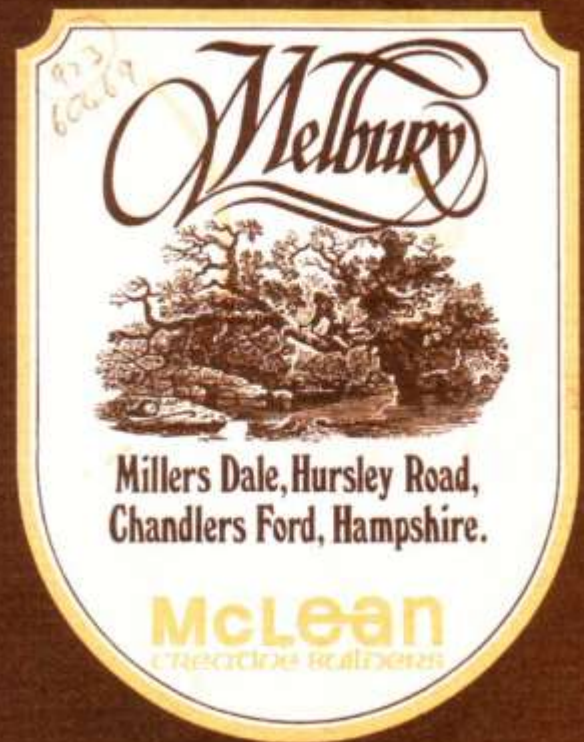


McLean Homes in a superb
Hampshire environment



Ashbridge Rise



Melbury

Millers Dale, Hursley Road, Chandlers Ford, Hampshire.

McLean have been building fine homes for the past fifty years, during which time they have pioneered many new techniques and new ideas. They have also pointed the way ahead for both home builders and home buyers alike.

Today, as part of the Tarmac Group and one of the country's leading home builders, McLean continue to lead the way with attractive, practical homes in pleasantly controlled environments. Whatever size or price of home you are looking over you will quickly discover a consistency of building quality; coordinated design and planning and first rate specification which sets McLean apart from other builders. And the difference shows – it's what has made McLean a household name in homemaking.

Following the successful introduction of McLean's first development, Ashburnham, within Millers Dale we now introduce Melbury. Millers Dale is somewhat unique in British Homebuilding because, probably for the first time, a Management Developer is controlling and coordinating several selected builders in the interests of the total project and its future residents. Melbury occupies a superb land setting to the north of Ashburnham and it 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.

Chandlers Ford, now part of the enlarged Borough of Eastleigh, retains a special flavour of its own placid, neat and very relaxing. Mainly residential in character and surrounded by leafy lanes and undulating countryside, it has its own very pleasant shopping area and enjoys the considerable leisure and community facilities within the Borough. Chandlers Ford offers the best of all worlds; a relaxed healthy life style for those fortunate enough to live here, but with fast road communication to the Commercial and Industrial centres where we have to work. Catching a train into London or flying to the Continent from Eastleigh or taking a short drive to the coast – all these things are easily achieved from Chandlers Ford – as we say, living at Melbury offers the best of all worlds.

McLean
creative builders

The Cleve

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

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

On entering the welcoming entrance hall one has an immediate sense of intrigue as the plan begins to unfold. The double doors to your right lead into an excellent full length lounge with a traditional bay window on the front aspect. Floor to ceiling glazed panel and double door opening onto the rear garden. The focal point of this delightful room is a built-in fireplace—a welcome return of a traditional British home feature.

Beyond the separate dining room, with its large bay, we enter the 'working heart' of the home. This includes a space planned fitted kitchen; with a family room annex, plus a utility room, guests cloakroom, and a hobbies room. This certainly is an interesting cluster.

Rear access from the double garage into the home is via the utility room.

And so to the upstairs, note the sheltered and unobtrusive position of the stairway in the reception hall. The master bedroom is ensuite with its own shower/vanitory room and also includes a spacious built-in wardrobe.

The other three bedrooms are all sensibly proportioned. The deluxe colour co-ordinated bathroom is conveniently situated in a central position to serve the whole upper plan, so too is the family linen cupboard.

So there you are, the Cleve briefly described. Only when you see the real thing will you enthuse with its room-to-room excitement. A great house which can provide family security and deep seated contentment in the nicest possible way.

ACCOMMODATION Sizes converted from metric and therefore approximate
Ground Floor • Entrance Hall (including stairway) 11' 2" x 10' 9" overall • Living Room (plus bay window) 19' 6" x 11' 0" • Dining Room (including bay) 10' 6" x 10' 0" overall • Fitted Kitchen combined with Family Room Annex, 19' 6" x 9' 8" overall • Guests Cloakroom Utility Room 10' 10" x 5' 6" • 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 10' 0" x 9' 0" • Bedroom 4 (plus corner cupboard) 10' 0" x 8' 9" • Fitted Bathroom 7' 0" x 7' 0" • Linen Cupboard • Gas Fired Central Heating.

Melbury

Groundhome 57950
 Hamble 52/500
 Rosemead 57250
 Newbury 44950



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.

Plan
 £58,250



The Augusta

3 Bedroom Detached House, Garage, Central Heating.

Introducing a bright new chalet-style detached home by McLean 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, guests cloakroom and linen cupboard. The double door entrance to the right 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 in to the McLean kitchen reveals a beautiful kitchen/family room: 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.

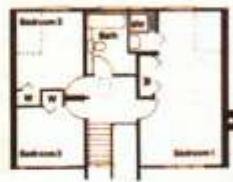
Because the house is 'chalet-style' this produces wonderfully shaped bedrooms with quaint dormer windows and angled ceilings. The master bedroom is spacious and includes a vanitory shower and double wardrobes. The remaining bedrooms have single built-in wardrobes. The bathroom is typically McLean – nobody 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 are equally excited about the Augusta.

ACCOMMODATION Ground Floor • Hall including Cloakroom, Linen Cupboard and Staircase 20' 9" x 6' 7" • Living Room plus bay window 17' 5" x 11' 3" • Dining Room 9' 6" x 8' 0" • Kitchen with seating area 18' 0" x 8' 6" • Garage 17' 3" x 9' 3" • **First Floor** • Bedroom 1 plus en suite shower and wardrobes 21' 0" x 11' 3" • Bedroom 2 plus wardrobe 10' 6" x 9' 3" • Bedroom 3 plus wardrobe 9' 3" x 9' 0" • Fitted Bathroom.

From
£41,750



GROUND FLOOR PLAN



FIRST FLOOR PLAN

The Hamilton

4 Bedroom Detached House, Garage, Central Heating.

Here is a very satisfying elevation with a strong roof line and a secondary roof over garage and porch, complemented by selected facing bricks and town-and-country windows. The Hamilton sets the style for modern, functional accommodation within, starting with the welcoming entrance hall and adjacent guests cloakroom and a through archway to the discreetly placed stairway.

Double doors from the hall lead into a pleasant lounge with a bowed window and a feature fireplace giving homely character. 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.

All four bedrooms in the Hamilton make an excellent first floor plan. Fitted wardrobes are in the Master Bedroom and corner cupboards are in two other bedrooms. All complemented by a delightfully stylish family bathroom with colour-trend suite and accessories. Efficient gas fired heating to radiators completes the comforting warmth of this home.

From
£44,950

ACCOMMODATION Ground Floor • Hall including Cloakroom, Cupboard and Staircase 16' 3" x 9' 0" • Living Room plus bay window 16' 0" x 12' 6" • Dining Room plus french doors 11' 6" x 10' 6" • Kitchen 10' 6" x 10' 0" • Breakfast Room 9' 3" x 8' 0" • Garage 18' 3" x 8' 7" • **First Floor** • Bedroom 1 plus wardrobe 14' 0" x 10' 0" • Bedroom 2 12' 0" x 10' 0" overall • Bedroom 3 10' 6" x 7' 3" • Bedroom 4 plus wardrobe 10' 6" x 7' 3" • Fitted Bathroom.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

21'6" x 26'6"

The Rosemoor

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

An impressive home in the best English tradition. The rugged double bay, the expansive secondary roof and contrasting mellow textures add style and pace to this sturdy elevation. Internally the Rosemoor has an excellent spread of thoughtfully planned accommodation complemented by its quality and finish.

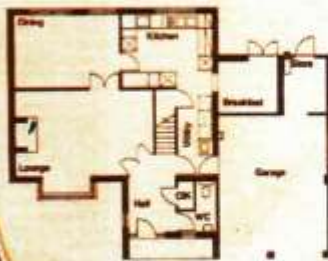
A neat hallway, with adjacent guests cloaks leads through double doors to a delightful lounge with its square bay and attractive feature fireplace. Leading again through double doors to the formal dining room, with connecting door to the kitchen, nice and square for easy working, providing space a plenty with its generous array of worktops and storage units. Adjacent is a convenient utility/laundry area with understairs storage and then through a secondary archway to an intimate breakfast room which has double doors leading to the garden.

The upper floor provides four comfortable bedrooms in logical sequence. The master bedroom is rather special, with its square bay, wall-to-wall wardrobes and ensuite bathroom. The family bathroom is convenient to other bedrooms and so too is the linen cupboard.

The double garage has a rear store cum workshop with both rear door access to the garden and inner access to the house. Let your fingers walk around this plan: look at the circulation and the space. Really exciting isn't it. And you're assured of accompanying flair and quality in true McLean style.

Prem
£56,250

ACCOMMODATION Sizes converted from metric and therefore approximate • Ground Floor • Recess Porch • Entrance Hall • Guests Cloakroom and Coats Locker • Lounge 18' 11" x 12' 0" plus bay window • Dining Room 14' 4" x 10' 0" • Deluxe Kitchen 13' 0" x 10' 0" • Utility Area 10' 0" x 5' 3" • Breakfast Room 9' 9" x 8' 0" • Double Garage 18' 6" x 16' 0" • Adjoining Rear Store 8' 0" x 5' 9" • **First Floor** • Master Bedroom plus bay window and wall to wall wardrobes 14' 6" x 10' 6" • Ensuite Bathroom 8' 3" x 6' 6" • Bedroom 2 11' 9" x 9' 10" • Bedroom 3 9' 1" x 8' 6" • Bedroom 4 8' 6" x 7' 0" • Family Bathroom 8' 0" x 5' 2" • Linen Cubicle.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

The Cranborne

3 Bedroom Detached Bungalow, Bathroom, Shower Room, Single or Double Garage, Central Heating.

A charming, traditionally styled Bungalow with town and country windows and pleasant facing brick finish.

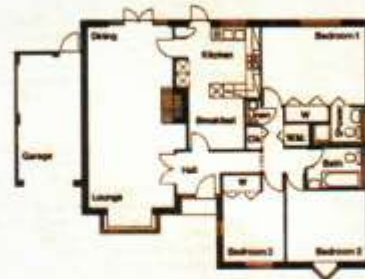
The carefully planned interior has a large double aspect lounge/dining room with a square bay on the front aspect and french windows leading to the garden plus the delight of an attractive fireplace feature. The welcoming reception hall provides access to the living area and to the kitchen, with an inner hall leading through an archway to the bedroom wing.

The kitchen is typically McLean, handsomely equipped and with secondary access to the dining area - big enough too for a breakfast/brunch area. The master bedroom has a fitted double wardrobe and is ensuite with a shower and vanity room. The cloaks, linen cupboard and washing machine cubicle are in a convenient cluster off the inner hall. The second bedroom is pleasantly attractive with the added interest of a dainty oriel window. Bedroom 3 can be used alternatively as a study or single parent room - it too includes fitted wardrobes. The family bathroom is colour-planned and design co-ordinated.

A single or double garage is available in accordance with the master site plan and the luxurious warmth of efficient central heating adds the final comfort-touch to this most excellent bungalow.

Prem
£51,950

ACCOMMODATION Sizes converted from metric and therefore approximate • Recessed porch • Entrance Hall • Combined lounge and Dining Room plus bay window 25' 6" x 12' 0" • Deluxe Kitchen 12' 0" x 10' 0" overall • Breakfast Area 8' 0" x 7' 0" • Master Bedroom plus fitted wardrobe 14' 6" x 11' 0" • Ensuite Shower/Vanity 7' 6" x 5' 3" overall • Utility Cluster (Linen, cloaks, washer cubicle) • Family Bathroom 8' 3" x 5' 7" • Bedroom 2 11' 3" x 10' 0" • Bedroom 3 12' 3" x 8' 9" • Single Garage 17' 9" x 9' 0" or Double Garage 17' 9" x 17' 0" approx.



GROUND FLOOR PLAN

Melbury

GENERAL INFORMATION

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

Citizen's 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 Hilingbury 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.

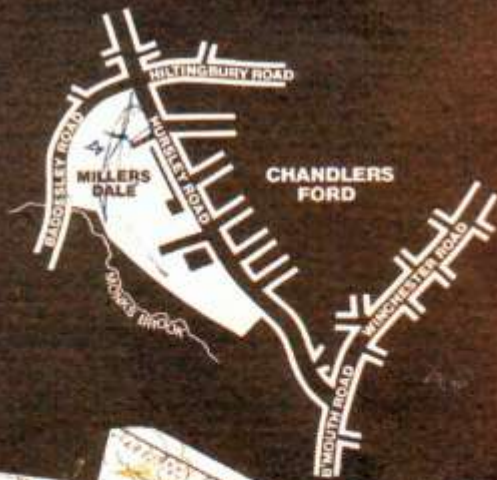
Places of Worship St. Boniface, Hursley Road, Chandler's Ford.

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.

- CL. Cleve. 4 Bedroom Detached House with Double Garage.
- R. Rosemoor. 4 Bedroom Detached House with Double Garage.
- C. Cranborne. 3 Bedroom Detached Bungalow with Single or Double Garage.
- AG. Augusta. 3 Bedroom Detached House with Integral Garage.
- H. Hamilton. 4 Bedroom Detached House with Single or Double Garage.

Note: This advanced plan is cleared for Planning Permission but subject to any amendment as desired by the Engineers.

McClean
Creative Builders

McClean Homes Southern Limited,
Rivermead House, Abbey Meads,
Romsey, Hampshire.
Telephone: 516077.