



# OAKWOOD GROVE

RINGWOOD ROAD | ALDERHOLT | SP6 3FL





Established in 1977, Pennyfarthing Homes remains a family business run with the same family values it was founded upon. We pride ourselves on delivering a service worthy of our continued industry recognition for excellence at every level. We know that to get the best from your team, you need to invest in people and that is why we have achieved Investors in People status every year since 2006.



At Pennyfarthing Homes, we strive to deliver quality new homes with outstanding customer service. Oakwood Grove in Alderholt is an impressive and exciting development and we look forward to welcoming you to your new home.

A handwritten signature in black ink, appearing to be "MS" with a long horizontal stroke underneath.

**Matt Dukes**  
Managing Director



**Welcome to Alderholt, a  
well connected village close  
to countryside and coast.**







**Situated just three miles from Fordingbridge, the village is surrounded by countryside and is within easy reach of the New Forest, Salisbury and Bournemouth.**

Within Alderholt you will find a convenience store, veterinary clinic, a garden centre, allotments and a part-time GP surgery.

Alderholt Recreation Ground on Ringwood Road has a range of facilities including a children's play area, a multi-use sports court, a youth shelter, 2 tennis courts, 2 sports pitches, a pavilion and a sports and social club.

Less than 9 miles away you will find Moors Valley Country Park and Golf Course with 1000 acres of park and forest to explore.

The market town of Ringwood has a weekly market and a Waitrose supermarket, enjoy catching up with friends in one of the coffee shops, or treat yourself to something new from one of the independent stores. It also hosts an annual Carnival in September.

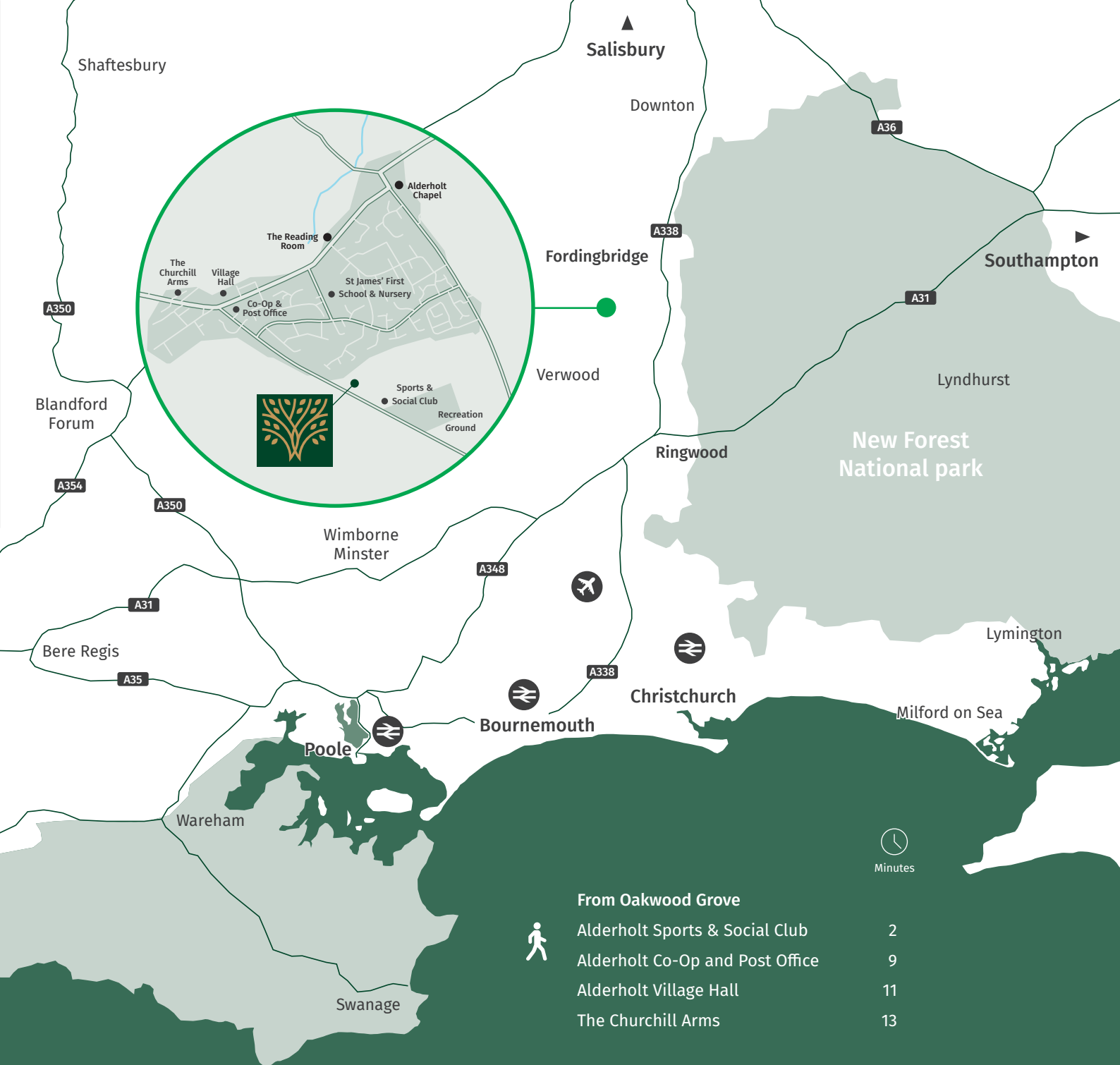




# Discover the local area







## Travel times

Travel times taken from  
Google Maps, AA Route Planner  
and South Western Railway  
website.



Postcode for satnav

**SP6 3DF**

[///thumps.arts.harmonica](http://thumps.arts.harmonica)



### From Oakwood Grove

Alderholt Sports & Social Club	2
Alderholt Co-Op and Post Office	9
Alderholt Village Hall	11
The Churchill Arms	13



Fordingbridge	7
Ringwood	13
Bournemouth	24
Wimborne Minster	23
Salisbury	30
Southampton	42



### From Salisbury station

Southampton	29
Basingstoke	34
Woking	54
Bournemouth	63
London Waterloo	88





# Why buy a new Pennyfarthing home?

Whether you are a first-time buyer, a growing family or downsizing, a brand new house with Pennyfarthing Homes gives you the fresh start you're looking for.

We have been building high quality homes for more than 40 years.

All of our properties are built to a high specification meaning you can expect low maintenance costs and fewer repairs. We also meet the latest environmental standards, making your home more energy efficient and cheaper to run.

Neutral interior colours give you the blank canvas to add your own personal touch and our comprehensive customer care service and 10 year warranty guarantees your peace of mind.

Making your next move with Pennyfarthing Homes makes sense.



More environmentally friendly



More energy efficient



Low maintenance



Lower household bills



10 year ICW Warranty



2 year Customer Care Warranty







# Giving you peace of mind in your new home

## Where customers come first

At Pennyfarthing Homes, we aim to provide exemplary customer service. That's why 98% of our customers would buy from us again.<sup>1</sup>

Our award-winning Customer Ready Certificate (CRC) ensures that every one of our properties has a series of comprehensive checks to address any issues before we hand it over to you.

Our dedicated team is with you every step of the way, helping you to get to know your new home before you move in and checking back again once you're settled.

<sup>1</sup> Based on our 2 year Customer Care Warranty and service customer survey.





### **Providing 10-year protection**

For extra assurance our New Home Warranty from ICW gives you complete protection in the unlikely event that any defects occur during the first 10 years after your home is completed. This includes faults in the walls, floors, roof or foundations.

The ICW warranty is recognised by the Council of Mortgage Lenders and most of the UK's top mortgage providers and lenders.







**Homes will benefit from air source heat pumps, with EV charging points and solar panels to selected properties.**

**Oakwood Grove exemplifies our commitment to combining modern living with environmental sustainability.**

Selected homes in this picturesque development will be equipped with features to ensure minimal environmental impact and maximum efficiency, including EV chargers and solar panels.

In addition, all Oakwood Grove properties will benefit from air source heat pumps and will be constructed to the highest standards of insulation and efficiency, ensuring a level of comfort that is both efficient and environmentally responsible.

With Oakwood Grove, we have created a thoughtfully designed development that meets the needs of today's busy lifestyles whilst delivering environmental sustainability.





# Site plan



## Key

### 2 bedroom homes

- **The Knightswood**  
Plots 24, 25, 34, 35, 37 and 38
- **The Harwood**  
Plots 26 and 27

### 3 bedroom homes

- **The Bolderbury**  
Plot 1
- **The Chestnut**  
Plots 3, 10, 11, 15 and 17
- **The Denbury**  
Plot 6

- **The Birch**  
Plots 8, 9, 12, 14 and 16
- **The Cherry Bay**  
Plots 13 and 19
- **The Cherry**  
Plots 18, 20 and 21
- **The Fernbury**  
Plots 22, 23 and 36
- **The Fernwood**  
Plots 28, 29, 32 and 33
- **The Anderbury**  
Plot 31

### 4 bedroom homes

- **The Northerbury**  
Plots 2 and 4
- **The Foxbury**  
Plots 5 and 7
- **The Ashbury Bay**  
Plot 30

### First homes

- **1 and 2 bedroom apartments**  
Plots 39 to 45

LEAP = Local Equipped Area of Play

Development layout and site plan are not to scale. The plan is indicative and intended for guidance only, and does not form part of any contract agreement. It does not show ownership boundaries, easements, levels or wayleaves (if any). Site plan is subject to change during phases of construction. Please speak to a member of the Sales Team for technical drawings. It is imperative that working drawings are discussed and signed against prior to reservation. New and existing trees are drawn indicatively only. Landscaping is shown as a guide only. Please refer to the landscaping conveyancing plan for accurate details. Landscaping layout and materials are subject to change during phases of construction. House numbering is based on plot number.



# Nature as your neighbour

As part of our Oakwood Grove development, we are creating a designated SANG (Suitable Alternative Natural Greenspace), comprising woodland paths, a pond and natural habitats.



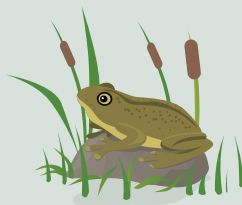
**“Biodiversity is  
at the forefront  
of the design  
and construction  
of Oakwood Grove”.**

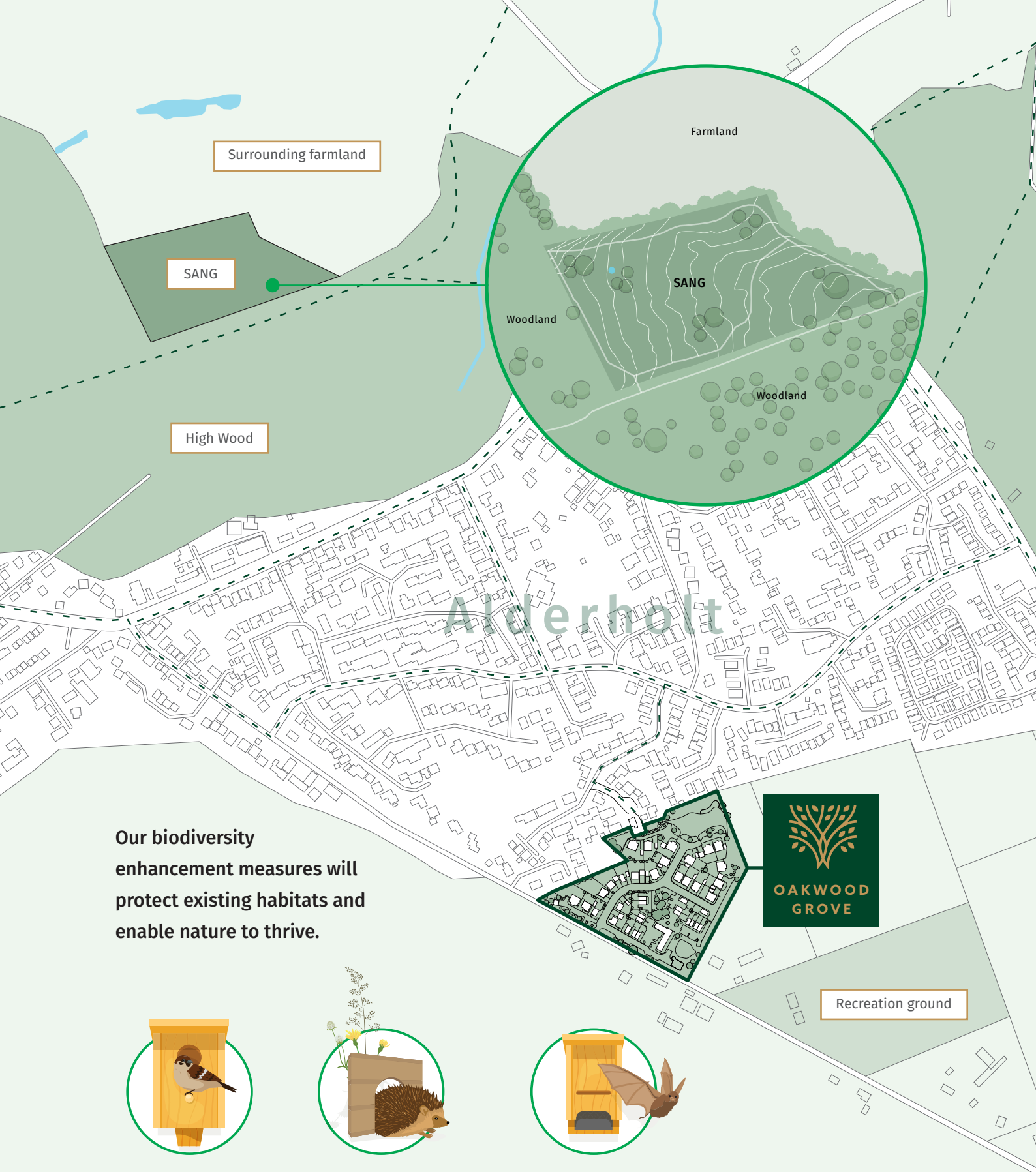
**Matt Dukes**, Managing Director.



With plenty of space to run and roam, whether you’ve got four legs or two, the nearby SANG will protect and support natural wild habitats and provide a serene environment for leisurely walks, enjoying nature and ensuring that both wildlife and visitors can thrive in harmony.

As part of our commitment to sustainable development, Oakwood Grove will provide ponds and green space for wildlife to thrive.





**Our biodiversity enhancement measures will protect existing habitats and enable nature to thrive.**



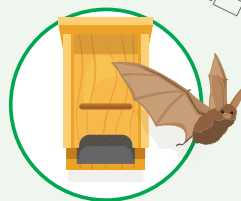
### Bird boxes

Oakwood Grove will include a range of bird boxes alongside new and existing hedgerows, providing suitable habitats for 23 different bird species.



### Hedgehogs

Our landscape design provides foraging habitat for hedgehogs, whilst holes in fence panels will create 'hedgehog highways' allowing them to easily move between gardens.



### Bats & bees

Bat boxes and bee bricks will be installed throughout Oakwood Grove to provide a suitable habitat for our flying friends.

Footpath  
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# Improving the local community

As part of our Oakwood Grove development we are delighted to be contributing over £500,000 towards Alderholt Village and the local community.



Total contributions  
**£510,865.90**



Education  
**£235,200**



Biodiversity  
Compensation  
Payment  
**£16,445.50**



Strategic  
Access  
Management  
**£10,845**



Community  
Infrastructure  
Levy (CIL)  
**£248,375.40**

Education Contribution to be spent by Dorset local schools. Strategic Access Management and Monitoring Contribution to fund management and monitoring of heathland sites in Dorset. Community Infrastructure Levy (CIL) paid to Dorset Council for "funding the provision, improvement, replacement, operation or maintenance of infrastructure; or anything else that is concerned with addressing the demands that development places on the area." 15% of this (£37,256.31) will be passed to the Parish Council for them to spend on projects they identify.





“Pennyfarthing are such a good company to deal with. It was one of the big plus factors of buying from an established local, family housebuilder.”

**Sophie and Jack**

Pennyfarthing Homeowners

“Our home is beautifully decorated, has lots of space and a lovely outlook onto fields. We have very friendly neighbours and it’s a small, exclusive development which feels just right.”

**Hilary and Martin**

Pennyfarthing Homeowners



“The Sales Team kept us up to date with the progress of the build, which definitely helped reassure us along the way.”

**Joel & James**

Pennyfarthing Homeowners

# Our pursuit of excellence

**At Pennyfarthing Homes, we are committed to excellence and building only in the best locations.**

We are extremely proud to have been recognised for the following awards:

- **Winner**  
'Residential Development of the Year' South Coast Property Awards 2019 - Augustus Park, Fordingbridge.
- **Winner**  
'Residential Development in Hampshire' UK Property Awards 2019 - Augustus Park, Fordingbridge.
- **Winner**  
'Best Apartment Scheme in Dorset' UK Property Awards 2019 - Fernlea, Ferndown.
- **Highly commended**  
'Residential Development in the South' Premier Excellence Awards 2019 - The Orchards, Salisbury.
- **Winner**  
'Residential Development in Hampshire' UK Property Awards 2018 - Alexandra Meadows, Lymington.
- **Winner**  
'Residential Development in the South' Premier Excellence Awards 2018 - Alexandra Meadows, Lymington.



The details in this brochure are intended to give a general indication of the proposed development. Location photography shows Alderholt and surrounding areas. The company reserves the right to alter any part of the development, specification, elevations or floor layouts at any time. Dimensions are as accurate as practicable, but should not be used as a basis for the purchase of furnishings and furniture. The contents herein are for information only and shall not form part of any contract or be a representation inducing any such contract. These properties are offered subject to availability. Before visiting, applicants are advised to contact the development to ascertain the availability of any particular property so as to avoid a fruitless journey. Details within this brochure are correct at the time of print. Version 1 - September 2024.

“Pennyfarthing Homes were there with me every step of the way. They were excellent at keeping me informed, speaking with various parties, such as solicitors and agents, to make sure I felt assured throughout the process.”

**Vicki**

Pennyfarthing homeowner





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# The Anderbury

3 bedroom detached house with garage



Computer Generated Image.



[Floor plans and dimensions >](#)

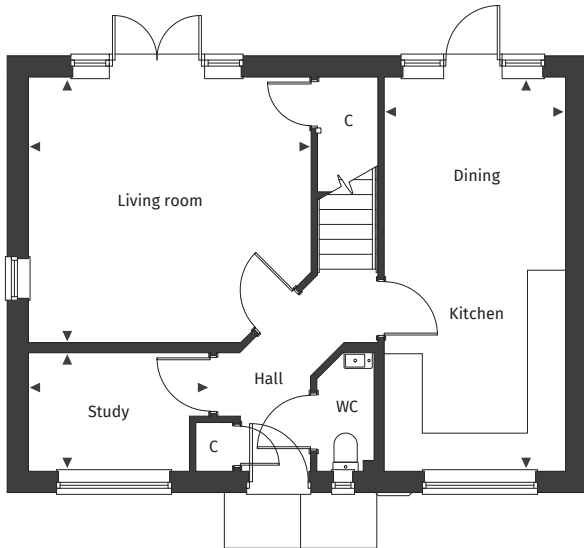


# The Anderbury

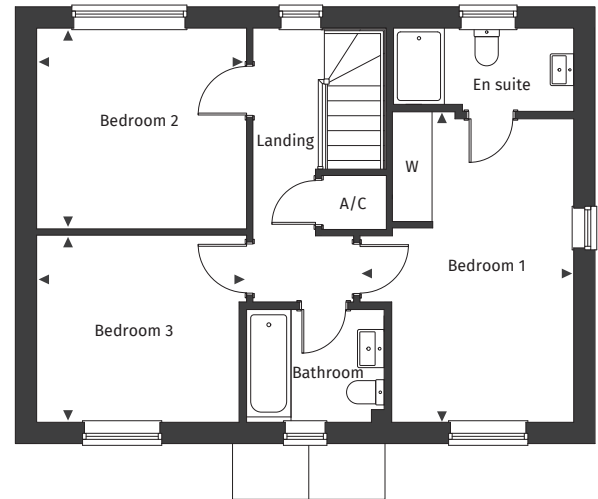
Floor plans and computer generated images are indicative only.



## Ground floor



## First floor



### Plot number 31

See separate site plan for plot location.



### Ground floor

Kitchen/Dining	2.85m x 6.20m	9' 6" x 20' 6"
Living room	4.45m x 4.18m	14' 7" x 13' 8"
Study	2.86m x 1.86m	9' 4 x 6' 1"

### First floor

Bedroom 1	3.36m x 4.88m	11' 0" x 16' 0"
Bedroom 2	3.30m x 3.16m	10' 10 x 10' 4"
Bedroom 3	3.30m x 2.94	10' 10" x 9' 7"

◀ ▶ Maximum dimension    A/C Airing Cupboard    C Cupboard    W Wardrobe

For full details please contact our Sales Team:

**Call:** 01425 563 223 | **Email:** oakwoodgrove@pennyfarthinghomes.co.uk | **Website:** pennyfarthinghomes.co.uk



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# The Ashbury Bay

4 bedroom detached house with double garage



Computer Generated Image.



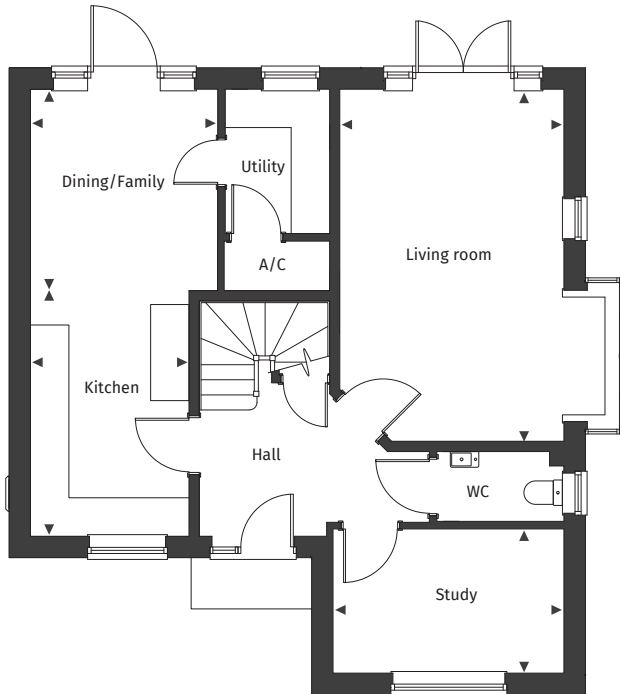
[Floor plans and dimensions >](#)

# The Ashbury Bay

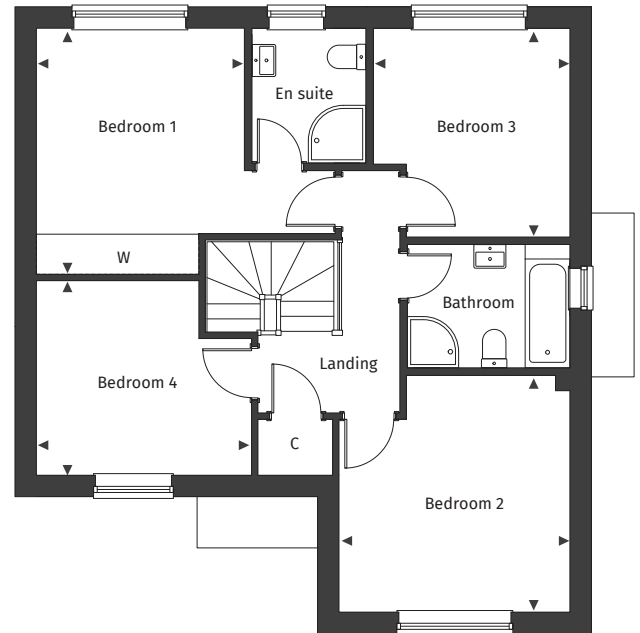
Floor plans and computer generated images are indicative only.



## Ground floor

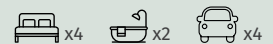


## First floor



### Plot number 30

See separate site plan for plot location.



## Ground floor

Kitchen	2.47m x 3.83m	8' 1" x 12' 7"
Dining/Family	2.92m x 3.14m	9' 7" x 10' 3"
Living room	3.50m x 5.50m	11' 5" x 18' 0"
Study	3.60m x 2.25m	11' 10" x 7' 4"

## First floor

Bedroom 1	3.24m x 3.84m	10' 7" x 12' 7"
Bedroom 2	3.60m x 3.69m	11' 10" x 12' 1"
Bedroom 3	3.06m x 3.26m	10' 0" x 10' 8"
Bedroom 4	3.36m x 3.04m	11' 0" x 9' 11"

◀ ▶ Maximum dimension    A/C Airing Cupboard    C Cupboard    W Wardrobe

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# The Birch

3 bedroom bungalow with garage



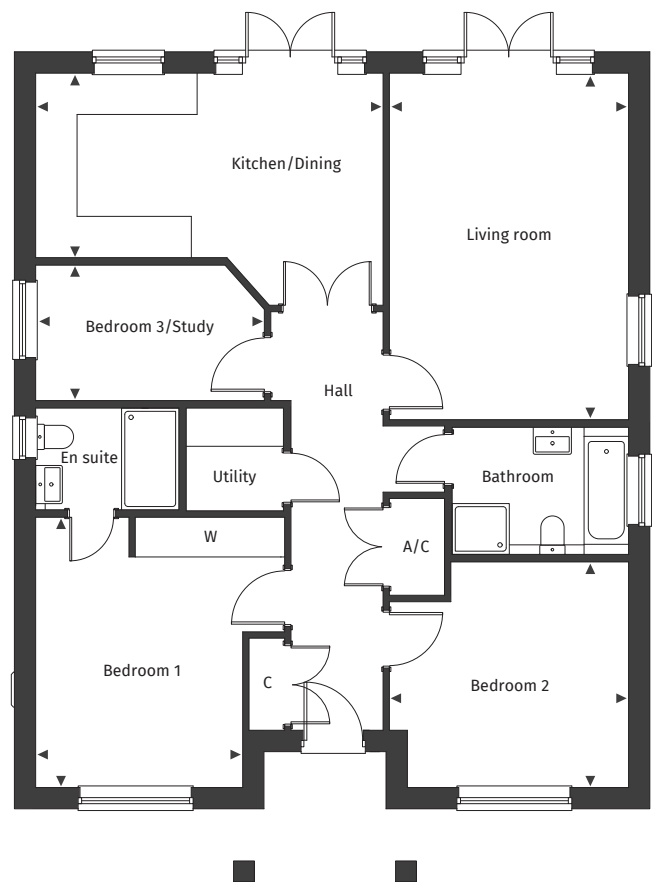
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[Floor plans and dimensions >](#)

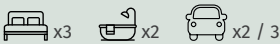
# The Birch

Floor plans and computer generated images are indicative only.



**Plot numbers** 8, 9, 12, 14 & 16

See separate site plan for plot location.



## Dimensions

Kitchen/Dining	5.46m x 2.90m	17' 11" x 9' 6"	Bedroom 2	3.76m x 3.55m	12' 4" x 11' 7"
Living room	3.76m x 5.45m	12' 4" x 17' 10"	Bedroom 3/Study	3.60m x 2.16m	11' 9" x 7' 1"
Bedroom 1	3.25m x 4.25m	10' 8" x 13' 11"			

◀ ▶ Maximum dimension    A/C Airing Cupboard    C Cupboard    W Wardrobe

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# The Bolderbury

3 bedroom detached house with garage



Computer Generated Image.



[Floor plans and dimensions >](#)

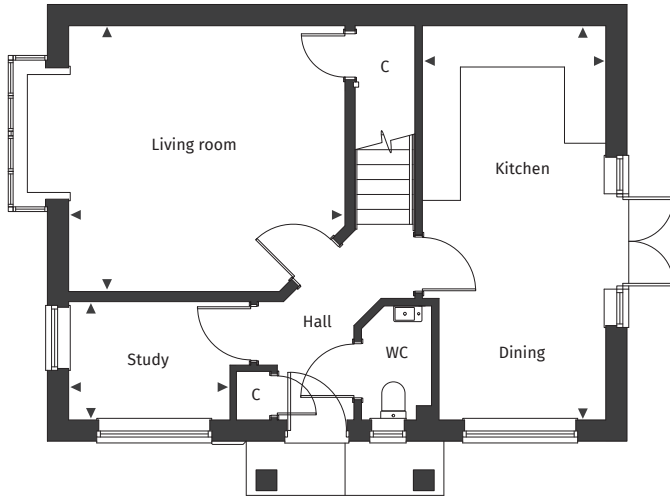


# The Bolderbury

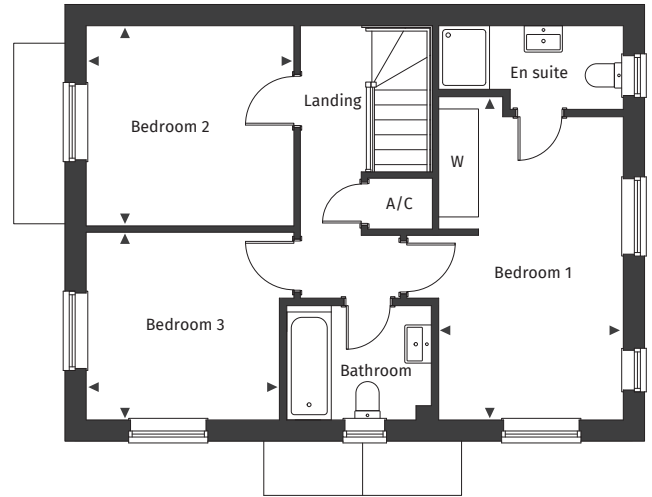
Floor plans and computer generated images are indicative only.



## Ground floor

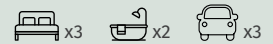


## First floor



### Plot number 1

See separate site plan for plot location.



### Ground floor

Kitchen/Dining	2.99m x 6.20m	9' 5" x 20' 4"
Living room	4.34m x 4.18m	14' 3" x 13' 8"
Study	2.54m x 1.86m	8' 4" x 6' 1"

### First floor

Bedroom 1	2.90m x 4.88m	9' 6" x 16' 0"
Bedroom 2	3.27m x 3.15m	10' 8" x 10' 4"
Bedroom 3	3.04m x 2.95m	9' 11" x 9' 8"

◀ ▶ Maximum dimension A/C Airing Cupboard C Cupboard W Wardrobe

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# The Cherry Bay

3 bedroom bungalow with garage



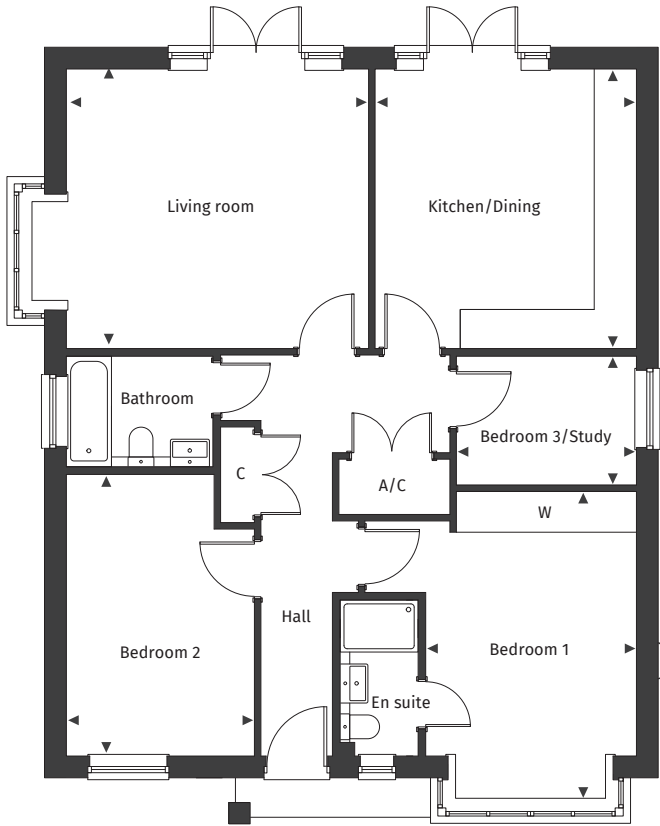
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[Floor plans and dimensions >](#)

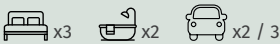
# The Cherry Bay

Floor plans and computer generated images are indicative only.



## Plot numbers 13 & 19

See separate site plan for plot location.



## Dimensions

Kitchen/Dining	4.02m x 4.30m	13' 2" x 14' 1"	Bedroom 2	2.89m x 4.35m	9' 5" x 14' 3"
Living room	4.65m x 4.30m	15' 3" x 14' 1"	Bedroom 3/Study	2.77m x 1.98m	9' 1" x 6' 6"
Bedroom 1	3.24m x 4.74m	10' 6" x 15' 6"			

◀ ▶ Maximum dimension    A/C Airing Cupboard    C Cupboard    W Wardrobe

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# The Cherry

3 bedroom bungalow with garage



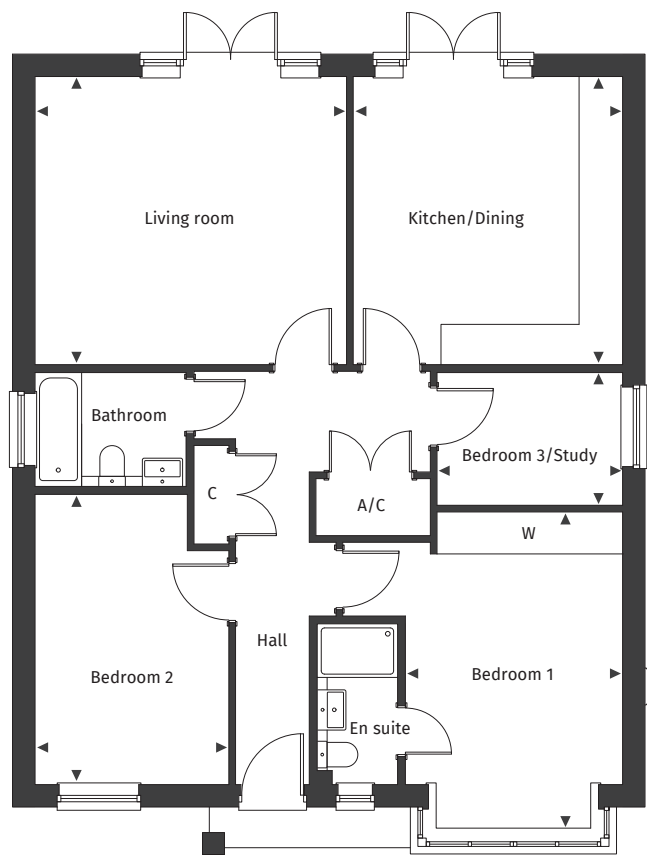
Computer Generated Image.



[Floor plans and dimensions >](#)

# The Cherry

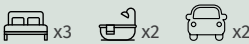
Floor plans and computer generated images are indicative only.



## Plot numbers 18, 20 & 21

See separate site plan for plot location.

Plans shown for plots 20 & 21. Plot 18 is handed.



## Dimensions

Kitchen/Dining	4.02m x 4.30m	13' 2" x 14' 1"	Bedroom 2	2.89m x 4.35m	9' 5" x 14' 3"
Living room	4.65m x 4.30m	15' 3" x 14' 1"	Bedroom 3/Study	2.77m x 1.98m	9' 1" x 6' 6"
Bedroom 1	3.24m x 4.74m	10' 6" x 15' 6"			

◀ ▶ Maximum dimension    A/C Airing Cupboard    C Cupboard    W Wardrobe

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# The Chestnut

3 bedroom bungalow with garage



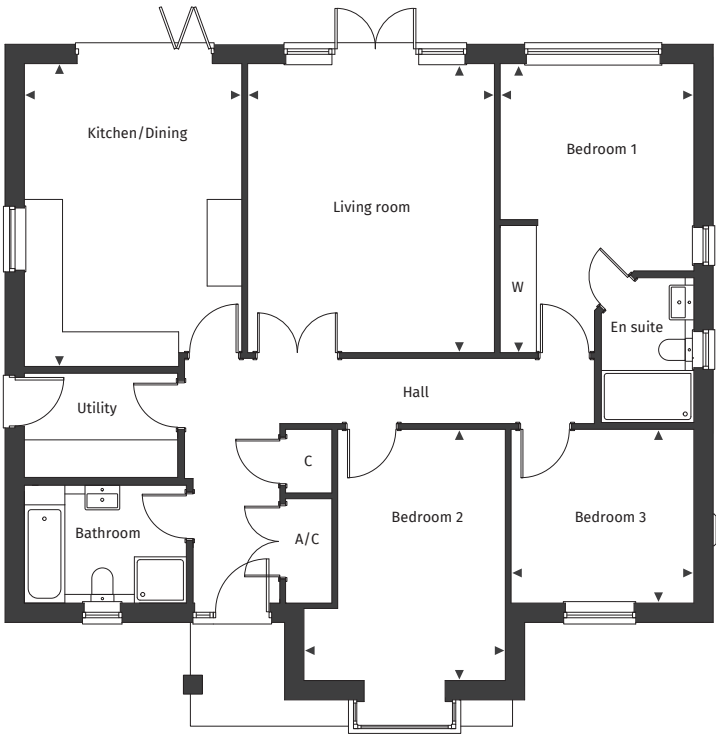
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[Floor plans and dimensions >](#)

# The Chestnut

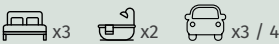
Floor plans and computer generated images are indicative only.



## Plot numbers 3, 10, 11, 15 & 17

See separate site plan for plot location.

Plans shown for plots 3, 11 & 17. Plots 10 & 15 are handed.



## Dimensions

Kitchen/Dining	3.76m x 5.23m	12' 4" x 17' 2"	Bedroom 2	3.48m x 4.34m	11' 5" x 14' 3"
Living room	4.27m x 5.00m	14' 0" x 16' 4"	Bedroom 3	3.16m x 3.00m	10' 4" x 9' 10"
Bedroom 1	3.35m x 5.00m	10' 11" x 16' 4"			

◀ ▶ Maximum dimension    A/C Airing Cupboard    C Cupboard    W Wardrobe

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# The Denbury

3 bedroom detached house with garage



Computer Generated Image.



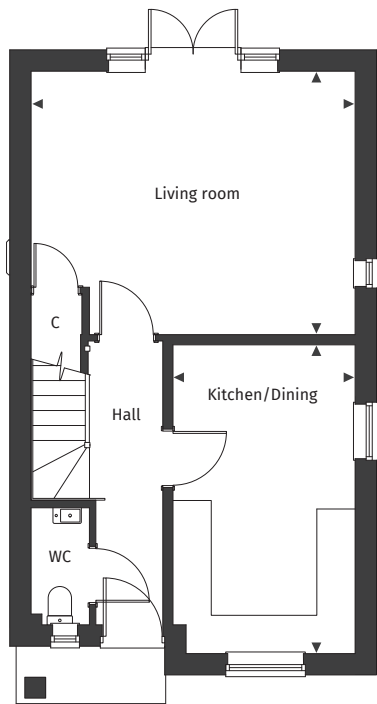
[Floor plans and dimensions >](#)

# The Denbury

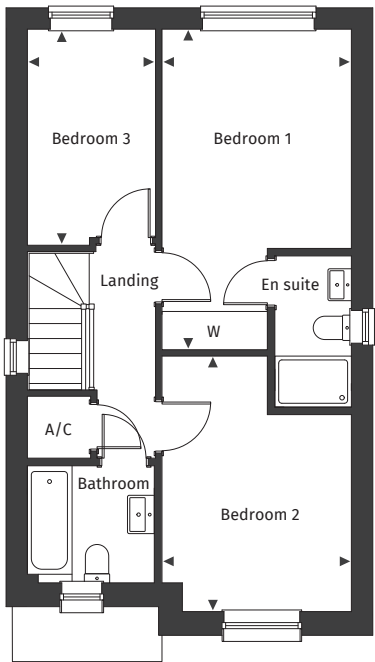
Floor plans and computer generated images are indicative only.



Ground floor

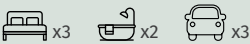


First floor



**Plot number 6**

See separate site plan for plot location.



Ground floor

Kitchen/Dining	2.85m x 4.84m	9' 4" x 15' 10"
Living room	5.08m x 4.13m	16' 8" x 13' 6"

First floor

Bedroom 1	2.97m x 5.02m	9' 8" x 16' 5"
Bedroom 2	2.97m x 4.00m	9' 8" x 13' 1"
Bedroom 3	2.01m x 3.38m	6' 7" x 11' 1"

◀ ▶ Maximum dimension    A/C Airing Cupboard    C Cupboard    W Wardrobe

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# The Fernbury

3 bedroom detached house with parking



Computer Generated Image.



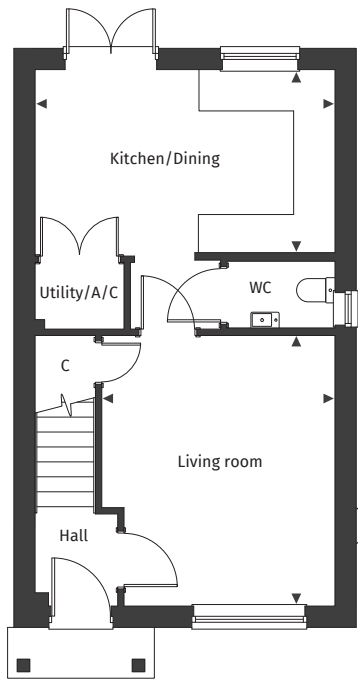
[Floor plans and dimensions >](#)

# The Fernbury

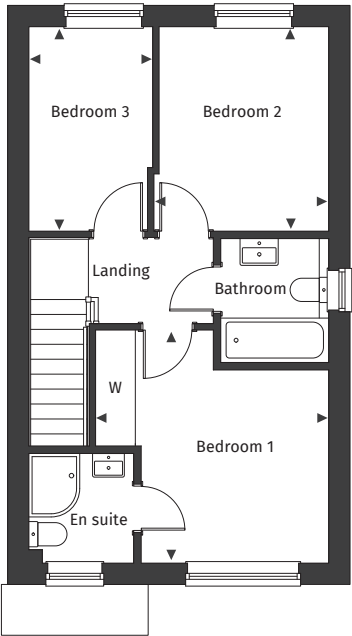
Floor plans and computer generated images are indicative only.



## Ground floor

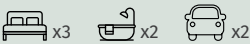


## First floor



### Plot numbers 22, 23 & 36

See separate site plan for plot location.



### Ground floor

Kitchen/Dining	4.72m x 2.89m	15' 5" x 9' 5"
Living room	3.67m x 4.26m	12' 0" x 13' 11"

### First floor

Bedroom 1	3.67m x 3.04m	12' 0" x 9' 11"
Bedroom 2	2.67m x 3.18m	8' 9" x 10' 5"
Bedroom 3	1.95m x 3.18m	6' 4" x 10' 5"

◀ ▶ Maximum dimension    A/C Airing Cupboard    C Cupboard    W Wardrobe

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# The Fernwood

3 bedroom semi-detached house with parking



Computer Generated Image



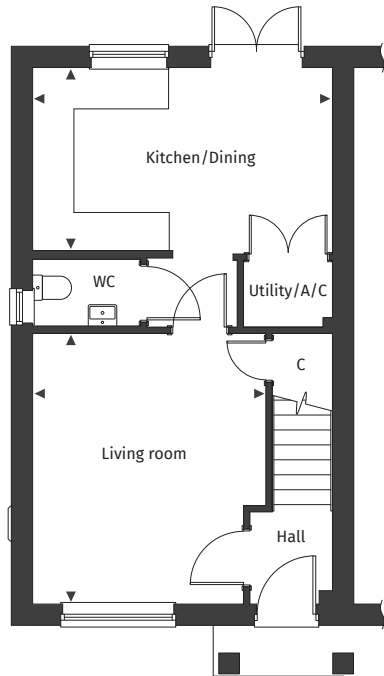
[Floor plans and dimensions >](#)

# The Fernwood

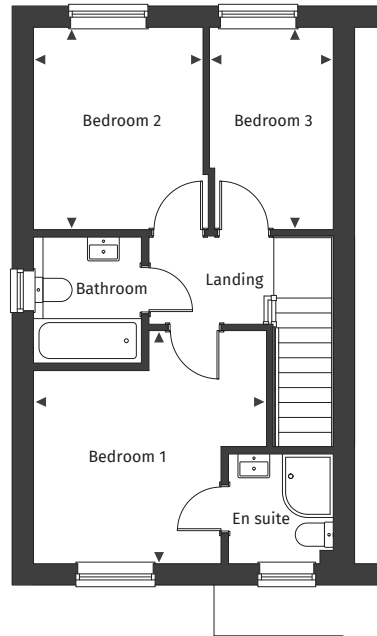
Floor plans and computer generated images are indicative only.



## Ground floor



## First floor

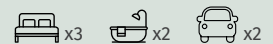


### Plot numbers 28, 29, 32 & 33

See separate site plan for plot location.

Plans shown for plots 28 & 33. Plots 29 & 32 are handed.

Plots 28 & 29 have a different kitchen layout. Please ask our Sales Advisor for details.



### Ground floor

Kitchen/Dining	4.72m x 2.94m	15' 5" x 9' 7"
Living room	3.67m x 4.26m	12' 0" x 13' 11"

### First floor

Bedroom 1	3.67m x 3.67m	12' 0" x 12' 0"
Bedroom 2	2.67m x 3.18m	8' 9" x 10' 5"
Bedroom 3	1.95m x 3.18m	6' 4" x 10' 5"

◀ ▶ Maximum dimension A/C Airing Cupboard C Cupboard

**For full details please contact our Sales Team:**

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OAKWOOD  
GROVE

# The Foxbury

4 bedroom detached house with double garage



Computer Generated Image.



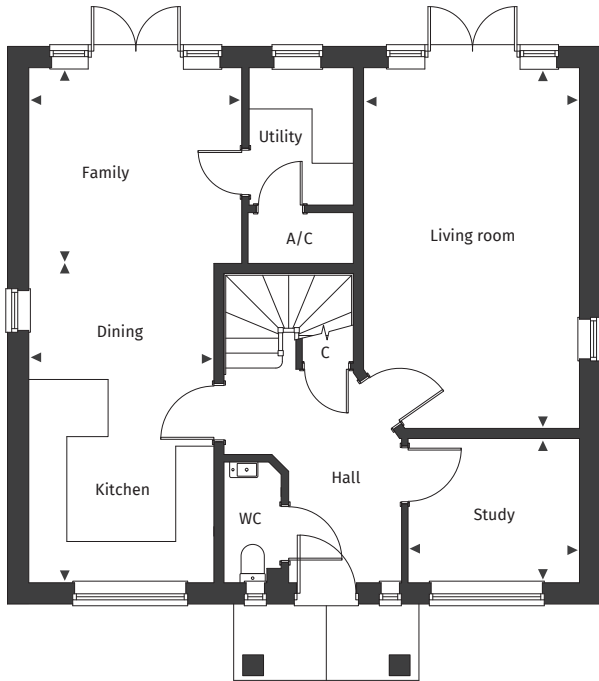
[Floor plans and dimensions >](#)

# The Foxbury

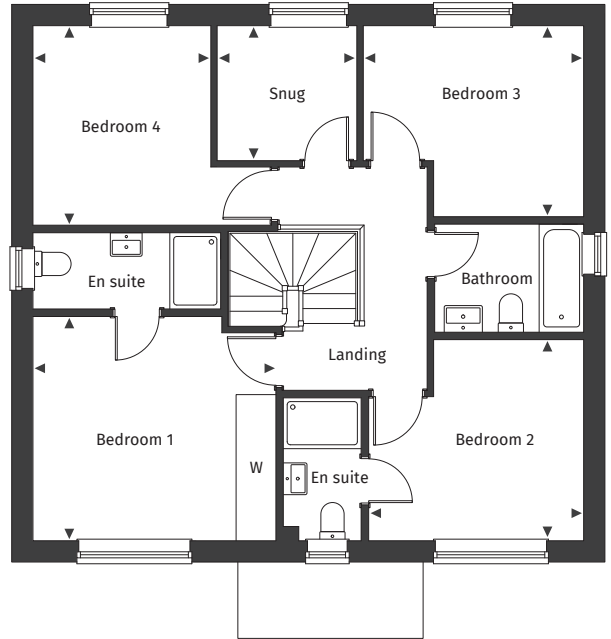
Floor plans and computer generated images are indicative only.



## Ground floor



## First floor



## Plot numbers 5 & 7

See separate site plan for plot location.



## Ground floor

Kitchen/Dining	2.91m x 5.02m	9' 6" x 16' 5"
Family	3.35m x 3.08m	11' 0" x 10' 1"
Living room	3.40m x 5.67m	11' 1" x 18' 7"
Study	2.70m x 2.27m	8' 10" x 7' 5"

## First floor

Bedroom 1	3.82m x 3.53m	12' 6" x 11' 7"
Bedroom 2	3.38m x 3.16m	11' 1" x 10' 4"
Bedroom 3	3.47m x 3.00m	11' 4" x 9' 10"
Bedroom 4	2.80m x 3.14m	9' 2" x 10' 3"
Snug	2.20m x 2.12m	7' 2" x 6' 11"

◀ ▶ Maximum dimension A/C Airing Cupboard C Cupboard W Wardrobe

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OAKWOOD  
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# The Harwood

2 bedroom semi-detached house with parking



Computer Generated Image



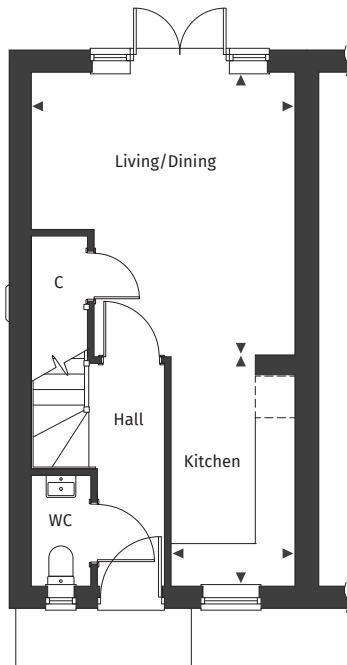
[Floor plans and dimensions >](#)

# The Harwood

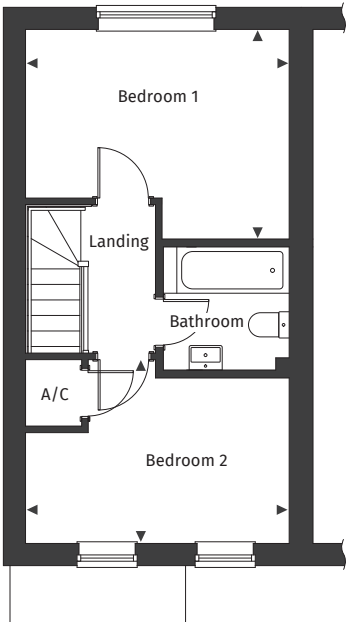
Floor plans and computer generated images are indicative only.



Ground floor

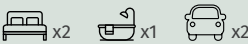


First floor



**Plot numbers** 26 & 27

See separate site plan for plot location.  
Plans shown for plot 27. Plot 26 is handed.



Ground floor

Kitchen	1.87m x 3.5m	6' 1" x 11' 5"
Living/Dining	3.99m x 4.28m	13' 1" x 14' 0"

First floor

Bedroom 1	3.99m x 3.17m	13' 1" x 10' 5"
Bedroom 2	3.99m x 2.82m	13' 1" x 9' 3"

◀ ▶ Maximum dimension    A/C Airing Cupboard    C Cupboard

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OAKWOOD  
GROVE

# The Knightswood

2 bedroom semi-detached house with parking



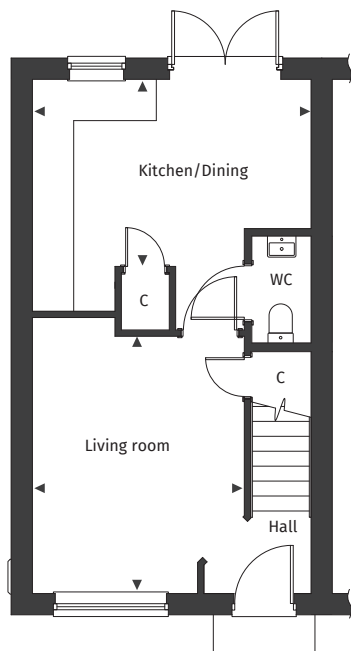
[Floor plans and dimensions >](#)

# The Knightwood

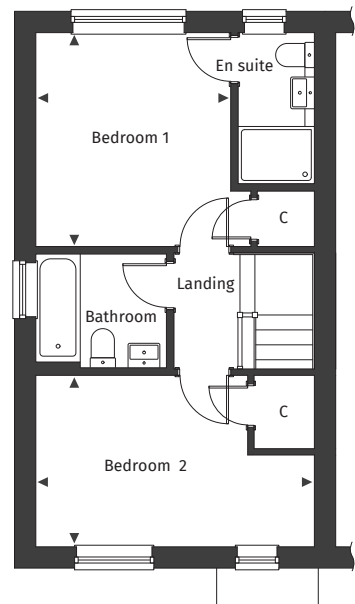
Floor plans and computer generated images are indicative only.



Ground floor



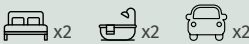
First floor



**Plot numbers** 24, 25, 34, 35, 37 & 38

See separate site plan for plot location.

Plans shown for plots 25, 35 & 37. Plots 24, 34 & 38 are handed.



Ground floor

Kitchen/Dining	4.38m x 3.06m	14' 4" x 10' 0"
Living room	3.36m x 4.05m	10' 11" x 13' 3"

First floor

Bedroom 1	3.06m x 3.36m	10' 0" x 11' 0"
Bedroom 2	4.38m x 2.70m	14' 4" x 8' 10"

◀ ▶ Maximum dimension C Cupboard

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# The Northerbury

4 bedroom detached house with integral garage



Computer Generated Image.



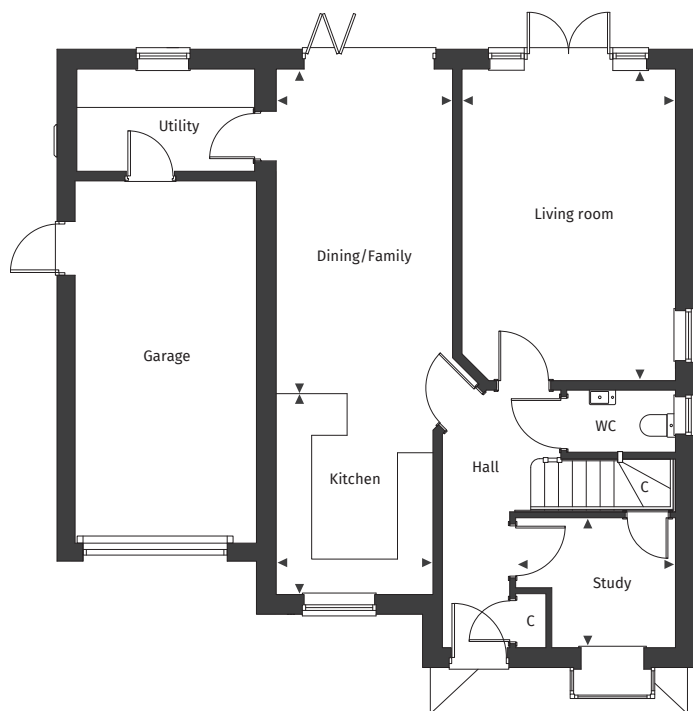
[Floor plans and dimensions >](#)

# The Northerbury

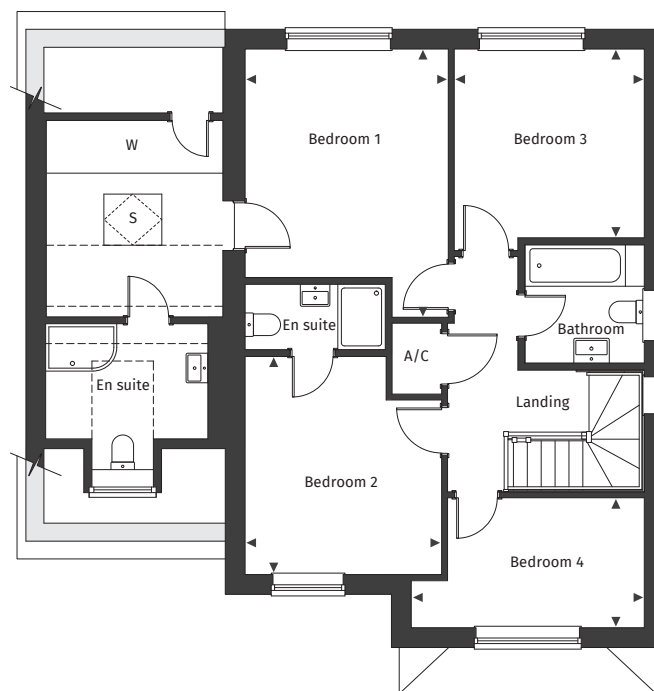
Floor plans and computer generated images are indicative only.



Ground floor

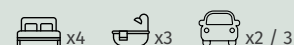


First floor



## Plot numbers 2 & 4

See separate site plan for plot location.



## Ground floor

Kitchen	2.65m x 3.4m	8' 8" x 11' 1"
Dining/Family	2.98m x 5.49m	9' 9" x 18' 0"
Living room	3.61m x 5.27m	11' 10" x 17' 3"
Study	2.70m x 2.20m	8' 10" x 7' 2"

## First floor

Bedroom 1	3.44m x 4.54m	11' 3" x 14' 10"
Bedroom 2	3.32m x 3.69m	10' 11" x 12' 1"
Bedroom 3	3.21m x 3.19m	10' 6" x 10' 6"
Bedroom 4	3.94m x 2.20m	12' 11" x 7' 2"

◀ ▶ Maximum dimension    - - - Restricted head height    A/C Airing Cupboard    C Cupboard    W Wardrobe    ☐ Skylight

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# First Homes

Floor plans and computer generated images are indicative only.



## Ground floor

**Plot numbers** 39 - 41

See separate site plan for First Homes location.

### Apartment 39

Kitchen	5.05m x 3.01m	16' 6" x 9' 10"
Living/Dining	3.10m x 3.96m	10' 2" x 12' 11"
Bedroom 1	3.35m x 3.86m	11' 0" x 12' 8"
Bedroom 2	3.25m x 3.86m	10' 8" x 12' 8"

### Apartment 40

Kitchen	5.05m x 3.01m	16' 6" x 9' 10"
Living/Dining	3.10m x 3.96m	10' 2" x 12' 11"
Bedroom 1	3.35m x 3.86m	11' 0" x 12' 8"
Bedroom 2	3.25m x 3.86m	10' 8" x 12' 8"

### Apartment 41

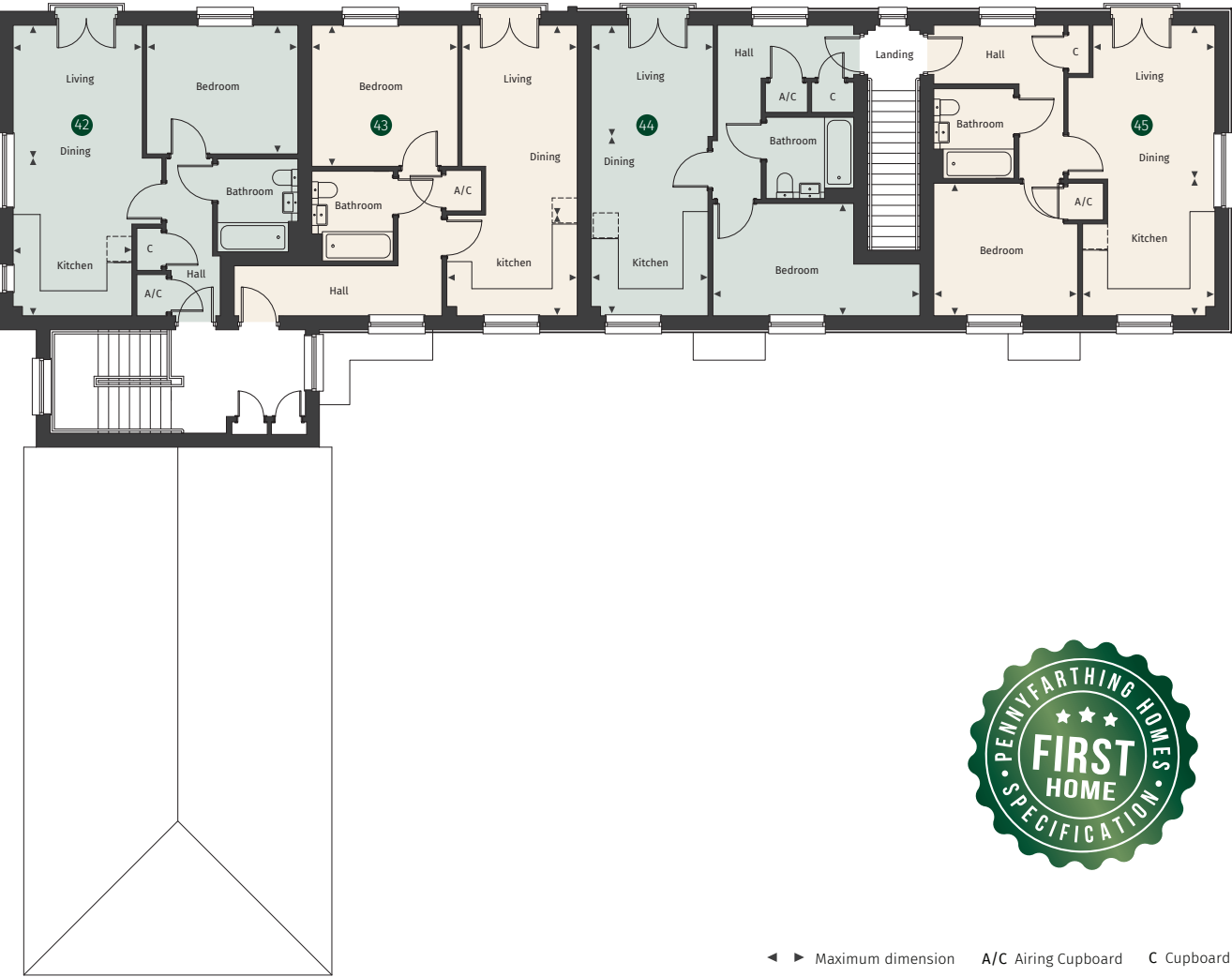
Kitchen	3.32m x 3.48m	10' 10" x 11' 5"
Living/Dining	3.04m x 3.48m	9' 11" x 11' 5"
Bedroom	3.60m x 3.38m	11' 9" x 11' 1"



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# First Homes

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## First floor

**Plot numbers** 42 - 45

See separate site plan for First Homes location.

### Apartment 42

Kitchen/Dining	2.85m x 3.78m	9' 4" x 12' 4"
Living	3.10m x 3.18m	10' 2" x 10' 5"
Bedroom	3.63m x 3.08m	11' 10" x 10' 1"

### Apartment 43

Kitchen	3.13m x 2.41m	10' 3" x 7' 11"
Living/Dining	2.76m x 4.55m	9' 0" x 14' 11"
Bedroom	3.50m x 3.38m	11' 5 x 11' 1"

### Apartment 44

Kitchen/Dining	2.80m x 4.30m	9' 2" x 14' 1"
Living	2.92m x 2.59m	9' 7" x 8' 6"
Bedroom	4.96m x 2.71m	16' 3" x 8' 11"

### Apartment 45

Kitchen	3.18m x 3.26m	10' 5" x 10' 9"
Living/Dining	3.53m x 3.71m	11' 7" x 12' 2"
Bedroom	3.45m x 3.17m	11' 3" x 10' 5"





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# Specification

Gold specification houses



Photography shows previous Pennyfarthing Homes development.



# Specification

Gold specification houses



## Kitchen

- Luxury units with soft close cabinet doors and drawers
- Integrated stainless steel oven and combi microwave
- Induction hob with chimney style extractor hood
- Integrated dishwasher
- Integrated fridge/freezer
- One and a half bowl sink with chrome mixer tap
- Laminate worktop with upstand and glass splashback above hob
- Under cabinet lighting
- Karndean flooring to kitchen and open plan dining/family areas\*

## Bathroom, en suite and cloakroom

- White sanitary ware with contemporary chrome fittings
- Full and half height wall tiling to bathroom and en suite\*
- Wall mounted vanity units to bathroom and en suite
- Anthracite heated towel rails to bathroom and en suite
- Mirror to bathroom and ensuite
- Mirror to cloakroom
- Karndean flooring to bathroom and en suite\*

## Lighting and electrical

Lighting points and electrical fittings provided in ample quantity throughout plus:

- Wiring for aerial, to be connected by purchaser
- Recessed ceiling LED downlighters to kitchen, utility, hall, landing, bathroom, en suite and cloakroom
- Houses: Chrome sockets & switches to ground floor and landing (excluding cupboards) with white switches to first floor
- Bungalows: Chrome sockets & switches to all rooms except bedrooms, utilities and cupboards.
- Outside lighting to front entrance door and patios
- TV, Fibre and Sky Q points provided to home\*\*

## Heating

- Heating and hot water provided by an Air Source Heat Pump
- Multi-zone underfloor heating to ground floor
- Radiators with thermostatic valves and zone control to first floor

## Finishing touches

- Oak faced doors with grooves with contemporary chrome lever handles
- Flat plastered ceilings finished in matt white emulsion
- Moulded architraves with co-ordinated skirting boards in white satin finish
- Walls finished in matt white emulsion
- Wardrobes to bedroom 1, with full height mirror doors, internal shelf and hanging rail
- PVCu double glazed doors and windows, colour varies

## Externally

- Brick paviors to front drive, textured slabs to patios and rear path
- Power and light to the garage (if within the curtilage of the property) with spur for future electric door and EV charging point
- Rear gardens turfed
- Outside tap
- Elevations vary, please ask for plot specific elevation finishes

## Safety & guarantee

- Each new home has a 10 year ICW warranty and 2 year Pennyfarthing Homes Customer Care Warranty
- Mains operated smoke and heat detectors with battery back-up

\* Varies between housetype.

\*\* These vary between housetype and require subscription with service provider. Please speak with a Sales Advisor for more information.



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# Specification

Silver specification houses



Photography shows previous Pennyfarthing Homes development.



# Specification

## Silver specification houses



### Kitchen

- Luxury units with soft close cabinet doors and drawers
- Integrated stainless steel electric oven
- Integrated induction hob with extractor hood
- One and a half bowl sink with chrome mixer tap
- Laminate worktop with upstand and stainless steel splashback above hob

### Bathroom, en suite and cloakroom

- White sanitary ware with contemporary chrome fittings
- Full and half height wall tiling to bathroom and en suite\*
- Anthracite heated towel rails to bathroom and en suite
- Mirror to bathroom and ensuite
- Mirror to cloakroom

### Lighting and electrical

Lighting points and electrical fittings provided in ample quantity throughout plus:

- Recessed ceiling LED downlighters to kitchen
- White switches throughout
- Outside lighting to front entrance door and patios
- TV, Fibre and Sky Q points provided to home\*\*

### Heating

- Dual zone heating and hot water provided by an Air Source Heat Pump
- Radiators with thermostatic valves

### Finishing touches

- White grooved face painted doors and contemporary chrome lever handles
- Flat plastered ceilings finished in matt white emulsion
- Moulded architraves with co-ordinated skirting boards in white satin finish
- Walls finished in matt white emulsion
- PVCu double glazed doors and windows
- Stairs with white balustrades and handrails

### Externally

- Brick paviors to front drive, textured slabs to patios
- EV Charging points either fitted to property or post-mounted in parking bays
- Outside tap

### Safety & guarantee

- Each new home has a 10 year ICW warranty and 2 year Pennyfarthing Homes Customer Care Warranty
- Mains operated smoke and heat detectors with battery back-up

\* Varies between housetype.

\*\* These vary between housetype and require subscription with service provider. Please speak with a Sales Advisor for more information.



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# Specification

First Homes



Photography shows previous Pennyfarthing Homes development.



# Specification

First Homes



## Kitchen

- Contemporary kitchen with soft close cabinet doors and drawers
- Laminate worktop with upstand and stainless steel splashback above hob
- Stainless steel extractor hood
- Integrated induction hob
- Integrated stainless steel single oven
- One and a half bowl sink with chrome mixer tap
- Space for washing machine and fridge/freezer

## Bathroom and cloakroom

- Full height wall tiling surrounding the bath
- Splashback above basin in bathroom and WC
- Bath in white with chrome mixer taps and fittings
- White heated towel rail
- White sanitary ware with contemporary chrome taps and fittings to bathroom and WC

## Lighting and electrical

- White switches throughout
- TV, Fibre and Sky Q points provided to home\*
- Outside PIR lighting with dusk-to-dawn sensor to front entrance door and patios\*\*

## Heating

- Hot water provided by Air Source Heat Pump cylinder
- Electric radiators with individual time and temperature control

## Finishing touches

- PVCu double glazed doors and windows
- Timber handrails to stairs
- White grooved face painted internal doors with contemporary chrome lever handles
- Moulded architraves with co-ordinated skirting boards in white satin finish
- Walls finished in matt white emulsion
- Chrome plated door number to front door

## Externally

- Allocated parking
- Brick pavers to drive, and natural slabs to patio and rear path
- EV charging points fitted to posts in allocated parking bays or wall mounted in car ports
- Access to communal garden with patio area†

## Safety & guarantee

- Each new home has a 10 year ICW warranty and 2 year Pennyfarthing Homes Customer Care Warranty
- Mains operated smoke and heat detectors with battery back-up
- Wiring for future alarm

\* Varies between housetype.

\*\* Ground floor apartments only.

† Selected plots only.

Please speak with a Sales Advisor for more information.



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# OAKWOOD GROVE

Pennyfarthing Homes Ltd  
Pennyfarthing House  
Ossemsley  
New Milton  
Hampshire  
BH25 5TL

01425 563 223

[oakwoodgrove@pennyfarthinghomes.co.uk](mailto:oakwoodgrove@pennyfarthinghomes.co.uk)  
[pennyfarthinghomes.co.uk](http://pennyfarthinghomes.co.uk)

Let's connect

