

WYKEHAM PLACE

AN EXCLUSIVE LUXURY DEVELOPMENT OF NEW HOMES

ALTAVIA
HOMES





WYKEHAM
PLACE



AVAILABLE NOW

Following the closure of Wykeham House School, Altavia Homes was fortunate enough to obtain approval from the Charities Commission to acquire this much coveted Grade II listed site. Years of commercial use resulted in a hotchpotch of historic and modern elements, joined together by a carbuncle of an extension to the main listed house. Altavia Homes fought a hard battle to achieve a viable planning permission that returns Wykeham House to the detached status it deserves.

Phase 1 of the development is the creation of 9 substantial family townhouses due for occupation in late summer 2020. Each of the 4 bedroom/4 storey townhouses will offer in excess of 2000sqft of high-quality living space which includes 3 fabulous private terraces. In addition, a private garden to the rear leads to an oversized garage plus 2 off road private parking spaces. Solid oak carpentry, fully integrated designer kitchens and very special fully tiled bathrooms are just a few of the many attributes that will appeal to discerning buyers.

During Phase 2, the historic Grade II listed house will be restored to provide 6 wonderfully spacious and grand apartments available Spring/Summer 2021. The caretaker's cottage will also soon offer a wonderful bijou home. Secure allocated parking will sit alongside beautifully landscaped gardens to be enjoyed by all those fortunate enough to live in this truly unique and extremely high quality development.



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Wykeham Place enjoys a truly accessible location on the South Coast within the Hampshire town of Fareham which dates back to the 12th Century. During Georgian times Fareham became a popular market town and the nearby High Street retains a wonderful combination of medieval burgage plots and impressive Georgian houses. Wykeham Place is located within the High Street Conservation Area which is part of the Georgian Quarter.

Situated less than a mile from junction 11 of the M27 motorway, Wykeham Place enjoys easy access to the nearby cities of Portsmouth and Southampton with London just 75 miles north east (via the M27/A3) and Winchester just 24 miles to the north west (via the M27/M3). This enviable central location on the south coast with its wonderful coastline, towns and villages makes Fareham a superb location for growing families. Fareham also enjoys a national rail station, a bus and coach station plus local cycleways to ensure ready access to the many local amenities without the necessity to rely on cars alone for transport.

Fareham town centre provides everything needed for today's modern family needs. Nonetheless, Fareham Borough Council have stated that their aim is "to build on the strengths of the town centre to make it an even more attractive place to live, work and visit". Increased investment in the area is inevitable and will only improve upon the existing, extensive shopping, cultural and community facilities available to residents.





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FLOOR PLANS

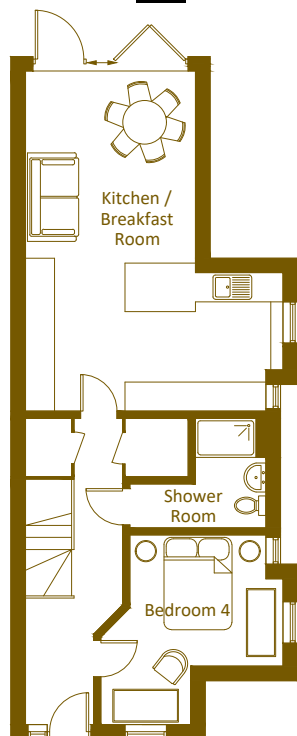
GROUND/FIRST FLOOR



Plot 8 & 16

Approximate Gross Internal Area = 2336 sq ft (Including Terrace / Roof Terrace)

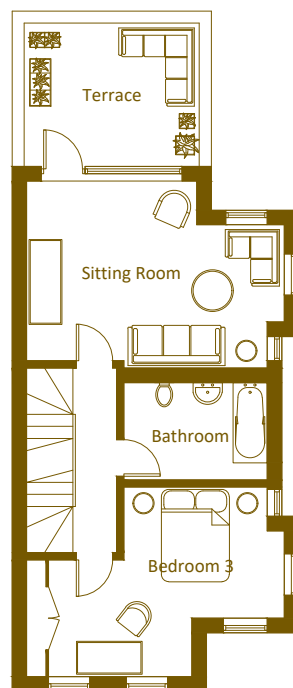
A



Ground Floor

A GROUND FLOOR	Metres	Feet/Inches	Square Foot
Bedroom 4	3.91m x 2.79m	12'10" x 9'2"	117 Sq Ft
Kitchen/Breakfast Room	7.01m x 5.31m	23'0" x 17'5"	321 Sq Ft
Shower Room	2.54m x 2.24m	8'4" x 5'11"	48 Sq Ft

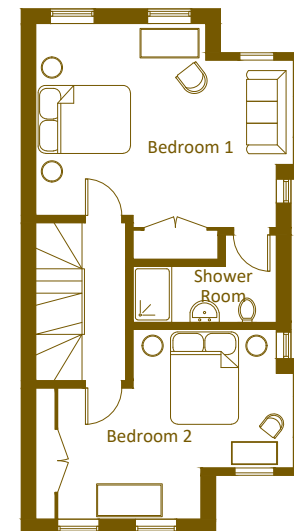
B



First Floor

C SECOND FLOOR	Metres	Feet/Inches	Square Foot
Bedroom 1	5.31m x 3.94m	17'5" x 12'11"	227 Sq Ft
Bedroom 2	4.85m x 3.94m	15'11" x 12'11"	172 Sq Ft
Shower Room	2.95m x 1.80m	9'8" x 5'11"	44 Sq Ft

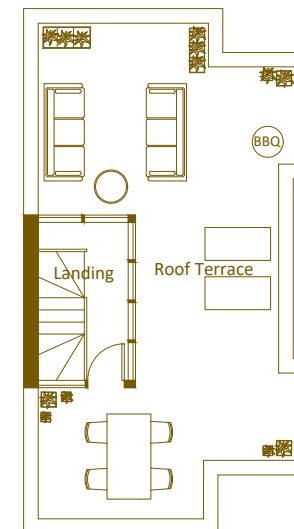
C



Second Floor

B FIRST FLOOR	Metres	Feet/Inches	Square Foot
Bedroom 3	4.83m x 3.90m	15'10" x 12'10"	162 Sq Ft
Sitting Room	5.28m x 3.86m	17'4" x 12'8"	200 Sq Ft
Bathroom	2.92m x 2.13m	9'7" x 7'0"	63 Sq Ft
Terrace	3.61m x 2.87m	11'10" x 9'5"	114 Sq Ft

D



Third Floor

D THIRD FLOOR	Metres	Feet/Inches	Square Foot
Roof Terrace	4.17m x 2.18m	13'8" x 7'2"	
Garage	5.69m x 4.65m	18'8" x 15'3"	

Layouts and specification can change at the developer's discretion

Plots 9,10,11,12,13,14 & 15 (Plot 10 measurements)
Approximate Gross Internal Area = 2408 sq ft (Including Terraces)

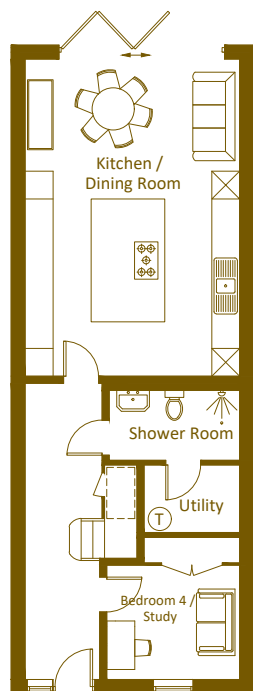
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FLOOR PLANS

SECOND/THIRD FLOOR

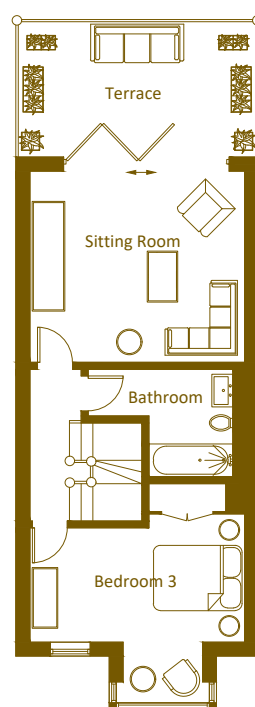


A



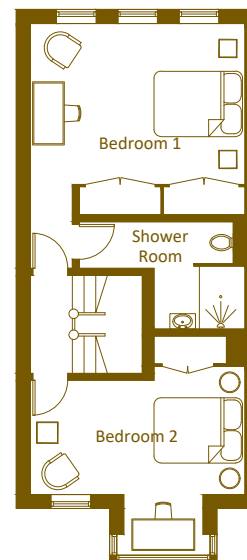
Ground Floor

B



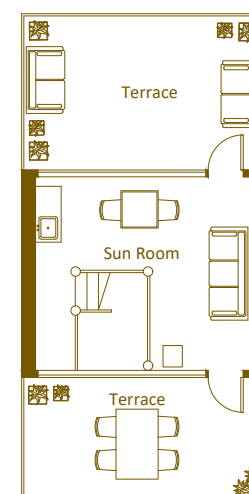
First Floor

C



Second Floor

D



Third Floor

A. GROUND FLOOR MID TERRACE	Metres	Feet/Inches	Square Foot
Kitchen/Breakfast Room	6.81m x 4.55m	22' 4 x 14' 11	342 Sq Ft
Bedroom 4	2.90m x 2.46m	9' 6 x 8' 1	88 Sq Ft
Utility	2.01m x 1.47m	6' 7 x 4' 10	32 Sq Ft
Shower Room	3.43m x 2.18m	11' 3 x 7' 2	45 Sq Ft

C. SECOND FLOOR MID TERRACE	Metres	Feet/Inches	Square Foot
Bedroom 1	5.31m x 4.55m	17' 5 x 14' 11	214 Sq Ft
Bedroom 2	4.62m x 2.87m	15' 2 x 9' 5	167 Sq Ft
Shower Room	3.15m x 2.29m	10' 10 x 7' 5	66 Sq Ft

B. FIRST FLOOR MID TERRACE	Metres	Feet/Inches	Square Foot
Sitting Room	4.52m x 4.09m	15' 11 x 13' 11	209 Sq Ft
Bedroom 3	4.60m x 2.74m	15' 10 x 11' 3	168 Sq Ft
Bathroom	3.15m x 2.29m	10' 4 x 7' 6	58 Sq Ft
Terrace	4.60m x 2.92m	15' 1 x 9' 7	159 Sq Ft

D. THIRD FLOOR MID TERRACE	Metres	Feet/Inches	Square Foot
Sun Room	4.67m x 4.14m	15' 4 x 13' 7	205 Sq Ft
Terrace	4.57m x 2.57m	15' 0 x 8' 5	140 Sq Ft
Terrace	4.70m x 3.30m	15' 5 x 10' 10	181 Sq Ft
Garage	5.69m x 4.65m	18' 8 x 15' 3	

Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Bernards have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

General

Tenure: Freehold

Glass balustrading and grey composite decking to all 3 terraces

Black granite slabs to front pathway and rear gardens

Close boarded fencing with concrete posts and plinths between rear gardens

Oversized garages plus 2 private off-road parking bays laid to block pavements

Quality carpets and underlay to bedrooms

All walls and ceilings flat plastered

Kitchen

Extensive range of high quality continental handleless fitted units in Mali Wenge finish

Substantial family dining island with integrated Siemens induction hob and feature extraction canopy

Integrated Siemens appliances:- Multi-function oven, steam oven, microwave, coffee machine, warming drawer, full height larder fridge, full height larder freezer, dishwasher

Integrated glass fronted wine cabinet

Composite white/grey marble finish work surfaces with integrated sink and Grohe tap

Brushed chrome high level switches

Bathrooms

Large format (800mm x 800mm) Italian tiles to floors and all walls

Wall hung vanity units and WC's with concealed cisterns

High quality chrome fittings

Wetroom to ground floor and master bedroom en-suite

Feature recessed storage with integral spotlights

Chrome towel rails

Carpentry

Solid oak stairs, newel posts, spindles, handrails, window boards, architraves and skirting boards

Oak engineered flooring

Oak FD30 internal doors

Electrical

Fully certified electrical installation

Video entry and intruder alarm systems

Recessed ceiling spotlights

Feature "mood" lighting to kitchen

Hard wired ethernet ports to most rooms

IT/communications cabinet in plant room feeding wi-fi and broadband throughout the property

Click flat plate sockets and switches in a satin chrome finish

Wired for AV in all principle rooms

Feature external lighting to all 3 terraces

High output electrical heating and hot water systems situated within a dedicated plant/utility room

Anthracite designer radiators with thermostatic controls

Power and lighting to the garage

Windows and doors

Oak entrance door

Aluminium powder coated double glazed windows and doors throughout (bi-fold doors off family room and first floor living room)

Grey UPVC personal door to garage from garden

Grey remote controlled roller shutter door to garage





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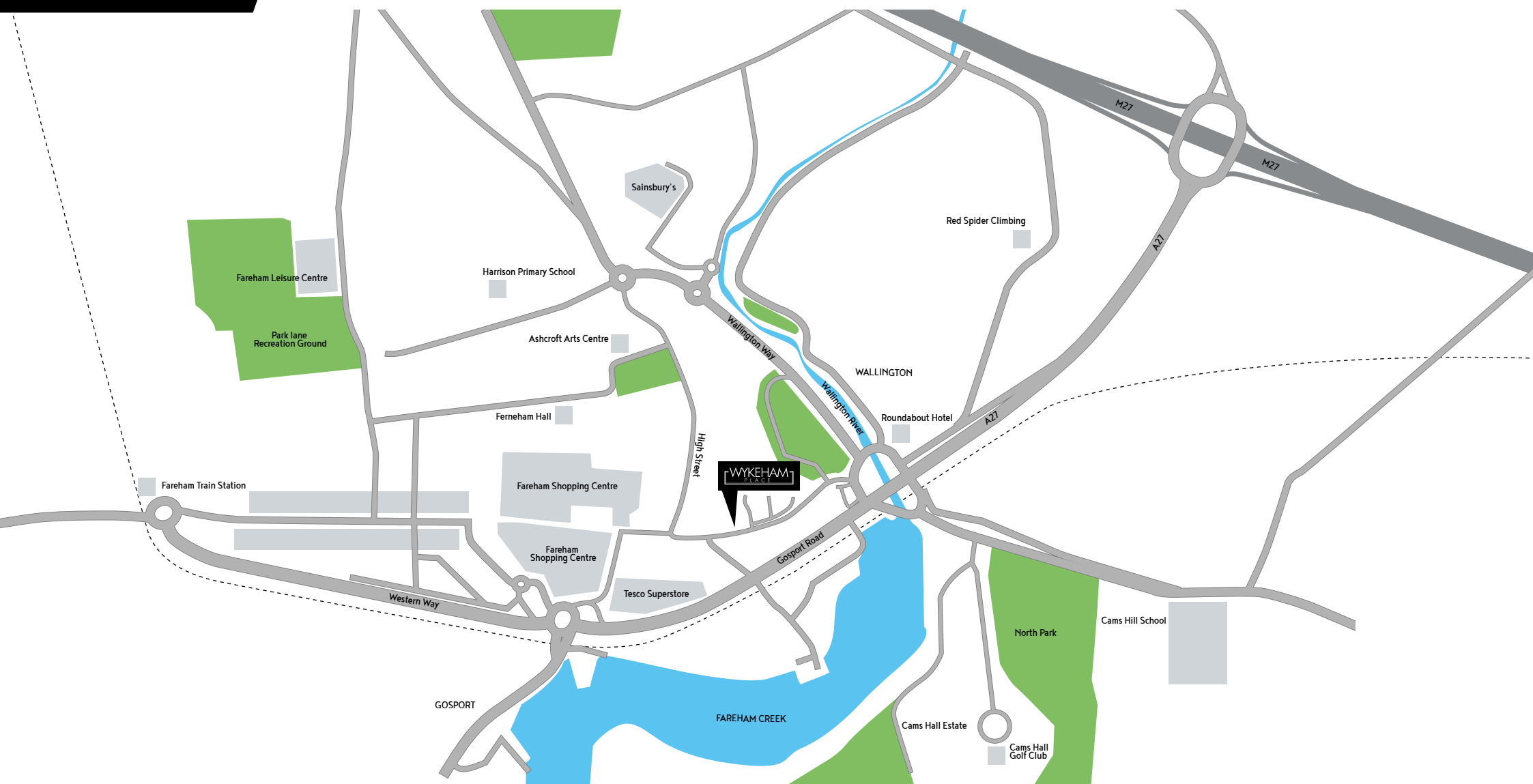


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SITE LOCATION

Wykeham Place is ideally located on East Street which runs from the Delme Roundabout to the junction of The High Street and West Street. It is just a few minutes drive from Junction 11 of the M27 Motorway. Fareham Mainline train station is just 0.9 miles to the west and the bus/

coach station is only a few minutes walk as is Fareham Town Centre. Port Solent with its many shops, bars and restaurants is popular with Fareham residents and is just 4.2 miles to the east. Gunwharf Quays in nearby Portsmouth is fast becoming the leading leisure and pleasure destination on the South Coast. Both private and public schools can be found nearby in abundance as can dentists, doctors, gymnasiums and golf clubs. The nearby Cams Hall Estate boasts excellent opportunities to businesses together with a superb 27 hole golf course.





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FOR ENQUIRYS

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