



Holly Grove

ALDERHOLT

 **PERBURY GROUP**
DEVELOPMENT • LAND • INVESTMENT

In Partnership with

 **talismanhomes**
your home: our passion

A UNIQUE DEVELOPMENT
OF JUST SEVEN DETACHED
3 AND 4 BEDROOM HOUSES



Holly Grove

Alderholt



Country walks, village life and an easy drive to an historic city, a home in Holly Grove in Alderholt village offers you all of this.

Nestled on the edge of Ringwood Forest and close to the New Forest National Park, Alderholt is a thriving and vibrant community centred around its 19th Century Church, St James', and the swallows that nest in its porch. The village pub offers a warm welcome as does the Sports and Social club which has its home on the large recreation grounds with sports pitches, tennis courts, sports court and children's play facilities. The Village Hall hosts a calendar of popular events throughout the year that bring the village community together.

For the young family Alderholt village has good infants and junior schools. St James' CE VC First School is a "small village school with a big heart"* that offers a happy and rounded education for children from 4 – 11 years old. There are also two pre-school groups that meet in the village offering early years education and a toddler group that meet at the Village Hall each week.

Just a three mile drive from the village is the town

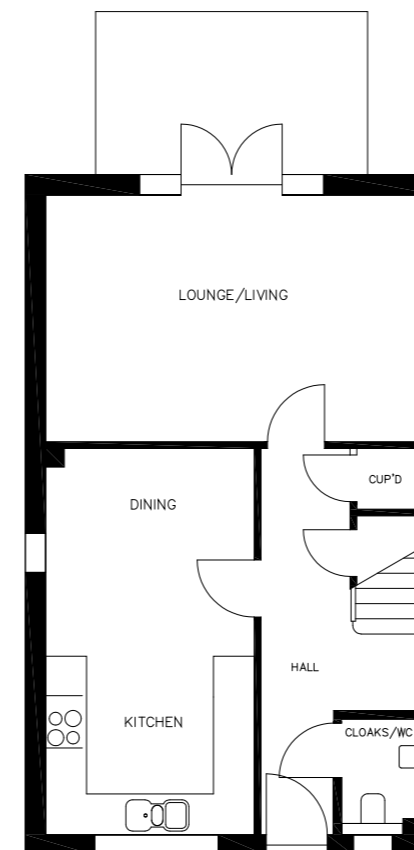
of Fordingbridge, a bustling town which is home to a range retail, banks and restaurants. Sitting on the banks of the River Avon with a history that can be traced back to the Domesday Book, Fordingbridge is within easy reach of Alderholt as is Ringwood just a few miles to the south. Both towns offer the day-to-day conveniences for modern life.

The medieval cathedral city of Salisbury is only a 30 minute drive from Alderholt. Salisbury offers shopping of all types in its wide range of independent and national stores. There is a popular market on Tuesdays and Saturdays and artisan markets during other times of the year, including a popular farmers' market and a Christmas market.

Holly Grove, Alderholt, offers you the best of modern life – a beautiful home you can grow in, a community you can enjoy, wonderful countryside close-by and an easy connection to cultural city life.



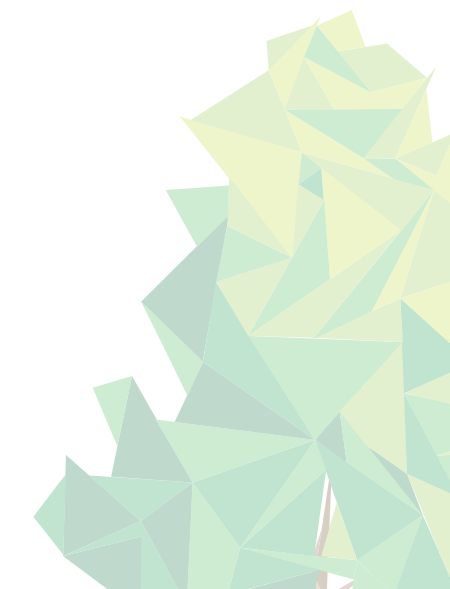
* from www.gauntscommon.dorset.sch.uk

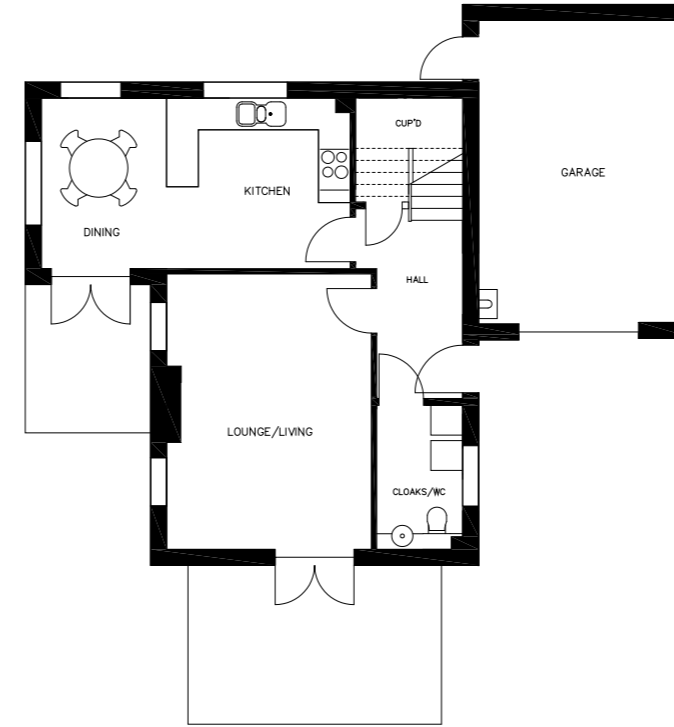


Ground Floors
 Hall
 2.30max x 5.68 (7'6"max x 18'8")
 Kitchen/Dining
 3.07 x 5.68 (10'0" x 18'8")
 Lounge
 3.63 x 5.47 (11'10" x 17'11")



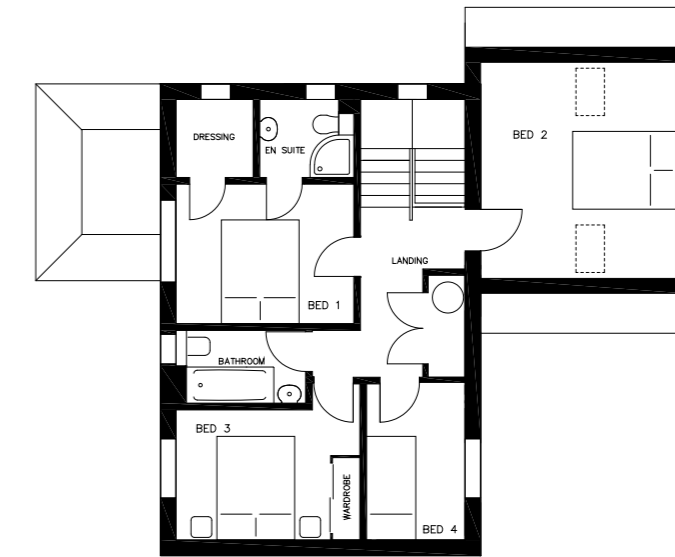
First Floors
 Bedroom 1
 3.61 x 3.24 max (11'10" x 10'8"max)
 Bedroom 2
 3.30max x 2.91 (10'10"max x 9'6")
 Bedroom 3
 3.61max x 2.10 (11'10"max x 6'10")
 Study/Nursery
 2.04 x 1.90 (6'8" x 6'3")





Ground Floors

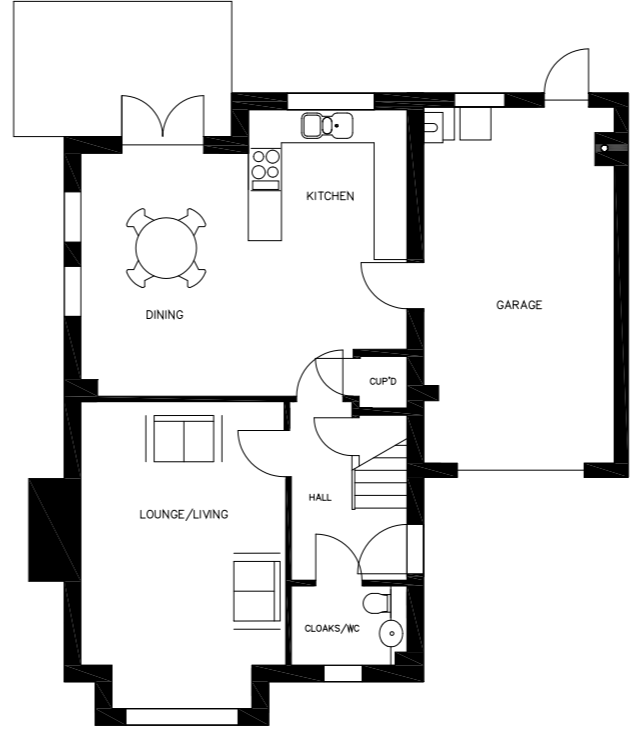
- Hall**
1.60 x 5.50 (5'3" x 18'0")
- Cloakroom**
1.60 x 2.70 (5'3" x 8'10")
- Kitchen**
3.40 x 3.20 (11'2" x 10'6")
- Dining Area**
3.20 x 2.30 (10'6" x 7'6")
- Lounge**
3.85 x 5.20 (12'8" x 17'0")
- Garage**
3.75 x 5.80 (12'3" x 19'0")



First Floors

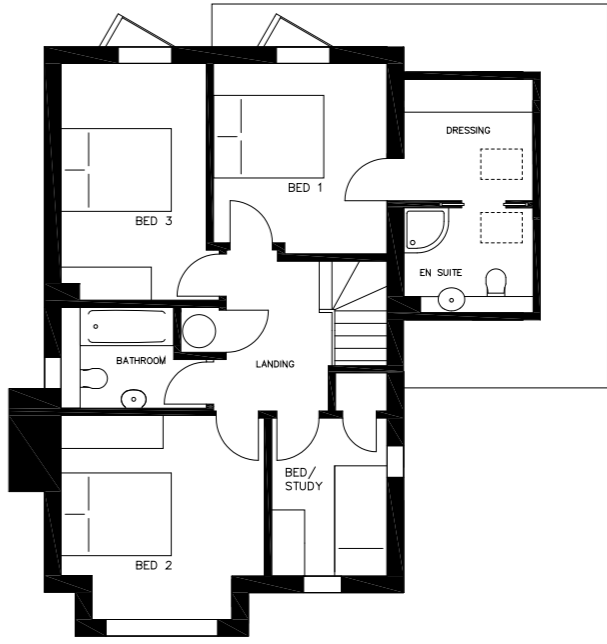
- Bedroom 1**
3.40 x 2.60 (11'2" x 8'6")
- Dressing Area**
1.70 x 1.50 (5'6" x 5'0")
- En Suite**
1.80 x 1.70 (5'10" x 5'6")
- Bedroom 2**
3.70 x 3.80 (12'2" x 12'6")
- Bedroom 3**
3.50 x 2.50 (11'6" x 8'3")
- Bedroom 4**
3.00 x 1.90 (9'10" x 6'3")
- Bathroom**
2.50 x 1.40 (8'3" x 4'7")





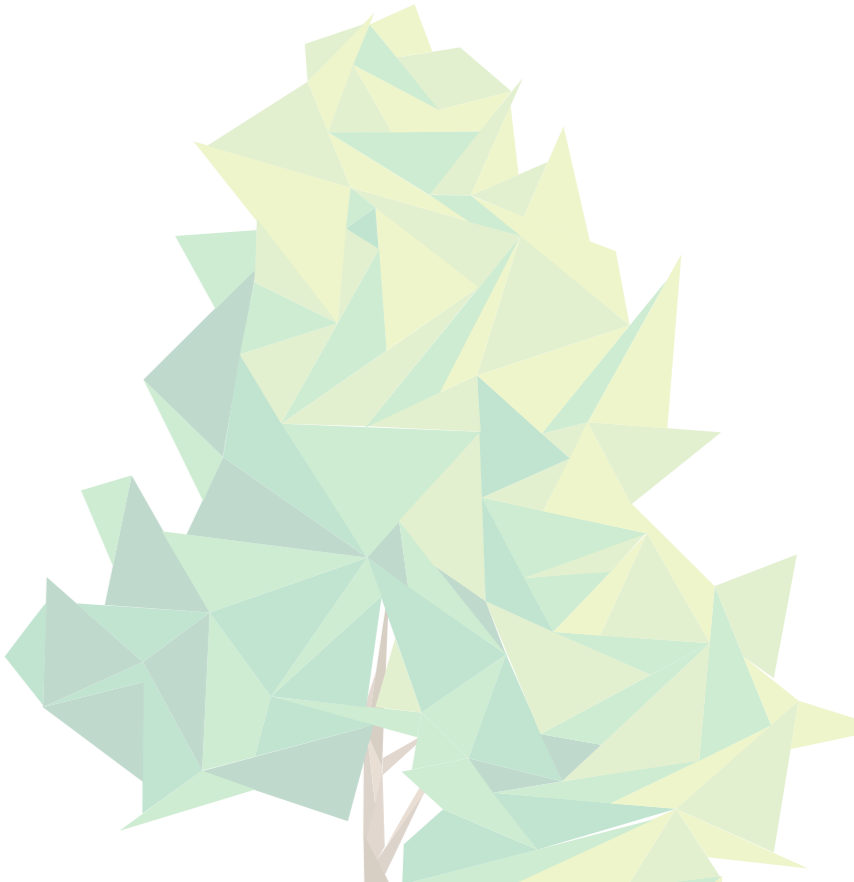
Ground Floors

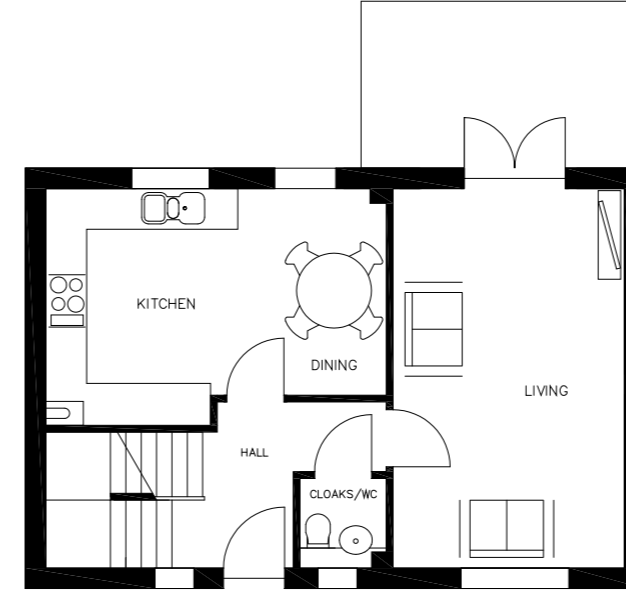
- Hall
3.20 x 2.10 (5'3" x 10'6")
- Cloakroom
1.50 x 2.10 (4'10" x 6'10")
- Kitchen/Diner/Family
5.75 x 4.37 (18'10" x 14'4")
- Lounge
3.65 x 5.40 into bay (12'0" x 17'8")
- Garage/Utility
6.50 x 3.40 (21'3" x 11'2")



First Floors

- Bedroom 1
3.47 x 3.10 (11'4" x 10'2")
- Dressing Area
1.70 x 2.20 (5'6" x 7'2")
- En Suite
1.90 x 2.20 (6'3" x 7'2")
- Bedroom 2
3.65 x 3.65 into bay (12'0" x 12'0")
- Bedroom 3
4.30 x 2.65 (14'2" x 8'8")
- Bedroom 4
2.90 x 2.10 (9'6" x 6'10")
- Bathroom
2.00 x 1.85 (6'6" x 6'0")

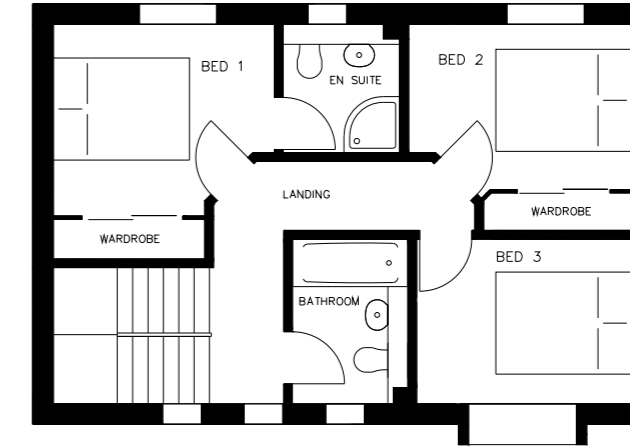




Ground Floors

Kitchen/Diner
5.00 x 3.45 max (16'5" x 11'4" max)

Lounge
5.50 x 3.35 (18'0" x 11'0")



First Floors

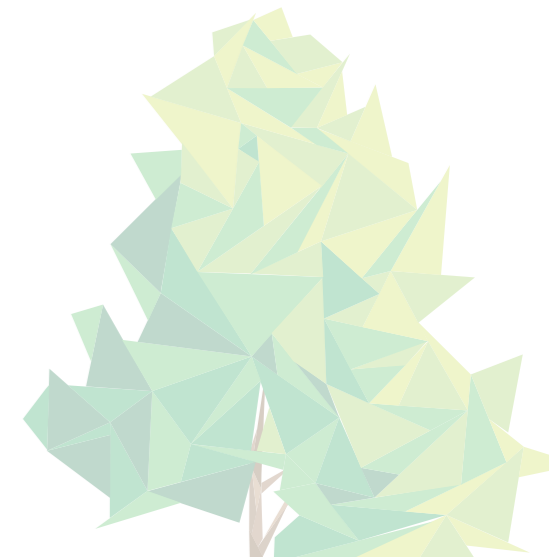
Bedroom 1
3.45 x 3.25 max (11'4" x 10'8" max)

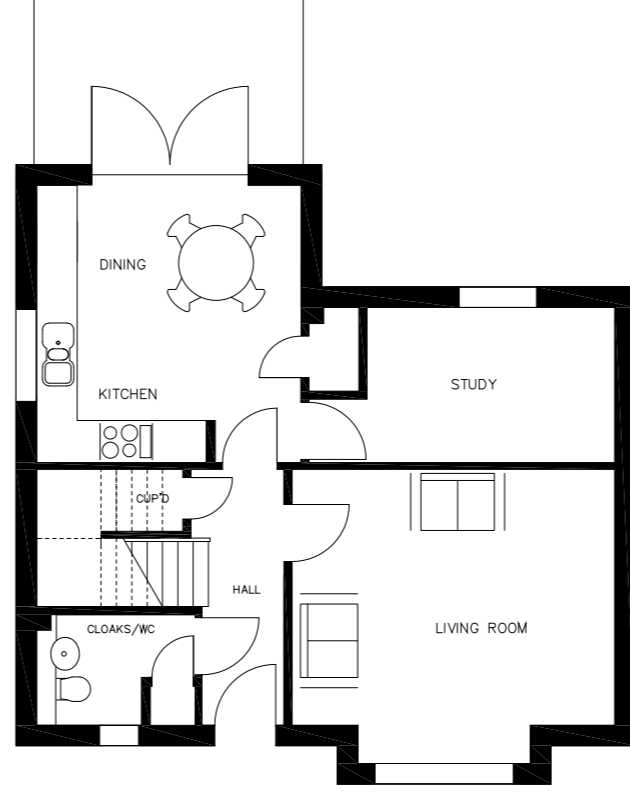
En Suite
1.90 x 1.70 (6'3" x 5'7")

Bedroom 2
3.25 max x 3.00 (10'8" max x 9'10")

Bedroom 3
3.25 x 2.40 (10'8" x 7'10")

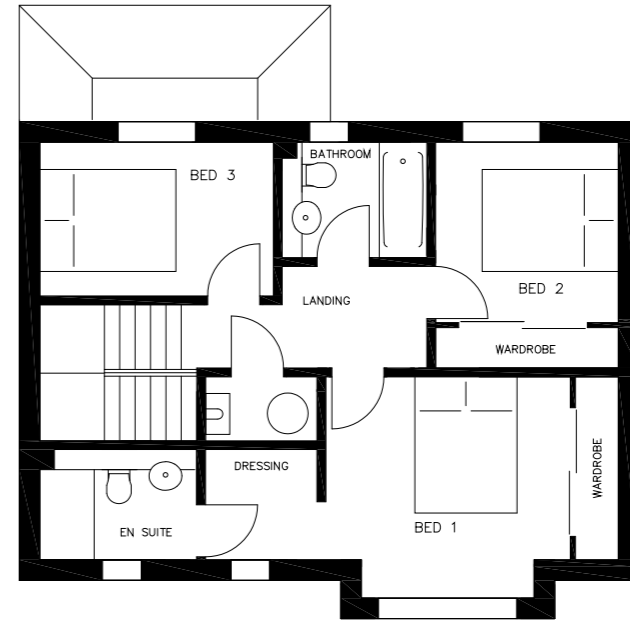
Bathroom
2.40 x 1.60 (7'10" x 5'3")





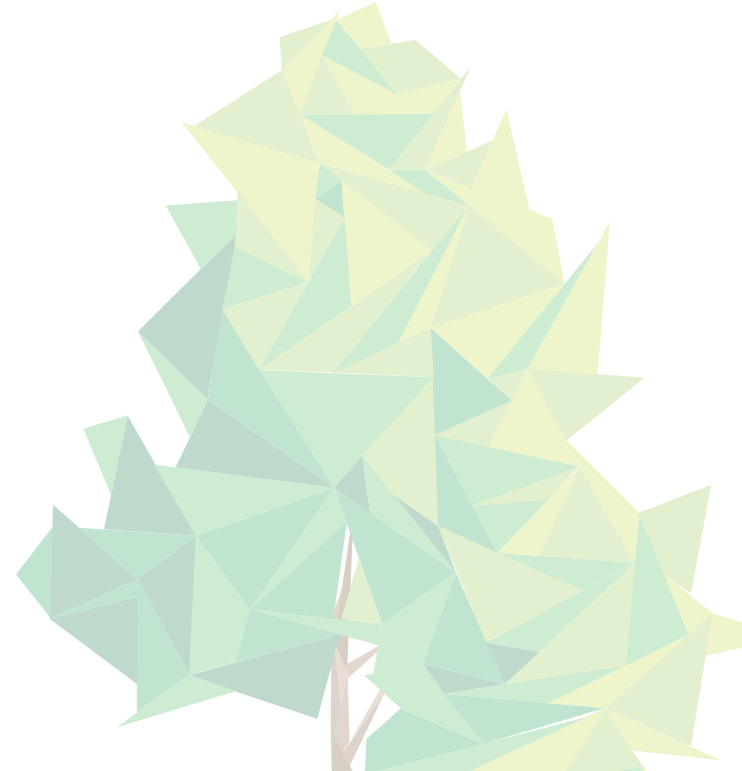
Ground Floors

- Hall**
3.80 x 1.20 (12'5" x 4'0")
- Cloakroom**
1.70 x 2.30 (5'7" x 7'6")
- Kitchen/Diner**
3.80 x 4.10 (12'5" x 13'5")
- Lounge**
4.75 x 4.20 into bay (15'7" x 13'9")
- Study**
3.60 x 2.30 (11'10" x 7'6")



First Floors

- Bedroom 1**
4.30 x 3.30 into bay (14'1" x 10'10")
- Dressing/En Suite**
1.60 x 4.00 (5'3" x 13'2")
- Bedroom 2**
3.30 max x 2.70 (10'10" max x 8'10")
- Bedroom 3**
3.40 x 2.25 (11'2" x 7'4")
- Bathroom**
2.10 x 1.70 (6'10" x 5'7")



INTERNAL FINISH

- Gas fired central heating
- Internal walls painted in Dulux Chalky White 3
- Skirting and architrave painted in Dulux White Handkerchief
- Smooth finish plaster ceilings
- Four panel painted wooden doors with chrome handles.
- At least one and up to three bedrooms with built in wardrobes
- “Karndean“ floor covering in WC & Kitchen. Fitted carpets to Hall, stairs and Landing and all other rooms not tiled.
- Ceramic Tiles to bathrooms.

KITCHENS

- Fully fitted units with 40mm laminate worktops and matching upstands
- Integrated appliances include Neff electric double oven, Neff 4/5 ring gas hob, Caple extractor hood, Neff fridge/freezer and dishwasher.
- Integrated washer/dryer (But not in Plots 4,5&7)
- LED pelmet lighting to kitchen worktop areas.

BATHROOMS AND EN-SUITES

- Porcelanosa contemporary white sanitaryware
- Porcelanosa chrome taps
- Thermostatic shower valves
- Generous Porcelonosa ceramic wall & floor tiling
- Chrome multi rail towel warmer radiators
- Shaver socket & mirror.

ELECTRICAL

- Extensive electrical power, light and BT outlets
- Pre-wired to accept TV aerial.
- Recessed LED downlights in kitchens, bathrooms and en-suites
- Fitted smoke detectors

EXTERNAL

- PVCu windows and French doors; strong composite front door.
- Landscaped front gardens and common areas
- Paths and patio areas paved in Indian Sandstone
- External tap.
- External lights to rear.
- External power point.
- 2 or 3 Car parking spaces per property, finished in block paving.
- Turfed rear gardens

A dedicated resident controlled management company will be set up to maintain the landscaped areas and visitor parking bays.



IMPORTANT NOTE – PRELIMINARY FINISHES SPECIFICATION

Whilst every care has been taken to ensure accuracy of the information given, the contents do not constitute any part of an offer or contract. Due to a policy of continual review Talisman Homes and the Perbury Development Group reserves the right to alter the specification and design without prior notice. Indicative interior photography taken at previous developments.





Holly Grove

Postcode: SP6 3DF

DIRECTIONS: From the mini-roundabout in the centre of Fordingbridge follow the High Street to the far end, turning left into Provost Street by Harleys bar/restaurant. Proceed along this road out of town for 3 miles to Alderholt. At the Village Hall turn left into Ringwood Road. You will find Holly Grove immediately on the left after the Co-op Store.

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These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are inevitably subjective and given in good faith, they should not be relied upon as statements or representations of fact. All measurements are taken from plans and must, therefore, be treated as approximate. Some variation in the finished construction and landscaping should be expected. Please note that any computer generated images were commissioned before finalisation of plans and landscaping and as such, are for illustrative purposes only. Any landscaping shown on computer generated images and site plan indicate possible mature landscaping. The site plan is indicative only, not to scale and for general guidance only. The information contained within this literature is correct at the time of going to press.

Building sites are potentially dangerous. The Law requires all visitors to be protected against injury. No one will be allowed to inspect these properties if they are still under construction, without the permission of the site manager or sales negotiator. Visitors will be required to wear a safety helmet, protective boots and a high visibility jacket or waistcoat. On no account will children be allowed on site.



Designed by Viva. www.weariviva.co.uk



www.perbury.com

In partnership with



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