

The Canopies



LONDON ROAD • HOLYBOURNE

26
PROJECT



HOLYBOURNE, HAMPSHIRE



Project26 are excited to present to the market a very private development of just four individual luxury homes, ready for occupation this autumn.

Hidden behind a cluster of striking mature trees, this development provides a perfect blend of exclusive, sheltered privacy whilst maintaining open south east facing garden space.

Set within the beautiful Jane Austen countryside, the quaint village of Holybourne is ideally situated in a desirable location on the outskirts of Alton.

The Canopies benefits from its rural positioning with a wealth of countryside walks, yet maintaining the convenience of a thriving market town. Alton, which (just a short walk away) offers an eclectic mix of boutique and high street shops, alongside your practical everyday supermarkets.

Alton also boasts a main line station to London. Whether it's a daily commute or a day out to the capital, big city life is little over an hour away. A short car journey through the rolling countryside and you can explore the many local towns, such as Farnham, Basingstoke and Guildford, all offering a broad range of

shopping, entertainment and facilities. A wide choice of exemplary state and independent schools are also all within easy reach, including Alton Infant School, Andrews' Endowed Church of England Primary School, Amery Hill School and Alton College.

These spacious houses will offer a fresh and innovative twist on traditional design, whilst providing everything a growing family requires.

Unique attention to detail and fine finishing sets these homes apart with real open fires, high quality designed kitchens and luxury wet room style showers...



PLOTS 1 & 2 - THREE BEDROOM

Kitchens & Appliances

All kitchens are professionally designed to maximise functionality and style, with island hobs for cooking and entertaining, featuring high quality finishes such as soft closing doors and drawers throughout.

Plots 1 & 3: Modern high gloss handleless kitchen with coordinating worktops to create an iconic contemporary space.

Plots 2 & 4: Traditional shaker style with both modern and classic features to keep its timeless appeal.

- ◆ Double Oven.
- ◆ Island 5 ring gas hob and ceiling hung extractor hood.
- ◆ Integrated 50/50 Fridge Freezer, Dishwasher and Washer/Dryer.

Internal

- ◆ Real open fires to the lounge.
- ◆ Oak staircase handrail and cottage style doors to all rooms.
- ◆ Real hardwood flooring to Kitchens.
- ◆ Built-in wardrobes to indicated bedrooms.
- ◆ Fully acoustically insulated.

Bathroom

- ◆ High spec contemporary ensuite with walk-in wet room style showers, rain drench heads and fixed glass shower screens.
- ◆ High quality Roca Nexo sanitaryware suite with modern square edge chrome taps.
- ◆ Co-ordinated natural stone wall and floor tiling.

Electrical

- ◆ Brushed metal switches and sockets to the ground floor and hallways.



GROUND FLOOR

- ◆ LED spot lights to Kitchen, hall, master bedroom and all wet rooms.
- ◆ Wiring for alarm system.

External

- ◆ Hardwood framed double carport (excluding plot 3).
- ◆ Landscaped gardens with turf as standard (landscaping on CGI indicative only).
- ◆ Paved path and patio.

Please ask the agent for full specification details.

Early reservation may allow for a choice on the finish.

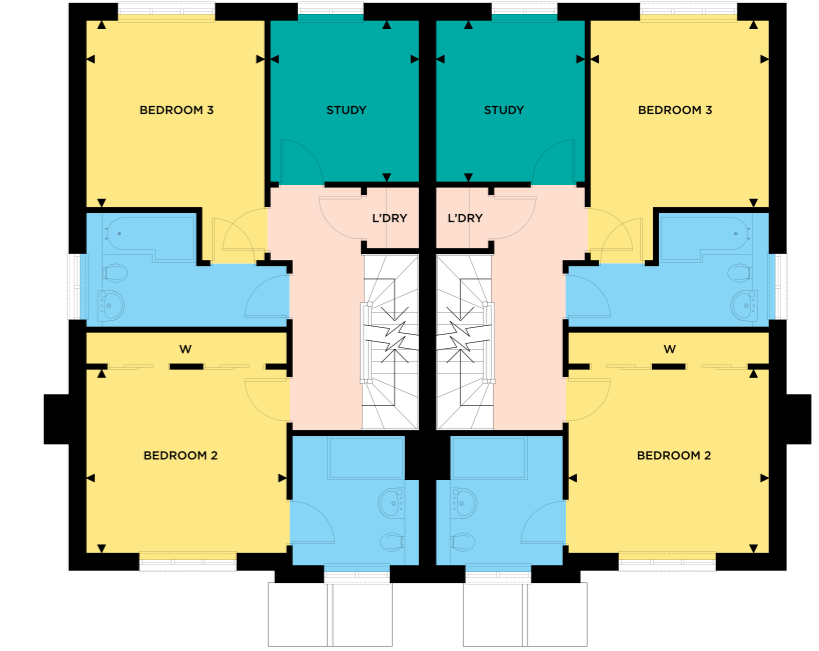


FIRST FLOOR

Living Room	-	3255mm x 5425mm	10'8" x 17'10"
Dining Room	-	2865mm x 3570mm	9'5" x 11'9"
Kitchen	-	3775mm x 4940mm	12'5" x 16'3"
Master Bedroom	-	3965mm x 2800mm	13' x 9'2"
Bedroom 2	-	3050mm x 3355mm	10' x 11'
Bedroom 3	-	2415mm x 3640mm	7'11" x 11'11"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Living Room	-	3610mm x 5425mm	11'10" x 17'10"
Dining Room	-	3225mm x 4105mm	10'7" x 13'6"
Kitchen	-	2810mm x 4105mm	9'3" x 13'6"
Bedroom 2	-	3635mm x 3330mm	11'11" x 10'11"
Bedroom 3	-	3235mm x 3385mm	10'8" x 11'1"
Study	-	2700mm x 2925mm	8'10" x 9'7"
Master Bedroom	-	3700mm x 4060mm	12'2" x 13'4"



PROJECT²⁶

Proud creators of exceptional homes.....

Local to the area, Project26 have been crafting beautiful homes in Surrey and Hampshire, following their ethos to provide the highest quality developments that they would remain proud of in years to come.

Highly focused on functionality and aesthetics to create luxury developments that capture the imagination.

Whether a large detached family house or a modest starter terrace, all homes are uncompromised on quality and unrivalled by the competition.

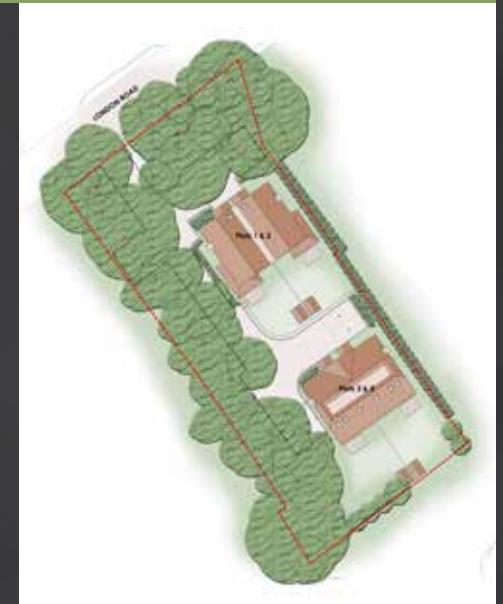
Constantly on the pursuit of perfection, every Project26 home receives meticulous attention to detail from inception to completion.




SITE PLAN

The Canopies stand on part of the old Grange Hotel grounds. With sensitive development this untouched hidden wonder remains surrounded by gloriously private woodland. The Design and Planning of these beautiful homes has been carefully prepared to best preserve these specimen trees, not only for the benefit of future owners but also the residents of Alton. The seclusion and character created by nature over hundreds of years makes this location truly remarkable.


The External finishes have been chosen to sympathetically blend with the natural surroundings. The rustic antique brick and mix of handcrafted clay tile hanging provides a timeless cottage appearance that is often sadly lacking in new build houses. Alongside the ornate timber porches and hardwood carpports, The Canopies evoke the splendor of homes crafted in a century gone by, but with all the modern detailing and high specification afforded to every Project26 home..



 DIRECT TO WATERLOO
67 mins

 TO HEATROW
1hr



 TO GUN WHARF, PORTSMOUTH
50mins

Directions - Postcode: GU34 4EG

From Alton Town centre follow the one way system away from Warren Powell-Richards at the mini roundabout take the first left on to Draymans Way. Continue forward with police station appearing on your left, at the mini roundabout turn right onto Normandy street follow this for 0.8miles passing Alton main line station to your right and Anstey Park further on to your left. As the road turns into London Road you will find the Canopies nestled within the mature Lime and Sycamore trees on your right hand side.

Please contact Warren Powell-Richards to register your interest:

01420 87379

78 High Street, Alton

alton@wprhomes.co.uk

