



Charlecote Drive

Kentwell

Exciting new
homes with the French look.



Millers Dale, Hursley Road,
Chandlers Ford, Hampshire.

McLean
creative builders

Kentwell

In rather less than one year Millers Dale has achieved the pre-eminence of having become Hampshire's finest residential address. McLean, already active on several neighbourhood developments here, now proudly introduce Kentwell to follow on their continuing success.

Kentwell is situated on the lower slopes towards Ramally Copse and is fringed by some very fine conservation lands and green spaces.

The homes being presented at Kentwell are new to McLean and are certainly new and unique to Millers Dale. We have emulated the French style of the Brittany region which has been reproduced again and again through the centuries as very pleasing architecture. In order to present the best of both worlds we have retained English appointment and standards internally.

La Moselle

3 Bedroom Detached Home, Garage, Central Heating.

Like its namesake there's a certain sparkle and headiness about La Moselle. Bright painted finish contrasts with dark stained timbers and blue brickwork corners. Whichever elevation you choose to view from you will find that La Moselle is full of surprising dimensions and interests.

A neat guests cloakroom leads off the compact hall entrance which in turn leads into the living room. The visual size of the combined living and dining room is breathtaking because it takes in two sizeable wall-to-wall dimensions. This includes the stairway as an inclusive feature and a corner kitchen — impressively equipped with continental store units and work tops to McLean standards. As a family room it really works well and is a true winner at party times — the true test, we think, of any home is in the way it copes with entertaining people!

Adjacent to the kitchen is an ideal utility — cum all purpose room with the facility to tuck away your autowasher behind closed doors. Garage and garden access is provided from the utility room.

Upstairs you have three fine bedrooms. A main bedroom with a double wardrobe and fold aside doors; a second double bedroom and a single or nursery bedroom. Add to this McLeans fabulous bathroom, colour selected by you personally, a usefully located linen cupboard, and gas fired heating with its modern day efficiency and economy. So there you have it — a bright new sparkling home — La Moselle.

ACCOMMODATION Sizes are approximate • **Ground Floor** • Hall, Guests Cloakroom • Lounge 19'0" x 11'0" overall • Dining Room 9'9" x 8'6" • Fitted Kitchen 10'3" x 9'4" • Utility Room 10'0" x 8'6" • Garage 17'0" x 9'0" • **First Floor** • Bedroom 1 plus wardrobe 12'6" x 10'3" • Bedroom 2 10'0" x 10'0" • Bedroom 3 9'0" x 9'0" • Deluxe Bathroom 6'10" x 6'6" • Linen Cupboard.



Ground Floor

First Floor

£36,450

La Vouvray

4 Bedroom Detached House, Integral Double Garage, Central Heating.

La Vouvray is the largest of our French style homes at Kentwell. Not only is it impressive in its width and dimension but it is also very impressive in its accommodation spread. One look at the plan will reveal the planning detail which has gone into this truly fabulous home.

Entrance hall and an inner corridor takes you into the heart of the home. From here the ground floor rooms spread out in a co-ordinated plan. Dining room and lounge are separate with a selected brick feature wall acting as a buffer between the dining room and inner corridor. The rear aspect lounge has a large conservatory style bay with double door walk out to the garden. There is also a rear aspect study.

As you walk into the kitchen/breakfast room we expect you to express astonishment at its sheer size and magnificence.

Upstairs are 3 bedrooms, including a superb principal bedroom, ensuite shower and dressing area with built-in wardrobes.

A second bedroom with built-in wardrobe and a third smaller bedroom. Plus a divine family bathroom. It seems that space does not permit us to go into full detail but content yourself by studying the plan and then wait until you see the real thing in its delightful Kentwell setting.

ACCOMMODATION Sizes are approximate • **Ground Floor** • Entrance Hall/Guests Cloakroom/Coats Cupboard • Lounge 14'3" x 12'3" • Dining Room 14'0" x 12'3" • Study 10'3" x 7'3" • Kitchen/Breakfast Room 17'0" x 10'6" • Double Garage 17'6" x 16'6" • **First Floor** • Bedroom 1 including ensuite bathroom, wardrobe and dressing room 19'10" x 10'6" overall • Bedroom 2 with wardrobes 14'6" x 10'3" • Bedroom 3 9'6" x 9'3" • Deluxe Family Bathroom • Linen Cupboard.



Ground Floor

First Floor

n/a

La Bordeaux

4 Bedroom Detached House, Double Garage, Central Heating.

A pristine fresh Brittany style elevation in white painted external finish set off with dark stained timbers, blue brickwork corners and charcoal grey slate rooves.

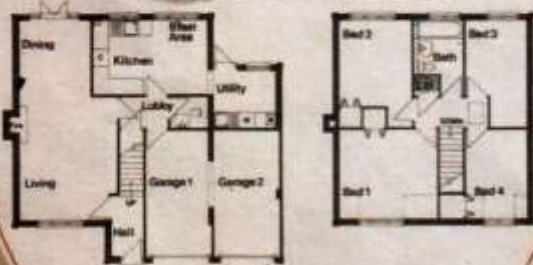
From the neat entrance hall one enters into the living area which combines lounging and dining functions into one large beautiful room. There are two windows, one on the front aspect and rear French Windows leading out to the garden. An open fire is re-introduced, and there is a useful understairs store tidy which gets rid of flutters effortlessly.

A small inner lobby leads from the living area to an ultra smart McLean kitchen, decked out with continental units of ample store and work top capacity. A breakfast corner near the garden window is a thoughtful addition. An archway links the kitchen to a fitted utility room. It is complete with a deep sink and plumbed for an auto washer etc., and the easy-to-get-at gas fired boiler is installed here too. Also from the living room lobby one has access to the guests toilet and the double garage.

The French/Tudor style dormers set in a steep angled roof add shape and interest to the front aspect bedrooms. These, together with the two rear bedrooms are all of a good size and three of them have recessed wardrobes with fold aside doors.

The McLean bathroom is, as ever, supremely comfortable and cosy with colour choice bathroom suite and complementary tiling, plus a centrally located family linen cupboard. La Bordeaux brings a hint of french style living to a delightful English setting.

ACCOMMODATION Sizes are approximate • **Ground Floor** • Hall/Lobby/Guests Cloakroom • Living/Dining Room Combined 25' 4" x 12' 9" • Fitted Kitchen 14' 10" x 9' 6" • Utility 8' 0" x 7' 3" • Double Garage 17' 3" x 16' 3" • **First Floor** • Bedroom 1 plus Wardrobe 12' 9" x 11' 6" overall • Bedroom 2 plus Wardrobe 11' 0" x 9' 6" • Bedroom 3 13' 6" x 8' 0" overall • Bedroom 4 11' 6" x 8' 0" overall • Deluxe Bathroom 9' 6" x 6' 0" • Linen Cupboard.



Ground Floor from First Floor

£45,350

La Chablis

3 Bedroom Detached House, Double Garage Annex, Central Heating.

Here is one of those pretty Chalet homes with the look-alike look — French-style of course!

It has all the ingredients to stimulate lots of interest in its attractive contours and in its use of contrasting materials and textures.

La Chablis will readily appeal to the smaller established family or the professional couple. It is certainly designed with them in mind because it takes little effort to keep neat and tidy and in no way is it a time consuming chore.

The Lounge and Dining Room are combined as one room but the front aspect dining room divides naturally. An open fire is a focal feature of the room and there is a full height French Window overlooking the garden.

Being self contained, it avoids unnecessary toing and froing into this private area. Adjacent to the hall is the third ground floor bedroom which can be put to alternative uses: study, work room etc.

You will agree with our kitchen—sizeable and functional and equipped to unusually high McLean standards. A compact Utility/Laundry Room complete with 2nd toilet is in a central position within the ground floor plan. The double garage is positioned away from the house and to complement the plot shape.

Upstairs are two Cottage Bedrooms with Dormer Windows and angled ceilings, both having generous sized wardrobes with fold aside doors. Bedroom One also houses the linen cupboard. Then into the deluxe bathroom, fitted with latest design suite, gleaming accessories and complementary tiling. To complete the perfect home La Chablis has efficient gas fired heating to radiators.

ACCOMMODATION Sizes are approximate • **Ground Floor** • Entrance Hall • Lounge/Dining Room Combined 24' 6" x 12' 4" • Fitted Kitchen 10' 0" x 9' 0" • Utility/W.C. 10' 0" x 5' 6" • Bedroom 3 Study 9' 9" x 7' 0" • **First Floor** • Bedroom 1 plus Wardrobes 15' 3" x 11' 0" • Bedroom 2 plus Wardrobes 15' 3" x 8' 2" • Deluxe Bathroom 6' 6" x 6' 3" • Linen Cupboard.



Ground Floor First Floor

N/A.

Kentwell

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 Hillingbury 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.

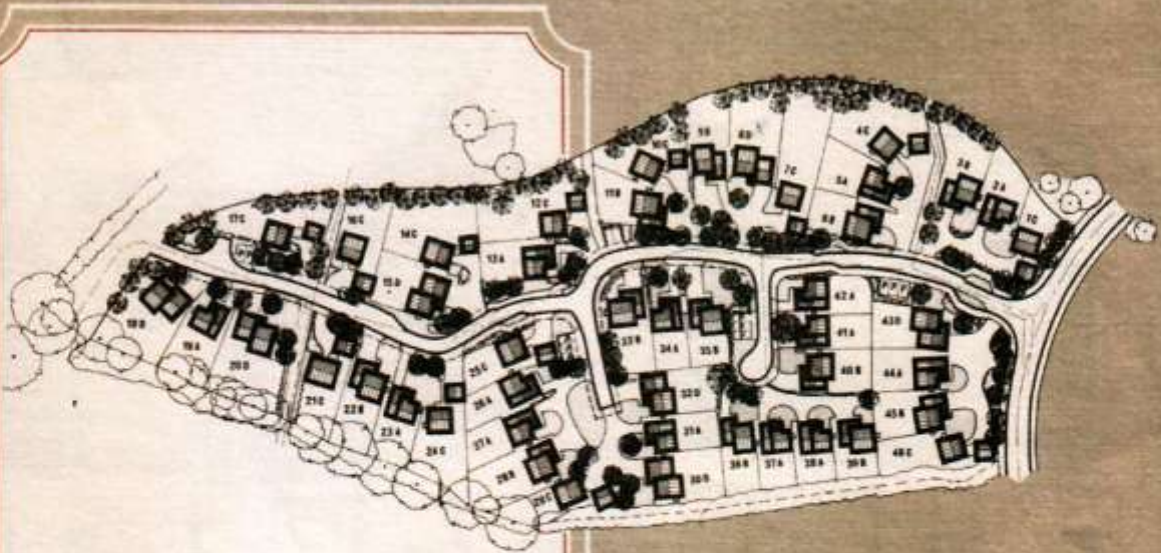
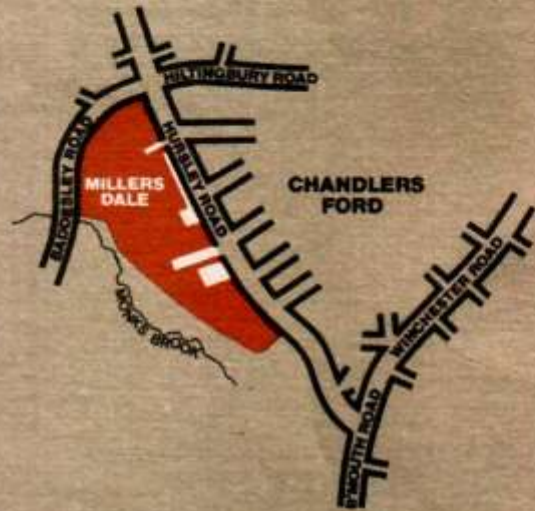
Methodist Church, Winchester Road, Chandler's Ford.

Plymouth Brethren, Gospel Hall, Faikland Road, Chandler's

Ford.

Church of St. Edward the Confessor, Winchester Road,

Chandler's Ford.



KENTWELL LEGEND

- A. LA MOSELLE. 3 Bedroom Detached with Utility and Garage.
- B. LA BORDEAUX. 4 Bedroom Detached, with Utility and Double Garage.
- C. LA CHABLIS. 2 Bedroom Detached with Study, Utility and Double Garage.
- D. LA VOUVRAY. 3 Bedroom Detached with Study, Breakfast Room, ensuite Shower and Double Garage.

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

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