

Taylor
Wimpey

KESTREL PARK

BURSLEDON | SOUTHAMPTON



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KESTREL PARK. A VERY SPECIAL PLACE TO BE

A warm welcome to Kestrel Park.

An exciting new community surrounded by countryside and bordered by the River Hamble, but still close to the bustling city of Southampton. Discover our stunning collection of 2, 3, 4 & 5 bedroom homes.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.




This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.


LIVE AND LOVE VILLAGE LIFE

Kestrel Park has a home for you, whether you are a first time buyer, a growing family in search of more room, or looking for the perfect place to downsize. Bursledon has plenty of shops, supermarkets, banks, restaurants and pubs. There is a range of schools within the area providing schooling for all ages, as well as leisure activities for all. When you want to go further afield, Southampton is just under 5 miles away, boasting one of the UK's top 20 retail destinations.




 A choice of primary schools within Bursledon.



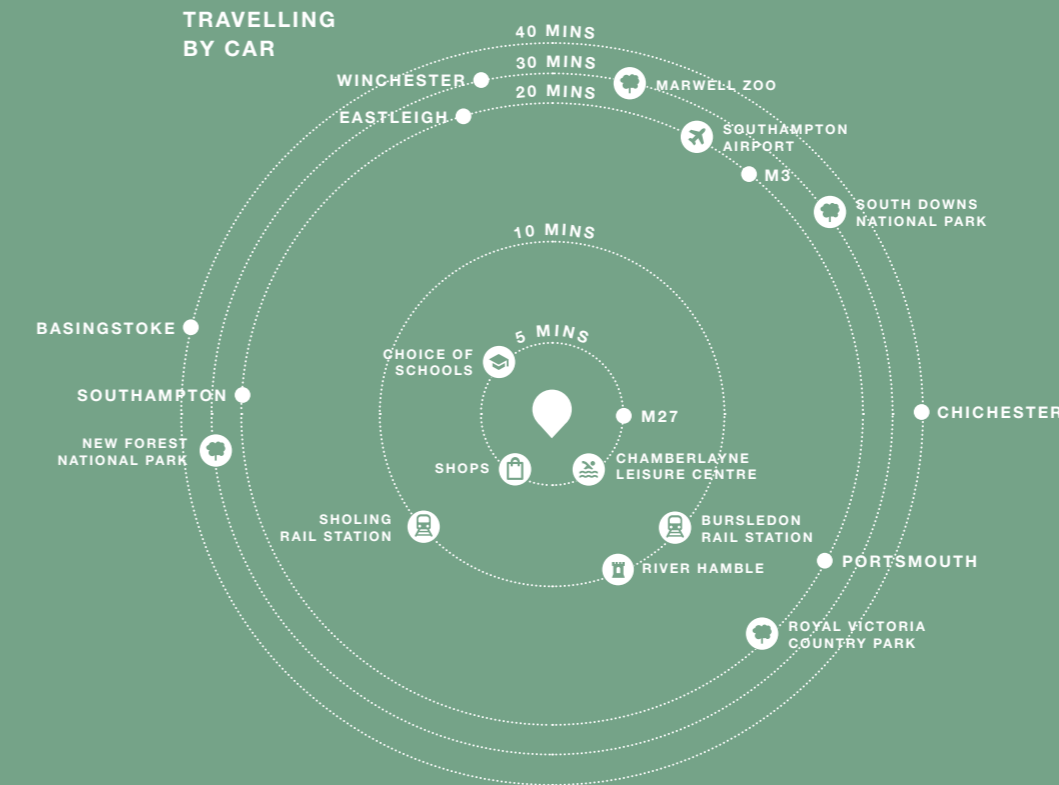
 West Quay, the main shopping centre in Southampton, is home to over 90 stores.




 Bursledon rail station is only 2.2 miles away, providing links to London Waterloo.

THE PERFECT PLACE TO BE


Of course, home life is only part of the story. You'll want stress-free links to other parts of the country too. So it's good to know Kestrel Park has fantastic road links such as the M27, which is only 1.5 miles away, so a trip to Portsmouth or Andover couldn't be easier. Meanwhile, Bursledon railway station provides links to London Waterloo, and Southampton Airport is only 7.1 miles away.




Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.

 The River Hamble is a great place to play, picnic, relax and explore, and is only 2.5 miles away.



 Enjoy exploring the Royal Victoria Country Park, which features 200 acres of mature woodland and grassy parkland.



 Southampton Airport is 7.1 miles away with access via the M27.



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP YOU BUY



Backed by HM Government

Help to Buy: Equity Loan means you can make the move to your first home – or move to a new one – with a deposit of just 5%.

HERE TO HELP YOU SELL



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.



EASYMOVER

or easymover could help remove some of the stress if you need to sell your existing house.

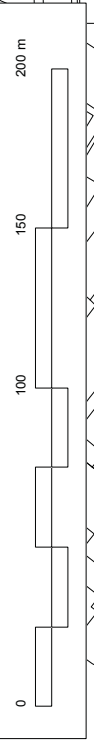
To find out more, just give us a call, pop in for a chat, or pay us a visit at taylorwimpey.co.uk and view our handy Homebuyer Guides.

Subject to planning:
Site access with the B3397 Hamble
Road will eventually be closed to
residential traffic once road link to
north is completed.

Subject to planning:
Future road access with the A3024
Bursledon Road will eventually serve
the whole of the approved development
land to the west of the B3397 Hamble
Road.

Approved Future
Development Area

A3024 BURSLEDON ROAD



5 BEDROOM HOMES

- The Felton**
5 bedroom home
Plots: 6, 88, 90, 93, 110 & 163

4 BEDROOM HOMES

- The Manford**
4 bedroom home
Plots: 77, 87, 89 & 111
- The Downton**
4 bedroom home
Plots: 9, 30, 31, 164 & 179
- The Trusdale**
4 bedroom home
Plots: 1, 7, 10, 29, 124, 142, 165, 177 & 180
- The Rossdale**
4 bedroom home
Plots: 42, 59, 112, 144 & 182
- The Huxford**
4 bedroom home
Plots: 8, 94, 98, 181 & 200
- 4 bedroom home**
Plot: 65*

3 BEDROOM HOMES

- The Colton**
3 bedroom home
Plots: 2, 4, 5, 32, 33, 78, 100, 101, 102, 104, 105, 107, 108, 174, 175, 176, 178, 198 & 199
- The Marsdale**
3 bedroom home
Plots: 46, 48, 79, 97, 99, 103, 106, 109, 143, 157, 173 & 183
- The Byford**
3 bedroom home
Plots: 3, 43, 44, 45, 49, 51, 52, 95, 96, 119, 122, 123 & 125
- 3 bedroom home**
Plots: 63*, 64*, 91*, 114*, 115*, 116*, 117*, 152*, 153*, 154*, 160* & 161*
- 3 bedroom home**
Plots: 41*, 55*, 76*, 80* & 84*
- 3 bedroom home**
Plots: 14*, 92*, 113*, 118*, 155*, 159* & 187*
- 3 bedroom home**
Plots: 25*, 26*, 27*, 28*, 54*, 67*, 68*, 69*, 73*, 74* & 75*
- 3 bedroom home**
Plots: 56*, 57*, 58*, 184*, 185* & 186*
- 3 bedroom home**
Plots: 40*, 60*, 61*, 62*, 81*, 82*, 85*, 86* & 158*

2 BEDROOM HOMES

- The Kestrel**
2 bedroom home
Plots: 11, 12, 13 & 120
- The Coach House**
2 bedroom coach house
Plots: 47, 50 & 121
- 2 bedroom home**
Plots: 15*, 16*, 17*, 34*, 35*, 36*, 66*, 71*, 72*, 134*, 135*, 136*, 137*, 138*, 140* & 141*
- 2 bedroom home**
Plots: 37* & 38*
- 2 bedroom coach house**
Plots: 24*, 39*, 53*, 70*, 83*, 126*, 133*, 139*, 151*, 156*, 162*, 172* & 188*

1-2 BEDROOM APARTMENTS

- 1-2 bedroom apartment**
Plots: 18*, 19*, 20*, 21*, 22*, 23*, 127*, 128*, 129*, 130*, 131*, 132*, 145*, 146*, 147*, 148*, 149*, 150*, 166*, 167*, 168*, 169*, 170*, 171*, 189*, 190*, 191*, 192*, 193*, 194*, 195*, 196* & 197*

- BCP = Bin collection point
- BS = Bin store
- CS = Cycle storage area
- DT = Drive through/Car port access
- GA = Garage access
- PRS = Private rental scheme
- ah/r = Rented
- ah/so = Shared ownership
- SS = Sub station
- SuDs = Sustainable drainage system
- V = Visitor parking place

Get to know
KESTREL PARK

BURSLEDON | SOUTHAMPTON

Kestrel Park is a stunning collection of 2, 3, 4 & 5 bedroom homes that are ideal for modern living, located in the Hampshire village of Bursledon.



You will find our sales office at Kingfisher Grange, off Hamble Lane.

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. 36355 / January 2019.

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THE FELTON

5 BEDROOM HOME



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THE FELTON

The Felton is a three storey, double fronted family home. The front door opens onto a hall where you'll find the living room, study and downstairs cloakroom. The open-plan kitchen/dining area has two doors opening onto the private rear garden. The first floor features bedroom 1 with an en suite shower room, two further bedrooms and the main bathroom. The second floor has two further bedrooms and a shower room.

TOTAL 146.0 sq. m. / 1,581 sq. ft.

GROUND FLOOR



Kitchen/Dining area	7.89m x 3.12m <i>max 2.50m min</i>	25'11" x 10'3" <i>max 8'2" min</i>
Living room	4.62m x 3.14m	15'2" x 10'4"
Family room/Study	2.53m x 2.19m	8'3" x 7'2"

FIRST FLOOR




Bedroom 1	5.02m x 3.14m	16'6" x 10'4"
Bedroom 4	3.24m <i>min</i> x 2.51m	10'7" <i>min</i> x 8'3"
Bedroom 5	3.19m x 2.30m <i>min</i>	10'6" x 7'7" <i>min</i>

SECOND FLOOR



Bedroom 2	3.94m <i>max 3.25 min</i> x 3.15m	12'10" <i>max 10'7" min</i> x 10'4"
Bedroom 3	3.40m x 2.16m	11'2" x 7'1"

 **Plots:** 6, 88, 90, 93, 110 & 163

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please see a sales executive for details. 36354/April 2019.

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THE HUXFORD

4 BEDROOM HOME



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THE HUXFORD

The Huxford is a 4 bedroom home ideally suited to growing families or professional couples. On the ground floor you will find the living room and the kitchen/dining area which forms the heart of the home for day-to-day living and has double doors to the garden. Bedroom 1 with an en suite shower room, three further bedrooms and a family bathroom are located on the first floor. Bedroom four could alternatively be used as an office or nursery.

TOTAL 107.7 sq. m. / 1,156 sq. ft.

GROUND FLOOR



Kitchen/Dining area	5.73m x 3.00m	18'10" x 9'10"
Living room	4.66m x 3.63m	15'4" x 11'11"

FIRST FLOOR



Bedroom 1	3.42m x 3.16m	11'3" x 10'5"
Bedroom 2	3.23m x 2.84m	10'7" x 9'4"
Bedroom 3	3.25m <i>min</i> x 2.23m	10'8" <i>min</i> x 7'4"
Bedroom 4	2.52m <i>min</i> x 2.41m	8'3" <i>min</i> x 7'11"

 **Plots:** 8, 94, 98, 181 & 200

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THE MANFORD

4 BEDROOM HOME

THE MANFORD

A traditional 4 bedroom family home, the Manford offers plenty of space for day-to-day living. The central entrance hallway leads to a kitchen/dining area, which has double doors to the private rear garden. While the living room and a separate study are found at the front of the property. Bedroom 1 with an en suite shower room and three further double bedrooms are found upstairs.

TOTAL 127.0 sq. m. / 1,368 sq. ft.

GROUND FLOOR



Kitchen/Dining area

8.11m x 3.26m *max 2.88m min*

26'7" x 10'9" *max 9'6" min*

Living room

4.74m x 3.88m *not including bay window*

15'7" x 12'9"

Study

2.65m x 2.10m

8'6" x 6'11"

FIRST FLOOR



Bedroom 1

3.88m *max* x 3.71m *max*

12'8" *max* x 12'2" *max*

Bedroom 2

4.02m *max* x 3.09m *max*

13'2" *max* x 10'2" *max*

Bedroom 3

3.66m *max* x 3.03m *max*

12'0" *max* x 10'0" *max*

Bedroom 4

3.97m *max* x 2.75m

13'1" *max* x 9'0"

 Plots: 77, 87*, 89 & 111

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THE DOWNTON

4 BEDROOM HOME

THE DOWNTON

The Downton is a 4 bedroom home with versatile accommodation across three storeys. Day-to-day life is centred around the contemporary kitchen with breakfast area, while the living/dining area has double doors to the private rear garden. Three bedrooms and a main bathroom occupy the first floor. A private staircase then leads up to the galleried en suite bedroom 1 on the top floor, which has a high vaulted ceiling.

TOTAL 114.0 sq. m. / 1,227 sq. ft.

GROUND FLOOR



Living/Dining area
4.89m x 3.69m 16'1" x 12'1"

Kitchen
3.43m x 2.92m max 11'3" x 9'6" max

FIRST FLOOR



Bedroom 2
3.15m x 2.73m 10'4" x 9'0"

Bedroom 3
3.31m max x 2.34m max 10'9" max x 7'7" max

Bedroom 4
3.27m max x 2.45m max 10'9" max x 8'1" max

SECOND FLOOR



Bedroom 1
5.43m x 3.85m max 17'10" x 12'7" max

 **Plots:** 9, 30, 31*, 164 & 179

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THE TRUSDALE

4 BEDROOM HOME

The Trusdale is a 4 bedroom property which will appeal to growing families in search of extra space. The central entrance hallway leads to an open-plan kitchen/dining area with utility space, and a dual aspect living room which opens through double doors to the garden. Upstairs, bedroom 1 has an en suite shower room, while there is also a further three bedrooms as well as a family bathroom.

TOTAL 114.0 sq. m. / 1,226 sq. ft.

GROUND FLOOR



Kitchen/Dining area	6.09m x 3.58m <i>max</i>	20'0" x 11'9" <i>max</i>
Living room	6.09m x 3.46m	20'0" x 11'4"

FIRST FLOOR



Bedroom 1	3.52m x 3.03m	11'7" x 9'11"
Bedroom 2	3.64m x 2.95m <i>max</i>	11'11" x 9'8" <i>max</i>
Bedroom 3	3.05m x 2.51m	10'0" x 8'3"
Bedroom 4	3.54m x 2.25m <i>max</i>	11'7" x 7'5" <i>max</i>

 **Plots:** 1, 7, 10, 29, 124, 142, 165, 177 & 180

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please see a sales executive for details. 36354/April 2019.

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THE ROSSDALE

4 BEDROOM HOME

THE ROSSDALE

The Rossdale has plenty of space for busy family lifestyles. A large kitchen/dining area forms the heart of the home for day-to-day living, with a handy utility area providing access outside. Completing the ground floor is a living room with double doors to the garden and a guest cloakroom. Four bedrooms, including bedroom 1 with an en suite shower room, and a main bathroom occupy the first floor.

TOTAL 113 sq. m. / 1,226 sq. ft.

GROUND FLOOR




Kitchen/Dining area	6.09m x 3.58m <i>max</i>	20'0" x 11'9" <i>max</i>
Living room	6.09m x 3.46m	20'0" x 11'4"

FIRST FLOOR



Bedroom 1	3.52m x 3.03m	11'7" x 9'11"
Bedroom 2	3.64m x 2.95m <i>max</i>	11'11" x 9'8" <i>max</i>
Bedroom 3	3.05m x 2.51m	10'0" x 8'3"
Bedroom 4	3.54m x 2.25m	11'7" x 7'5"

 **Plots:** 42, 59, 112, 144 & 182

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THE COLTON

3 BEDROOM HOME



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THE COLTON

The Colton is a 3 bedroom town house featuring a kitchen, convenient guest cloakroom and a living/dining area with double doors to the garden. Two bedrooms and a family bathroom are found on the first floor, while the second floor features bedroom 1 with high galleried ceilings and an en suite shower room. A dormer window and roof lights also provide this room with plenty of natural light.

TOTAL 105.4 sq. m. / 1,134 sq. ft.

GROUND FLOOR



Living/Dining area

4.78m x 3.27m *min* 15'8" x 10'9" *min*

Kitchen

3.43m x 2.57m *min* 11'3" x 8'5" *min*

FIRST FLOOR



Bedroom 2

4.78m *max* x 3.07m *max* 15'8" *max* x 10'1" *max*

Bedroom 3


2.93m x 2.55m 9'8" x 8'5"

SECOND FLOOR



Bedroom 1

5.13m x 3.74m *max* 16'10" x 12'4" *max*

 Plots: 2, 4, 5, 32, 33, 78, 100, 101, 102, 104, 105, 107, 108, 174, 175, 176, 178, 198, & 199

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please see a sales executive for details. 36354/April 2019.

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THE MARSDALE

3 BEDROOM HOME



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THE MARSDALE

The Marsdale is a double fronted 3 bedroom house, which is ideally suited to couples and growing families. The hallway leads to a kitchen/dining area and a living room with double doors to the private garden. The downstairs layout is completed by a guest cloakroom. Upstairs, the landing leads to bedroom 1 with an en suite shower room, two further bedrooms and a main bathroom.

TOTAL 95 sq. m. / 1,024 sq. ft.

GROUND FLOOR




Kitchen/Dining area	5.41m x 3.42m max	17'9" x 11'3" max
Living room	5.41m x 3.22m	17'9" x 10'7"

FIRST FLOOR



Bedroom 1	4.10m x 3.28m	13'6" x 10'9"
Bedroom 2	2.95m x 2.64m	9'8" x 8'8"
Bedroom 3	3.41m x 2.37m	11'2" x 7'9"

 **Plots:** 46, 48, 79, 97, 99, 103, 106, 109, 143, 157, 173 & 183

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THE BYFORD

3 BEDROOM HOME



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THE BYFORD

Perfect for first-time buyers, couples and families looking for a little extra space, the 3 bedroom Byford is a versatile home. On the ground floor a kitchen/dining area opens through double doors to the private garden. A living room, a guest cloakroom and a store cupboard are also found on the ground floor. The first floor comprises bedroom 1 with an en suite shower room, two further bedrooms and a main bathroom.

TOTAL 89 sq. m. / 958 sq. ft.

GROUND FLOOR



Kitchen/Dining area	5.06m x 2.87m	16'7" x 9'5"
Living room	4.24m x 3.98m max	13'11" x 13'1" max

FIRST FLOOR



Bedroom 1	3.98m max x 3.00m	13'1" max x 9'10"
Bedroom 2	2.82m x 2.57m	9'3" x 8'5"
Bedroom 3	3.91m x 2.15m	12'10" x 7'1"

 **Plots:** 3, 43[†], 44, 45, 49, 51, 52, 95, 96, 119, 122, 123 & 125

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THE KESTREL

2 BEDROOM HOME



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THE KESTREL

The Kestrel is a 2 bedroom home which would ideally suit a couple or a young family. The entrance hallway leads to the living room, whilst a guest cloakroom and kitchen/dining area with double doors to the garden complete the ground floor layout. Upstairs you'll find bedroom 1 with an en suite shower room, a further bedroom and a main bathroom.

TOTAL 89 sq. m. / 958 sq. ft.

GROUND FLOOR



Kitchen/Dining area	5.06m x 2.87m	16'7" x 9'5"
Living room	4.24m x 3.98m max	13'11" x 13'1" max

FIRST FLOOR



Bedroom 1	3.98m max x 3.00m	13'1" max x 9'10"
Bedroom 2	5.06m x 3.91m max	16'7" x 12'10" max

 **Plots:** 11, 12, 13 & 120

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please see a sales executive for details. 36354/April 2019.

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THE COACH HOUSE

2 BEDROOM HOME



Images include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please enquire for further details.

THE COACH HOUSE

The Coach House is a 2 bedroom home offering a versatile layout to suit individuals, couples or young families. The private entrance hallway leads upstairs to the first floor accommodation, which includes an open-plan kitchen/living/dining area, providing ample space for everyday living and socialising. Also located off the landing is bedroom 1, a double guest bedroom and the main bathroom.

TOTAL 71 sq. m. / 761 sq. ft.

GROUND FLOOR



FIRST FLOOR



Kitchen/Living area	6.00m max x 3.76m	19'8" x 12'4"
Bedroom 1	3.89m x 3.34m	12'9" x 11'0"
Bedroom 2	3.90m x 2.43m	12'10" x 8'0"

 **Plots:** 47, 50 & 121

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please see a sales executive for details. 36354/April 2019.

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FROM LOOKING ROUND TO MOVING IN...



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STANDARD SPECIFICATIONS

KESTREL PARK
Bursledon Road, Bursledon, Southampton, Hampshire, SO31 8LX

TELEPHONE
02382 358 143

OPEN TIMES
7 days a week, 10am–5pm
Please check our website before you visit

To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the sales executive for further information. December 2018.

General	2-5
Double glazed PVC-u windows with multi-point locking	✓
Double glazed PVC-u multi point locking double doors (Plot specific. Please ask for details)	✓
IG Weatherbeater front doors	✓
PVCu fascia and soffit	✓
White emulsion to walls	✓
Door bell	✓
Front outdoor light	✓
Double electric sockets throughout	✓
Chrome door furniture	✓
White internal doors	✓
Ground floor concrete finish (no latex or screed)	✓
Combination / condensing gas boiler and heating system to radiators	✓

Kitchen	
'Symphony' kitchen with a selection of doors, worktops and upstands choices from our 'Standard Range'	✓
1.5 bowl stainless steel insert sink c/w mixer taps or single bowl stainless steel sink (plot specific)	✓
Zanussi "A Rated" built in double oven (single under counter oven for 1 and 2-bedroom properties)	✓
Integrated Cooker Hood	✓
Zanussi 4 burner stainless steel gas hob	✓
Stainless steel splash back	✓
Under cupboard lights to kitchen	✓
Utility with 'Symphony' base unit and worktop choices from our 'Standard Range' and plumbing for appliances (plot specific)	✓

Living room	
TV socket and telecom point	✓

Family room/study	2-5
TV socket and telecom point	✓

Bedroom	
TV socket to master bedroom	✓

Bathroom	
Roca white "Debba" bathroom suite	✓
Ideal Standard "Tempo" Taps	✓
Splashback tiles to bath and half height tiling to sanitary ware walls	✓

En suite and shower room (plot specific)	
Roca white "Debba" bathroom suite	✓
Ideal Standard Mono chrome taps	✓
Full-height tiling to shower enclosure and half-height tiling to sanitary ware walls	✓
Shower tray & "Roman" Chrome finish glass shower cubicle	✓
Aqualisa 9.5Kw electric shower (Combination boiler) / Thermostatic Shower (Condensing boiler)	✓

External features	
Riven buff slabs 1.8m x 1.8m	✓
Turf to rear	✓
Power to garage within the boundary of the property	✓
Outside tap to the rear of the property (excluding coach houses and apartments)	✓
Close board fencing to garden	✓

Other features	
NHBC warranty against structural defects for a ten year period following the date of build completion	✓
A range of optional upgrades are available subject to build stage	✓

KESTREL PARK

Bursledon Road
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Southampton
Hampshire
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SATNAV

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FROM M3:

- Head south-west on M3
- At junction M27, use the right 2 lanes to merge onto M27
- At junction 8, take the A3024 exit to Hamble
- At the roundabout, take the 3rd exit onto A3024
- At the roundabout, take the 3rd exit onto Bursledon Road/A3024

FROM PORTSMOUTH:

- Take the M27 heading towards Southampton/Fareham/Gosport
- Continue on the M27 for 14 miles
- At junction 8, take the A3024 exit to Southampton/East Docks/Hamble
- At the roundabout, take the 1st exit onto A3024
- At the roundabout, take the 3rd exit onto Bursledon Road/A3024

