



OAKLANDS

AT WHITELEY MEADOWS

A STUNNING COLLECTION OF
2, 3 & 4 BEDROOM HOMES



COUNTRYSIDE
Homes



Discover
THE PERFECT PLACE
to call home

Welcome to Whiteley Meadows – an attractive collection of 2, 3 & 4 bedroom homes located at the heart of a brand new Hampshire community.

Set around a neighbourhood centre offering generous open space, and within easy reach of the many community areas and amenities that make up the wider development, Whiteley Meadows has been designed to make it easy for people to come together.

Each home has been created to provide quality, efficiency and comfort in equal measure, while allocated parking and excellent transport links maximise convenience. The result is a home where anyone from first time buyers and commuting professionals to established families and downsizers can flourish.





Education
Cornerstone Primary School

Oaklands at Whiteley Meadows finds the perfect balance between the buzz of the city, the beauty of the countryside and the calm of the coast.



Entertainment
Mayflower Theatre, Southampton



Shopping
Whiteley Shopping



Leisure
Meadowside Leisure Centre



Food & Drink
Bar + Block, Whiteley Shopping

The immediate local area puts spectacular countryside right on your doorstep where you can take endless walks through meadows, around woodland and along riverbanks. With so much nature nearby, it's easy to forget you are just 20 minutes from Southampton city centre. When you also consider that the beach is a similar distance away, it becomes clear just how special this location is.

ESSENTIALS

From Whiteley Meadows you can find everything you need for everyday life nearby. There is a supermarket, GP and dental surgeries, a post office and a pharmacy all within a five-minute drive.

FOOD & DRINK

Despite its name, Whiteley Shopping offers much more than just retail. Its long list of cafés and restaurants includes many of the family favourites and can satisfy most cravings for breakfast, lunch and dinner.

EDUCATION

There are several nursery, primary and secondary schools conveniently located within 10 minutes by car. Furthermore, Southampton offers a number of options for higher education, with a choice of colleges and universities.

LEISURE

The local area is blessed with an abundance of beautiful countryside, including the River Hamble and the south coast, which is less than 30 minutes away by car. Alternatively, there are plenty of indoor activities nearby, including a swimming pool, gym and climbing centre.

SHOPPING

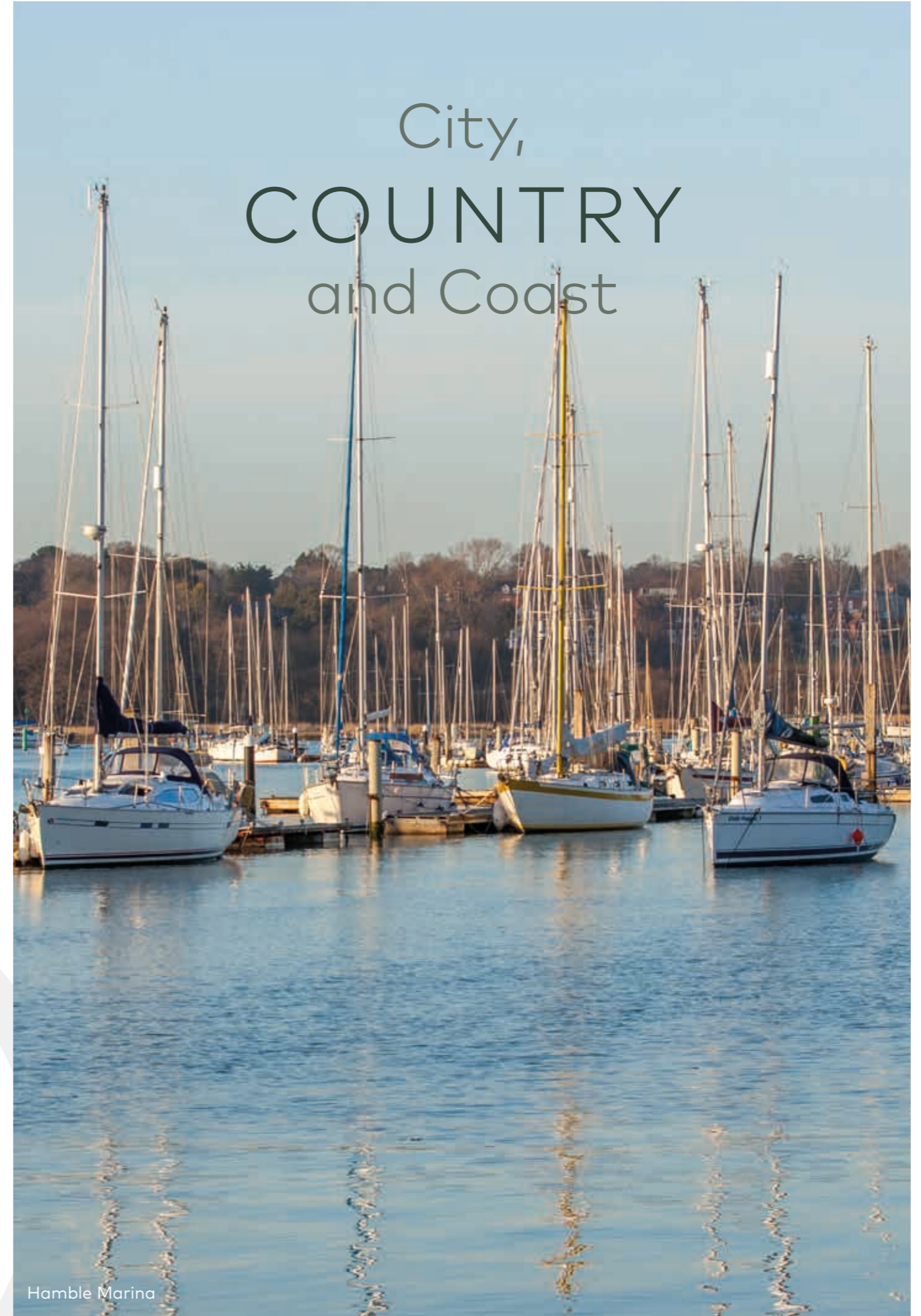
Whiteley Shopping is located 1.6 miles down the road and plays home to a huge selection of shopping. From stationery to jewellery to sportswear and spectacles, there is something to suit most tastes and needs.

CONNECTIONS

Easy access to the M27 motorway opens up a gateway to Southampton, Portsmouth and the rest of the south coast. Alternatively, Botley Station is a six-minute cycle ride away and operates services to London Waterloo in around 90 minutes.

ENTERTAINMENT

Film fans will love the nine-screen cinema that's just a six-minute drive away. However, if you prefer the magic of a stage show, there are a choice of theatres in and around Southampton, which can be reached in as little as 20 minutes.



City, COUNTRY and Coast

Hamble Marina

WHY BUY NEW?

Whether you are a first-time buyer, need more space, downsizing or making an investment, there's a whole host of reasons to buy a new build home.

From buying a brand-new efficient property that's never been lived in and that doesn't require any DIY to the wide range of schemes that are available to help you buy, we believe a new home is the right decision for you.

01.

OUR HOMES ARE 40%* MORE ENERGY EFFICIENT, HELPING YOU SAVE MONEY ON YOUR BILLS.

Our passive design features such as insulation measures that are beyond the Building Regulations requirements to aid in keeping the temperatures of the home balanced, warm in the winter and cool in the summer.



05.

BE PART OF A NEW COMMUNITY

Getting to know your neighbours is important, that's why prior to you moving in we arrange an event to introduce you to other homeowners and the Countryside team.

7 REASONS TO BUY NEW

02.

NO MAJOR DIY NECESSARY AND A BLANK CANVAS FOR YOUR UNIQUE STAMP

With a new build home, you get all the latest in kitchen and bathroom designs. So, the moment you get the keys, you can put your feet up and relax.

03.

A SELECTION OF SCHEMES TO SUIT EVERYONE

First-time buyers can choose from schemes such as Deposit Assist, while existing homeowners may want to consider our Assisted Move or Home Exchange schemes. Another option, the Deposit Unlock scheme, is open to both first-time buyers and existing homeowners.

04.

PEACE OF MIND WITH A 10-YEAR WARRANTY AND INSURANCE

All homes come built to National House-Building Council (NHBC) standards – the technical benchmark for newly-built homes. As standard, our homes come with long-term reassurance of a 10 year NHBC warranty insurance.

06.

THERE'S NO FORWARD CHAIN

Buying a new build can help take away the stress of getting stuck in a lengthy chain, as the home you are moving into will have never been occupied, helping make your move to your new Countryside home as hassle free as possible.

07.

AN OPPORTUNITY FOR INVESTMENT

Investing in a new-build home comes with plenty of benefits. You will be buying a home that tenants can move straight into without the need to find money for renovations. We build our homes in sought-after locations that are attractive to buyers and renters alike. Our high-quality homes also come with the reassurance of a 10-year warranty. Along with regular rental income in the short-term, you will also be able to enjoy long term capital growth as house prices rise.

* Average Countryside SAP is 84.2 compared to the national average in England which is 66 according to the English Housing Survey.



COMMITMENT to our CUSTOMERS

We believe that moving into a new community and a new home should be an enjoyable and exciting experience. We aim to make our customers' journey from reservation to post-completion as enjoyable and stress free as possible.

In addition to this we aim to deliver a consistent approach to product delivery. Regardless of whether a customer has purchased directly from us or via a multi tenure partnership model, everyone can expect the same quality from our homes.

We continually strive to improve our customers' experience. This comes in many forms from providing training to our teams to help them excel at what they do, investing in solutions across the business to ensure we work and engage with our customers as efficiently and diligently as possible, through to thorough reviews and inspections of the properties we build.



COUNTRYSIDE
Homes

ABOUT Countryside

Countryside is a leading UK home builder and urban regeneration partner. We believe that where we live matters. We're passionate about creating places where people aspire to live.

All our developments carry a signature style and character, designed to work for the way people live today with exacting standards and sustainable credentials combined to create places that stand the test of time. As a result we hold more Housing Design Awards than any other developer. From the character of the homes we build to the planning and unique detailing of environments, our creative approach to place making provides a greater sense of belonging, spirit of neighbourhood and quality of life.

*We create places
people love.*



Beam Park



Ashmere, Eastern Quarry



How to FIND US



KEY

- | | | |
|------------------------------|---------------------------|--------------------------------|
| 1 Whiteley Shopping Centre | 5 Little Gems Pre-school | 9 Cineworld Cinema |
| 2 Botley Railway Station | 6 Whiteley Primary School | 10 M27 |
| 3 Swanwick Railway Station | 7 The Elm Tree Inn | 11 Brookfield Community School |
| 4 Cornerstone Primary School | 8 The Horse & Jockey | |

Whiteley Meadows, Whiteley Way SO30 2HB
P: 01489 250 355
W: countrysidepartnerships.com/whiteley-meadows



OAKLANDS

AT WHITELEY MEADOWS

DEVELOPMENT LAYOUT



COUNTRYSIDE
Homes



OAKLANDS DEVELOPMENT LAYOUT



- The Olympia**
4 Bedroom Home
Plots 62, 70, 76, 86, 89 & 100
- The Parwood**
4 Bedroom Home
Plots 90, 91, 98, 99, 101, 102 & 103
- The Stoneleigh**
3 Bedroom Home
Plots 58, 69, 73, 74 & 77
- The Addington**
3 Bedroom Home
Plots 61, 63, 65, 75 & 83
- The Hickstead**
3 Bedroom Home
Plots 57, 59, 85, 87 & 97
- The Richmond**
3 Bedroom Home
Plots 39, 44, 54, 60, 64, 66, 82, 84 & 92
- The Rutland**
3 Bedroom Home
Plots 104, 105 & 106
- The Badminton**
2 Bedroom Home
Plots 55, 56, 67, 68 & 88
- Shared Ownership**
- Affordable Rent**
- Private Rented**
- BCP** Bin Collection Point
- v** Visitor Parking



OAKLANDS

AT WHITELEY MEADOWS

THE ADDINGTON

3 Bedroom Home



- Spacious 3 bedroom home with single garage and parking for two cars
- Inviting open plan kitchen/dining area with double doors to the rear garden
- Separate living room
- Energy efficient solar panels
- 3 good sized bedrooms with bedroom 1 boasting an en suite shower room

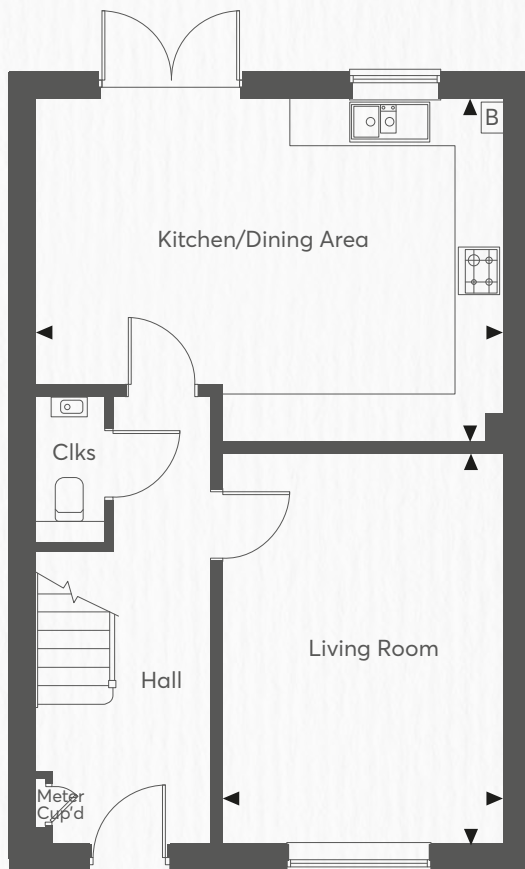


COUNTRYSIDE
Homes

THE ADDINGTON

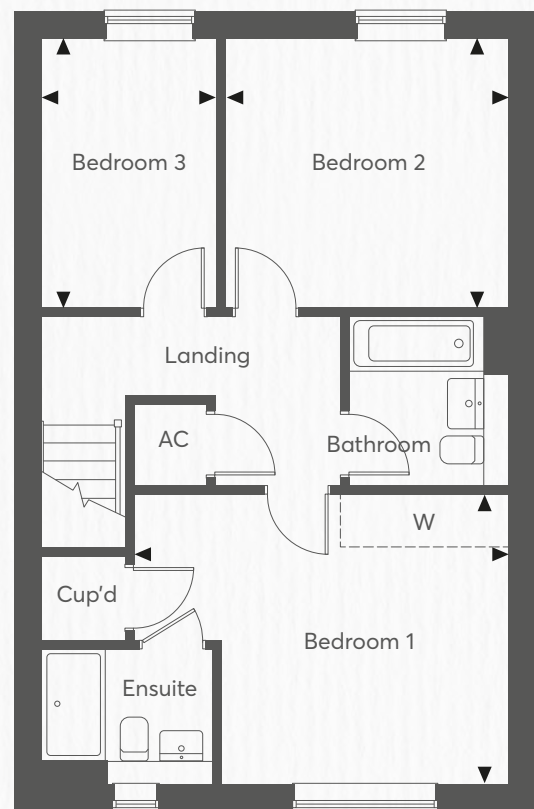
3 Bedroom Home

GROUND FLOOR



Kitchen/Dining Area	5.87m x 4.35m	19'3" x 14'3"
Living Room	4.94m x 3.56m	16'2" x 11'8"

FIRST FLOOR



Bedroom 1	4.75m x 3.69m	15'7" x 12'1"
Bedroom 2	3.61m x 3.42m	11'10" x 11'3"
Bedroom 3	3.42m x 2.24m	11'3" x 7'4"

W - Denotes space for wardrobe - C - Cupboard - AC - Airing Cupboard - B - Boiler - MC - Meter Cupboard.

Dimensions may vary by 50mm dependent on plot. Please speak to a Sales Consultant for further details. Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. Please note: to increase legibility these plans have been sized to fit the page. As a result each plan may be a different scale to others within this document. Computer generated image, indicative only.



OAKLANDS

AT WHITELEY MEADOWS

THE BADMINTON

2 Bedroom Home



- 2 bedroom semi-detached property with double allocated parking
- Spacious living room with double doors leading to the rear garden
- Energy efficient solar panels
- Convenient downstairs cloakroom and understairs storage
- Two double bedrooms

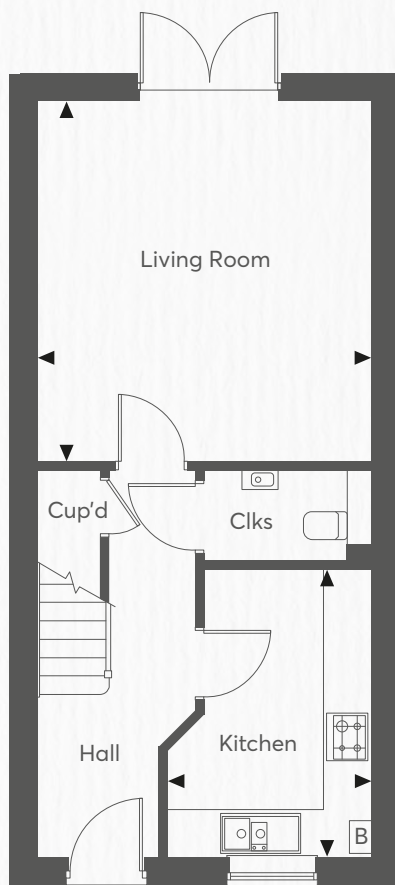


COUNTRYSIDE
Homes

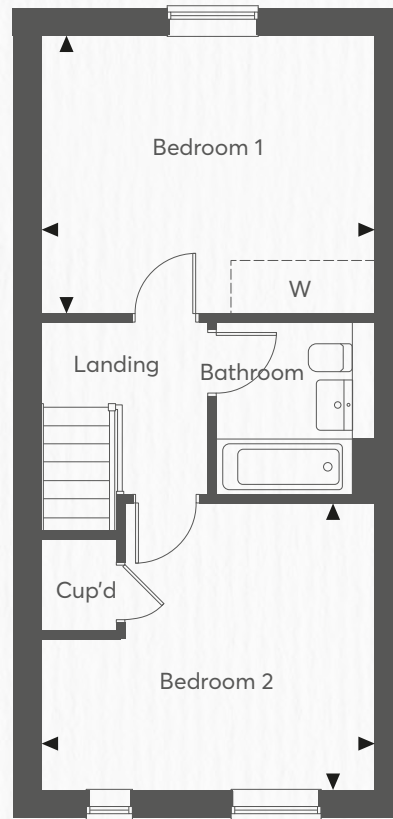
THE BADMINTON

2 Bedroom Home

GROUND FLOOR



FIRST FLOOR



Kitchen	3.64m x 2.60m	11'11" x 8'6"
Living Room	4.55m x 4.23m	14'11" x 13'11"

Bedroom 1	4.23m x 3.53m	13'11" x 11'7"
Bedroom 2	4.23m x 3.64m	13'11" x 11'11"

W- Denotes space for wardrobe - C - Cupboard - AC - Airing Cupboard - B - Boiler.

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OAKLANDS

AT WHITELEY MEADOWS

THE HICKSTEAD

3 Bedroom Home



- Spacious 3 bedroom detached home with double allocated parking
- Inviting open plan kitchen/dining area with double doors to the rear garden
- Energy efficient solar panels
- Downstairs cloakroom and convenient under stairs storage
- 3 good sized bedrooms with bedroom 1 having the added convenience of an en suite shower room



COUNTRYSIDE
Homes

THE HICKSTEAD

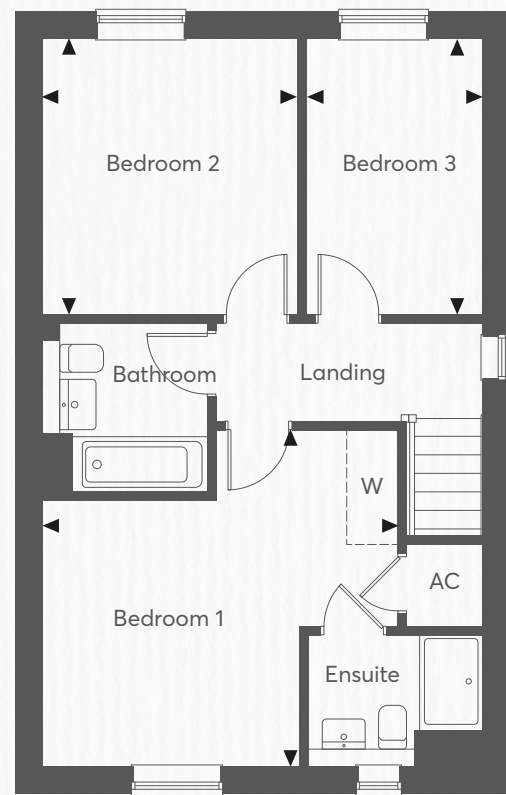
3 Bedroom Home

GROUND FLOOR



Kitchen/Dining Area	5.57m x 3.46m	18'3" x 11'4"
Living Room	4.31m x 3.41m	14'1" x 11'2"

FIRST FLOOR



Bedroom 1	4.50m x 4.27m	14'9" x 14'0"
Bedroom 2	3.50m x 3.24m	11'5" x 10'7"
Bedroom 3	3.50m x 2.26m	11'5" x 7'5"

W - Denotes space for wardrobe - C - Cupboard - AC - Airing Cupboard - B - Boiler.

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OAKLANDS

AT WHITELEY MEADOWS

THE RICHMOND

3 Bedroom Home



- Spacious 3 bedroom detached home with double allocated parking and single garage
- Open plan kitchen/dining area perfect for entertaining with double doors to the rear garden
- Separate living room with feature bay window
- Convenient separate utility with access to the rear garden
- 3 good sized bedrooms with ensuite to bedroom 1

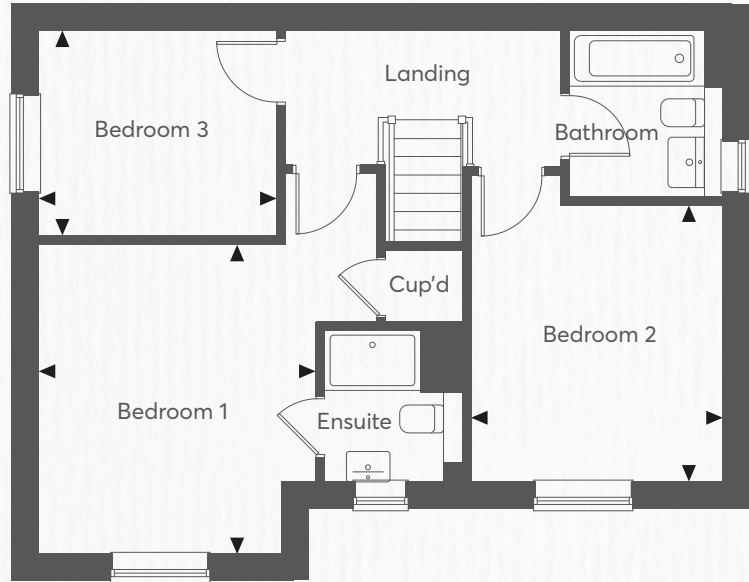


COUNTRYSIDE
Homes

THE RICHMOND

3 Bedroom Home

FIRST FLOOR



Bedroom 1	3.90m x 3.52m	12'9" x 11'6"
Bedroom 2	3.87m x 3.10m	12'8" x 10'2"
Bedroom 3	3.03m x 2.61m	9'11" x 8'6"

GROUND FLOOR



Kitchen	3.65m x 3.10m	11'12" x 10'2"
Dining Room	3.10m x 2.94m	10'2" x 9'7"
Living Room	5.69m x 3.11m	18'8" x 10'2"

W - Wardrobe - C - Cupboard - AC - Airing Cupboard - B - Boiler.

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OAKLANDS

AT WHITELEY MEADOWS

THE STONELEIGH

3 Bedroom Home



- Spacious 3 bedroom detached home with double allocated parking and garage
- Inviting open plan kitchen/dining/snug area with feature bay window and double doors to the rear garden
- Energy efficient solar panels
- 3 good sized bedrooms and ensuite to bedroom 1

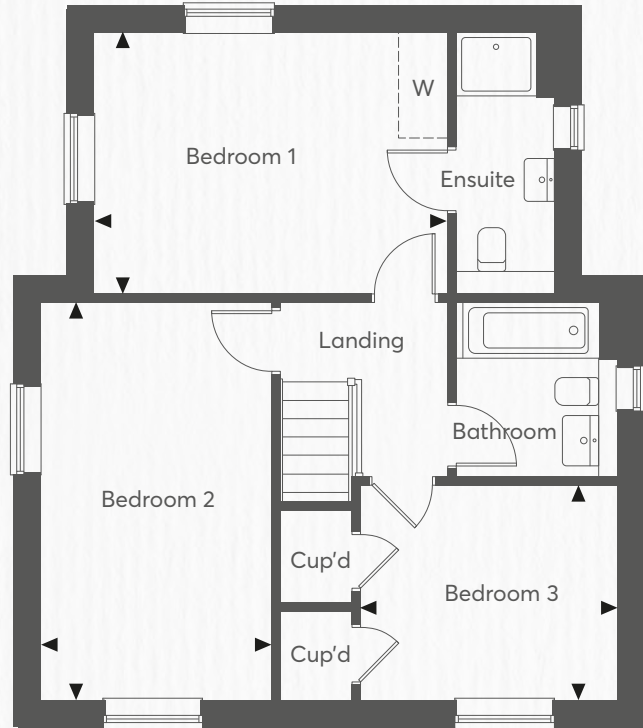


COUNTRYSIDE
Homes

THE STONELEIGH

3 Bedroom Home

FIRST FLOOR



Bedroom 1	4.46m x 3.32m	14'7" x 10'11"
Bedroom 2	5.00m x 2.94m	16'4" x 9'7"
Bedroom 3	3.25m x 2.73	10'8" x 8'11"

GROUND FLOOR



Kitchen	3.28m x 3.06m	10'9" x 10'0"
Dining Room/Snug	6.56m x 3.90m	21'6" x 12'9"
Living Room	5.01m x 3.21m	16'5" x 10'6"

W - Denotes space for wardrobe - C - Cupboard - AC - Airing Cupboard - B - Boiler.

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THE OLYMPIA

4 Bedroom Home



- Impressive 4 bedroom detached home with double allocated parking and single garage
- Spacious kitchen with double doors to the rear garden and an adjoining dining room
- Large separate living room with dual aspect windows filling the room with light
- Convenient separate utility and downstairs storage space
- 4 good sized bedrooms and en suite to bedroom 1



COUNTRYSIDE
Homes

THE OLYMPIA

4 Bedroom Home

FIRST FLOOR



GROUND FLOOR



Bedroom 1	4.68m x 3.15m	15'4" x 10'4"
Bedroom 2	4.34m x 2.75m	14'2" x 9'0"
Bedroom 3	3.05m x 3.03m	10'0" x 9'11"
Bedroom 4	3.09m x 2.78m	10'1" x 9'1"

Kitchen	4.34m x 2.81m	14'2" x 9'2"
Dining Room	5.27m x 4.13m	17'3" x 13'6"
Living Room	5.91m x 3.12m	19'4" x 10'2"

W - Denotes space for wardrobe - C - Cupboard - AC - Airing Cupboard - B - Boiler. *No window to plot 89.

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OAKLANDS

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SPECIFICATION

	2 bedroom home	3 bedroom home	4 bedroom home
Kitchen			
Modern kitchen with laminate worktop including utility	●	●	●
1 bowl stainless steel sink with mixer tap	●	●	●
Integrated single oven with hob	●	●	●
Stainless steel cooker splashback	●	●	●
4 burner gas hob	●	●	●
Integrated extractor	●	●	
Chimney hood			●
Multigrid appliance switching	●	●	●
Pendant light fitting	●	●	●
Space for washer/dryer with housing, plumbing and electrical supply	●	●	●
Space for dishwasher with housing, plumbing and electrical supply	●	●	●
Space for fridge/freezer with electrical supply	●	●	●
Bathroom, En Suites & WCs			
Contemporary white sanitaryware with chrome fittings	●	●	●
Bathroom and en suite white radiator	●	●	●
Hand held shower to bath	●	●	●
Half height tiling to the walls above bath, full height tiling to shower enclosures	●	●	●
Internal Finishes			
Walls in matt white emulsion	●	●	●
Ceilings - flush smooth finish in matt white emulsion	●	●	●
Satin white interior woodwork	●	●	●
Softwood staircase	●	●	●
White internal doors with polished chrome fittings	●	●	●
UPVC windows and French doors to garden	●	●	●
Pendant low energy fittings	●	●	●
Heating, Electrical & Lighting			
White radiators to all rooms	●	●	●
Combi boiler	●	●	●
Carbon monoxide alarm	●	●	●
Smoke alarm detectors	●	●	●
White switches and sockets	●	●	●
TV point to lounge	●	●	●
Heat alarm to Kitchen	●	●	●
Exterior			
Patio slabs to the rear garden	●	●	●
Low energy external light to front door	●	●	●
Sockets and lights to garages on selected homes	●	●	●
External door with multipoint locking system	●	●	●
Peace of Mind			
NHBC 10-year building warranty	●	●	●
First two years' customer service support from Countryside Homes	●	●	●

Home: Development:

I can confirm that I have fully discussed the specification with the purchasers: (Sales Executive Signature)

I confirm that the specification of my new home has been explained to me:

Signed by Purchaser (1): Signed by Purchaser (2):

Dated:

Personalised choices available will vary across homes and developments, all are subject to stage of construction. Please ask your Sales Executive for more information.

Oaklands at Whiteley Meadows
Whiteley Way SO30 2HB

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W: www.countrysidepartnerships.com/whiteley-meadows



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Every care has been taken in the preparation of this brochure. Countryside operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in this brochure. All computer generated images and plans are indicative at this stage and may be subject to change. Variations to the external design and landscaping may occur. Please speak to our Sales Consultants for details of specific plots.