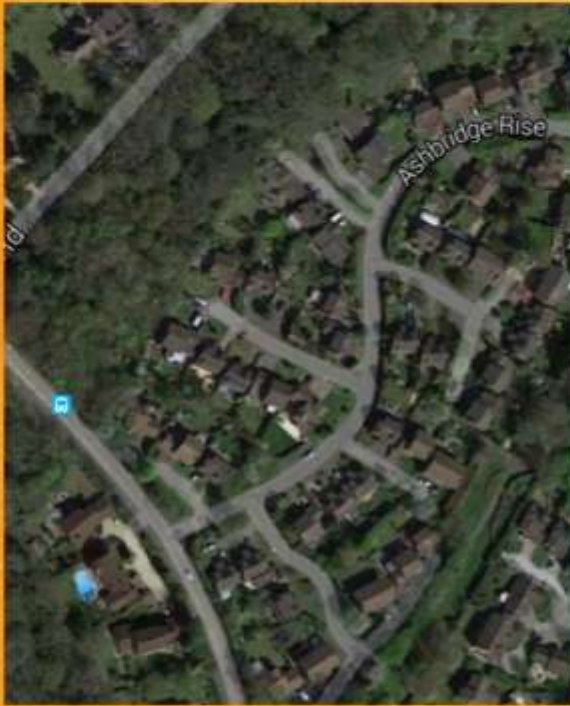


McLean Homes in a superb
Hampshire environment



Ashbridge Rise
(lower end)

Melbury



Millers Dale, Hursley Road,
Chandlers Ford, Hampshire.

Phase 2

McLean
CREATIVE BUILDERS

FROM
£49,950

The Vanburgh

4 Bedroom Detached Home, Bathroom, Shower Room, Double Garage, Central Heating.

If you're looking for a home with flair and fascination then look no further. The Vanburgh has all the ingredients of a quality home with an exciting difference. Don't expect to walk into the Vanburgh with a 'seen-it-all' before casualness because the refreshing approach is going to surprise you. The corridor hallway steers you into the heart of the home - step into the living room, glance at the attractive fireplace feature then look up! An eighteenth century-style Cathedral ceiling and studio balcony looks down. Don't take to the stairs yet - slip back into the hallway, under the feature walk-through into the galley kitchen. A gorgeous size, beautifully equipped and big enough for informal meals with an adjacent laundry/utility area incorporated. Useful adjoining door to the double garage. A down-stairs shower and vanitory room - very useful, and two ground floor bedrooms. Make one into a study or formal dining room or the third bedroom with its fitted wardrobe and adjacent shower room would make an ideal grannie-flat.

Back through the living room and upstairs. Now you're on the studio balcony (used to be called the minstrels gallery in stately home days) and walk around the last two bedrooms. The master bedroom with its fitted double wardrobe is next to the deluxe family bathroom. This is a house to get lost in - in the nicest possible way. There's a sense of loving family care about this very latest McLean home which will grow on you day by day. We said it was different!

ACCOMMODATION Sizes converted from metric and therefore approximate • **Ground Floor** • Entrance Porch • Reception Hall • Lounge/Dining 23' 10" x 12' 10" • Dining Room or Bedroom 4 10' 6" x 8' 10" (Optional partition or open plan with hall) • Kitchen 17' 6" x 8' 10" overall • Utility/Laundry 8' 4" x 4' 6" • Bedroom 3 10' 6" x 8' 10" plus wardrobe • Bathroom 2 (Vanitory Shower) 6' 10" x 6' 3" overall • Double Garage 19' 9" x 17' 0" overall • **First Floor** • Bedroom 1 14' 4" x 9' 0" inc. wardrobe • Bedroom 2 12' 10" x 10' 10" • Studio Balcony 12' 10" x 6' 6" • Family Bathroom 1 9' 0" x 6' 0" • Linen Cupboard.



GROUND FLOOR PLAN

FIRST FLOOR PLAN

Melbury Phase 2

Millers Dale, Hursley Road, Chandlers Ford, Hampshire.

Following the successful introduction of other McLean developments within Millers Dale we now introduce Melbury Phase Two. Melbury occupies a superb land setting and is literally framed in preserved woodland and gracefully contoured leisure spaces. Without doubt this is the finest residential setting in the South of England and its treatment demonstrates our care for a quality life style whilst fully preserving the natural environment.

Chandler's Ford, now part of the enlarged Borough of Eastleigh, retains a special flavour of its own. Mainly residential in character and surrounded by leafy lanes and undulating countryside. It has its own very pleasant shopping area and enjoys considerable leisure and community facilities within the Borough.

FROM
£47,650

The Hamilton

4 Bedroom Detached House, Garage, Central Heating.

Complemented by selected facing bricks and town-and-country windows, the Hamilton sets the style for modern functional living. The welcoming entrance hall contains the guests cloakroom and a through archway to the discreetly placed stairway.

The pleasant double doored lounge has a gracefully bowed window and a traditional fireplace. Through double doors again to the separate dining room which in turn connects to the superbly equipped McLean kitchen. A secondary door provides direct access to the hall thus reducing traffic in the living areas. A few steps away is a breakfast/utility room, for use as desired, with dual access to garage or garden.

The four bedrooms in the Hamilton make an excellent first floor plan with fitted wardrobes in the Master Bedroom. A delightfully stylish family bathroom with colour/trend suite and accessories and efficient Gas Fired Heating completes the comforting quality of this home.

ACCOMMODATION Sizes converted from metric and therefore approximate • **Ground Floor** • Entrance Hall including Guests Cloakroom, stairway and understairs store • Living Room plus bay window 15' 8" x 12' 4" • Dining Room with French Window 11' 4" x 10' 4" • Fitted Kitchen 10' 4" x 9' 10" • Breakfast Room/Utility 9' 1" x 7' 10" • Single Garage 18' 3" x 8' 6" (Double Garages available on some plots) • **First Floor** • Bedroom 1 plus wardrobes 13' 7" x 9' 9" • Bedroom 2 11' 10" x 10' 6" overall • Bedroom 3 plus cupboard 10' 6" x 7' 1" • Bedroom 4 plus cupboard 10' 6" x 7' 1" • Family Bathroom 7' 4" x 7' 0" overall • Linen Cupboard.



GROUND FLOOR PLAN

FIRST FLOOR PLAN

FROM
\$43,000

The Augusta

3 Bedroom Detached House, Integral Garage, Central Heating.

Introducing a bright new cottage-style detached home which departs from the conventional – both externally and internally.

Dormer bedroom windows, set in an interesting double roof line are complemented by mellow brickwork, pretty town-and-country windows and a country-cottage door.

Internally, the Augusta has an excellent accommodation spread which is excitingly different. The hall, for example, has a full height cathedral ceiling which creates impressive visual space and includes a full-view stairway and guests cloakroom. The double door entrance from the hall reveals a large double aspect room which combines lounging and dining – although there is a 'natural division' between the two rooms which can be screened if desired. Here too is a welcoming open fireplace feature. Stepping from the dining room into the McLean kitchen reveals a beautiful kitchen/diner, superbly equipped and including a built-in servery and sliding patio doors. An open archway leads to a compact laundry cubicle and a secondary door connects kitchen with the integral garage.

In the Augusta you have wonderfully shaped bedrooms with quaint dormer windows and angled ceilings. The master bedroom is really big and includes a vanitory shower and double wardrobes. The remaining bedrooms have single built-in wardrobes. The bathroom is typically McLean – nobody makes them nicer – and the whole first floor plan spreads out from a gallery landing, capped by the cathedral ceiling. As we have said, this is a brand new McLean home – we can't wait to build and furnish one and we're sure you'll be equally excited about the Augusta.

ACCOMMODATION Sizes converted from metric and therefore approximate • **Ground Floor** • Entrance Hall • Living Room 17' 5" x 11' 3" • Dining Room 9' 6" x 8' 0" • Kitchen with Breakfast area 17' 10" x 8' 7" • Laundry 6' 6" x 6' 3" • Integral Garage 17' 3" x 9' 3" • **First Floor** • Bedroom 1 including wardrobes and ensuite Vanitory Shower 20' 10" x 11' 1" • Bedroom 2 plus wardrobe 10' 4" x 9' 1" • Bedroom 3 plus wardrobe 9' 1" x 8' 10" • Fitted Bathroom • Linen Cupboard.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

FROM
\$58,450

The Cleve

4 Bedroom Detached House, 2 Bathrooms, Double Garage and Central Heating.

Entering into the welcoming hall one has a sense of intrigue as the plan begins to unfold. Note the unobtrusive position of the stairway in the reception hall. The double doors to your right lead into an excellent full length lounge with its stately bay window and a built-in fireplace – a welcome return of a traditional English home feature.

The dining room has a large conservatory style bay and from here we enter the 'working heart' of the home. This includes a space planned kitchen; plus a family room annex, a utility room, a guests cloakroom and a hobbies room with rear door access into the garage. Certainly an interesting cluster.

The master bedroom is ensuite with its own vanitory shower room and also has a spacious built-in-wardrobe. The other three bedrooms are all sensibly sized. The deluxe colour-plan bathroom is centrally situated to serve the whole upper plan; so too is the family linen cupboard.

The double garage, projecting at a right angle to the main body of the house provides a 'court-yard' to the entrance as well as giving an added sense of security.

A great home which provides comfort and contentment for your family.

ACCOMMODATION Sizes converted from metric and therefore approximate • **Ground Floor** • Entrance Hall • Living Room (plus bay) 19' 6" x 11' 0" • Dining Room 10' 6" x 10' 0" overall • Fitted Kitchen combined with Family Room 19' 6" x 9' 8" overall • Guests Cloakroom • Utility Room 10' 10" x 5' 8" • Hobbies Room 8' 0" x 7' 0" • Double Garage 17' 9" x 16' 0" • **First Floor** • Bedroom 1 (including built-in-wardrobe) 13' 9" x 9' 2" overall • Ensuite Vanitory Shower 9' 2" x 5' 3" overall • Bedroom 2 12' 2" x 9' 2" • Bedroom 3 12' 0" x 9' 0" • Bedroom 4 (plus cupboard) 10' 0" x 8' 9" • Fitted Bathroom 7' 0" x 7' 0" • Linen Cupboard.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Melbury

Phase 2

GENERAL INFORMATION

Chief Executive and Administration Eastleigh Borough Council, Civic Offices, Leigh Road, Telephone: 4646.

Citizens Advice Bureau 91 Leigh Road, Eastleigh.

Dept. of Employment and Productivity 7 Derby Road, Eastleigh, Telephone: 3407.

Electricity Southern Electricity Board, West Bargate, Southampton, Telephone: Southampton 23871.

Gas Southern Gas Board, Customer Service Department, City Wall House, Portland Terrace, Southampton, Telephone: Southampton 34111.

Water Supply Southern Water Authority, Hampshire River and Water Division, Marland House, Civic Centre Road, Southampton, Telephone: Southampton 34731.

Public Transport Hants and Dorset Motor Services Ltd., Market Street, Eastleigh, Telephone: Eastleigh 3245.

British Rail, Passenger Information

Telephone: Southampton 29393.

Police Police Station, Leigh Road, Eastleigh.

Telephone: Eastleigh 2291 (In emergency 999).

Fire Service Hampshire County Council Headquarters, Telephone: Winchester 4411 (In emergency 999).

General Post Office and Telephones (All Departments)

59 High Street, Southampton, Telephone: Southampton 831299.

Taxi Rank Station Front, Southampton Road, Eastleigh.

Library Chandler's Ford - Hursley Road, SO5 2FT.

Telephone: Chandler's Ford 5323.

Leisure Fleming Park Sports Centre (With Indoor Swimming Pool, Squash Courts, Sauna and Solarium), Tennis courts.

bowling greens and putting greens are provided at Fleming Park; Tennis Courts at Hiltigbury Playing Field, Bishopstoke Road Playing Field and Fryern Hill; and putting greens at Bishopstoke Road Playing Field and Fryern Hill, and the Fleming Park Golf Course.

Schools Chandler's Ford County Infants, Kings Road,

Chandler's Ford, Telephone: Chandler's Ford 2655.

Chandler's Ford County Juniors, Merdon Avenue,

Chandler's Ford, Telephone: Chandler's Ford 65255.

Thornden Secondary School, Winchester Road, Chandler's Ford.

Eastleigh College of Further Education, Chestnut Avenue,

Eastleigh.

Hospitals Wessex Nuffield Hospital (Private), Winchester

Road, Chandler's Ford, Telephone: Chandler's Ford 69811.

Southampton General Hospital, Tremona Road,

Southampton, Telephone: Southampton 777222.

Places of Worship St. Boniface, Hursley Road, Chandler's Ford.

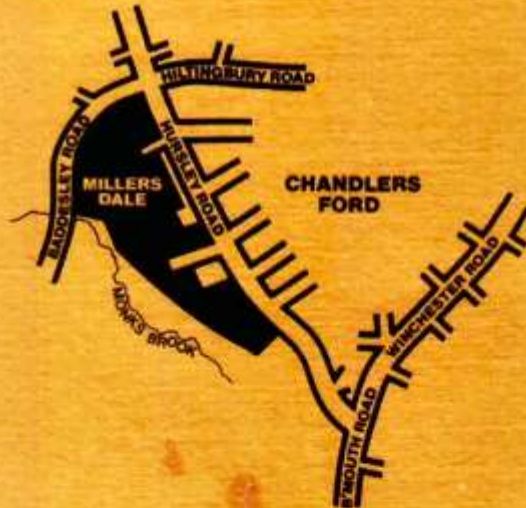
St. Martin in the Wood, Queen's Road, Chandler's Ford.

Methodist Church, Winchester Road, Chandler's Ford.

Plymouth Brethren, Gospel Hall, Falkland Road, Chandler's Ford.

Church of St. Edward the Confessor, Winchester Road,

Chandler's Ford.



LEGEND MELBURY PHASE TWO

H. Hamilton. 4 Bedroom Detached Home. Single or Double Garage.

A. Augusta. 3 Bedroom Detached Home. Integral Garage.

V. Vanburgh. 4 Bedroom Detached Home. Double Garage.

CL. Cleve. 4 Bedroom Detached Home. Double Garage.

Note: This advanced site layout is cleared for planning permission but may be subject to amendments as desired by the Engineers.

Plans and Specifications as detailed may be subject to change. Room sizes are converted from metric for readers convenience and are therefore approximate. Information provided in this brochure is prepared for the interest and guidance of purchasers but does not form part of any contract or constitute an offer.

McLean

CREATIVE BUILDERS

McLean Homes Southern Limited,
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Romsey, Hampshire.
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