

DEFINING REFINED

Set on the prestigious Sleepers Hill in Winchester, with views of St Catherine's Hill in the background after which the development is named, St Catherine's Place is an outstanding development of just four exceptional, substantial houses of unparalleled quality. Every attention has been paid to the design, from the architectural appearance to the layout, flow and functionality of the space, as well as every aspect of the interiors; the intention being that these homes truly are as stunningly beautiful as they are highly practical, offering modern-day comfort and flexibility of space alongside the most stylish, luxurious specification.

A delightful, genteel city steeped in history, sitting in the middle of sweeping open countryside, Winchester offers the most fantastically juxtaposed, urban-yet-rural lifestyle; these superlative houses are located less than a mile and a half west of the city centre, with local amenities and facilities including the train station mere minutes away. The picturesque wider surrounds of Hampshire, with its charming villages, Georgian market towns, fantastic country pubs and a wide range of sporting activities, are also within very easy reach.





HOLYBOURNE

HOUSE (INCLUDING ANNEXE):	4,217 SQFT
GARAGE:	401 SQFT
TOTAL:	4,618 SQFT



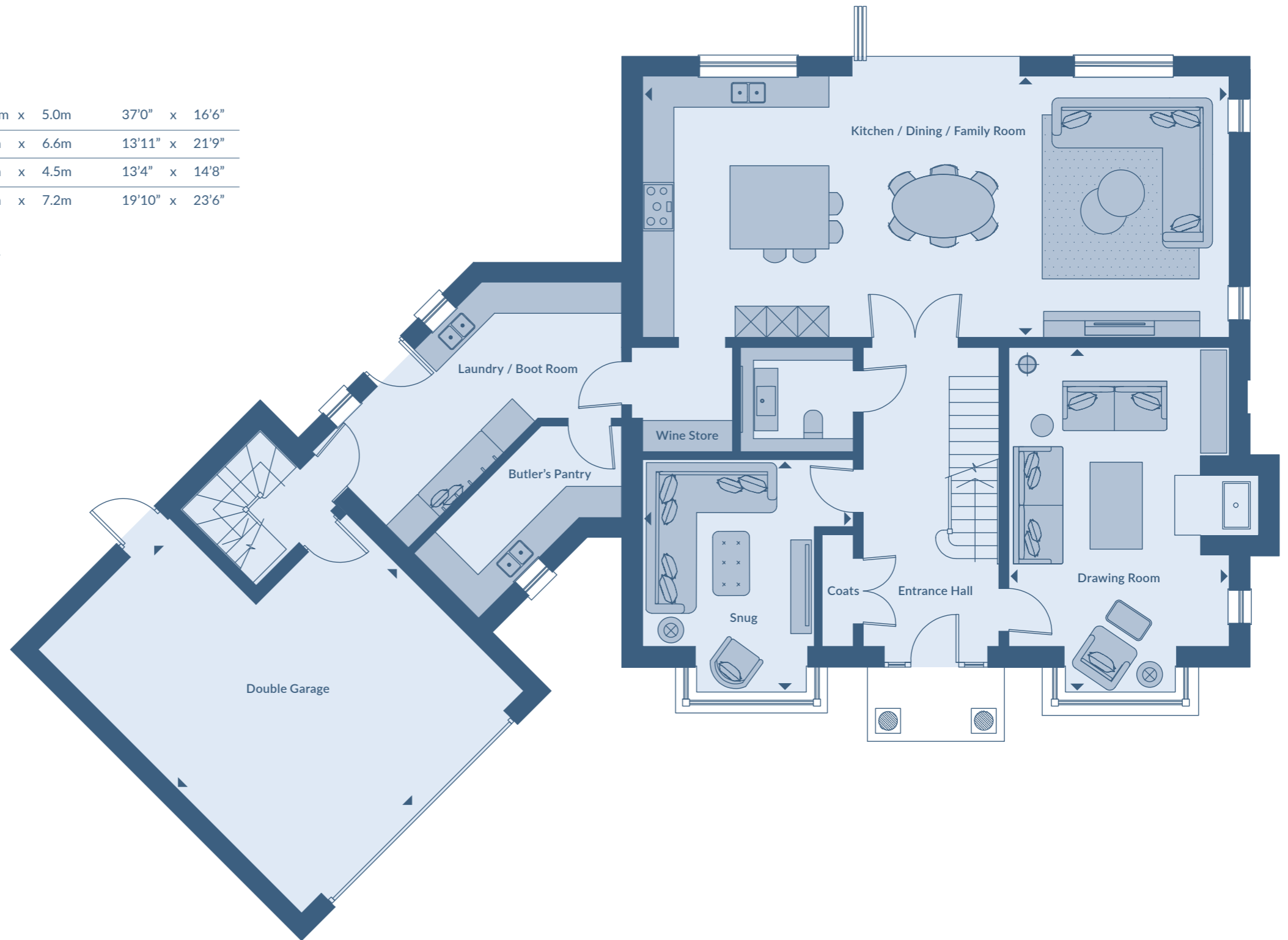
HOLYBOURNE

Unassumingly elegant with its off-white rendered façade, Holybourne offers the ultimate in stylish modern living against a backdrop of subtle, dignified luxury. Generously-proportioned rooms with gracefully high ceilings and thoughtful traditional detailing such as deep skirtings, window architraves and touches of wall panelling have been designed coherently across three floors. The exquisite interiors specification ensures that the décor flows seamlessly throughout the house, with each room taking into consideration the surrounding space, so that the overall ambiance is of cohesive sophistication and supreme comfort.

GROUND FLOOR

Kitchen / Dining / Family Room	11.3m x 5.0m	37'0" x 16'6"
Drawing Room	4.2m x 6.6m	13'11" x 21'9"
Snug	4.1m x 4.5m	13'4" x 14'8"
Double Garage	6.0m x 7.2m	19'10" x 23'6"

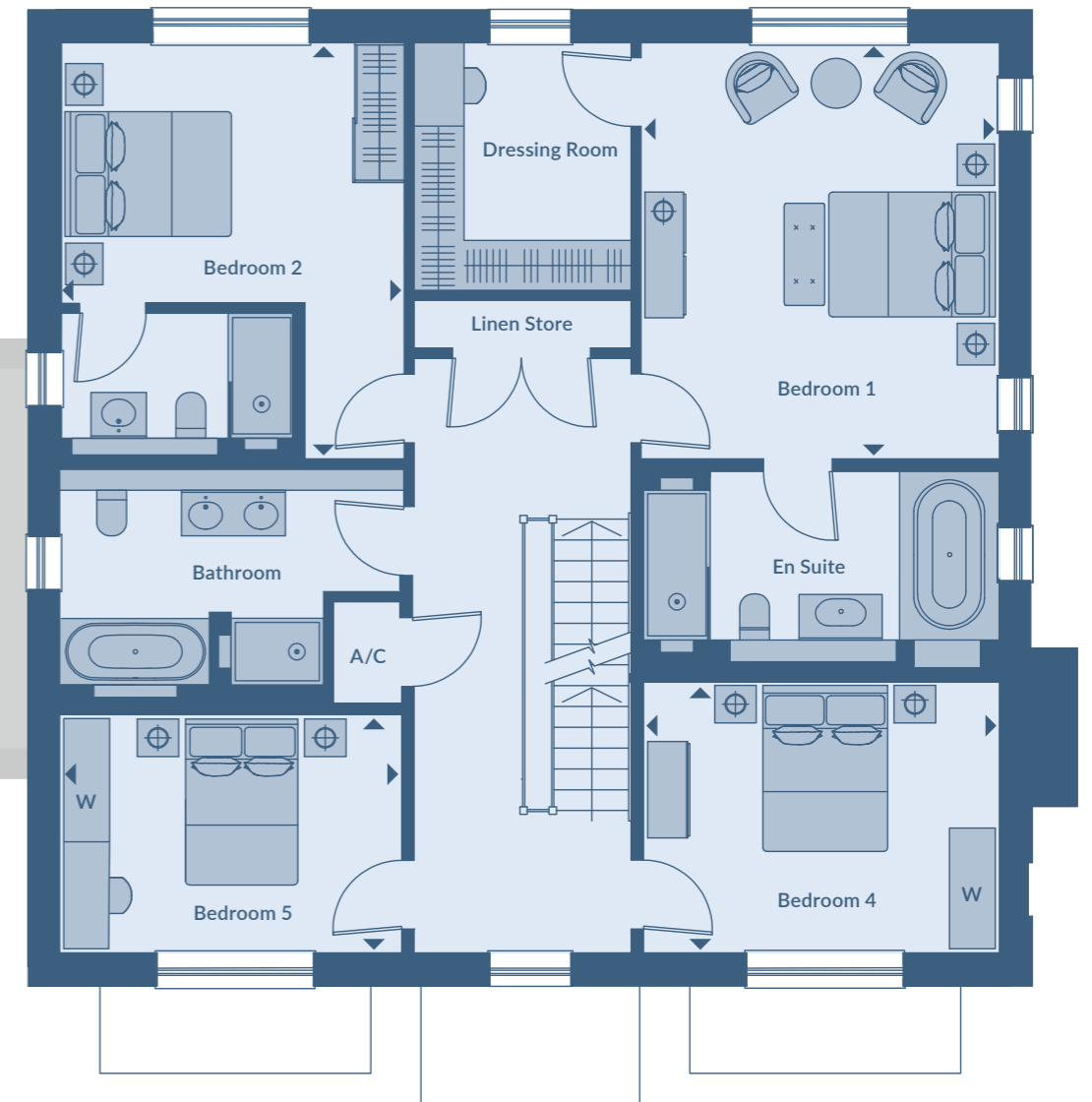
All measurements are an approximate guide only and subject to change.



FIRST FLOOR

Bedroom 1	4.3m x 5.0m	14'2" x 16'5"
Bedroom 2	4.1m x 5.0m	13'7" x 16'5"
Bedroom 4	4.3m x 3.3m	14'1" x 10'9"
Bedroom 5	4.1m x 2.9m	13'6" x 9'5"
Annexe	3.7m x 6.9m	12'2" x 22'9"

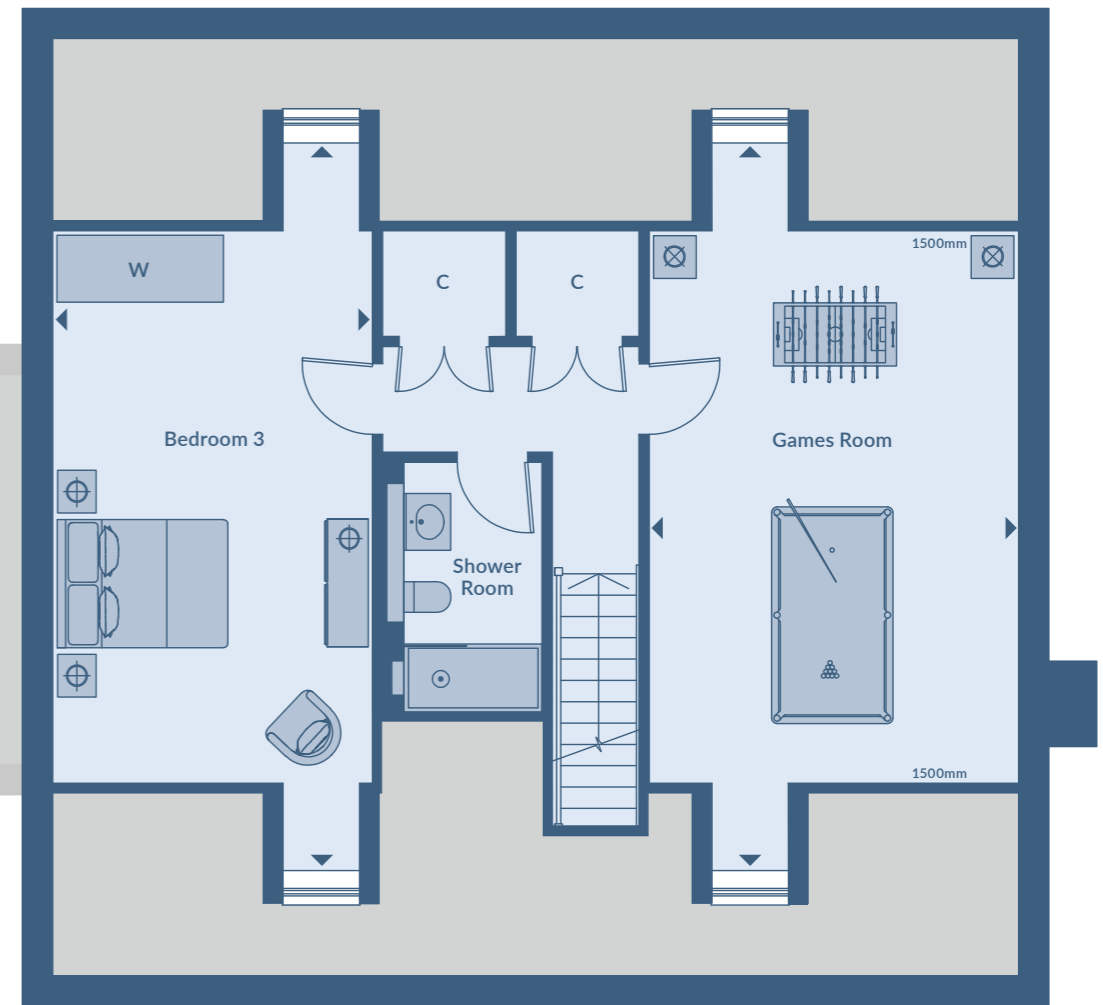
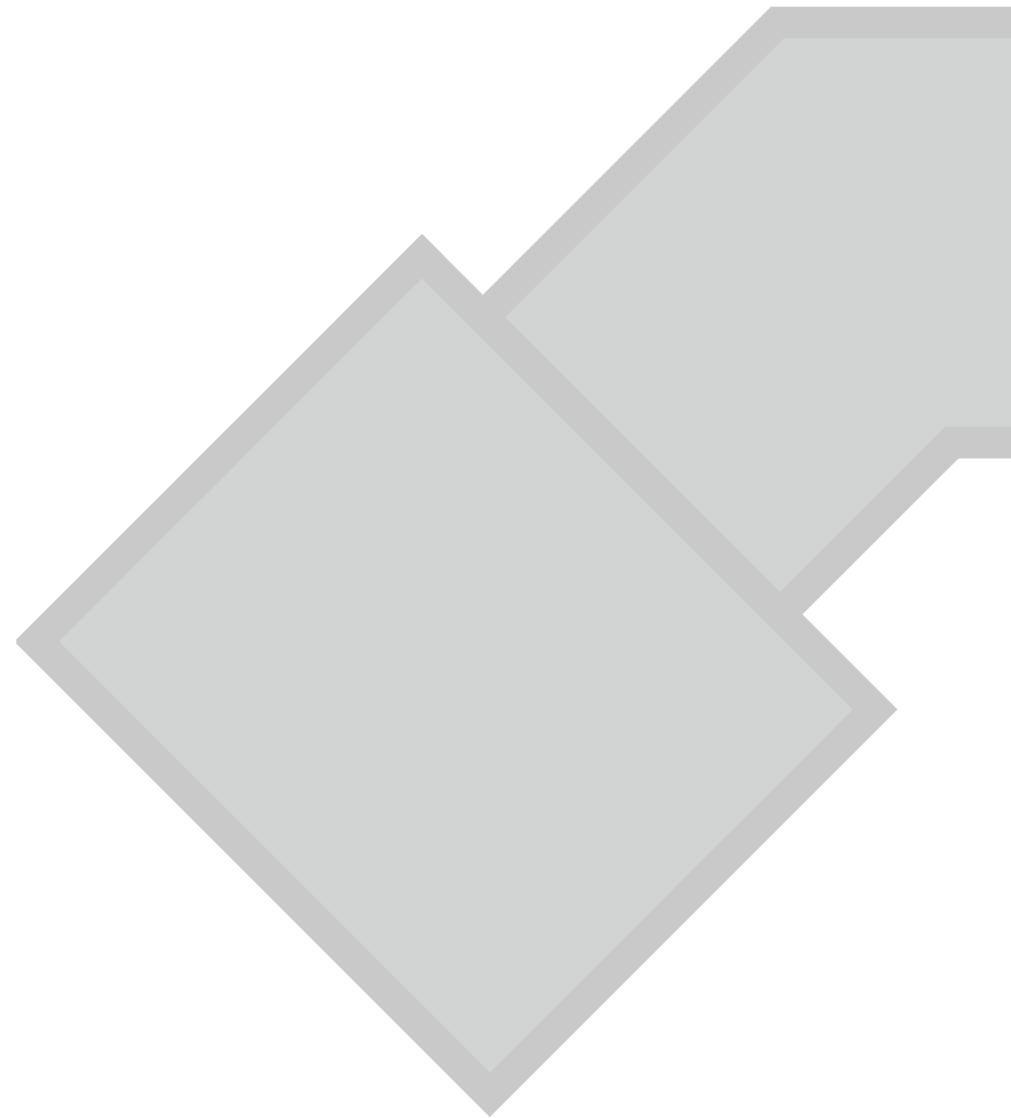
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SECOND FLOOR

Bedroom 3	3.7m	x	8.5m	12'4"	x	28'0"
Games Room	4.3m	x	8.5m	14'3"	x	28'0"

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FARLEIGH

HOUSE (INCLUDING ANNEXE):	3,828 SQFT
GARAGE:	401 SQFT
TOTAL:	4,229 SQFT



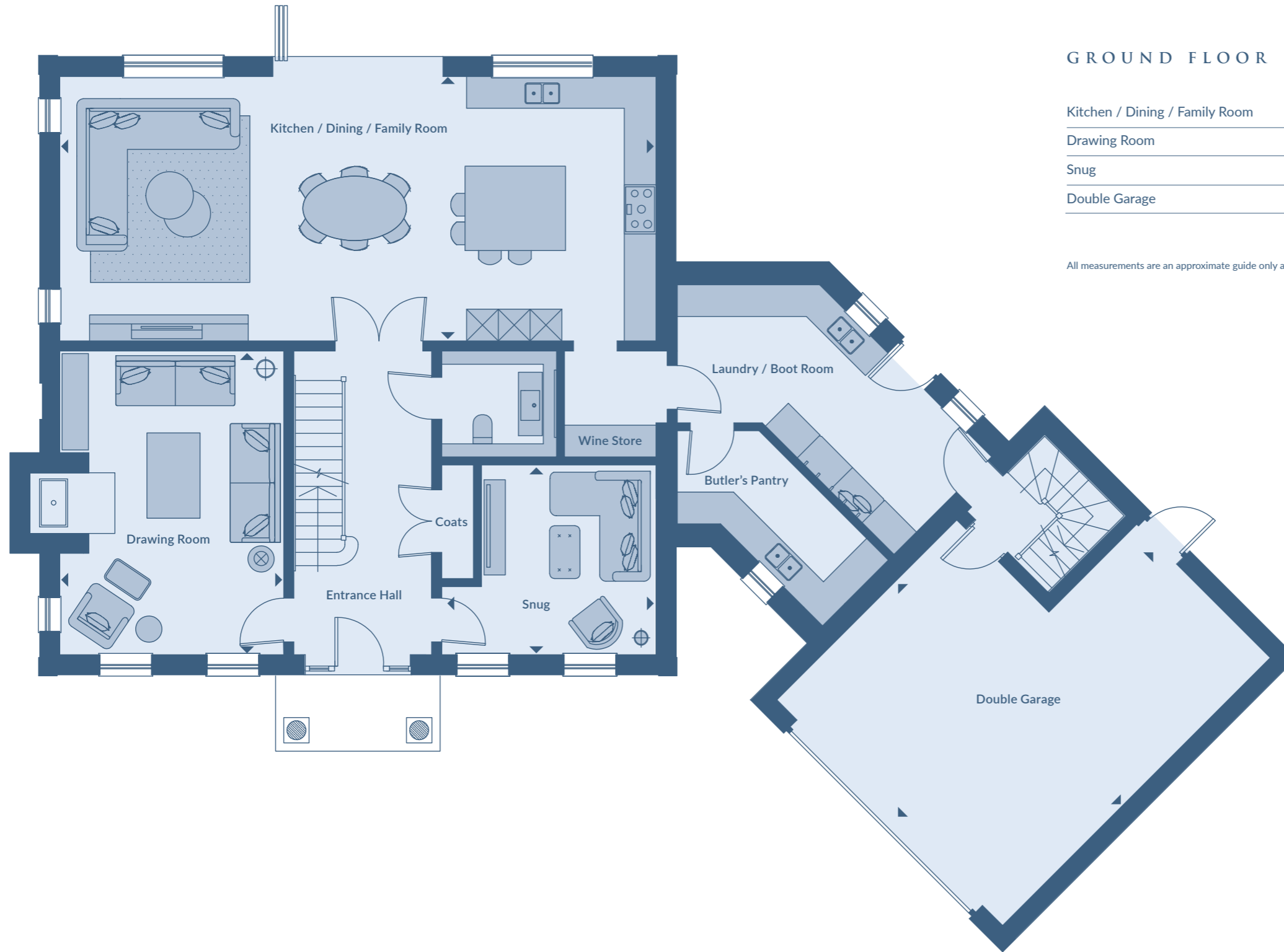
FARLEIGH

With mellow red brick enhanced by decorative quoins, a stone portico and impressive window fenestrations, Farleigh is certainly majestic in approach. The attention to detail and superlative finishes commence upon arrival and continue thereafter, from the handcrafted Charles Yorke kitchen, exquisite bronze ironmongery and individually designed vanity units to the considered use and flow of the space; a purpose-built wine store has been created in the vestibule connecting the kitchen to the incredibly useful butler's pantry and the laundry/boot room. A pleasing combination of both form and function throughout, Farleigh truly is a home without compromise.

GROUND FLOOR

Kitchen / Dining / Family Room	11.3m x 5.0m	37'0" x 16'5"
Drawing Room	4.3m x 5.7m	14'1" x 18'11"
Snug	4.0m x 3.6m	13'4" x 11'10"
Double Garage	6.0m x 7.2m	19'10" x 23'6"

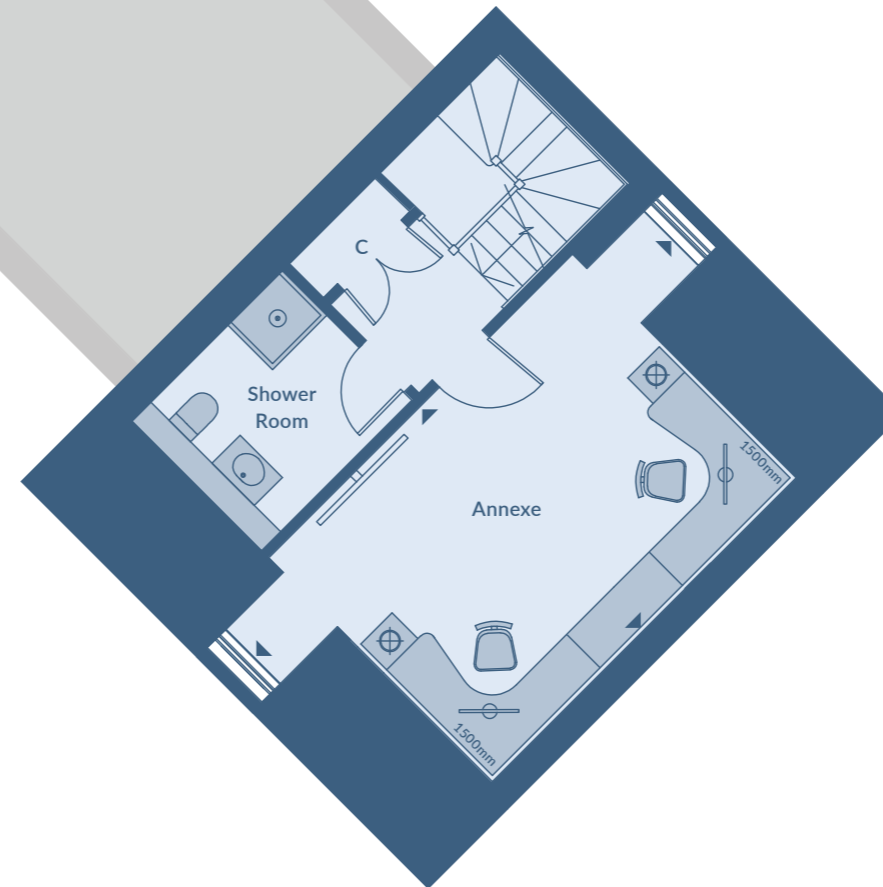
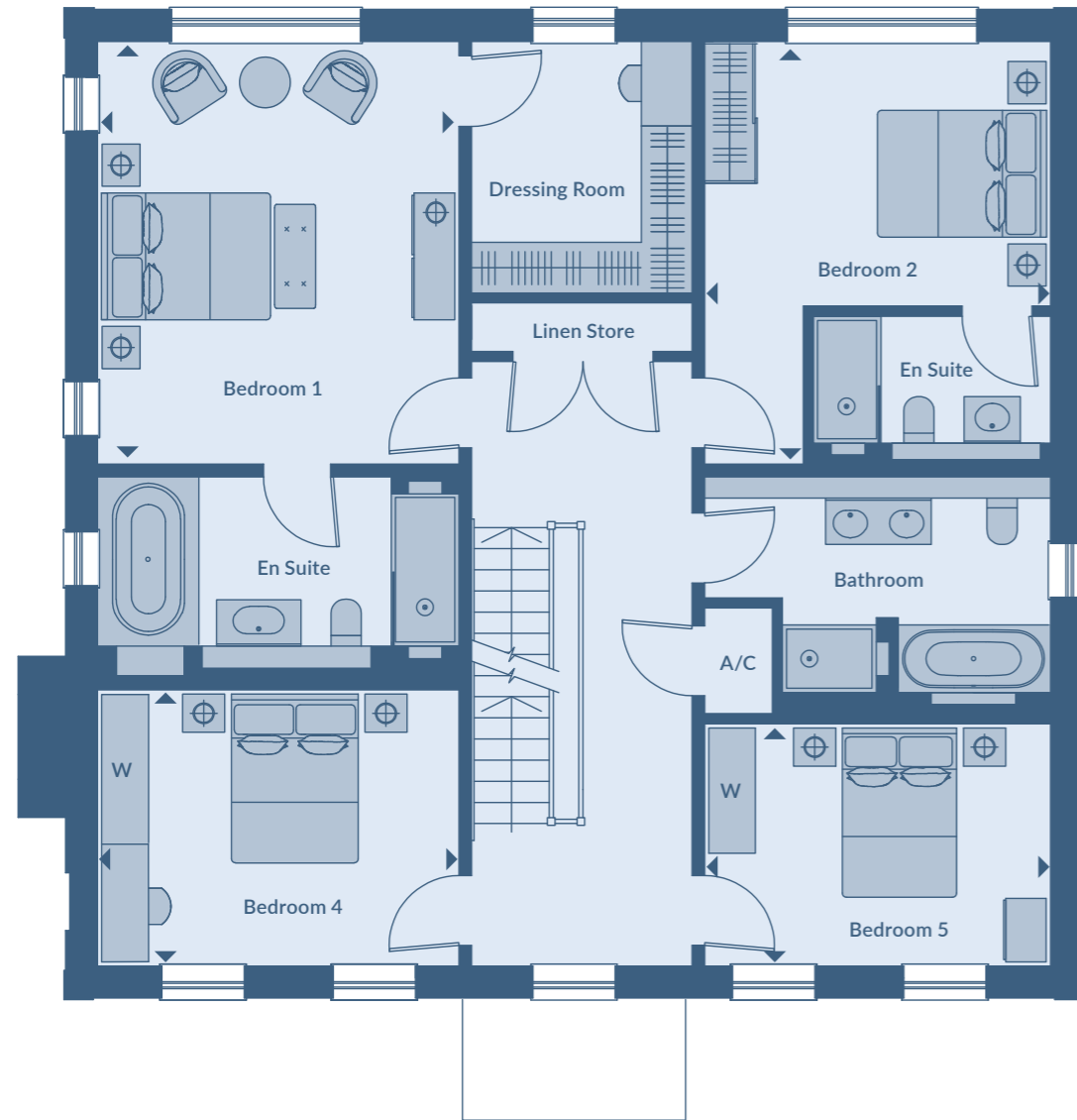
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FIRST FLOOR

Bedroom 1	4.3m x 5.0m	14'1" x 16'5"
Bedroom 2	4.1m x 5.0m	13'5" x 16'5"
Bedroom 4	4.3m x 3.3m	14'1" x 10'9"
Bedroom 5	4.1m x 2.9m	13'5" x 9'5"
Annexe	3.7m x 6.9m	12'2" x 22'9"

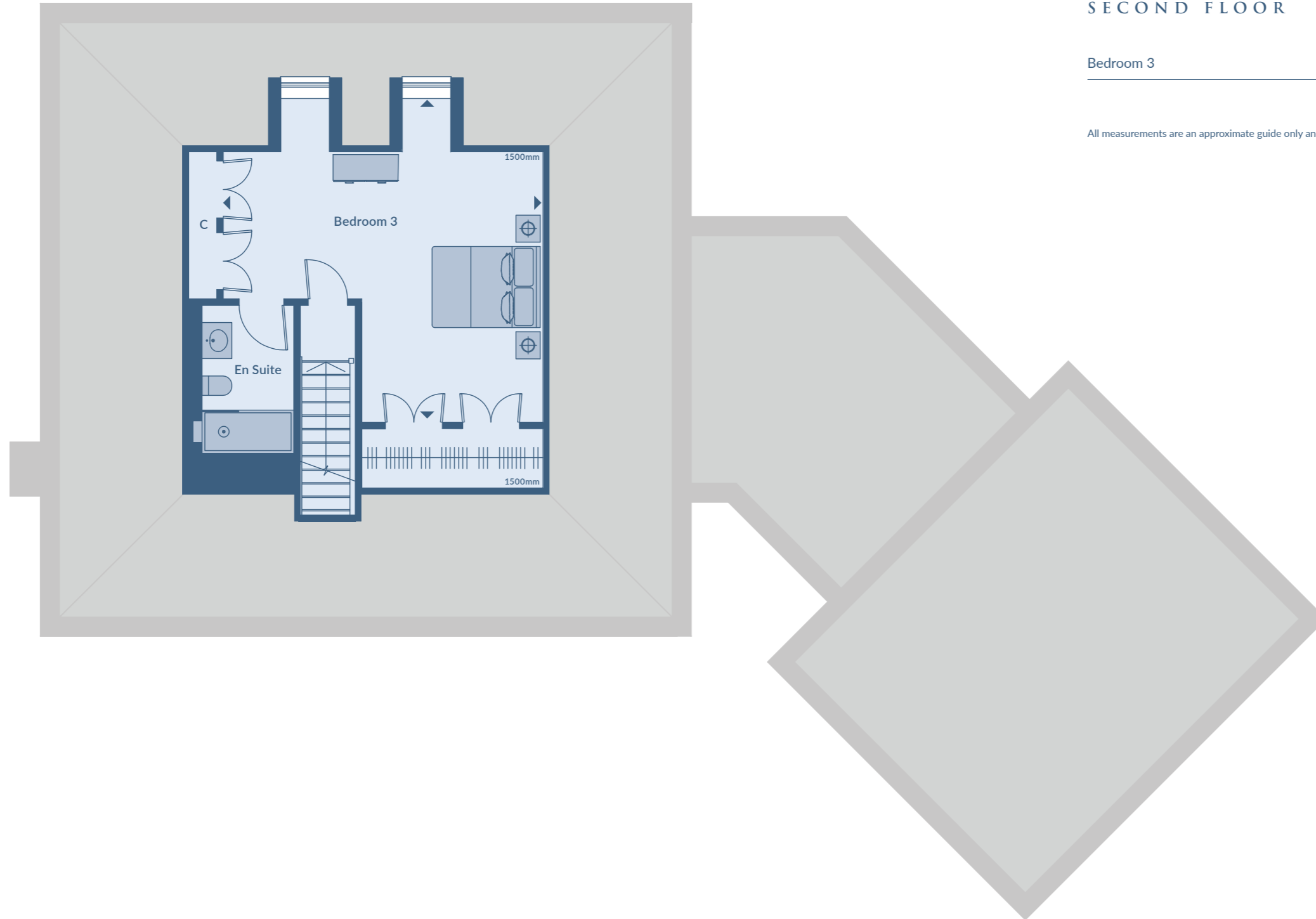
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SECOND FLOOR

Bedroom 3 5.9m x 6.0m 19'5" x 19'8"

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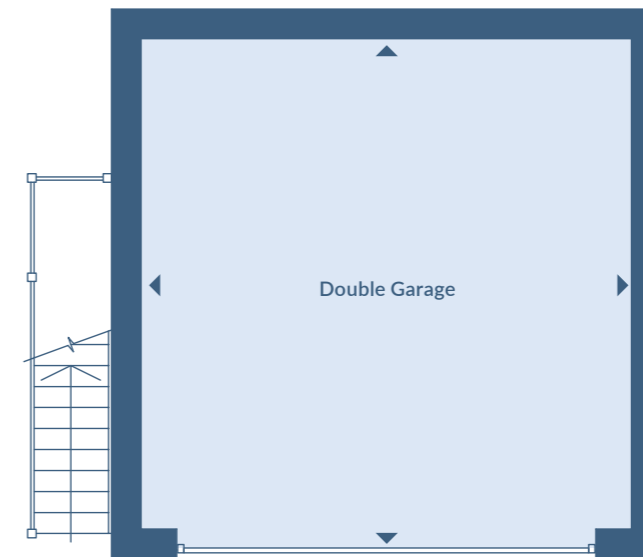
OAKHAM

HOUSE (INCLUDING ANNEXE):	4,290 SQFT
GARAGE:	383 SQFT
TOTAL:	4,673 SQFT



OAKHAM

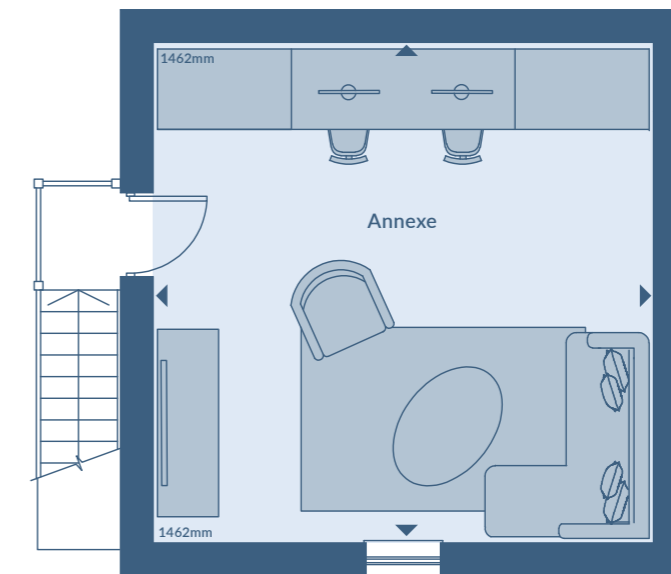
Handsome in its traditional appearance, this house is the perfect blend of classic and contemporary. The characterful kitchen, with its Shaker-style in-frame handmade cabinetry and highly desirable pantry, as well as an in-built breakfast cupboard and stunning matt-finish stone work surfaces, demonstrates both modernity and time-honoured style. The magnificent principal bedroom suite is laid out across the full width of the house on the first floor and comprises a sumptuous dressing room as well as boutique hotel-style en suite bathroom; it is this exclusive tone which permeates throughout the whole of Oakham.



GROUND FLOOR

Kitchen / Dining / Family Room	11.8m x 6.1m	38'10" x 20'1"
Drawing Room	4.5m x 6.3m	14'11" x 20'10"
Snug	4.1m x 3.0m	13'5" x 9'10"
Double Garage	5.8m x 5.8m	19'2" x 19'2"

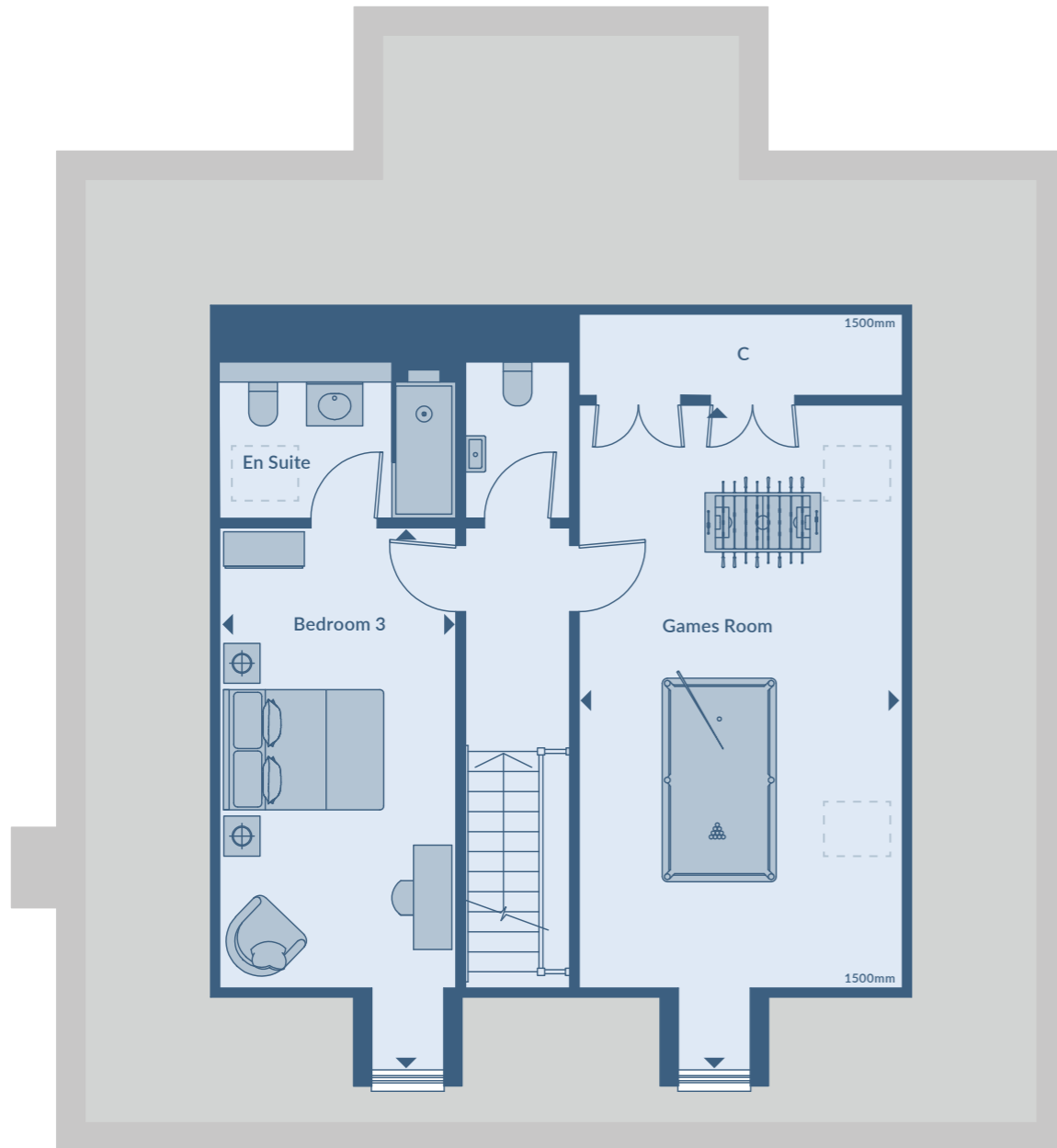
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FIRST FLOOR

Bedroom 1	4.4m x 5.2m	14'6" x 17'0"
Bedroom 2	4.6m x 3.8m	15'1" x 12'5"
Bedroom 4	4.1m x 4.0m	13'7" x 13'5"
Bedroom 5	4.1m x 3.9m	13'7" x 13'1"
Annexe	5.8m x 5.8m	19'0" x 19'0"

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SECOND FLOOR

Bedroom 3	2.9m	x	6.7m	9'8"	x	22'3"
Games Room	4.0m	x	8.3m	13'3"	x	27'3"

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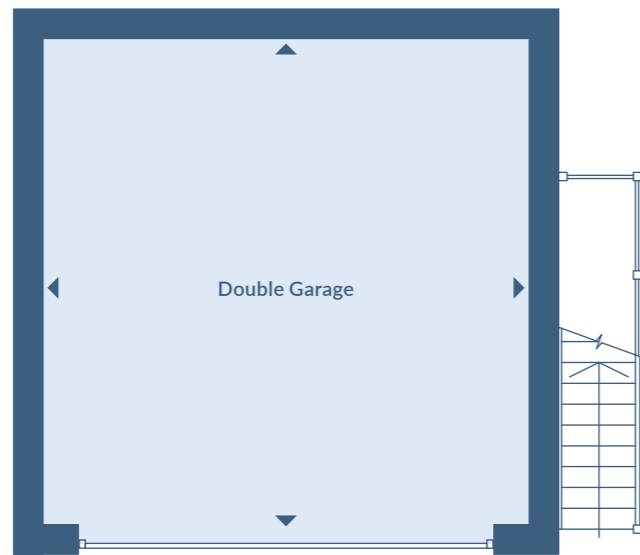
HENWOOD

HOUSE (INCLUDING ANNEXE):	4,414 SQFT
GARAGE:	383 SQFT
TOTAL:	4,797 SQFT



HENWOOD

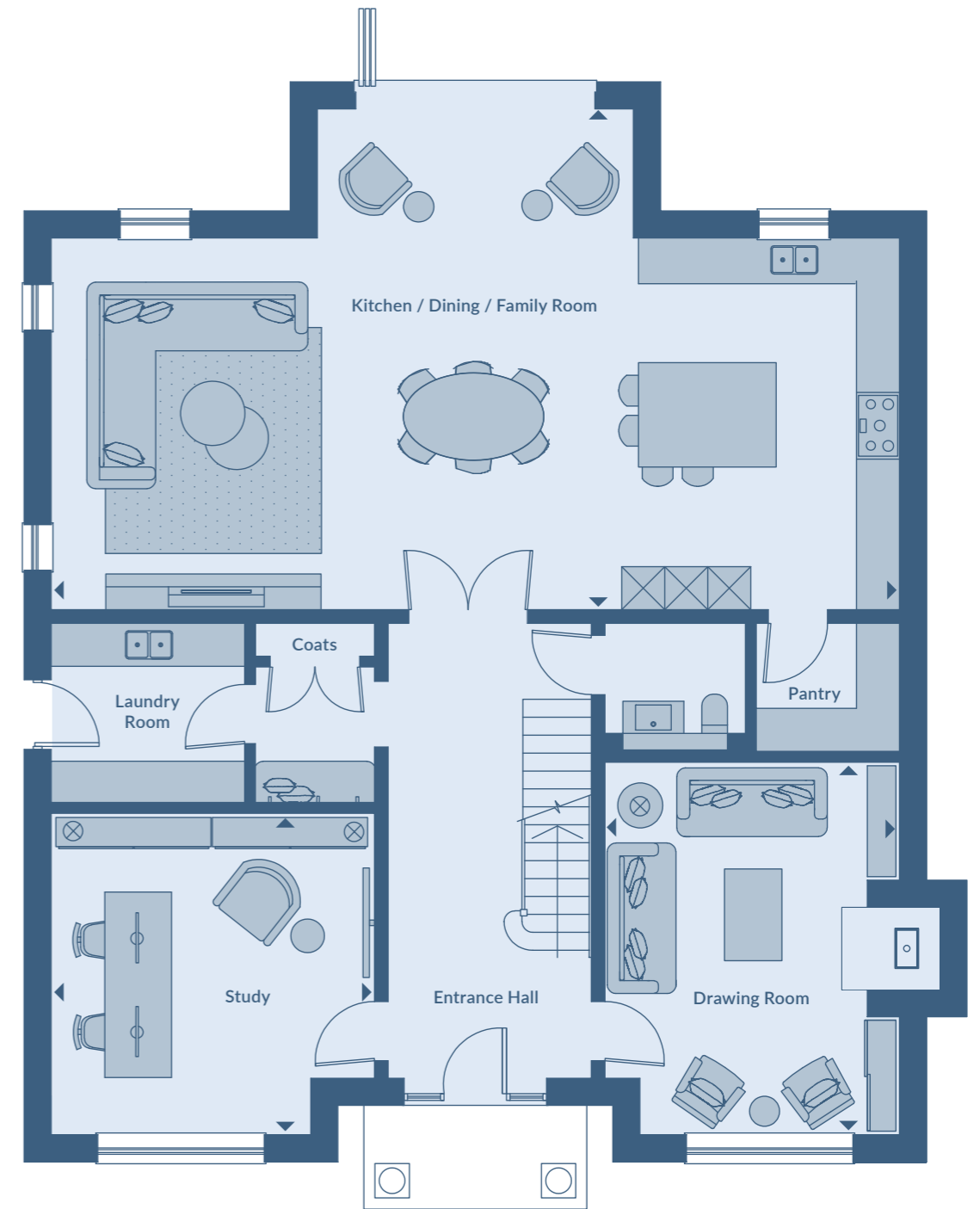
With its bay-and-gable style façade, Henwood has a truly charming arrival. The interior, with generous room proportions, unrivalled design features and restful yet stylish décor certainly imbues the home with harmonious balance, whilst the use of space has been carefully considered to create a layout which offers both rhythm and flexibility. The ground floor study, first floor annexe above the garage and the fifth bedroom and vast games room on the second floor all present numerous ways in which to benefit from and enjoy living in this decadent home.

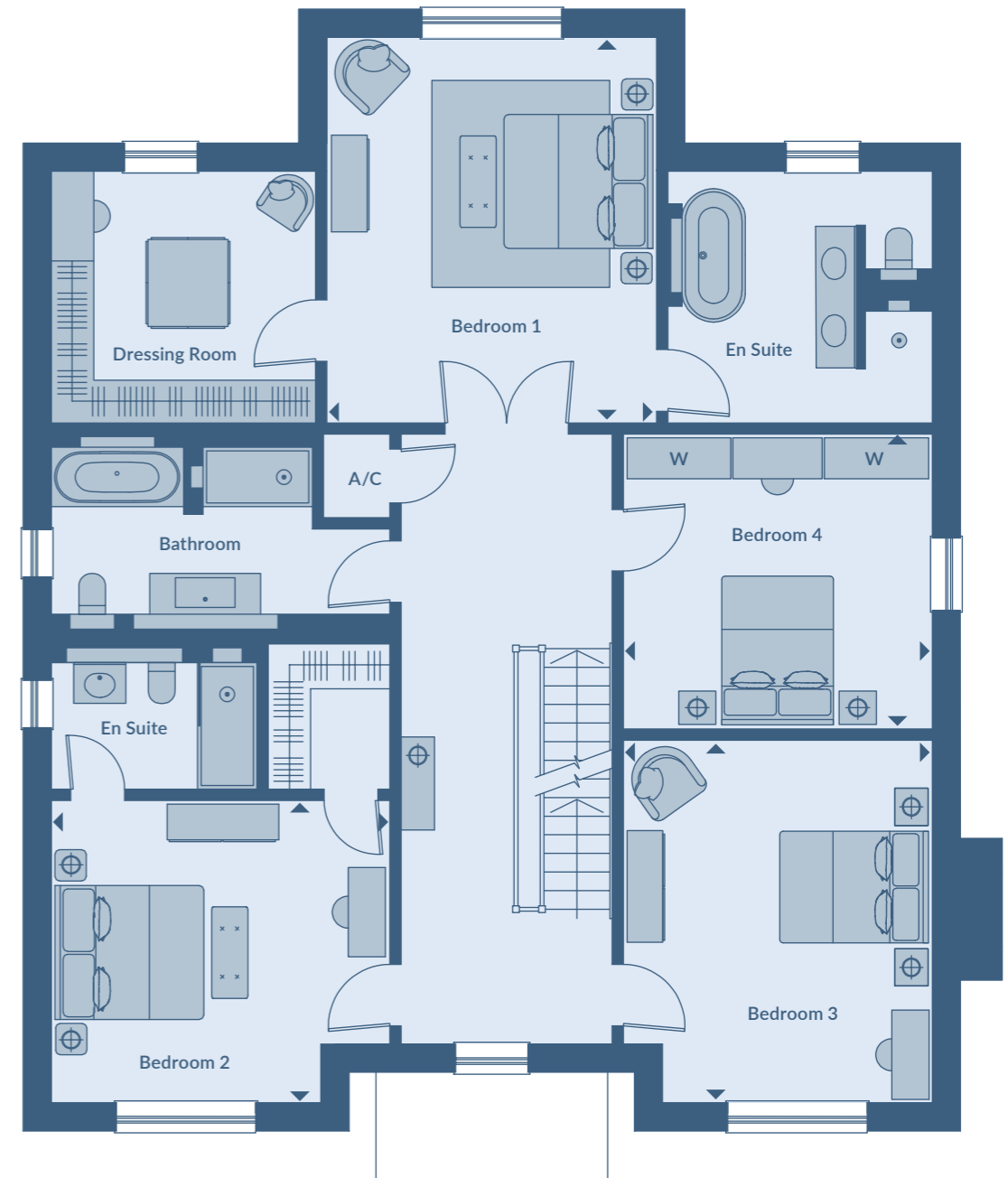
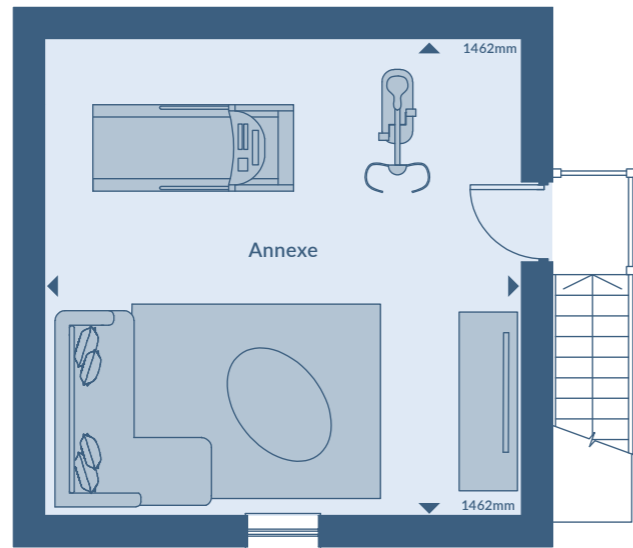


GROUND FLOOR

Kitchen / Dining / Family Room	11.8m x 7.0m	38'11" x 22'11"
Drawing Room	4.1m x 5.2m	13'6" x 17'1"
Study	4.5m x 4.5m	14'10" x 14'9"
Double Garage	5.8m x 5.8m	19'2" x 19'2"

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FIRST FLOOR

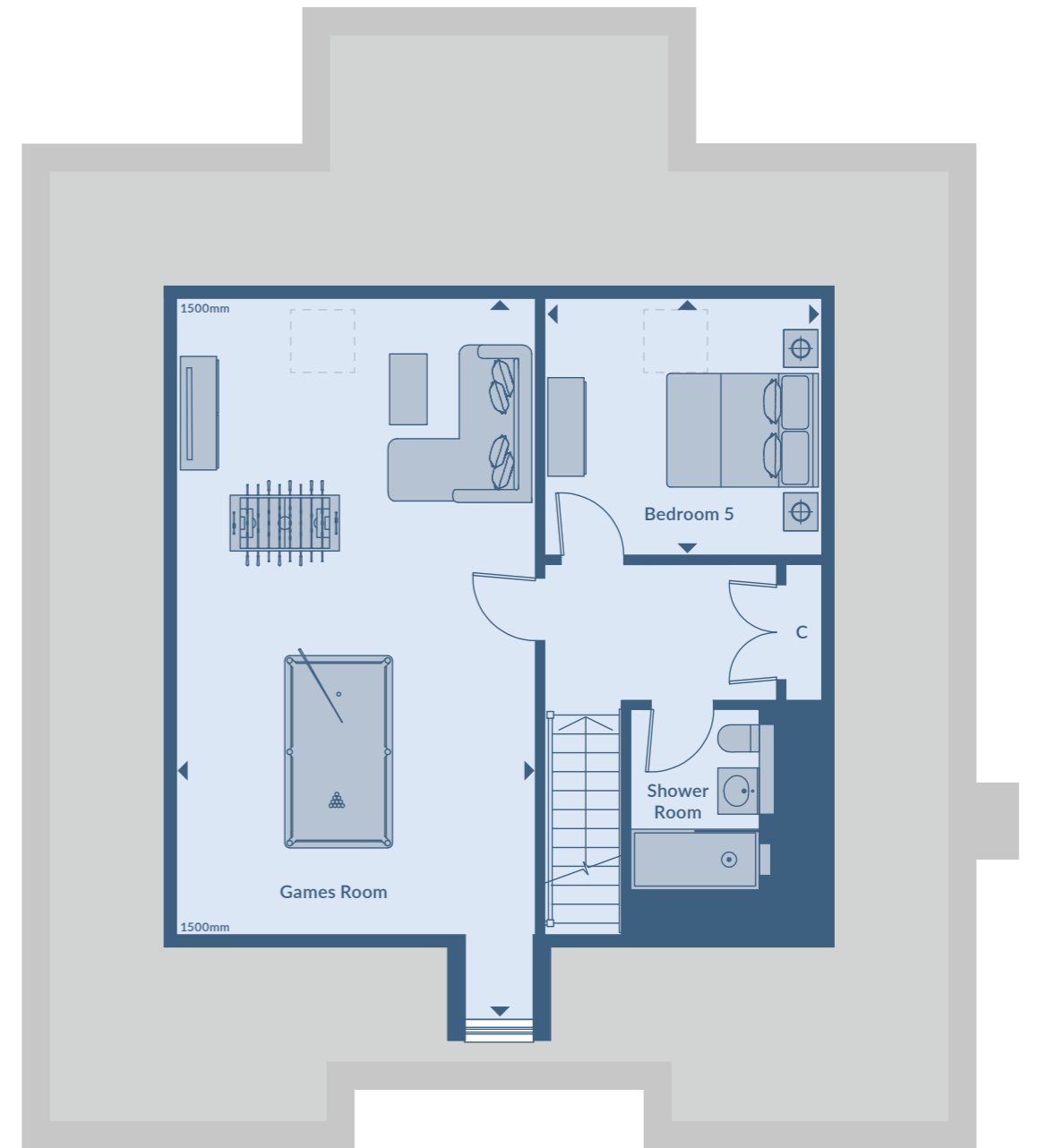
Bedroom 1	4.4m x 5.2m	14'7" x 17'0"
Bedroom 2	4.6m x 4.1m	15'0" x 13'4"
Bedroom 3	4.2m x 4.9m	13'8" x 16'0"
Bedroom 4	4.2m x 4.0m	13'8" x 13'0"
Annexe	5.8m x 5.8m	19'0" x 19'0"

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SECOND FLOOR

Bedroom 5	3.7m	x	3.4m	12'0"	x	11'2"
Games Room	4.7m	x	9.5m	15'7"	x	31'4"

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UNDERSTATED ELEGANCE

As part of the distinct way that we approach our developments, we have an in-house interior designer who is involved from the very beginning of the design process. Every aspect of each house has consequently been meticulously considered; from the proportions and flow of the layout, the design and specification of the kitchen and the layout and materials of each bathroom, to the location of every electrical socket, the type of flooring and style of the door handles. Warm, neutral decorative tones have been used throughout, alongside traditional details such as cornice, window architraves and panelling, as well as a refined specification, to ensure that the rooms of the home sit alongside each other sensitively and cohesively, creating an overall ambience of understated elegance.



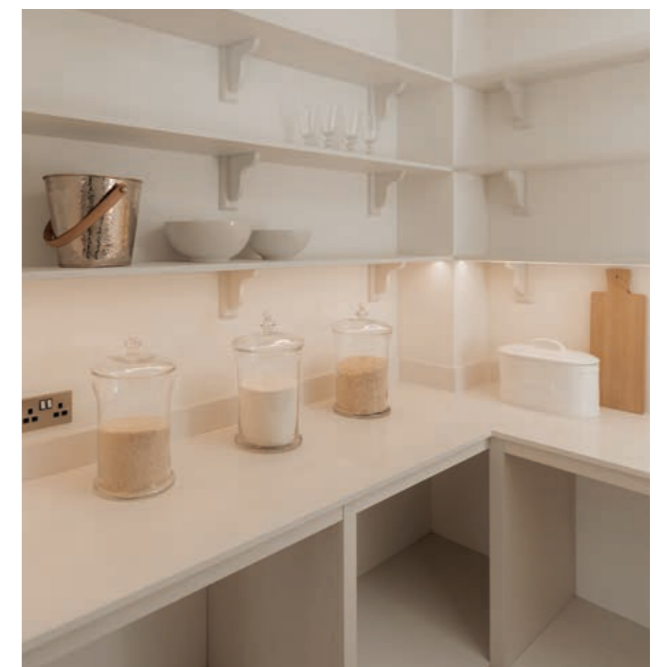


SPECIFICATION

INTERNAL

KITCHEN	HOLYBOURNE	FARLEIGH	OAKHAM	HENWOOD
Shaker-style units with a wide range of base and wall cabinets, plus cutlery and pan drawers	•	•	•	•
Stone worksurfaces	•	•	•	•
Miele induction hob, two Miele ovens and a Miele microwave	•	•	•	•
Miele integrated full-height larder fridge and separate full-height larder freezer	•	•	•	•
Miele integrated dishwasher	•	•	•	•
Belfast double ceramic sink with Quooker Flex boiling water tap	•	•	•	•
Wine cooler	•	•	•	•

PANTRY	HOLYBOURNE	FARLEIGH	OAKHAM	HENWOOD
Painted furniture with underlit shelving and open storage	•	•	•	•
Stone worksurfaces	•	•	•	•
Ceramic sink with brushed steel tap	•	•	•	•
Miele integrated dishwasher	•	•	•	•



SPECIFICATION

LAUNDRY ROOM

	HOLYBOURNE	FARLEIGH	OAKHAM	HENWOOD
Shaker-style units with a wide range of cabinets	•	•	•	•
Stone worksurfaces	•	•	•	•
Ceramic sink with brushed steel tap	•	•	•	•
Water softener	•	•	•	•
Space for washing machine and tumble dryer (purchaser to provide)	•	•	•	•

BATHROOM AND EN SUITES

Bespoke vanity units to bathrooms and en suites	•	•	•	•
White sanitaryware	•	•	•	•
Ladder-style towel radiators	•	•	•	•
Porcelain or ceramic wall tiles	•	•	•	•



SPECIFICATION



JOINERY

	HOLYBOURNE	FARLEIGH	OAKHAM	HENWOOD
Bespoke media unit with shelving and cupboards	•	•	•	•
Painted oversized window architraves and skirting throughout	•	•	•	•
Painted cut string staircase with oak handrail	•	•	•	•
Fully fitted dressing room to bedroom 1 featuring hanging rails, drawers and shelving	•	•	•	•
Built-in wardrobe to bedroom 2	•	•		
Walk-in wardrobe to bedroom 2			•	•



SPECIFICATION

FLOORING

	HOLYBOURNE	FARLEIGH	OAKHAM	HENWOOD
Engineered oak flooring throughout the ground floor excluding laundry room and pantry	•	•	•	•
Stone floor to laundry room and pantry	•	•	•	•
Carpet runner to staircase to first floor	•	•	•	•
Carpet to bedrooms, landing areas and staircase to second floor	•	•	•	•
Porcelain tiling to bathrooms and en suites	•	•	•	•

HEATING

Unvented cylinder with condensing boiler	•	•	•	•
Zoned underfloor heating to ground and first floor	•	•	•	•
Radiators to second floor with TRVs (except en suite and cloakroom where applicable)	•	•	•	•
Heated towel rails to bathrooms and en suites running off a dedicated circuit	•	•	•	•
Limestone fire surround and hearth with log burner to drawing room	•	•	•	•

ELECTRICAL INSTALLATION

LED downlighters to all rooms	•	•	•	•
Dimmer switches to selected rooms	•	•	•	•
Data and media points to all main rooms	•	•	•	•
Mains-fed heat and smoke detectors	•	•	•	•
NSI approved intruder alarm system	•	•	•	•
Solar photovoltaic (PV) panels	•	•	•	•
Automated electric gate	•	•	•	•

DECORATION

Plasterboard with skim coat of plaster to ceilings and walls	•	•	•	•
Ceilings and walls finished in emulsion paint throughout	•	•	•	•
White painted Georgian-style cornice to selected areas	•	•	•	•
Panelling to selected areas	•	•	•	•

SPECIFICATION

EXTERNAL

BUILDING MATERIALS

	HOLYBOURNE	FARLEIGH	OAKHAM	HENWOOD
House: through colour render in soft off-white	•			
House: Michelmersh Hampshire Stock Light Multi brick		•	•	
House: Michelmersh Hampshire Stock Red Multi ATR brick				•
Roof: traditional plain clay tile	•			•
Roof: natural slate		•	•	
Timber double glazed sash windows	•	•	•	•
Aluminium bi-fold doors to terrace	•	•	•	•
Panelled timber front door	•	•	•	•

EXTERNAL LIGHTING AND POWER

Lanterns to front and rear of property	•	•	•	•
External power to terrace	•	•	•	•
Electric car charging point	•	•	•	•

GARAGE

Remote control roller shutter garage door	•	•	•	•
Water, power and lighting	•	•	•	•



SPECIFICATION



LANDSCAPING

	HOLYBOURNE	FARLEIGH	OAKHAM	HENWOOD
Predominantly brick walls to front boundary	•	•	•	•
Timber closeboard fencing to garden	•	•	•	•
Garden mostly laid to lawn with planted borders, hedging and trees	•	•	•	•
Tumbled limestone slabs to paths and terraces, with terraces laid in a brick bond format	•	•	•	•
Driveway in block paving	•	•	•	•

ENVIRONMENTAL

Predicted energy assessment of level A	•	•	•	•
All appliances rated AAA, A or B	•	•	•	•
Dual flush systems fitted to WCs	•	•	•	•
Worcester Bosch condensing boiler with an ErP Efficiency Rating of A	•	•	•	•
Timber double glazed external windows	•	•	•	•
PV panels incorporated into roof design	•	•	•	•
High levels of insulation	•	•	•	•
All lighting either energy efficient LED or low voltage fittings	•	•	•	•

WARRANTY

Buildzone 10-year build warranty	•	•	•	•
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LOCATION

A FEW LOCAL FAVOURITES

PUBS, BARS & RESTAURANTS

- The Fox, Crawley
- Lucky Lychee, Southgate Street
- Inn The Park, Colebrook Street
- The Ivy Winchester Brasserie, High Street
- Gandhi Restaurant, High Street
- The Wykeham Arms, Kingsgate Street

BOUTIQUE SHOPS

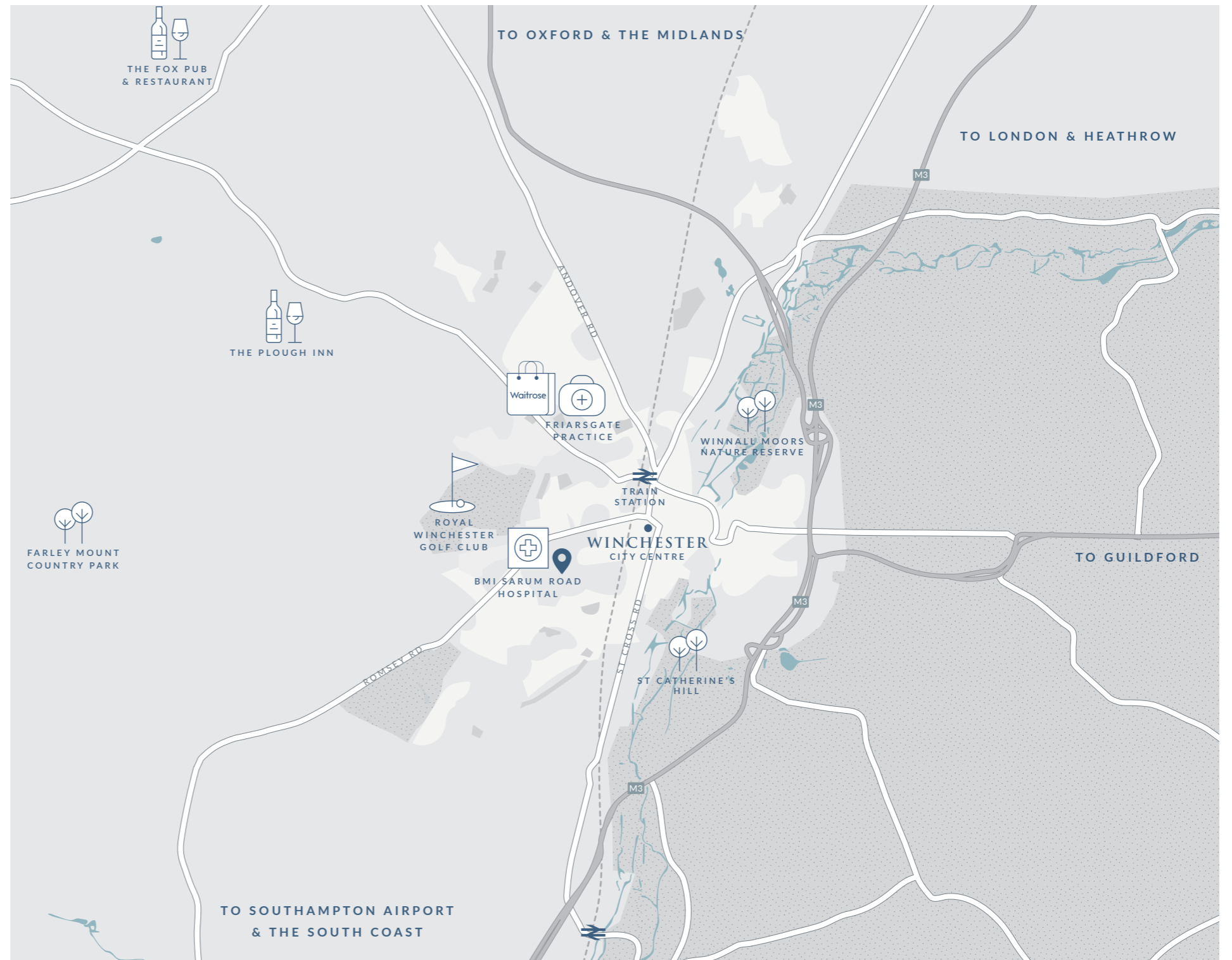
- The Hambledon, The Square
- Sass and Edge, Market Street
- H&B Style, St Thomas Street
- Consortium, Jewry Street
- Pavilion, The Square

DELIS & BAKERS

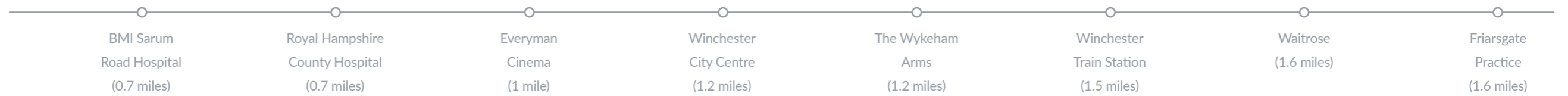
- Basil Street Deli, St George's Street
- Cobbs Farm Shop, Headbourne Worthy
- Hoxton Bakehouse, Jewry Street
- Winchester Bakery, High Street

SCHOOLS

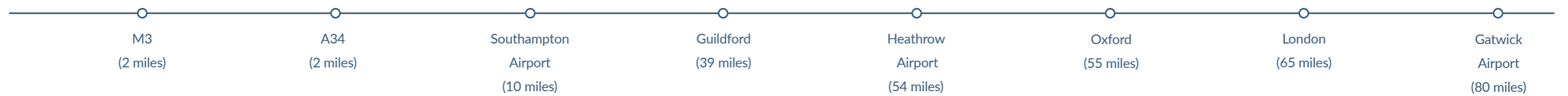
- The Pilgrims' School, The Close
- Prince's Mead School, Kings Worthy
- Kings School, Romsey Road
- Winchester College, College Street
- St Swithun's School, Alresford Road
- Twyford School, Twyford



LOCAL AREA



CONNECTIONS





River Itchen



Colonnade at Winchester Cathedral



The Wykeham Arms Pub



South Downs



Winchester High Street



Winchester Cathedral



The Ivy



Winchester City Mill



BUILT FOR LIVING · VALUED FOR LIFE

We are a Winchester-based housebuilder consisting of a team which collectively delivers an established track record of designing and building high-quality housing throughout Hampshire. We pride ourselves on attention to detail and place a strong focus on quality, which underpins our philosophy 'Built for Living: Valued for Life'.

The "Shorewood Homes" style takes influences from period architecture and places strong emphasis on internal layout and room proportions, along with a high-quality specification, time-honoured design features and a beautiful, neutral décor. Our aim is to create substantial homes, built to stand the test of time, whilst offering superb functionality with a clean, sleek aesthetic.

