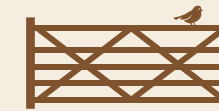




THE STABLES

NETLEY ABBEY



THE STABLES

NETLEY ABBEY

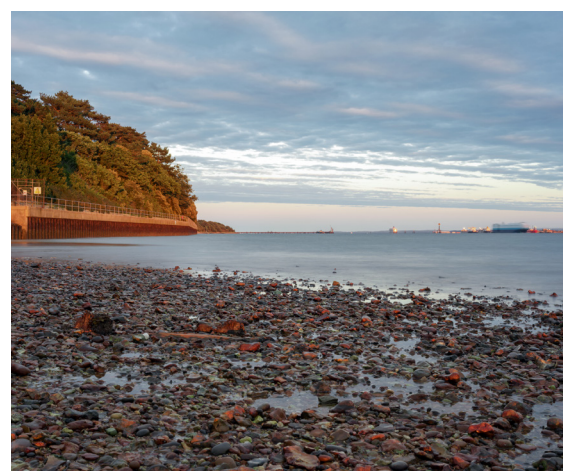
**WELCOME TO THE STABLES, A TRADITIONAL
COLLECTION OF JUST NINE CHARMING 2, 3 AND 4
BEDROOM 'FARM COURTYARD' STYLE HOMES IN
THE HISTORIC VILLAGE OF NETLEY ABBEY.**

Sitting on the edge of a former Iron Age settlement alongside local historic neighbours such as Netley Abbey and Royal Victoria Country Park, The Stables offers contemporary living at the highest standard.

Located in central south Hampshire, The Stables falls within the Netley Abbey Conservation Area and is perfectly placed to access nearby commuter routes, including its own train station that provides hourly services to both Southampton Central and Portsmouth Harbour, with easy access to the motorway network.



THE QUAIN VILLAGE OF NETLEY ABBEY, WITH ITS TRADITIONAL SMALL SHOPS AND ROWS OF COLOURFUL TERRACED COTTAGES RETAINS THE PICTURESQUE CHARM THAT ONCE MADE IT A POPULAR PICNIC SPOT FOR THE VICTORIANS.



Flanked by the ruins of Netley Abbey on one side and Royal Victoria Country Park on the other, Netley's landmarks are connected by the longest village shoreline in the UK. Celebrated far and wide by generations of poets, painters and authors alike, the romantic ruins of 13th century Netley Abbey are a place of inspiration. A place where peaceful woodland meets meandering streams, showcasing the harmony between nature and human construction.



Royal Victoria Military Hospital, once a significant and imposing structure on Netley's shoreline is credited for bringing traders, shops, inns and housing to the village of Netley in support of the vital, lifesaving work being carried out beyond the main hospital gates.

Now Royal Victoria Country Park, popular with families, dog walkers, military history enthusiasts and nature lovers, the park is a favourite recreational destination with locals. Offering pebbled beaches, woodland trails and vast grassy expanses as well as a café, gift shop and private BBQ areas for hire, there's something for everyone.



SAIL AWAY ON THE SOLENT, THE PERFECT LOCATION FOR ALL THINGS MARITIME, WHETHER YOU'RE A SEASONED PROFESSIONAL, JUST STARTING OUT OR PREFER TO WATCH FROM THE SAFETY OF THE SHORE.



Netley and the surrounding local area offers a whole host of sailing and watersports clubs for all ages and abilities, with plenty of opportunities to try something new. Enjoy the River Hamble on your doorstep, or take the ferry over to the Isle of Wight where you'll find adventures aplenty and the world renowned Cowes Week every August.

The famous marina of Ocean Village is home to sizeable yachts, whilst also boasting luxury hotels. Also home to a host of bars and restaurants, it's a hive of activity all year round. Or for the ships of yesteryear, head over to Portsmouth Historic Dockyard.



Lepe Country Park and Hurst Castle sit waiting to be explored on the horizon of the New Forest that can be glimpsed from Netley's shoreline. Wander the ancient woodland and surrounding heathland where wild ponies roam and ramblers are a common sight. Well known for its friendly local pubs and quality produce, the New Forest has a fast-growing reputation for fantastic food.



MEET THE NEIGHBOURS

The Stables is a private development of just nine homes, on the highly sought after Grange Road, sympathetically designed to reflect the local architecture and maximise the feeling of space. Each home has been thoughtfully created to offer you the very best in modern living.



1 THE AINTREE
Four bedroom detached
1798 sqft



2 THE ASCOT
Two bedroom coach house
721 sqft



3 THE CHELTENHAM
Four bedroom detached
1464 sqft



4 THE GOODWOOD
Three bedroom link detached
1195 sqft



5 THE HEREFORD
Three bedroom link detached
1012 sqft



6 THE NEWBURY
Four bedroom detached
1464 sqft



7 THE WARWICK
Three bedroom semi-detached
958 sqft



8 THE YORK
Three bedroom semi-detached
958 sqft



9 THE WINDSOR
Three bedroom detached
1249 sqft



THE AINTREE

HOME 1

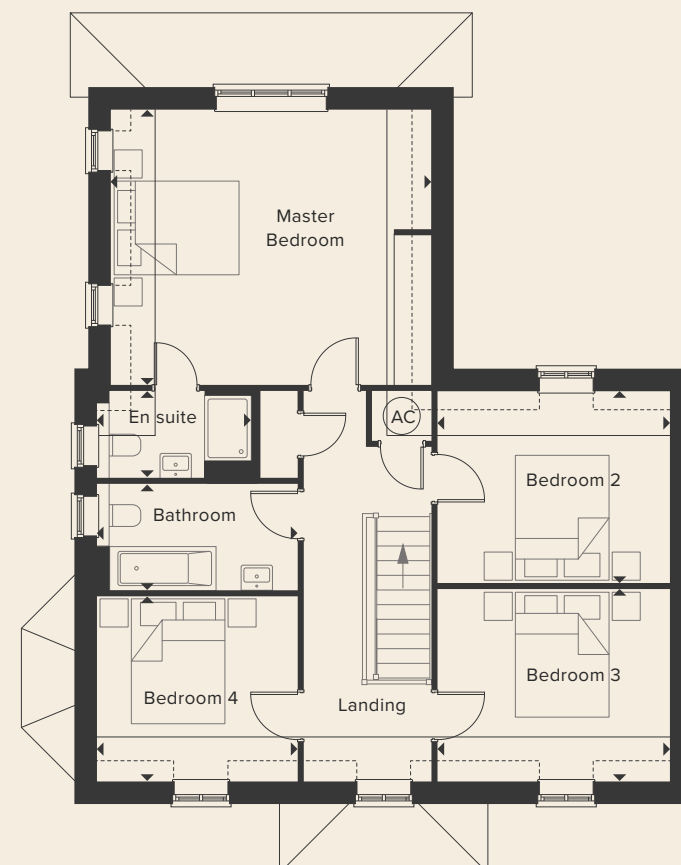
A four bedroom detached home with a generous kitchen/family room featuring bi-folding doors that lead out to the rear garden. The separate living room also features double doors to the garden with the dining room and versatile study to the front of the property.

Overall square footage: 1798 sqft
Double garage: 388 sqft



GROUND FLOOR

- Kitchen / Family Room**
5200mm x 5600mm 17' 1" x 18' 4"
- Living Room**
3700mm x 4200mm 12' 2" x 13' 9"
- Dining Room**
3700mm x 3200mm 12' 2" x 10' 6"
- Study**
3200mm x 1900mm 10' 6" x 6' 3"
- Utility Room**
3200mm x 1500mm 10' 6" x 4' 11"



FIRST FLOOR

- Master Bedroom**
5200mm x 4400mm 17' 1" x 14' 5"
- En suite**
2500mm x 1400mm 8' 2" x 4' 7"
- Bedroom 2**
3700mm x 3100mm 12' 2" x 10' 2"
- Bedroom 3**
3700mm x 3100mm 12' 2" x 10' 2"
- Bedroom 4**
3200mm x 3000mm 10' 6" x 9' 10"
- Bathroom**
3200mm x 1600mm 10' 6" x 5' 3"

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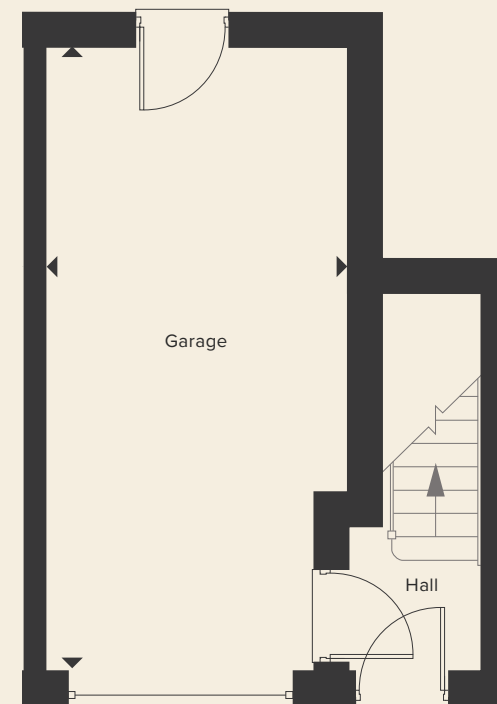
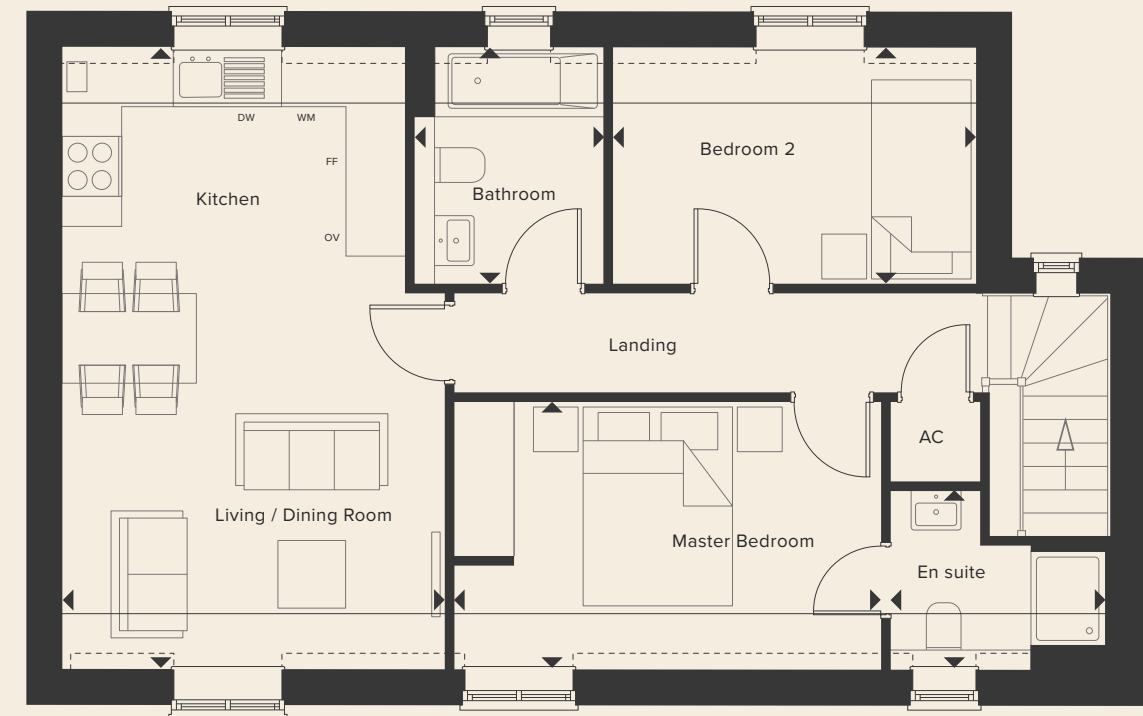


THE ASCOT

HOME 2

A two bedroom detached coach house with a unique first floor layout. Offering spacious open plan living that stretches the entire width of the property.

Overall square footage: 721 sqft
Single garage: 194 sqft



GROUND FLOOR

Garage
6000mm x 3000mm 19'8" x 9'10"

FIRST FLOOR

Kitchen / Living / Dining Room
6300mm x 3500mm 20' 8" x 11' 6"

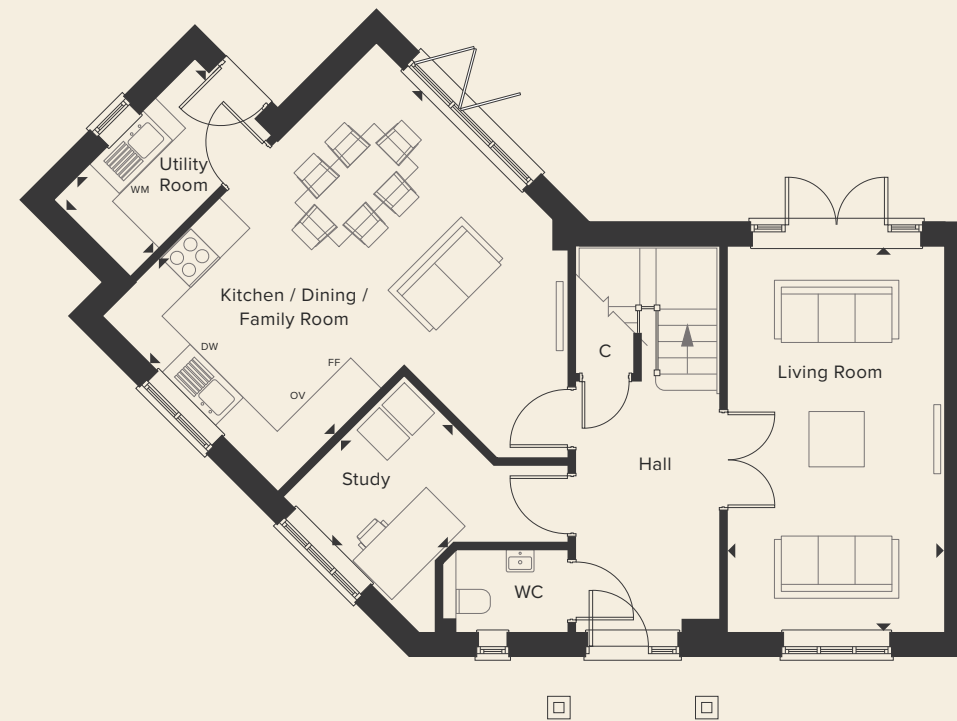
Master Bedroom
4300mm x 3600mm 14' 1" x 11' 10"

En suite
2200mm x 1800mm 7' 3" x 5' 11"

Bedroom 2
3700mm x 2400mm 12' 2" x 7' 10"

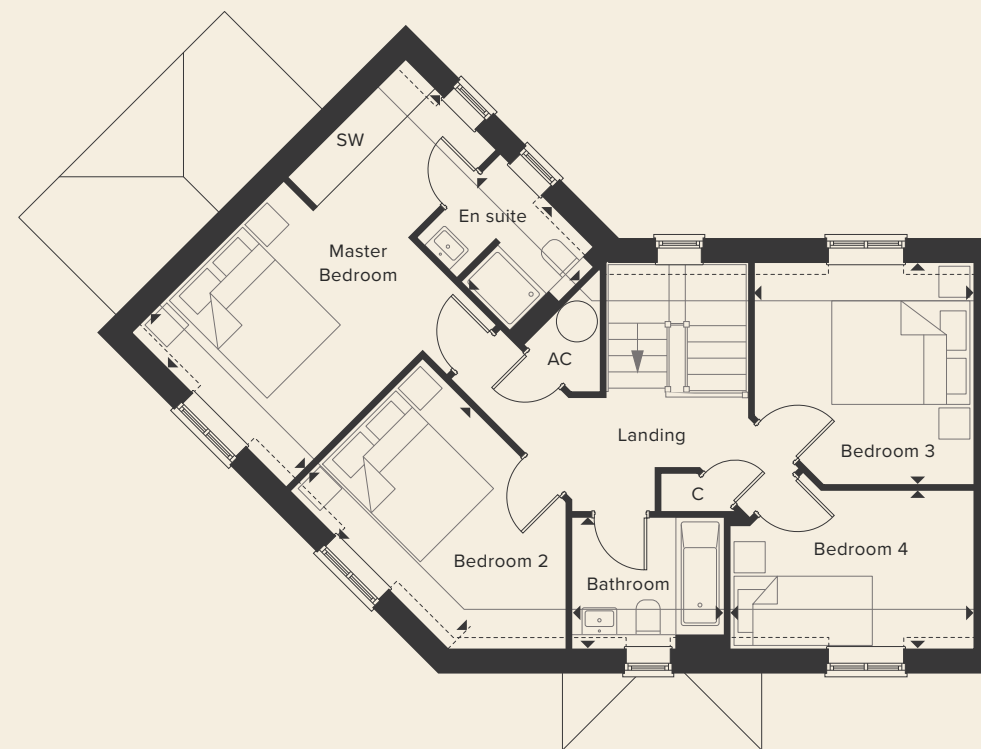
Bathroom
1900mm x 1900mm 6' 3" x 6' 3"

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GROUND FLOOR

- Kitchen / Dining / Family Room**
5600mm x 3600mm 18' 4" x 11' 10"
- Living Room**
5600mm x 3100mm 18' 4" x 10' 2"
- Study**
2500mm x 2200mm 8' 2" x 7' 3"
- Utility Room**
2900mm x 1500mm 9' 6" x 4' 11"



FIRST FLOOR

- Master Bedroom**
5600mm x 3100mm 18' 4" x 10' 2"
- En suite**
2100mm x 1700mm 6' 11" x 5' 7"
- Bedroom 2**
3200mm x 2700mm 10' 6" x 8' 10"
- Bedroom 3**
3200mm x 3200mm 10' 6" x 10' 6"
- Bedroom 4**
2300mm x 3500mm 7' 7" x 11' 6"
- Bathroom**
2200mm x 1900mm 7' 3" x 6' 3"



THE CHELTENHAM

HOME 3

A four bedroom detached home with a unique dual aspect front. The generous kitchen/dining/family room has a separate utility and features bi-folding doors to the rear garden. A private spacious living room and study also feature on the ground floor.

Overall square footage: 1464 sqft
Single garage: 194 sqft



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THE GOODWOOD & THE HEREFORD



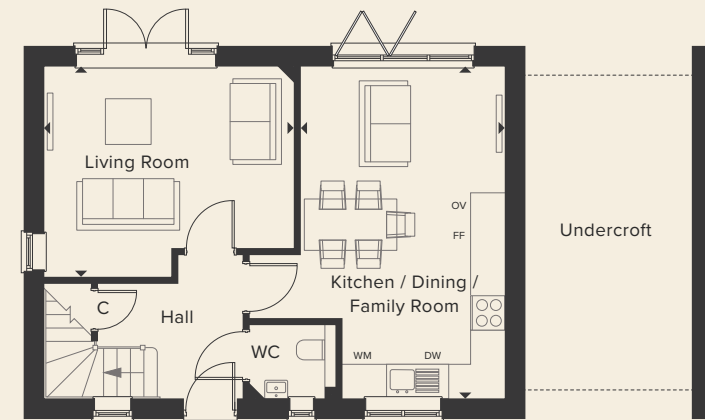
HOME 4 & 5

Three bedroom link detached homes with outstanding kitchen/dining/family rooms that have direct access to the garden through bi-folding doors, as well as via double doors from the separate living room. Home 4 also boasts a luxury master suite that includes a dressing area.

Overall square footage: Home 4: 1195 sqft
Home 5: 1012 sqft

Single garage: 194 sqft

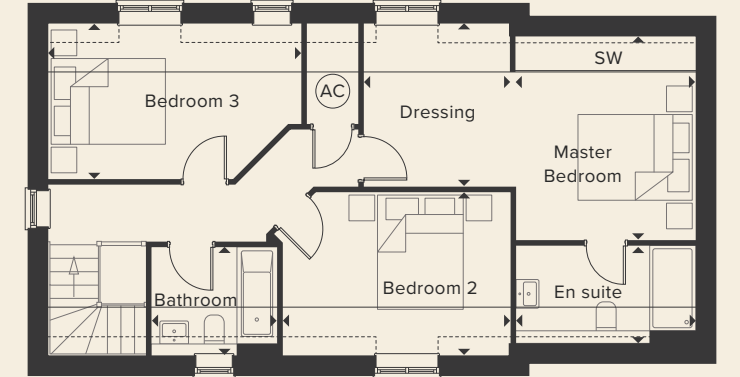
HOME 4



GROUND FLOOR

Kitchen / Dining / Family Room
5900mm x 3600mm 19' 4" x 11' 10"

Living Room
4400mm x 3600mm 14' 5" x 11' 10"



FIRST FLOOR

Master Bedroom
3100mm x 3500mm 10' 2" x 11' 6"

Dressing
2600mm x 2900mm 8' 6" x 9' 6"

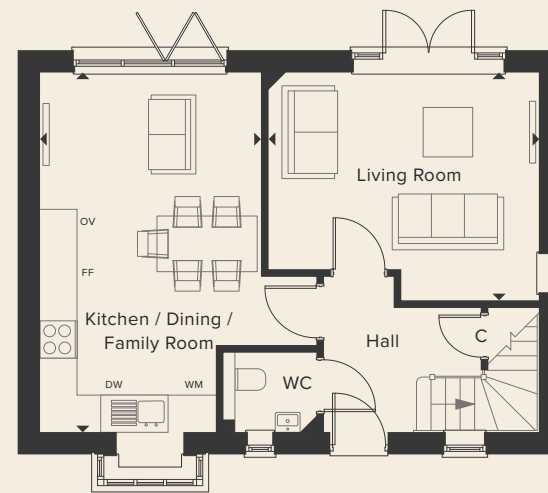
En suite
3100mm x 1700mm 10' 2" x 5' 7"

Bedroom 2
4000mm x 2800mm 13' 1" x 9' 2"

Bedroom 3
4500mm x 2700mm 14' 9" x 8' 10"

Bathroom
2300mm x 1900mm 7' 7" x 6' 3"

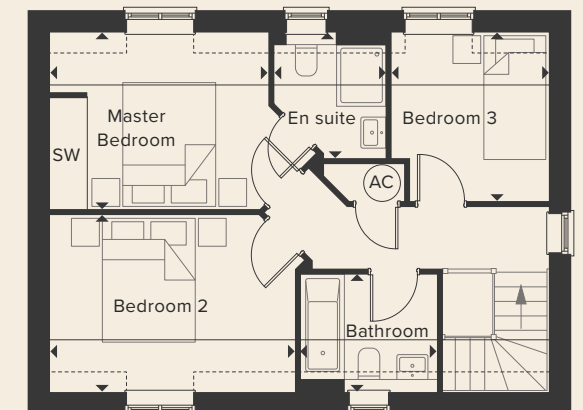
HOME 5



GROUND FLOOR

Kitchen / Dining / Family Room
5900mm x 3600mm 19' 4" x 11' 10"

Living Room
5600mm x 3100mm 18' 4" x 10' 2"



FIRST FLOOR

Master Bedroom
3600mm x 2800mm 11' 10" x 9' 2"

En suite
1800mm x 2000mm 5' 11" x 6' 7"

Bedroom 2
4000mm x 2900mm 13' 1" x 9' 6"

Bedroom 3
2600mm x 2700mm 8' 6" x 8' 10"

Bathroom
2200mm x 1900mm 7' 3" x 6' 3"

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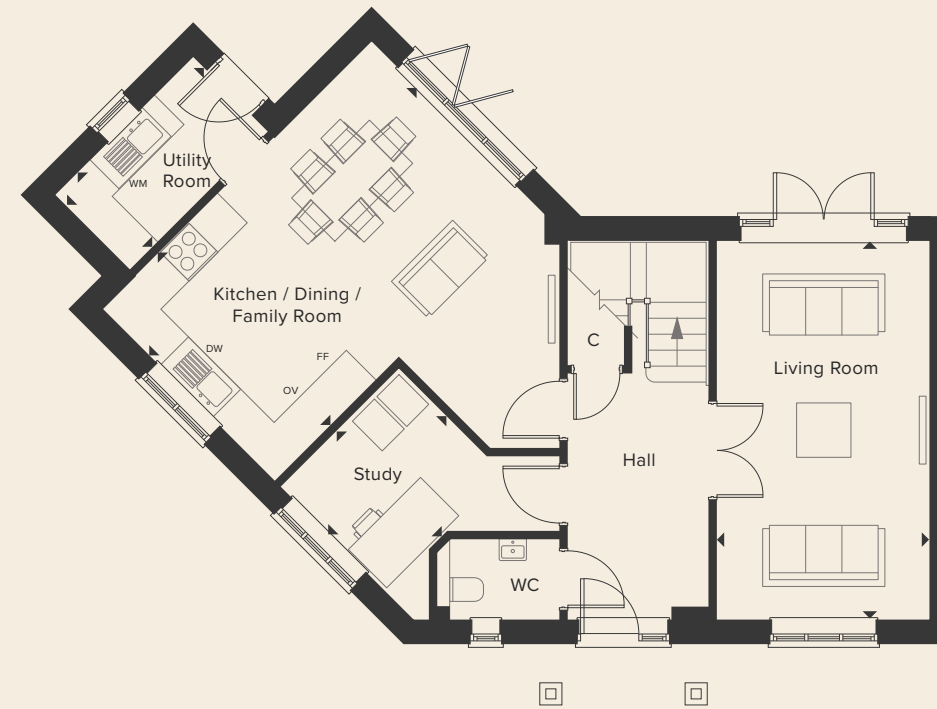


THE NEWBURY

HOME 6

A four bedroom detached home with a unique dual aspect front. The generous kitchen/dining/family room has a separate utility and features bi-folding doors to the rear garden. A private spacious living room and study also feature on the ground floor.

Overall square footage: 1464 sqft
Single garage: 194 sqft



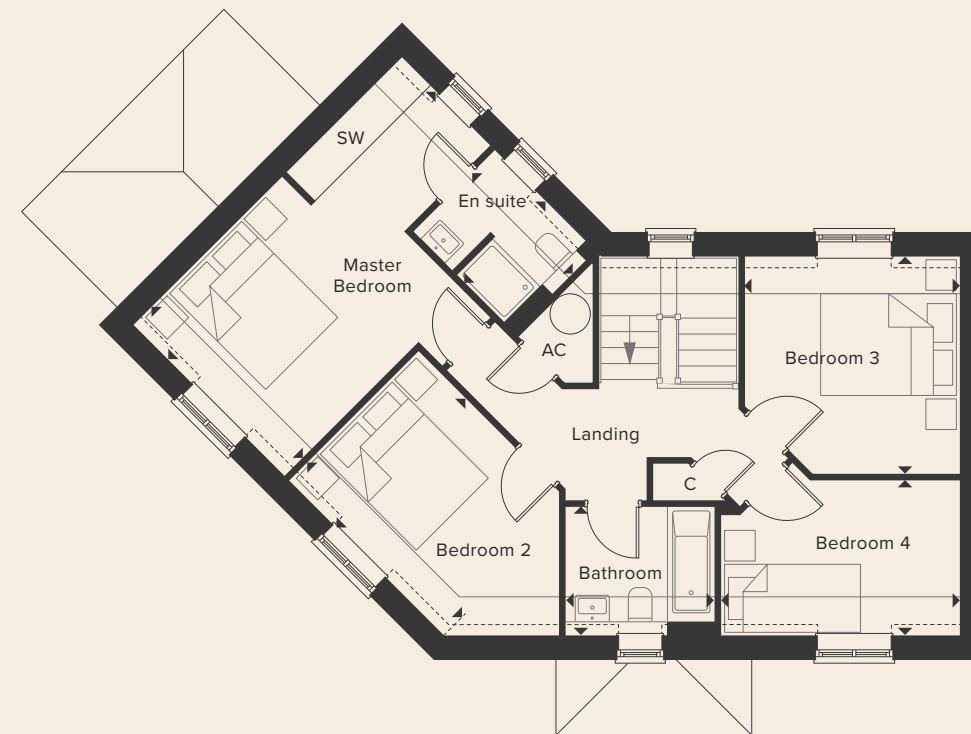
GROUND FLOOR

Kitchen / Dining / Family Room
 3600mm x 5600mm 11' 10" x 18' 4"

Living Room
 5600mm x 3100mm 18' 4" x 10' 2"

Study
 2500mm x 2200mm 8' 2" x 7' 3"

Utility Room
 2900mm x 1500mm 9' 6" x 4' 11"



FIRST FLOOR

Master Bedroom
 5600mm x 3100mm 18' 4" x 10' 2"

En suite
 2100mm x 1700mm 6' 11" x 5' 7"

Bedroom 2
 3200mm x 2700mm 10' 6" x 8' 10"

Bedroom 3
 3200mm x 3200mm 10' 6" x 10' 6"

Bedroom 4
 2300mm x 3500mm 7' 7" x 11' 6"

Bathroom
 2200mm x 1900mm 7' 3" x 6' 3"

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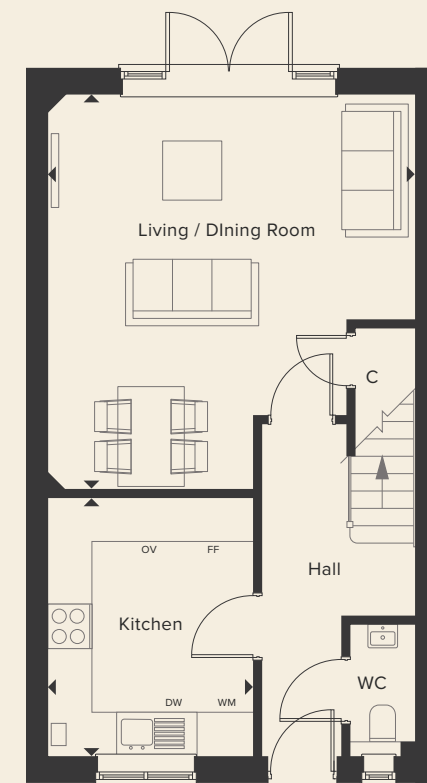


THE WARWICK & THE YORK

HOME 7 & 8

Three bedroom semi-detached homes with spacious living/dining rooms offering direct access to the garden through double doors along with a separate generous kitchen at the front of the property.

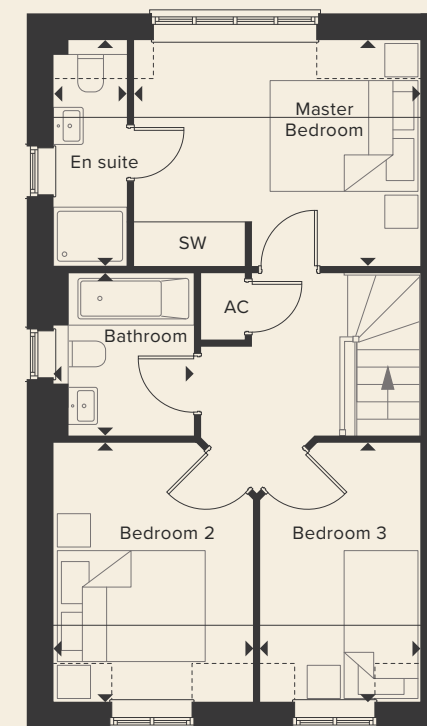
Overall square footage of each home: 958 sqft
Single garage: 194 sqft



GROUND FLOOR

Kitchen
2800mm x 3500mm 9' 2" x 11' 6"

Living / Dining Room
5000mm x 5300mm 16' 5" x 17' 5"



FIRST FLOOR

Master Bedroom
3900mm x 3000mm 12' 10" x 9' 10"

En suite
3000mm x 1000mm 9' 10" x 3' 3"

Bedroom 2
2700mm x 3500mm 8' 10" x 11' 6"

Bedroom 3
2200mm x 3500mm 7' 3" x 11' 6"

Bathroom
2300mm x 1900mm 7' 7" x 6' 3"

*Home 7 is a handed version of the plan shown

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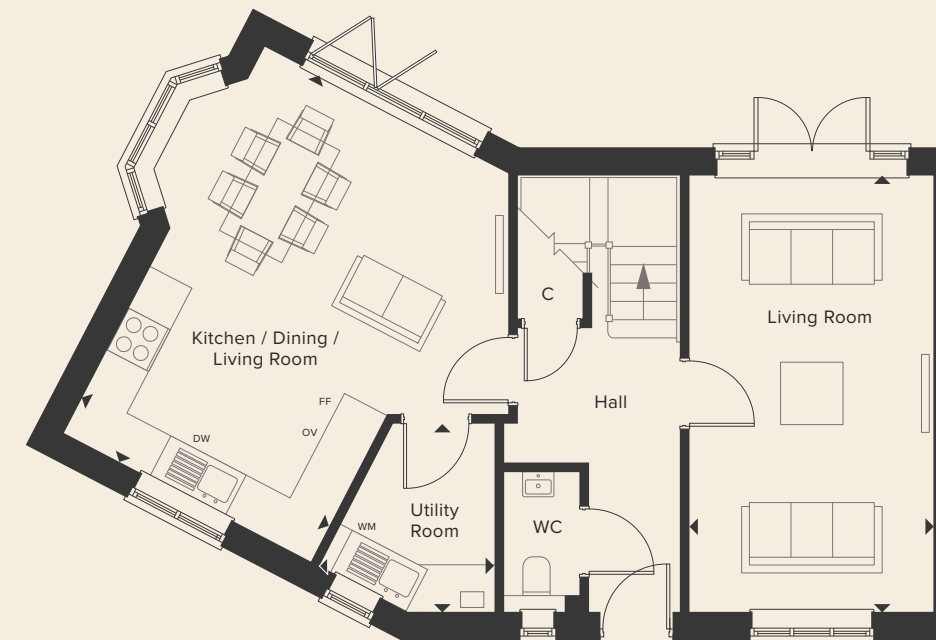


THE WINDSOR

HOME 9

A three bedroom detached home with a unique dual aspect front. The generous kitchen/dining/family room has a separate utility and features bi-folding doors to the rear garden. A private spacious living room with double doors onto the garden also features on the ground floor.

Overall square footage: 1249 sqft
Single garage: 194 sqft

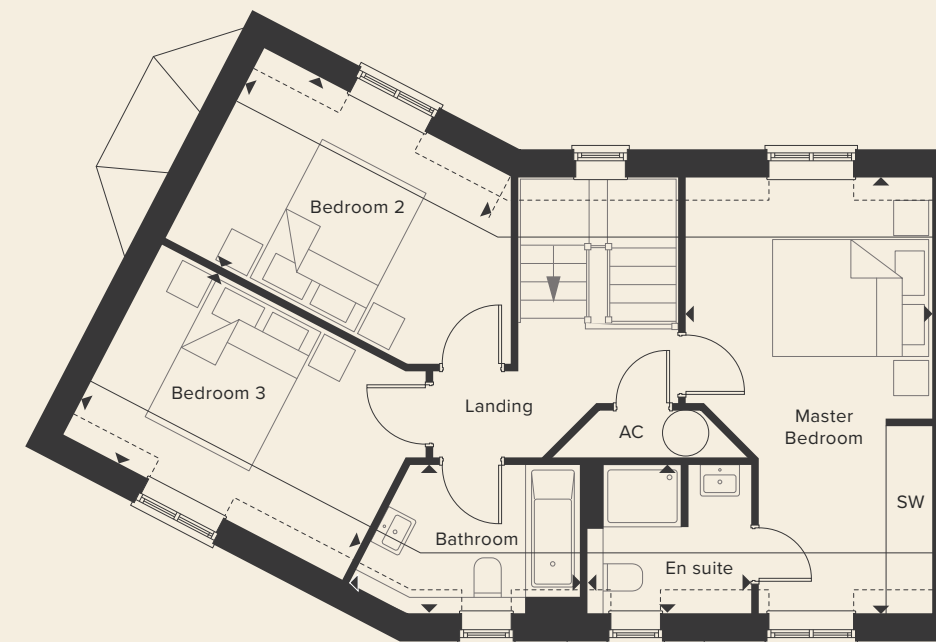


GROUND FLOOR

Kitchen / Dining / Family Room
 5500mm x 3600mm 18' 1" x 11' 10"

Living Room
 3100mm x 5600mm 10' 2" x 18' 4"

Utility Room
 2200mm x 2400mm 7' 3" x 7' 10"



FIRST FLOOR

Master Bedroom
 3200mm x 5600mm 10' 6" x 18' 4"

En suite
 2100mm x 1900mm 6' 11" x 6' 3"

Bedroom 2
 3900mm x 2800mm 12' 10" x 9' 2"

Bedroom 3
 4100mm x 2800mm 13' 5" x 9' 2"

Bathroom
 2900mm x 1900mm 9' 6" x 6' 3"

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SPECIFICATION



INTERNAL SPECIFICATION

- LVT flooring to kitchen, cloakroom, utility and entrance hallways
- Ceramic tiled flooring to all bathrooms and en suites
- Fitted carpets to all other rooms
- Feature woodwork
 - Oak handrail to staircase of silver specification homes
 - Oak handrail, balustrade, base rail and newel to gold specification homes
- BT and Sky points to living, kitchen, study and master bedroom
- Fitted mirrored wardrobes to master bedroom
- Combination boiler with underfloor heating to gold specification homes

KITCHENS

- Matt / Gloss - Dove Grey kitchen cupboards with black mirror chip laminate work surfaces, and granite worktops to homes 1, 3 and 6
- Induction ring hobs with extractor fan
- Built-in single oven to silver specification homes
- Built-in double oven to gold specification homes
- Integrated fridge/freezer
- Integrated dishwasher
- Wine cooler to gold specification homes

BATHROOMS / EN SUITES / CLOAKROOMS

- Half height tiling to walls of bathroom and en suite, full height tiling to shower cubicles and bath
- Roca basin with Roca tap
- Concealed cistern, Roca pan
- Roca bath with shower on riser rail to bathroom with glazed screen
- Kudos shower tray to en suite with glazed screen and Mira shower mixer
- Shaver socket to en suite
- Roca Victoria mirror to en suite
- Chrome heated towel rail to bathroom and en suite

EXTERNAL

- UPVC windows and French doors
- Aluminium bi-fold doors where applicable
- Composite black front door
- Tegula Sett private driveways
- Grey Castacrete textured paving
- Outside tap
- Turfed lawn areas
- Landscaped grounds

GENERAL

- 1 PIR external light to front and rear of silver specification homes
- 2 PIR external lights to front and rear of gold specification homes
- 10 year new home warranty by Build Zone
- Spur for intruder alarm

GOLD SPECIFICATION HOMES

Homes 1, 3, 6 and 9

SILVER SPECIFICATION HOMES

Homes 2, 4, 5, 7 and 8

Please note: Images depict previous Luckington Homes developments



LUCKINGTON HOMES HAVE GAINED A FINE REPUTATION FOR BUILDING QUALITY HOMES IN SURREY, DORSET, WILTSHIRE AND HAMPSHIRE.



The Stables, Grange Road, Netley Abbey, Hampshire

Luckington Homes consider each new development project most carefully to create unique and individual buildings that maximise practical spaces with attractive designs and layouts. Great emphasis is placed upon the quality of all materials and finishes. Luckington Homes continue to prove to be versatile and innovative, important attributes with today's varied lifestyles, and meet the criteria expected by the market offering outstanding new homes in superior locations with a strong commitment to quality and customer satisfaction.



Luckington Homes

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The information within this document is indicative and is intended to act as a guide only as to the finished product. These particulars should not be relied upon as statements of fact or representation and applicants must satisfy themselves by inspection or otherwise as to their correctness. The dimensions given on plans are subject to variation and are not intended to be used for carpet sizes, appliance sizes or items of furniture.

