

# SAXON CORNER

HAVANT ROAD, EMSWORTH, HAMPSHIRE PO10 7LF



A DEVELOPMENT OF 2, 3 AND 4 BEDROOM HOMES





## AWARD-WINNING CUSTOMER SERVICE AND QUALITY

**WITH YOU EVERY STEP OF THE WAY**

Barratt Homes has years of experience building thoughtfully designed, high quality homes. We've repeatedly been awarded 5 stars by the Home Builders Federation, year after year. And that's not all. Our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty\* as standard. This is just one of the added benefits of buying a new home.

We do all we can to make moving easy, putting people in touch with dedicated experts throughout the journey, which is why for more than 50 years, we have earned ourselves an enviable reputation for excellence.

At Barratt we build every type of home for every type of home buyer, in great locations the length and breadth of the country. Whether you're putting your first foot on the property ladder, moving up to a larger home or even downsizing, Barratt can help you find the home that suits you perfectly.



## OUTSTANDING DESIGN

**BARRATT HOMES ARE BUILT AROUND  
THE WAY YOU WANT TO LIVE**

Careful consideration and attention to detail goes into every home we build, and our homes are flexible and adaptable to suit every lifestyle. Open plan living spaces are integral to our design, helping you make the most of space and natural light, and allowing every room to be enjoyed to its maximum potential.

We also know how vital outdoor space is in creating places people love to live in. Whether it's gardens or landscaped areas, we make sure there's plenty surrounding the homes we build, for the whole neighbourhood to enjoy.





# WELCOME TO BARRATT HOMES

## SAXON CORNER



- Within walking distance of Havant town centre for cafes and restaurants
- Excellent local amenities with a wide choice of shopping
- A great variety of local schools, nurseries and colleges
- Excellent transport links from A27 to Chichester, and the A3 to Petersfield
- A host of waterside activities just a short distance in Emsworth Harbour

# DEVELOPMENT AMENITIES

## HAVANT ROAD, EMSWORTH, HAMPSHIRE PO10 7LG



### SCHOOLS

Warblington School	0.6 miles
Emsworth Primary School	0.7 miles
Bosmere Junior School	1.0 mile
Havant & South Downs College	3.8 miles
University of Portsmouth	9.3 miles

### HEALTHCARE

Bosmere Medical Centre	1.6 miles
Boots Pharmacy	1.0 mile
Boots Opticians	1.0 miles
Emsworth Dental Surgery	1.2 miles

### SHOPPING

Waitrose & Partners	1.0 mile
The Meridian Centre	1.1 miles
Tesco Express	1.2 miles
Aldi	1.3 miles
Next Home	1.4 miles
Lidl	2.9 miles

### LEISURE

The Spring Music Arts Centre	0.8 miles
Costa Coffee	1.2 miles
My Fitness Hub	1.8 miles
Havant Leisure Centre	1.9 miles
Emsworth Yacht Club	1.9 miles
Havant Rugby Club	2.1 miles

### TRAVEL

Warblington Train Station	0.7 miles
Havant Train Station	1.2 miles
Southampton Airport	22.8 miles
Gatwick Airport	54.8 miles

### FROM SAXON CORNER

Portsmouth	8.0 miles
Chichester	10.0 miles
Petersfield	15.2 miles
Southampton	23.5 miles



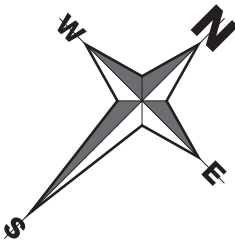
- 1 Waitrose & Partners
- 2 Costa Coffee
- 3 My Fitness Hub Havant
- 4 Emsworth Primary School
- 5 Tesco Express
- 6 Emsworth Harbour
- 7 Warblington School
- 8 Warblington Castle
- 9 Havant Leisure Centre
- 10 Emsworth Yacht Club
- 11 Emsworth Skate Park
- 12 Stride Centre













# SAXON CORNER

HAVANT ROAD, EMSWORTH, HAMPSHIRE PO10 7LF

## DEVELOPMENT LAYOUT



	Ambersham	2 bedroom apartment		Richmond	2 bedroom home		Radleigh	4 bedroom home	BCP	Bin Collection Point
	Maldon	2 bedroom apartment		Maidstone	3 bedroom home		Affordable Housing		S/S	Substation
	Roseberry	2 bedroom home		Ennerdale	3 bedroom home	BS/CS	Bin Store/Cycle Store		LEAP	Local Equipped Area of Play
	Alverton	2 bedroom home		Woodcroft	4 bedroom home	V	Visitor Parking Space		LAP	Local Area of Play

Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, social/affordable housing, commercial buildings/space, retail buildings/space, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Saxon Corner is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.



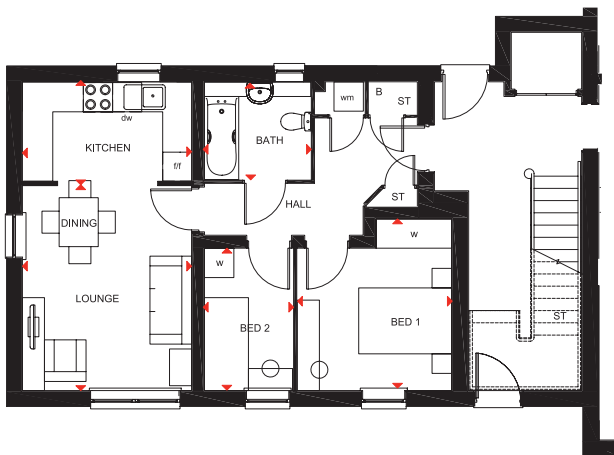
# AMBERSHAM

THE CLASSIC  
COLLECTION

## 2 BEDROOM APARTMENT



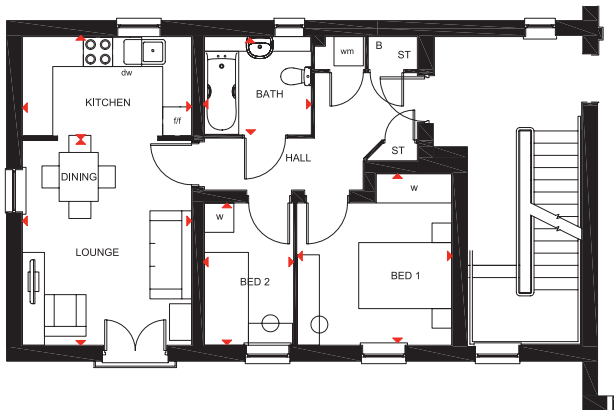
- A stylish two bedroom apartment with open-plan living space
- Modern fitted kitchen and lounge/dining area
- One double bedroom, one single bedroom and a family bathroom
- Extra storage space for a clutter-free home
- Parking space



### Ground Floor Plot 55

Lounge/Dining	4209 x 3460mm	13'8" x 11'3"
Kitchen	3466 x 2106mm	11'3" x 6'9"
Bedroom 1	3122 x 3520mm	10'2" x 11'6"
Bedroom 2	2911 x 1825mm	9'5" x 5'9"
Bathroom	2187 x 2013mm	7'1" x 6'6"

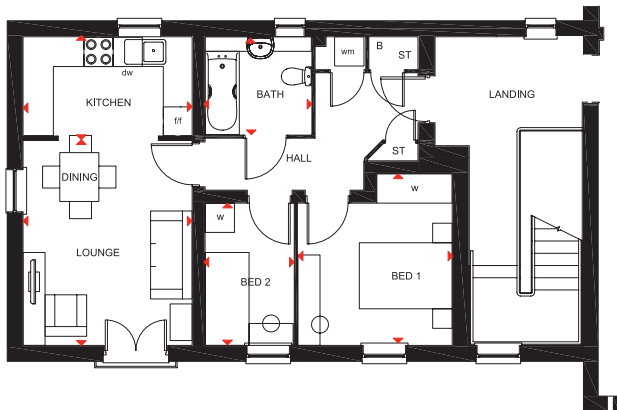
(Approximate dimensions)



### First Floor Plot 57

Lounge/Dining	4209 x 3460mm	13'8" x 11'3"
Kitchen	3466 x 2106mm	11'3" x 6'9"
Bedroom 1	3135 x 3520mm	10'3" x 11'6"
Bedroom 2	2911 x 1825mm	9'5" x 5'9"
Bathroom	2187 x 2013mm	7'1" x 6'6"

(Approximate dimensions)



### Second Floor Plot 59

Lounge/Dining	4209 x 3460mm	13'8" x 11'3"
Kitchen	3466 x 2106mm	11'3" x 6'9"
Bedroom 1	3154 x 3520mm	10'3" x 11'6"
Bedroom 2	2911 x 1825mm	9'5" x 5'9"
Bathroom	2187 x 2013mm	7'1" x 6'6"

(Approximate dimensions)

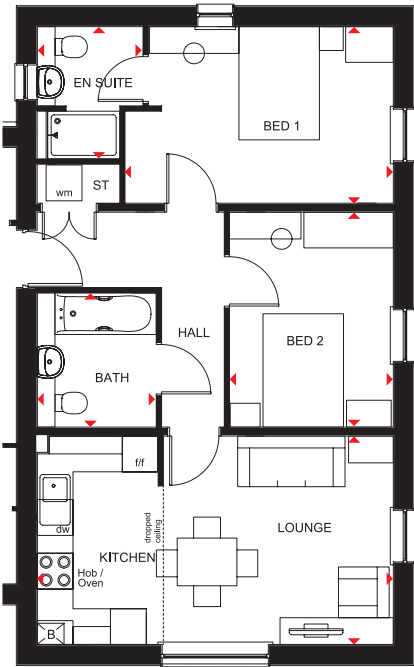
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location



2 BEDROOM APARTMENT



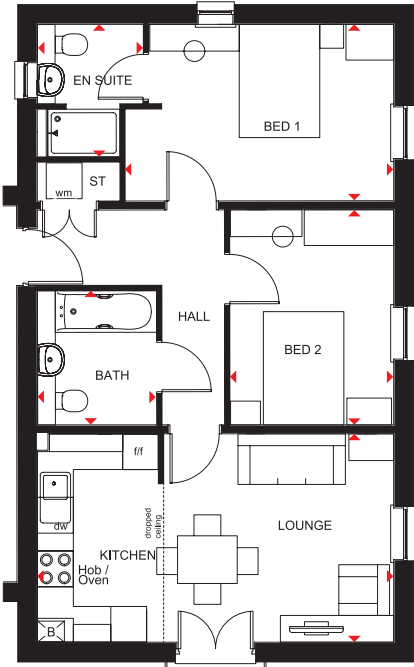
- A stylish two bedroom apartment with open-plan kitchen and airy lounge/dining area making it a great place to relax or entertain friends
- There are two double bedrooms, with an en suite to the master, and a modern bathroom
- This home also comes with parking



Ground Floor Plot 54

Lounge/Kitchen	5965 x 3490mm	19'6" x 11'5"
Bedroom 1	4495 x 2955mm	14'8" x 9'8"
En Suite	1770 x 2210mm	5'9" x 7'3"
Bedroom 2	2740 x 3600mm	8'11" x 11'9"
Bathroom	1990 x 2245mm	6'6" x 7'4"

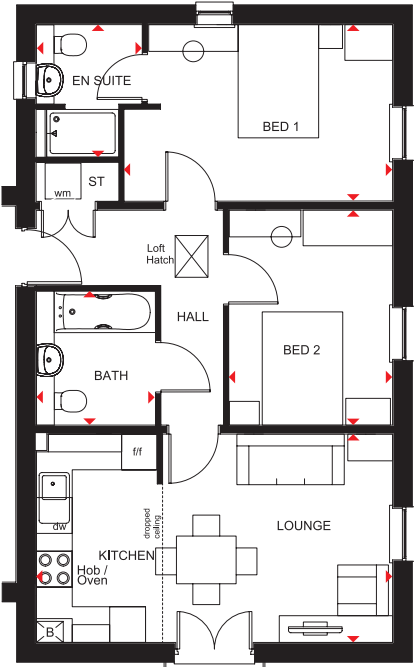
[Approximate dimensions]



First Floor Plot 56

Lounge/Kitchen	5965 x 3490mm	19'6" x 11'5"
Bedroom 1	4495 x 2955mm	14'8" x 9'8"
En Suite	1770 x 2210mm	5'9" x 7'3"
Bedroom 2	2740 x 3600mm	8'11" x 11'9"
Bathroom	1990 x 2245mm	6'6" x 7'4"

[Approximate dimensions]



Second Floor Plot 58

Lounge/Kitchen	5965 x 3490mm	19'6" x 11'5"
Bedroom 1	4495 x 2955mm	14'8" x 9'8"
En Suite	1770 x 2210mm	5'9" x 7'3"
Bedroom 2	2740 x 3600mm	8'11" x 11'9"
Bathroom	1990 x 2245mm	6'6" x 7'4"

[Approximate dimensions]

**KEY** B Boiler  
ST Store  
wm Washing machine space

f/f Fridge/freezer space  
dw Dishwasher space  
◀▶ Dimension location



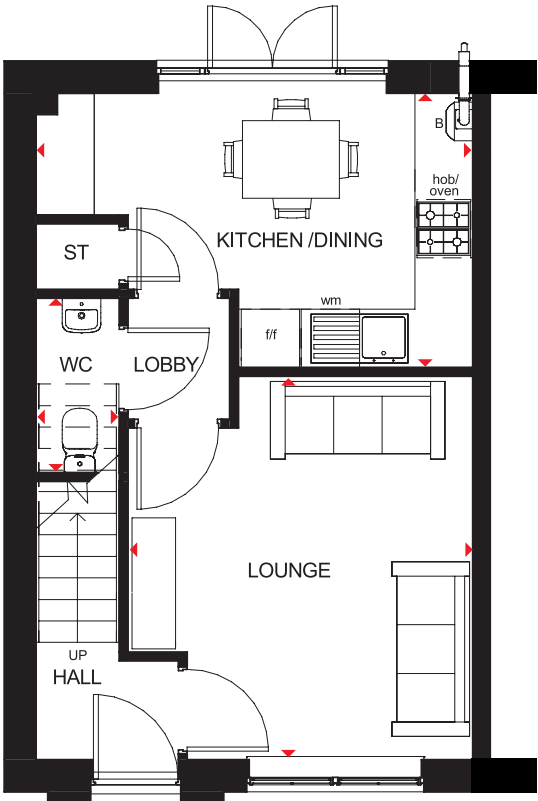
# ROSEBERRY

THE CLASSIC  
COLLECTION

## 2 BEDROOM HOME



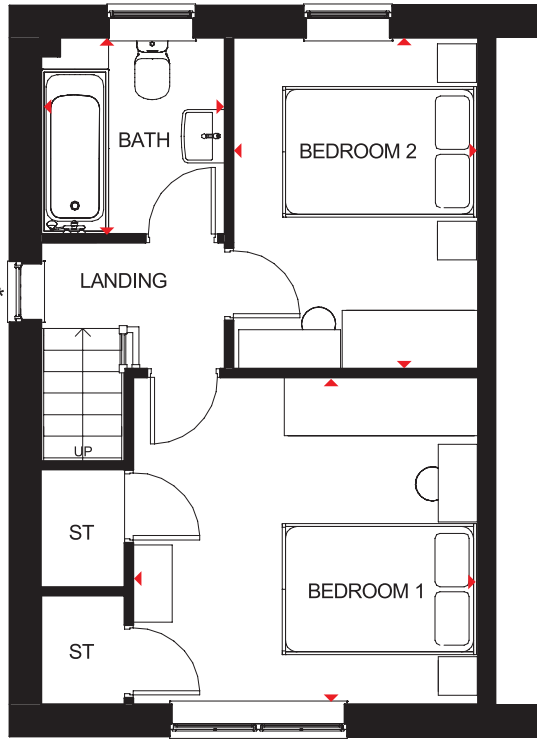
- Light fills this two bedroom home through oversized windows, giving it a bright and airy feeling
- Downstairs has a kitchen with dining area and French doors that lead onto the rear garden, a separate lounge, storage and a cloakroom
- Upstairs are two double-sized bedrooms and a bathroom. The larger bedroom has plenty of built-in storage space



### Ground Floor

Lounge	3554 x 3958mm	11'8" x 13'0"
Kitchen/Dining	4505 x 2828mm	14'9" x 9'3"
WC	863 x 1800mm	2'10" x 5'11"

(Approximate dimensions)



### First Floor

Bedroom 1	3554 x 3373mm	11'8" x 11'1"
Bedroom 2	2524 x 3413mm	8'3" x 11'2"
Bathroom	1893 x 2023mm	6'3" x 6'8"

(Approximate dimensions)

\* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

**KEY**

B	Boiler
ST	Store
wm	Washing machine space

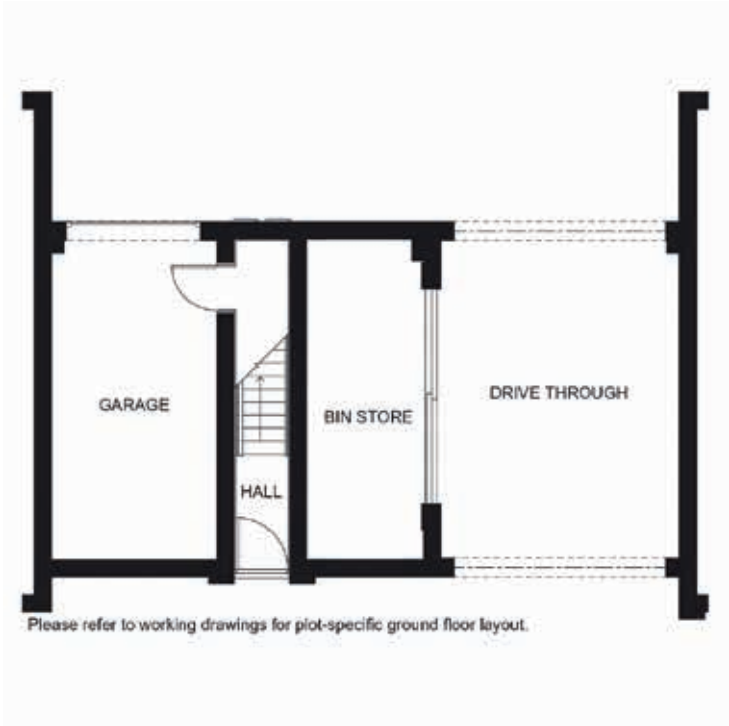
f/f Fridge/freezer space  
◀▶ Dimension location



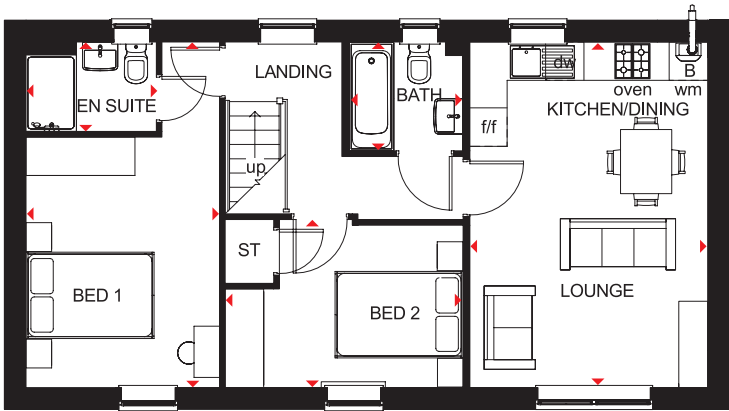
2 BEDROOM HOME



- This first floor home will appeal to first-time buyers
- The open-plan kitchen with dining area and lounge is a bright and airy place to relax or entertain friends
- There are two double bedrooms, the largest with its own en suite shower room, and a fully fitted bathroom



Ground Floor



First Floor

Lounge/ Dining/Kitchen	3710 x 5399mm	12'2" x 17'9"
Bedroom 1	3024 x 5399mm	9'11" x 17'9"
En Suite	2035 x 1398mm	6'8" x 4'7"
Bedroom 2	3719 x 2627mm	12'2" x 8'7"
Bathroom	1774 x 1701mm	5'10" x 5'7"

(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

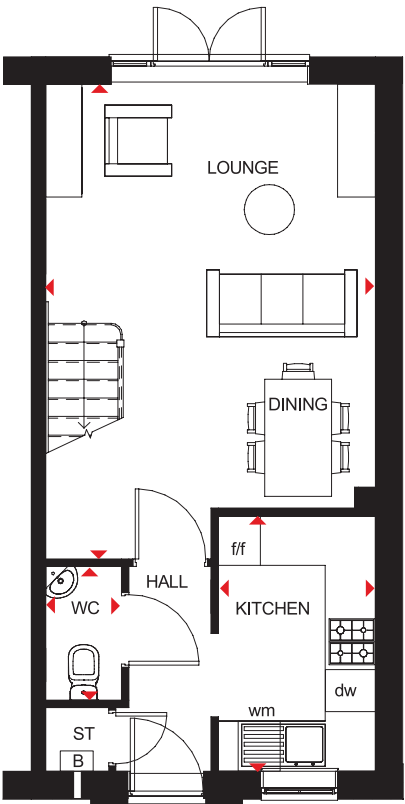


# RICHMOND

## 2 BEDROOM HOME



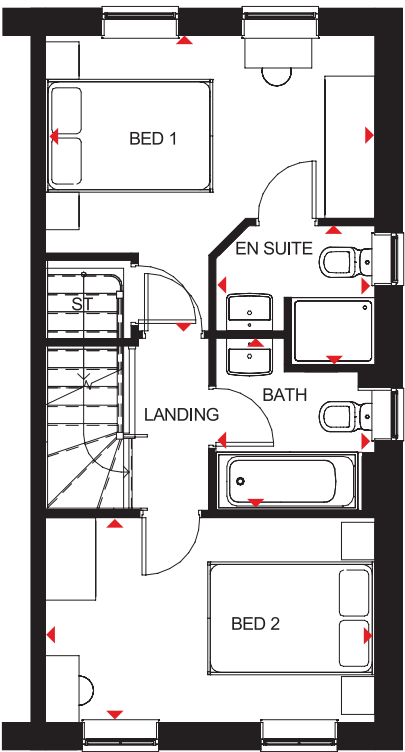
- Natural light floods through oversized windows in this two bedroom home
- A spacious open-plan lounge and dining area and a fully fitted kitchen create a great place for modern living
- On the first floor are two double bedrooms, the master with en suite, and a family bathroom



### Ground Floor

Lounge/Dining	5681 x 3943mm	18'8" x 12'11"
Kitchen	3063 x 1880mm	10'1" x 6'2"
WC	1600 x 904mm	5'3" x 3'0"

(Approximate dimensions)



### First Floor

Bedroom 1	3534 x 3943mm	11'7" x 12'11"
En Suite	1660 x 1901mm	5'5" x 6'3"
Bedroom 2	3943 x 2452mm	12'11" x 8'1"
Bathroom	2059 x 1901mm	6'9" x 6'3"

(Approximate dimensions)

\* Windows may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

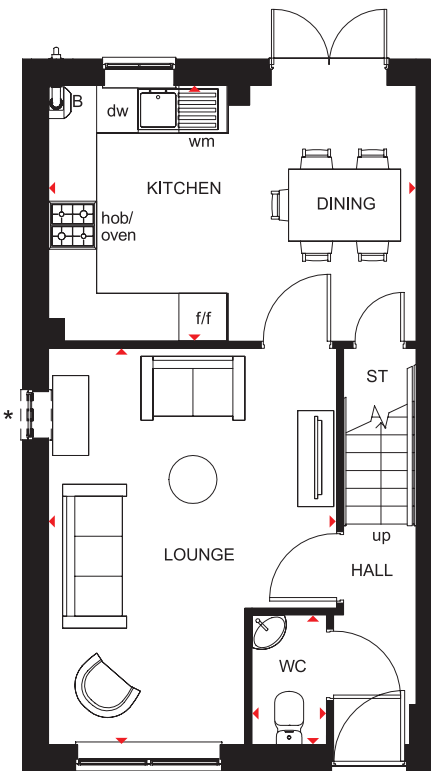
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◄►	Dimension location



3 BEDROOM HOME



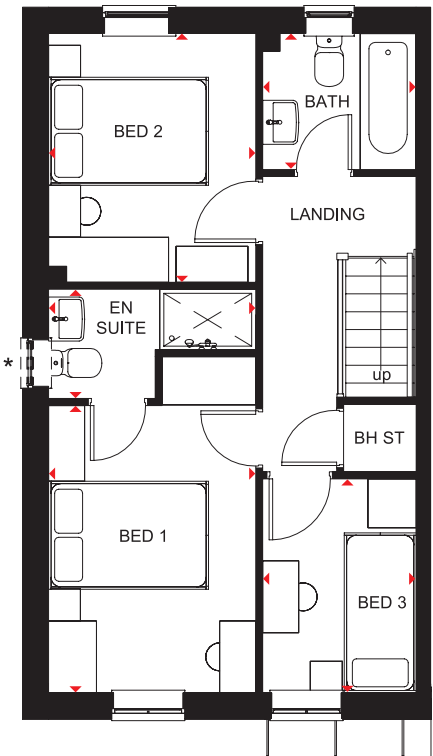
- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms – the generous master with en suite – a single bedroom and family bathroom



Ground Floor

Lounge	4955 x 3604mm	16'3" x 11'10"
Kitchen/Dining	3202 x 4598mm	10'6" x 15'1"
WC	932 x 1620mm	3'1" x 5'4"

(Approximate dimensions)  
\*Optional window



First Floor

Bedroom 1	4204 x 2592mm	13'10" x 8'6"
En Suite	1365 x 2592mm	4'6" x 8'6"
Bedroom 2	3112 x 2592mm	10'3" x 8'6"
Bedroom 3	1918 x 2676mm	6'4" x 8'9"
Bathroom	1918 x 1702mm	6'4" x 5'7"

(Approximate dimensions)  
\*Optional window

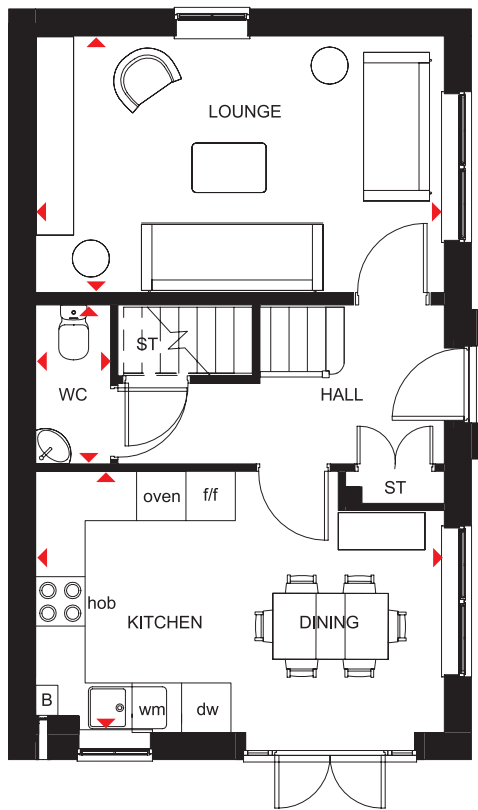
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location



## 3 BEDROOM HOME



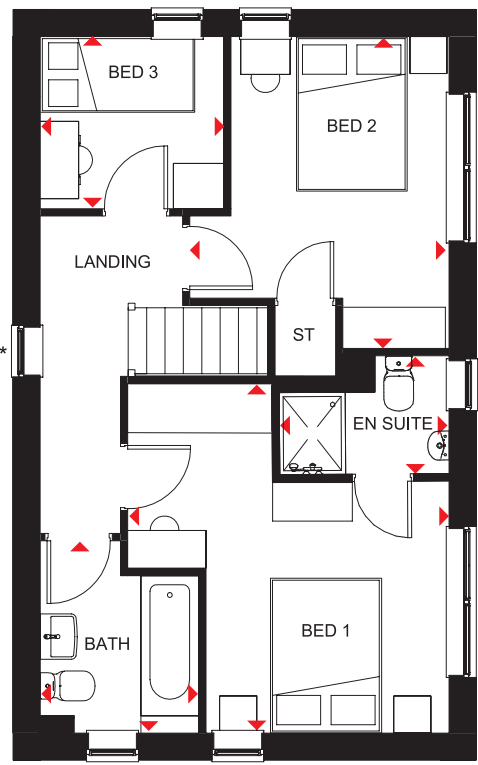
- Light flows into this attractive three bedroom home through oversized windows
- A dual-aspect lounge and bright, fully fitted kitchen with dining area opening onto the garden provide space that's ideal for modern living
- Upstairs are two spacious, dual-aspect double bedrooms, the master with en suite, a single bedroom and family bathroom



### Ground Floor

Lounge	4960 x 3112mm	16'3" x 10'3"
Kitchen/Dining	4960 x 3170mm	16'3" x 10'5"
WC	1929 x 911mm	6'4" x 3'0"

(Approximate dimensions)



### First Floor

Bedroom 1	4231 x 3898mm	13'11" x 12'9"
En Suite	2061 x 1427mm	6'9" x 4'8"
Bedroom 2	3783 x 3145mm	12'5" x 10'4"
Bedroom 3	2227 x 2089mm	7'4" x 6'10"
Bathroom	2334 x 1924mm	7'8" x 6'4"

(Approximate dimensions)

\* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

**KEY**

B	Boiler
ST	Store
wm	Washing machine space

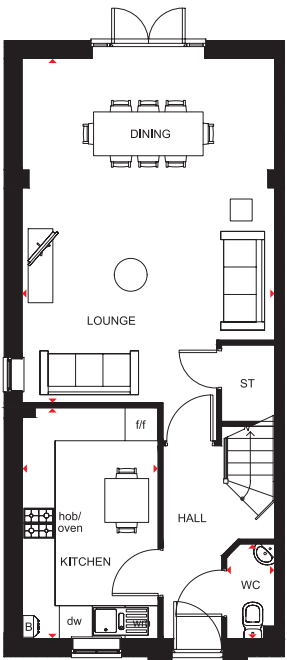
f/f	Fridge/freezer space
dw	Dishwasher space
◀▶	Dimension location



4 BEDROOM HOME



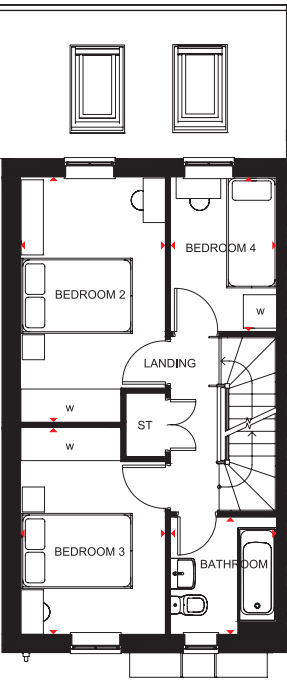
- An ideal family home designed over three floors
- A generous open-plan lounge with dining area and French doors opening onto the garden, and a separate kitchen with breakfast area are on the ground floor
- On the first floor are two double bedrooms, one single bedroom and a family bathroom
- Upstairs there is an en suite master bedroom with a dressing area and extra storage space



Ground Floor

Kitchen	2481 x 4211mm	8'2" x 13'10"
Lounge/Dining	4609 x 6289mm	15'1" x 20'8"
WC	858 x 1649mm	2'10" x 5'5"

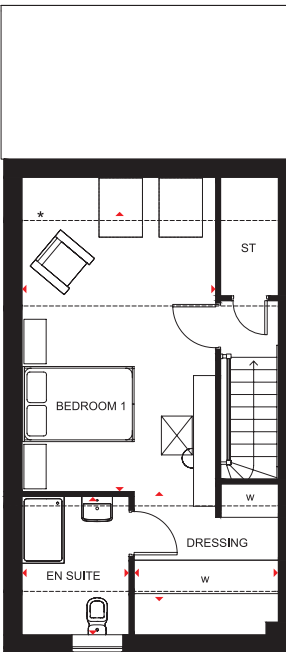
(Approximate dimensions)



First Floor

Bedroom 2	2608 x 4416mm	8'7" x 14'6"
Bedroom 3	2610 x 3722mm	8'7" x 12'2"
Bedroom 4	1912 x 2784mm	6'3" x 9'1"
Bathroom	1912 x 2112mm	6'3" x 6'11"

(Approximate dimensions)



Second Floor

Bedroom 1	3485 x 5050mm	11'5" x 16'7"
En Suite	1929 x 2486mm	6'4" x 8'2"
Dressing Room	1830 x 2875mm	6'0" x 9'5"

(Approximate dimensions)

\*Overall floor dimension includes lower ceiling areas

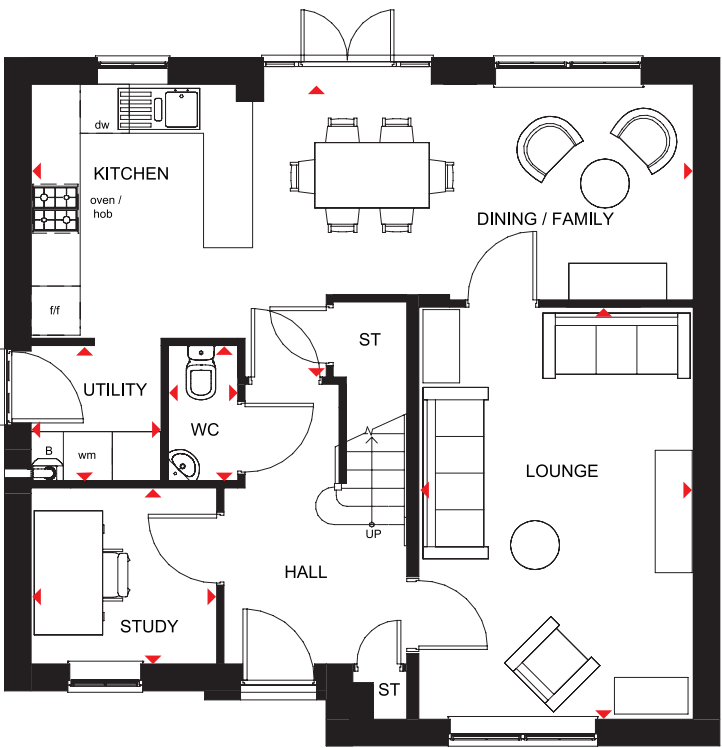
KEY	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	W	Wardrobe	dw	Dishwasher space		



4 BEDROOM HOME



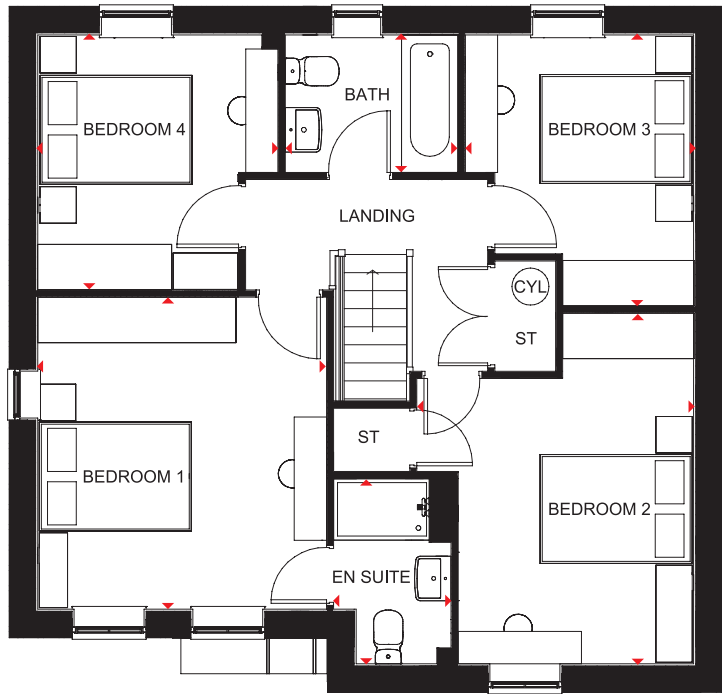
- A bright and airy four bedroom family home
- The large kitchen has dining and family areas with French doors leading to the garden
- There is also a separate utility room, a spacious lounge, separate study and a WC to complete the ground floor
- Upstairs are four double bedrooms, the master with en suite shower room, and a family bathroom



Ground Floor

Lounge	3361 x 5046mm	11'0" x 16'7"
Kitchen/ Dining/Family	8110 x 3583mm	26'7" x 11'9"
Utility	1592 x 1655mm	5'3" x 5'5"
Study	2273 x 2158mm	7'5" x 7'1"
WC	850 x 1655mm	2'9" x 5'5"

(Approximate dimensions)



First Floor

Bedroom 1	3570 x 3858mm	11'9" x 12'8"
En Suite	1452 x 2289mm	4'9" x 7'6"
Bedroom 2	3423 x 4335mm	11'3" x 14'3"
Bedroom 3	2824 x 3350mm	9'3" x 11'0"
Bedroom 4	2973 x 3152mm	9'9" x 10'4"
Bathroom	2137 x 1699mm	7'0" x 5'7"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location



# CUSTOMER SERVICE BY BARRATT HOMES

## BUILDING OUR CUSTOMER SERVICE TO BE THE BEST

At Barratt we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Builder" by the independent Home Builders Federation. 29,000 homebuyers across the country took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.



## 5 GREAT REASONS TO BUY WITH BARRATT

### 1. 5 Stars for Customer Satisfaction

No other major national housebuilder\*\* has been awarded a Home Builders Federation 5 Star Housebuilder accolade every year since 2010. All thanks to positive recommendations by our customers.

### 2. Building homes for over 5 decades

We've been established for over 5 decades and in that time have built over 300,000 new homes. Our commitment to quality and innovation is shown in the highest standards of design, construction, finish and the customer service we provide.

### 3. Award winners, time and time again

Our steadfast commitment to quality has ensured that for the tenth year in a row our site managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for their workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

### 4. Creating places where you'll love to live both inside and out

Our light, open-plan properties are really adaptable – every room can suit a variety of lifestyles. Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes can give you that flexibility.

We also know our customers love green open spaces and we go to great lengths to maintain and enhance the local environment on our developments. In fact, we plant an average of 20 shrubs or trees for each home we build, creating a beautiful and sustainable environment to live in.

### 5. Our energy efficient homes could save you money

Every home we build is sustainable and energy efficient – minimising their impact on the environment, whilst reducing your energy costs too. Our homes could save you money by being 45% to 55% more energy efficient than a same sized older home – even after it's been modernised. As a result, you could save a staggering £1,312\*\*\* per year on your energy bill.

**Find out more, talk to one of our Sales Advisers today.**



Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Saxon Corner is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. †Train times are from National Rail Enquiries website. All distances/journey times are approximate and are from Google Maps. \*\*Refers to the Barratt Developments PLC Group brands. \*\*\*Costs based upon the comparison of a new build four-bed detached house built to 2010 regulations vs. Victorian property (upgraded with modern-day improvements). An upgraded Victorian home means one which has the following improvements over original build specification: 200mm loft insulation, double glazing to half of all windows, a 72% efficient (non-condensing) gas boiler and insulated hot water cylinder. Source: Zero Carbon Hub and NHBC Foundation 2012.



# THE CONSUMER CODE

The Consumer Code for Home Builders (“the Code”), which came into effect in April 2010, applies to all home builders registered with the UK’s main new Home Warranty Bodies: NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new homes. It requires all new home buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new home buyers to:

- be treated fairly
- know what levels of service to expect
- be given reliable information about their purchase and their consumer rights before and after they move in
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code.

The Code reinforces best practice among home builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years

**The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation.**

As a 5 star housebuilder^, we are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders, please visit <http://www.consumercode.co.uk/>

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)





**Saxon Corner,  
Havant Road,  
Emsworth,  
HAMPSHIRE  
PO10 7LF**

**barratthomes.co.uk**  
**0333 355 8493**



Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.