



Abbey Meadows

FUNTLEY ROAD • FAREHAM • PO15 6DN

BROADWAY HOMES GROUP ARE DELIGHTED TO OFFER 3 NEW STYLISH
4-BEDROOM DETACHED HOMES IN THE HIGHLY DESIRABLE VILLAGE OF FUNTLEY



BROADWAY HOMES
GROUP



Abbey Meadows

CLOSE TO COAST AND COUNTRYSIDE

Abbey Meadows is a small bespoke development of three traditionally built detached houses situated in the small and popular village of Funtley.

Set in a pleasant pastoral location, this delightful development affords easy access to Fareham with its vibrant atmosphere and desirable shops. The beautiful South coast and Solent are an easy 20 minutes' drive.

These beautifully designed homes offer the latest in sustainable technologies providing a modern and desirable lifestyle.





Hillhead Harbour, Titchfield



The ruins of 13th century Titchfield Abbey



Funtley Meadow situated behind Abbey Meadows

FUNTLEY

Funtley is a small hamlet with a rich history and peaceful atmosphere in the South-east of Hampshire. It is located 2 miles North of the town of Fareham that is known for its naval heritage.

Funtley was once a thriving clay quarry that supplied bricks for many famous buildings, such as the Royal Albert Hall in London. The bricks were made from the red clay that was abundant in the area, and they had a distinctive colour and quality. Funtley also had an iron mill that played a role in the production of iron during the Napoleonic Wars. The mill was owned by Henry Cort, an inventor who developed new methods of refining iron.

Just a short distance from Funtley lies the ruins of Titchfield Abbey. Formerly a medieval monastery this imposing structure dates back to the 13th-century.

Today, Funtley is a quiet and scenic place that offers many attractions for visitors. There is a fishing lake that was created from the former clay pit, which is surrounded by a public footpath. There is also a park with a children's playground and a meadow that is managed for conservation.

Funtley benefits from a popular traditional 19th Century pub called The Miners Arms renowned for award winning ales, home cooking and friendly staff.





Abbey Meadows

The highly experienced team at Broadway Homes Group pride themselves for offering their clients the utmost quality and carefully designed homes.

All of these high-specification homes are traditionally built with cavity brickwork and have been intimately designed to cater for modern living.

Garages with an additional oak-framed carport complement the houses along with landscaped front gardens, turfed rear gardens, and generous patio areas for entertaining.





Abbey Meadows

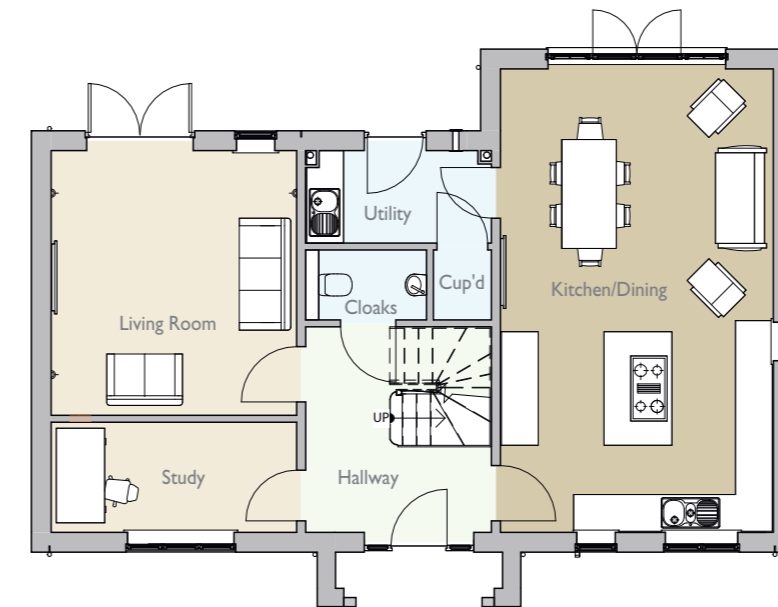
Kingfisher House being nestled behind electric gates, exudes luxury from the moment you arrive. A double driveway, single garage, and carport provides ample parking and storage.

Through the oak-framed porch, a central hallway welcomes you with an oak and glass staircase, setting the tone for the home's impeccable design. To the right, a stunning kitchen/dining/family room spans from front to back, boasting patio doors that seamlessly connect indoor and outdoor living to the westerly facing rear garden. Integrated appliances and a convenient utility room complete this gourmet haven.

For those seeking a peaceful workspace, a large study is thoughtfully positioned at the front of the house. Meanwhile, at the rear, a spacious sitting room with patio doors offers a perfect retreat for relaxation and entertainment.

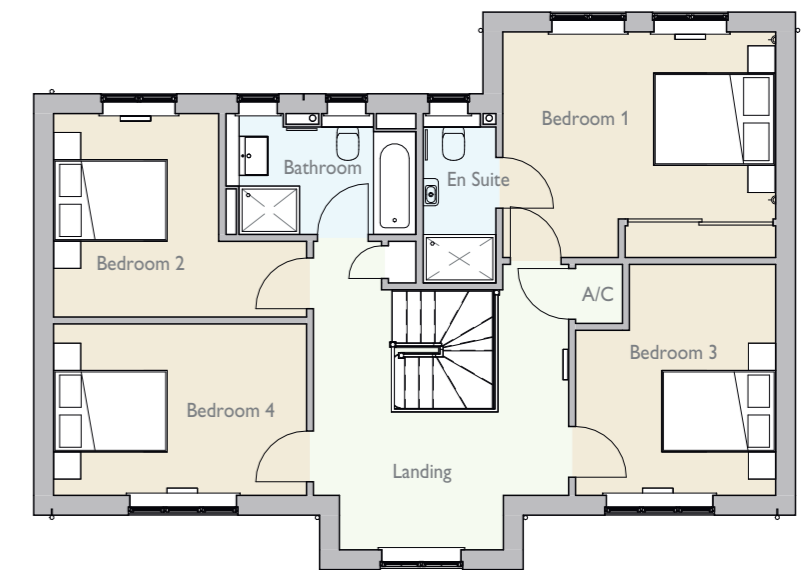
Upstairs, discover four beautifully appointed bedrooms. The master suite at the rear features an ensuite bathroom and fitted wardrobes, epitomizing opulence. The family bathroom boasts a luxurious four-piece suite, ensuring a spa-like experience. The landing at the top of the stairs, holds a large window flooding the centre of this home with light, invites you to unwind and savour the tranquillity of this exceptional home.

KINGFISHER HOUSE FLOOR PLANS



GROUND FLOOR

Living Room	13'5" x 14'5"	4.1m x 4.4m
Study	13'5" x 6'1"	4.1m x 1.8m
Kitchen/Dining	25'2" x 14'11"	7.6m x 4.5m



FIRST FLOOR

Bedroom 1	14'11" x 12'4"	4.5m x 3.7m
Bedroom 2	11'2" x 9'1"	3.4m x 2.7m
Bedroom 3	12'8" x 10'11"	3.8m x 3.3m
Bedroom 4	13'10" x 9'5"	4.2m x 2.8m



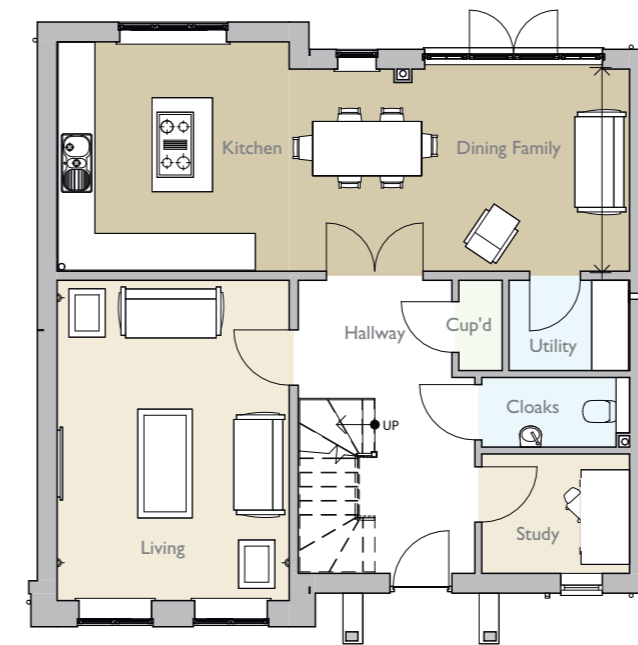
Tucked at the end of this peaceful gated cul-de-sac, Nightingale House offers a private sanctuary for modern living. The property boasts a double driveway, single garage, and a convenient carport for storage and parking.

A bespoke oak pitched porchway welcomes you as you step inside. The central hallway gracefully guides you through this thoughtfully designed home. The heart of the house is the expansive kitchen/dining/family room at the rear, featuring patio doors and large windows that focus on the connection to the rear garden. A kitchen island, integrated appliances, and a utility room cater to every convenience and create an incredibly social space.

On the left of the entrance hallway, you'll find a generously sized, secluded lounge, an ideal retreat for relaxation and peaceful family time. Across the hall, a home office offers the perfect space to work from home with peace and privacy.

Upstairs, four well-appointed bedrooms await. The master bedroom, situated at the rear of the house, has fitted wardrobes and a luxurious ensuite. Enjoy picturesque countryside views from this private haven over the fields to the rear of the property. The family bathroom offers a four-piece suite, ensuring comfort and convenience for the whole family.

NIGHTINGALE HOUSE FLOOR PLANS



GROUND FLOOR

Living Room	17'6" x 12'9"	5.3m x 3.8m
Study	8'1" x 6'7"	2.4m x 2.0m
Kitchen/Dining	31'2" x 12'7"	9.5m x 3.8m



FIRST FLOOR

Bedroom 1	14'1" x 14'4"	4.3m x 4.3m
Bedroom 2	12'11" x 11'6"	3.9m x 3.5m
Bedroom 3	14'4" x 9'1"	4.3m x 2.7m
Bedroom 4	12'9" x 9'8"	3.8m x 2.9m



Welcome to Chaffinch House, in a secure gated cul-de-sac this modern residence offers a carport and a spacious double driveway.

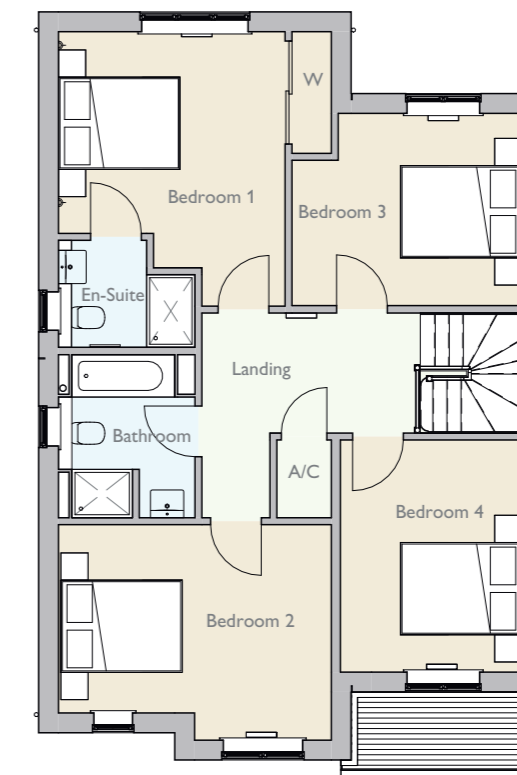
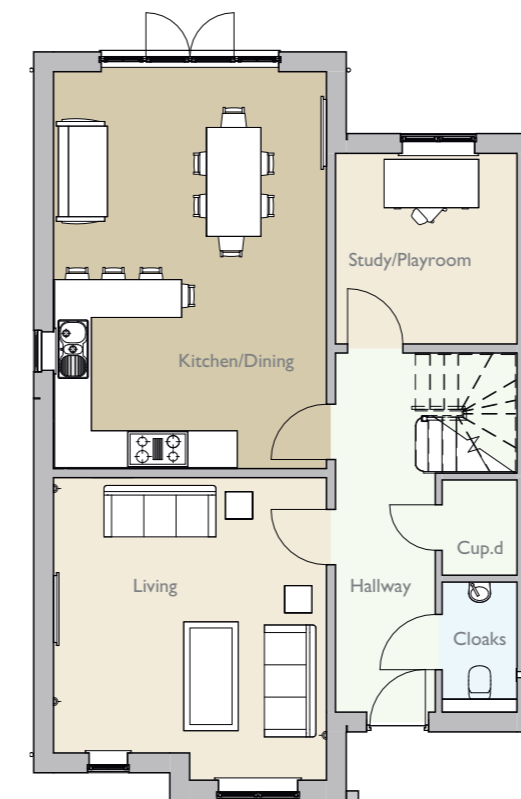
The bespoke oak-framed porch with a unique double apex design graces the front of the house, setting it apart with its distinctive character. Stepping inside you discover an entrance hallway adorned with an oak and glass framed staircase, as well as a convenient downstairs W/C and utility cupboard.

The sitting room, positioned at the front of the house, boasts two picture windows that provide a charming view down the gravelled

driveway. The heart of the home is the inviting kitchen diner, complete with a central island and integrated appliances. Patio doors lead to the rear garden, where you can enjoy the view while dining. An additional spacious reception room at the back of the house offers flexibility as a home office or a delightful playroom for the children.

Upstairs, four well-proportioned bedrooms are thoughtfully spaced out. The master bedroom features fitted wardrobes and an ensuite for added convenience. The family bathroom is designed with a luxurious four-piece suite, ensuring comfort and style for all.

CHAFFINCH HOUSE FLOOR PLANS



GROUND FLOOR

Living Room	15'1" x 14'11"	4.6m x 4.5m
Study	10'6" x 10'0"	3.2m x 3.0m
Kitchen/Dining	21'8" x 14'11"	6.6m x 4.5m

FIRST FLOOR

Bedroom 1	15'0" x 12'5"	4.5m x 3.7m
Bedroom 2	14'11" x 11'9"	4.5m x 3.6m
Bedroom 3	12'7" x 10'6"	3.8m x 3.2m
Bedroom 4	12'8" x 10'0"	3.8m x 3.0m

Specifications

KITCHEN

- Shaker style modern kitchen
- Soft close drawers & doors
- Built-in branded appliances,
 - Black flush induction hob
 - Electric fan oven and extractor hood
 - Integrated fridge/ freezer
 - Integrated dishwasher
 - Free standing washer/drier
- LED lights downlighters
- 100% Waterproof chevron laid luxury vinyl tiles flooring

BATHROOMS

- High-spec tiled walls & floors
- Extractor fan
- Heated chrome towel rail
- WC includes dual flush wall buttons & integrated cistern
- Triple thermostatic shower with fixed head & handset
- LED modern lighting

GENERAL FEATURES

- Carpets in bedrooms
- Zoned under floor heating to ground floor
- Eco-friendly Air source heat pumps
- Oak doors with chrome handles
- Oak-framed recessed porches
- Oak framed stair balustrade and newels posts with glass infill panels
- Electric entrance gates with remote control access
- Double glazed Anthracite grey windows
- Central hot water cylinder
- In-built cupboards to master bedrooms
- Separate office for the ability to work from home
- Spaciously designed
- 10 Year ICW New Build Warranty
- Smoke and heat alarms
- Video door entry system



The Broadway Homes Group Model

Broadway Homes Group is a new concept founded by experienced residential property professionals. The founders are each seasoned experts in their field and committed to excellent design and construction, focused on creating the highest standards of living in sustainable homes.

The founders have built over 1000 properties and over 100 years of combined development experience between them.

Focusing only on small development schemes allows the team to individualise each property, scrutinising the design of every room and ensuring the best possible finish – our mantra – design and quality a step above the competition. Producing sustainable homes to be proud of.

Our Approach

With over 1000 successfully completed projects – including our own retained investments – we have proven time and

time again that an intelligent, personal and meticulous approach to property development affords the best results with long term positive client feedback.

Built with Integrity

Project managing from cradle to grave; from sourcing properties right through to planning, design, build and sale, we retain tight controls, drawing on a comprehensive team of professionals for every aspect of each project.

We are organised, well prepared and knowledgeable. We make it our business to only work with talented professionals who share our own expectation for high quality and meticulous attention to detail.

Ultimately our clients are our priority. Following completion, we are on hand to ensure buyers the best service in terms of running their new homes and solving any issues that arise. Again, a step above the competition.

BEAUTIFULLY CONNECTED



Drive times from Abbey Meadows to:



7
Minutes

Fareham
Train Station

16
Minutes

Portsmouth
City Centre

20
Minutes

Southampton
Airport

29
Minutes

Southampton
City Centre

33
Minutes

Winchester
City Centre

49
Minutes

Bournemouth
Airport

128
Minutes

London
City Centre

Train Journey times from Fareham Station to:



18
Minutes

Portsmouth
Train Station

20
Minutes

Southampton
Airport

34
Minutes

Southampton
Train Station

36
Minutes

Winchester
Train Station

53
Minutes

Bournemouth
Train Station

73
Minutes

Heathrow
Airport

112
Minutes

London
Victoria

Airports



Southampton Airport is just 13 miles from Abbey Meadows and Bournemouth Airport is only 41 miles away by road.

Both airports offer flights to many European cities and resorts as well as internal flights to major UK cities.

Drive times are taken from the RAC Route Planner. Train journey times are taken from National Rail Enquiries and are entirely dependent on the time of travel and engineering works.



Charters Estate Agents Park Gate
39a Middle Road, Park Gate, Southampton
SO31 7GH

Telephone: 01489 358888
Email: parkgate@chartersestateagents.co.uk

www.chartersestateagents.co.uk



Stockbridge, Hampshire
www.broadwayhomesgroup.co.uk

IMPORTANT NOTICE: Charters Estate Agents, their clients and any joint agents give notice that:

- 1. They are not authorised to make or give any representations or warranties concerning the property either here or elsewhere, either on their behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.*
- 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Charters Estate Agents have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.*
- 3. These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitors to check the plans and specifications attached to their contracts.*