



PHASE TWO

THE  
MEADOW  
COLLECTION

at Holmhurst Gardens

**SOUTHERN  
HOUSING**  
*new homes*



# THE MEADOW COLLECTION

at Holmhurst Gardens

## A PLACE TO MAKE FOREVER MEMORIES

Welcome to Holmhurst Gardens, a unique collection of high specification and energy efficient Shared Ownership homes carefully curated with sustainability and community in mind.

The Meadow Collection comprises of 23 light, bright and spacious two and three bedroom homes nestled within vast green open spaces and offering its residents private outdoor space and parking to every home.



# Your new home

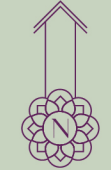
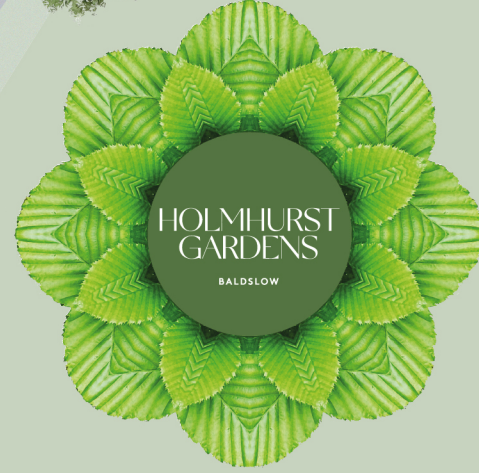






Image shown is indicative only



# Mason

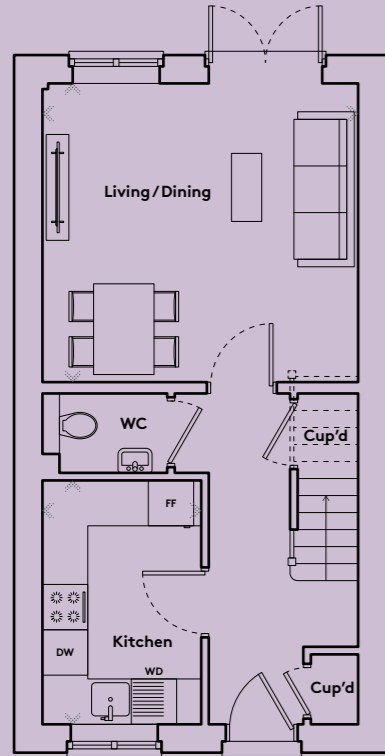
## TWO BEDROOM

PLOTS 16, 17, 18, 19, 20

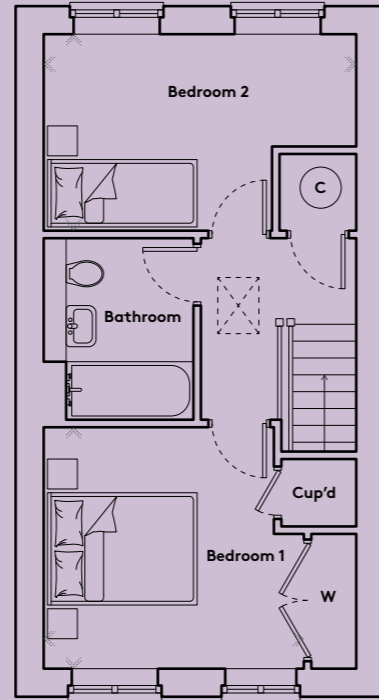
# Oswald

## TWO BEDROOM

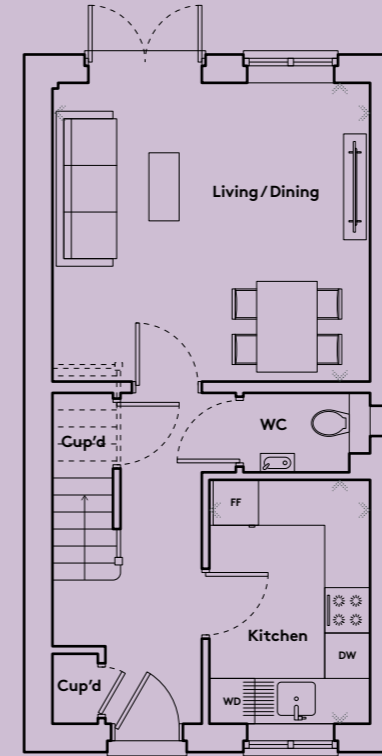
PLOTS 27, 28\*, 29, 30\*



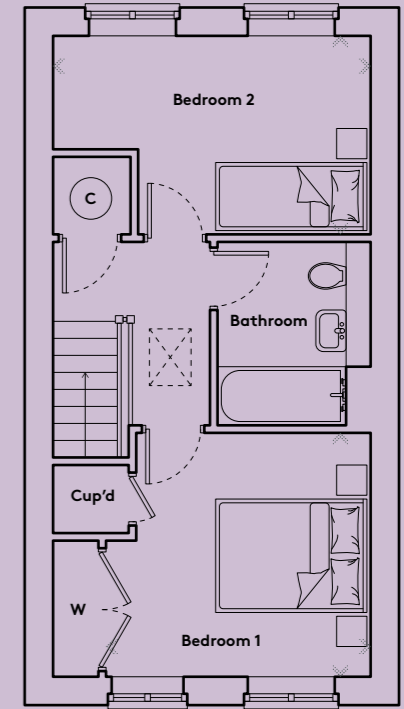
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

Kitchen	2.10m x 3.24m	6'11" x 10'8"
Living/Dining	4.16m x 3.93m	13'8" x 12'11"
Bedroom 1	3.47m x 3.24m	11'5" x 10'8"
Bedroom 2	4.16m x 2.62m	13'8" x 8'7"
<b>GROSS INTERNAL AREA</b>	<b>70.4 sq m</b>	<b>758 sq ft</b>

FF | Fridge Freezer WD | Washer Dryer DW | Dishwasher  
C | Cylinder W | Wardrobe Cup'd | Cupboard WC | Water Closet

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Wardrobe locations and sizes may differ.

Kitchen	2.10m x 3.24m	6'11" x 10'8"
Living/Dining	4.17m x 3.93m	13'8" x 12'11"
Bedroom 1	3.48m x 3.24m	11'5" x 10'8"
Bedroom 2	4.17m x 2.62m	13'8" x 8'7"
<b>GROSS INTERNAL AREA</b>	<b>70.6 sq m</b>	<b>760 sq ft</b>

FF | Fridge Freezer WD | Washer Dryer DW | Dishwasher  
C | Cylinder W | Wardrobe Cup'd | Cupboard WC | Water Closet

\* These plots are handed to those shown. Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Wardrobe locations and sizes may differ.

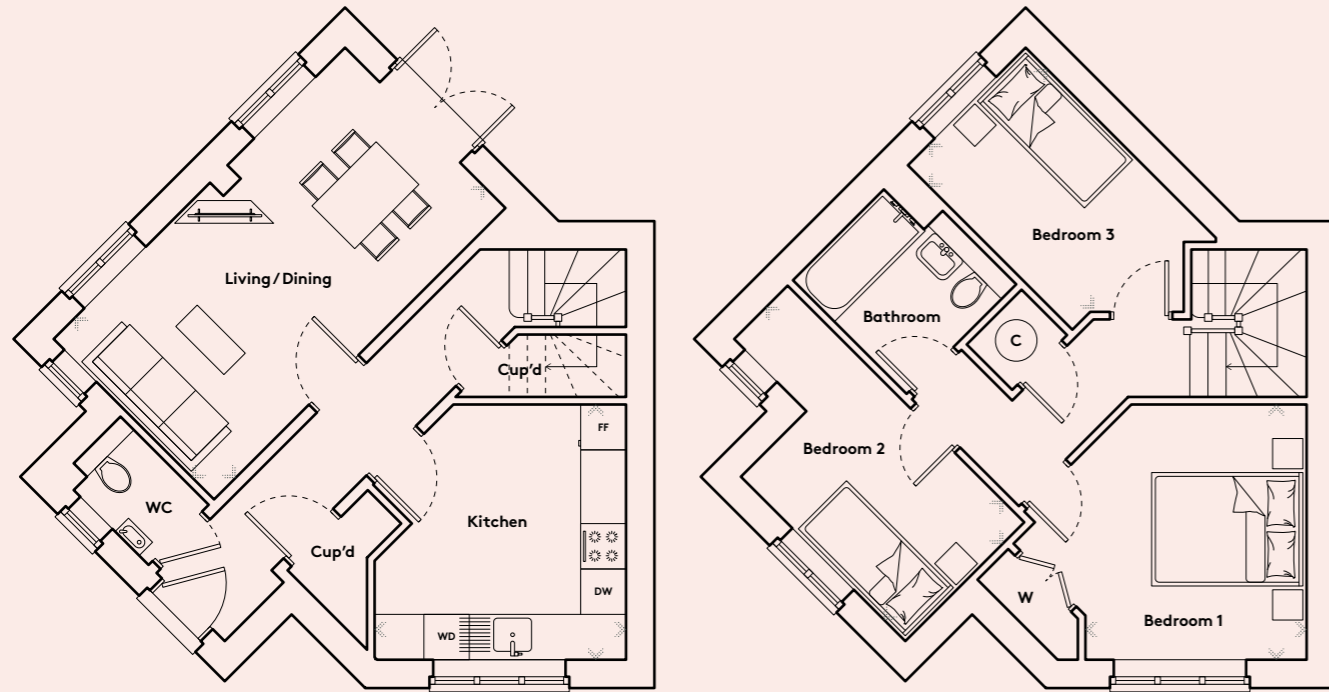




# Hallows

## THREE BEDROOM

PLOTS 10\*, 11, 25\*, 26, 31\*, 32, 33\*, 34



GROUND FLOOR

FIRST FLOOR



Kitchen	3.32m x 3.34m	10'11" x 10'12"
Living/Dining	5.43m x 3.00m	17'10" x 9'10"
Bedroom 1	2.91m x 3.39m	9'7" x 11'2"
Bedroom 2	2.26m x 4.41m	7'5" x 14'6"
Bedroom 3	2.16m x 3.07m	7'1" x 10'1"
<b>GROSS INTERNAL AREA</b>	<b>84.2 sq m</b>	<b>906 sq ft</b>

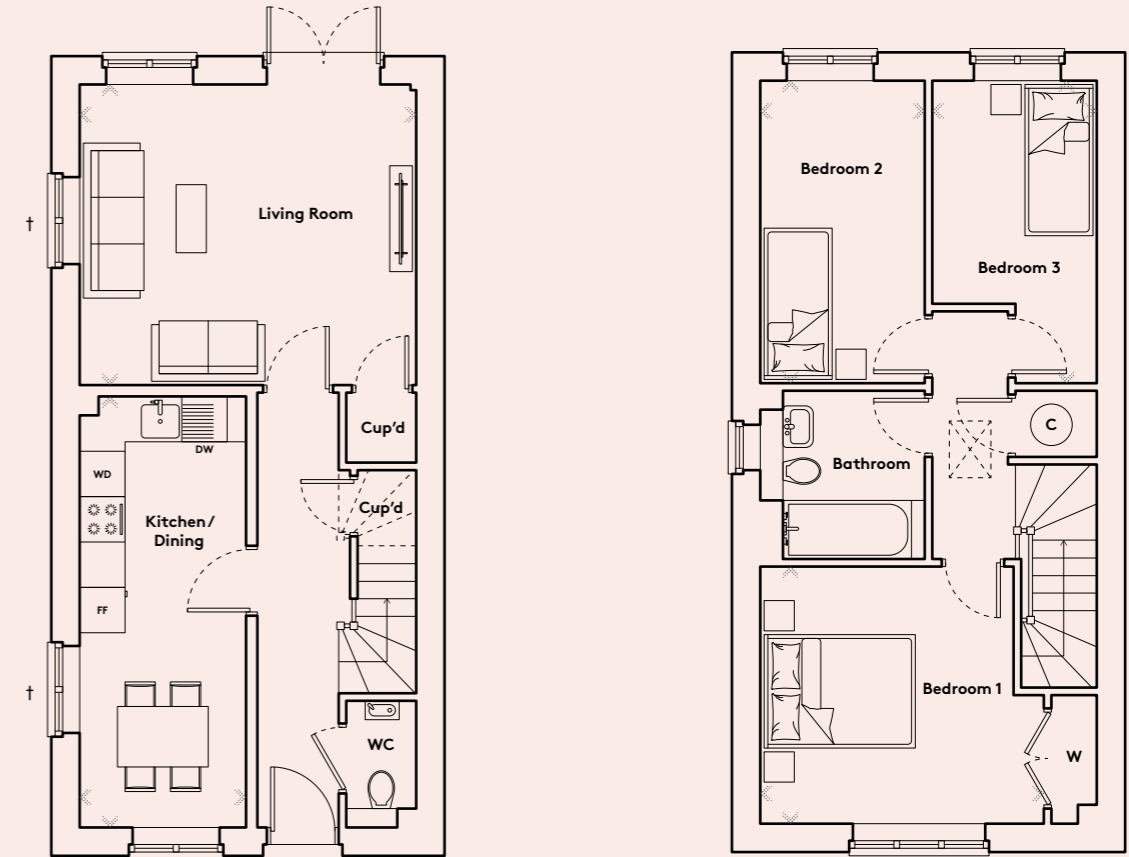
FF | Fridge Freezer WD | Washer Dryer DW | Dishwasher  
C | Cylinder W | Wardrobe Cup'd | Cupboard WC | Water Closet

\* These plots are handed to those shown. Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Wardrobe locations and sizes may differ.

# Utopia

## THREE BEDROOM

PLOTS 23\*, 24, 35\*, 36, 37\*\*, 38\*\*



GROUND FLOOR

FIRST FLOOR

Kitchen/Dining	2.19m x 5.69m	7'2" x 18'8"
Living Room	4.45m x 3.97m	14'7" x 13'0"
Bedroom 1	3.76m x 3.36m	12'4" x 11'0"
Bedroom 2	2.18m x 4.02m	7'2" x 13'3"
Bedroom 3	2.18m x 4.02m	7'2" x 13'3"
<b>GROSS INTERNAL AREA</b>	<b>87.4 sq m</b>	<b>941 sq ft</b>

FF | Fridge Freezer WD | Washer Dryer DW | Dishwasher  
C | Cylinder W | Wardrobe Cup'd | Cupboard WC | Water Closet

\* These plots are handed to those shown. † Window omitted for Plots: 36, 37 and 38. Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Wardrobe locations and sizes may differ.  
\*\*Plots 37 and 38 are the marketing suite and show home, which are currently not available to purchase.







Image shown is indicative only

# Specification

## KITCHEN

- Contemporary Paula Rosa kitchen in Fjord colour
- Graphite sink bowl with tap
- American bronze 445 kitchen handles
- LED strip lighting underside of wall units
- Amtico Luxury Vinyl flooring
- Electrolux appliances including:
  - Single oven to 2 and 3 bedroom houses
  - Ceramic hob with touch control
- Zanussi integrated appliances including:
  - Integrated cooker hood
  - Fridge / freezer
  - A-rated 7KG wash load washer / dryer
  - Double oven to 4 bedroom houses only

## BATHROOM / ENSUITE

- Duravit Durastyle wash basin, basin mixer and back-to-wall WC
- Forum ceramic tiles in Amstel beige to floor
- Pietra stone/matt biege Forum tiles to wall behind basin
- Straight Chrome Reina Capo Electric single fuel (electric) towel radiator
- Full height/width mirror to wall above WC and wash hand basin
- Contemporary Kaldewei Cayono enamelled steel bath with bath screen
- Roca Meridian-N compact wall hung basin in cloakroom
- Bath/shower mixer with shower tray

## BEDROOM

- Built-in wardrobe with doors to match internal doors with single shelf and rail
- Wool mix carpet in steel colour

## GENERAL, SECURITY & PEACE OF MIND

- Allocated parking
- Garden with shed included††
- Predicted energy assessment (PEA) rating is B
- White paint throughout
- Amtico Spacia mulled oak wood flooring to hallway areas
- Smoke / heat detectors
- LABC warranty

## ELECTRICAL

- LED downlights to living / kitchen / dining, bathroom, ensuite\*\*, hallway and utility cupboard
- Pendant light to bedroom(s) and study area(s)
- White sockets throughout
- TV/Satellite (pre-wired for Sky+Q), phone and data points to living room, master bedroom and bedroom 2
- Electric Vehicle Charging Point (EVCP)†††

## HEATING

- Air Source Heat Pumps (ASHP) to all houses\*\*\*
- Gas free homes that will produce less CO2 emissions and carbon reduction†
- HIVE Active Heating thermostat with dual channel receiver

\*\* En suite to selected units only, refer to floor plans for more information.

\*\*\* Locations of ASHP are restricted as there is a maximum distance allowed between the cylinder and the pump located in the garden.

† Part L Building Regulations means new homes will produce approximately 31% less CO2 emissions on the current SAP model. As the development is also 'gas free' the carbon reduction is significantly higher than 31%.

†† Please be aware that walls in your garden are structural retaining walls with foundations. No trees or large shrubs should be planted in close proximity to these walls, as they may disturb the integrity of the walls construction causing damage.

††† The EVCP will either be on a pole or pole mounted depending on the location of your property and allocated bays.



# SOUTHERN HOUSING

*new homes*

## SHARED OWNERSHIP

Now that you have found your dream property you're probably asking, "Is Shared Ownership right for me?" At Southern Housing New Homes, we know that a new home is one of the biggest purchases you will ever make, and Shared Ownership helps make this a reality.

## HOW DOES IT WORK?

You'll start by buying a share of your property that's between 25% and 75% of the full value, using a combination of a mortgage and a deposit. You will then pay a subsidised rent on the share you don't buy.

In the future, if your circumstances change and you'd like to, you can purchase more shares in your home, right up to 100%. As your share increases, the rent you pay decreases.

## THE DETAILS

You need to consider a few details before deciding to proceed:

- Your household income is £80,000 a year or less.
- Shared Ownership apartments and houses are Leasehold, and most houses only become Freehold once you own 100%.
- There will be a service charge to pay towards the management and maintenance of the development, which increases each year. See price list for more details.
- Affordability and eligibility checks apply, so ask your Sales Advisor for more information so you can start making your dream a reality.

## ABOUT

At Southern Housing New Homes we know how important it is to find the perfect home. Our mission is to help you do just that by providing the best quality, affordable homes, while creating communities that people love. As an organisation we're one of the largest housing providers in the UK with over 77,000 homes across London, the South East, the Isle of Wight and the Midlands, giving over 167,000 people somewhere to call their own.

Within our Southern Housing New Homes team, we provide homes to suit families of all sizes, through Shared Ownership, London Living Rent and Open Market sale. Read more about who we are and what we do as a housing association at [shnewhomes.co.uk](http://shnewhomes.co.uk)

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## WANT MORE INFORMATION? YOU CAN:

GIVE US A CALL: 0300 555 2171

VISIT OUR WEBSITE: [SHNEWHOMES.CO.UK](http://SHNEWHOMES.CO.UK)

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Disclaimer: All floor plans in this brochure are for general guidance only. Measurements are from plans and 'as built' dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Southern Housing New Homes has taken all reasonable care in the preparation of the information given in this brochure. However, this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Southern Housing New Homes does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Southern Housing New Homes undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Southern Housing New Homes or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Southern Housing New Homes. Southern Housing New Homes supports the development of mixed tenure developments and is proud to provide homes for affordable rent and Shared Ownership at Holmhurst Gardens. We may change the tenure of some homes subject to demand. Information correct at time of print: June 2024.







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