



# ELDERFIELD GREEN

Three luxury homes set in a stunning  
countryside location

FORAYS  
HOMES





## ELDERFIELD GREEN

**ELDERFIELD GREEN,  
HERRIARD, RG25 2PY**

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A stunning collection of three family homes nestled in the Hampshire countryside with beautiful views and unspoilt surroundings.

These three and four bedroom homes are ideal for growing families looking for a countryside location.

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**FORAYS**  
HOMES





3

Plot 1



## LOCATION

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Herriard is ideally placed between the village of Odiham which offers local shops, cafes and restaurants; the market town of Alton with its wide selection of high street shops; and the bustling town of Basingstoke which has a greater selection of shops and restaurants in the Festival Place shopping Centre.

The community has a village hall, cricket green, St Marys Church and award-winning local pub, The Fur & Feathers.

For those who enjoy walking, cycling and exploring the great outdoors, the rolling countryside on the doorstep will provide ample opportunity. The M3 is within easy reach and Alton, Hook and Basingstoke railway stations enable a quick commute to Reading and London.

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## SPECIFICATION

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With luxury fitted kitchens showcasing stone worksurfaces and Bosch appliances, fully tiled bathrooms and underfloor heating throughout, these homes have been finished to the highest of standards.

Each home benefits from a spacious entrance hall, lounge and open plan kitchen/breakfast area with patio or bifold doors opening to the gardens.

Plots 1 and 2 afford three generous size bedrooms; the master with en-suite and either a bank of wardrobes or fitted dressing room; and the remaining bedrooms sharing the luxurious family bathroom.

Plot 3 offers a galleried landing leading to four bedrooms, all with en-suite bath/shower rooms.

Plots 1 and 2 have garages and private parking whilst plot 3 boasts a two-vehicle detached carport with workshop area and a large driveway. The workshop may be converted for other uses with further facility to add stairs and utilise the large roof space area above (subject to the necessary consents).



## EXTERNAL

- Private gardens laid to lawn, with additional hedging and planted borders
- Indian Sandstone paving to paths and patios
- Cotswold Chippings driveway with granite sett edging
- Boundaries are a mix of close board fencing, post and rail fencing and hedging
- Lighting to front and rear doors
- External tap
- External power to private patios

## GENERAL

- Chrome ironmongery
- Floor coverings throughout with a mix of parador, tiling and carpets
- Construction stage inspections carried out by Approved Inspector Services with a Buildzone 10-year structural warranty upon completion
- Bespoke wardrobes to bedrooms 1, 2 and 3. Bedroom 1 in plot 1 has bespoke walk in dressing area with shelves, drawers and hanging rail combinations

## KITCHEN

- Luxury kitchens fitted with Bosch appliances fridge/freezer, 5 zone induction hob, single oven, combination oven microwave, dishwasher and wine cooler. Plot 3 has a double oven and separate microwave
- Composite stone worksurfaces
- 1.5 bowl stainless steel under-mounted sink and chrome swan neck mixer tap
- Boiling water tap (to plot 3 only)

## UTILITY ROOM

- Space for separate washer and dryer
- Post formed worksurfaces (Composite stone worksurface to Plot 3)

## BATHROOM / EN-SUITE

- Ceramic/Porcelain Porcelanosa tiles to all bathroom floors and walls where detailed
- White sanitaryware to bathrooms/ en-suites with wall hung vanity units
- Heated chrome ladder rails
- Mirrors fitted in recesses above basins
- Thermostatic shower controls
- Chrome taps and showerheads

## LIGHTING, HEATING AND ELECTRICS

- Highly efficient A+ rated Air Source Heat Pump heating system
- SMART controls to allow app control of hot water and central heating
- Mains pressure water to all taps
- Generous supply of power points, many with direct USB charge sockets
- Chrome switch and socket plates
- Telephone, Sky+/Q and data points to habitable rooms
- Pendant or down lights throughout
- Dimmer switches to lounge and kitchen
- Zoned underfloor heating throughout
- Pre-wired for electric vehicle charging point

## DECORATIVE FINISHES

- Satin woodwork with emulsion painted walls throughout
- Painted solid core timber doors
- Staircase with Oak handrail. Painted newels and balustrades to match other internal woodwork. Oak feature tread to plots 2 and 3.

## SECURITY AND SAFETY

- British Standard 4737/BS EN50131 compliant hard-wired intruder alarm system comprising keypad, door contacts and PIR detectors with SMART app controls enabling remote access
- Security locks to all doors and windows
- Hard wired heat and smoke detectors installed in accordance with building regulations
- Gate to plot 3

Please note the specification may change during the construction process

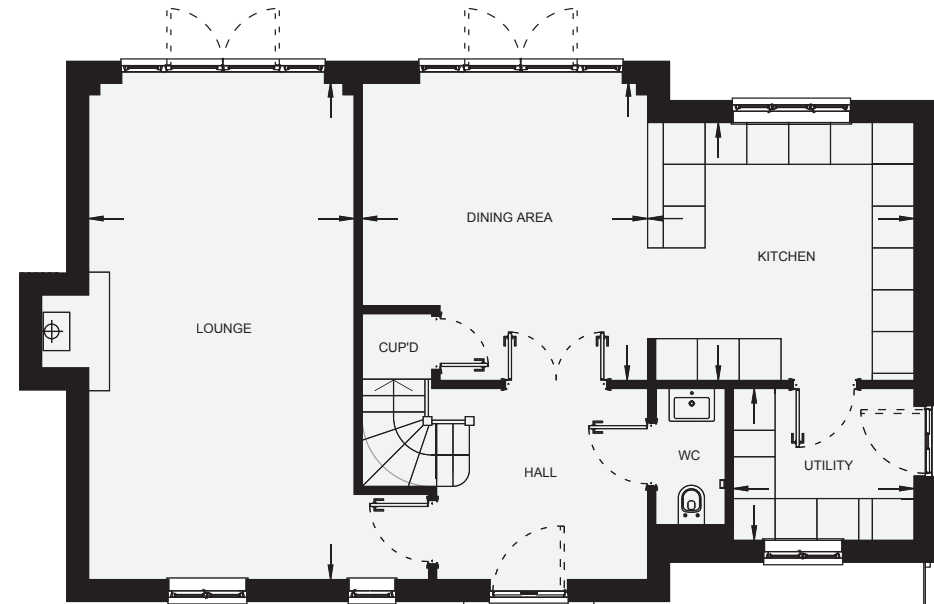


### PLOT 1 - GROUND FLOOR

LOUNGE	3.81m x 7.14m	12'6" x 23'4"
DINING ROOM	4.11m x 4.27m	14'0" x 13'5"
KITCHEN	3.83m x 3.70m	12'7" x 12'2"
UTILITY	2.60m x 2.18m	8'6" x 7'2"
DOUBLE GARAGE	6.00m x 6.11m	19'8" x 20'1"

### PLOT 1 - FIRST FLOOR

BEDROOM 1	4.37m x 4.96m	14'4" x 16'3"
BEDROOM 2	3.53m x 3.73m	11'7" x 12'3"
BEDROOM 3	3.45m x 5.55m	11'4" x 18'3"



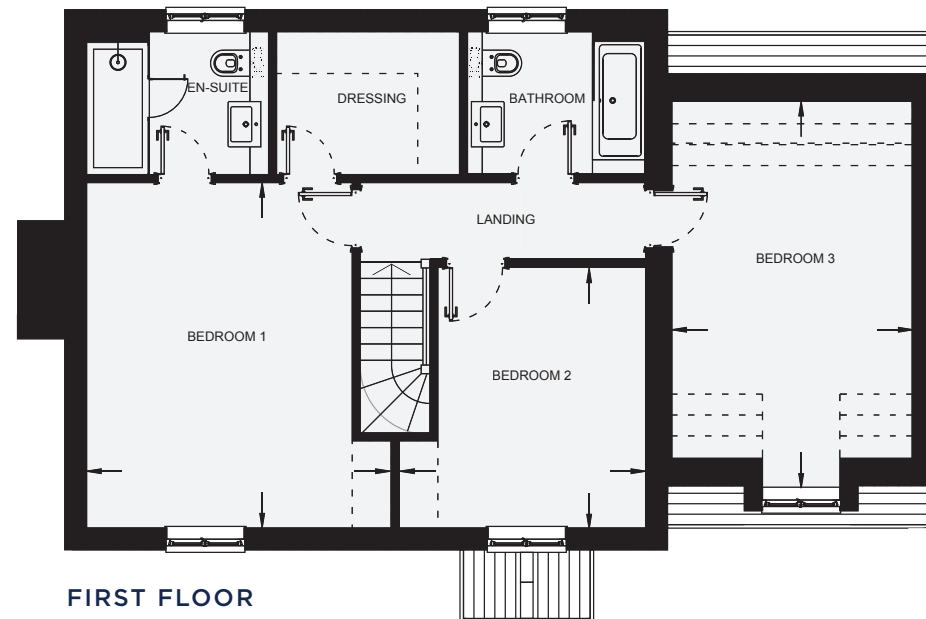
GROUND FLOOR

## Springfield - PLOT 1

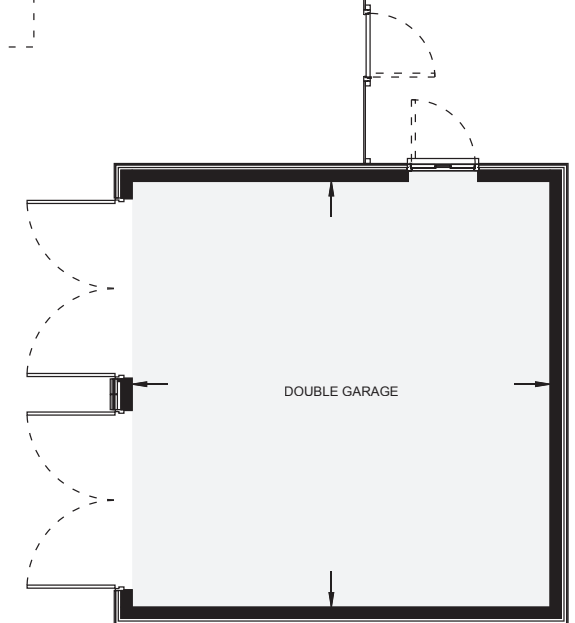
This property enjoys beautiful vistas across open farmland to the side with seasonal changes making it truly magnificent.

Entrance hallway leading to both kitchen/dining room and drawing room with log burner. Utility room and downstairs cloakroom. Master suite with fully separate walk in wardrobes and en-suite shower room. Two further bedrooms and family bathroom. Detached double garage.

Whilst sitting in the garden you can enjoy the sun setting over the English countryside.



FIRST FLOOR



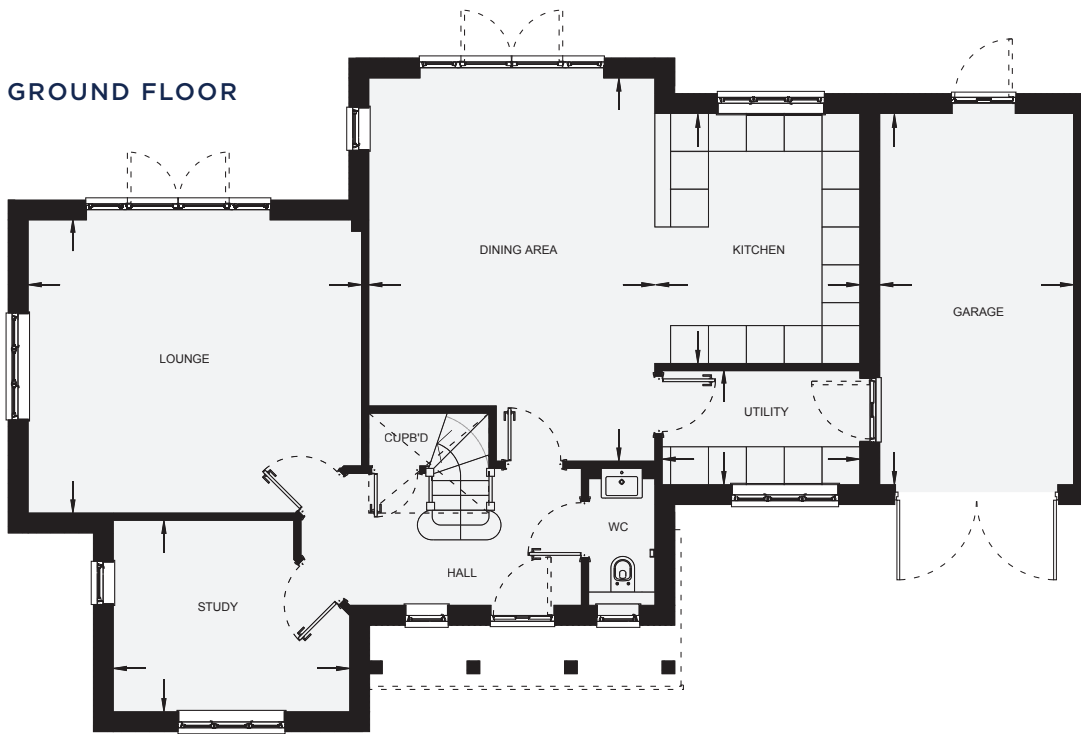
DOUBLE GARAGE







## GROUND FLOOR



## PLOT 2 - GROUND FLOOR

LOUNGE	5.29m x 4.65m	17'4" x 15'3"
STUDY	3.75m x 2.99m	12'4" x 9'10"
DINING ROOM	4.54m x 6.07m	14'11" x 19'11"
KITCHEN	3.25m x 3.96m	10'8" x 13'0"
UTILITY	3.13m x 1.81m	10'3" x 5'11"
GARAGE	30.7m x 5.89m	10'1" x 19'4"

## PLOT 2 - FIRST FLOOR

BEDROOM 1	4.54m x 4.05m	14'11" x 13'3"
BEDROOM 2	3.73m x 4.65m	12'3" x 15'3"
BEDROOM 3	3.75m x 3.64m	12'4" x 11'11"

## FIRST FLOOR



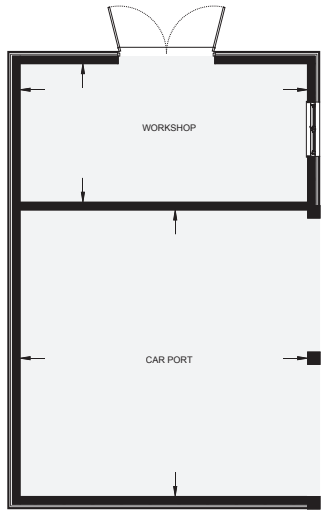
## *Foxglove* - PLOT 2

The entrance hallway leads to a large kitchen/dining room with separate utility, study and lounge. Principle ground floor rooms open onto the large patio area. Master bedroom and en-suite with two further bedrooms and family bathroom. Single integral garage.









GROUND FLOOR



FIRST FLOOR

## Woodrush - PLOT 3

A truly exceptional house on a large plot with stunning views over an ever-changing countryside vista. Four bedrooms all with en-suites, large drawing room and kitchen/dining room. Bifold doors on three elevations open to make a wonderful open plan feel, bringing the outside in. Study/family room and utility complete the accommodation. Separate twin car port and workshop with availability of home office both in the workshop and roof space (subject to the necessary consents).

The large plot offers unique opportunities to personalise and create something special.

### PLOT 3 - GROUND FLOOR

LOUNGE	6.15m x 5.66m	20'2" x 18'7"
STUDY	4.08m x 4.22m	13'5" x 13'11"
DINING AREA	4.76m x 4.04m	15'7" x 13'3"
KITCHEN	4.76m x 4.02m	15'7" x 13'2"
UTILITY	2.68m x 2.43m	8'10" x 8'0"
CAR PORT	6.00m x 5.98m	19'8" x 19'7"
WORKSHOP	6.00m x 2.89m	19'8" x 9'6"

### PLOT 3 - FIRST FLOOR

BEDROOM 1	4.76m x 4.02m	15'7" x 13'2"
BEDROOM 2	3.61m x 3.99m	11'10" x 13'1"
BEDROOM 3	3.59m x 3.84m	11'9" x 12'7"
BEDROOM 4	4.08m x 3.64m	13'5" x 11'11"





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