

ASHFORD HILL | HAMPSHIRE



Kingfishers



ANTLER HOMES

INTRODUCING

Kingfishers

Kingfishers is a collection of 27 new houses in the Hampshire village of Ashford Hill, built by the award-winning developer, Antler Homes. Choose from three-, four- or five-bedrooms, with some property types benefiting from a walk-in dressing area, bifold doors, a separate study, utility room, garage and extensive, open plan living area. The local landscape is enriched by new wildlife and wetland areas and you can feel a sense of peace and tranquility.





Village Life



WELCOME TO VILLAGE LIFE

If you were asked to describe an ideal English village, you would be describing Ashford Hill. Set between Newbury in Berkshire and Basingstoke in Hampshire – each less than 10 miles away – Ashford Hill brings together every day amenities, community spirit and the great British countryside. On the doorstep is a primary school, a village hall and a cricket club, with Badgers Wood country pub and a number of supermarkets a short drive away respectively.

While Ashford Hill's pretty thatched cottages and an elegant Victorian, gothic-style church tell stories from the past, one of the village's most iconic buildings is trailblazing for the future. The Ship Inn Arts Centre is a place for music, arts, crafts and wellbeing, combined with the facilities of a country house hotel.



Countryside

AT HOME IN THE COUNTRYSIDE

An aerial view of Ashford Hill reveals the true extent of Kingfishers' countryside setting. Country lanes edged with bountiful hedgerows, a patchwork of arable fields and dense woodland provide a verdant buffer between the village and nearby towns.

One of the village's richest natural assets is Ashford Hill Nature Reserve that is, in part, a designated Site of Special Scientific Interest and home to the development's namesake, the kingfisher. Follow signposted trails to meander through meadows, wetlands and woodlands, spotting 40 species of birds, 32 species of butterfly, and a wide variety of flowering plants and insects. The nature reserve is part of the wider Ashford Hill Woods and Meadows – a biologically rich valley spanning 351 acres.



TOWN NEIGHBOURS: NEWBURY & BASINGSTOKE

The nearby towns of Newbury and Basingstoke provide an exciting contrast to Ashford Hill. Newbury expertly blends past and present, with a fascinating heritage, an attractive riverside location and an impressive food scene. Among its heritage buildings and cute lanes are independent eateries offering everything from small plates to à la carte specialties. Combine this with a thriving café culture, a heady mix of shops and Newbury racecourse and you have the perfect market town.

8

Newbury and
Basingstoke





Basingstoke is packed full of places to shop, socialise and even thrill seek. The town centre itself features a cluster of big brand stores, buzzing bars and familiar restaurants, while the train station is one of Hampshire's main commuter hubs. Basingstoke Leisure Park is home to the Milestone Museum, indoor skydiving, a virtual reality paragliding experience, the pool and fitness Aquadrome complex, a cinema, an ice rink, an adventure golf and a bowling alley.





Education



ENROL IN EDUCATIONAL EXCELLENCE

Local friendships and family links are fostered at Ashford Hill Primary School in the heart of the village. A nursery setting can be found at nearby Grantham Farm Montessori, with Brimpton C.E. Primary School and Burnham Copse Primary School also in close proximity. Secondary school education is provided by The Hurst School, while there is an excellent choice of independent options nearby, including Cheam, Tadley Court and Elstree.



Primary Schools

- | | |
|-----------------------------------|-----------|
| • Ashford Hill Primary School | 0.1 miles |
| • Brimpton C.E. Primary School | 2.4 miles |
| • Grantham Farm Montessori School | 2.4 miles |
| • Kingsclere C.E. Primary School | 2.9 miles |

Secondary Schools

- | | |
|---------------------------|-----------|
| • The Hurst School | 1.8 miles |
| • Cheam School | 3.4 miles |
| • Kennet School | 6.5 miles |
| • St Bartholomew's School | 7.6 miles |

Post 16

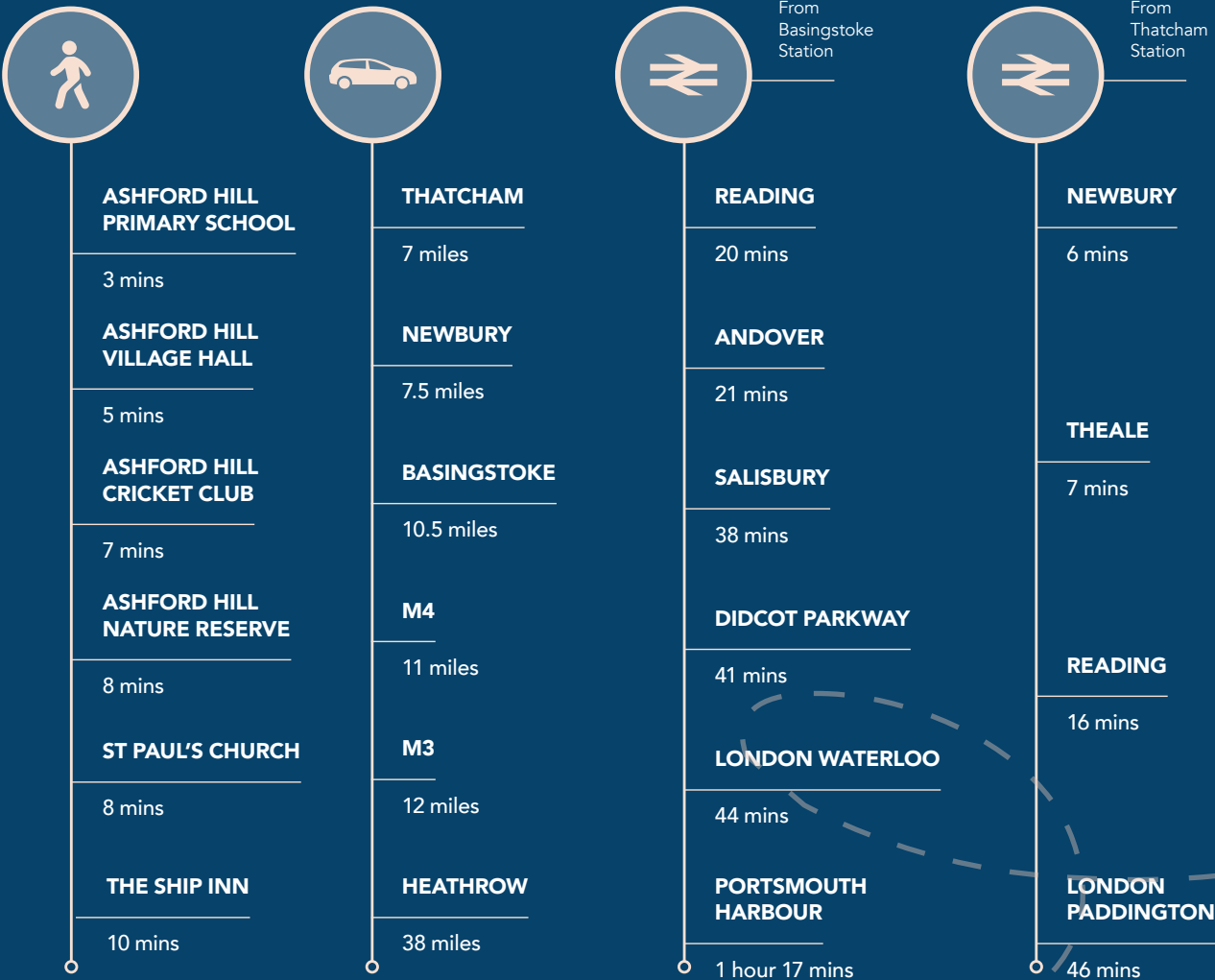
- | | |
|-------------------------|------------|
| • Newbury College | 6.6 miles |
| • Trinity School | 8.7 miles |
| • Queen Mary's College | 13.6 miles |
| • University of Reading | 15.0 miles |

Connections





Despite its country lanes and peaceful setting, Ashford Hill is ideally located for travel further afield. As well as vital amenities within walking distance of Kingfishers, supermarkets, large towns, train stations and motorways are just a short drive away.



Travel times are based on minimum journey times available.
Sources: Trainline.com and Google maps. October 2023.

SITE PLAN



Computer generated image and landscaping are indicative only.

THE HOMES

THE CORNFLOWER

3 bedroom detached home



Plot 1



THE POPPY

3 bedroom detached home



Plots 13,* 14, 20, 21,* 25 and 26



THE LILY

5 bedroom detached home



Plots 15 and 16*



THE CLEAVERS

4 bedroom detached home



Plots 17, 19 and 22



THE MARIGOLD

4 bedroom detached home



Plots 18 and 27



THE HONEYSUCKLE

3 bedroom semi-detached home



Plots 23 and 24



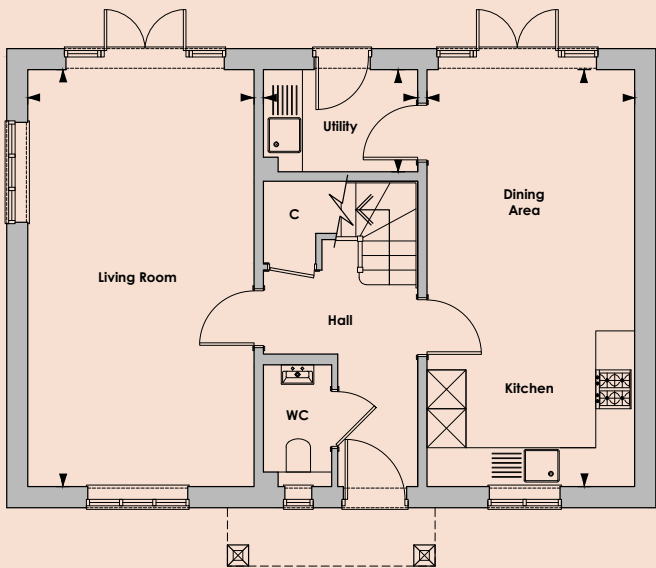


Cornflower

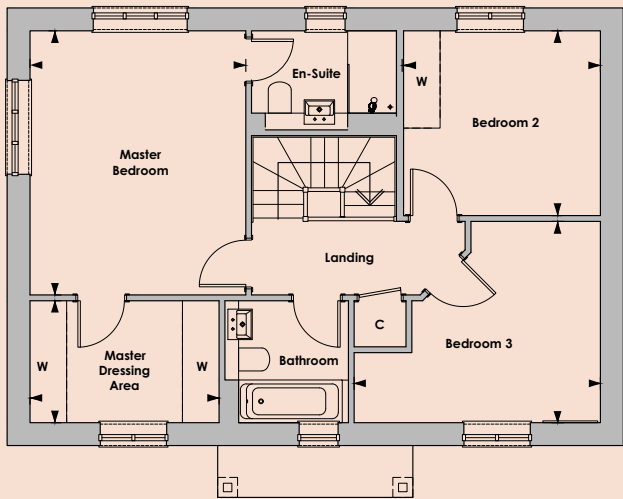
Computer generated image and landscaping are indicative only.

THE CORNFLOWER – Plot 1

3 bedroom detached home



GROUND FLOOR



FIRST FLOOR

Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. Please note: to increase legibility these plans have been sized to fit the page. As a result each plan may be a different scale to others within this document.

Kitchen layouts are indicative. **C** – Cupboard **W** – Wardrobe

Ground Floor

Living Room
6.4m x 3.5m 21' x 11'6"

Kitchen / Dining Area
6.4m x 3.2m 21'1" x 10'6"

Utility Room
2.4m x 1.6m 7'10" x 5'3"

First Floor

Master Bedroom
4.3m x 3.5m 14'1" x 11'6"

Master Dressing Area
3.1m x 2m 10'2" x 6'7"

Bedroom 2
3.2m x 3m 10'6" x 9'10"

Bedroom 3
4m x 3.3m 13'1" x 10'10"

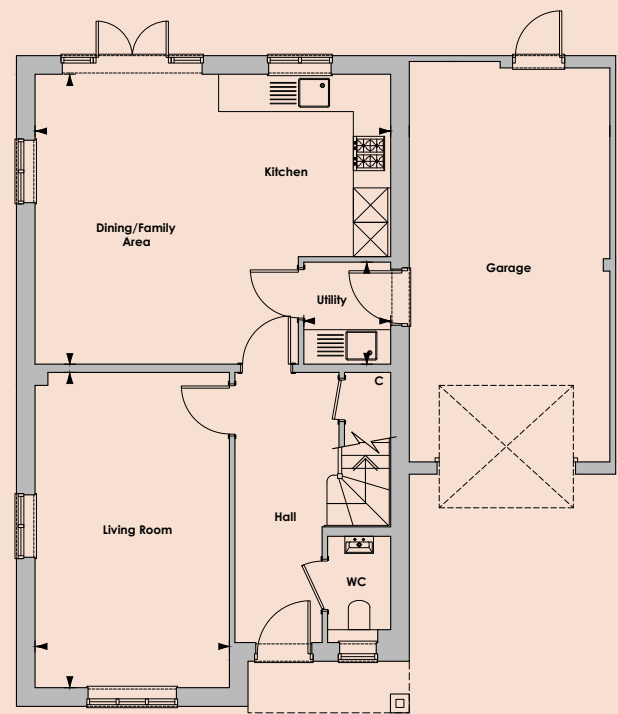


Penny

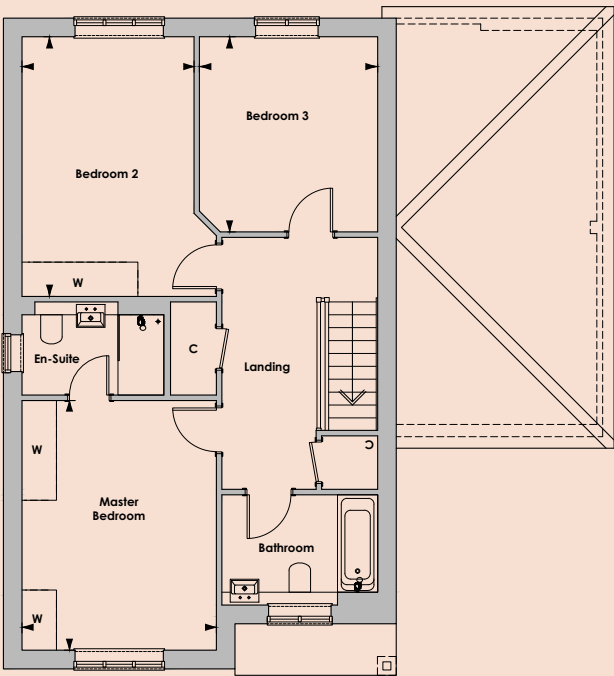
THE POPPY – Plots 14, 20, 25 and 26

(Plots 13 and 21 handed)

3 bedroom detached home



GROUND FLOOR



FIRST FLOOR

Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. Please note: to increase legibility these plans have been sized to fit the page. As a result each plan may be a different scale to others within this document.

Kitchen layouts are indicative. **C** – Cupboard **W** – Wardrobe

Ground Floor

Living Room

5.5m x 3.4m 18'1" x 11'2"

Kitchen/Dining/family

6.2m x 5.1m 20'4" x 16'7"

Utility Room

1.8m x 1.5m 5'10" x 5'

First Floor

Master Bedroom

4.4m x 3.4m 14'4" x 11'2"

Bedroom 2

4.5m x 3m 14'11" x 9'10"

Bedroom 3

3.4m x 3.1m 11'2" x 10'2"

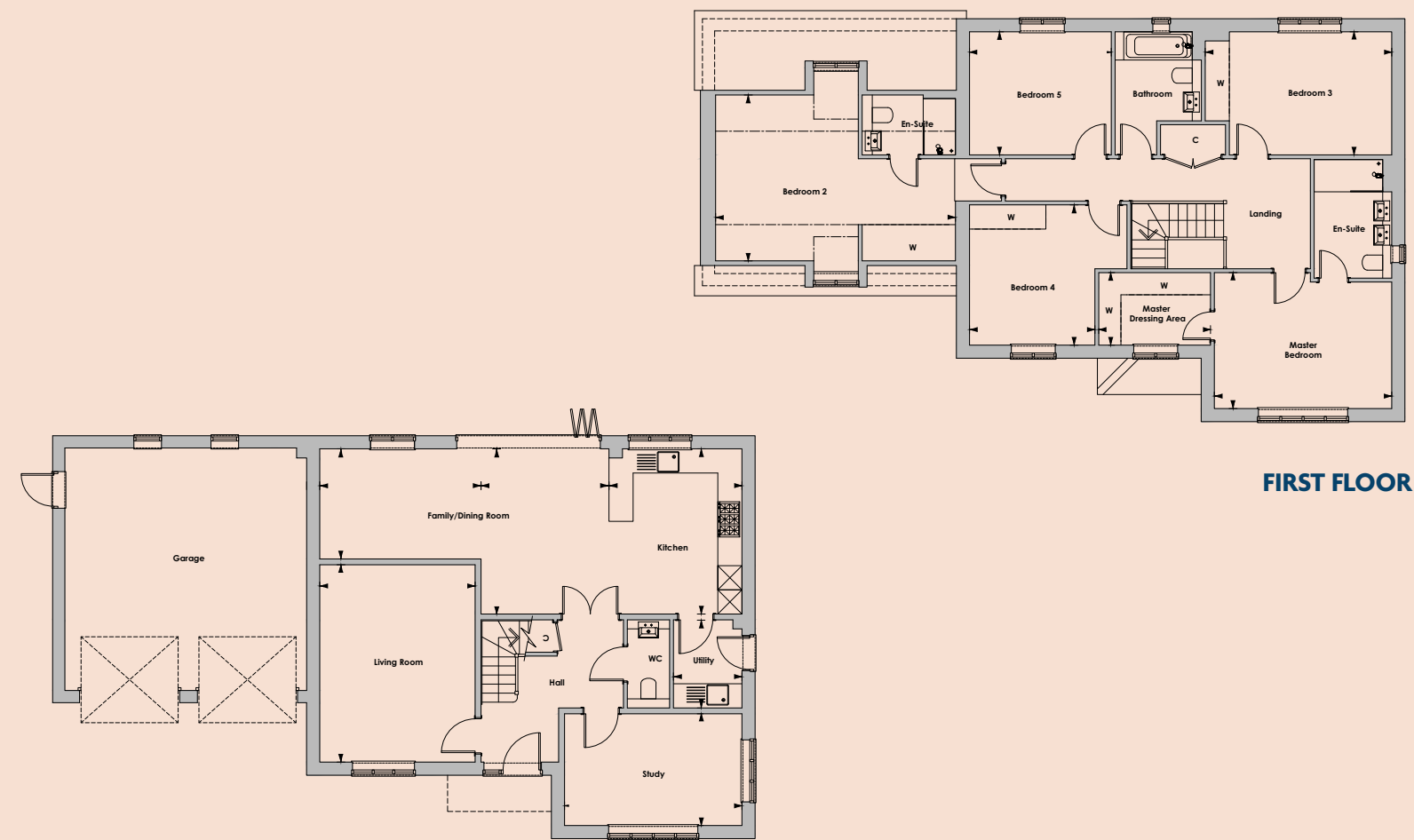


Lily

Computer generated image and landscaping are indicative only. Weatherboard to plot 16 only.

THE LILY – Plot 16 (Plot 15 handed)

5 bedroom detached home



GROUND FLOOR

Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. Please note: to increase legibility these plans have been sized to fit the page. As a result each plan may be a different scale to others within this document. Weatherboard to plot 16 only.

Kitchen layouts are indicative. **C** – Cupboard **W** – Wardrobe

Ground Floor

Living Room	4.9m x 3.9m	16'1" x 12'8"
Kitchen	4.1m x 3.3m	13'6" x 10'10"
Dining Room	4.1m x 3.2m	13'6" x 10'5"
Family Room	4m x 2.7m	13'2" x 9'
Study	4.4m x 2.8m	14'5" x 9'1"
Utility	2.2m x 1.7m	7'2" x 5'7"

First Floor

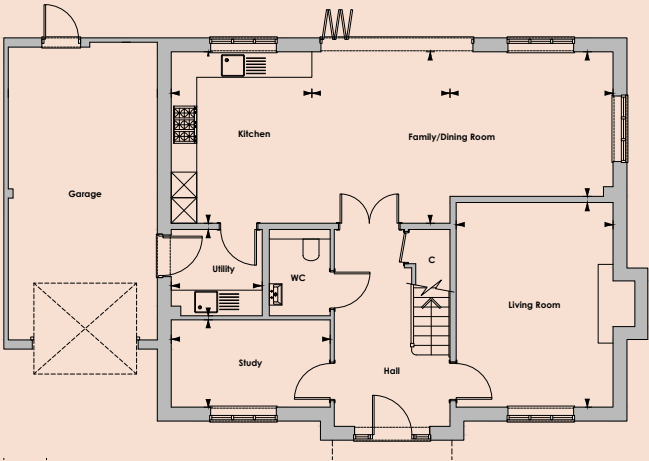
Master Bedroom	4.4m x 3.4m	14'5" x 11'1"
Master Dressing Area	2.8m x 1.8m	9'1" x 5'11"
Bedroom 2	6m x 4.1m	19'7" x 13'6"
Bedroom 3	4.6m x 3m	15'2" x 10'
Bedroom 4	3.5m x 3.1m	11'7" x 10'3"
Bedroom 5	3.5m x 3m	11'7" x 10'



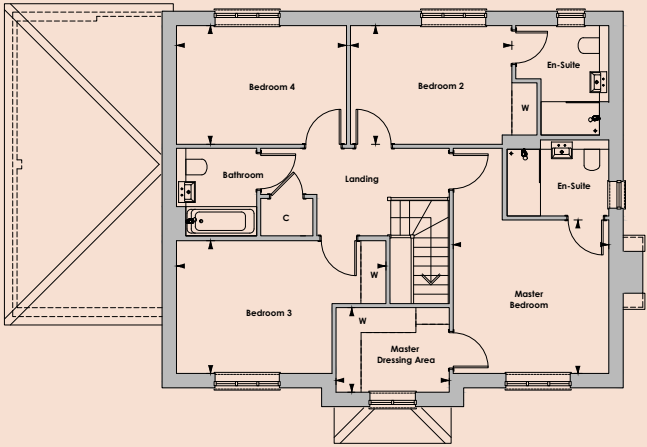
clearers

THE CLEAVERS – Plot 17 and 22*

4 bedroom detached home with garage



GROUND FLOOR



FIRST FLOOR

Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. Please note: to increase legibility these plans have been sized to fit the page. As a result each plan may be a different scale to others within this document. *Plot 22 does not have a garage.

Kitchen layouts are indicative. **C** – Cupboard **W** – Wardrobe

Ground Floor

Living Room	
4.8m x 3.7m	15'9" x 12'1"
Kitchen	
4m x 3.3m	13'3" x 10'10"
Dining Room	
4m x 3.2m	13'3" x 10'8"
Family Room	
3.8m x 3.4m	12'7" x 11'2"
Study	
3.7m x 2m	12'3" x 6'9"
Utility	
2.1m x 2m	7' x 6'9"

First Floor

Master Bedroom	
3.7m x 3.7m	12'3" x 12'3"
Master Dressing Area	
2.7m x 2m	8'11" x 6'8"
Bedroom 2	
3.4m x 2.8m	12'8" x 9'4"
Bedroom 3	
5m x 3.2m	16'6" x 10'5"
Bedroom 4	
4m x 2.8m	13'5" x 9'4"

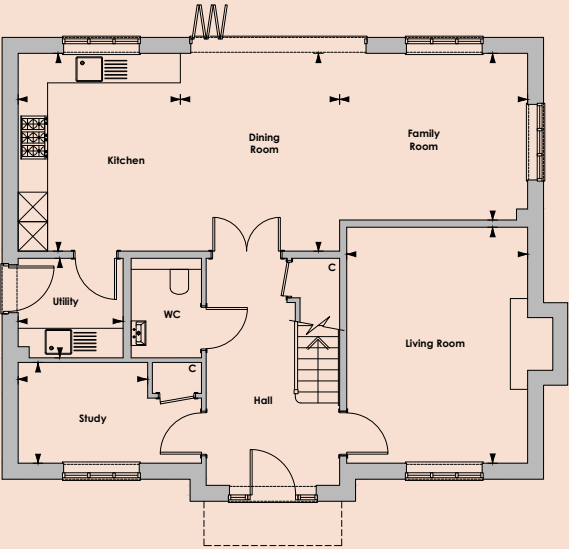


cleavers

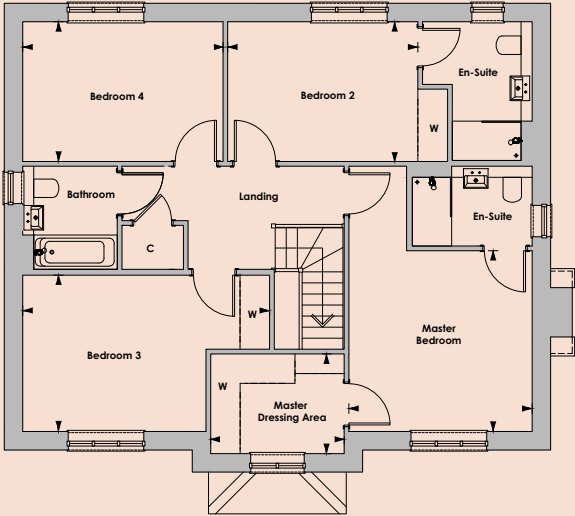
Computer generated image and landscaping are indicative only. Plot 19 has grey weatherboard not render as shown.

THE CLEAVERS – Plots 19

4 bedroom detached home



GROUND FLOOR



FIRST FLOOR

Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. Please note: to increase legibility these plans have been sized to fit the page. As a result each plan may be a different scale to others within this document.

Kitchen layouts are indicative. **C** – Cupboard **W** – Wardrobe

Ground Floor

Living Room	
4.8m x 3.7m	15'9" x 12'1"
Kitchen	
4m x 3.3m	13'3" x 10'10"
Dining Room	
4m x 3.2m	13'3" x 10'8"
Family Room	
3.8m x 3.4m	12'7" x 11'2"
Study	
2.6m x 2m	12'3" x 6'9"
Utility	
2.1m x 2m	7' x 6'8"

First Floor

Master Bedroom	
3.7m x 3.7m	12'3" x 12'1"
Master Dressing Area	
2.7m x 2m	8'11" x 6'8"
Bedroom 2	
3.8m x 2.8m	12'8" x 9'4"
Bedroom 3	
5m x 3.2m	16'6" x 10'5"
Bedroom 4	
4m x 2.8m	13'5" x 9'4"

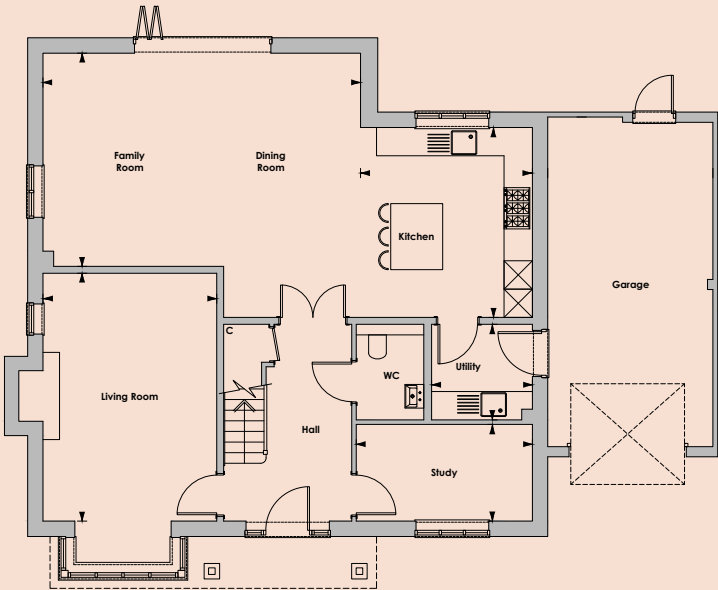


Marrigold

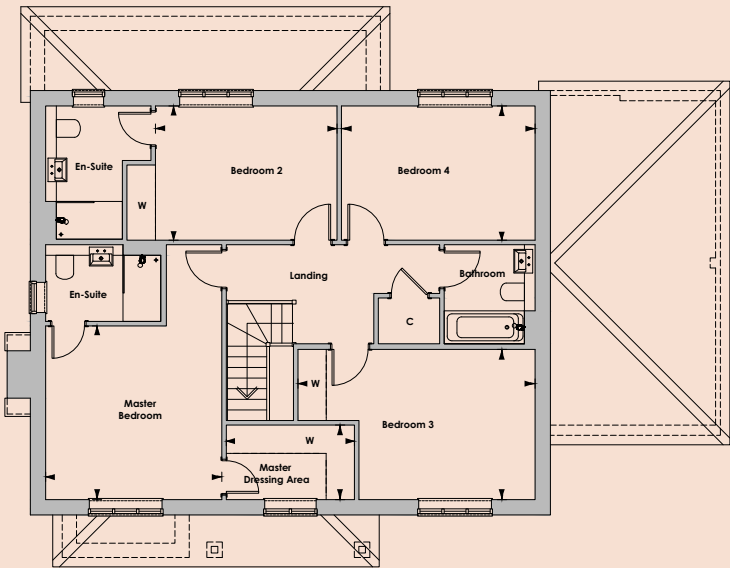
Computer generated image and landscaping are indicative only.

THE MARIGOLD – Plots 18 and 27

4 bedroom detached home



GROUND FLOOR



FIRST FLOOR

Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. Please note: to increase legibility these plans have been sized to fit the page. As a result each plan may be a different scale to others within this document.

Kitchen layouts are indicative. **C** – Cupboard **W** – Wardrobe

Ground Floor

Living Room
5.3m x 3.7m 17'3" x 12'1"

Kitchen
4m x 3.6m 13'3" x 11'11"

Dining / Family Room
6.7m x 4.5m 22'1" x 14'10"

Study
3.7m x 2m 12'3" x 6'9"

Utility
2.1m x 2m 7' x 6'8"

First Floor

Master Bedroom
3.7m x 3.7m 12'3" x 12'1"

Master Dressing Area
2.7m x 1.6m 8'11" x 5'2"

Bedroom 2
3.8m x 2.8m 12'7" x 9'4"

Bedroom 3
5m x 3.2m 16'6" x 10'5"

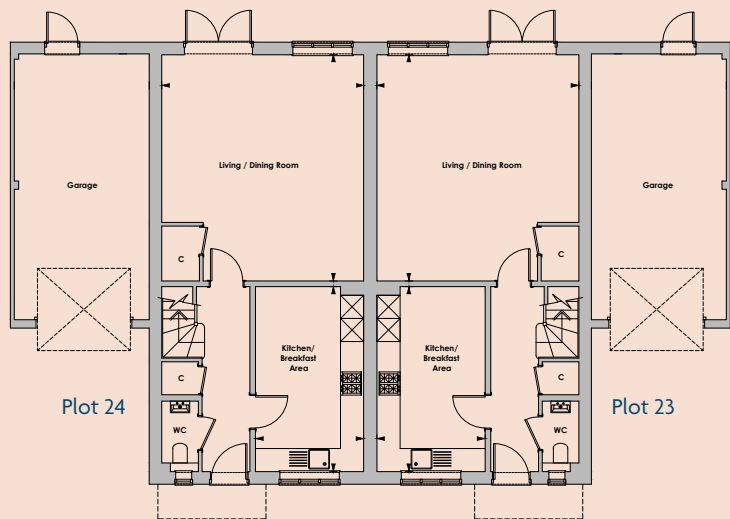
Bedroom 4
4.1m x 2.8m 13'6" x 9'4"



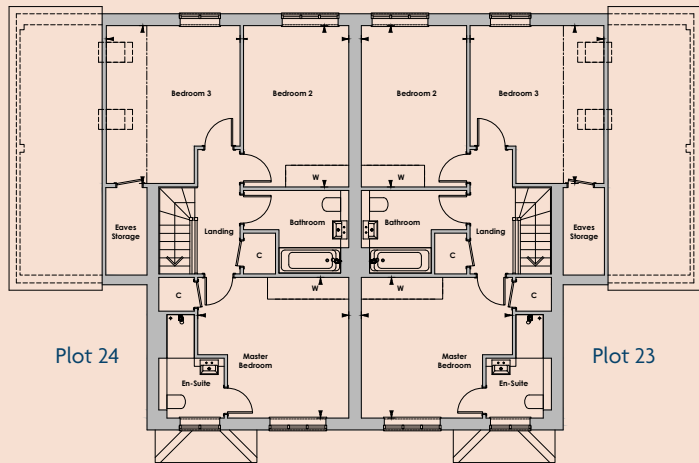
Loneycicle

THE HONEYSUCKLE – Plots 23 and 24

3 bedroom semi-detached home



GROUND FLOOR



FIRST FLOOR

Ground Floor

Living / Dining Area

5.9m x 5.2m 19'3" x 17'2"

Kitchen / Breakfast

4.85m x 2.8m 15'9" x 9'3"

First Floor

Master Bedroom

4.2m x 3.9m 13'8" x 12'9"

Bedroom 2

4.4m x 2.9m 14'7" x 9'6"

Bedroom 3

4.3m x 3.7m 14'3" x 12'1"

Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. Please note: to increase legibility these plans have been sized to fit the page. As a result each plan may be a different scale to others within this document.

Kitchen layouts are indicative. **C** – Cupboard **W** – Wardrobe



Computer generated image and landscaping are indicative only.



Specification

KITCHENS

- Shaker-style kitchen units with stainless steel bar handles
- Siemens integrated appliances to include:
 - Electric oven
 - Combination microwave oven to plots 15-19, 22 & 27
 - 600mm induction hob
 - 800mm induction hob to plots 15-19, 22 & 27
 - Dishwasher
 - Fridge/freezer
 - Washer/dryer
- Separate fridge & freezer to plots 15-19, 22 & 27
- Undermounted sinks
- Siemens washer/dryer in utility room of plots 15-19, 22 & 27
- Silestone worktops
- LED under cabinet lighting

BATHROOMS, ENSUITES & CLOAKROOMS

- Contemporary white sanitaryware
- Chrome brassware by Vado
- Chrome accessories by Britton
- Under-basin vanity unit to family bathrooms and ensuites
- Illuminated storage niches and rain shower heads to master ensuite shower enclosures
- Mirrored storage cabinet with adjustable LED lighting and charging point to master ensuites
- Chrome heated towel rails (electric)
- Mirrors in all bathrooms and ensuites
- Wall and floor tiles by Minoli
- Toothbrush/shaver point

FIXTURES & FITTINGS

- PVCu double glazed windows with easy clean hinges
- Aluminium bifold doors, colour matched to windows, to plots 15-19, 22 & 27
- Fitted wardrobes with shelf and hanging rail, featuring in:
 - Bedrooms 1 and 2 (3 bedroom homes)
 - Bedrooms 1, 2 and 3 (4 bedroom homes)
 - Bedrooms 1, 2, 3 and 4 (5 bedroom homes)
- Dedicated dressing areas to plots 1, 15, 16, 18, 19, 22 & 27
- Solid core white painted two panel doors with polished chrome door furniture
- Walls, ceilings, staircases and woodwork painted white
- Amtico flooring to kitchens and hallways
- Corner Apollo plus carpets to bedrooms, stairways and upper landings

HEATING & ELECTRICS

- Gas fireplace to plots 17, 18, 19, 22 & 27
- Vaillant 'air sourced' heat pump
- Underfloor heating to all ground floors and bathrooms/ensuites
- Radiators with thermostatic valves to all first floors
- LED downlighters to cloakrooms, kitchens and ensuites
- Brushed Stainless Steel switches and sockets to ground floors
- Brushed Stainless Steel socket with USB ports to kitchens
- Wiring for Sky/Virgin Media
- Electric fuse spur

EXTERNAL

- Landscaped front gardens, turf to rear gardens
- Slimline water butt and composter
- Lighting to front and rear
- External tap
- Grey Indian sandstone paths and patios
- Garages, where applicable, with up and over door with top fan light detail
- Electric car charging points to all plots

GUARANTEE

- Antler Homes two-year warranty
- 10-year Structural Premier Guarantee warranty





ABOUT

Antler Homes

When you choose an Antler home you are purchasing a home of real character, individuality and originality that you can make yours, and yours alone.

What's more, you will discover that your new Antler home is hallmarked by countless aspects of skilful architectural, exterior and interior design, derived from our many years as one of the UK's most outstanding and well-respected housebuilders.

We are still a relatively small, private company, with a fifty-year history of designing beautiful homes, which depends on our customers' satisfaction and delight in order to secure and safeguard our reputation for excellence. Attention to detail is another unique Antler signature that you will find in your new home, with the skills of our time-served architects and engineers ensuring that every aspect of your property is precisely as you would want it to be.

Equally satisfying are the personal touches you will enjoy as a valued Antler customer, from our helpful and knowledgeable sales personnel, through to all the support you require throughout the purchasing and moving process – plus an impressive after-sales service that always puts your needs first in the house you will call 'home' for many years to come.

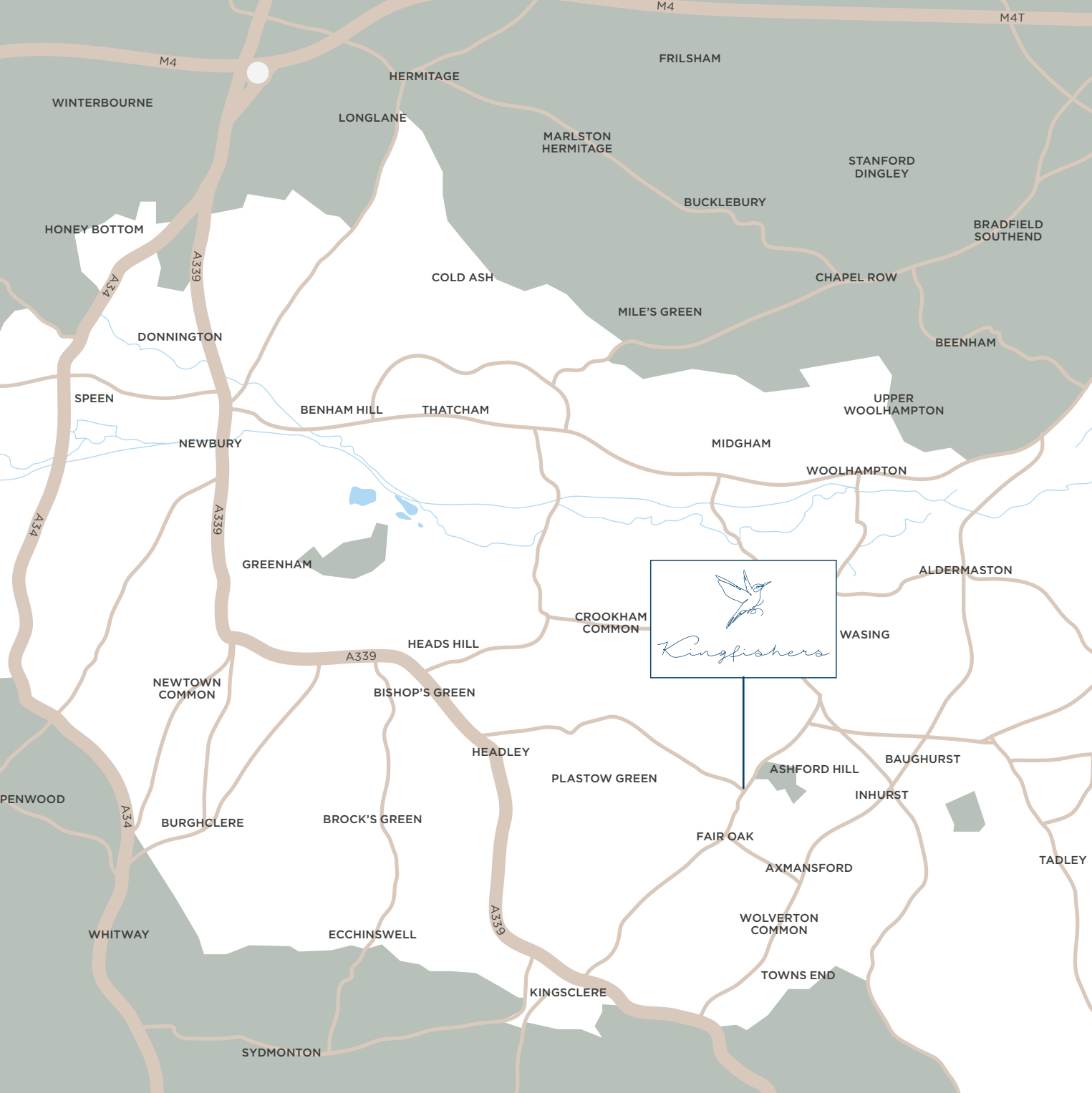


*We are incredibly proud
of the homes we deliver.*

*Each and every one has been
built to an exceptionally high
standard by our passionate
team, ensuring it can be enjoyed
generation after generation.*

Andrew Rinaldi
Managing Director, Antler Homes





Kingfishers, Ashford Hill Road, Ashford Hil, Hampshire RG19 8FP





ANTLER HOMES

antlerhomes.co.uk
01276 538941

Knightway House, Park Street,
Bagshot, Surrey, GU19 5AQ