



SOUTH DOWNS VIEW

An exclusive development of three individually designed detached 4-bedroom family homes



BRIARSGATE
HOMES

Beautiful new homes with breathtaking views across the South Downs

Welcome to South Downs View, a private development of just three new homes in the picturesque village of Rowlands Castle – a highly desirable location known for its beautiful countryside setting and active community life. Each house has its own distinctive style, combining traditional features and natural materials with modern touches to create family homes that are designed to impress, both inside and out.

South Downs View sits less than a mile from the centre of Rowlands Castle and its landmark village green, which hosts exciting annual events including a village fair, horticultural show and fireworks display. Overlooking the green you'll find a post office, hardware store, pharmacy, veterinary practice, car mechanic, a small convenience store and a choice of coffee shops and country pubs. So that's everything you could need for day-to-day life on your doorstep. For a weekly shop, the nearest big supermarket is the Morrison's at Waterloooville, just three miles to your west and incorporating a fuel station and garden centre.



In the heart of a peaceful rural village with a strong community spirit

Rowlands Castle is right on the edge of the South Downs National Park, which means you won't have to go far to explore the natural world.

There are many established footpaths and cycle routes that pass through the wider village, leading through meadows on to woodland and forest trails. So you can embrace a more peaceful pace of life, in tune with the seasons and the changing colours of the landscape. For more organised outdoor activities, the expansive Staunton Country Park is around five minutes away and offers all kinds of opportunities for the whole family, from educational classes (such as orienteering and foraging) to open air theatrical productions and weekly park runs.

There are many organised activities for children in the local area, with a choice of weekly clubs for pre-schoolers and a youth group, Scouts and Girl Guides for older kids. And with



three primary schools nearby and a secondary academy less than two miles away you won't be wasting hours on the school run!

The grownups can look forward to an active social life, too, as Rowlands Castle has a strong community spirit. The Parish Hall on The Green hosts many group events, from weekly classes in badminton and painting to U3A and WI meetings. It is also the rehearsal and performance venue for the local theatre group, Curtain Up! Productions, which performs musicals, comedies and concerts over the year.

Set back from The Green is the Rowlands Castle Recreational Grounds, another popular village amenity, where you'll find a children's play area, football pitches and the three tennis courts managed by the Rowlands Castle Tennis Club. The Rowlands Castle Golf Club is also nearby, with an 18 hole parkland course designed by Harry Colt, whose portfolio includes both Sunningdale and Wentworth!





There's so much to enjoy close by

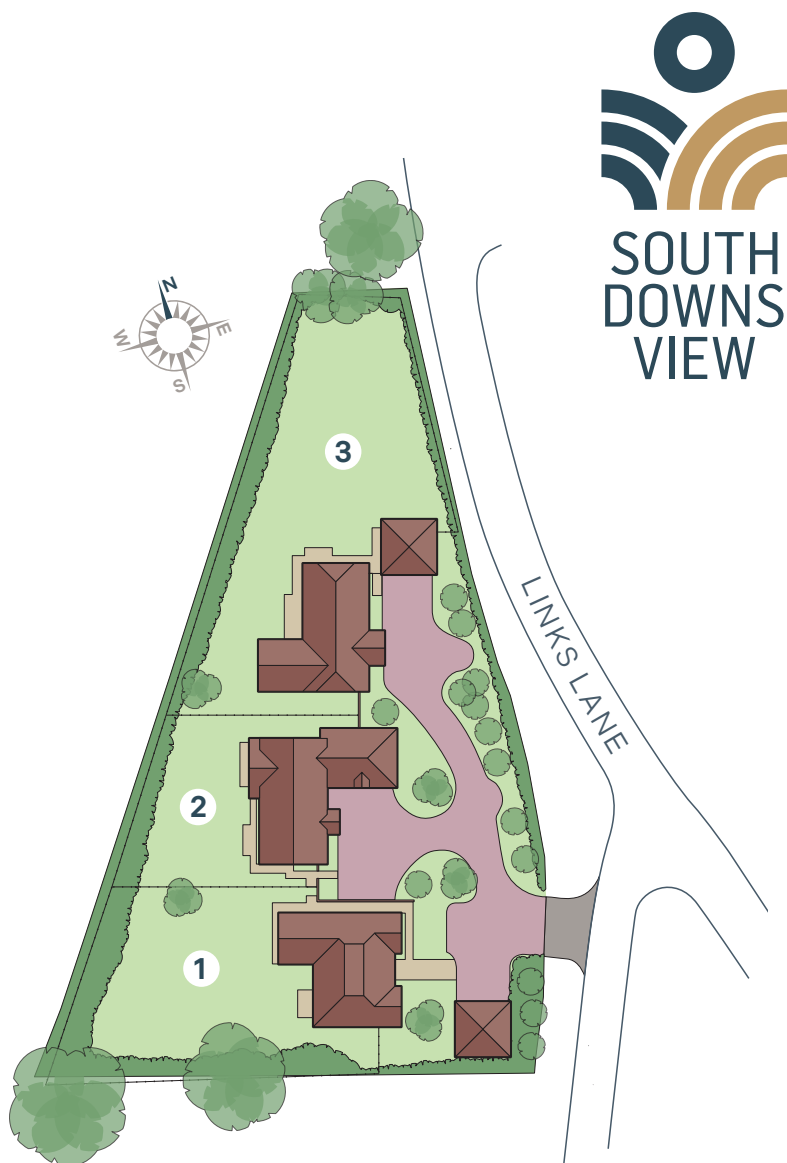
As well as being a beautiful place to live, Rowlands Castle is surrounded by wonderful places to visit.

The quaint fishing village of Emsworth, at the top of Chichester Harbour, is known for its antique shops and independent 'foodie' stores. Westbourne boasts many attractive 16th century buildings, while Bosham has a particularly photogenic harbour. Enjoy bird watching down at Langstone Harbour (where you may also spot the occasional seal), take a walk along the pristine beaches at East and West Wittering or drive down to the seaside resort of Hayling Island and explore West Beachlands, where windsurfing was born and continues to thrive.

Havant's historic town centre is just four miles away, with narrow footpaths (the 'Twittens') running between grand old Georgian buildings, a modern shopping mall and twice weekly street markets. Portsmouth's many attractions include the sprawling Gunwharf Quays shopping centre, which combines designer retail outlets with restaurants and entertainment venues. For even more cultural pursuits, you are less than half an hour from Chichester with its choice of museums and art galleries and groundbreaking performances at Chichester Festival Theatre.



When you want to travel further afield, Rowlands Castle is well placed for transport links. In five minutes you can be on the A3 heading north to London or south to pick up the M27 down to Cadnam in the New Forest. Rowlands Castle train station has direct trains to London Waterloo (1 hr 24 minutes) or Portsmouth (27 minutes). From Portsmouth Ferry Port you can skim across the Solent to the Isle of Wight or beyond to Jersey, Guernsey, France and Spain.



There's so much to love about these new homes. The air source heat pumps and underfloor heating make them wonderfully energy efficient. The delightful kitchens feature painted timber units, five burner induction hobs and built in wine coolers. The master bedrooms boast walk-in wardrobes and dedicated dressing rooms for a daily touch of decadence. Outside, make the most of private gardens and double garages.



Plot 1 Chestnut House

This beautiful red brick fronted house has a pleasing symmetry, with its high gables and matched-pitch door canopy. Inside, the spacious open plan kitchen/ sun lounge offers a relaxing space for entertaining family and friends.



Plot 2 Kingfisher

The traditional stone cladding, red brick frames and arched portico deliver a striking frontage that is as impressive as any historic landmark, while inside everything has been designed with care to support modern-day family life.



Plot 3 Hawthorns

This magnificent timber clad home features expansive glazing to the front, drenching the interior with natural light. Inside, the spacious open plan heart of the home with its bi-fold doors to the garden is ideal for modern family life.



BRIARSGATE
HOMES



Computer generated images



Chestnut House

This beautiful red brick fronted house has a pleasing symmetry, with its high gables and matched-pitch door canopy. Inside, the spacious open plan kitchen/ sun lounge offers a relaxing space for entertaining family and friends.



Ground Floor

Kitchen/Sun Lounge	6835 x 5897	22'5" x 19'4"
Living Room	6233 x 4247	20'5" x 13'11"
Dining Room	3812 x 2872	12'6" x 9'5"
Study	3812 x 3068	12'6" x 10'

The garage is 387 sq.ft. (32 sq.m.)



First Floor

Bedroom One	5814 x 5162	19'1" x 16'11"
Bedroom Two	4355 x 4247	14'3" x 13'11"
Bedroom Three	3812 x 3525	12'6" x 11'6"
Bedroom Four	3812 x 3525	12'6" x 11'6"



Computer generated images



Kingfisher

The traditional stone cladding, red brick frames and arched portico deliver a striking frontage that is as impressive as any historic landmark, while inside everything has been designed with care to support modern-day family life.



Ground Floor

Kitchen/Dining	6756 x 5786	22'2" x 19'
Living	5136 x 4613	16'10" x 15'1"
Study	2841 x 1820	9'4" x 5'11"
Garage	7800 x 6102	25'7" x 20'



First Floor

Bedroom One	5616 x 4556	18'5" x 14'11"
Bedroom Two	6081 x 4335	19'11" x 14'2"
Bedroom Three	4613 x 3380	15'2" x 11'1"
Bedroom Four	3576 x 2804	11'8" x 9'2"



Computer generated images



Hawthorns

This magnificent timber clad home features expansive glazing to the front, drenching the interior with natural light. Inside, the spacious open plan heart of the home with its bi-fold doors to the garden is ideal for modern family life.



Ground Floor

Kitchen	5491 x 2727	18' x 8'11"
Dining/Family	8767 x 4121	28'9" x 13'6"
Living	5662 x 5050	18'7" x 16'7"
Study	3304 x 2693	10'10" x 8'10"

The garage is 387 sq.ft. (32 sq.m.)



First Floor

Bedroom One	5050 x 3816	16'7" x 12'6"
Bedroom Two	4224 x 3503	13'10" x 11'6"
Bedroom Three	4964 x 3225	16'3" x 10'7"
Bedroom Four	4225 x 3225	13'10" x 10'7"

A superior specification

We want all of our new homes to have the 'wow' factor, from the architectural design to the internal features and finish. So when it comes to the specification, we set ourselves an extremely high bar.

Kitchens & Utility

- Laura Ashley Designer kitchens featuring painted timber doors and inlay units
- Single oven, single oven microwave, warmer drawer, wide five-burner induction hob and feature extractor hood
- Integrated full height fridge and integrated full height freezer
- Wine cooler to island
- Silestone/granite worktops with matching splashbacks
- Utility units and worktops to match kitchen, space for washing machine and tumble dryer

Bathrooms & En-suites

- Roca Laufen sanitaryware
- Wall hung rimless pans with soft close seats and concealed cisterns
- Wet room showers with valve, head soaker and handheld heads
- Feature vanity unit and integrated basin to WCs, bathrooms and en-suites
- Porcelanosa full height tiling to bathrooms and en-suites

Photography shows a previous Briarsgate development.





Heating & Insulation

- Daikin monobloc air source heat pump, zoned underfloor heating to the ground floor
- Low temperature radiators to the first floor, all thermostatically controlled
- Predicted Energy Assessment "B" (TBC)

Lighting & Electrical

- LED downlights to hallways, kitchens, bathrooms and en-suites
- External lights to front and rear
- Electric car charging points
- CAT 5 cabling to lounge and master bedroom

Internals

- Oak veneered cottage-style doors
- Feature open string staircases with feature oak treads and handrails
- Porcelanosa floor tiles to entrance, kitchen/diner, cloakroom, bathroom and en-suites

- Full height wall tiles to bathrooms and en-suites
- Walk in/through wardrobes (fitted wardrobes units by customer) to master bedroom
- Built in wardrobe to bedroom two (plots 1 and 2 only)

Externals

- Low U value, pre-coloured hardwood timber, flush casement double glazed windows
- Cedar retractable doors
- Clay plain tiled roofs with matching bonnet hip feature tiles
- Feature stock bricks with plinth and features
- Bi-fold doors to lounge and kitchen diner
- French doors and balcony to master bedroom
- Feature natural oak cladding to plots 1 and 2, and coloured larch cladding to plot 3
- Outside tap
- Fencing around the boundary



BRIARSGATE
HOMES



The Briarsgate commitment to quality extends beyond the walls of our homes

Founded in 2020, Briarsgate Homes was established by a management team that has over 50 years of combined experience, delivering quality housing schemes across the south coast.

With an award winning team of experienced and skilled staff, our mission is to create homes that exceed customer expectations.

We have a passion for creating vibrant and sustainable communities, with aspirational homes that bring a sense of place to an area, through high-quality design and meticulous attention to detail. This approach means our homes are well designed with excellent build quality and a specification to truly impress.

At Briarsgate Homes, sustainability is at the heart of everything we do. From our choice of materials to our construction practices, we strive to minimize our environmental impact.





South Downs View, Links Lane, Rowlands Castle PO9 6AF
Scan code for directions on Google maps

The computer generated illustrations are artist's impressions, landscaping shows how the site may look when mature. Finishes and treatments may vary from those shown. All measurements have been taken from plans, and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. This brochure does not constitute an offer or contract and Briarsgate Homes reserve the right to change any specifications of the homes at any time during the course of construction without notice. Brochure: fruitful.studio



briarsgatehomes.co.uk

01329 887554 | enquiries@briarsgatehomes.co.uk

Briarsgate Homes, Bizspace, Steel House
4300 Parkway, Whiteley, Fareham PO15 7FP



All enquiries to our selling agent

Strutt & Parker:

01483 957745

southernnewhomes@struttandparker.com