



NORTH STONEHAM PARK

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HIGHWOOD
HOMES





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HIGHWOOD
HOMES





NORTH STONEHAM PARK

Welcome to the Park

North Stoneham Park is a wonderful new community of apartments and two, three, four and five-bedroom homes, all lying within a historic deer park setting with beautiful landscaped grounds and a history that stretches back hundreds of years.

It's a carefully considered development that brings everyone together with everything you need for an easier, better and richer way of life. You'll find a superb community centre with a range of activities, a new school and a nursery, a great selection of shops and magnificent sports facilities with a great mix of pursuits for the whole family to enjoy.

But, best of all is the setting for these fabulous new homes. Acres of vast, green open spaces, woodland, parkland and historic areas that are just waiting to be discovered – and it's all on your doorstep.

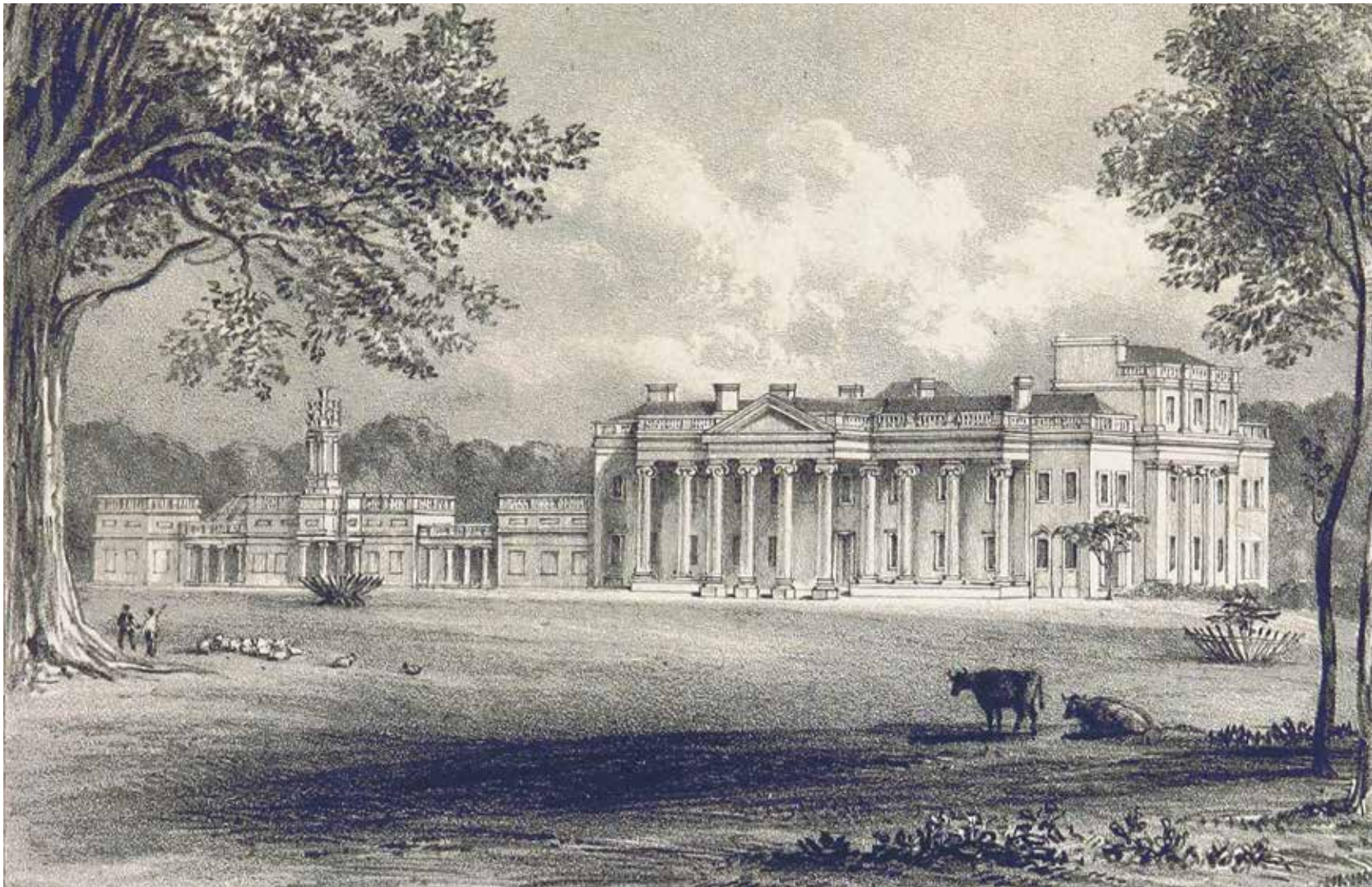
The Park is a place you'll love coming home to.

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This is a stunning setting and its best features have been beautifully preserved thanks to a close collaboration with the Hampshire Gardens Trust”

GILLY DRUMMOND OBE, DL
PRESIDENT, HAMPSHIRE
GARDENS TRUST







NORTH STONEHAM PARK

A remarkable history



North Stoneham Park is steeped in a rich history that dates back to its roots as a Saxon estate with vast common pastures that stretched from North Stoneham Common to the Saxon port of Hamwic, yet evidence of Roman buildings on the Park can take its origins further back still.

By the time of Domesday, settlements had begun to increase and continued to grow until the 14th century. A free warrant that entitled lords to hunt within their manors was granted by royal licence to the Abbot of Hyde – North Stoneham’s magnificent deer park was the perfect place to hunt the stunning medieval landscape.

A REVIVED STATUS

In 1545 the manor passed to Hampshire’s greatest landowner of the age, the Wriothesley Earls of Southampton, who let the estate to farming tenants until the new owner, the Willis Fleming family, dramatically revived its status in the 16th century. The family built a splendid mansion with 29 rooms, at least ten outbuildings and gardens with ponds and spectacular parkland that, two hundred years later, were redesigned by the renowned English landscape architect, Lancelot ‘Capability’ Brown.

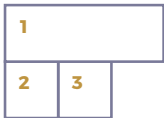
The Willis Flemings left North Stoneham just before the end of the 19th century and, as its landscape’s allure faded, equestrians, golfers and grazing cattle took up residence on what was once one of the South’s most celebrated country estates.

BREATHING NEW LIFE INTO THIS EXTRAORDINARY ESTATE

Now, we’re breathing new life into this extraordinary estate with beautiful homes and open green spaces, a delightful new community and a chance for this rich natural landscape to bring pleasure to new generations once more.

With this revival, the landscape’s most historically sensitive areas will play a leading role. The ancient parkland avenue that was once a serpentine carriage drive will serve as an imposing welcome to the centre of the Park along with other historic features, such as the walled garden and war memorial shrine that was built by John Willis Fleming to commemorate the lives of both his son and the other parishioners who died in the First World War.

Today, the story continues.



- Key to photography
- 1 NORTH STONEHAM HOUSE
 - 2 STONEHAM GOLF COURSE
 - 3 WAR MEMORIAL
 - 4 PORTRAIT OF LANCELOT ‘CAPABILITY’ BROWN



NORTH STONEHAM PARK

The parkland

The parkland at North Stoneham Park is a breathtaking feature of this impressive setting and the history of its grounds and the deer park that spans centuries simply adds to its charm.

AN EXQUISITE DEER PARK

The North Stoneham estate was also home to a deer park, the likes of which often formed part of the medieval landscapes of the past. They provided pasture for deer and other animals, incorporating rabbit warrens, fishponds and woodlands for the pleasure of the aristocracy who aspired to own them to enhance their grandiose status. The earliest origins of North Stoneham Park's former deer park date back as far as the Saxon age when routeways linked Stoneham Common with the town of Hamwic and the 'west landing place' on the nearby River Itchen.

Fast-forward to the eighteenth century and the North Stoneham estate was to become one of the most enduring landscapes ever created by Capability Brown – the name behind England's most distinctive estates. He made his mark on vast country mansions where he constructed elegant gardens, parklands, woodlands, lakes and serpentine rivers, which all flowed seamlessly to create enchanting grounds like those at North Stoneham.

ECO HABITATS AND HISTORIC AREAS FOR EVERYONE TO ENJOY

Today, North Stoneham Park comprises some 120 acres where deer continue to roam free and, thanks to a carefully considered design scheme, a green infrastructure, the Park's ecologically sensitive habitats and historic areas will remain protected and feature throughout the new grounds. This includes the ancient parkland avenue that sits at the centre of the site and will serve as a testament to its rich heritage and for everyone at the Park to enjoy.







NORTH STONEHAM PARK

A wonderful new community

Occupying the site of a vast deer park and set close to Eastleigh’s town centre, North Stoneham Park is the perfect location for your new home. Perfectly situated with excellent transport links and local amenities, the Park boasts a new primary school, a nursery, community centre, leisure, retail and sporting facilities – all set around the Park development.

The Park sits within an area bordered by Chestnut Avenue, Stoneham Lane and Home Wood with easy connections for vehicles, cyclists and pedestrians across the development and the wider area, including the adjacent Lakeside Country Park and new sporting facilities and woodland park.

The landscaped grounds will provide links to all other areas of the Park, including its beautiful open spaces and historic areas, by defined footpaths that will also provide straightforward access to Eastleigh, its retail centre and sports grounds.

STEP OUTSIDE THE PARK

Step outside the Park and the local area is rich with myriad places to go and exciting things to do. In addition to Eastleigh’s retail centre, shoppers will delight in the array of shops at the city’s vast West Quay mall and, just along the M27 to Portsmouth, Gunwharf Quays is a mecca for outlet shopping fans.

FOR LOVERS OF THE GREAT OUTDOORS

For lovers of the great outdoors, Go Ape is set within beautiful woodland at the nearby Itchen Valley Country Park and is the ultimate treetop adventure. Closer still and a leisurely fishing experience can be had at the three Park ponds, which are run by Eastleigh and District Angling Association for its members or at the adjacent Lakeside Country Park.

OUTSTANDING SPORTS FACILITIES

The outstanding sports facilities close to North Stoneham Park are key to the appeal of life here. Stoneham Golf Club sits next to the Park and is one of the most respected golf clubs in the county while a wealth of other sports activities are also right on your doorstep. An exciting new sports hub with brand new 3G football pitches, mini pitches and top-class grass pitches sit within walking distance of the Park while archery, cricket, hockey, lawn bowls, football and rugby are all easily accessible by foot, thanks largely to the fantastic new facilities at the Trojans Club that North Stoneham Park is supporting.

1	2	
3		
4	5	6

- Key to photography
- 1 WEST QUAY, SOUTHAMPTON
 - 2 ST NICOLAS CHURCH
 - 3 LAKESIDE COUNTRY PARK
 - 4 SAILING ON THE SOLENT
 - 5 TROJANS SPORTS CLUB
 - 6 PARK POND



NORTH STONEHAM PARK

The homes

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We've worked hard to create a charming collection of stylish new homes that will appeal to all tastes and, with a budget to suit everyone, we're very excited to watch this new community come to life."

SIMON BEECH
SALES DIRECTOR
HIGHWOOD HOMES

We're creating a delightful new community at North Stoneham Park and there really is a home to suit everyone here. From bright and spacious one and two-bedroom apartments to impressive two, three, four and five-bedroom houses, we've designed homes to suit first-time buyers and growing families as well as professionals and those in their later years who want to live somewhere special – a place where everything is close at hand.

LIFE IN THE COMMUNITY

You'll find a fabulous collection of homes, each with its own distinctive features, charm and individual setting within its own special place in the Park's Home Wood, Chestnut Place or Avenue Park areas. All homes are named in recognition of the Park's former landscape artist, Capability Brown's other park transformations.

Take a closer look at the Park's new properties and you'll find a home to suit everyone – *a home for you.*

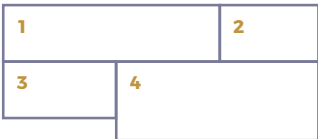


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Key to photography

- 1 A COMPUTER GENERATED IMAGE OF THE HOMES FRONTING ONTO THE AVENUE PARK/IMAGES TAKEN FROM ONE OF THE SHOW HOMES
- 2 LOUNGE INTERIOR
- 3 KITCHEN





- Key to photography
- 1 A COMPUTER GENERATED IMAGE OF PHASE 4
 - 2 THE KELSTON
 - 3 ONE OF THE APARTMENT BUILDINGS
 - 4 A STREET SCENE WITHIN PHASE 5





NORTH STONEHAM PARK

Step inside

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NORTH STONEHAM PARK

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We've worked closely with everyone involved on this exciting project to create a superb scheme that takes account of the wonderful setting and heritage whilst accommodating the needs of today's discerning homebuyers."

CHRIS KNIGHT
HGP ARCHITECTS

Everything at North Stoneham Park is built on an unmissable quality. It starts from the location, setting and architecture of every home and continues into the detail, the environmentally sensitive functionality and energy-saving features.

Step inside a home at the Park and you'll find superb internal finishes and fittings, individually designed kitchens with high quality, integrated appliances, contemporary bathrooms, a wealth of stunning finishing touches and all the space, comfort and security you need.





STUNNING SPECIFICATIONS

Every home at the Park is designed with character, space, comfort and security in mind. It's reassuring to know the same attention to detail extends to a stunning specification with luxurious finishing touches and exciting optional extras too. So relax, we've thought of everything.

Kitchen

- Individually designed, high quality fitted kitchen units with 40mm square edge laminate worktop with matching laminate upstands
- Integrated single oven, hob and extractor Space for washing machine
- Hotpoint/Neff gas hob with glass splashback
- Hotpoint/Neff extractor fan
- Hotpoint/Neff integrated single oven
- Italian tiled ceramic floor
- Stainless steel inset sink with mixer tap
- Space integrated fridge/freezer

Utility room

- Individually designed, high quality* fitted kitchen units with 40mm square edge laminate with matching laminate upstands
- Space for plumbing for washing machine/ washer dryer
- Italian tiled ceramic floor

Bathrooms, en-suites and cloakrooms

- Contemporary vanity unit with washbasin and mixer tap to all bathrooms, en suites and cloakrooms
- Washbasin with mixer tap to all cloakrooms

- Contemporary bath and bath panel to all bathrooms
- Slimline shower tray with thermostatic shower valve and chrome shower head on riser to all en suites
- Glass shower screen with chrome trim to all en suites
- Saneux WC with soft close seat
- Heated chrome ladder towel rail
- Mirrors fitted to all bathrooms, en suites and cloakrooms
- Italian ceramic tiling full height over bath area and within shower area
- Italian ceramic flooring to all wet areas
- Toilet roll holder
- Vado brassware

Internal finishes

- Dulux Super Matt paint in Khaki Mists 6 to all walls
- Woodwork finished in white satin
- Smooth ceilings in Dulux Matt White
- Timber stairs in white gloss with oak handrail

Electrics, lighting and heating

- Media plates to living room, kitchen/ diners and master bedroom
- Double sockets to all rooms
- Shaver sockets to all bathrooms and en suites
- LED downlighters to hallway, kitchen, utility, WC, bathroom and en suites
- Pendant fitting to lounge, dining areas, landings and bedrooms
- Optical mains operated smoke detectors with rechargeable backup battery
- Carbon monoxide detectors with wall mounted battery backup

Fittings

- High performance and energy saving UPVC windows and doors
- White contemporary/Natural wood internal doors with duo chrome finish handles
- Letter plate door viewer security chain and separate knocker to entrance doors
- Chrome numbers to front doors

External finishes

- External security lights to front and rear
- Landscaped front gardens
- Generous patio area and pathway
- 6ft close board fencing on concrete posts with wooden gates or garden walls
- Outside tap

*Where applicable

Environmental details

- Energy efficient and thermostatically controlled gas central heating and A-Rated boiler to minimise usage
- Dual flush mechanisms to toilets to reduce water use
- Insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Low energy lighting throughout



NORTH STONEHAM PARK

Transport links

North Stoneham Park isn’t just a stunning location; it’s set within easy reach of one of the south coast’s most accessible road, rail and air networks.



BY ROAD
Junction 5 of the **M27** motorway that connects the southeast and southwest and the **M3** to London is close to the Park and brings the South’s major cities and the capital within easy reach.



BY RAIL
Southampton Parkway train station is within walking distance and its position on the mainline rail network links the town to major commuter destinations such as Guildford, Portsmouth, Southampton, Bournemouth and Winchester while London Waterloo is just over an hour away.



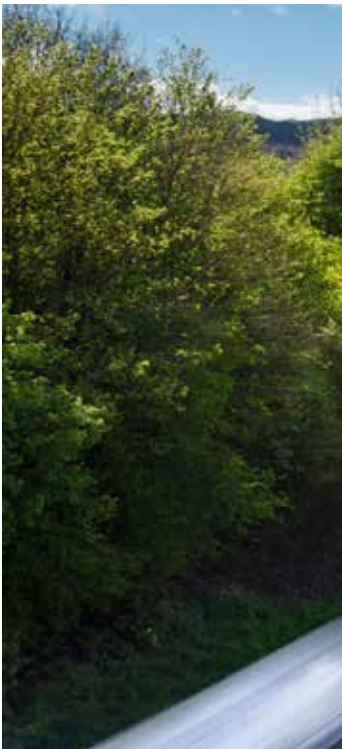
BY AIR
Across the road from Parkway station, **Southampton International Airport** serves some 40 European destinations with onward international connections via Amsterdam.



CLOSER TO HOME
Closer to home, the Park serves all local destinations with a comprehensive bus service and its pathways ensure **Eastleigh town centre** is a straightforward journey on foot.

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4	5

- Key to photography
- 1 SOUTHAMPTON PARKWAY TRAIN STATION
 - 2 LOCATION MAP
 - 3 M3 MOTORWAY
 - 4 SOUTHAMPTON AIRPORT
 - 5 CYCLING THE SOUTH







NORTH STONEHAM PARK

Customer care

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NORTH STONEHAM PARK

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North Stoneham Park represents everything that Highwood stands for – we’re building beautiful homes sensitively, sustainably and with respect to this remarkable environment. But, most importantly, we’re creating a special community that will serve the needs of its residents for decades to come.”

GUY HAYWARD
MANAGING DIRECTOR
HIGHWOOD HOMES

When you buy a new home at North Stoneham Park, you know you’re in good hands. From the time your search for your perfect home in the Park begins, our sales advisors will offer you advice on the right location, budget and size for your needs.



From your initial visit, our team of experts will be on hand to help you with every aspect of buying your own Highwood home. If you’re interested in Help to Buy, we can guide you through that process too.

We’ll help you through the exciting reservation procedure and then, when you’ve secured your new home here, we’ll arrange a handover with your dedicated customer care manager who’ll give you hands-on advice about the property’s equipment and systems. We’ll also give you a North Stoneham Park Homeowner Pack to ensure you have all the information you need.

We’re here from search to settling in...







HOMES OF DISTINCTION

About Highwood



Highwood was founded over 30 years ago as a privately owned company with a commitment to acquire land selectively, build sensitively and sustainably whilst setting benchmarked standards of design and construction.

Since 1987, we've been building beautiful homes that are set in the most desirable locations. During this time, the Highwood name has become renowned for our high quality, sustainable building standards, outstanding specifications and impeccable design.

From affordable, yet stylish homes in new community developments to luxurious apartments in waterside locations and prestigious executive homes, Highwood is committed to creating responsibly built homes. All are designed to meet the demands of modern living – and always with space, comfort, security and the environment in mind.

ENQUIRIES

SALES LINE
023 8001 1620

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WEBSITE
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Projects like North Stoneham Park really demonstrate our joint strengths and expertise.

We're delighted to be working with Highwood on this project."

MIKE SHEPHERD
DIRECTOR OF NEW BUSINESS
AND DEVELOPMENT AT VIVID

ENRICHING THIS GREAT LOCAL ENVIRONMENT

Our North Stoneham Park project is a perfect example of how we're achieving all this and more. It's an exciting joint venture project between Highwood and Vivid. Together, we're building beautiful homes that will enrich this great local environment and provide stunning, new facilities for the local community.

Highwood is committed to the construction of high quality buildings that are built to last and we're proud to offer LABC Warranty that gives our buyers 10 years' peace of mind that their home is completely protected. We also abide by The Consumer Code for New Homes to demonstrate our high standards of marketing, selling and customer care.

Every new home we build is built for life. Visit www.highwoodgroup.co.uk to find out more about us.

Highwood. Building homes, communities and futures since 1987.



VIVID is a major landlord and developer of new homes in Hampshire, Berkshire and Surrey with a development programme that's creating in excess of 1,000 homes per year. We're helping to create thriving communities in places that people want to live and grow; spaces that improve their wellbeing. We're building bright, modern flats and houses that suit modern lifestyles and we're offering our homes in a range of tenures to suit a wide range of needs; from low cost rent and market sale to shared ownership opportunities that make owning a home a reality for our customers.





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