



**PEGASUS  
WINCHESTER HOLTS**

“  
Home is more than just  
a place to live; it can  
enhance every aspect  
of your life.  
”



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# Welcome to Winchester Holts. Contemporary living in England's historic former capital

Pegasus Winchester Holts nestles between mature trees and landscaped gardens in calming, green surroundings near the heart of the beautiful cathedral city of Winchester.

Here, you are within walking distance of Winchester's historic city centre, where quaint streets are crammed with wonderful boutiques, charming cafés, cosy pubs and world-class restaurants.

The city's eclectic and revered architecture coupled with the proximity to the South Downs have inspired us to create a beautiful community set in nature. We are proud to introduce Winchester Holts to you, and invite you to explore.



**SIMON BROOMFIELD**  
Development Director,  
Pegasus Winchester Holts





Communal Lounge & Social Kitchen

## DESIGNED TO NURTURE

Home is more than just a place to live; it can enhance every aspect of your life. With wellbeing at the heart of the Pegasus philosophy, Winchester Holts has been expertly designed to nurture comfort, contentment and wellness. Floor-to-ceiling windows bathe spacious apartments in mood-boosting natural light. Materials and colours evoke tranquility, while evenings feel cosy and warm.

Understanding that good social relationships are the foundation of wellbeing, we have designed Winchester Holts with community in mind. Beyond the sanctuary of your own beautiful home, a range of shared spaces and amenities bring daily opportunities to strengthen bonds.

A welcoming and well-equipped social kitchen allows neighbours to come together to prepare snacks, light meals and drinks. These can then be enjoyed over a board game in the relaxing shared lounge, or al fresco on the terrace, where sylvan surroundings inspire great conversation.

Feeling safe is an important aspect of wellbeing. At Winchester Holts, 24-hour video entry phones, secure underground parking and a Lifehost based at the community five days a week, are part of an advanced security system that brings complete peace of mind, giving you the freedom to enjoy what really matters.



## PERFECTLY PLACED

Set in a green and leafy neighbourhood on the western edge of this thriving Cathedral city, Winchester Holts offers peaceful semi-rural living within easy reach of the city's cultural and culinary delights.

Winchester Holts is on Sarum Road, which carries you by foot or car straight to the beating heart of this vibrant city.

When you wish to travel further afield, the city's rail link whisks you to London in 1 hour, or if you've a yearn for a walk in the woods, half an hour's train ride will take you to the spectacular New Forest. Southampton Airport and Portsmouth Ferry Port are a short drive or train ride away when a European break takes your fancy.



City Centre

5 minute drive

Winchester Cathedral

5 minute drive

Theatre Royal Winchester

4 minute drive

Royal Winchester Golf Club

1 minute drive

Winchester Racquets (*tennis, squash, gym*)

3 minute drive

Winchester Train Station

4 minute drive

Ashurst New Forest

32 minute train journey

# THE CITY ON YOUR DOORSTEP

With a proud literary history – Winchester was once home to Jane Austen and John Keats – today the city has never been more culturally vibrant. Crammed with restaurants – including Michelin-starred The Black Rat, theatres, independent shops, music venues, quirky cafés, quaint pubs, lovely parks and good

sporting facilities, you are never more than a few minutes away from a good time and a memorable experience.

Enjoy treasure-hunting in Winchester’s independent boutiques, a pleasant stroll or short drive away from the Hols. And when you want to

spread your wings, great transport links take you into the heart of London or deep into the countryside.

## PARKS

- 01 NORTH WALLS PARK
- 02 WINNALL MOORS NATURE RESERVE
- 03 ORAM’S ARBOUR
- 04 ST GILES HILL
- 05 ST CATHERINE’S HILL AND THE WATER MEADOWS

## HOSPITALS

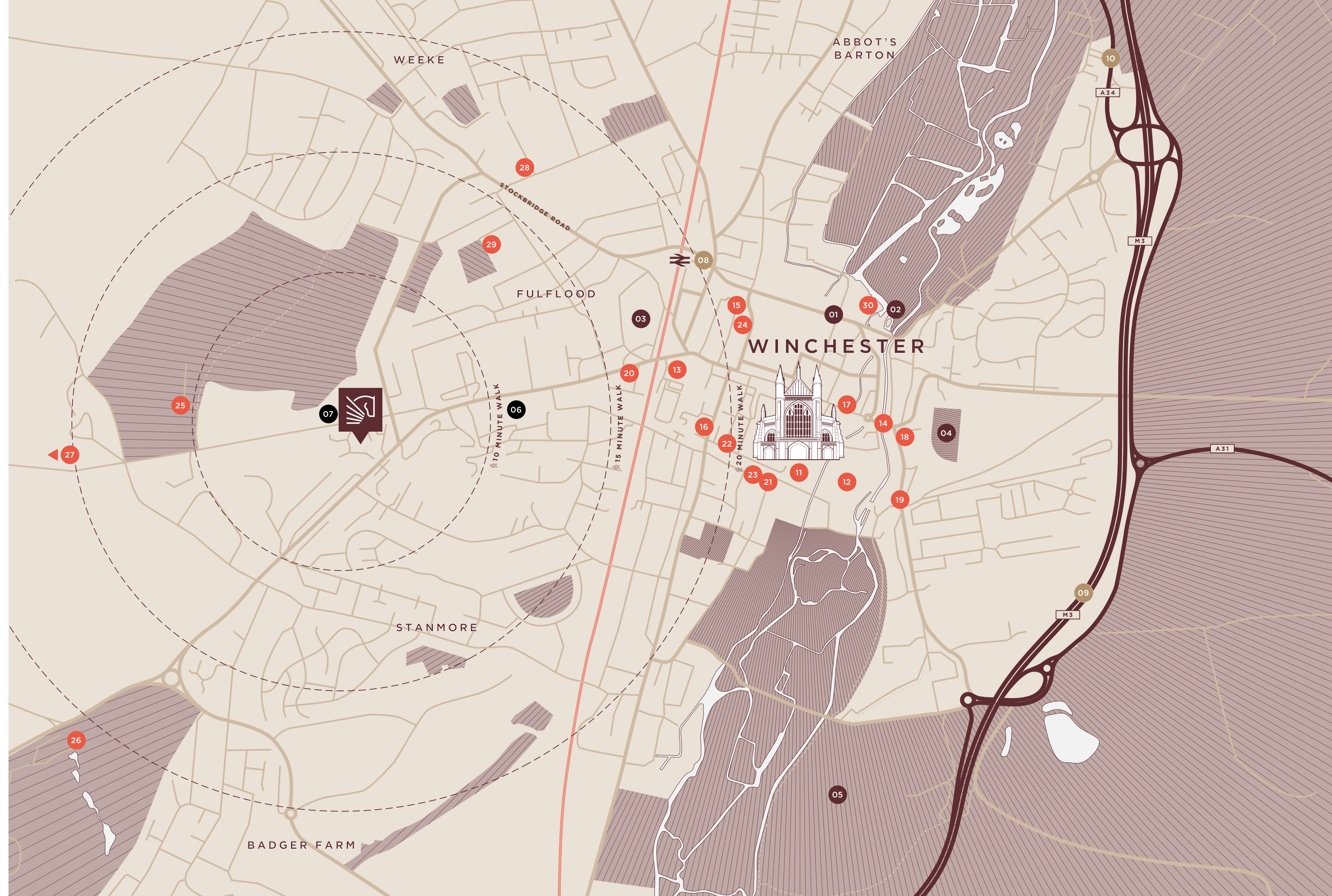
- 06 ROYAL HAMPSHIRE COUNTY HOSPITAL (NHS)
- 07 BMI SARUM ROAD HOSPITAL (PRIVATE)

## TRANSPORT

- 08 WINCHESTER STATION
- 09 M3 TO LONDON AND SOUTHAMPTON
- 10 A34 TO OXFORD

## PLACES TO GO

- 11 WINCHESTER CATHEDRAL
- 12 WOLVESEY CASTLE
- 13 GREAT HALL
- 14 WINCHESTER CITY MILL
- 15 THEATRE ROYAL WINCHESTER
- 16 EVERYMAN CINEMA
- 17 GUILDHALL WINCHESTER
- 18 CHESIL RECTORY
- 19 THE BLACK RAT
- 20 ST JAMES TAVERN
- 21 THE WYKEHAM ARMS
- 22 KINGSGATE BOOKS & PRINTS
- 23 P&G WELLS BOOKSELLERS AND STATIONERS
- 24 THE CONSORTIUM FURNITURE AND HOMEWARES
- 25 ROYAL WINCHESTER GOLF CLUB
- 26 SOUTH WINCHESTER GOLF CLUB
- 27 FARLEY MOUNT COUNTRY PARK
- 28 WINCHESTER RACQUETS AND FITNESS
- 29 WESTGATE BADMINTON CENTRE
- 30 RIVERSIDE BOWLS CLUB



*Did you know* Winchester Cathedral dates back to 1079, but the city's first cathedral (situated just to the north) was founded over 400 years earlier.



## FORAGING FOR A MICHELIN STAR

Winchester's food and drink scene is outstanding. The city's great pubs and restaurants share a focus on local produce, and the imaginative use of foraged finds, to create delicious seasonal menus of traditional and contemporary dishes.

This approach has its finest moment in The Black Rat, which holds a Michelin star. From ancient, thousand-year-old pubs serving local craft ales, to flamboyant gin bars, Winchester offers something for everyone.



### THE CHESIL RECTORY

This unique restaurant occupies a 600-year old medieval house that was once owned by Henry VIII. In 2008, the building was bought by a small group of friends, who together serve up a modern British menu of classic, seasonal dishes made with fresh local produce.

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### THE DISPENSARY KITCHEN

Already famed for its towering layer cakes, this relatively new restaurant is set in the heart of Winchester, enjoying lovely views of the Cathedral. Arguably the city's best destination for tea and cake, it also dispenses fabulous lunches, making this quirky venue a fast favourite with locals and visitors.



### THE BLACK RAT

Hampshire's only Michelin-starred restaurant – and recently voted one of the country's top 50 most romantic restaurants – Winchester is duly proud of The Black Rat. Here, Head Chef Matt Noonan leads a team creating seasonal menus of foraged foods, produce from their own allotment, and a selection of “wild, unusual and forgotten ingredients”.



### THE OLD VINE

If you're out and about and feeling in need of refreshment, the Old Vine is a relaxed and friendly pub in the heart of the city that serves traditional pub classics, Sunday lunches, light bits and a selection of local Hampshire real ales.



### THE CABINET ROOMS

This “proudly independent” café-bar has its own book group, providing a great way to meet new people. Set in the city centre on Jewry Street, The Cabinet Rooms dish up salads, sandwiches, cake, tea and coffee to “people from all walks of life” in a relaxed and friendly environment.

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### THE FOX

When you feel like leaving the city walls and cosying down in a picturesque village pub, you won't go far wrong with The Fox in Crawley. Five miles northwest of Winchester city centre, The Fox offers a wide range of craft IPAs and speciality gins. With a boutique hotel upstairs, and promise of a freshly cooked breakfast in the morning, perhaps you can have that nightcap after all.

### INCOGNITO

The flamboyant and eccentric Incognito offers a unique dining experience and is a fabulous place to brunch or sup on a few well-mixed cocktails. The bar offers a “gin safari”, showcasing gins collected from around the world as part of its “Encyclopedia Gin & Tonic”.





“  
Enjoy treasure-hunting in  
Winchester’s independent  
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stroll or short drive away  
from the Holts  
”



WINCHESTER HIGH STREET

Al fresco dining, fabulous shopping, cosy tea rooms, and a lively street market, Winchester High Street has it all.



### WINCHESTER CATHEDRAL

—  
Take time to explore the Cathedral's incredible 1,500-year history, or look in to enjoy one of the daily services featuring the famous Winchester Cathedral Choir. For a completely magical experience, get yourself a ticket for one of the Cathedral's candlelit concerts.

### AVINGTON PARK

—  
Open every summer, Avington Park is a Georgian stately home set in its own parkland in the beautiful Itchen Valley. Bring a picnic and enjoy barmy summer evenings here, watching classic movies at the outdoor cinema.



### EVERYMAN CINEMA

—  
Offering mainstream, independent and classic films, Everyman Winchester aims to redefine the cinema experience, swapping soft drinks for a nice glass of wine, and serving fresh pizza to you in your seat. As well as films, Everyman puts on special live events including frequent satellite broadcasts.



### JANE AUSTEN'S HOUSE, CHAWTON

—  
Austen spent the last few weeks of her life in Winchester, at what remains a private address on College Street. But many of her most famous novels were written at nearby Chawton, which is open to visitors, letting you marvel at her tiny writing desk and the exquisite costumes used in TV and film adaptations.

### THEATRE ROYAL WINCHESTER

—  
Winchester's cultural hub, the Theatre Royal offers a varied programme of dance, drama, comedy, music, pantomime and touring shows. The theatre also runs Hat Fair, Winchester's annual free outdoor arts festival. If you have a creative bent, the theatre's Playmakers programme offers plenty of opportunities to get involved.

### WESTGATE MUSEUM

—  
Housed in a fortified medieval city gateway, the museum tells the story of this remarkable building and the history of Tudor and Stuart Winchester. Fantastic views from the top, and plenty of hands-on activities, make this a great place to bring visiting family and friends.

### WINCHESTER CITY MUSEUM

—  
Once the capital of England, Winchester has a long and illustrious history as the seat of Royal power from the time of Alfred the Great. This fascinating museum explores the city's origins as an Iron Age trading centre, through to Jane Austen's last journey, and up to the present day.



### THE HOSPITAL OF ST CROSS

—  
Described by author Simon Jenkins as "England's oldest and most perfect almshouse", this stone building was founded in 1136 by the grandson of William the Conqueror. Most of the complex is open to the public, but a portion remains occupied by residents known as the Black and Red Brothers.

## CITY OF CULTURE

—  
This ancient city has an illustrious past as the seat of Saxon and Norman royal power, and an enduring pride in being England's first capital city. Perhaps due to its long and elite history as home to kings and queens, today's Winchester has more than its fair share of cultural highlights. Walking its medieval streets, you are steeped in history, and even the shops have an intellectual edge (buying an envelope becomes a lofty affair at P&G Wells bookshop, who counts Jane Austen among its former customers).

From castles, cathedrals and stately homes, to museums, theatres, galleries and arts festivals, Winchester has it all. And when you come home, the sociable atmosphere of Winchester Holts gives you all the pleasures of community, and a place to share your great experiences



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WINCHESTER CATHEDRAL

—  
Constructed between the 11th and 16th centuries, Winchester Cathedral is an outstanding example of English cathedral architecture. It’s the longest cathedral in Europe, and boasts spectacular views from its tower.

## SPORTING HIGHLIGHTS

Winchester Holts offers easy access to a range of opportunities to improve your health, get the endorphins going, and to make new friends. Whether you love bowling, are a keen golfer or enjoy a spot of tennis, there is something for everyone.

### WESTGATE BADMINTON CENTRE

With state-of-the-art sporting facilities, this purpose-built badminton centre features five courts and coaching at all levels. As the home of Hampshire badminton, this club's comprehensive offer supports players of all levels from beginner to elite. And the bar is a great place to cool down and catch up with your badminton partner after a game.

### WINCHESTER RACQUETS AND FITNESS

Equipped with indoor, outdoor, floodlit, grass, clay and hard courts, tennis players will approve of the facilities on offer here. And there's more: six squash courts, a fully equipped gym, and a café-bar with sun terrace for eating, drinking and meeting up with friends.

### RIVERSIDE INDOOR BOWLING CLUB

Play is never rained off at this bowls club, which features six indoor rinks, a packed calendar of competitive and friendly matches and extensive social facilities including a bar, restaurant and spacious lounge. Coaching is available at all levels, and you can join as a social member to enjoy the many events laid on at this welcoming and inclusive club.



### ROYAL WINCHESTER GOLF CLUB

Just one minute from Winchester Holts, golfers will be delighted by this friendly and sociable club, where members find it easy to find others to play with. The clubhouse features fabulous views, and is a great place to wind down after a challenging round of golf.

### SOUTH WINCHESTER GOLF CLUB

Set out in two loops of nine holes, over 200 acres of links-style terrain, South Winchester is a relatively easy course to walk around and it drains superbly, for excellent year-round playing conditions. It offers free group taster sessions as well as one-to-one lessons for beginners.

### KINGSGATE LAWN TENNIS CLUB

This family-friendly, affordable club enjoys a beautiful setting by the river Itchen, a short distance from the city centre and with easy parking. The club boasts six well-maintained grass courts (two floodlit) and a programme of tennis and social events throughout the season.

## WALKS

As well as first-class facilities for racquet sports and access to some great golf clubs, Winchester is a fantastic location for both city and country walks, including some straight from your front door.



### FARLEY MOUNT COUNTRY PARK

When you feel like heading for the hills – or the woods – the downs are just a few miles west of Winchester Holts. Farley Mount Country Park features open country and woods including Forestry Commission plantation and an ancient woodland nature reserve.

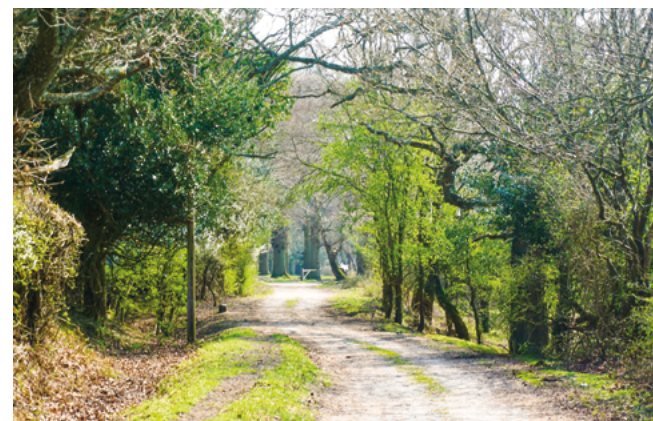
### HOCKLEY RAILWAY VIADUCT

Take in stunning rural views from a lovingly restored local landmark. Once part of a railway line that was axed by Beeching in 1966, this 33-arch Victorian viaduct has been restored and is today open to walkers and cyclists, forming part of the National Cycle Network.



### NEW FOREST

Spellbinding wild ponies wander idyllic glades, ancient woodland and open heathland in this enchanting part of Hampshire. Within easy reach of Winchester, the New Forest is a fantastic place for walking, cycling and picnicking – and also features picturesque villages to explore.



### ST CATHERINE'S HILL AND THE WATER MEADOWS

Walk in the footsteps of John Keats, for whom the mists on the Water Meadows inspired his most famous work, Ode to Autumn. For showstopping views of your city, climb the high point of St Catherine's Hill, where you can discover the earthworks of an Iron Age fort.

### SOUTH DOWNS WAY

Featuring breathtaking views across the English Channel and stunning scenery, the South Downs Way offers days out to remember. Walk these iconic chalk hills from Winchester to Eastbourne, dotted with beautiful wildlife, pretty villages, and fine pubs for you to stop, rest and take your reward.

# A wonderful place to live



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Communal garden terrace beside the communal lounge

# WELCOME HOME

Set among mature trees in a leafy suburb just west of Winchester city centre, the latest development from Pegasus is a sympathetic take on Winchester's historic architecture. Step inside and feel refreshed by the tranquil surroundings.

With wellbeing at the heart of our philosophy, Winchester Holts has been designed to nurture your comfort, contentment and wellness. The 33 apartments here enjoy fantastic sylvan views from

their balconies and terraces, while the shared facilities encourage neighbours to spend quality time here.

Winchester Holts is set to become a warm community of sociable people enjoying the freedom to pursue their passions. You'll find your friends in the comfortable shared lounge, or head out to the landscaped terrace for a glass of wine and a catch-up.

When friends or family visit, treat them to a private screening in the Club Room or book them into the guest suite for an overnight stay.

This beautiful development is designed for social connection. Its architects perfectly understood the needs of our customers, helping us to craft a considered environment that feels like home.

## DEDICATED LIFEHOST

So much more than a concierge, your friendly Lifehost will be on hand to assist you with home deliveries, guest-room bookings and restaurant reservations.

An invaluable part of life at Winchester Holts the Lifehost strives to make life here relaxing, carefree and enjoyable – as well as bringing a sense of safety to the community.

The Lifehost will take time to get to know you, helping them to understand your personality, tastes and preferences. They will be able to recommend which of the city's new exhibitions, shows and events you might particularly enjoy, so you get the most out of this unique and wonderful city.



Artist's impression of the Club Room





## QUALITY AND DISCERNMENT

We have paid exquisite attention to all aspects of apartments' design, from planning spacious layouts to specifying stylish, high-quality fixtures and fittings.

The light and airy homes evoke a sense of peace and ease that makes it feel like your apartment works for you – supporting you in your daily life and inspiring wellbeing.

### LIVING ROOM

Gorgeous herringbone flooring extends through the living space, where floor-to-ceiling glazing and access to the balcony or terrace brings light and views of nature pouring into the room. Flexible layouts let you shape the space to suit you, making the living room a fantastic space for socialising or for cosying up for some quality you-time.

### KITCHEN

Beautiful, durable herringbone flooring and Carrara Jade marble worktops bring luxury to the kitchen. Here, integrated appliances including Neff oven and hob, microwave and Fisher & Paykel dishwasher help make meal preparation – and clearing up afterwards – a genuine pleasure.



Artist's impression of a typical bedroom



Artist's impression of a typical kitchen



### BATHROOMS

Warm, sleek and distinguished, the bathrooms are lovely places to refresh and nurture yourself. They feature high-quality sanitaryware, acrylic stone anti-slip shower trays, generous wall-mounted cabinets and heated towel rails.



## BUILDING A COMMUNITY

Well-renowned practice Williams Lester Architects, based in the New Forest, brought their knowledge of local architecture to their work here at Winchester Holts, resulting in a sympathetic addition to one of England's most historic cities.

They also put considerable care and attention into understanding the needs of our customers, and our emphasis on nurturing social connections and wellbeing. Their awards include the UK Property Award for Best Residential Development in Hampshire, and the Winchester Preservation Trust Commendation.



Artist's impression of a typical balcony



“  
**Good architecture**  
 is all about improving  
 people’s lives.  
 ”



**NOEL HAM**  
 DIRECTOR & PROJECT LEAD  
 WILLIAMS LESTER ARCHITECTS

“Good architecture is all about improving people’s lives, so we have enjoyed helping Pegasus create a community that will do just that. Our design was influenced by the numerous mature trees on the site, which were an opportunity to create a building that takes full advantage of an appealing sylvan setting by making the most of lovely views. Strong elevations unite contemporary design with traditional local materials, resulting in a high-quality and stylish collection of apartments and shared spaces.”



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APARTMENT FLOORPLAN EXAMPLE 1

# 2 BED SINGLE ASPECT HOME — BALCONY

APARTMENTS

4, 7, 20, 23, 26, 29

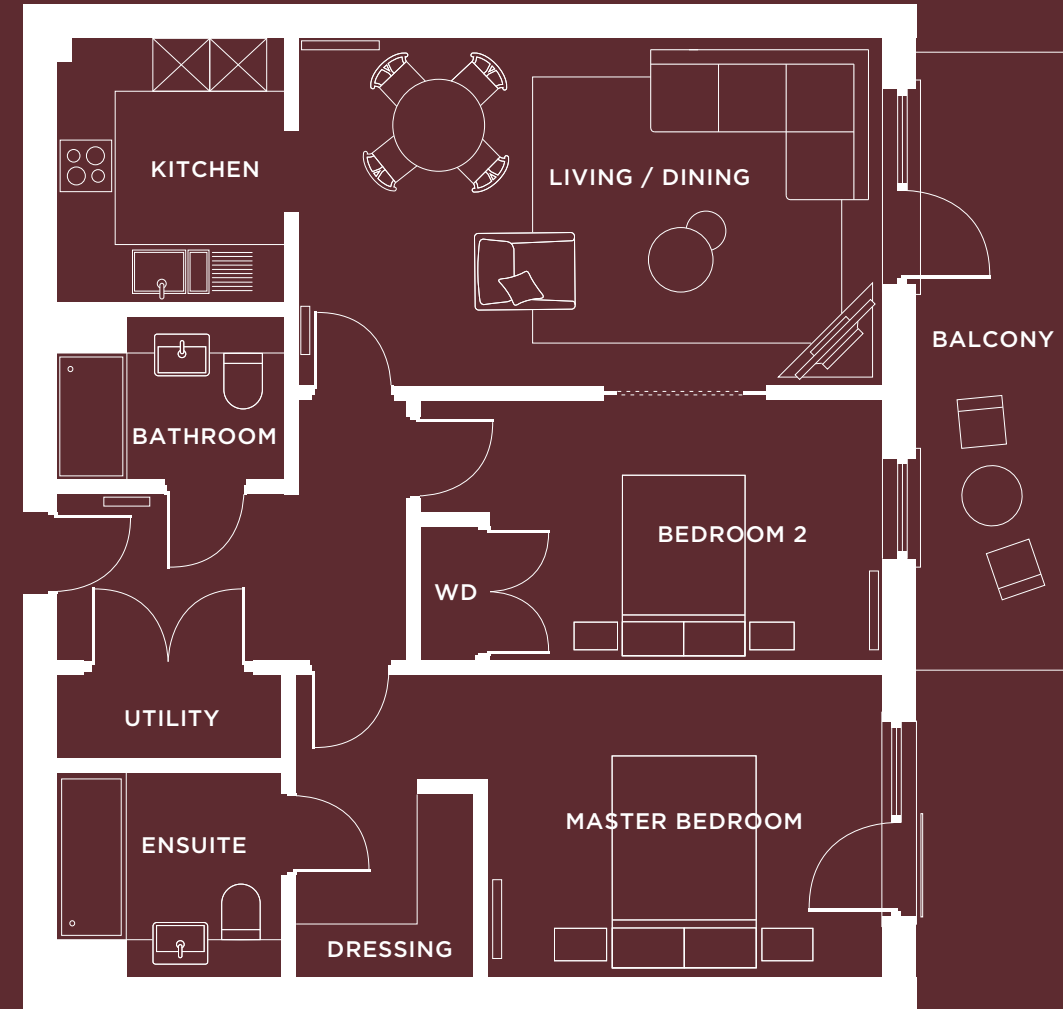
KEY

WD WARDROBE

DIMENSIONS

TOTAL AREA	83.34 M <sup>2</sup>	907.8 SQFT
LIVING / DINING	6.05 X 3.59M	19'10" X 11'9"
KITCHEN	2.29 X 2.73M	7'6" X 9'0"
MASTER BEDROOM	4.11 X 3.17M	11'3'6" X 10'5"
EN-SUITE	2.40 X 2.11M	7'11" X 6'11"
DRESSING	1.86 X 1.95M	6'1" X 6'5"
BEDROOM 2	4.03 X 2.65M	13'3" X 8'8"
SHOWER	2.29 X 1.59M	7'6" X 5'3"

LOCATION PLAN



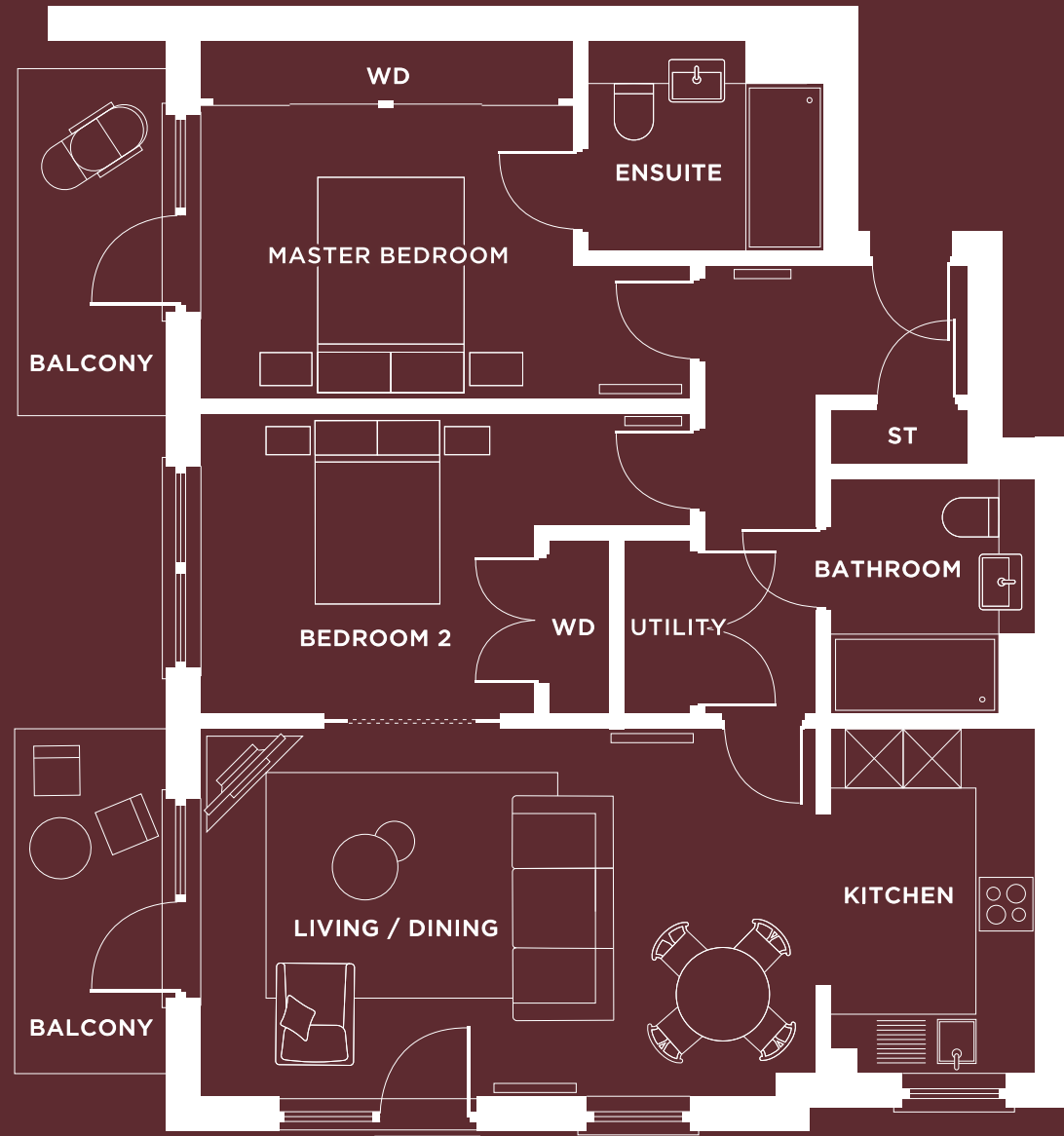
APARTMENT 20  
FIRST FLOOR

FLOORPLAN EXAMPLE 1



APARTMENT FLOORPLAN EXAMPLE 2

# 2 BED DUAL ASPECT HOME – BALCONY



APARTMENTS

5, 6, 21, 22, 27, 28

KEY

WD WARDROBE  
ST STORE

DIMENSIONS

TOTAL AREA	84.47 M <sup>2</sup>	909.2 SQFT
LIVING / DINING	6.30 X 3.69M	20'8" X 12'1"
KITCHEN	2.11 X 3.48M	6'11" X 11'5"
MASTER BEDROOM	3.82 X 2.93M	12'6" X 9'8"
EN-SUITE	2.56 X 2.11M	8'5" X 6'11"
BEDROOM 2	3.42 X 3.07M	11'3" X 10'1"
BATHROOM	2.10 X 2.42M	6'11" X 7'11"
STORE	1.39 X 0.60M	4'7" X 2'0"

LOCATION PLAN



APARTMENT FLOORPLAN EXAMPLE 3

# 3 BED MEZZANINE – ROOF TERRACE & BALCONY

APARTMENTS

16, 17

KEY

WD WARDROBE  
ST STAIRS

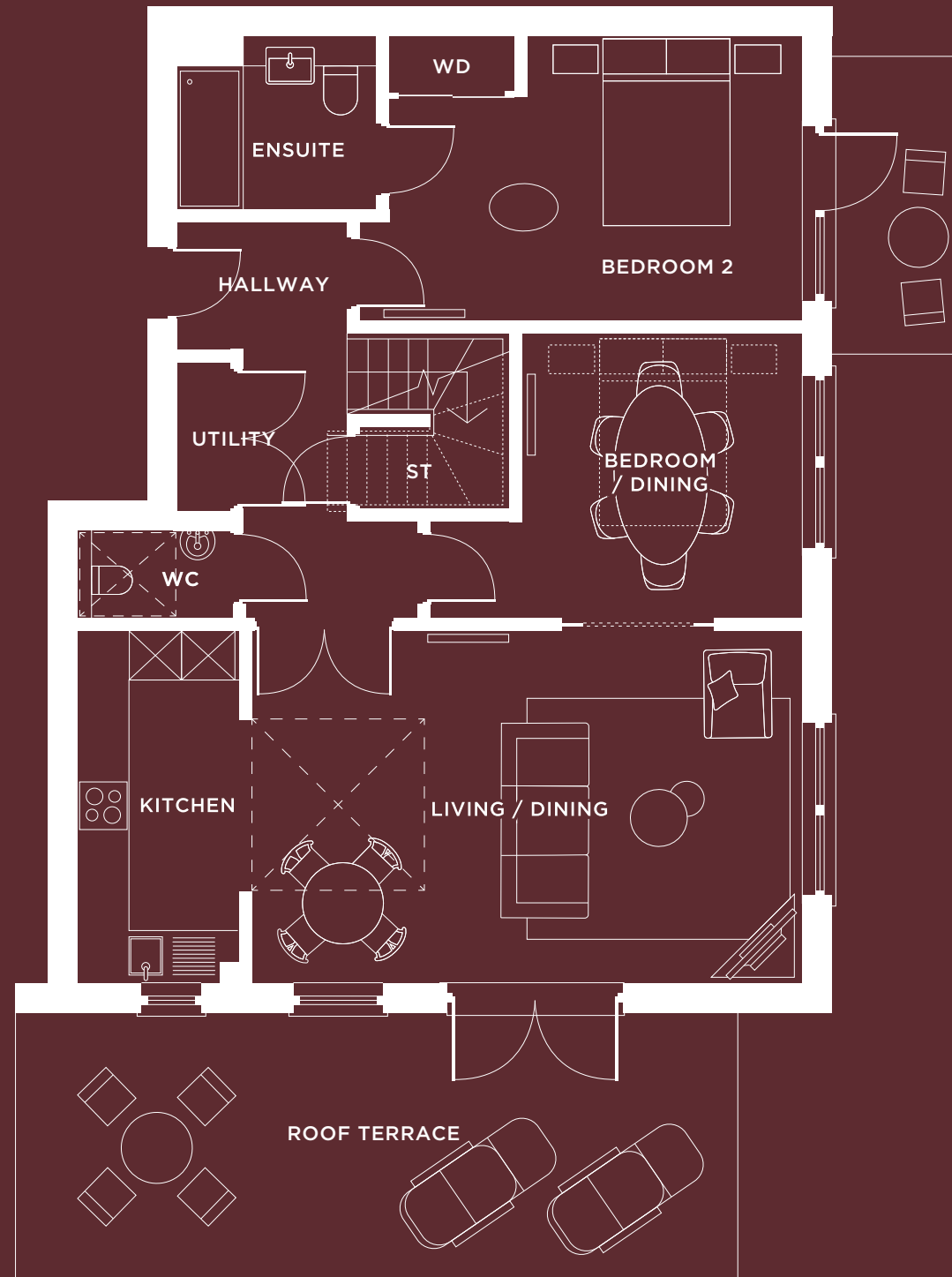
DIMENSIONS

TOTAL AREA	140.07 M <sup>2</sup>	1507.7 SQFT
LIVING	6.49 X 4.11M	21'3" X 13'6"
KITCHEN	1.92 X 4.11M	6'4" X 13'6"
DINING	3.31 X 3.32M	10'10" X 10'11"
STUDY	5.46 X 2.31M	17'11" X 7'7"
MASTER BEDROOM	4.85 X 3.38M	15'11" X 11'1"
EN-SUITE	2.41 X 2.10M	7'11" X 6'11"
DRESSING	1.5 X 3.39M	4'11" X 11'2"
BEDROOM 2	3.39 X 6.08M	11'2" X 19'11"
ENSUITE 2	2.48 X 2.90M	8'2" X 9'6"
WC	1.85 X 1.10M	6'1" X 3'7"
STORE	1.78 X 1.03M	5'10" X 3'5"

LOCATION PLAN



SECOND FLOOR



THIRD FLOOR



APARTMENT 16  
SECOND AND THIRD FLOOR

FLOORPLAN EXAMPLE 3



# HOME SPECIFICATIONS

## SHOWER ROOMS & ENSUITES

### FLOOR FINISHES/SKIRTING

- Anti slip wood effect tiles

### WALL FINISHES

- Wood effect tiles
- Square white gloss tiles to mirror alcove
- Paint finish elsewhere matt emulsion (white)

### CEILING FINISHES

- Paint finish matt emulsion (white)

### ARCHITRAVES

- Painted Eggshell (white)

### INTERNAL DOORS

- White grooved timber door

### IRONMONGERY

- Ergonomic lever handle on round rose - satin chrome
- Turn release door lock - satin chrome
- Floor mounted door stop, brushed chrome

### LIGHTING

- Spotlights

### VANITY TOP

- Composite stone (white)

## WC

- White porcelain back-to-wall pan (comfort height)
- White soft closing toilet seat
- Concealed cistern
- Chrome flush plate
- Chrome toilet roll holder

## WASH HAND BASIN

- White porcelain basin
- Chrome mono-lever tap

## SHOWER

- White acrylic stone 1300mm x 800mm /1700mm x 800mm anti-slip shower tray, (white)

## CABINET

- 900 x 800 wall mounted mirrored cabinet with integral shaver socket

## HEATED TOWEL RAIL

- Towel Radiator Chrome Low Surface temperature 450mm x 1186mm

## KITCHEN

### FLOOR FINISHES

- Durable wood effect vinyl individually set in herringbone pattern

### SKIRTING/ARCHITRAVE

- 144 x 18mm thick chamfered skirting - Eggshell; (white)

## INTERNAL DOORS

*Only one kitchen has a door - other 32no apartments have no door into the kitchen. As such, where applicable:*

- White grooved timber doors

## IRONMONGERY

- Ergonomic lever handle on round rose, satin chrome
- Tubular latch, satin chrome

## WALL/CEILING FINISHES

- Paint finish matt emulsion (white)

## SOCKETS/SWITCHES

- Plastic switches & plastic twin sockets with USB

## LIGHT FITTINGS

- Spotlights

## BASE + WALL UNITS

- Paula Rosa Manhattan kitchen units
- Matt grey shaker doors
- White carcass
- LED lighting beneath wall units
- Brushed steel curved handles

## WORKTOPS

- Marble worktop 30mm thick

## SINK

- Stainless Steel Undermounted Sink (bowl and a half to select homes) and drainer grooves to worktop

## SPLASHBACK

- White Gloss rectangular tiles

## TAPS

- Chrome dual lever mixer tap

## APPLIANCES

- Neff Slide & Hide Single Oven
- Neff N30 Four Zone Ceramic Hob
- Neff N50 Integrated Microwave
- Integrated Canopy Cooker Hood
- Integrated Fridge Freezer 70/30 split
- Fisher & Paykel Dishwasher Single Draw

## LIVING ROOM

### FLOOR FINISHES

- Durable wood effect vinyl individually set in herringbone pattern

### SKIRTING/ARCHITRAVE

- 144 x 18mm thick chamfered skirting - Eggshell; (white)

### INTERNAL DOORS

- White framed glazed timber doors
- Pocket door systems into second bedrooms in select homes

### IRONMONGERY

- Ergonomic lever handle on round rose, satin chrome
- Tubular latch, satin chrome

## WALL/CEILING FINISHES

- Paint finish matt emulsion (white)

## SOCKETS/SWITCHES

- Plastic switches & plastic twin sockets with USB

## LIGHT FITTINGS

- Spotlights generally - pendants to select homes.

## BEDROOM

### FLOOR FINISHES

- Light grey, deep pile carpet

### SKIRTING/ARCHITRAVE

- 144 x 18mm thick chamfered skirting - Eggshell; (white)

### INTERNAL DOORS

- White grooved timber doors
- Pocket door systems into second bedrooms in select homes

### IRONMONGERY

- Ergonomic lever handle on round rose, satin chrome
- Tubular latch, satin chrome

### WALL/CEILING FINISHES

- Paint finish matt emulsion (white)

### SOCKETS/SWITCHES

- Plastic switches & plastic twin sockets with USB (to master), plastic twin sockets to other bedrooms.

## LIGHT FITTINGS

- Pendants

## WARDROBES

- Sliding wardrobes, shaker style in grey oak finish
- Shelf with single hanging rail
- Soft door closers and 2Nr aluminium satin finish handles

## HALLWAY

### FLOOR FINISHES

- Durable wood effect vinyl individually set in herringbone pattern

### SKIRTING/ARCHITRAVE

- 144 x 18mm thick chamfered skirting - Eggshell; (white)

### INTERNAL DOORS

- Oak finished front door

### IRONMONGERY

- Ergonomic lever handle on round rose, satin chrome
- Tubular latch, satin chrome

### WALL/CEILING FINISHES

- Matt emulsion (white)

### SOCKETS/SWITCHES

- Plastic switches & plastic twin sockets

### LIGHT FITTINGS

- Spotlights





## OUR ASSURANCE TO YOU

We at Pegasus are responsible for taking care of all the external building maintenance, buildings insurance and communal utility bills. We also ensure all the shared areas are meticulously cleaned and maintained.

Our dedicated team of friendly and approachable Lifehosts work to ensure the support provided is always tailored to owners' needs.

The Property Management team make regular visit to developments and conduct annual service-charge meetings, all with complete transparency. We strive to deliver the highest standard of service to owners' and believe passionately that transparency is fundamental to maintaining owners' peace of mind.

*Did you know* We manage over 30 developments in a variety of locations across the UK, from Winchester to the North East of England.



“  
With well-being at the heart of our philosophy, Winchester Holts has been designed to nurture your comfort, contentment and wellness.  
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## THE PEGASUS PROMISE

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### GETTING TO KNOW YOU PERSONALLY

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We recognise that everyone is an individual, and are committed to listening to and understanding your needs, so that we can provide outstanding service.

### TAKING CARE OF TOMORROW THROUGH SUSTAINABILITY

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We are committed to the wellbeing both of those who live in our communities and the environment, and find that the two often go hand-in-hand. We take the time to explain the sustainability credentials and features of new homes, helping you to live there healthily and sustainably.

### CARING ABOUT THE LEGACY WE LEAVE BEHIND

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When someone buys a Pegasus home, they are contributing to a growing story that creates lasting value for themselves and the community. We are changing the way later-living developments are created, for the better.

### TAKING RESPONSIBILITY FOR YOUR NEEDS

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Every one of us at Pegasus is personally responsible for fulfilling your needs. This means that when you contacts us, the person who receives the call is responsible for answering all their questions.

### ACKNOWLEDGING AND REWARDING CUSTOMER LOYALTY

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We believe that by listening well and providing outstanding service, our customers will recommend us to their friends. When they do, we reciprocate with genuine appreciation.

### CARING ABOUT OUR NEIGHBOURS

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Pegasus is part of the Lifestory group, creating homes for people at every stage of their lives. We are committed to understanding the communities in which we work, so we can enhance neighbourhoods and benefit everyone.

A handwritten signature in dark ink, appearing to read 'M. Dickenson'.

**MARK DICKENSON**  
LIFESTORY CEO

## CONTACT INFORMATION

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### PEGASUS

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Unit 3, Church Green Close  
Kings Worthy  
Winchester  
SO23 7TW

winchesterholts@lifestory.group  
01962418069

### DESIGN

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Greenspace

### PRINTING

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### CREDITS

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apartment are  
for illustrative purposes only

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