



# Larchfield

GARLAND WAY TOTTON SO40 8XU

A beautiful development  
of stylish detached  
family homes on the  
edge of the New Forest.



**Foreman**  
Homes

[foremanhomes.co.uk](http://foremanhomes.co.uk)



## The perfect family home in the perfect location...

The bridleways that criss-cross the area are perfect for exploring everything the New Forest has to offer - from burbling streams and open fields to quaint cream tea shops and traditional thatched pubs. The changing seasons provide the perfect backdrop to any leisure activity and all this - on your doorstep.



*New Forest Deer*



**Larchfield**

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*New Forest Ponies*

*Beaulieu River*

*Bucklers Hard*

*Calshot Beach*

*Lymington Marina*

Every type of shop is within strolling distance - supermarkets, take-aways, newsagents and all those little independent stores that give each area its own unique character. There is a huge recreation ground close to Larchfield as well as a number of very good schools - from pre-school learning and secondary education to the well-respected Totton College.

The centre of Southampton, with its national stores, bars, clubs, theatres and cinemas is only 10 minutes by train, or 20 minutes by a regular bus service. Larchfield is just 10 minutes from Totton railway station and the mainline connection can get you to Bournemouth in under

40 minutes, Winchester in less than 20 minutes, Basingstoke in under an hour, whilst London Waterloo has a journey time of approximately 90 minutes.

Commuting or travelling by car is equally as swift and junction one of the M27 is only a 10 minute drive away. From there, the treasures of Hampshire and Dorset are yours to explore.

Obviously the location of any property is important but the build quality of the home has to be just as special. Renowned regional house builders, Foreman Homes, have a reputation for creating stunning developments

that create a real sense of community. No detail is left to chance - from the choice of brick to the colour of the roof tiles - from careful consideration to the internal layout of each floor plan to the choice of every detail, surface and finish - everything has to be perfect.

Put simply - Foreman Homes make houses you'll be proud to call home and Larchfield is no exception. It's a beautiful development of luxury homes - on the edge of the New Forest - close to Southampton and the Solent.

*Welcome to your new home...*

# As beautiful outside as it is inside

With modern family life taking place just as much outside the home as in, Foreman Homes pay particular attention to the external features of their homes and Larchfield is no exception. To add to both the aesthetic appeal and the practicality of the development, each home will have a turfed front and rear garden with paved patio, outside water tap and power point. White uPVC double glazed windows and doors with chrome furniture complete the external specification. Each home comes with the latest Solar Panels (PV) which capture the sun's energy using photovoltaic cells, not only does this provide renewable energy but any electricity not used can be sold back in to the National Grid.



**Plot 1**  
4 bedroom detached family home with single garage and 2 block paved parking spaces.

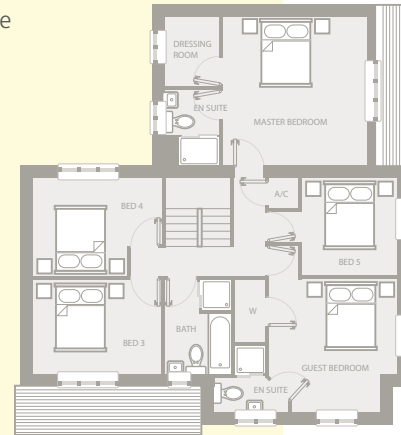
**Plot 2**  
4 bedroom detached family home with single garage and 2 block paved parking spaces.

**Plot 3**  
5 bedroom detached family home with double garage and 2 block paved parking spaces.

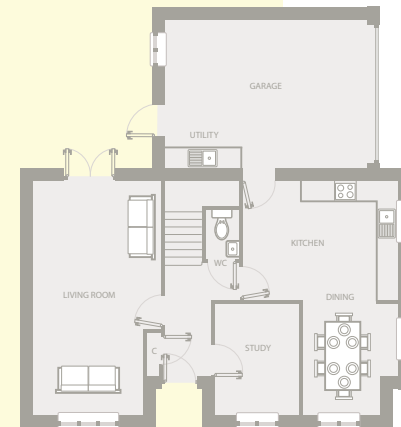
**Plot 8**  
4 bedroom detached family home with single garage and 2 block paved parking spaces.

**Plot 9**  
4 bedroom detached family home with single garage and 2 block paved parking spaces.

**Plot 10**  
4 bedroom detached family home with single garage and 2 block paved parking spaces.



First Floor



Ground Floor

## Plot 3 Ground Floor

**Living Room**  
6.94m x 3.82m max (22'7" x 12'5" max)

**Kitchen Area**  
4.50m x 3.63m (14'7" x 11'9")

**Dining Area**  
3.27m x 2.80m max (10'7" x 9'1" max)

**Study**  
3.27m x 2.47m (10'7" x 8'1")

**Garage**  
6.04m x 4.49m (19'8" x 14'7")

## First Floor

**Master Bedroom**  
4.32m x 4.49m (14'1" x 14'7")

**Ensuite**  
2.31m x 1.64m (7'5" x 5'4")

**Dressing Room**  
2.12m x 1.64m (6'9" x 5'4")

**Guest Bedroom**  
3.90m x 3.70m max (12'8" x 12'1" max)

**Ensuite**  
2.23m max x 1.85m max (7'3" max x 6'0" max)

**Bedroom 3**  
3.86m x 2.80m (12'6" x 9'2")

**Bedroom 4**  
3.86m max x 2.96m (12'6" max x 9'7")

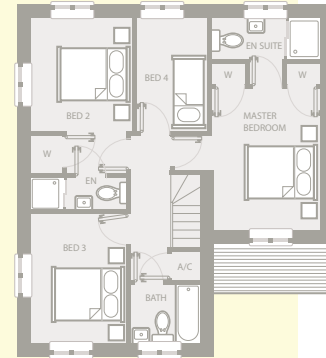
**Bedroom 5**  
2.96m x 2.84m (9'7" x 9'3")

**Bathroom**  
2.80m x 2.00m (9'2" x 6'5")

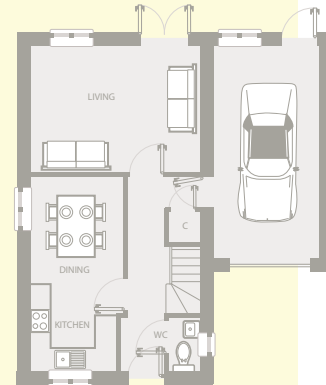


Plot 8. Computer Generated Image

All measurements have been taken from plans and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed.



First Floor



Ground Floor

### Plots 1, 2, 8, 9 & 10

#### Ground Floor

**Living Room**  
4.82m x 3.60m (15'8" x 11'8")

**Kitchen/Dining Room**  
5.49m x 2.68m (18'0" x 8'7")

**Garage**  
6.04m x 3.02m (19'8" x 9'9")

#### First Floor

**Master Bedroom**  
4.04m x 3.08m (13'2" x 10'1")  
**Ensuite**  
3.08m x 1.23m (10'1" x 4'0")

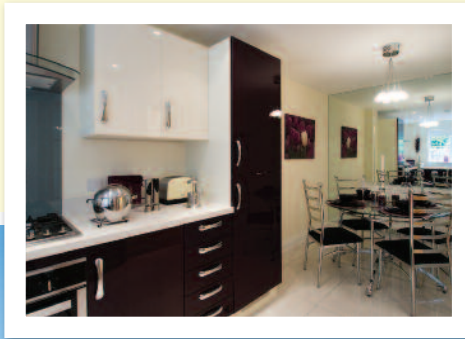
**Bedroom 2**  
3.26m x 2.94m (10'6" x 9'7")  
**Ensuite**  
2.75m x 0.92m (9'0" x 3'0")

**Bedroom 3**  
3.96m x 2.75m (13'0" x 9'0")

**Bedroom 4**  
3.26m x 1.98m (10'6" x 6'5")

**Bathroom**  
2.00m x 1.85m (6'5" x 6'0")

Please note that plots 2 and 8 are handed from the floor plans as illustrated.

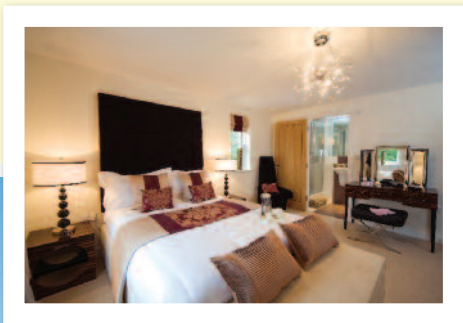


*From left to right: Plot 1, Plot 2 and Plot 3. Computer Generated Image*

## Comfort and security

Each Foreman built home combines comfort and security with every property at Larchfield being fitted with gas fired central heating for comfort and integrated smoke detectors for safety. All homes benefit from a softwood staircase, feature veneer doors with chrome furniture and smooth white plastered ceilings. uPVC windows, soffits, fascia's and doors are fitted as standard for ease of maintenance whilst Solar PV Panels provide renewable energy. Every living room, Master bedroom and second bedroom is fitted with a TV aerial point.

*Internal photography from previous Foreman Homes developments. All specifications are intended as a general indication for this proposed development. All materials are subject to availability and Foreman Homes reserves the right to alter any part of the specification at any time. Any material changes will be of a similar type and quality.*



From left to right: Plot 10, Plot 9 and Plot 8. Computer Generated Image.

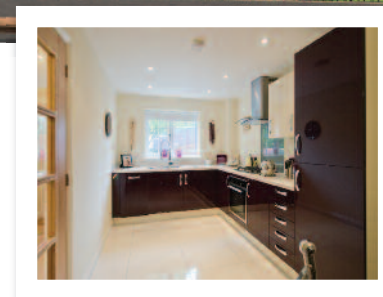
## Luxury and practicality

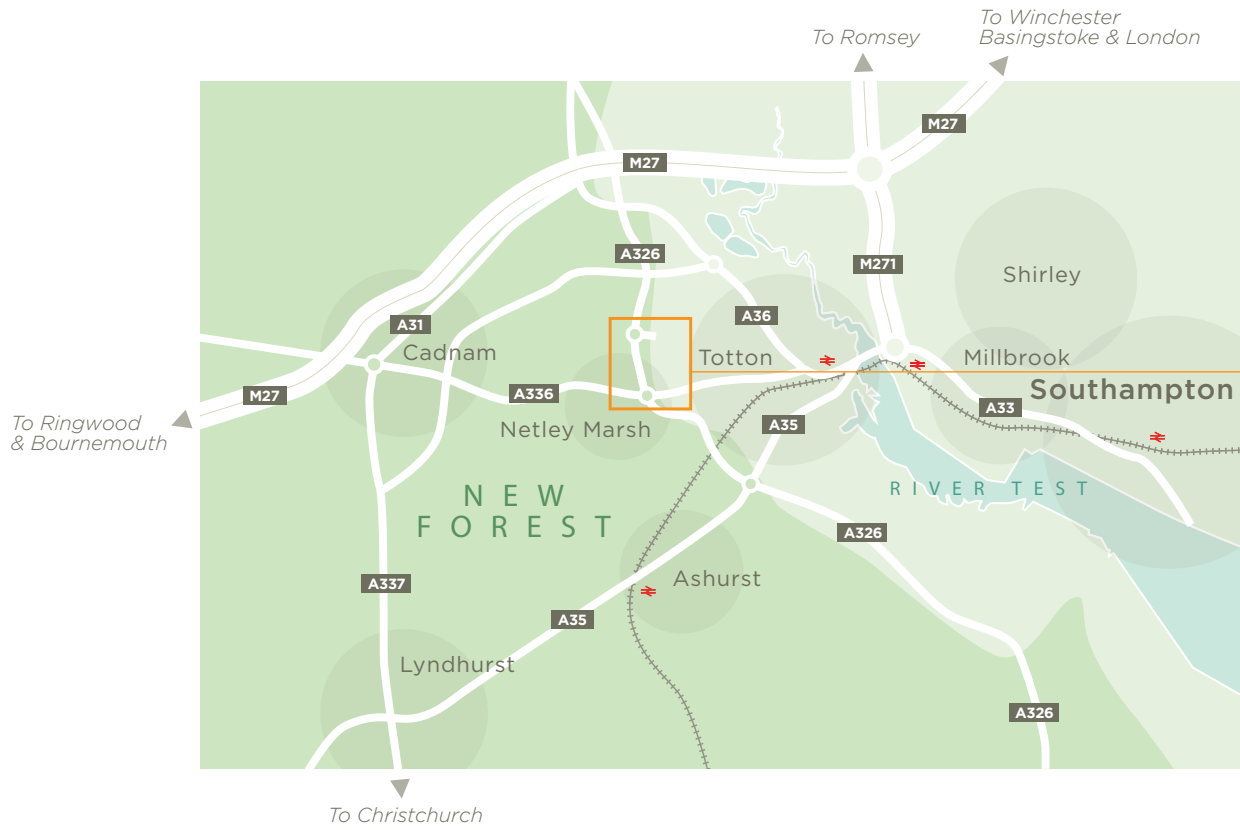
The luxury fitted kitchen - the true heart of every home. It's where we meet, greet and eat - a space for friends, for family, for fun. Every Foreman Homes' kitchen is built with pride and passion. Stylish, modern and beautifully practical, every Larchfield kitchen features the very latest energy efficient appliances including an electric single oven with 4 burner gas hob, integrated microwave, stainless steel canopy extractor, beautiful work surfaces with matching up stands and plenty of cupboards and drawers for storing all your kitchen essentials.

To complete your perfect kitchen there is an integrated upright fridge/freezer, integrated dishwasher, a one and a half bowl stainless steel sink with swan neck mixer tap and recessed spotlights.

## Simple and stylish

All bathrooms, en-suites and downstairs cloakrooms feature high quality white suites enhanced with stylish chrome fittings. The clean, minimal look extends to each bathroom, providing half height tiling and full height tiling to the shower cubicles in the en-suites. Light is provided by recessed ceiling spotlights.





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Photographs taken from previous Foreman Homes developments.



# Foreman Homes

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The illustrations are artist's impressions. 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. The artist's impressions, floor plans and maps are for guidance purposes only. All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed.

