meadows for yourself? We feel confident that you'll fall in love with the development, the home, the countryside and the lifestyle.





The CGI's are for guidance purposes only, the finishes and landscaping may vary from those shown.

Plot 21 - shown **Plot 22** - handed



Shearling Meadows

Floor plans for **21 & 22**

A 4 bedroom detached family home with 2 parking spaces and detached garaging for a single car.

● Ground Floor

Living Room

4.81m x 3.53m (15'9" x 11'6")

Kitchen / Dining Room

6.0m x 3.0m (19'9" x 10'0")

Family Room

2.7m x 2.8m (8'9" x 9'4")

Study

2.7m x 2.6m (8'9" x 8'4")

● First Floor

Master Bedroom

4.0m x 3.0m (13'3" x 10'0")

En-suite

2.76m x .87m (9'0" x 2'10")

Guest Bedroom

3.7m x 2.9m (12'3" x 9'7")

En-suite

2.76m x .87m (9'0" x 2'10")

Bedroom 3

3.7m x 2.7m (12'1" x 9'0")

Bedroom 4

3.24m x 1.93m (10'7" x 6'3")

Bathroom

2.0m x 1.7m (6'6" x 5'7")



Plot 21 - handed
Plot 22 - shown

(All measurements have been taken from plan and are accurate to within + or -50mm, whilst every effort has been made to ensure accuracy, this cannot be guaranteed.)





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Plot 7



Shearling Meadows

Floor plans for **7**

An attractive 4 bedroom detached family home with 2 reception rooms and detached single garage.

● **Ground Floor**

Living Room

4.37m x 3.3m (14'3" x 10'8")

Study

3.0m x 2.3m (9'11" x 7'8")

Kitchen / Dining Room

7.9m x 3.2m *max* (25'11" x 10'5" *max*)

● **First Floor**

Master Bedroom

3.3m x 3.2m (10'11" x 10'8")

En-suite

2.3m x .99m (7'7" x 3'2")

Bedroom 2

3.5m x 3.2m (11'5" x 10'8")

Bedroom 3

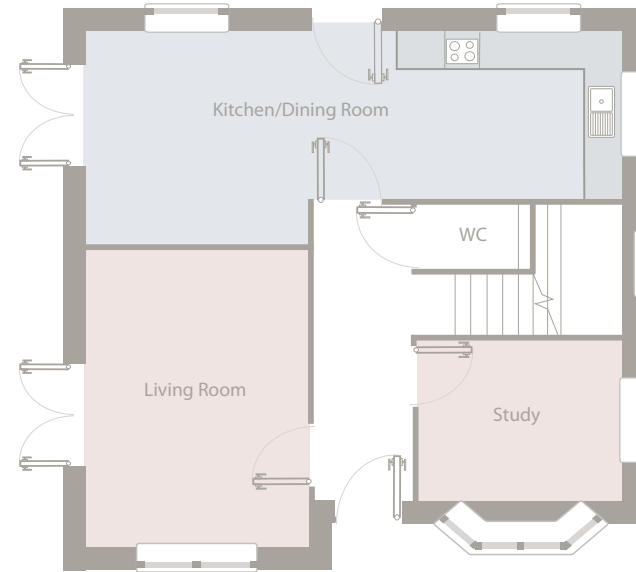
3.3m x 2.3m (10'9" x 7'7")

Bedroom 4

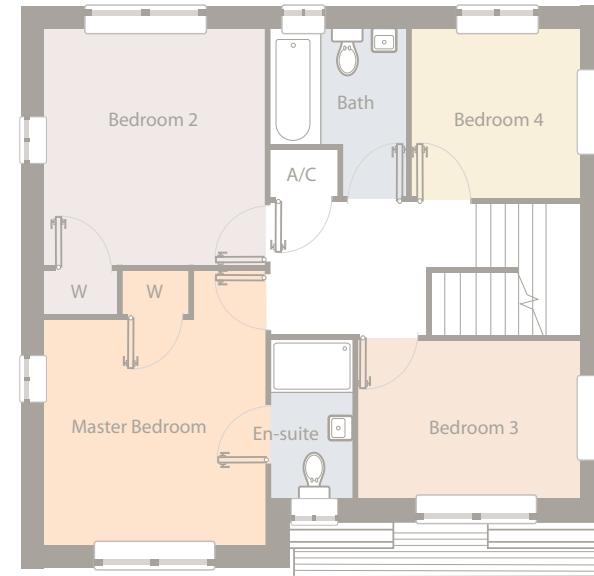
2.5m x 2.4m (8'2" x 8'1")

Bathroom

2.5m *max* 2.0m (8'1" *max* x 6'7")



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Plots 9, 19 & 23 - shown **Plots 10, 20 & 24** - handed



Shearling Meadows

Floor plans for **9, 10, 19, 20, 23 & 24**

A stylish 4 bedroom detached family home with 2 en-suite shower rooms and integral garage.

● **Ground Floor**

Living Room
4.81m x 3.53m (15'9" x 11'6")

Kitchen / Dining Room
5.52m x 2.62m (18'1" x 8'7")

Garage
6.0m x 3.0m (19'9" x 10'0")

● **First Floor**

Master Bedroom
4.0m x 3.0m (13'3" x 10'0")

En-suite
2.76m x .87m (9'0" x 2'10")

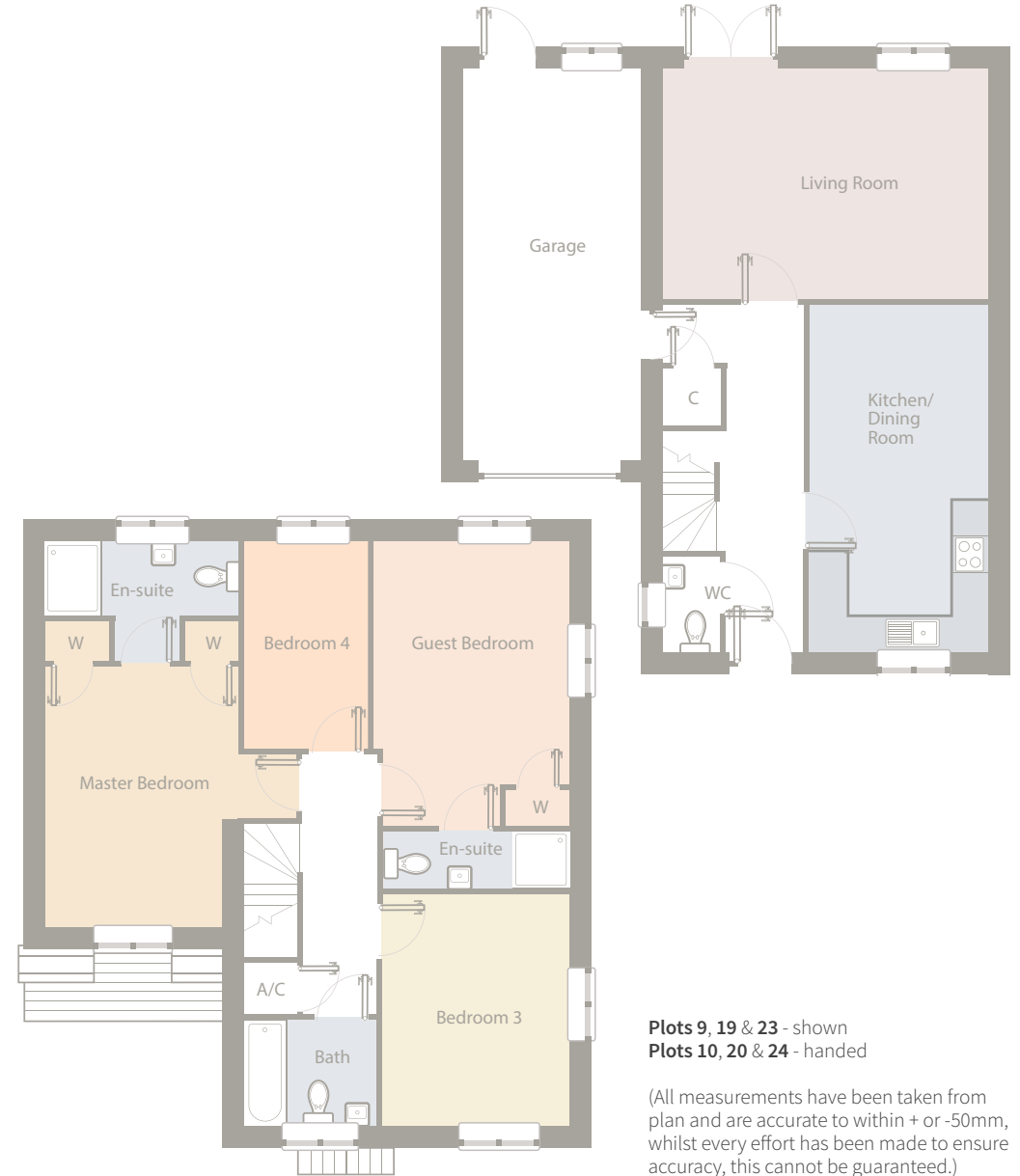
Guest Bedroom
3.7m x 2.9m (12'3" x 9'7")

En-suite
2.76m x .87m (9'0" x 2'10")

Bedroom 3
3.7m x 2.7m (12'1" x 9'0")

Bedroom 4
3.24m x 1.93m (10'7" x 6'3")

Bathroom
2.0m x 1.7m (6'6" x 5'7")



Plots 9, 19 & 23 - shown
Plots 10, 20 & 24 - handed

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Plots 15 & 16



Shearling Meadows

Floor plans for **8, 14, 15, 16 & 17**

A spacious 3 bedroom semi detached family home with 2 allocated parking spaces.

● Ground Floor

Living Room
4.86m x 3.11m (15'11" x 10'1")

Kitchen / Dining Room
5.35m x 2.48m (17'5" x 8'1")

● First Floor

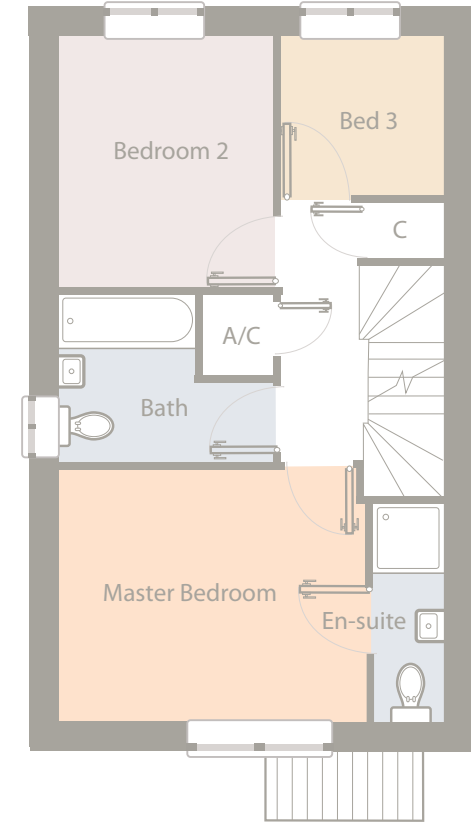
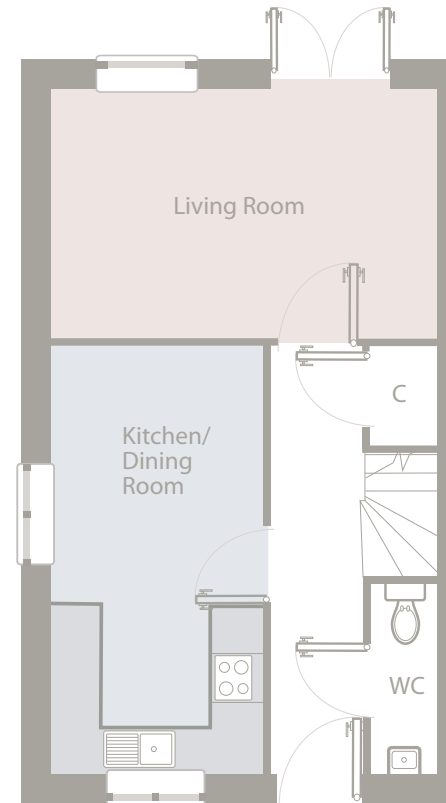
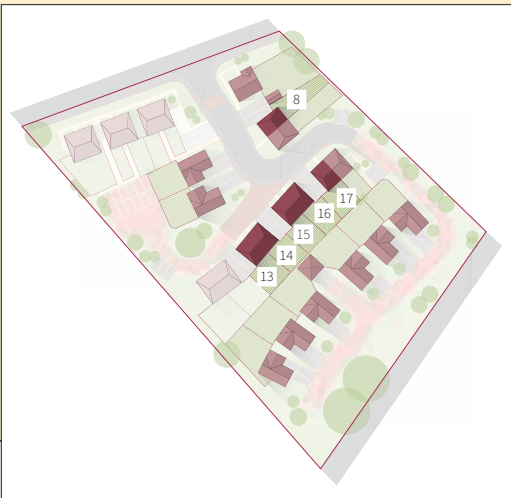
Master Bedroom
3.8m x 3.0m (12'8" x 9'10")

En-suite
2.41m x .86m (7'10" x 2'9")

Bedroom 2
3.3 x 2.7m (10'11" x 8'10")

Bedroom 3
2.3m x 2.0m (7'5" x 6'9")

Bathroom
2.7m max x 2.0m (8'10" max x 6'10")



Plots 8, 14 & 16 - as shown.
Plots 15 & 17 - handed.

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Plots 17 & 18



Shearling Meadows

Floor plans for **8a** & **18**

An attractive double fronted 3 bedroom semi detached family home with 2 allocated parking spaces.

● **Ground Floor**

Living Room
4.8m x 2.9m (15'10" x 9'7")

Kitchen / Dining Room
4.8m x 3.0m (15'10" x 9'11")

● **First Floor**

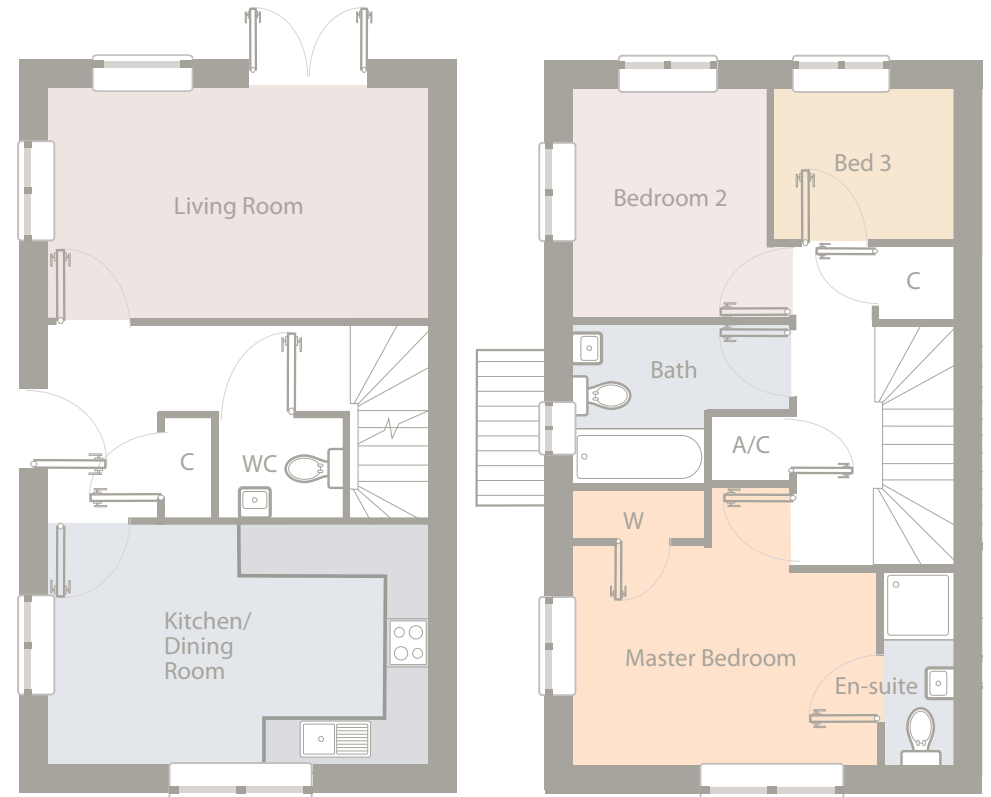
Master Bedroom
3.8m x 2.8m (12'7" x 9'1")

En-suite
2.41m x .86m (7'10" x 2'9")

Bedroom 2
2.9 x 2.5m (9'6" x 8'1")

Bedroom 3
2.3m x 1.9m (7'6" x 6'3")

Bathroom
2.0m x 2.8m *max* (6'7" x 9'1" *max*)



Plot 18 - as shown.

Plot 8a - handed.

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Specification

Clean, crisp and contemporary, every Foreman house is a precision-built blank slate for you and your family to turn into your dream home.

An unprecedented attention to detail can be found in every room and around every corner. From the beautiful hand-crafted softwood staircase and the traditional cottage style doors - to the elegant simplicity of the en-suites and bathrooms, there is a quality of finish and an understated elegance that permeates the entire house.

All of which brings us nicely to the heart of every home - the kitchen.

This is where Foreman Homes' quality really stands out.

The appliances, the materials, the thoughtful design, they all combine to create a space that is as practical to work in as it is pleasurable to entertain in.



Shearling Meadows is your very own corner of the countryside you can call home.

The specification includes:

- Luxury fitted kitchen units with worktops and matching up-stand.
- One and half bowl stainless steel sink unit with mixer tap.
- Electric single oven with 4 burner gas hob and stainless steel extractor hood.
- Integrated upright 50/50 fridge freezer.
- Integrated Microwave (Plots 7, 9 & 10 and 19 to 24 only).
- Integrated Dishwasher (Plots 7, 9 & 10 and 19 to 24 only).
- Space and plumbing for washing machine.
- Gas fired central heating.
- PVCu double glazed windows and doors.
- PVCu soffits and fascias.
- Feature "Cottage" style white doors with chrome furniture.
- Smooth white emulsion ceilings.
- Stylish white bathroom suites with chrome fittings.
- Recessed spotlights in bathroom and ensuite.
- Paved patio area with outside tap.
- 10 year NHBC warranty.



Finding Shearling Meadows is easy

From Southampton

Travel north on the M3. At junction 9 take the A34 and travel north for approximately 7 miles and then turn left onto the A303 signposted to Andover.

Travel west on the A303 for approximately 5 miles. Take the exit signposted to the A3093 (Andover).

Travel north for just over a mile (going over two roundabouts) and you will come to a

Third roundabout. Take the third exit onto Walworth Road signposted to Picket Piece. Travel along this road for just over a mile - past Picket Piece Village Hall and the entrance to Shearling Meadows is on your right just after the roundabout.

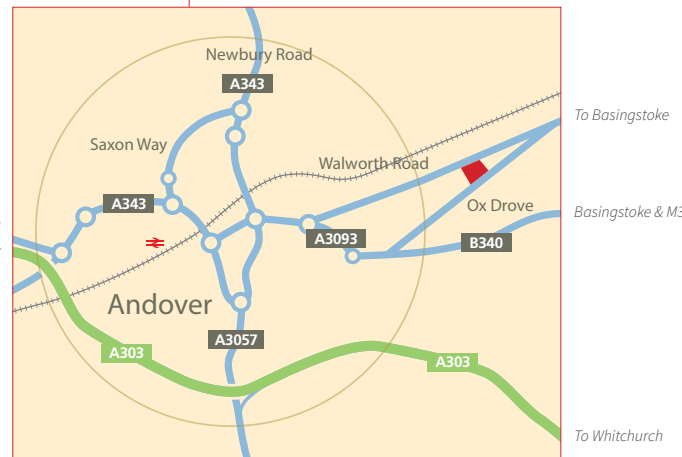
From London

Travel south on the M3. At junction 8 take the A303 signposted to Andover. Travel west on the A303 for approximately 11 miles. Take the exit signposted to the A3093 (Andover). Further directions are as per the second paragraph above.

Location and access

Andover train station is three miles from Shearling Meadows and the regular mainline service can take commuters to Basingstoke in under 20 minutes, Southampton in less than an hour, whilst London Waterloo is less than an hour and 15 minutes away.

Commuting by car is equally as swift. Junctions 7 and 9 of the M3 motorway are just a 25 minute drive from Shearling Meadows. Winchester is just 18 miles distant and Basingstoke only 19 miles away.



The house impressions are Computer Generated Illustrations (CGI). Landscaping shows how the site may look when mature. Finishes and treatments may vary from those shown. All measurements have been taken from plans, and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. This brochure does not constitute an offer or agreement and Foreman Homes reserve the right to change any specification of the houses at any time during the course of construction without notice.

Foreman Homes have a policy of continuous improvement and certain details may have changed since the printing of this brochure.





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Photographs taken from previous Foreman Homes developments



Sales Hotline: 0330 333 7381



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foremanhomes.co.uk

Foreman Homes, Unit 1, Station Industrial Park, Duncan Road, Park Gate, Hampshire SO31 1BX