



WATERCRESS MEWS

STATION APPROACH, FOUR MARKS, HAMPSHIRE GU34 5PZ



WATERCRESS MEWS



A collection of contemporary one and two bedroom apartments arranged over three floors.

Watercress Mews is named after its historic namesake, the famous Watercress railway line. This popular heritage steam railway connects to the national rail network with regular scheduled services and a myriad of special events throughout the year.

Situated amidst the stunning Hampshire countryside, Four Marks is a popular village, ideally positioned along the historic St. Swithun's Way, linking the South Downs Way in Winchester to the North Downs Way in Farnham.

In addition to its historic and scenic surroundings, Four Marks boasts a range of amenities, including a large recreation ground with sports clubs, charming shops and pubs, supermarkets, a pharmacy, a doctor's surgery and the 'Good' rated Four Marks C of E Primary School.*



The famous Watercress Line at Medstead and Four Marks Station.

*OFSTED, February 2023.



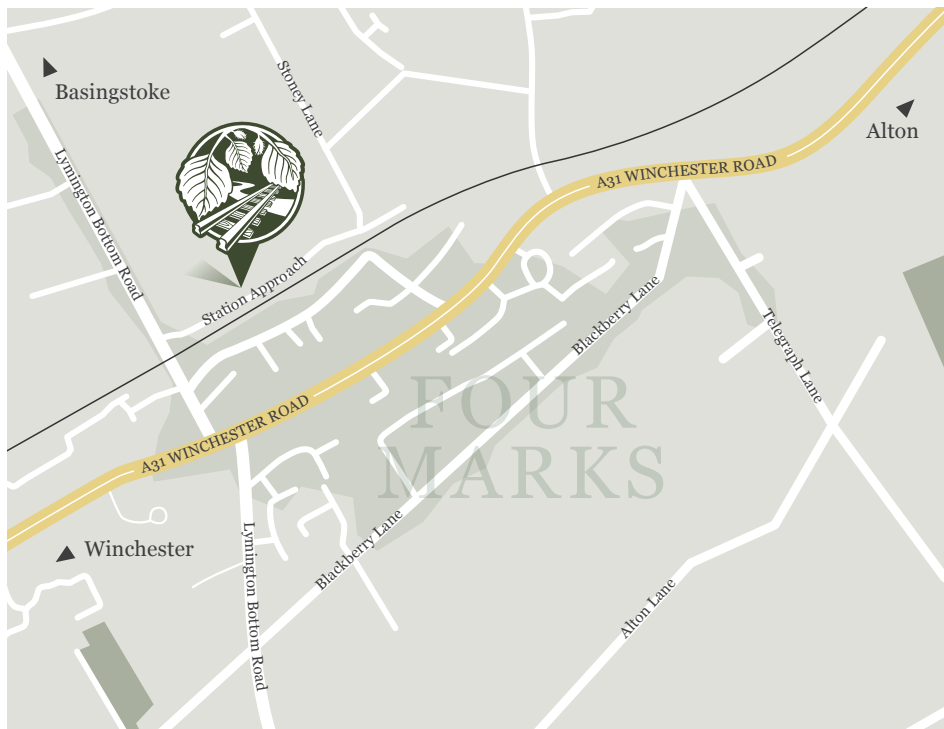
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LOCATION



Four Marks is a popular and thriving Hampshire village on the edge of the South Downs National Park.

Conveniently situated on the A31, road links are excellent, providing convenient access to Winchester, Basingstoke and Farnborough. The M3 is within easy reach, offering good links to Southampton and London. Rail links are also excellent from nearby Alton to London Waterloo.





A REPUTATION FOR QUALITY



With a reputation for building stylish, high quality properties, Darcliffe Homes have been operating throughout Southern England for over 50 years.

All of our homes are carefully designed to provide tasteful and welcoming exteriors and spacious, functional interiors that meet the demands of today's modern lifestyles.

Darcliffe Homes properties are finished with high quality fittings included in the selling price, along with features such as carpets, hard flooring and built-in appliances, making your property ready to move into and eliminating many of the hidden costs associated with buying a new home.

Innovation is at the heart of our design and planning process as we strive to reduce the lifetime cost of a home through intelligent design and energy efficiency.



Raising Standards. Protecting Homeowners

All Darcliffe Homes are built to NHBC standards and carry a 10 year structural warranty

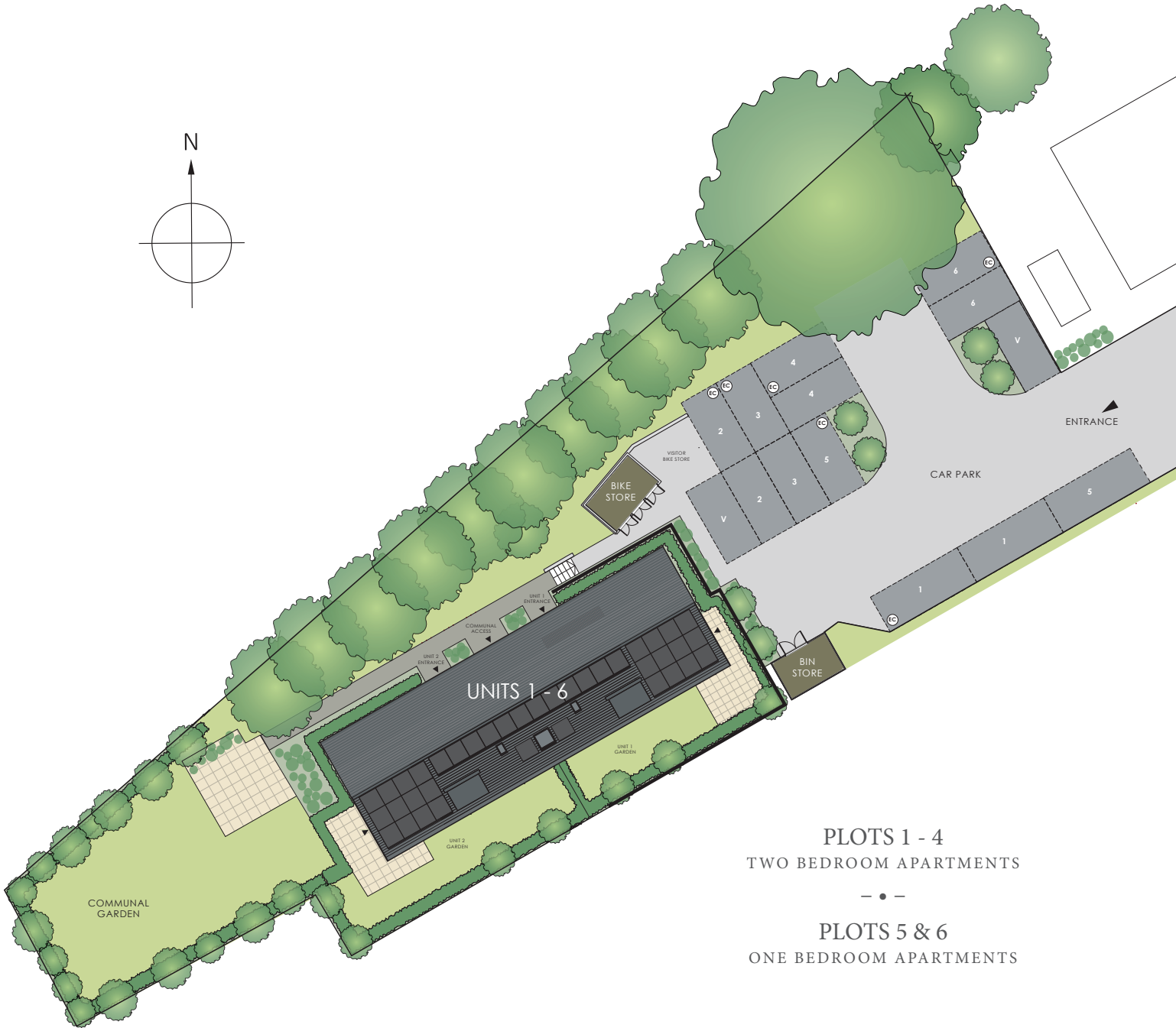
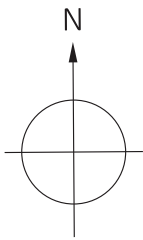


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WATERCRESS MEWS

SITE PLAN



PLOTS 1 - 4
TWO BEDROOM APARTMENTS



PLOTS 5 & 6
ONE BEDROOM APARTMENTS

ⓔⒸ = Electric vehicle charging point.



WATERCRESS MEWS

— ◆ —
GROUND FLOOR

PLOTS 1 & 2



MEASUREMENTS

Kitchen/Living/Dining 6.53m x 3.29m | 21ft 5in x 10ft 9in

Bedroom one 2.84m x 3.87m | 9ft 3in x 12ft 8in

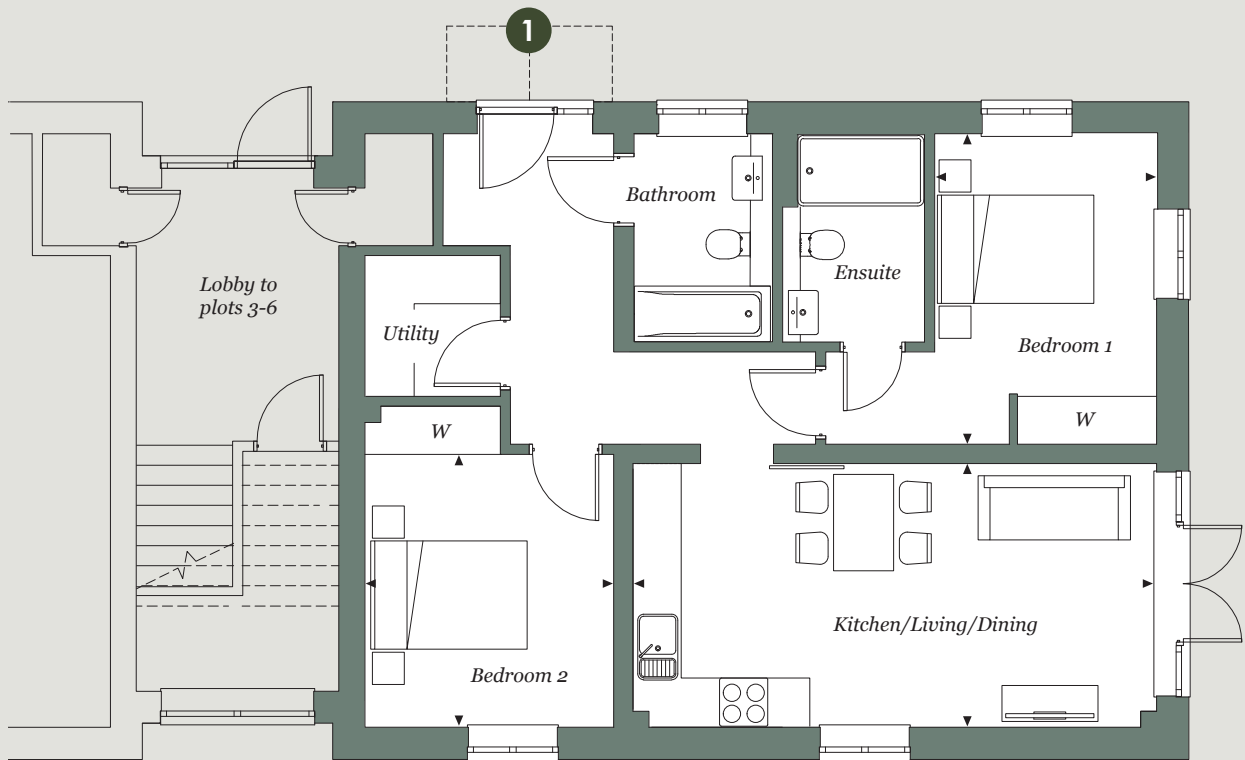
Bedroom two 3.40m x 3.10m | 11ft 2in x 10ft 2in

Plans are not to scale. All dimensions indicated are for guidance only and may vary during construction. Property illustration is a computer generated image and indicative only. External materials and finishes used may differ from those indicated within these particulars at the discretion of Darcliffe Homes.

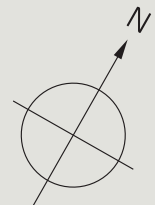
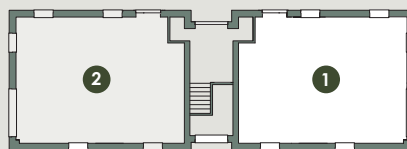


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FLOORPLANS



Ground floor arrangement



Plot 1 floorplan shown. Plot 2 is handed.

Furniture layout is for illustrative purposes only.
Customers are advised to check their individual specifications prior to making a reservation.



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FIRST FLOOR

PLOTS 3 & 4



MEASUREMENTS

Kitchen/Living/Dining 6.53m x 3.28m | 21ft 5in x 10ft 9in

Bedroom one 2.84m x 3.87m | 9ft x 12ft 8in

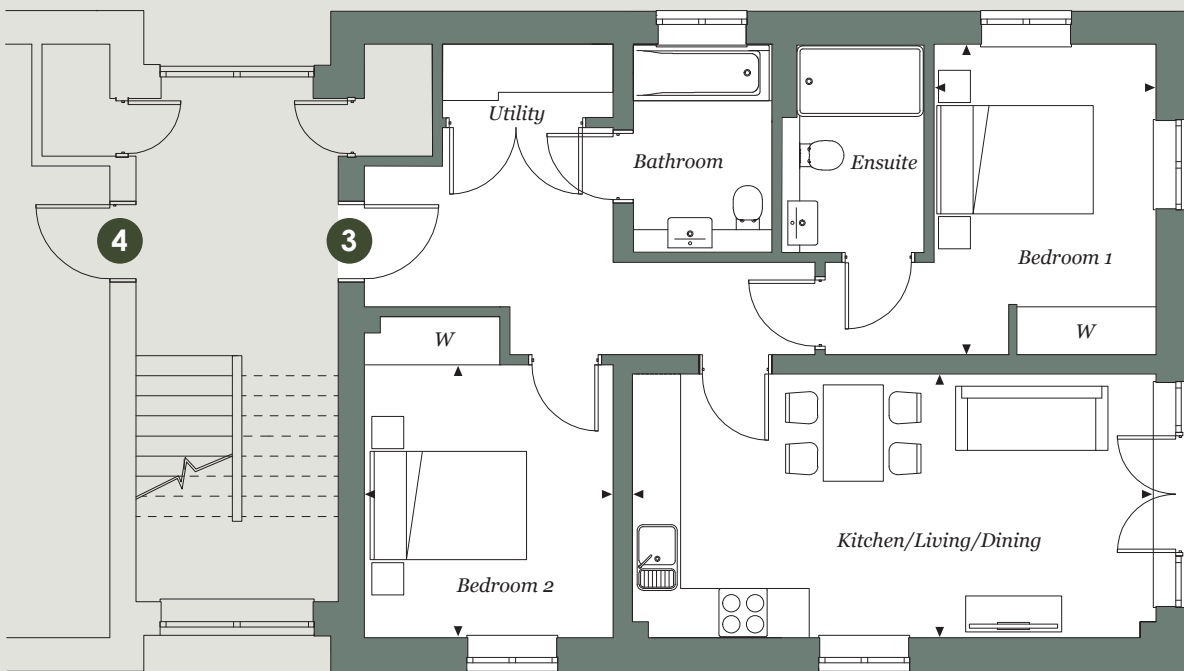
Bedroom two 3.40m x 3.10m | 11ft 2in x 10ft 2in

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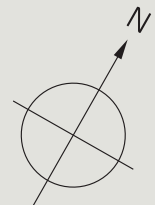
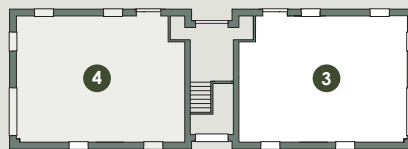


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FLOORPLANS



First floor arrangement



Plot 3 floorplan shown. Plot 4 is handed.

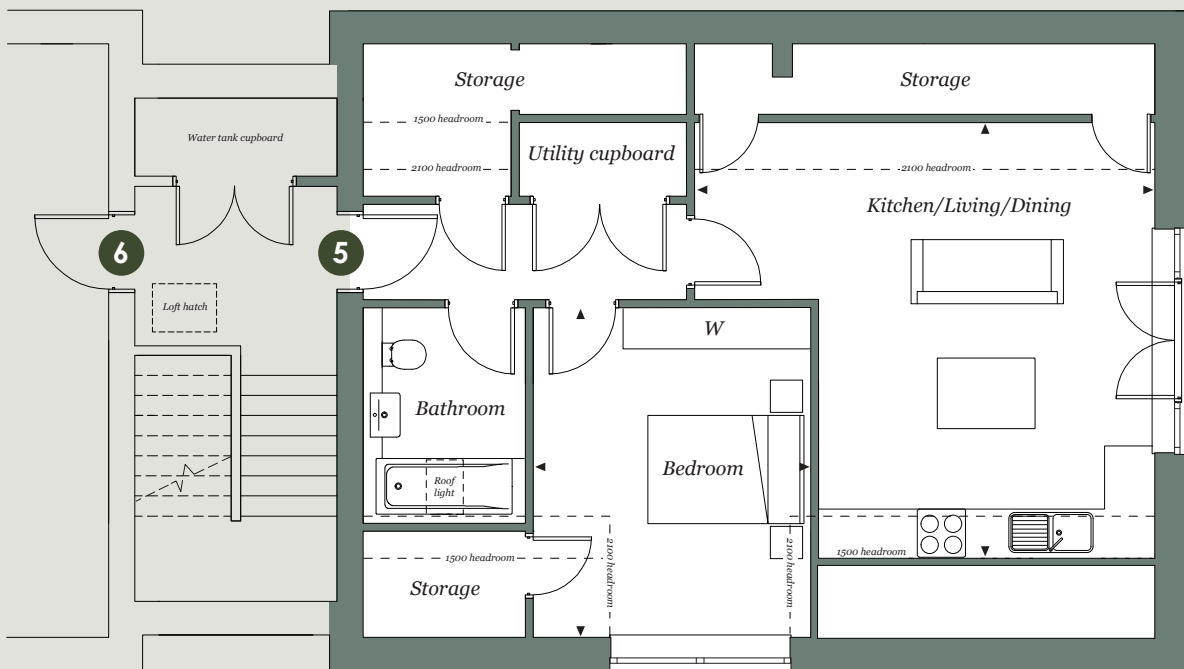
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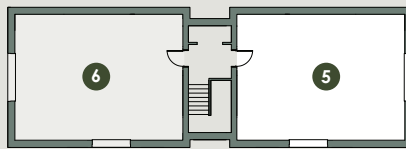
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SECOND FLOOR

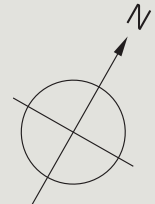
PLOTS 5 & 6



Second floor arrangement



Plot 5 floorplan shown. Plot 6 is handed.



MEASUREMENTS

Kitchen/Living/Dining 5.43m x 5.74m | 17ft 9in x 18ft 10in

Bedroom 4.11m x 3.46m | 13ft 5in x 11ft 4in

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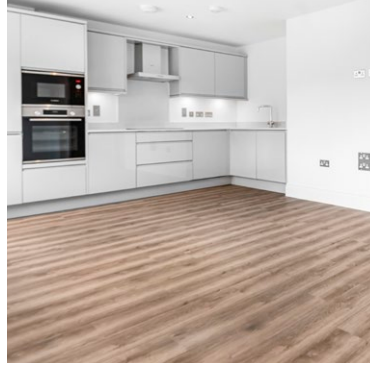
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SPECIFICATION



KITCHENS

- Contemporary kitchens
- Built-in appliances
- Instant boiling water tap



FLOORING

- Luxury laminate flooring to kitchen, living areas and hallways
- Carpet to bedrooms
- Tiled flooring to bathrooms and ensuites



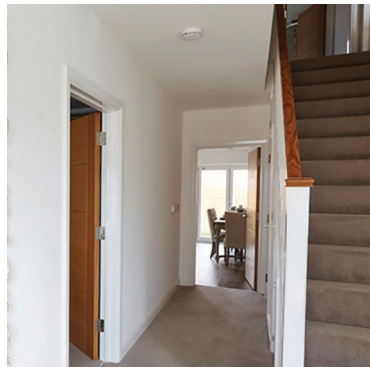
BATHROOMS

- Vanity unit
- High quality porcelain floor and wall tiles
- WC with chrome dual flush button and soft seat close
- Heated towel rail



WINDOWS AND DOORS

- Oak timber internal doors
- Chrome door furniture



HEATING / ELECTRICAL

- Dedicated PV panels per apartment
- Underfloor heating throughout via a gas boiler
- LED lighting to kitchen/living areas, hallways and bathrooms
- Pendant lighting to bedrooms



EXTERNAL FEATURES

- EV charger access to all plots
- Communal lighting
- Landscaped communal gardens
- Paved paths and walkways
- Paved communal area within gardens
- Communal sheltered and secure bike store

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DARCLIFFE HOMES

0118 950 8366

www.darcliffehomes.com

Kingfisher House, 17 Albury Close, Loverock Road, Reading, Berkshire RG30 1BD