

SHOREWOOD
HOMES

ADMIRALS ROW

WINCHESTER



HOME, SWEET HOME

Discreetly set along a private drive on the northern edge of Winchester, Admirals Row is a small bespoke development which benefits from the best of city and country living; with the centre of Winchester only a couple of miles away (the train station a little less), and open countryside on the doorstep, these six meticulously designed, spacious three and four-bedroom homes will undoubtedly have wide appeal. The alluring street scene is simultaneously impressive yet welcoming, with the houses constructed in either honey-coloured brick or off-white render and the outlook completed by pleasingly mature, attractive landscaping.

NORTH









- 1 ERSKINE HOUSE
- 2 SEYMOUR'S LODGE
- 3 FANSHAWE'S CROFT
- 4 CALLAGHAN
- 5 HEDWORTH HOUSE
- 6 JELICOE



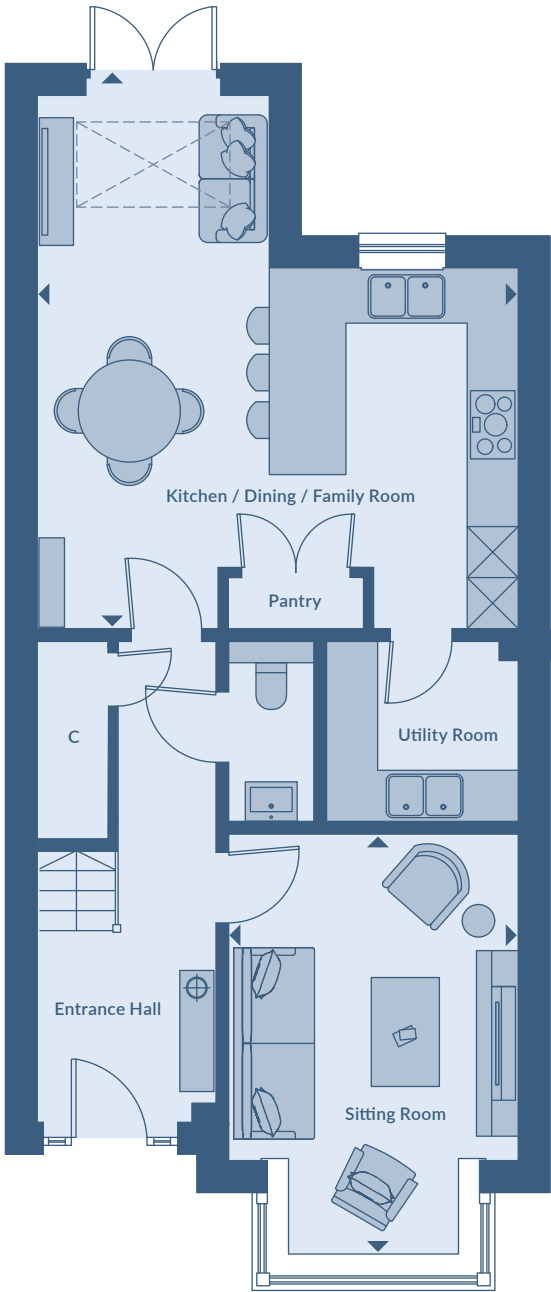
HOUSE ONE

ERSKINE HOUSE

TOTAL: 1,339 SQFT

	Detached
	3 bedrooms
	2 bathrooms
	Private parking for 2 cars
	Electric car charging
	Landscaped garden

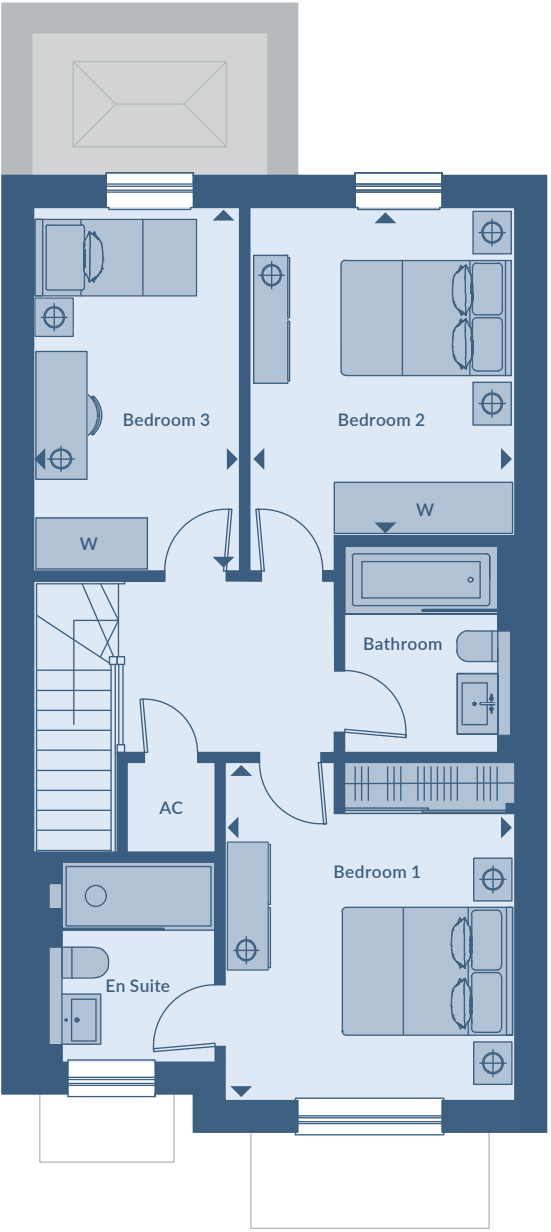
FLOOR PLAN



GROUND FLOOR

Kitchen / Dining / Family Room	5.7m	x	6.3m	18'7"	x	20'7"
Sitting Room	3.4m	x	4.9m	11'2"	x	16'3"

ERSKINE HOUSE










FIRST FLOOR

Bedroom 1	3.4m	x	4.0m	11'2"	x	13'1"
Bedroom 2	3.1m	x	4.3m	10'3"	x	14'1"
Bedroom 3	2.4m	x	4.3m	8'0"	x	14'1"

All measurements are an approximate guide only and subject to change.

SEYMOUR’S LODGE

HOUSE: 1,513 SQFT
GARAGE: 240 SQFT
TOTAL: 1,753 SQFT

	Link-detached
	3-4 bedrooms
	2 bathrooms
	Private parking for 2 cars
	Garage
	Electric car charging
	Landscaped garden



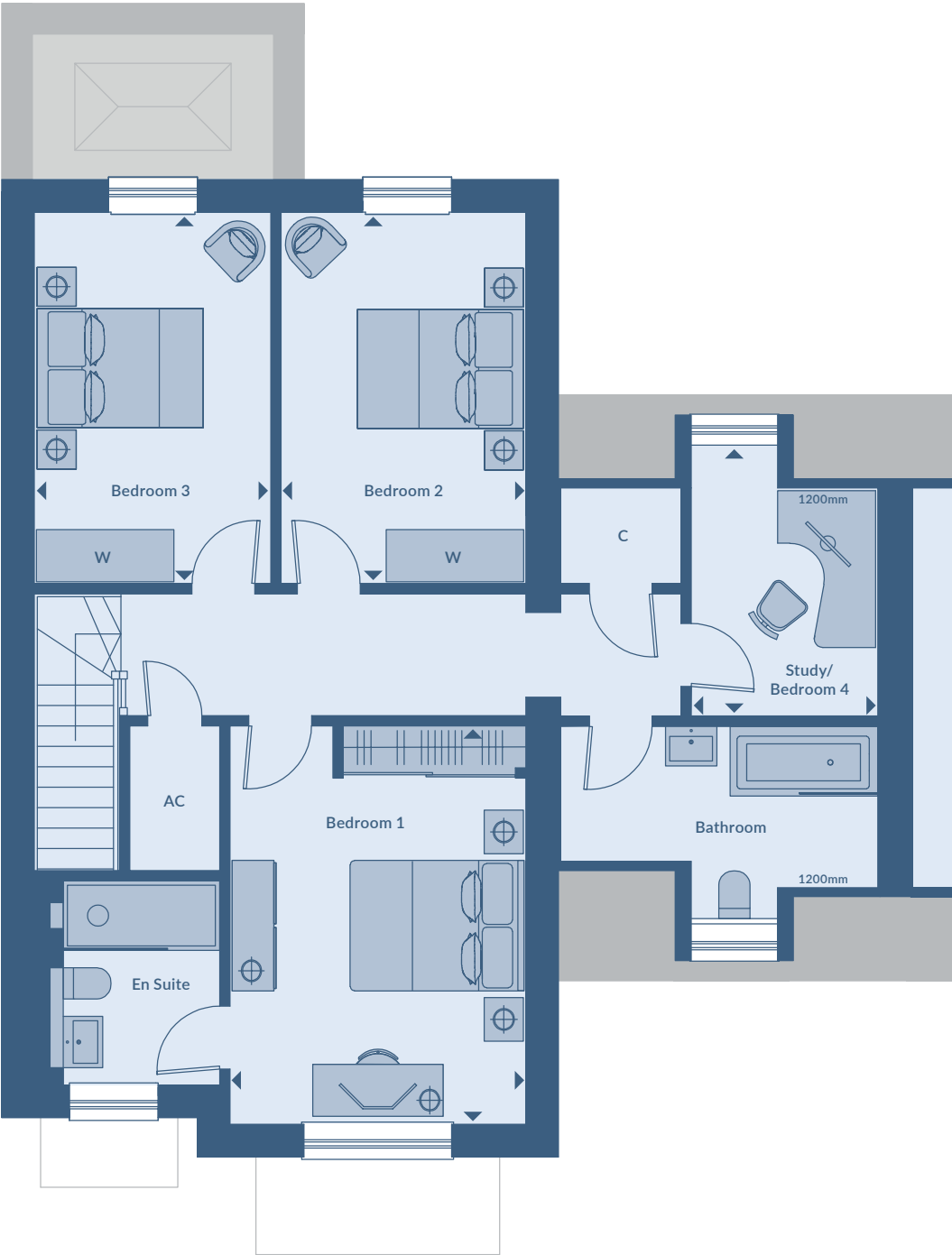
FLOOR PLAN

SEYMOUR'S LODGE



GROUND FLOOR

Kitchen / Dining / Family Room	5.7m	x	6.3m	18'7"	x	20'7"
Sitting Room	3.4m	x	4.9m	11'2"	x	16'3"
Garage	3.7m	x	6.0m	11'2"	x	19'10"



FIRST FLOOR








Bedroom 1	3.4m	x	4.6m	11'2"	x	15'1"
Bedroom 2	2.8m	x	4.3m	9'3"	x	14'1"
Bedroom 3	2.7m	x	4.3m	8'11"	x	14'1"
Study/Bedroom 4	2.1m	x	3.1m	7'1"	x	10'3"

All measurements are an approximate guide only and subject to change.

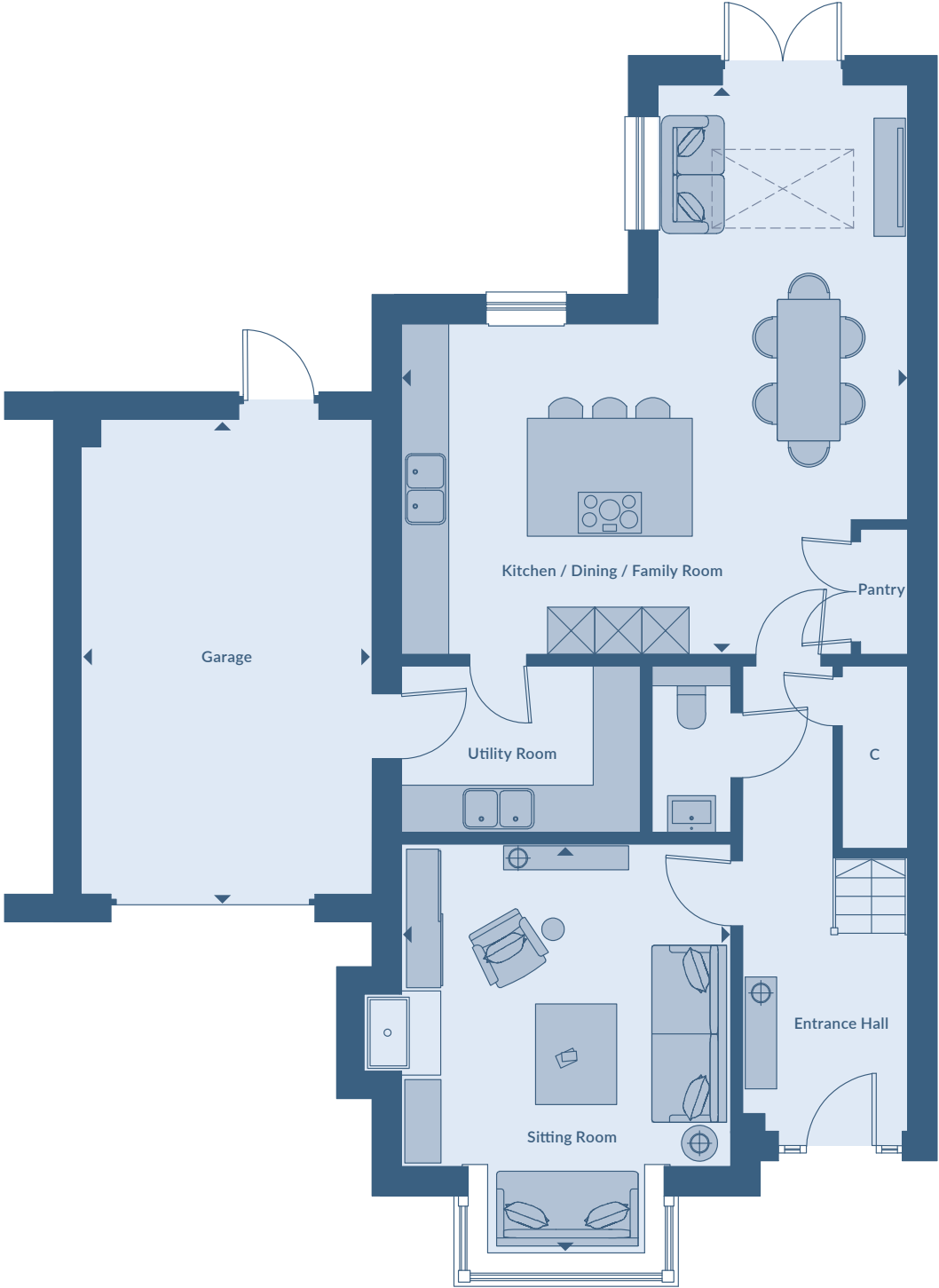


FANSHAWE’S CROFT

HOUSE:	1,761 SQFT
GARAGE:	240 SQFT
TOTAL:	2,001 SQFT

	Link-detached
	3-4 bedrooms
	2 bathrooms
	Private parking for 2 cars
	Garage
	Electric car charging
	Landscaped garden

FLOOR PLAN



GROUND FLOOR

Kitchen / Dining / Family Room	6.4m	x	7.2m	21'2"	x	23'9"
Sitting Room	4.2m	x	5.2m	13'9"	x	17'1"
Garage	3.7m	x	6.0m	12'2"	x	19'10"

FANSHAWE'S CROFT










FIRST FLOOR

Bedroom 1	3.6m	x	4.2m	11'10"	x	13'11"
Bedroom 2	3.3m	x	4.6m	11'0"	x	15'1"
Bedroom 3	2.7m	x	4.2m	9'0"	x	13'11"
Study / Bedroom 4	3.7m	x	2.1m	12'0"	x	6'11"

All measurements are an approximate guide only and subject to change.

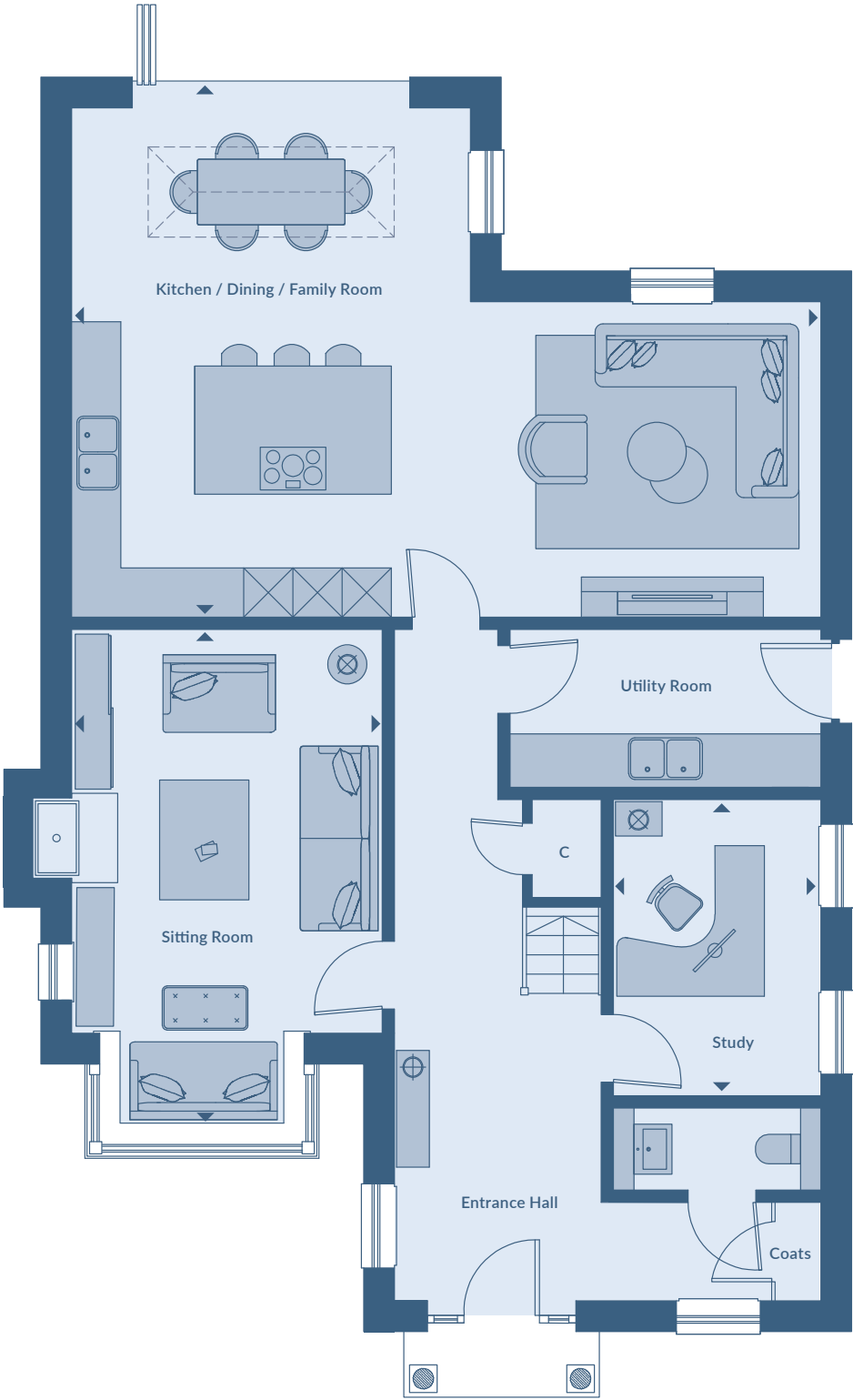
CALLAGHAN

HOUSE: 2,267 SQFT
GARAGE: 388 SQFT
TOTAL: 2,655 SQFT

	Detached
	4 bedrooms
	3 bathrooms
	Private parking for 2 cars
	Garage
	Electric car charging
	Landscaped garden



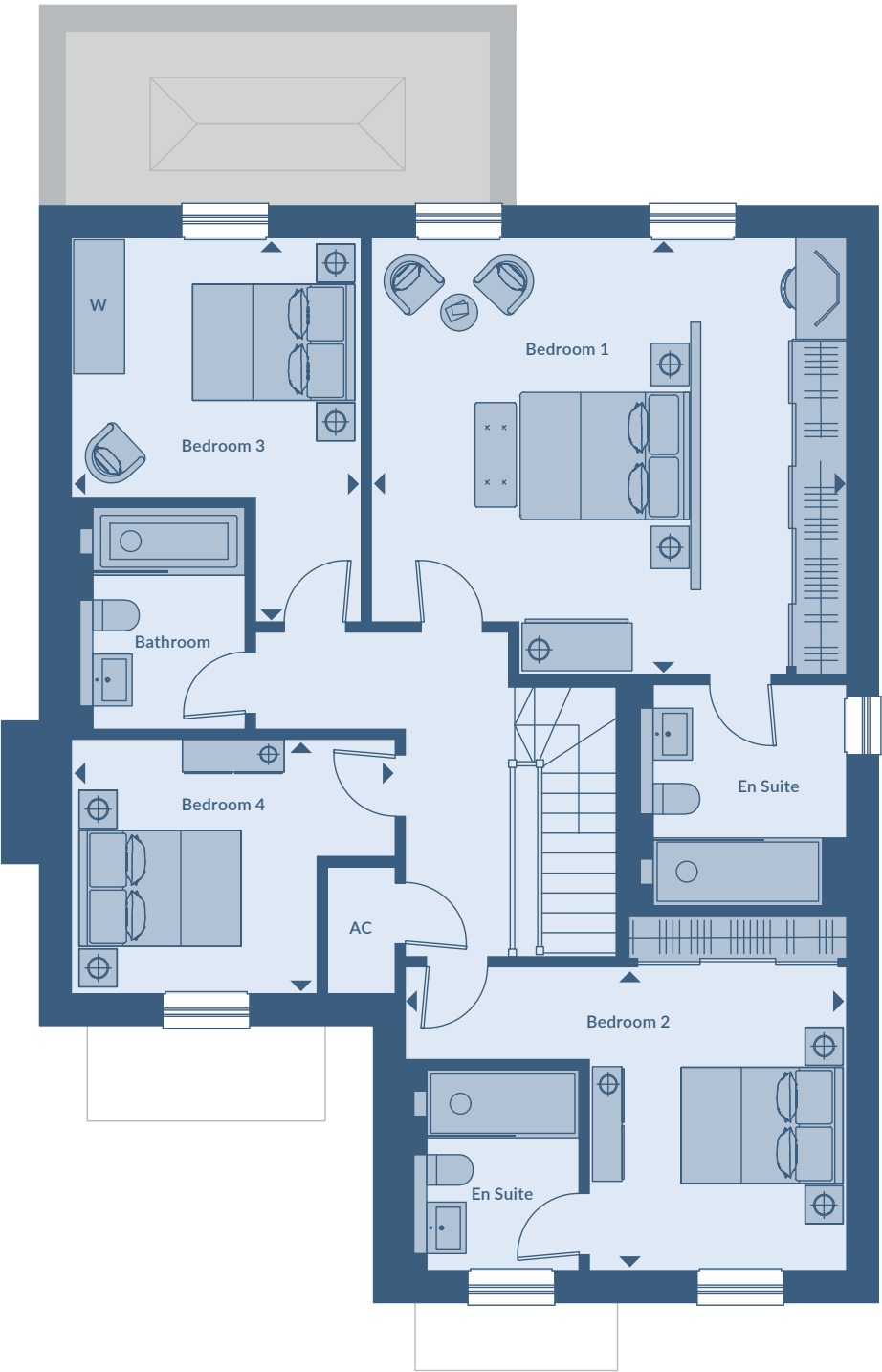
FLOOR PLAN



GROUND FLOOR

Kitchen / Dining / Family Room	9.1m	x	6.2m	30'0"	x	20'5"
Sitting Room	3.8m	x	6.0m	12'5"	x	19'9"
Study	2.5m	x	3.6m	8'4"	x	11'10"

CALLAGHAN



FIRST FLOOR








Bedroom 1	4.9m	x	5.1m	16'1"	x	16'10"
Bedroom 2	5.2m	x	3.0m	17'1"	x	11'9"
Bedroom 3	3.4m	x	4.5m	11'3"	x	14'11"
Bedroom 4	3.8m	x	3.0m	12'7"	x	9'10"

All measurements are an approximate guide only and subject to change.

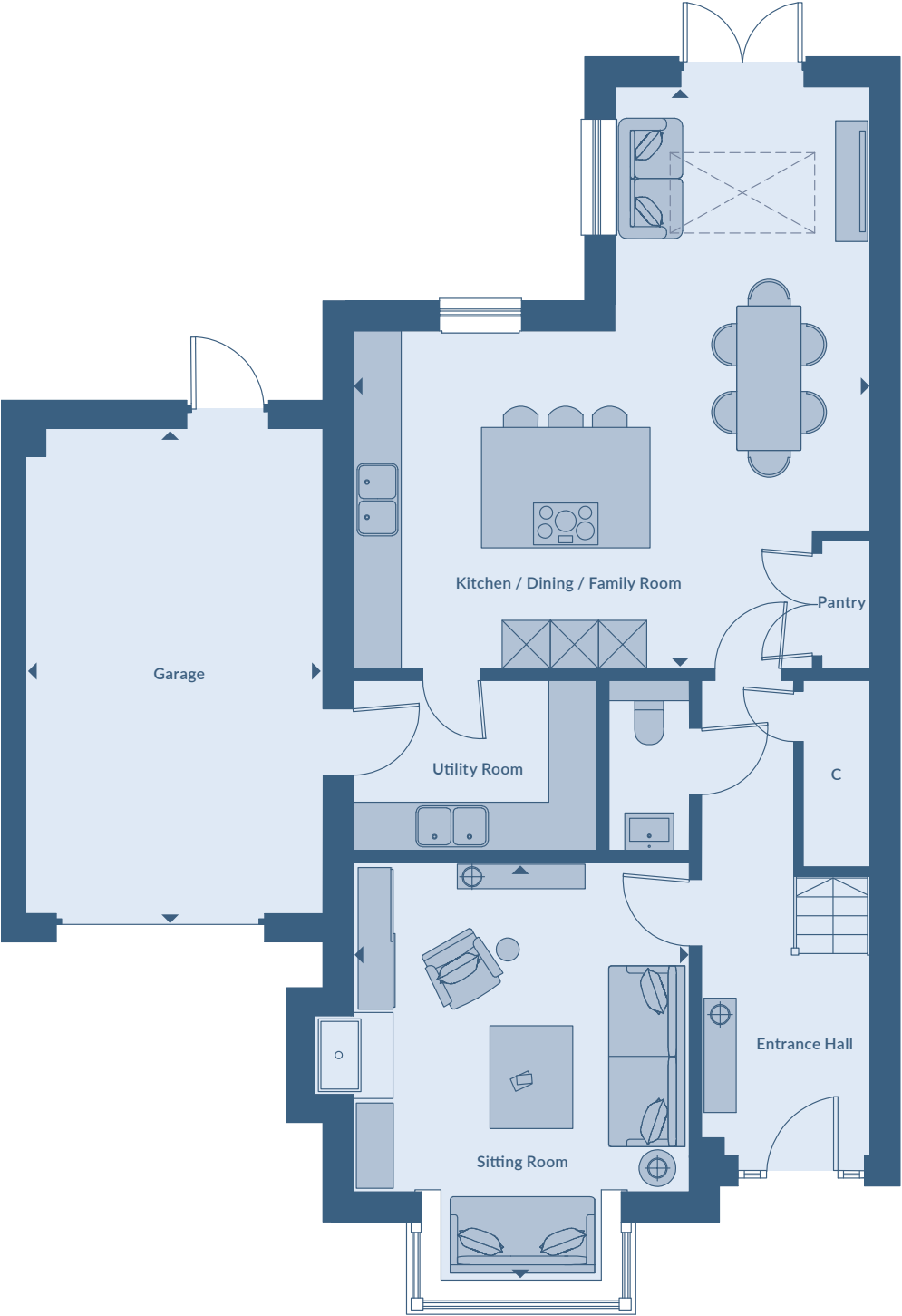


HEDWORTH HOUSE

HOUSE: 1,761 SQFT
GARAGE: 240 SQFT
TOTAL: 2,001 SQFT

	Detached
	3-4 bedrooms
	2 bathrooms
	Private parking for 2 cars
	Garage
	Electric car charging
	Landscaped garden

FLOOR PLAN



GROUND FLOOR

Kitchen / Dining / Family Room	6.4m	x	7.2m	21'2"	x	23'9"
Sitting Room	4.2m	x	5.2m	13'9"	x	17'1"
Garage	3.7m	x	6.0m	12'2"	x	19'10"

HEDWORTH HOUSE










FIRST FLOOR

Bedroom 1	3.6m	x	4.2m	11'10"	x	13'11"
Bedroom 2	3.3m	x	4.6m	11'0"	x	15'1"
Bedroom 3	2.7m	x	4.2m	9'0"	x	13'11"
Study / Bedroom 4	3.7m	x	2.1m	12'0"	x	6'11"

All measurements are an approximate guide only and subject to change.

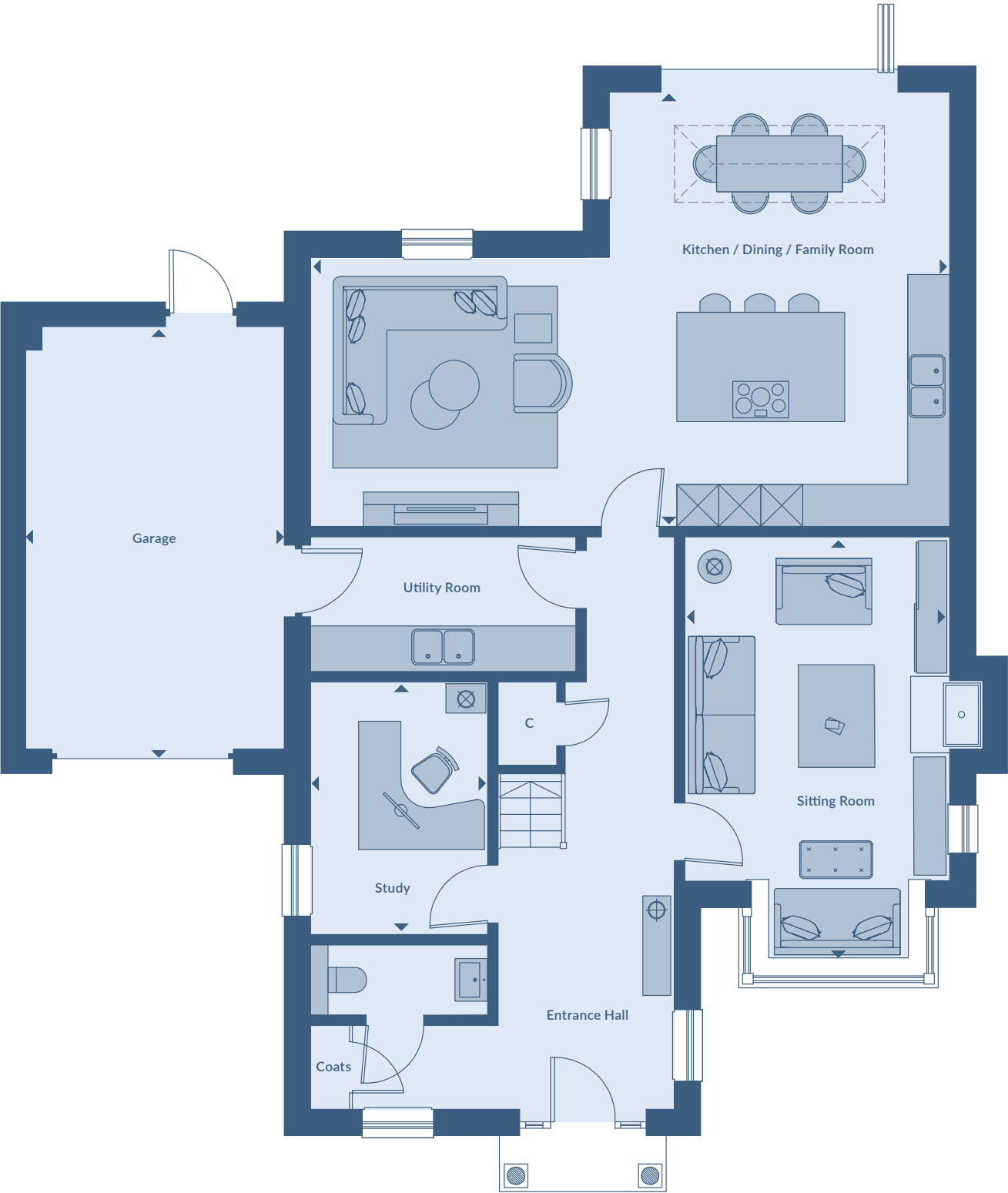
JELLICOE

HOUSE: 2,435 SQFT
GARAGE: 240 SQFT
TOTAL: 2,675 SQFT

	Detached
	4 bedrooms
	3 bathrooms
	Private parking for 2 cars
	Garage
	Electric car charging
	Landscaped garden



FLOOR PLAN



GROUND FLOOR

Kitchen / Dining / Family Room	9.1m	x	6.2m	30'0"	x	20'5"
Sitting Room	3.8m	x	4.9m	12'5"	x	16'2"
Study	2.5m	x	3.6m	8'4"	x	11'10"
Garage	3.7m	x	6.0m	12'2"	x	19'10"

JELlicoe



FIRST FLOOR

Bedroom 1	3.6m	x	5.1m	11'9"	x	16'11"
Bedroom 2	3.6m	x	3.7m	11'10"	x	12'2"
Bedroom 3	3.0m	x	3.9m	10'0"	x	12'9"
Bedroom 4	3.8m	x	4.3m	12'7"	x	14'3"



UNDERSTATED ELEGANCE

As part of the distinct way that we approach our developments, we have an in-house interior designer who is involved from the very beginning of the design process. Every aspect of each house has consequently been meticulously considered; from the proportions and flow of the layout, the design and specification of the kitchen and the layout and materials of each bathroom, to the location of every electrical socket, the type of flooring and style of the door handles. Warm, neutral decorative tones have been used throughout, alongside traditional details such as cornice and window architraves, as well as a refined specification, to ensure that the rooms of the home sit alongside each other sensitively and cohesively, creating an overall ambience of understated elegance.





SPECIFICATION

INTERNAL

KITCHEN	ERSKINE HOUSE	SEYMOUR'S LODGE	FANSHAWE'S CROFT	CALLAGHAN	HEDWORTH HOUSE	JELlicOE
Shaker-style units with stone worksurfaces	•	•	•	•	•	•
Siemens induction hob, oven and combination microwave/oven	•	•	•	•	•	•
Siemens integrated fridge / freezer	•					
Siemens integrated larder fridge and separate larder freezer		•	•	•	•	•
Siemens integrated dishwasher	•	•	•	•	•	•
Belfast ceramic sink with brushed steel tap (Quooker boiling water tap upgrade available; purchaser to provide)	•	•	•	•	•	•
Caple undercounter wine cooler	•	•	•	•	•	•

UTILITY ROOM

Shaker-style units with stone worksurfaces	•	•	•	•	•	•
Stainless steel undermounted sink with brushed steel tap	•	•	•	•	•	•
Space for washing machine and tumble dryer (purchaser to provide)	•	•	•	•	•	•
Provision for water softener (purchaser to provide)	•	•	•	•	•	•



SPECIFICATION

BATHROOM AND EN SUITES	ERSKINE HOUSE	SEYMOUR'S LODGE	FANSHAWE'S CROFT	CALLAGHAN	HEDWORTH HOUSE	JELlicoe
Vanity unit to family bathroom and en suite(s)	•	•	•	•	•	•
White sanitaryware	•	•	•	•	•	•
Chrome ladder-style towel radiators	•	•	•	•	•	•
Porcelain or ceramic wall tiles	•	•	•	•	•	•



SPECIFICATION



JOINERY	ERSKINE HOUSE	SEYMOUR'S LODGE	FANSHAWE'S CROFT	CALLAGHAN	HEDWORTH HOUSE	JELlicoe
Painted staircase with oak handrail	•	•	•	•	•	•
Walk-in dressing room/area to bedroom 1 with shelves, drawers and hanging rails				•		•
Built-in wardrobe to bedroom 1 with hanging rails, top shelf and drawers	•	•	•		•	
Built-in wardrobe to bedroom 2 with hanging rail and top shelf			•	•	•	•



SPECIFICATION

FLOORING	ERSKINE HOUSE	SEYMOUR'S LODGE	FANSHAWE'S CROFT	CALLAGHAN	HEDWORTH HOUSE	JELlicOE
Karndean flooring throughout the ground floor	•	•	•	•	•	•
Carpet to bedrooms and landing areas	•	•	•	•	•	•
Carpet to staircase	•	•	•	•	•	•
Porcelain or ceramic tiling to bathrooms and en suite(s)	•	•	•	•	•	•

HEATING	ERSKINE HOUSE	SEYMOUR'S LODGE	FANSHAWE'S CROFT	CALLAGHAN	HEDWORTH HOUSE	JELlicOE
Unvented cylinder with condensing boiler	•	•	•	•	•	•
Zoned underfloor heating to ground floor	•	•	•	•	•	•
Radiators to first floor with TRVs, except bathroom and en suite(s)	•	•	•	•	•	•
Heated towel rail to bathroom and en suite(s) running off a dedicated circuit	•	•	•	•	•	•
Limestone fire surround and hearth with log burner to sitting room			•	•	•	•

ELECTRICAL INSTALLATION	ERSKINE HOUSE	SEYMOUR'S LODGE	FANSHAWE'S CROFT	CALLAGHAN	HEDWORTH HOUSE	JELlicOE
LED downlighters to all rooms	•	•	•	•	•	•
Dimmer switch to sitting room	•	•	•	•	•	•
Data and media points to all main rooms	•	•	•	•	•	•
Mains-fed heat and smoke detectors	•	•	•	•	•	•
Pre-wire for wireless intruder alarm system (purchaser to provide)	•	•	•	•	•	•
Solar photovoltaic (PV) panels	•	•	•	•	•	•

DECORATION	ERSKINE HOUSE	SEYMOUR'S LODGE	FANSHAWE'S CROFT	CALLAGHAN	HEDWORTH HOUSE	JELlicOE
Plasterboard with skim coat of plaster to ceilings and walls	•	•	•	•	•	•
Ceilings and walls finished in emulsion paint throughout	•	•	•	•	•	•
White painted Georgian-style cornice to selected areas	•	•	•	•	•	•

EXTERNAL

BUILDING MATERIALS	ERSKINE HOUSE	SEYMOUR'S LODGE	FANSHAWE'S CROFT	CALLAGHAN	HEDWORTH HOUSE	JELICOE
Michelmersh Freshfield Lane facing brick in Danehill Yellow	•		•		•	•
Through colour render in soft off-white		•		•		
Natural slate roof tiles	•	•	•	•	•	•
uPVC double glazed sash windows	•	•	•	•	•	•
Aluminium bi-fold doors to terrace					•	•
uPVC French doors to terrace	•	•	•	•		
Panelled timber front doors	•	•	•	•	•	•

EXTERNAL LIGHTING AND POWER

Lanterns to front and rear of property	•	•	•	•	•	•
External power to terraces	•	•	•	•	•	•
Electric car charging point	•	•	•	•	•	•

ENVIRONMENTAL

Predicted energy assessment of level A	•	•	•	•	•	•
All appliances rated AAA, A or B	•	•	•	•	•	•
Dual flush systems fitted to WCs	•	•	•	•	•	•
Worcester Bosch condensing boiler with an ErP Efficiency Rating of A	•	•	•	•	•	•
uPVC double glazed external windows	•	•	•	•	•	•
PV panels incorporated into roof design	•	•	•	•	•	•
High levels of insulation	•	•	•	•	•	•
All lighting either energy efficient LED or low voltage fittings	•	•	•	•	•	•

LANDSCAPING	ERSKINE HOUSE	SEYMOUR'S LODGE	FANSHAWE'S CROFT	CALLAGHAN	HEDWORTH HOUSE	JELICOE
Timber close board fencing to gardens	•	•	•	•	•	•
Gardens mostly laid to lawn with planted borders, hedging and trees	•	•	•	•	•	•
Tumbled limestone slabs to paths and terraces, with terraces laid in a brick bond format	•	•	•	•	•	•
Private driveways in block paving	•	•	•	•	•	•
Main access road in tarmac	•	•	•	•	•	•

WARRANTY

ICW 10-year build warranty	•	•	•	•
----------------------------	---	---	---	---



LOCATION

A FEW LOCAL FAVOURITES

PUBS, BARS & RESTAURANTS

- The Fox, Crawley
- Lucky Lychee, Southgate Street
- Inn The Park, Colebrook Street
- The Ivy Winchester Brasserie, High Street
- Gandhi Restaurant, High Street
- The Wykeham Arms, Kingsgate Street

BOUQUETTE SHOPS

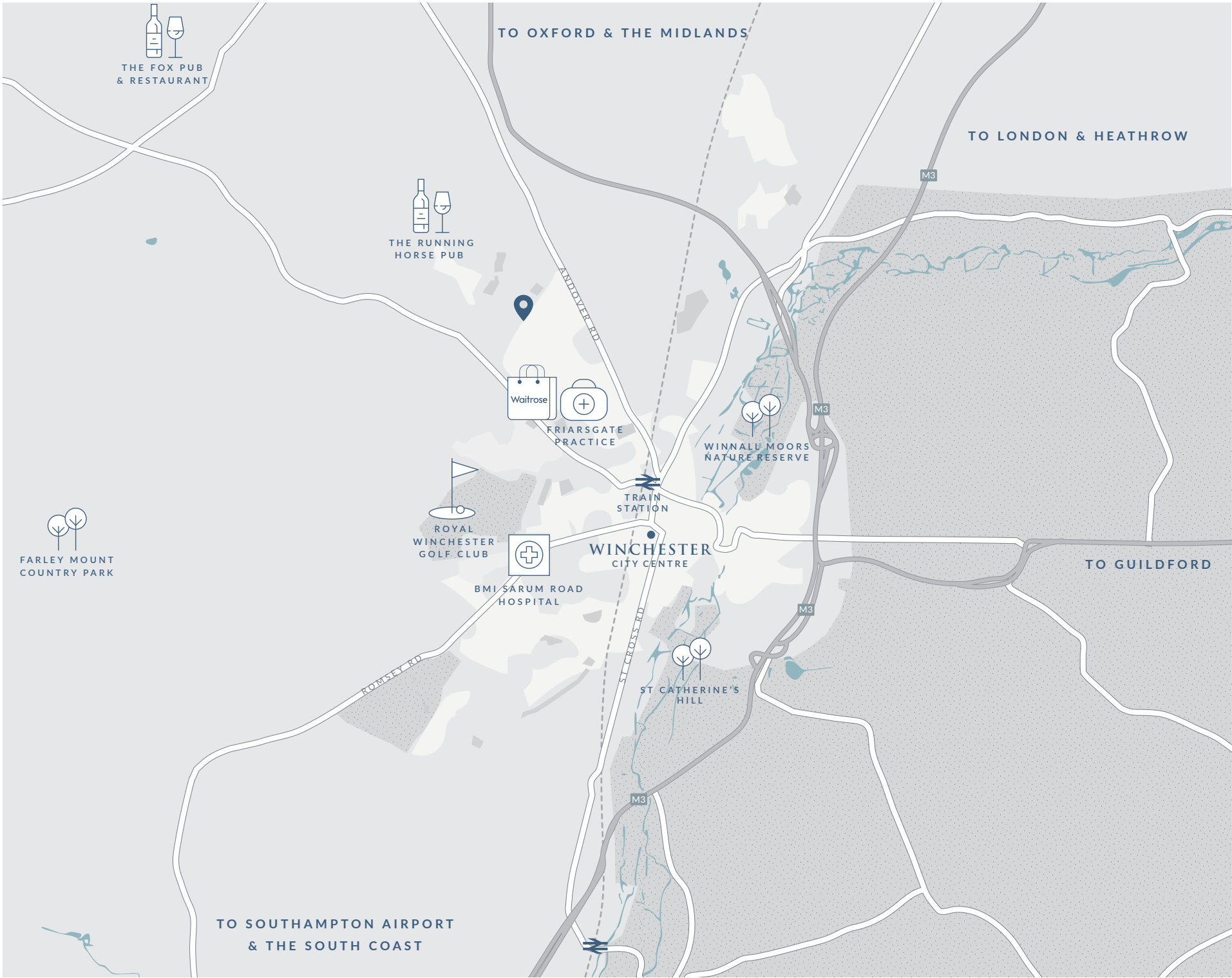
- The Hambledon, The Square
- Sass and Edge, Market Street
- H&B Style, St Thomas Street
- Consortium, Jewry Street
- Pavilion, The Square

DELIS & BAKERS

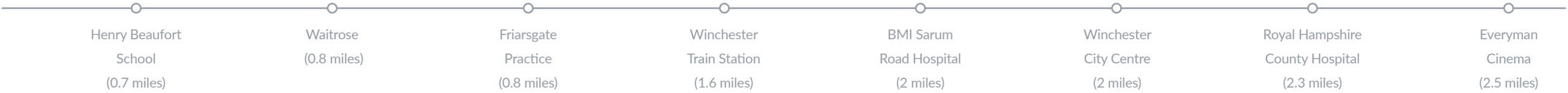
- Basil Street Deli, St George's Street
- Cobbs Farm Shop, Headbourne Worthy
- Hoxton Bakehouse, Jewry Street
- Winchester Bakery, High Street

SCHOOLS

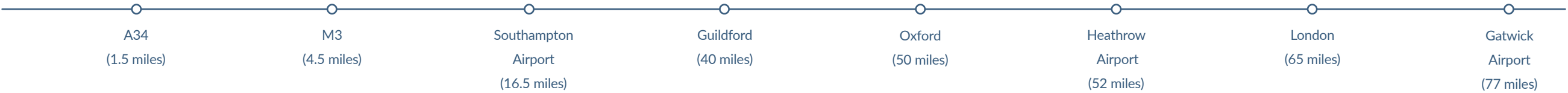
- Harestock Primary School, Bramshaw Close
- Henry Beaufort School, Priors Dean Road
- The Pilgrims' School, The Close
- Prince's Mead School, Kings Worthy
- St Swithun's
- Winchester College

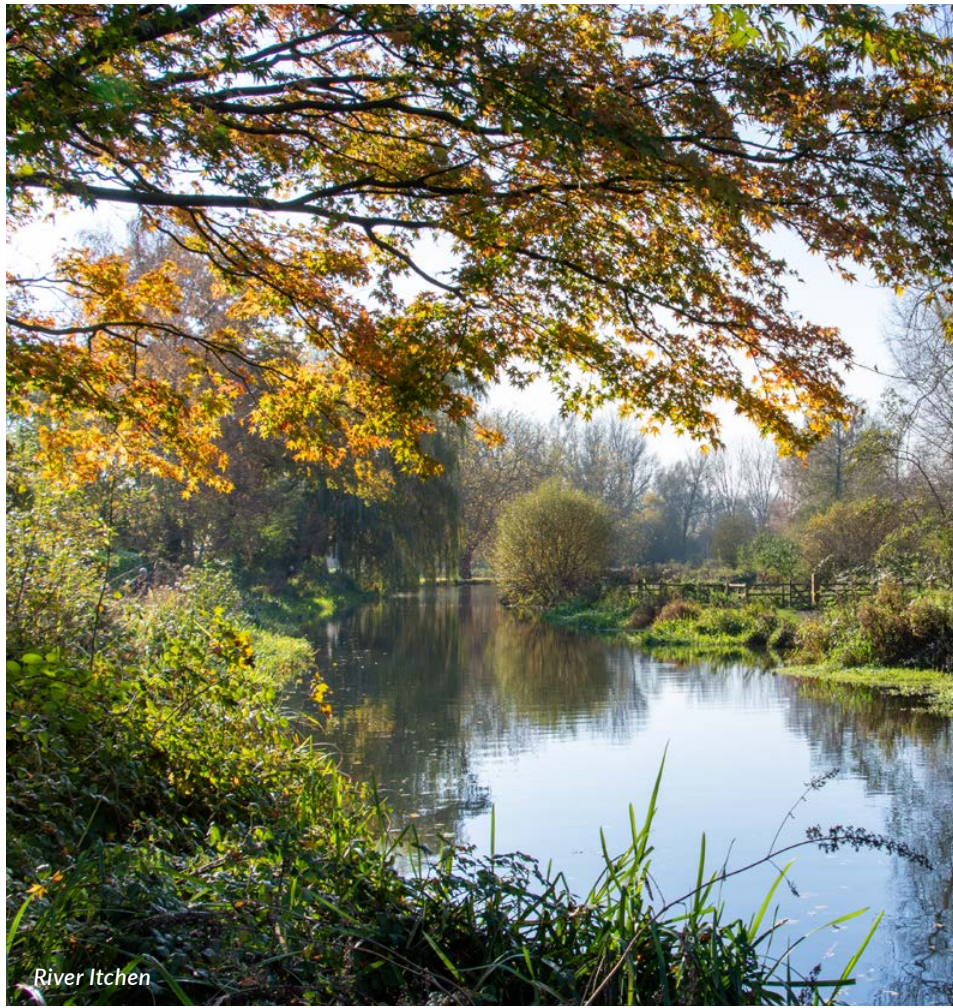


LOCAL AREA

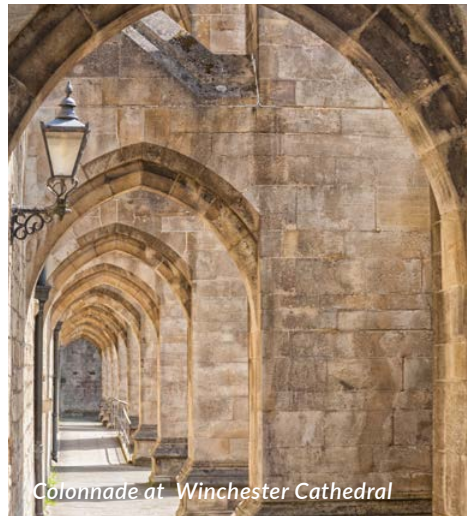


CONNECTIONS

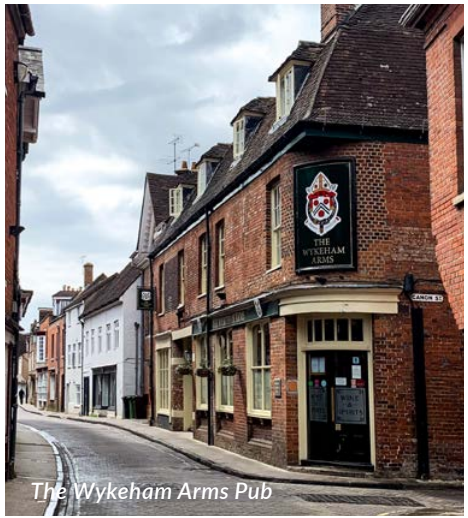




River Itchen



Colonnade at Winchester Cathedral



The Wykeham Arms Pub



South Downs



Winchester High Street



Winchester Cathedral



The Ivy



Winchester City Mill



BUILT FOR LIVING · VALUED FOR LIFE

We are a Winchester-based housebuilder consisting of a team which collectively delivers an established track record of designing and building high-quality housing throughout Hampshire. We pride ourselves on attention to detail and place a strong focus on quality, which underpins our philosophy 'Built for Living; Valued for Life'.

The "Shorewood Homes" style takes influences from period architecture and places strong emphasis on internal layout and room proportions, along with a high-quality specification, time-honoured design features and a beautiful, neutral décor. Our aim is to create substantial homes, built to stand the test of time, whilst offering superb functionality with a clean, sleek aesthetic.

