



THE VALLEY

WINCHESTER

A stylish development of two bedroom apartments
available from Winchester City Council

www.thevalleywinchester.com

**0% SHARED
OWNERSHIP**
WINCHESTER





THE VALLEY

WINCHESTER



IMAGINE LIVING HERE...

Building a future for our local community. Affordable quality two bedroom apartments with easy access to footpaths and open spaces – the perfect place to live and work.

The Valley is a new development of two bedroom stylish, high-quality apartments for sale through shared ownership and developed by Winchester City Council. All apartments have their own balcony and an allocated parking space.

ABOUT THE VALLEY

Located within the sloping topography of The Valley, this residential suburb of Winchester offers open spaces which are so important to support the health and wellbeing of communities. Enjoy being active with new landscaped pathways-great for walking, cycling and running with fantastic views across St Catherine's Hill. Set in part of a broader parkland, close to the Royal Hampshire County Hospital, these apartments have been designed to work with the landscape in a sympathetic yet stylish way.



THE CITY OF **WINCHESTER**

As England's ancient capital, Winchester is an exciting city steeped in history, yet bursting with the best of modern day amenities, all in the shadow of the impressive cathedral.

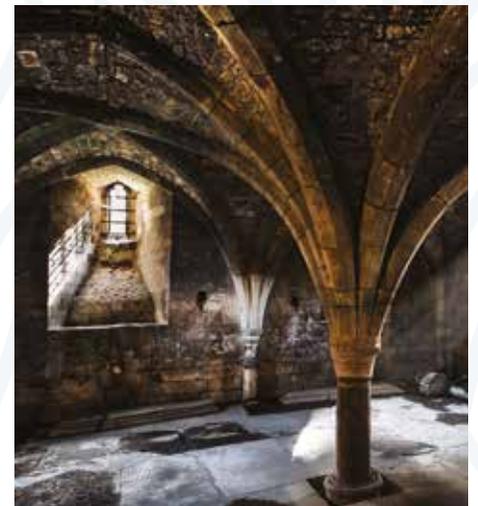
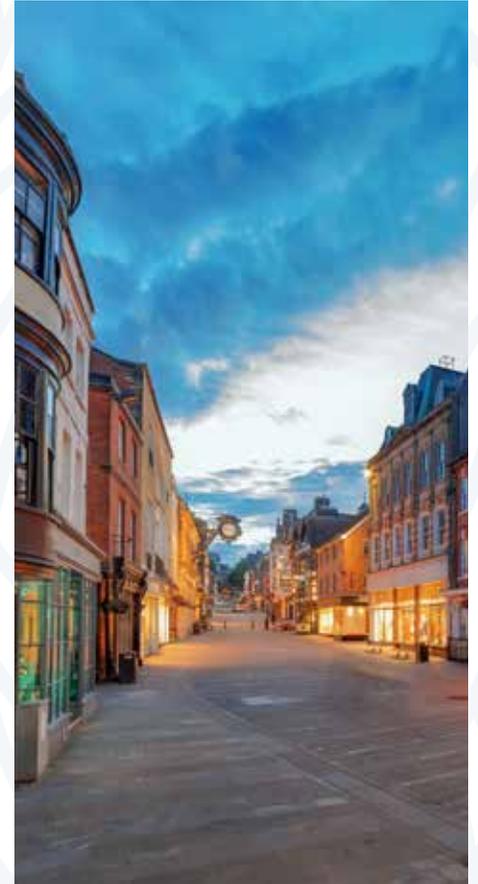
The perfect place to live, work and play...

SHOPPING, DINING & MORE

Large stores, independent shops and boutiques nestle next to each other on the bustling, pedestrianised High Street.

Take a break from your shopping and watch the world go by. Choose from a selection of independent coffee shops and pavement cafes. Sip cocktails as the sun goes down in one of the many bars, before heading into the Square or Market Lane to grab something to eat from one of the stylish gastro pubs or restaurants.

On Sundays, take it easy by alternating between a visit to the largest Farmer's Market in the UK and the Art and Design market on the High Street, or hit the gym or pool at the new Winchester Sport & Leisure Park opening in Spring 2021.



THE CITY OF WINCHESTER

OUT & ABOUT IN WINCHESTER

Enjoy an afternoon in Winchester's diverse, cultural quarter, where with the onset of Spring, the festival season starts, bringing comedy, film and fashion to the city centre.

Recognised as one of the best in Europe, the city also hosts an annual Christmas market from late November onwards, to find last minute gifts and decorations or try some delicious seasonal food.

Getting out and about there is something for everybody - from literary walking tours in the city centre, to cycling the newly restored historic railway line 'Viaduct Way'. Winchester is also the ideal base to explore the beautiful South Downs countryside.





LOCATION

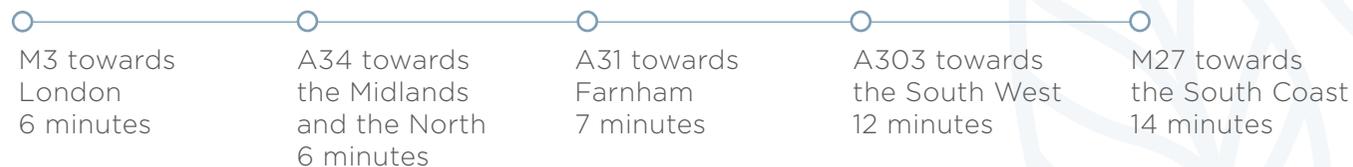
BY FOOT



BY CAR



BY ROAD



BY RAIL



* Excludes parking time.

Journey times are representative and may vary according to travel conditions and time of day.
Source www.googlemaps.co.uk and www.thetrainline.com. Current at time of print: Jan 2021



THE VALLEY
WINCHESTER

SITE PLAN

...with easy access
to footpaths &
open spaces...



KINGSDALE HOUSE

PAGES 10 & 11



Computer generated images are for illustration only.



BELVOIR HOUSE

PAGES 14 & 15



PEWSEY HOUSE

PAGES 12 & 13



THE VALLEY

WINCHESTER

KINGSDALE HOUSE

WILBERFORCE CLOSE
SO22 4FL



SITE PLAN



LEVEL PLANS

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



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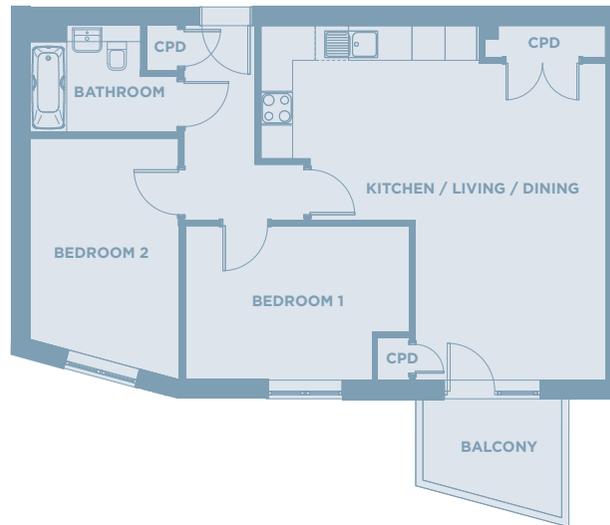
FLOOR PLANS



KINGSDALE PLOTS 1, 4* & 7

Kitchen/Living/Dining	7.51m x 6.29m	24'6" x 20'6"
Bedroom 1	3.46m x 4.06m	11'3" x 13'3"
Bedroom 2	4.52m x 2.70m	14'8" x 8'8"

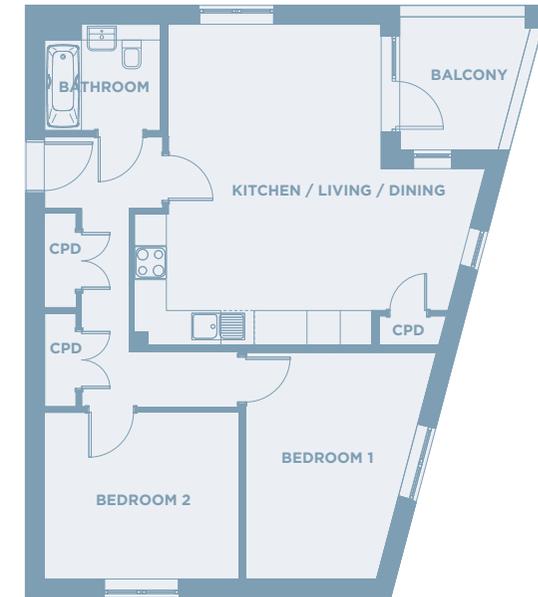
* **Note (Plot 4):** The position of the windows in the Kitchen/Living/Dining space and in both Bedrooms differs slightly from the illustration shown here.



KINGSDALE PLOTS 2, 5* & 8

Kitchen/Living/Dining	6.56m x 5.99m	21'5" x 19'6"
Bedroom 1	4.28m x 2.94m	14'0" x 9'6"
Bedroom 2	4.53m x 2.85m	14'8" x 9'3"

* **Note (Plot 5):** The position of the patio doors and the Balcony differs slightly from the illustration shown here.



KINGSDALE PLOTS 3 & 6*

Kitchen/Living/Dining	6.41m x 6.07m	21'0" x 19'9"
Bedroom 1	4.30m x 3.61m	14'1" x 11'8"
Bedroom 2	3.71m x 3.17m	12'1" x 10'4"

* **Note (Plot 6):** The position of the larger window in the Kitchen/Living/Dining space and the window in Bedroom 1 differs slightly from the illustration shown here.

All floor layouts may be subject to change. Window size and position may be different across some plot types. The dimensions given on the plans are subject to minor variations and are intended for guidance only and are not to be used for carpet sizes, appliances or items of furniture. Measurements have been taken at the longest or widest point. Please check with your sales advisor for more information.

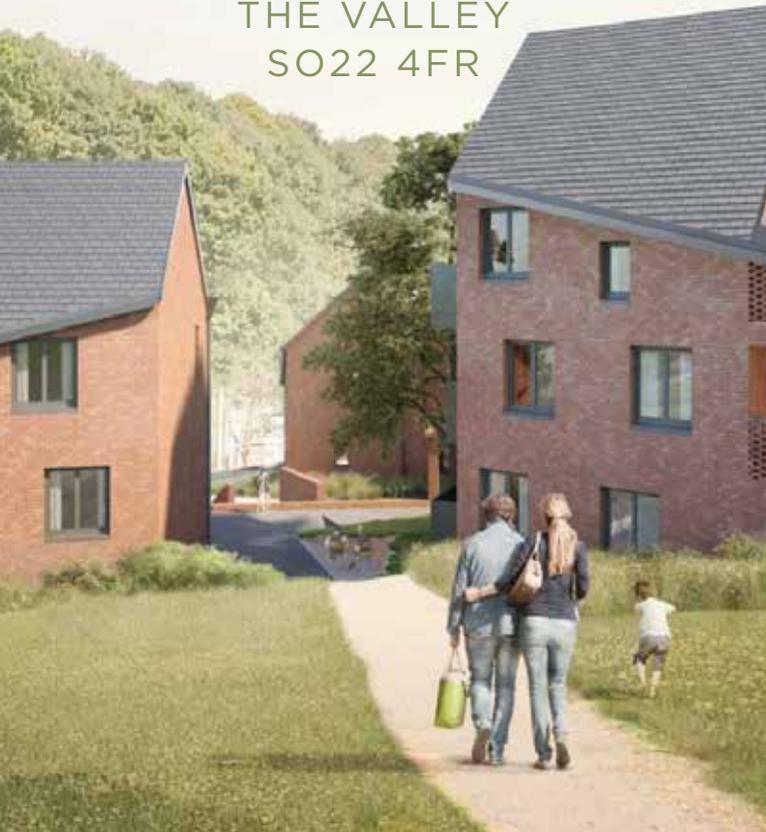


THE VALLEY

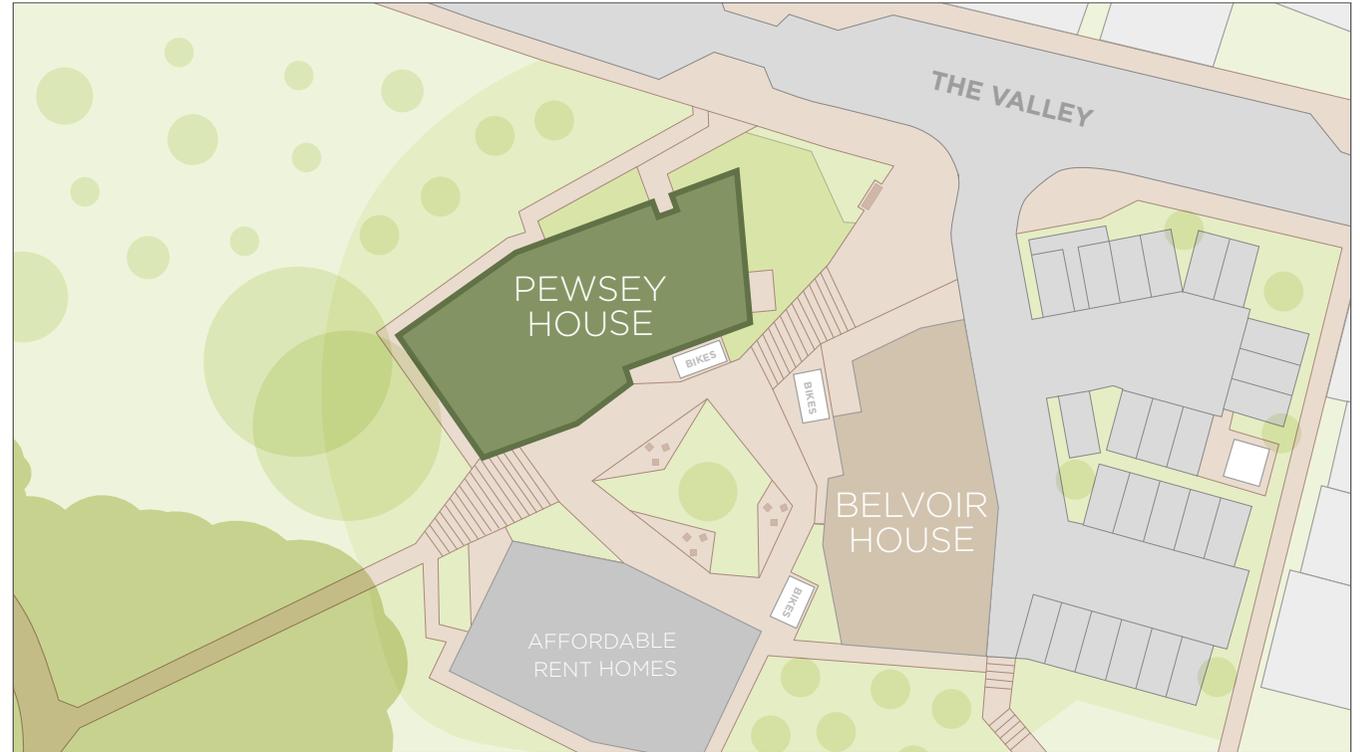
WINCHESTER

PEWSEY HOUSE

THE VALLEY
SO22 4FR

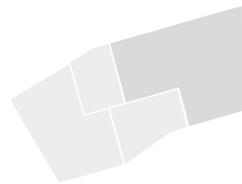


SITE PLAN



LEVEL PLANS

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



< Computer generated images are for illustration only.

FLOOR PLANS



PEWSEY PLOTS 42 & 44*

Kitchen/Living/Dining	6.89m x 6.45m	22'6" x 21'1"
Bedroom 1	4.81m x 2.78m	15'7" x 9'1"
Bedroom 2	4.01m x 3.48m	13'1" x 11'4"

* **Note (Plot 44):** The position of the window in Bedroom 1 differs slightly from the illustration shown here.

PEWSEY PLOTS 43, 45* & 47

Kitchen/Living/Dining	6.57m x 5.99m	21'5" x 19'6"
Bedroom 1	4.28m x 2.94m	14'0" x 9'6"
Bedroom 2	4.50m x 2.82m	14'7" x 9'2"

* **Note (Plot 45):** The position of the patio doors and the Balcony differs slightly from the illustration shown here.

PEWSEY PLOTS 46 & 48

Kitchen/Living/Dining	7.50m x 6.30m	24'6" x 20'6"
Bedroom 1	4.06m x 3.46m	13'3" x 11'35"
Bedroom 2	4.52m x 2.70m	14'8" x 8'8"

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THE VALLEY

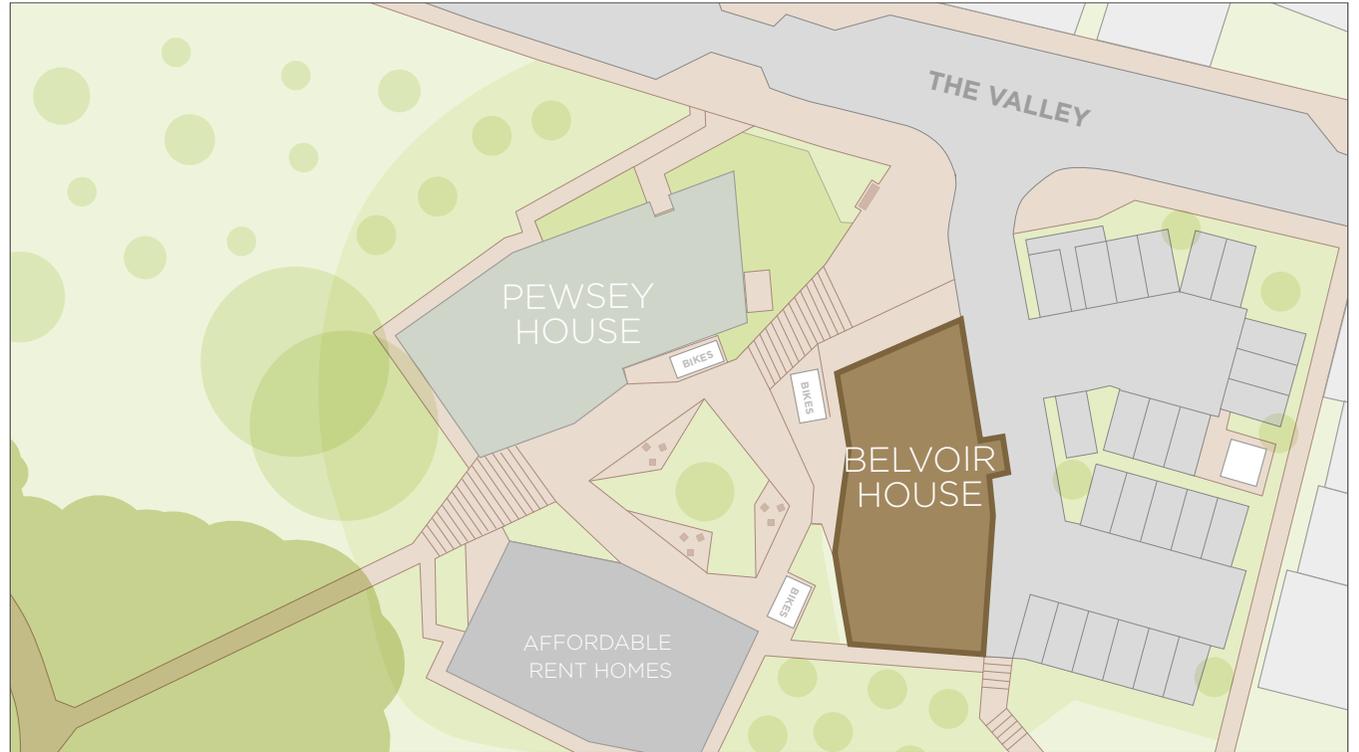
WINCHESTER

BELVOIR HOUSE

THE VALLEY
SO22 4FS



SITE PLAN



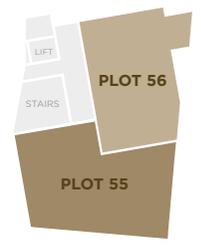
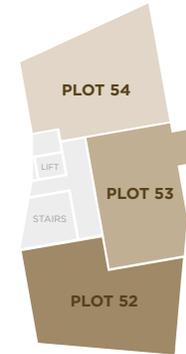
LEVEL PLANS

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR



FLOOR PLANS

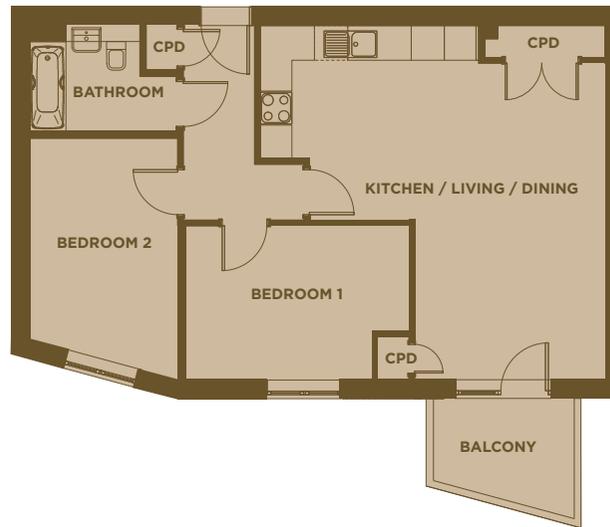


BELVOIR PLOTS 49, 52* & 55**

Kitchen/Living/Dining	7.50m x 6.30m	24'6" x 20'6"
Bedroom 1	4.06m x 3.46m	13'3" x 11'35"
Bedroom 2	4.52m x 2.70m	14'8" x 8'8"

* **Note (Plot 52):** The position of the windows in the Kitchen/Living/Dining space and in both Bedrooms differs slightly from the illustration shown here.

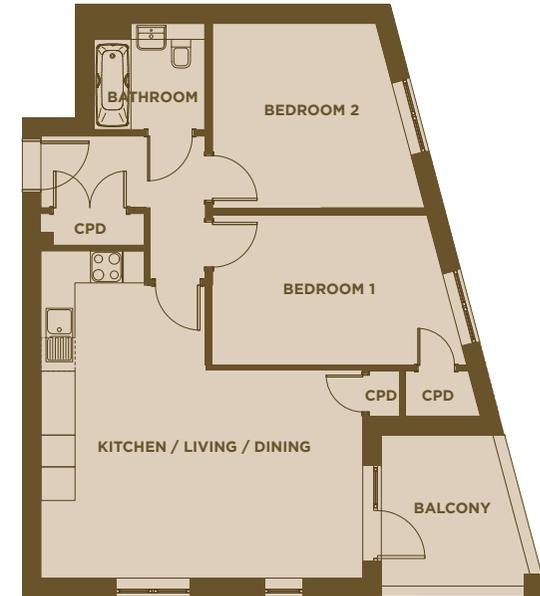
** **Note (Plot 55):** The position of the window in the Kitchen/Living/Dining space - facing out onto the balcony is smaller than the one shown here.



BELVOIR PLOTS 50, 53* & 56

Kitchen/Living/Dining	6.57m x 5.99m	21'5" x 19'6"
Bedroom 1	4.28m x 2.94m	14'0" x 9'6"
Bedroom 2	4.50m x 2.82m	14'7" x 9'2"

* **Note (Plot 53):** The position of the patio doors and the Balcony differs slightly from the illustration shown here.



BELVOIR PLOTS 51 & 54*

Kitchen/Living/Dining	6.89m x 6.45m	22'6" x 21'1"
Bedroom 1	4.81m x 2.78m	15'7" x 9'1"
Bedroom 2	4.01m x 3.48m	13'1" x 11'4"

* **Note (Plot 54):** The position of the windows in both Bedrooms differs slightly from the illustration shown here.

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APARTMENT FEATURES

KITCHEN

- Clerkenwell kitchen in neutral, solid laminate worktops with matching upstand
- Zanussi stainless steel hob, oven & extractor hood
- Lamona sink bowl
- Space for washing machine and fridge/freezer
- Removable unit for dishwasher
- Comfytex (Camargue 572) wood effect vinyl flooring
- White sockets and switches throughout
- Chrome recessed down lighters

LIVING ROOM

- USB socket
- Dimmer lighting switches

BATHROOM

- Bristan white sanitary suite including bath with overhead shower and toughened safety glass shower screen
- Gloss white metro tiles
- Light with integral shaver socket
- Electrically-heated stainless steel towel rail
- Comfytex (Camargue 572) wood effect vinyl flooring

MASTER BEDROOM

- Built-in wardrobes
- USB socket
- Dimmer lighting switch

INTERNAL GENERAL FEATURES

- Gas heating and hot water: Potterton Assure Range
- Airing cupboard
- Smoke, heat and carbon monoxide detectors fitted
- Low energy pendant lighting in bedrooms and hallway
- Aerial points for FM / digital / ability to pick up Sky and Freeview to lounge and bedrooms
- White walls, ceilings and woodwork throughout
- Oak veneer internal doors
- Neutral carpeting throughout except kitchen and bathroom which have Comfytex (Camargue 572) wood effect vinyl flooring
- White recessed down lighters to all areas except for the bedrooms and kitchen

EXTERNAL GENERAL FEATURES

- Communal entrance with video - telephone door entry
- External communal lighting
- Highly engineered aluminium flush casement windows with timber fascia & soffits
- Private balcony
- Allocated parking bay
- Extensive communal paved pathways
- Bike store
- LABC 12-year building guarantee









ABOUT SHARED OWNERSHIP

0% SHARED
OWNERSHIP
WINCHESTER

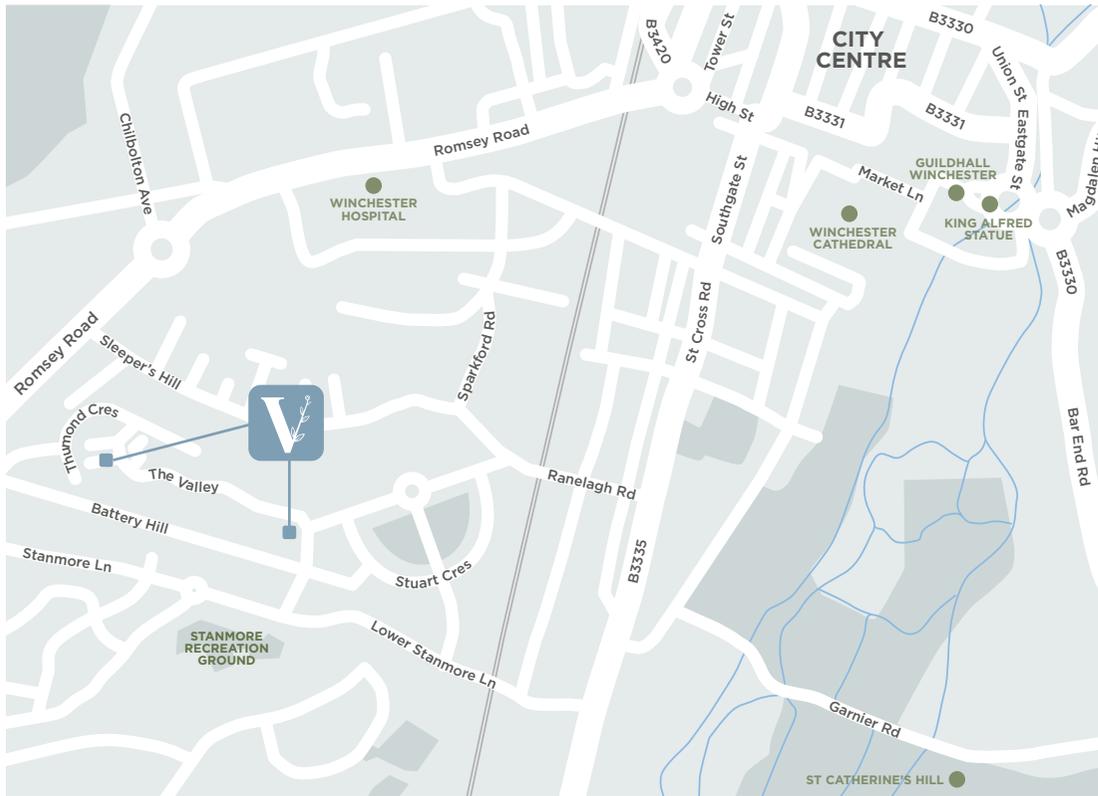
If you think you can't afford to buy your own home, think again.

Shared ownership helps you get on to the property ladder whether as a first time buyer or as somebody who wants to get back into owning their own home. You'll start by buying a share of your new home and then pay affordable rent on the remaining part which is owned by us.

Then, as time goes on, you can buy more shares in your home, until you own it outright. It may all sound complicated, but it's not... We'll be on hand to talk you through the buying process and ongoing responsibilities of owning a shared ownership property. Don't worry, it's all straight forward and simple to understand.

Also known as 'part buy, part rent', shared ownership is backed by the government with further support from Winchester City Council. You'll soon understand that this is a great way to become a home owner with all the opportunities and excitement that this brings. We are looking forward to getting you on that first step!

Visit us at www.thevalleywinchester.com to register your interest and learn more. You will also need to register your interest in shared ownership with Help to Buy South at www.helptobuysouth.co.uk.



THE VALLEY

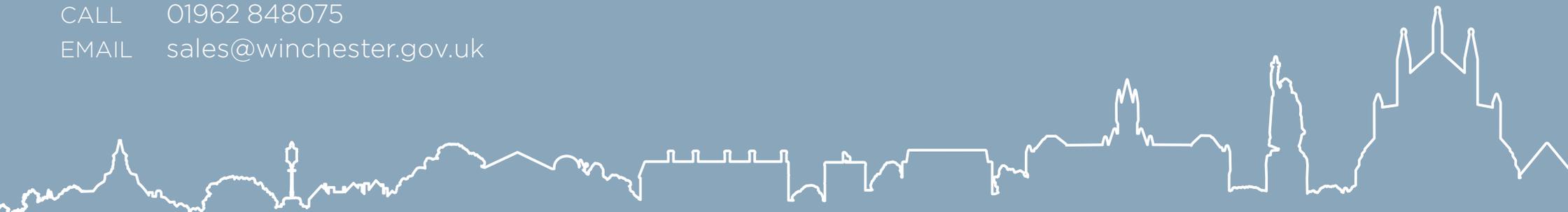
WINCHESTER

STANMORE
WINCHESTER
HAMPSHIRE
SO22 4DG

REGISTER YOUR INTEREST
www.thevalleywinchester.com

MORE INFORMATION

ONLINE www.winchester.gov.uk
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EMAIL sales@winchester.gov.uk



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Winchester
City Council