



THE GLADE

ROWLANDS CASTLE

“The blue sky, the brown soil beneath, the grass, the trees, the animals, the wind, and rain, and stars are never strange to me; for I am in and of and am one with them; and my flesh and the soil are one, and the heat in my blood and in the sunshine are one, and the winds and the tempests and my passions are one.”

WILLIAM HENRY HUDSON, HAMPSHIRE DAYS

A tranquil oasis

Surrounded by the breathtaking scenery of the South Downs, just north of both Portsmouth and Chichester, Rowlands Castle in Hampshire has been home to a thriving community since early Roman times.

The quintessential English village lifestyle

Centred around a traditional green,
Rowlands Castle is the epitome of
an idyllic rural Hampshire village.

Check out the bustling hardware store, a local institution for over 50 years... marvel at the detail of the acclaimed working model railway, depicting the community during World War II (on show at nearby Grade II listed Stansted Park)... ramble for hours – or days – along one of the three long-distance footpaths that converge on the village... or simply sample the delights of the tearoom on the green and watch English village life unfold.

With a really vibrant community spirit, Rowlands Castle offers a choice of churches, a local school* (one of a number in the surrounding area) and a whole range of clubs, societies and activities to get involved in.

The village boasts excellent amenities, with a convenience store, pharmacy, veterinary surgery and post office just off the green, along with no less than three friendly pubs, a café and an Indian restaurant to meet friends and neighbours.

Rowlands Castle Golf Club offers challenging fairways and an inviting clubhouse, while the surrounding countryside is ideal for walking, cycling, horse riding and mountain biking. The local football, cricket and tennis clubs meet at the recreation ground, while badminton and bowls are played in the Parish Hall.

*St John's CEC Primary School, rated "good" by Ofsted, 2016.



At the heart of it all

Whether you're watching the fireworks on Guy Fawkes' Night or sampling the cakes at the annual Summer Fair, you'll love living beside the village green. Just a few minutes walk away from The Glade, it is the hub of the Rowlands Castle community.

The perfect balance

With miles of unspoilt countryside extending all around, it's easy to forget just how close you are to cosmopolitan city life.



At The Glade, rural doesn't mean remote: there are a number of major supermarkets just a few minutes' drive away, while the nearby town of Waterlooville also offers a useful range of shops and services, including a weekly market.

You can be in the centre of Portsmouth within 20 minutes, home to sophisticated shopping and dining at the spectacular Gunwharf Quays; steeped in naval history, this dynamic waterfront city offers a wealth of attractions.

Chichester is equally accessible, renowned for its iconic Festival Theatre and Pallant House Gallery, whilst the harbour, which has been declared an Area of Outstanding Natural Beauty, is an ideal location for sailing and watersports. In addition, Goodwood is around 10 miles away, home to the Festival of Speed, the Revival and a highlight of the racing season.



Spinnaker Tower, Portsmouth



Perfectly placed

Despite the tranquility of its rural location, Rowlands Castle is surprisingly accessible

The Glade lies just off the main Redhill Road, which offers easy access to the A3(M). Portsmouth is 20 minutes away, while Chichester is less than 11 miles. The delightful seaside havens of Emsworth and Bosham are even closer to home.

Rowlands Castle mainline station is at the far end of the green, within walking distance of The Glade, offering a regular service to London Waterloo (which will take around 90 minutes) and Portsmouth Harbour (30 minutes). In less than 20 minutes, you can catch a cross-channel ferry and Southampton Airport is only half an hour away.



An unmistakable sense of place

The Glade is a collection of just 43 two, three and four-bedroom homes, including 6 two-bedroom bungalows, all within walking distance of the village green.

HOUSE TYPE

- Birch
- Cedar
- Rowan
- Maple
- Alder
- Ash
- Elm (Affordable Homes)

THE BIRCH

HOUSES 7, 21 & 23
HOUSES 6, 20, 22 & 32
MIRROR IMAGE



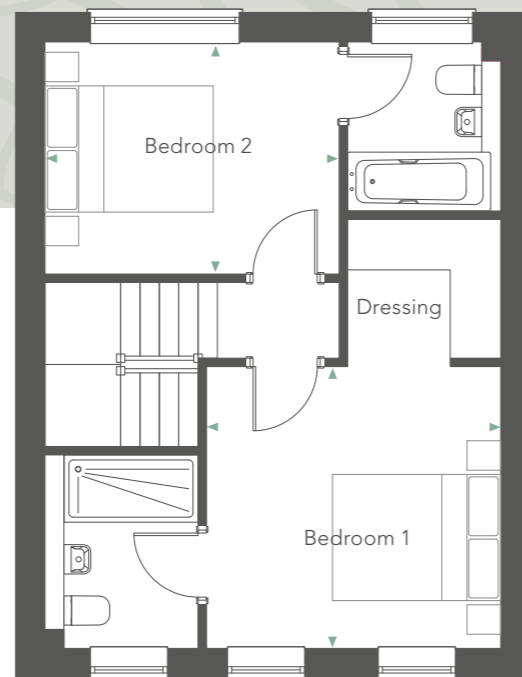
THE CEDAR

BUNGALOWS 11, 38 & 40
BUNGALOWS 10, 37 & 39
MIRROR IMAGE



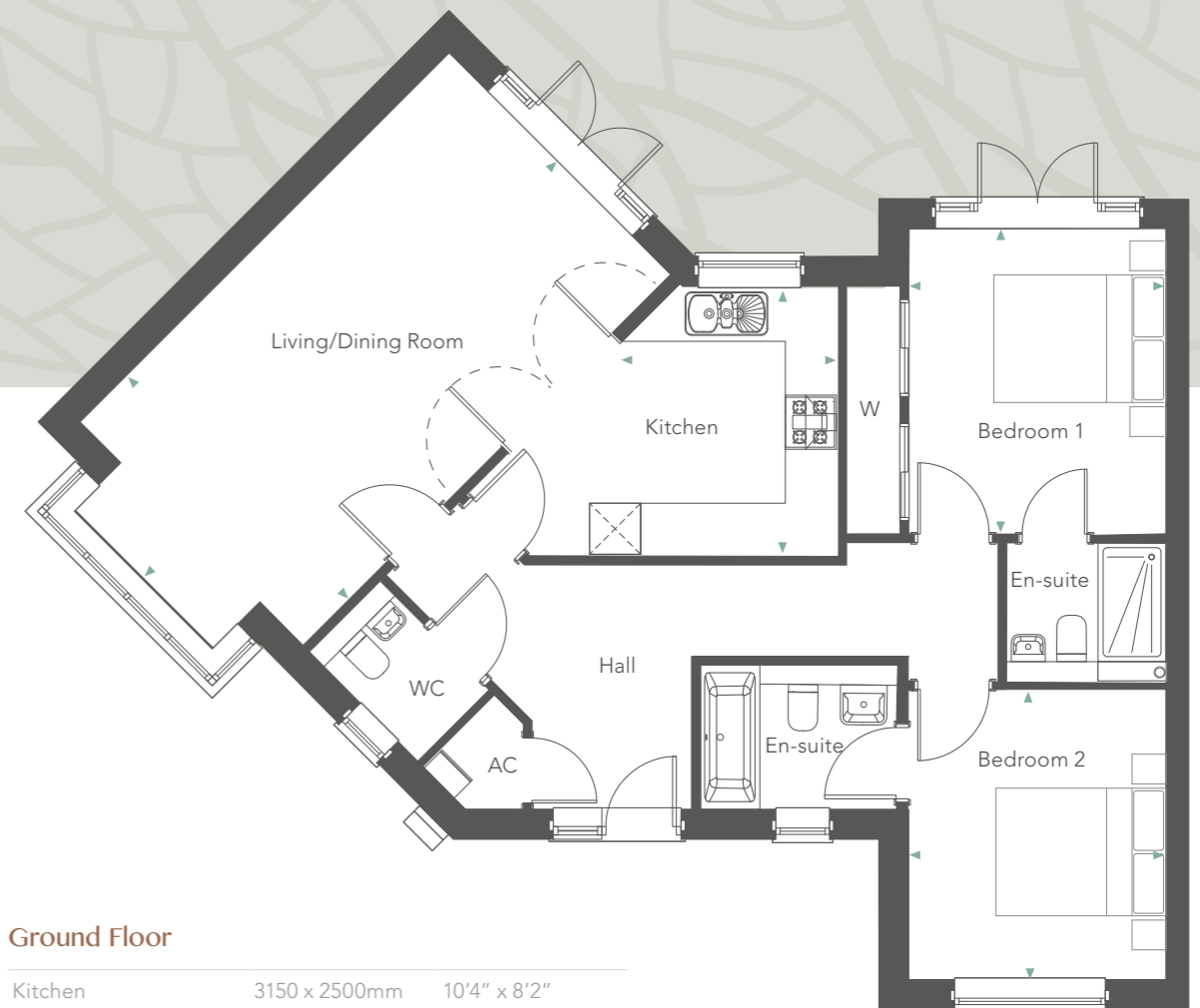
Ground Floor

Kitchen	3260 x 2062mm	10'8" x 6'9"
Living/Dining Room	5418 x 3900mm	17'9" x 12'9"



First Floor

Bedroom 1	3580 x 3290mm	11'8" x 10'9"
Bedroom 2	3488 x 2750mm	11'5" x 9'0"



Ground Floor

Kitchen	3150 x 2500mm	10'4" x 8'2"
Living/Dining Room	6930 x 3691mm	22'8" x 12'1"
Bedroom 1	3580 x 3020mm	11'8" x 9'10"
Bedroom 2	3400 x 3020mm	11'1" x 9'10"

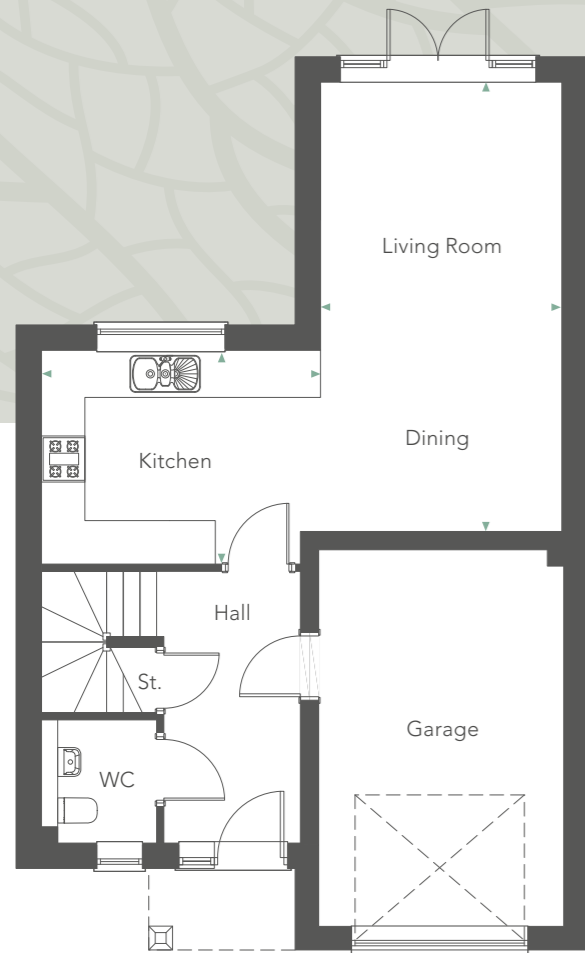
THE ROWAN

HOUSES 3, 9, 17, 19 & 25
HOUSES 2, 8, 16, 18 & 24
MIRROR IMAGE



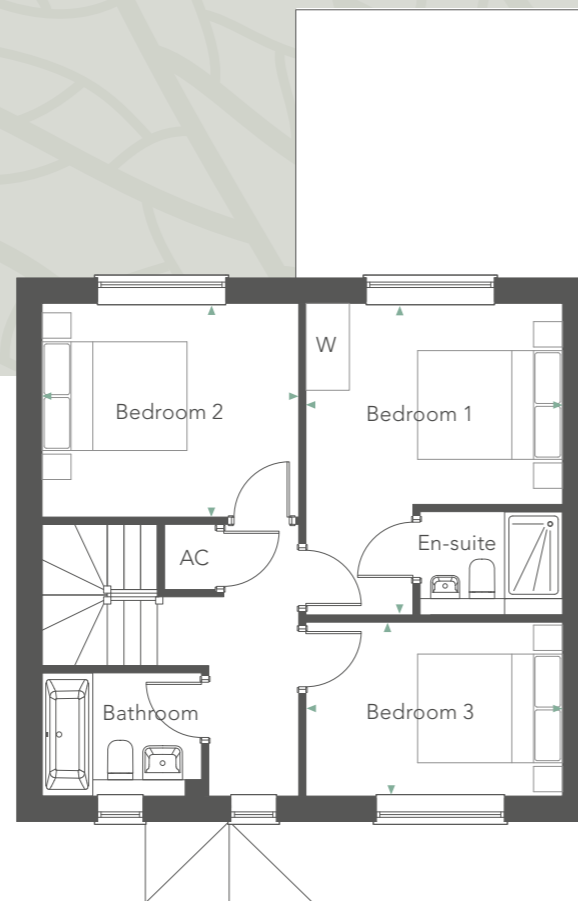
THE MAPLE

HOUSES 5, 13, 36 & 42
HOUSES 4, 12, 35 & 41
MIRROR IMAGE



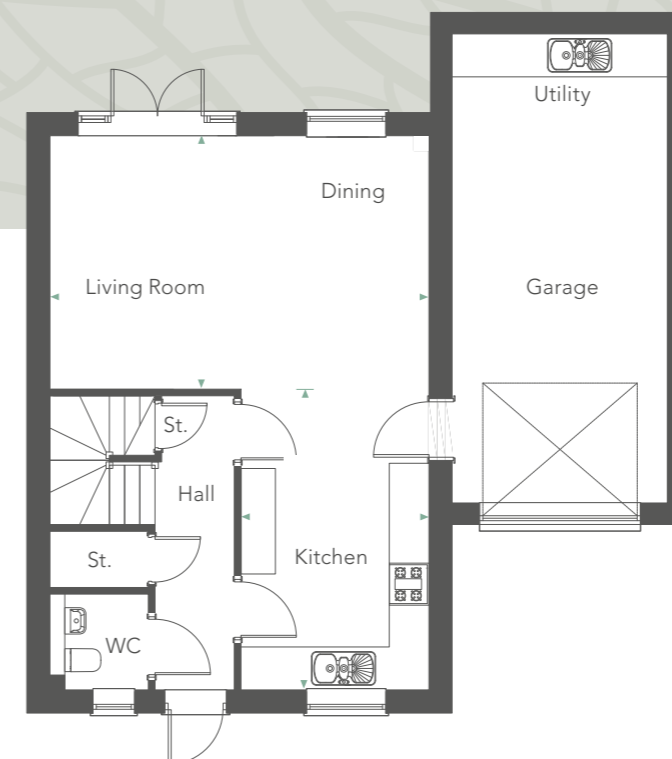
Ground Floor

Kitchen	3520 x 2940mm	11'5" x 9'7"
Living Room/Dining	6288 x 3331mm	20'7" x 10'11"



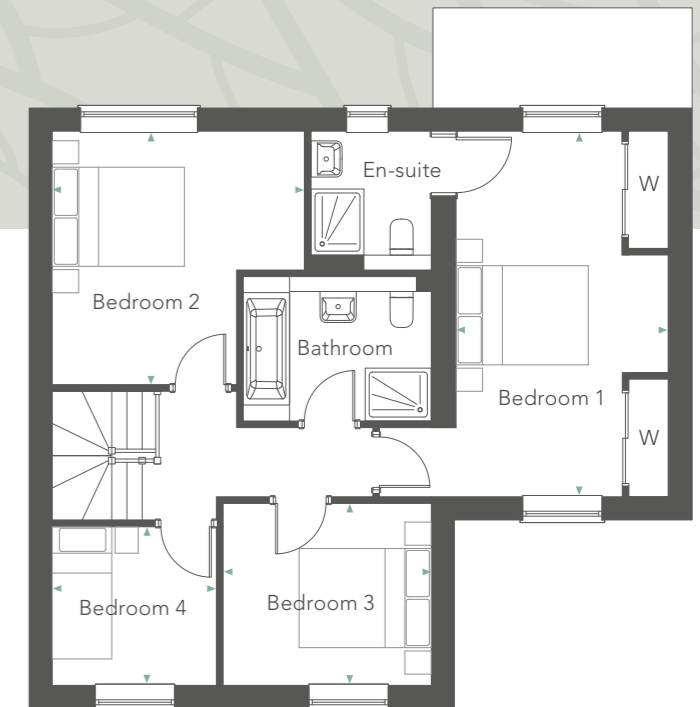
First Floor

Bedroom 1	4167 x 3531mm	13'8" x 11'7"
Bedroom 2	3531 x 2940mm	11'7" x 9'7"
Bedroom 3	3531 x 2510mm	11'7" x 8'2"



Ground Floor

Kitchen/Dining Room	4600 x 2835mm	15'1" x 9'3"
Living/Dining Room	5735 x 3825mm	18'9" x 12'6"



First Floor

Bedroom 1	5531 x 3208mm	18'1" x 10'6"
Bedroom 2	3825 x 3805mm	12'6" x 12'5"
Bedroom 3	3140 x 2733mm	10'3" x 8'11"
Bedroom 4	2462 x 2390mm	8'0" x 7'10"

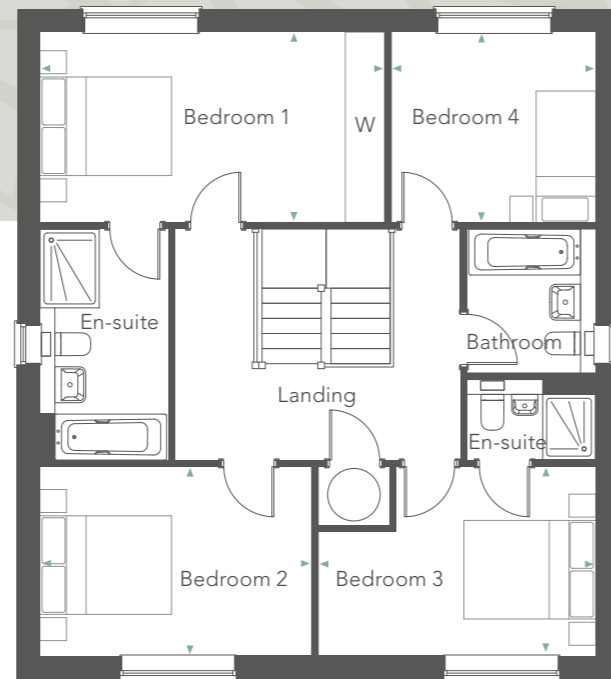
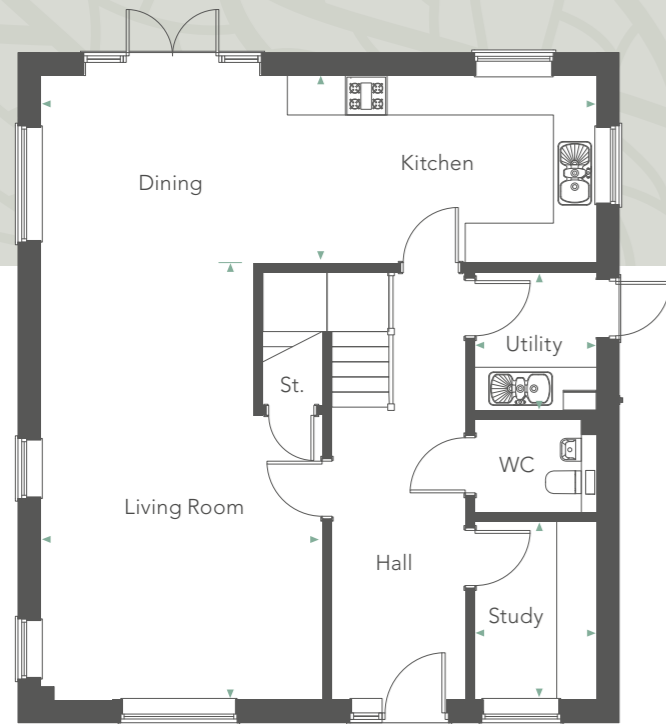
THE ALDER

HOUSE 15
HOUSE 14 MIRROR IMAGE



THE ASH

HOUSE 43
HOUSE 1 MIRROR IMAGE



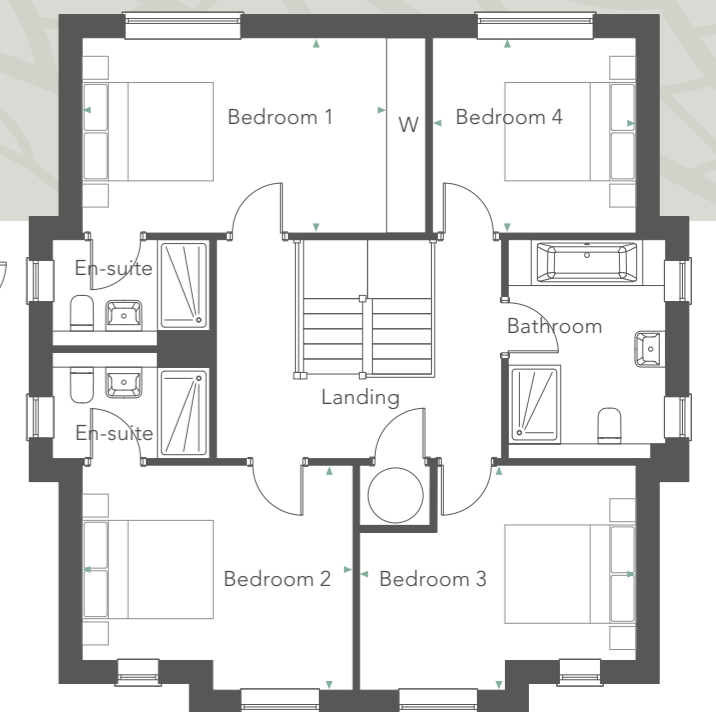
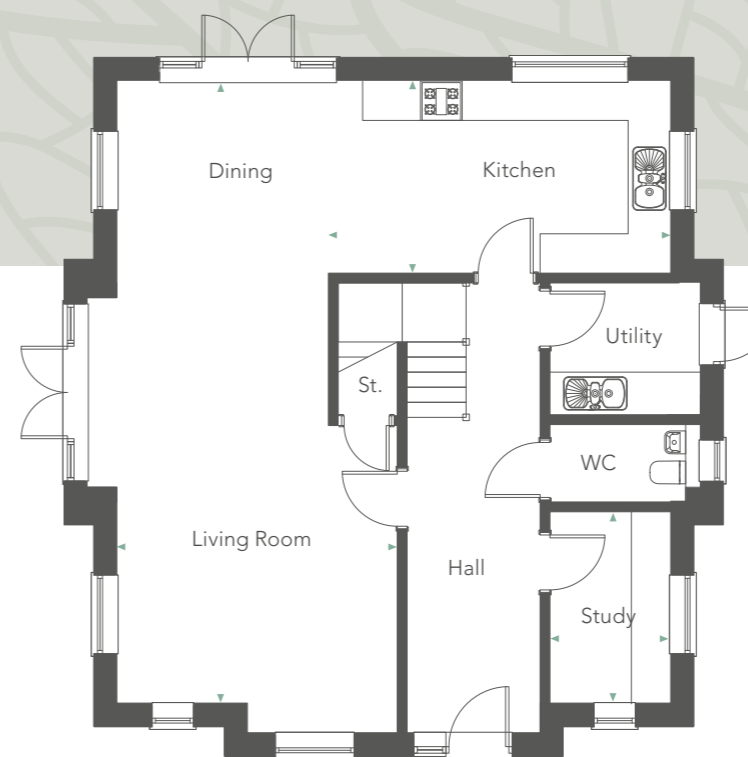
Ground Floor

Kitchen/Dining Room	8450 x 2845mm	27'8" x 9'4"
Living Room	6655 x 4275mm	21'10" x 14'0"
Study	2710 x 1840mm	8'10" x 6'0"
Utility	2090 x 1840mm	6'10" x 6'0"

First Floor

Bedroom 1	5245 x 3220mm	17'2" x 10'6"
Bedroom 2	4135 x 2885mm	13'6" x 9'5"
Bedroom 3	4215 x 2885mm	13'9" x 9'5"
Bedroom 4	2885 x 3105mm	9'5" x 10'2"

Floorplan shows mirror image



Ground Floor

Kitchen	5222 x 2930mm	17'1" x 9'7"
Living/Dining Room	9500 x 4278mm	31'2" x 14'0"
Study	2930 x 1840mm	9'7" x 6'0"

First Floor

Bedroom 1	5235 x 2970mm	17'2" x 9'8"
Bedroom 2	4122 x 3422mm	13'6" x 11'2"
Bedroom 3	4208 x 3422mm	13'9" x 11'2"
Bedroom 4	3095 x 2970mm	10'1" x 9'8"

Floorplan shows mirror image

Home comforts



Kitchen

- Contemporary fitted kitchens in a range of colours*
- Laminate worktops and upstands
- Under-cabinet LED lighting
- Stainless steel one and a half bowl sinks with chrome mixer tap
- Gas hob with stainless steel splashback and extractor hood
- Stainless steel double oven to properties with 3 and 4 bedrooms, with a single oven provided in two bedroom properties
- Appliances include integrated fridge freezer and dishwasher
- Soft close doors and drawers
- Integrated washer/dryer (to homes with no utility)

Utility room

- Storage with base units and laminate worktops to match kitchen
- Spaces for washing machine and tumble drier
- Stainless steel sink with chrome mixer tap

Bathrooms, en-suites and cloakrooms

- High quality white sanitaryware accessorised with stylish chrome mixer taps
- Modern WCs with concealed cisterns and chrome flush plate
- Modern vanity units below basin fitted in all bathrooms
- Showers with chrome/glass screens with square overhead shower and handset
- Showers are fitted over baths (where there is no separate shower within the bathroom) with chrome/glass screens
- A choice of European ceramic floor and wall tiles*, full height around bath (where shower over), shower enclosures and half height to all other walls where sanitaryware is fitted, all finished with chrome edge trim (cloakrooms feature splashback tiling to the basin)
- Heated chrome towel rails to all bathrooms, en-suites and cloakroom

Heating and electrical

- Gas fired central heating throughout with radiators and thermostatic controls
- Seven-day electronic programmer with wall-mounted thermostat
- LED downlights to kitchen, bathroom, en-suite and cloakroom, with pendant lighting elsewhere
- Light switches and sockets in white (kitchen and bedrooms have a socket with USB port for easy charging)
- TV points (and aerial) with provision for Sky Q multi-room satellite TV in living room, kitchen/dining and all bedrooms
- BT master point
- Dual voltage shaver socket to bathroom and en-suite
- Mains powered smoke alarm with battery back-up for safety
- Carbon monoxide alarm
- Chrome door bell push and mains powered chime set
- Power and light within garages

Interior decor

- Homes painted throughout in contemporary classic tones: ceilings are white, with walls in a Crown Supermatt Neutral Taupe "Dash & Nutmeg"
- Skirting boards, architraves and staircases are painted in a gloss "Dash & Nutmeg", with timber wax-polished handrails
- Similarly painted four-panel internal doors come with stylish Serrozzetta chrome ironmongery
- Fitted wardrobes with sliding mirrored doors are provided to the master bedroom

External

- PVCu double glazed lockable windows
- Front door, with door bell and porch lighting
- Lighting to front and rear in chrome, with external waterproof socket to rear patio area
- External tap
- Block paviour drives
- Landscaping will be in accordance with plans approved by the local authority. Gardens are all fully laid to lawn at the rear with patio



Previous Nicholas King Homes interiors shown.

* Choices are offered subject to the stage of construction at the time of reservation.

FABRICA



Nicholas King Homes

Nicholas King Homes have been building homes for over a quarter of a century. Our founding principle from design, to construction, to customer service, is that detail counts.

At Nicholas King Homes we treat every client as an individual. Our support infrastructure provides you with peace of mind and lots of little extras as standard including a handyman for half a day to help your new house feel like home.

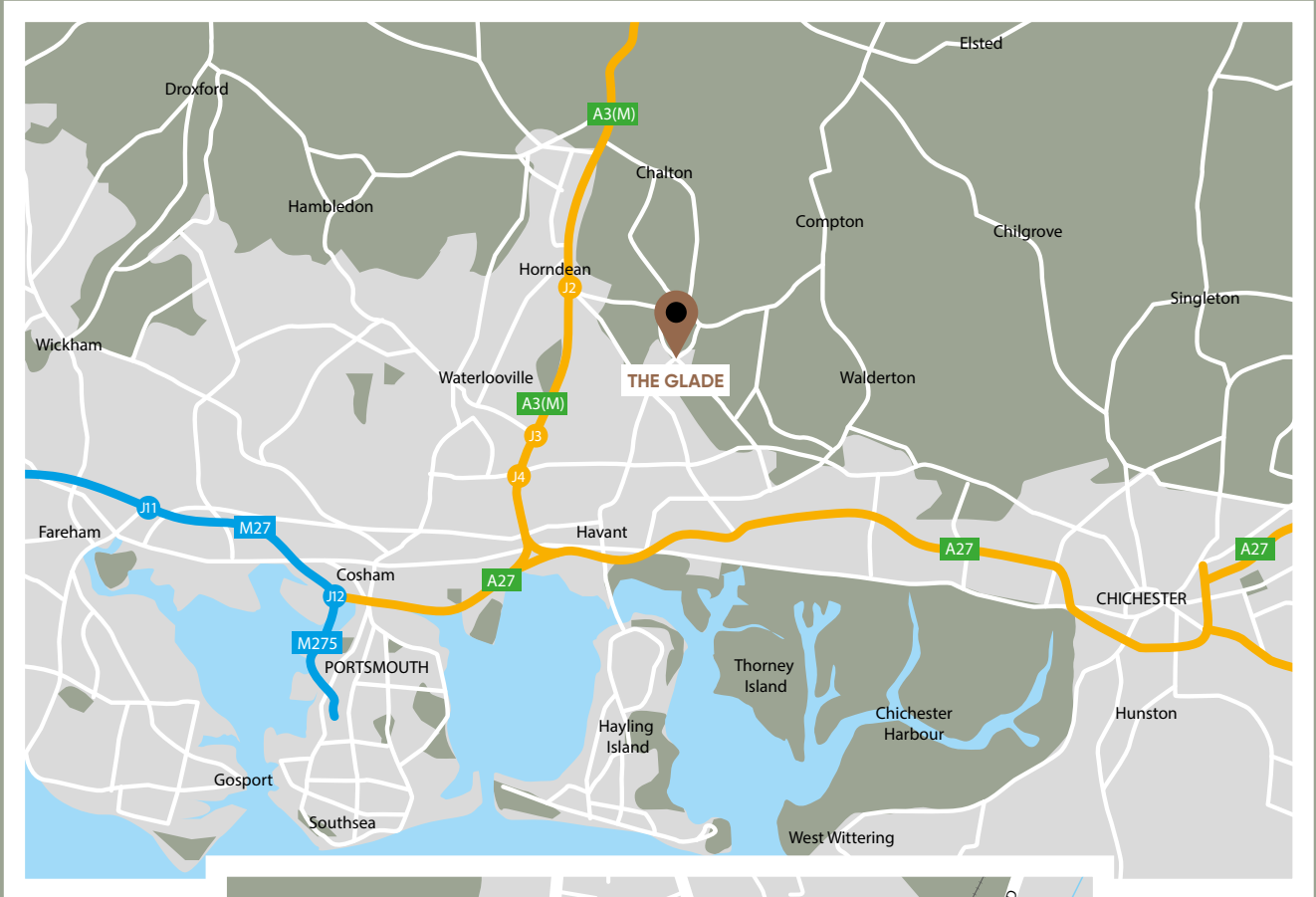
We'll put up curtain tracks, shelves and pictures and provide you with a lock box for spare keys. We'll also fit your TV aerial too. We provide a 24-hour helpline for any problem you might have.

FABRICA is part of an award-winning property business, committed to creating meticulously designed, skilfully produced homes.

From apartments of striking urban architecture to houses with a more rural intimate charm, our aim is always the same: to create beautifully designed homes which are a real pleasure to live in. Our design ethos and commitment to sustainability means that our homes are built in carefully considered locations and are sympathetic to the environment. Every project reflects our dedication to thoughtful design, sustainable living, and to providing an outstanding experience for our customers.

People are at the heart of everything we do, and because we own and manage all our properties, our commitment to providing the best possible service for our customers never stops. Our estate management team is exceptional, and has the awards to prove it.

FABRICA is part of the A2Dominion Group. With over 70 years of experience and an asset base of £2.9billion across 36,000 homes, we are one of the largest developers in the UK. Our A+ credit rating and pipeline of 4,500 homes across London and the South East combined with our partnerships with world-class architects and interior designers ensures that we maintain our unique approach to house building. We don't just build remarkable homes, we invest all profits into projects which benefit communities and create better ways to live. Skilfully produced is the one thing we always live by.



A JOINT DEVELOPMENT BY



FABRICA

by A2Dominion

Nicholas King Homes, 10 Penn Road, Beaconsfield, Buckinghamshire HP9 2LH

01494 811800 sales@nkhomes.com www.nkhomes.com

#nkhomes