NETLEY GRANGE

GRANGE ROAD • NETLEY • SO31 5FH

A landmark development of delightful new homes in the historic coastal village of Netley.

ELIVIA
HOMES

Elevated living by

DESIGN

STUNNING CONTEMPORARY HOMES IN AN ENCHANTING HISTORIC SETTING

From stylish one bedroom apartments to superbly appointed two to four bedroom houses, there's a perfect home for you.

A TRANQUIL SETTING THAT'S STEEPED IN HISTORY, AN IDEAL LOCATION FOR LIVING TODAY...

The Chapel Tower, Royal Victoria Country Park

The River Hamble leading to Southampton Water

Netley

Standing amongst the ivy-clad ruins of the 13th century Cistercian monastery or wandering past the quaint, brightly coloured terraced cottages on Victoria Road, it's hard to believe you're just 5 miles from bustling city of Southampton.

Netley's idyllic and historic coastal setting, with views out across the Southampton Water estuary towards Hythe, has attracted artists including Constable and Turner, whilst Netley Abbey itself is said to have been the inspiration for Jane Austen's "Northanger Abbey".

From the coastal fortification built by the command of Henry VIII to the country park named after Queen Victoria, this is also a location that's been associated with royalty for centuries.

Settlement in the locality can be traced back well over a thousand years. It retains much of its historic charm and tranquillity, a natural setting flanked on one side by the mature woodland and rolling grassy parkland of Royal Victoria Country Park and, on its north-western fringes close to Netley Grange, the spectacular ruins of Netley Abbey.

The Country Park itself dates back to 1863, when it was home to the Royal Victoria Hospital. Its historic origins are evident in the distinctive Victorian architecture of the Netley Hospital Chapel and, with tearooms, a narrow-gauge railway and 200 acres of peaceful scenery to explore, the park is a popular destination for visitors all year round.

The 2021 Census recorded a population of 6,304, and Netley boasts a distinctive charm and character that's changed little over the decades. A far cry from the bland High Street brands that have taken over so many villages and towns, Netley retains a good number of smaller, traditional shops, boutiques, pubs and eateries that are enthusiastically supported by the local community.

The village has its own pre-school and junior school, with several secondary level options nearby, including the Hamble School, Weston Secondary School and the Oasis Academy. The Blackthorn Health Centre is just over a kilometre from Netley Grange whilst Netley station, offering hourly rail services to Southampton Central and Portsmouth, is just 15 minutes' walk from the development.

Netley Abbey

Hugging the coast, a network of picturesque paths lead to unspoilt beaches of shingle and shells, a tranquil setting on the shores of Southampton Water.

Road links are equally good. Junction 8 of the M27 is less than 3km away, offering speedy eastward access to Fareham, Havant, Portsmouth and beyond, via the A27, to Chichester and Worthing. Heading north and west, Southampton is a 17-minute drive away, with the cathedral city of Winchester just 19 miles distant. Southampton Airport, at Eastleigh, offers non-stop passenger flights to 21 destinations across nine countries, including Paris, Amsterdam, Geneva and Malaga. Portsmouth's international ferry terminal, meanwhile, provides frequent, regular services to France, Spain, the Isle of Wight and the Channel Islands.

Closer to home, the area benefits from spectacular countryside and coastal scenery, from the vast, rolling vistas of the South Downs and the New Forest National Parks to the maritime hotspots of the River Hamble and the Solent.

Vibrant city life, breathtaking landscapes and some of Britain's finest coastlines... the village of Netley is perfectly placed to explore everything that this rich, diverse region has to offer.

Southampton Water from Royal Victoria Country Park

WELCOME TO NETLEY GRANGE

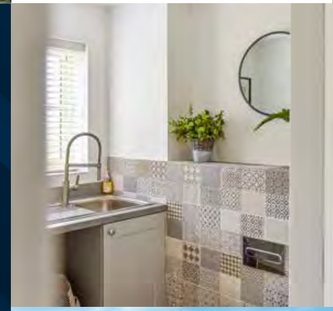
SITE PLAN

An effortlessly stylish blank canvas, where you can imprint your personal touch and fashion your individual lifestyle...

DRAWING ON THE PAST, INSPIRING THE FUTURE...

The designers of Netley Grange have skilfully blended echoes of the past with stylish contemporary architecture to create a development of singular character and outstanding quality. A landmark development that feels simultaneously upscale and intimate, this is a collection of beautiful homes that blend effortlessly into their surroundings.

Externally, these are thoughtfully designed properties that showcase architectural prowess without losing sight of the local built heritage. From steep pitched roofs and vertical tile hanging to traditionally inspired details such as corbels and lintels, countless authentic details combine to create homes of distinctive character and charm. Varied brickwork and block paving styles add diversity and individuality, whilst generous planting lends the private, secluded gardens a verdant, leafy aspect - a tranquil outlook to be enjoyed throughout every season of the year.



These images are from previous Elivia Homes developments - specifications may vary to Netley Grange. The artist's impressions are for guidance purposes only, landscaping shows how the site may look when mature.

SITE PLAN

Key

- Affordable Houses
- Lamp Post
- Pillar light
- 1.2m high metal railings

Two Bedroom House
See Page 8

Plot numbers:
4,5,6,10,20,21,23, 24,43,44,60,61,67, 68,79,80,81

Three Bedroom Lodge House
See Page 12

Plot number:
85

Three Bedroom House
See Page 16

Plot numbers:
3,8,9,11,22,29,30, 38,39,40,41,42,59, 86,87

Four Bedroom Detached House
See Page 20

Plot numbers:
25,27,28,33,36, 37,69

Two Bedroom Coach House
See Page 10

Plot numbers:
7,62,82

One Bedroom Apartments
See Page 14

Plot numbers:
63,64,65,66

Three Bedroom House
See Page 18

Plot numbers:
1,2,83,84,88,89

Four Bedroom Detached House
See Page 22

Plot numbers:
26,31,32,34,35

CGI's are indicative of plot type, elevations and materials may differ from plot to plot. Plots may be mid-terraced, end-of-terrace, semi-detached or detached or handed. Please see site plan for specific location and house type. A management company will be set up to maintain all communal areas, roads and open spaces. A yearly charge is payable, please ask the sales agent for details.

Two Bedroom House

Plot numbers:

4,5,6,10,20,21,23,24,43,44,60,61,67,68,79,80,81

Please see the site plan on page 6 for the position of these plots. Plan and CGI shows plots 20 & 21 – window positions, elevations, materials may differ on alternative plots. Please speak to sales advisor for plot sales specific plans.

Net sales area: 78.4m² *(844sqft)**

G

Kitchen	3.68m x 2.41m	*(12'0" x 7'0")*
Living / Dining Room	4.70m x 3.32m	*(15'4" x 10'8")*

F

Bedroom One	3.38m x 2.79m	*(11'0" x 9'1")*
Bedroom Two	4.70m x 2.65m	*(15'4" x 8'6")*

*Net sales areas exclude garages where applicable. All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed. This brochure does not constitute an offer or contract and Elivia Homes reserves the right to change any specification of the homes at any time during the course of construction without notice. The artist's impression is for guidance purposes only, landscaping shows how the site may look when mature.

F

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Two Bedroom Coach House

Plot numbers:
7,62,82 (Plot 62 has 2 car parking spaces, no garage or balcony. Please see layout, differs from opposite plan).

Please see the site plan on page 6 for the position of these plots. Plan and CGI shows plot 7 – window positions, elevations, materials may differ on alternative plots. Please speak to sales advisor for plot sales specific plans. Plot 82 is handed and detached.

Net sales area: 71.2m² *(766sqft)**

G

Garage	6.21m x 3.44m	*(20'3" x 11'2")*

F

Kitchen / Living / Dining	6.41m x 4.52m	*(21'0" x 14'4")*
Bedroom One	2.99m x 2.80m	*(9'9" x 9'2")*
Bedroom Two	3.35m x 2.80m	*(10'11" x 9'2")*

F

G

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Three Bedroom Lodge House

Plot number: **85**
Please see the site plan on page 6 for the position of this plot.

Net sales area: 90.2m² *(970sqft)**

G

Garage	6.61m x 6.10m	*(21'6" x 20'0")*
Bedroom 3 / Study	4.03m x 3.82m	*(13'2" x 12'5")*

F

Kitchen / Living / Dining	6.10m x 4.55m	*(20'0" x 14'9")*
Bedroom One	3.35m x 2.80m	*(10'9" x 9'2")*
Bedroom Two	3.71m x 2.80m	*(12'1" x 9'1")*

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One Bedroom Apartments

Plot numbers: **63,64,65,66**
Please see the site plan on page 6 for the position of these plots.

Plot 63 Net sales area: 51.3m² *(552sqft)**

G

Kitchen / Living / Dining	8.40m x 2.81m	*(27'5" x 9'2")*
Bedroom	4.21m x 3.12m	*(13'8" x 10'3")*

Plot 64 Net sales area: 51.5m² *(554sqft)**

G

Kitchen / Living / Dining	8.55m x 2.81m	*(28'0" x 9'2")*
Bedroom	3.67m x 3.16m	*(12'0" x 10'3")*

Plot 65 Net sales area: 53.2m² *(573sqft)**

F

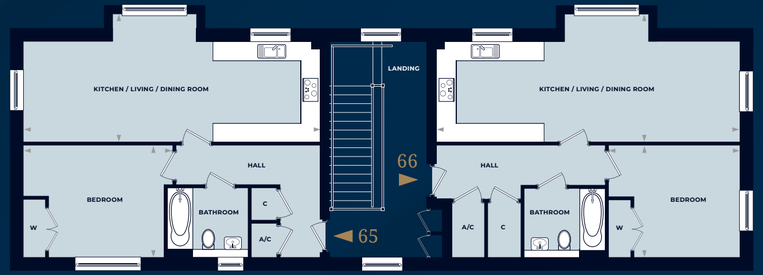
Kitchen / Living / Dining	8.40m x 3.62m	*(27'5" x 11'8")*
Bedroom	4.21m x 3.12m	*(13'8" x 10'3")*

Plot 66 Net sales area: 53.2m² *(573sqft)**

F

Kitchen / Living / Dining	8.55m x 3.62m	*(28'0" x 11'8")*
Bedroom	3.67m x 3.16m	*(12'0" x 10'3")*

G



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Three Bedroom House

Plot numbers:
3,8,9,11,22,29,30,38,39,40,41,42,59,86,87

Please see the site plan on page 6 for the position of these plots. Plan and CGI shows plots 40 & 41 – window and door positions, elevations, materials may differ on alternative plots. Please speak to sales advisor for plot sales specific plans.

Net sales area: 95.6m² *(1030sqft)**

G

Kitchen / Dining	5.09m x 4.06m	*(16'6" x 13'3")*
Living Room	5.17m x 2.74m	*(16'9" x 8'9")*

F

Bedroom One	4.49m x 2.71m	*(14'7" x 8'8")*
Bedroom Two	3.43m x 2.71m	*(11'2" x 8'8")*
Bedroom Three	4.06m x 2.62m	*(13'3" x 8'6")*

Plots 3,11,42 *(Semi Detached)* **Plots 22,59** *(Detached)*

Plan shows plot 22 – window positions, elevations, materials may differ on alternative plots. Please speak to sales advisor for plot sales specific plans. Plots 3 & 42 are handed.

G

Kitchen / Dining	5.76m x 2.80m	*(18'8" x 9'1")*
Living Room	5.76m x 3.31m	*(18'8" x 10'8")*

F

Bedroom One	4.44m x 2.80m	*(14'5" x 9'1")*
Bedroom Two	3.43m x 3.08m	*(11'2" x 10'1")*
Bedroom Three	3.08m x 2.21m	*(10'1" x 7'2")*

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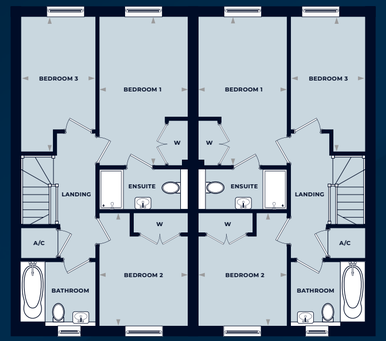

F

Plots 3,11,42 *(Semi Detached)*
Plots 22,59 *(Detached)*

F

G

G

Three Bedroom House

Plot numbers:
1,2,83,84,88,89

Please see the site plan on page 6 for the position of these plots. Plan and CGI shows plots 88 & 89 – window positions, elevations, materials may differ on alternative plots. Please speak to sales advisor for plot sales specific plans. Plots 1, 2, 83, 84 are handed.

Plot 88 Net sales area: 94.5m² *(1018sqft)**

G

Kitchen / Dining	5.37m x 3.50m	*(17'6" x 11'4")*
Living Room	5.17m x 3.02m	*(16'9" x 9'9")*

F

Bedroom One	3.92m x 2.99m	*(12'8" x 9'8")*
Bedroom Two	3.43m x 2.99m	*(11'2" x 9'8")*
Bedroom Three	3.50m x 2.26m	*(11'4" x 7'4")*

Plot 89 Net sales area: 95.8m² *(1032sqft)**

G

Kitchen / Dining	5.37m x 3.42m	*(17'6" x 11'2")*
Living Room	5.37m x 3.90m	*(17'6" x 12'7")*

F

Bedroom One	3.30m x 3.21m	*(10'8" x 10'5")*
Bedroom Two	3.42m x 3.08m	*(11'2" x 10'1")*
Bedroom Three	3.42m x 2.17m	*(11'2" x 7'1")*

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F

89

88 G

Four Bedroom Detached House

Plot numbers:

25,27,28,33,36,37,69

Please see the site plan on page 6 for the position of these plots. Plan and CGI shows plot 37 – window positions, elevations, materials may differ on alternative plots. Please speak to sales advisor for plot sales specific plans. Plots 25, 27, 28, 33, 36 are handed.

Net sales area: 112.0m² *(1206sqft)**

G

Kitchen / Dining	6.44m x 2.83m	*(12'1" x 9'2")*
Living Room	6.44m x 3.22m	*(12'1" x 10'5")*

F

Bedroom One	3.22m x 3.11m	*(10'5" x 10'2")*
Bedroom Two	3.11m x 2.83m	*(10'2" x 9'2")*
Bedroom Three	3.22m x 2.48m	*(10'5" x 8'1")*
Bedroom Four	2.83m x 2.48m	*(9'2" x 8'1")*

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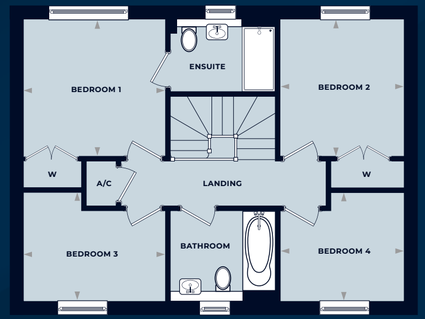

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Four Bedroom Detached House

Plot numbers:
26,31,32,34,35

Please see the site plan on page 6 for the position of these plots. Plan and CGI shows plot 35 – window positions, elevations, materials may differ on alternative plots. Please speak to sales advisor for plot sales specific plans.

Net sales area: 151.2m² *(1628sqft)**

G

Kitchen / Dining	7.79m x 3.97m	*(25'5" x 13'0")*
Living Room	4.92m x 3.55m	*(16'1" x 11'6")*
Study	3.40m x 2.75m	*(11'1" x 9'0")*

F

Bedroom One	3.60m x 3.53m	*(11'8" x 11'5")*
Bedroom Two	4.37m x 2.85m	*(14'3" x 9'3")*
Bedroom Three	4.71m x 3.22m	*(15'4" x 10'5")*
Bedroom Four	3.29m x 2.85m	*(10'7" x 9'3")*

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F

G

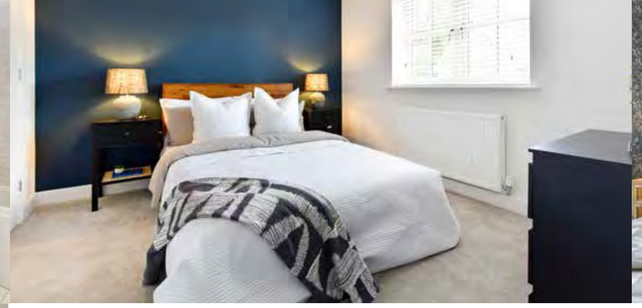
ENHANCE YOUR LIFESTYLE AND ELEVATE YOUR EXPECTATIONS AT NETLEY GRANGE

Employing an array of materials, finishes and flourishes, there's a pleasing variety of architecture that gives each home its own distinctive character. It's this individual approach that sets Elivia Homes from larger national housebuilders, resulting in street scenes that blend heritage and traditionally inspired architecture with a palpable sense of place and an authentic, homely charm. From the cosy, one-bedroom apartments to the spacious four bed family houses, every home shares Elivia Homes' elevated specification and hallmark of quality.

From integrated dual oven, hob and dishwasher to fridge freezer and washer dryer, all appliances have been selected for their energy efficiency and outstanding ease of use.

Every family bathroom and en-suite enjoys boutique standards of design, detailing and comfort. Generously proportioned windows flood spacious living areas with light, revealing an array of luxurious touches and the meticulous attention to detail that characterises Elivia Homes' uniquely bespoke and handcrafted approach to home building.

Sleek, stylish and sumptuously appointed, all kitchens boast upscale finishes.



Externals

- Double glazed windows
- Rear patio (if applicable)
- Outside tap (if applicable)
- Fenced boundaries, selected plots with boundary walls (if applicable)

Internals

- Contemporary white doors with chrome door handles
- Fitted wardrobes to Bedroom 1 and Bedroom 2 (3 & 4 bedroom homes)
- Fitted wardrobes to Bedroom 1 (1 & 2 bedroom homes)
- Porcelanosa floor tiling to Entrance Hall, Kitchen, Cloakroom, Bathroom and En-Suite

Heating, Lighting and Electrical

- Gas combination boiler which operates heating and hot water
- Radiators to Ground and First Floor (apartments to have radiators)
- LED downlights to Cloakroom (if applicable), Kitchen Area, Bathroom and En-Suite (if applicable)
- External lights to front and rear doors. (if applicable)
- Power and light points to Garages on (selected plots)
- TV points to Living Room, Kitchen (selected plots) and all Bedrooms.
- USB / power sockets to Kitchen and Bedrooms 1 & 2 (if applicable)
- CAT6 sockets to Living Room and smallest Bedroom (Bedroom 3 to plots 25,27,28,33,36)

Bathrooms and En-Suites

- Roca white contemporary sanitaryware
- Roca, vanity unit with storage below and mirror above to Bathroom and En-Suite (if applicable)
- Porcelanosa splashback tiling to Cloakroom (if applicable)
- Porcelanosa half height tiling to Bathroom and En-suite - full height in wet areas (if applicable)

Kitchen

- Contemporary designed Symphony kitchens with laminate work surfaces
- Integrated appliances to include Zanussi 50/50 fridge freezer, induction hob, extractor fan above, single oven and single oven/microwave
- Plumbing and space for dishwasher (removable unit) and washing machine

These images are from previous Elivia Homes developments - specifications may vary to Netley Grange.

PORCELANOSA ZANUSSI

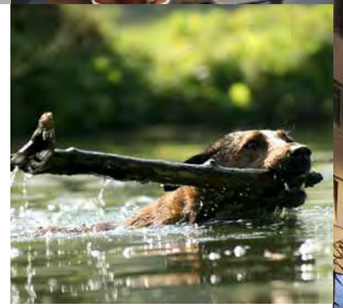
MORE TO EXPLORE AND DISCOVER

Netley Grange is perfectly placed to make the very most of all that Hampshire has to offer. Less than two miles to the east, Warsash on the River Hamble enjoys a strong maritime heritage and is a local hotspot for boating enthusiasts. With easy access to The Solent, it's an ideal location to participate in the plentiful yachting and watersports opportunities on offer in internationally renowned sailing waters. As well as waterborne leisure pursuits, the region is an important maritime centre, with international ferry ports at Southampton and Portsmouth both less than ten miles distant. For further international travel connections, Southampton Airport at Eastleigh is just under 9 miles away, offering flights to locations across Europe and beyond. Netley Granage is also perfect for access to the south's major road networks. The M27 at Burlsedon is just 4 miles away and provides quick connections to the M3 and A3 and onwards to London.

There is also a train station at Netley offering fast, convenient rail links to the rest of the UK.

For confirmed shopaholics, there are excellent retail facilities at Whiteley, which also includes a multi screen cinema and countless restaurants and coffee shops, plus the regionally renowned shopping destinations in the shape of Gunwharf Quays in Portsmouth and Westquay in Southampton.

Whiteley shopping village



The River Hamble

Showcase multi-screen cinema complex at West Quay, offering a superior entertainment experience for movie lovers...

THE NEW FOREST - 350 SQUARE MILES OF PRISTINE COUNTRYSIDE AND ATMOSPHERIC WOODLAND

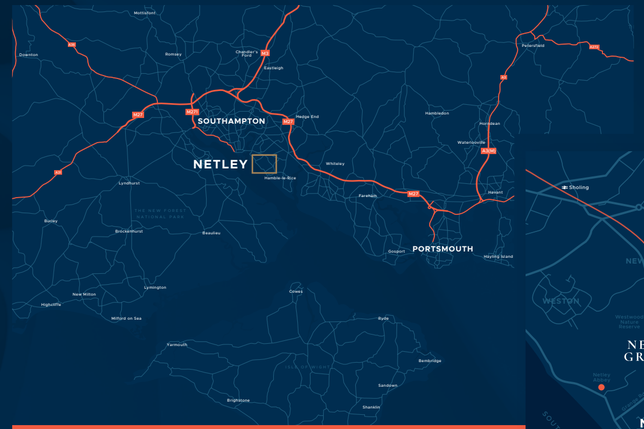
The area is also blessed with some of the UK's most spectacular scenery and unspoilt natural landscapes. Not one, but two National Parks are within easy striking distance. Less then seven miles to the North, the South Downs extend across 628 square miles of breathtaking hills and vales, from dense woodland to beautiful rolling countryside. Amongst the UK's finest natural habitats, the South Downs are one of the nation's greatest year-round destinations for walking, mountain biking and other outdoor pursuits. The New Forest, meanwhile, is one of the country's largest remaining tracts of unenclosed pasture land, heathland and forest. Just over 20 miles to the west, it's an ancient and awe-inspiring landscape - once the hunting grounds of royalty, 350 square miles of pristine countryside and atmospheric woodland. Both designated National Parks, the South Downs and the New Forest draw millions of visitors every year, but such is their scale and breadth, it's easy to escape the madding crowd, even in the height of summer.

With the spectacular south coast close at hand, easy access to the region's many amenities and superb connections to the rest of the UK and further afield, Netley Grange enjoys an ideal location for life, for work and for leisure.

The New Forest is one of the country's largest remaining tracts of unenclosed pasture land, heathland and forest...

The New Forest

The South Downs



Please note:
Elivia Homes provide many ecological features and enhancements when building new homes. These largely go unnoticed, whilst others might be plot-specific. If you would like to know more about the features specific to your property or the estate in general, please feel free to ask. We will be happy to provide you with this information.

Satellite navigation reference: SO31 5FH

TO REGISTER YOUR INTEREST IN NETLEY GRANGE, PLEASE CONTACT WHITE & BROOKS TODAY

01243 770022

info@whiteandbrooks.co.uk
www.whiteandbrooks.co.uk

TO REGISTER YOUR INTEREST IN NETLEY GRANGE, PLEASE CONTACT FOX & SONS TODAY

023 8044 6724

bitterne@fox-and-sons.co.uk
www.fox-and-sons.co.uk

Elevated living by

DESIGN

ELIVIA
HOMES

First Floor West, Prism, 1650 Parkway, Solent Business Park, Whiteley, Fareham, PO15 7AH

T. 01489 773577 www.eliviahomes.co.uk

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