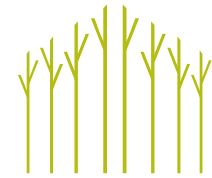




FOREST GATE

ROWLANDS CASTLE



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Within a few minutes' walk of a picturesque village green, surrounded by acres of rich woodland and open fields, Forest Gate is an exclusive collection of just 34 superb two, three and four-bedroom homes in the idyllic Hampshire community of Rowlands Castle.

Knapped flint, rustic brick and clay tiles maturing over time: Forest Gate combines timeless architectural detailing with the best of contemporary interior design.

Surrounded by the breathtaking scenery of the South Downs, living at Forest Gate will inspire you to really enjoy the beauty of nature.



Idyllic Hampshire living



Friendly local hostelrys play a vital role in maintaining the village's vibrant community spirit.

Named after an ancient motte and bailey castle that Henry II is reputed to have visited in 1177, the charming community of Rowlands Castle is the epitome of quintessential English village life.



A delightful village green at the heart of the community... an assortment of quaint country cottages, many with roses round the door... a bustling hardware store that's been a local institution for over 40 years... an iconic chapel on a hill, surrounded by nothing but acres of open farmland. There's even an astonishingly accurate model railway, depicting the village during World War II.

All set within some of the loveliest countryside in the UK, with the south coast on your doorstep: life in Rowlands Castle offers the best of all worlds.

With its own school* (one of many in the surrounding area serving children of all ages), a choice of thriving churches, a pharmacy, convenience store and veterinary surgery, the village boasts a surprising range of amenities for its size.



*St John's CEC Primary School, rated "good" by Ofsted, 2017.

A tranquil oasis from which to watch the world go by, the village green regularly bursts into life to host annual picnics, summer fairs and fireworks displays.

While Rowlands Castle provides all your day-to-day essentials, nearby Waterlooville's Wellington Way shopping precinct offers a wider range of shops and services, including a local market every Friday. There are also a number of national supermarkets within a few minutes' drive.

The area boasts a wide variety of restaurants and friendly local pubs – of which there are three excellent examples in the village itself, along with a delightful tearoom and café. For more sophisticated dining and designer shopping, the spectacular Gunwharf Quays is around 20 minutes away, while the market town of Petersfield boasts an eclectic selection of boutiques.

With a more relaxed attitude to life, there's a real sense of community here, with numerous clubs and societies to join. Football, cricket, tennis, badminton and bowls are all popular, while Rowlands Castle Golf Club offers magnificent fairways and an inviting clubhouse. And of course, walking, cycling and horse-riding are common pursuits for all, offering endless opportunities to explore the great outdoors.

The south coast on your doorstep

From the friendly yacht harbour in the picturesque fishing town of Emsworth to the glamorous and dynamic waterfront city of Portsmouth: with the coast so close, there is a wealth of attractions, leisure facilities and miles of beautiful beaches to explore.



Whether you're swimming, sailing or simply watching the waves, the nearby south coast is a breath of fresh air.



Spinnaker Tower... Portsmouth Historic Dockyard... nearby Portchester Castle... Just a few miles away from Rowlands Castle, Britain's only island city offers exhilarating aquatic adventures and stunning sea views. Steeped in naval history, Portsmouth is also fiercely progressive, with an iconic waterfront observation tower and state of the art shopping and leisure.

For a change of pace, Southsea is home to beachside cafés, antique stores and specialist boutiques. Between the sea and the shops you'll find the vast green open space of Southsea Common, which often hosts high-profile events such as the America's Cup World Series.

Further afield, Southampton's Ageas Bowl offers national and international cricket matches and major concerts from headlining acts, while festivals, concerts and exhibitions take place throughout the year. Chichester also boasts a vibrant cultural scene, with renowned art galleries, museums and theatres that offer the best of international music and performance – that's in addition to a bustling marina, ancient architecture and a spectacular, unspoilt wildlife haven.

Sailing is understandably popular everywhere along the south coast, with sailing clubs in plentiful supply, plus water sports centres offering windsurfing, wakeboarding and water-skiing.





Out and about

Stansted Park
 Set amidst 1,800 acres of glorious parkland, Stansted House is a spectacular Grade II listed country house, with its own lavishly decorated chapel – an inspiration to the poet Keats – a maze, miniature railway, and tearoom within a Victorian walled garden.



Rowland's Castle Golf Club
 Founded in 1902, Rowlands Castle Golf Club shares its heritage with courses such as Sunningdale and Wentworth, while the modern clubhouse provides a very welcome 19th hole.



South Downs National Park
 From rolling hills to bustling market towns, the rich tapestry of varied landscapes in England's newest national park offer 1,600 square kilometres of breath-taking views and hidden gems.



Queen Elizabeth Country Park
 Hampshire's largest country park offers miles of trails for walkers, cyclists and horse riders across 1,400 acres of downland and woodlands, picnic areas and barbecue sites.



Chichester Harbour
 An area of outstanding natural beauty that includes the harbour and surrounding countryside. Guided walks and year-round activities highlight the harbour's importance for nature conservation.



Forest of Bere
 A combination of dense woodland and open heath with many varied walks. Great Crested Newts have been found in the ponds and you can often see deer if you are quiet.



Monarch's Way, Sussex Border Path and Staunton Way.
 Ramble for a few hours – or days – on one of the three long-distance trails that cross at Rowlands Castle and extend up to 615 miles across Britain.

Right at the heart of it all: Rowlands Castle is perfectly positioned to enjoy the best that Hampshire has to offer.



Over the horizon

Travelling from tranquil rural idyll to cosmopolitan city is delightfully trouble-free when you live at Rowlands Castle, with excellent transport links to London and the south coast.

Forest Gate lies just off the main Redhill Road, which leads south towards Havant and Hayling Island, with easy access to the A3(M), the main Portsmouth to London route. Portsmouth is only 20 minutes away, while Southsea is just a few miles further down the road. The city centre of Chichester is less than 11 miles away, while Emsworth, Bosham and the Chichester Harbour Areas of Outstanding Natural Beauty are even closer to home.

Petersfield is also easily accessible, while the opening of the Hindhead Tunnel brings Guildford within a 45 minute drive.

The mainline station at Rowlands Castle is a short stroll through the village; there is a regular service to London Waterloo (which will take around 90 minutes) and Portsmouth Harbour (30 minutes). Cross-channel ferries from Portsmouth depart just 17 minutes from your home, while Southampton Airport is half an hour away.



With a good road system and regular train and bus services, Hampshire, Sussex and beyond are very easily accessible.



Our homes

Forest Gate is set back from Redhill Road and approached via a tree-lined lane. The development includes an attractive open space and each home backs onto mature trees to create a desirable, private enclave. Varying architectural finishes lend an air of individuality to each home while thoughtful landscaping enhances the verdant appeal of the setting.



The Ashton

Homes 9 & 10
2 bedroom detached homes
This spacious bungalow is in a prime position overlooking open green space.



The Bramdean

Homes 25 & 26
4 bedroom detached homes
A magnificent family home with detached garage, offering more space to spread out.



The Nutley

Homes 11, 13, 24, 27 & 34
3 bedroom detached homes
An attractive double-fronted property that is ideal for a growing family.



The Holbury

Homes 12, 14, 15, 28, 32 & 33
3 bedroom detached homes
An attached garage extends the usable space in this handsomely detailed family home.



The Crofton

Homes 29, 30 & 31
4 bedroom detached homes
An integral garage and deep porch define this superb family home.



The Wickham

Homes 16, 17 & 18
2 bedroom semi-detached homes
A well planned 2 bedroom home ideal for first-time buyers and downsizers.





Computer generated illustration is indicative only.

The Ashton

Homes 9 & 10
2 bedroom detached homes

Faced in knapped-flint, the Ashton offers spacious accommodation over one level.

With two bedrooms to the front, the master with en-suite shower room and the second linked to the main bathroom, the generous living dining room and separate kitchen both have French doors leading onto the garden. There is also a utility room offering easy access to the detached garage.



BUNGALOW

Living/Dining Room	5.91m x 3.56m	19'5" x 11'8"
Kitchen/Diner	3.66m x 3.96m	12'0" x 13'0"
Bedroom 1	4.16m x 4.27m	13'8" x 14'0"
Bedroom 2	4.15m x 2.82m	13'8" x 9'4"
Utility	2.02m x 1.74m	6'8" x 5'8"



Computer generated illustration depicts home 25 and is indicative only. Brickwork varies to home 26.

The Bramdean

Homes 25 & 26
4 bedroom detached homes

Entered under an imposing porch, the Bramdeans are the largest of the properties at Forest Gate.

With a superb formal living room and expansive kitchen/dining/family room, both opening onto the garden, the Bramdean encourages al fresco living. This attractive home also features a pantry and utility room. Two of the four spacious bedrooms have en-suite bath/shower rooms, with a dressing room for the master. There is also a downstairs WC and a utility.



GROUND FLOOR

Living Room	3.45m x 6.29m	11'3" x 20'8"
Kitchen/Diner	5.39m x 6.42m	17'8" x 21'1"
Utility	3.14m x 1.96m	10'4" x 6'5"
Pantry	2.19m x 1.32m	7'2" x 4'4"

FIRST FLOOR

Bedroom 1	3.70m x 3.04m	12'1" x 9'9"
Bedroom 2	3.67m x 3.50m	12'1" x 11'6"
Bedroom 3	3.50m x 3.24m	11'6" x 10'8"
Bedroom 4	3.28m x 2.52m	10'9" x 8'3"

Floor plan shown for home 26 *Doors in this location to home 26 only



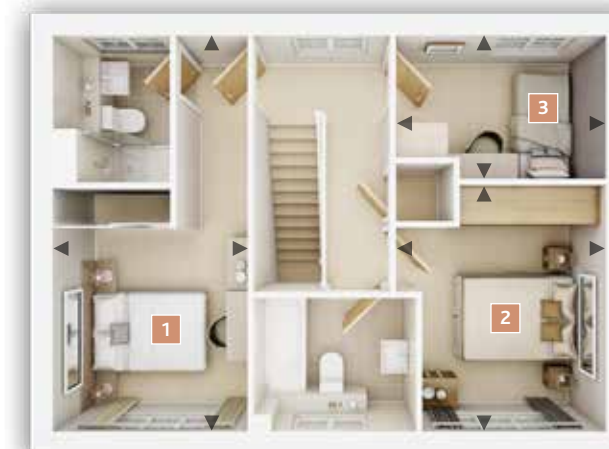
Computer generated illustration is indicative only.

The Nutley

Homes 11, 13, 24, 27 & 34
3 bedroom detached homes

Behind the traditional knapped-flint façade is an intelligently planned house designed to maximise space.

The welcoming hallway leads into a well-proportioned living room, and opposite, a generous kitchen/dining room with utility, both linked to the garden with French doors. There is also a downstairs cloakroom. The master bedroom has an en-suite shower room, with a further double and single bedroom and family bathroom.



GROUND FLOOR

Kitchen/Diner	3.96m x 5.95m	13'0" x 19'6"
Living Room	2.92m x 5.92m	9'7" x 19'5"
Utility	2.22m x 1.24m	7'4" x 4'1"

FIRST FLOOR

Bedroom 1	2.92m x 5.95m	9'7" x 19'6"
Bedroom 2	3.16m x 3.71m	10'4" x 12'2"
Bedroom 3	3.16m x 2.15m	10'4" x 7'1"

Floor plan shown for homes 11, 27 & 34.
Homes 13 & 24 are handed. Garage attached to home 27.



Computer generated illustration is indicative only.

The Holbury
Homes 12, 14, 15, 28, 32 & 33
3 bedroom detached homes

With an attached garage, this is a bright, modern home combining comfort and convenience. Perfect for a young family, The Holbury has two double bedrooms with another single located beside the master (which boasts an en-suite shower). Downstairs, there is a comfortable living room and spacious kitchen dining room with French doors into the garden. The attached garage has a utility space provided.



GROUND FLOOR

Living Room	3.14m x 4.72m	10'4" x 15'6"
Kitchen/Diner	5.50m x 3.67m	18'1" x 12'1"
Garage	3.15m x 6.72m	10'4" x 22'0"

FIRST FLOOR

Bedroom 1	3.12m x 2.91m	10'3" x 9'7"
Bedroom 2	3.11m x 3.42m	10'2" x 11'3"
Bedroom 3	3.18m x 2.30m	10'5" x 7'7"

Floor plan shown for homes 14, 28 & 32.
Homes 12, 15 & 33 are handed.
*Garage position may vary.



Computer generated illustration depicts homes 30 & 31 and is indicative only. Brickwork varies to home 29.

The Crofton

Homes 29, 30 & 31
4 bedroom detached homes

With a striking tile-hung façade, this home has been cleverly planned to utilise every inch of space.

The integral garage (with utility space included) allows for a fourth bedroom above, while two of the other three double bedrooms come with en-suite showers. Downstairs is mainly open-plan; ingenious pocket sliding doors can be used to separate the living and kitchen dining rooms, all with French doors.



GROUND FLOOR

Kitchen/Diner	3.01m x 9.10m	9'11" x 29'11"
Living Room	5.40m x 3.05m	17'9" x 10'0"
Garage	3.00m x 6.62m	9'10" x 21'9"

FIRST FLOOR

Bedroom 1	5.33m x 3.06m	17'6" x 10'0"
Bedroom 2	3.03m x 3.05m	9'11" x 10'0"
Bedroom 3	3.16m x 3.24m	10'4" x 10'8"
Bedroom 4	2.95m x 4.21m	9'8" x 13'10"

Floor plan shown for homes 29 & 30.
Home 31 is handed.



Computer generated illustration is indicative only.

The Wickham

Homes 16, 17 & 18
2 bedroom semi-detached homes

A hand-crafted wooden porch welcomes you into this comfortable, contemporary home.

With the kitchen to the front, the generous living dining room overlooks the garden; French doors allow you to take advantage of the beautiful setting. Additional features include an en-suite shower in the master bedroom, large second bedroom, spacious bathroom, downstairs WC and plenty of storage.



GROUND FLOOR

Kitchen	1.71m x 3.36m	5'7" x 11'0"
Living Room/Diner	3.98m x 5.20m	13'1" x 17'1"



FIRST FLOOR

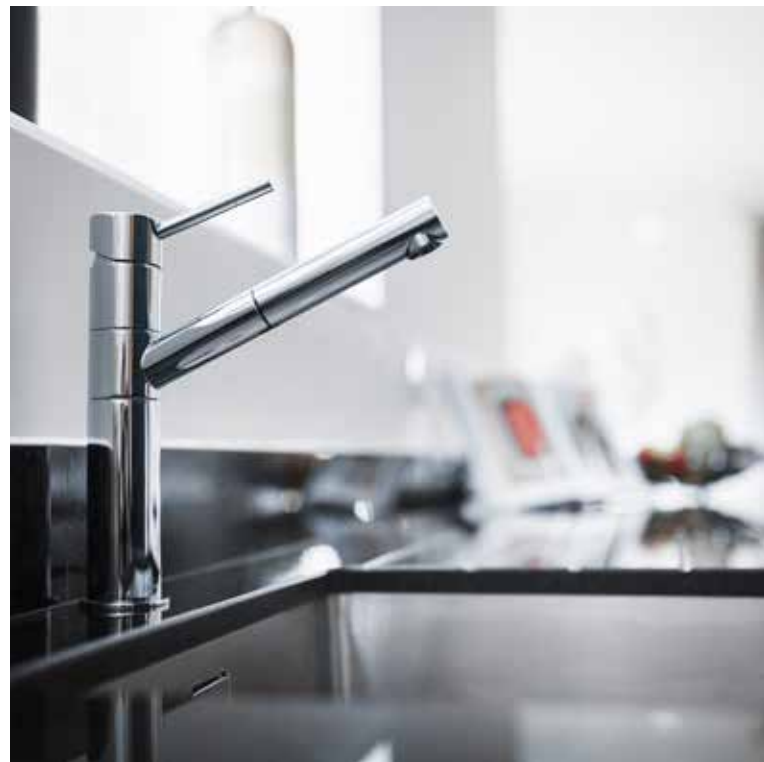
Bedroom 1	2.62m x 3.34m	8'7" x 10'11"
Bedroom 2	3.98m x 2.74m	13'1" x 9'0"

Floor plan shown for homes 16 & 18.
Home 17 is handed.

Specification

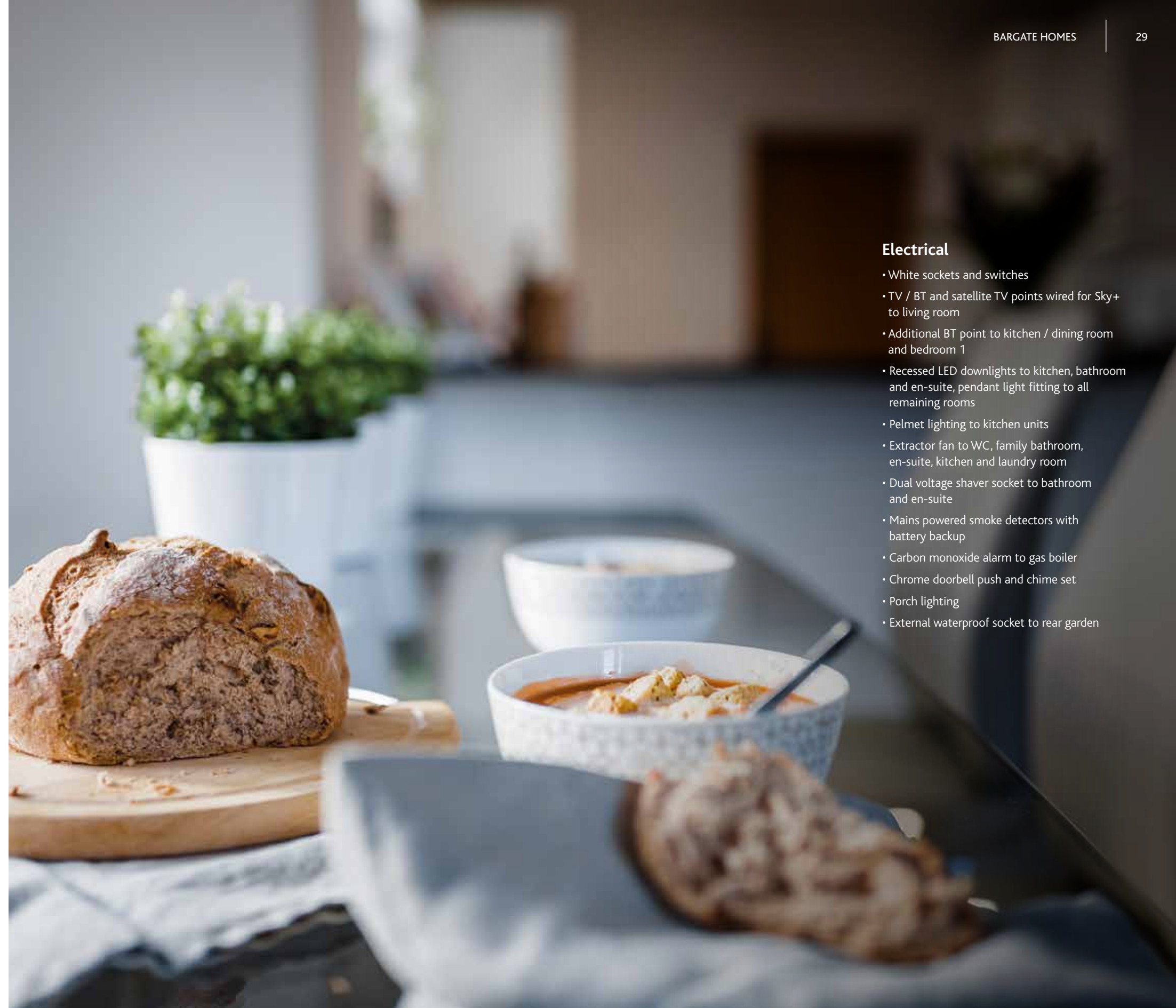
Kitchen

- Floor and wall units with pelmet lighting, laminate worktops and upstands
- Floor units to utility room with laminate worktops and upstands where applicable
- Stainless steel electric single oven to 2 bedroom homes
- Stainless steel electric double oven to 3 & 4 bedroom homes
- Four burner stainless steel gas hob with glass and stainless steel extractor hood and glass splashback
- Integrated fridge/freezer with door to match kitchen furniture
- Integrated dishwasher with door to match kitchen furniture
- 1½ bowl stainless steel sink with chrome mixer tap to kitchen
- Single bowl stainless steel sink with chrome mixer tap to utility room where applicable
- Space provided for washing machine and tumble drier



Electrical

- White sockets and switches
- TV / BT and satellite TV points wired for Sky+ to living room
- Additional BT point to kitchen / dining room and bedroom 1
- Recessed LED downlights to kitchen, bathroom and en-suite, pendant light fitting to all remaining rooms
- Pelmet lighting to kitchen units
- Extractor fan to WC, family bathroom, en-suite, kitchen and laundry room
- Dual voltage shaver socket to bathroom and en-suite
- Mains powered smoke detectors with battery backup
- Carbon monoxide alarm to gas boiler
- Chrome doorbell push and chime set
- Porch lighting
- External waterproof socket to rear garden





Specification

Bathrooms and en suites

- White steel bath with chrome taps
- Shower mixer to bath, shower screen and fixed shower rail to homes 9 & 10
- Showers with sliding door and fixed shower head and hair rinse on riser rail
- Close coupled WC to cloakroom, bathroom and en-suite
- Polished edge mirror above basin in WC and master en-suite
- Choice of ceramic tiling from Porcelanosa Barcelona range
- Half height tiling to all walls with sanitary ware
- Full height tiling to showers



Internal finishes

- Oak finish doors with chrome door furniture
- Walls finished in Chalky Down Number 6
- White painted ceilings
- Wardrobes with sliding mirrored doors to master bedroom



Heating

- Vaillant natural gas combination boiler with 5 year warranty
- 7 day electronic programmer with wall mounted thermostat to each zone
- Compact radiators
- West system ladder radiator to WC, bathroom and en-suite

External

- Rear gardens laid to turf
- Patio area to rear of each property
- Outside tap

Working with the community



We don't just build houses, we build homes. More than that, we believe we have a responsibility to help communities build better lives for themselves.

Part of that responsibility lies in making sure the homes we create don't just complement, but add to the character of the landscape of which they become part. We achieve this by listening, discussing and collaborating.

We take this very seriously indeed. Another aspect of our involvement with communities is the way we support them with financial backing, to help them see their own aspirations come to fruition.

We are delighted to be contributing a total of over £340,000 towards highways and environmental improvements, local housing and education within Rowlands Castle and its surrounding area.

At Bargate, our interest in helping people to live life to the full extends far beyond our skills with bricks and mortar.



Helping communities see their own aspirations come to fruition.



The Bargate promise

At Bargate, we only build high quality homes in the best locations. Each of our homes are unique, but equally complementary of their surrounding environment. That's because every aspect is the result of a considered decision, and an effort to enrich your living space. Together, these values make up the Bargate promise – a pledge we've kept ever since we built our first home in 2006.

We have a dedicated, in-house customer team to address any concerns you might have for two years following the completion of your home. Every home at Forest Gate also comes with a ten-year Premier warranty, so you can have as much confidence in your new home as we do.

Get in touch

E: info@bargatehomes.co.uk
T: 02392 397186

Visit us online at:
bargatehomes.co.uk

This brochure is intended as a sales aid and guide to Bargate Homes. The accuracy of any visual image, measurement, depiction of environment, home position and home layout should be confirmed with a sales advisor on site or through your solicitor. Purchasers or prospective purchasers (whether or not they enter into a contract to purchase a home within the development) should not rely on anything printed in this brochure or orally indicated by sales staff as forming any part of any contract to purchase a home. All photography in this brochure is indicative of the local area and does not represent the specific site surroundings or aspect. Photography and images are used for illustrative purposes only.


BARGATE
HOMES




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