

WOODCUTTER CLOSE

THREE LEGGED CROSS
DORSET



Stanborough
Construction Ltd



Welcome to Woodcutter Close

Stanborough Construction is delighted to present Woodcutter Close, a small exclusive new development of nine detached homes with either three or four bedrooms situated in a private cul-de-sac off Ringwood Road, within the village of Three Legged Cross in East Dorset.

It is set in a semi-rural location and surrounded by several areas of beautiful open countryside with plenty of nearby scenic walks and cycle paths. It enjoys a fantastic position close to the charming market towns of Wimborne, Verwood and Ringwood whilst also being very well connected to the bustling coastal towns of Christchurch, Bournemouth and Poole which offer additional amenities and attractions.

Each home is arranged over two floors in a combination of brick and a rendered finish, complete with traditional sash style windows and a covered porch. Double or bi-fold doors offer access to pleasant patios to make the most of the outdoor rear space.

Furthermore, each home comes with its own private driveway with two allocated parking spaces with some also benefiting from a single garage.

Protecting the environment

Throughout this development we have considered the impact on the local environment to ensure the site is enhanced for biodiversity.

Ecologists have studied the area and we are pleased to announce that during construction procedures have been taken to protect existing habitats. We have also incorporated specific design features such as bird boxes, bee bricks and hedgehog highways to encourage local wildlife and landscaped accordingly to protect and enhance local plants, trees and animals.

The Development



The Linwood
Plot 1
3 bedroom house
103.52m² | 1114.2 sq ft

The Pinewood
Plot 2
3 bedroom house
97.46m² | 1049sq ft

The Oakwood
Plot 3,4 & 5
3 bedroom house
97.39m² | 1048 sq ft

The Fayrewood
Plot 6,7 & 9
4 bedroom house
124.96m² | 1345.02 sq ft

The Silverwood
Plot 8
4 bedroom house
136.3m² | 1467sq ft



EXCEPTIONAL CRAFTSMANSHIP, INSIDE AND OUT

Stanborough Construction Ltd is a family owned and well established development company, specialising in the construction of new homes across the south coast. The company has built up an outstanding reputation over the years for providing exceptional quality new houses designed to blend in with their natural surroundings.

Every home is built to the highest of standards from the start of construction all the way through to the finishing touches by a highly experienced in-house team. Interiors are luxurious, yet practical and have a modern arrangement, maximising space and meeting the requirements of today's modern living.

High quality fixtures, fittings and materials are used throughout, with thoughtful attention to detail. The use of subtle colours throughout creates a décor that is both relaxing and refined. Each property also comes with a 10 year Premier Guarantee for peace of mind.

KITCHEN

- Fitted shaker style kitchen units
- Soft closing doors and drawers
- Integrated appliances
- LED under counter lighting
- Minoli ceramic tiled floors

HEATING AND SECURITY

- Gas central heating
- Multi locking system to external doors
- Windows fitted with locks and keys unless fire escape
- Smoke detectors to building regulation requirements
- Carbon monoxide alarm
- Security alarm

BATHROOMS

- Vitra contemporary sanitary ware with chrome fittings
- Modern vanity sink units
- Heated towel rails
- LED down lighters
- Shaver socket
- Minoli ceramic tiles

HIGH QUALITY FIXTURES AND FITTINGS

- White UPVC double glazed windows
- White UPVC double glazed Bi-folding or French patio doors
- Hardwood front door with letterbox
- Engineered oak internal doors with chrome hardware
- Fitted wardrobes to master bedrooms
- Oak handrail to staircase with painted spindles

ELECTRICAL

- Television sockets to lounge and master bedroom in all house types. Additional TV sockets to dining area in houses 1, 6, 7 & 9 and lounge in house 8
- Brushed chrome sockets
- Telephone point
- Doorbell

EXTERNAL

- White UPVC fascia boards and soffits
- Black gutters and downpipes
- External water supply tap
- Turf to rear gardens with enclosed fencing
- Paving slabs outside rear patio doors
- Driveway tarmac for two cars

GUARANTEE

- 10 year structural Premier guarantee



These images depict previous Stanborough Construction projects and used for illustrative purposes only. The specification is for guidance only and may be substituted at any time. It is not intended to constitute part of any contract or warranty unless it is incorporated in writing. Purchasers are advised to check with a sales executive for the latest information.



The Linwood

PLOT 1

The Linwood is a detached residence with three bedrooms in mainly a rendered finish with a contrasting brick feature plinth and a clay tiled roof.

On entering the property, the hallway leads you into a shared kitchen / dining room on the left and a generously sized formal lounge on the right. Both rooms run the entire depth of the house and benefit from French doors leading out onto a bright south-west facing terrace and garden beyond.

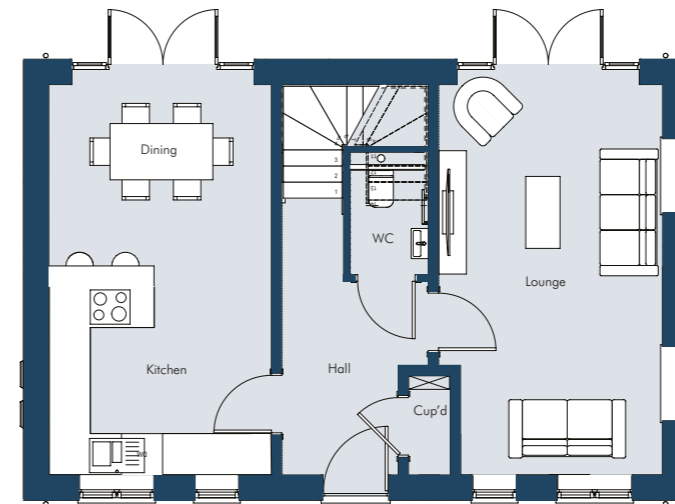
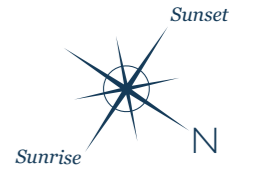
The well-appointed kitchen features a breakfast bar, ideal for casual dining and

furthermore there is a downstairs coats store and cloakroom.

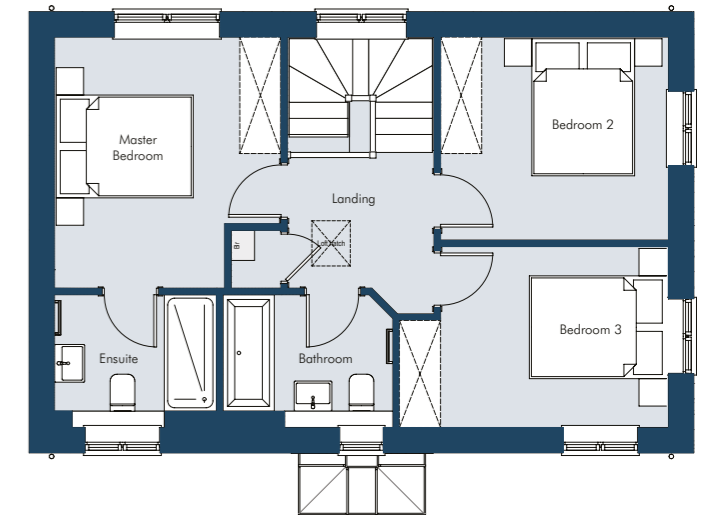
On the first floor there is a generous master bedroom complete with an en suite shower room and fitted wardrobes, along with two additional bedrooms, a family bathroom and airing cupboard.

Outside, the Linwood has planting to the front and a patio and lawn area to the rear. The garden is secured with close boarded fencing and to the side there is a private driveway with two allocated parking spaces.

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GROUND FLOOR



FIRST FLOOR



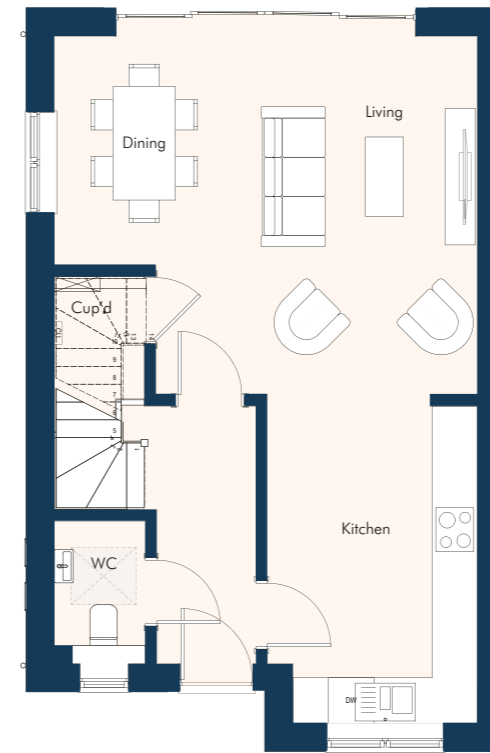
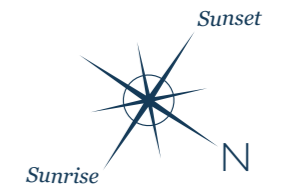
GROUND FLOOR

Kitchen/Dining Room	5920mm x 3230mm	19'3" x 10'10"
Lounge	5920mm x 3250mm	19'3" x 10'8"
WC	1530mm x 1150mm	5 x 3'9"

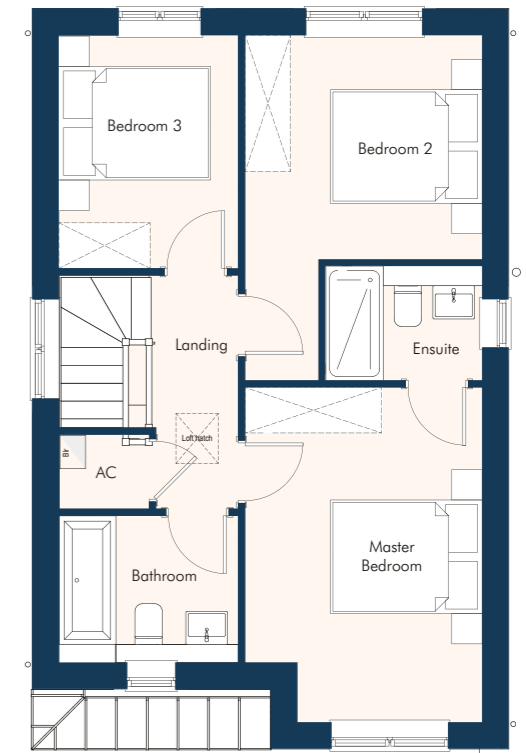
FIRST FLOOR

Master Bedroom	3665mm x 3305mm	12 x 10'10"
En suite	2360mm x 1935mm	7'9" x 6'4"
Bedroom 2	3320mm x 2960mm	10' x 10'
Bedroom 3	3925mm x 2640mm	12'10" x 8'8"
Bathroom	2480mm x 1935mm	8' x 7'4"
Overall Square footage	103.52 sq m	1114 sq ft

Please note, all imagery, floor plans, and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to others within this brochure



GROUND FLOOR



FIRST FLOOR

The Pinewood

PLOT 2

House 2 is a three bedroom detached property with a red brick exterior.

At the heart of the house there is a large open-plan kitchen / dining and living space with contemporary sliding doors offering plenty of natural light and a smooth transition between the inside and the outdoor garden. Downstairs there is also a cloakroom and useful under stairs storage cupboard.

Upstairs, the master bedroom benefits from built-in wardrobes and a private en suite,

while bedrooms 2 and 3 have use of the family bathroom.

The property comes with a private driveway to the side with space for two cars.

The rear garden has a south-west facing aspect offering plenty of afternoon and evening sun, complete with a patio area, a lawn and closed boarded fencing.



GROUND FLOOR

Kitchen	4332mm x 2775mm	14' x 9'
Lounge/Dining	5585mm x 4965mm	18'4" x 16'4"
WC	1650mm x 1200mm	5'5" x 4'

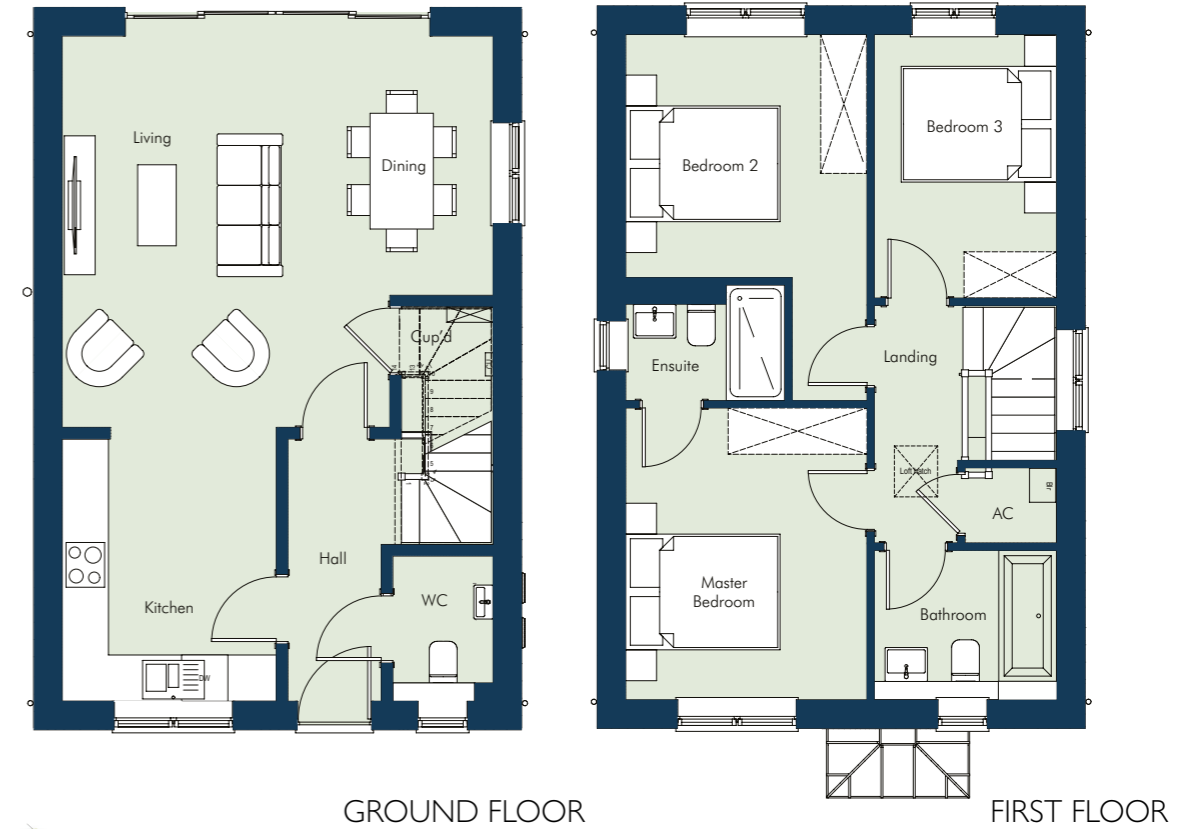
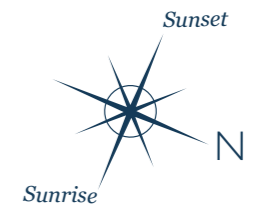
FIRST FLOOR

Master Bedroom	4420mm x 3125mm	14'6" x 10'4"
En suite	2050mm x 1500mm	6'9" x 5'
Bedroom 2	3125mm x 2995mm	10'4" x 9'10"
Bedroom 3	3075mm x 2365mm	10' x 7'9"
Bathroom	2365mm x 1935mm	7'9" x 6'4"

Overall Square footage = 97.46 sq m² 1049 sq ft

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The Oakwood PLOT 3,4 & 5

Houses 3 to 5 are a collection of three detached, three-bedroom properties in either a combination of render with brick detailing or an overall red brick exterior.

At the heart of each home there is a large open-plan kitchen / dining and living space with contemporary sliding doors offering plenty of natural light and a smooth transition between the inside and the outdoor garden. Downstairs there is also a cloakroom and useful under stairs storage cupboard.

Upstairs, the master bedroom benefits from built-in wardrobes and a private en suite, while bedrooms 2 and 3 have use of the family bathroom.

Each property comes with a private driveway to the side with space for two cars.

The rear garden has a south-west facing aspect offering plenty of afternoon and evening sun, complete with a patio area, a lawn and closed boarded fencing.



GROUND FLOOR

Kitchen	3400mm x 2800mm	11' x 9'
Lounge/Dining	5585mm x 5200mm	18'4" x 17'
WC	1650mm x 1300mm	5'5" x 4'4"

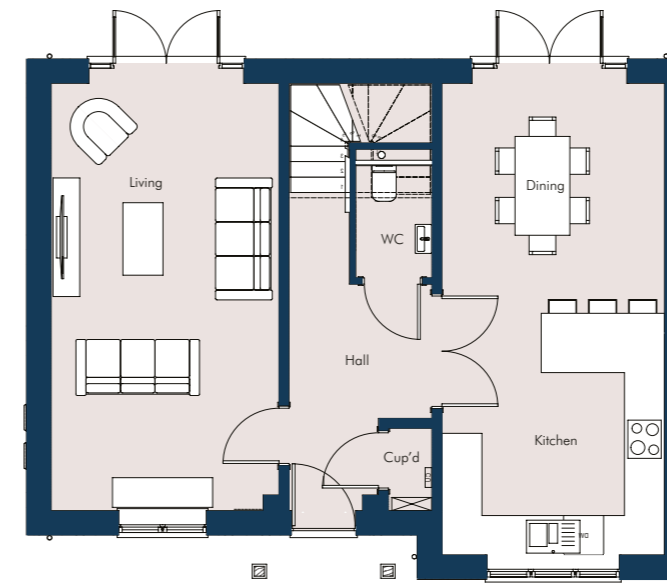
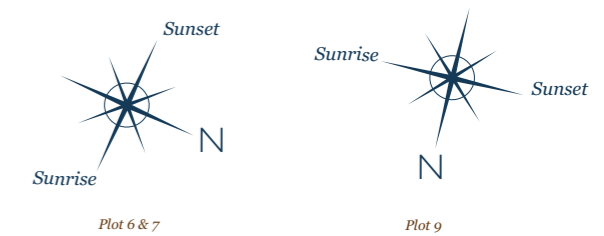
FIRST FLOOR

Master Bedroom	3775mm x 3150mm	12'5" x 10'4"
En suite	2075mm x 1500mm	6'10" x 5'
Bedroom 2	3150mm x 3125mm	10'4" x 10'3"
Bedroom 3	3400mm x 2350mm	11' x 7'8"
Bathroom	2360mm x 1950mm	7'8" x 6'5"

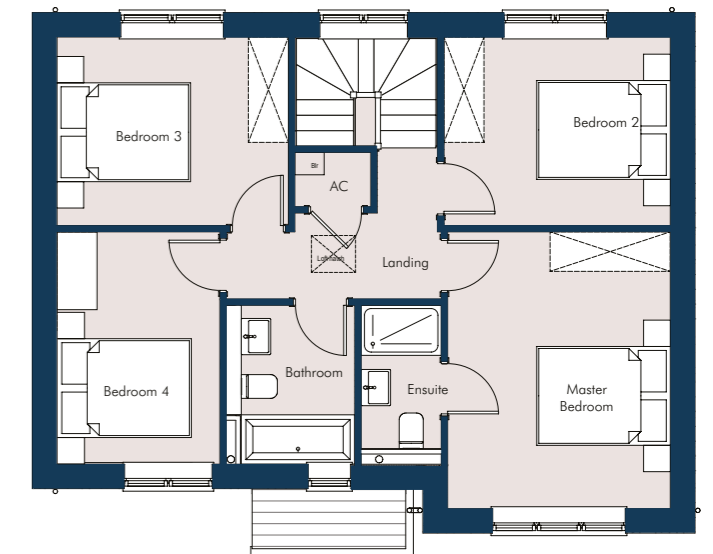
Overall Square footage = 97.39 sq m² 1048 sq ft

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GROUND FLOOR



FIRST FLOOR

The Fayrewood

PLOT 6,7 & 9

The Fayrewood is a spacious detached four bedroomed family home.

The entrance leads you into the hallway which features a guest cloakroom and storage cupboard. Through double doors there is a spacious open-plan kitchen complete with a breakfast bar and a dining area positioned in front of French doors which open out directly onto the terrace. Opposite there is a substantial dual-aspect lounge, which also has double doors providing access to the rear garden.

On the first floor, the generous master bedroom benefits from built-in wardrobes and en suite facilities, while the three

remaining bedrooms share the family bathroom.

Houses 6 and 9 have a rendered exterior with a contrasting brick detailing around the base and windows together with a clay-tiled roof, while house 7 is finished entirely in red brick with a slate rooftop.

Each house comes with a double width driveway and benefits from a sunny south-west facing aspect with house 9 enjoying a south-easterly position at the end of the cul-de-sac. Rear gardens include a lawn and patio area and are enclosed by panelled fencing.



GROUND FLOOR

Kitchen / Dining	7450mm x 3350mm	24'5" x 11'
Lounge	6700mm x 3400mm	22' x 11'
WC	1700mm x 1100mm	5'6" x 3'6"

FIRST FLOOR

Master Bedroom	4200mm x 3250mm	13'9" x 10'8"
En suite	2400mm x 1200mm	8' x 4'
Bedroom 2	3400mm x 2850mm	11' x 9'4"
Bedroom 3	3450mm x 2850mm	11'4" x 8'2"
Bathroom	2400mm x 1700mm	8' x 5'6"

Overall Square footage = 124.96 sq m² 1345 sq ft

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The Silverwood PLOT 8

Occupying a corner position, the Silverwood is a four bedroomed detached house with an integral garage located towards the end of the cul-de-sac in a combined render and red brick finish.

The heart of the home is a light and airy, free-flowing kitchen / dining and living space overlooking the rear garden. The kitchen has a centre island, perfect for entertaining and gives a great viewpoint over the rest of the room. Access out to the garden is via two pairs of bi-folding doors which open out onto the terrace and garden beyond.

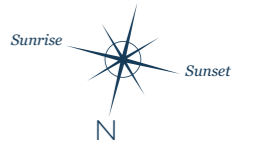
Off the hallway, there is an additional room offering the flexibility of either a lounge

or home office, as well as a downstairs cloakroom and coats cupboard.

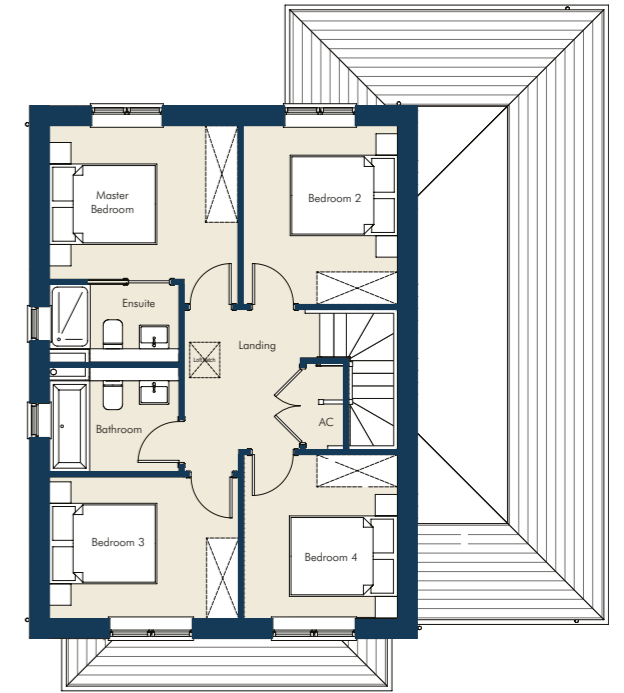
Upstairs, the master bedroom is well positioned overlooking the rear garden and benefits from an en suite shower room and fitted wardrobes. Three double bedrooms, a family bathroom and an airing cupboard complete the accommodation.

Outside, the front garden has planted borders while the rear has a patio and lawn area secured by close board fencing. There is parking in front of the property for two cars on the driveway in front of the garage.

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GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Garage	6100mm x 3050mm	20' x 10'
Kitchen/Dining	5600mm x 5050mm	18'4" x 16'6"
Family Room	4650mm x 4050mm	15'2" x 13'2"
Lounge	4300mm x 3700mm	14' x 12'
WC	1500mm x 1500mm	5' x 5'

FIRST FLOOR

Master Bedroom	3500mm x 2860mm	11'6" x 9'5"
En suite	1200mm x 2400mm	4' x 8'
Bedroom 2	2850mm x 3350mm	9'4" x 11'
Bedroom 3	3550mm x 2650mm	11' x 8'8"
Bedroom 4	3050mm x 2800mm	10' x 9'2"
Bathroom	1700mm x 2400mm	5' 6" x 8'

Overall Square footage =	136.3 sq m ²	1467 sq ft
Garage footage =	18.6 sq m ²	200 sq ft

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Around and About

The extended village of Three Legged Cross is located on the B3072, south of the town of Verwood and to the north of West Moors. Woodcutter Close is conveniently located off Ringwood Road, which connects via Horton Road to the A31 and A338 providing easy commuter links with the local towns and cities. Just a short drive in either direction lies the outstanding New Forest national park and the glorious award winning beaches of Bournemouth and Poole.

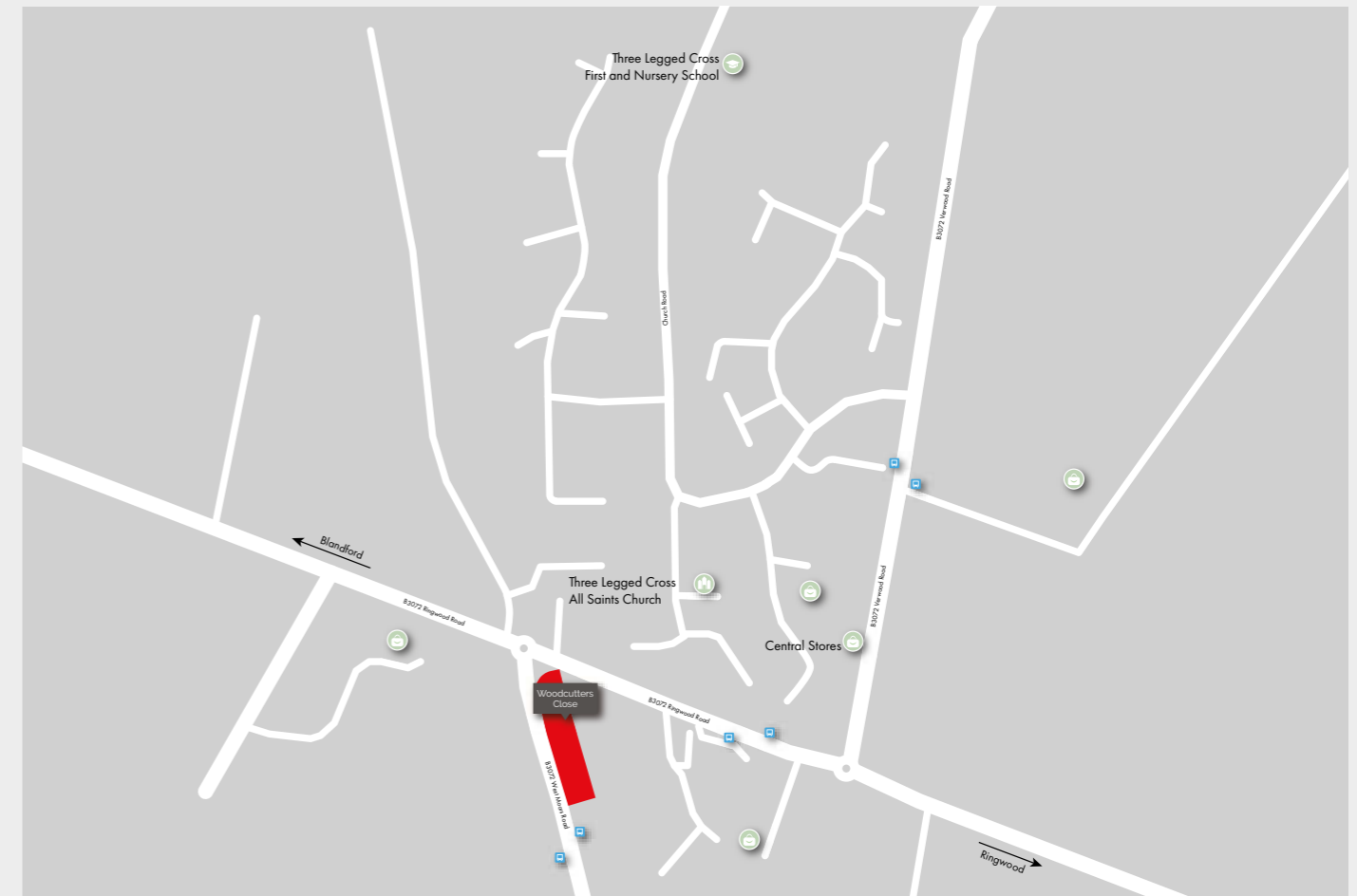
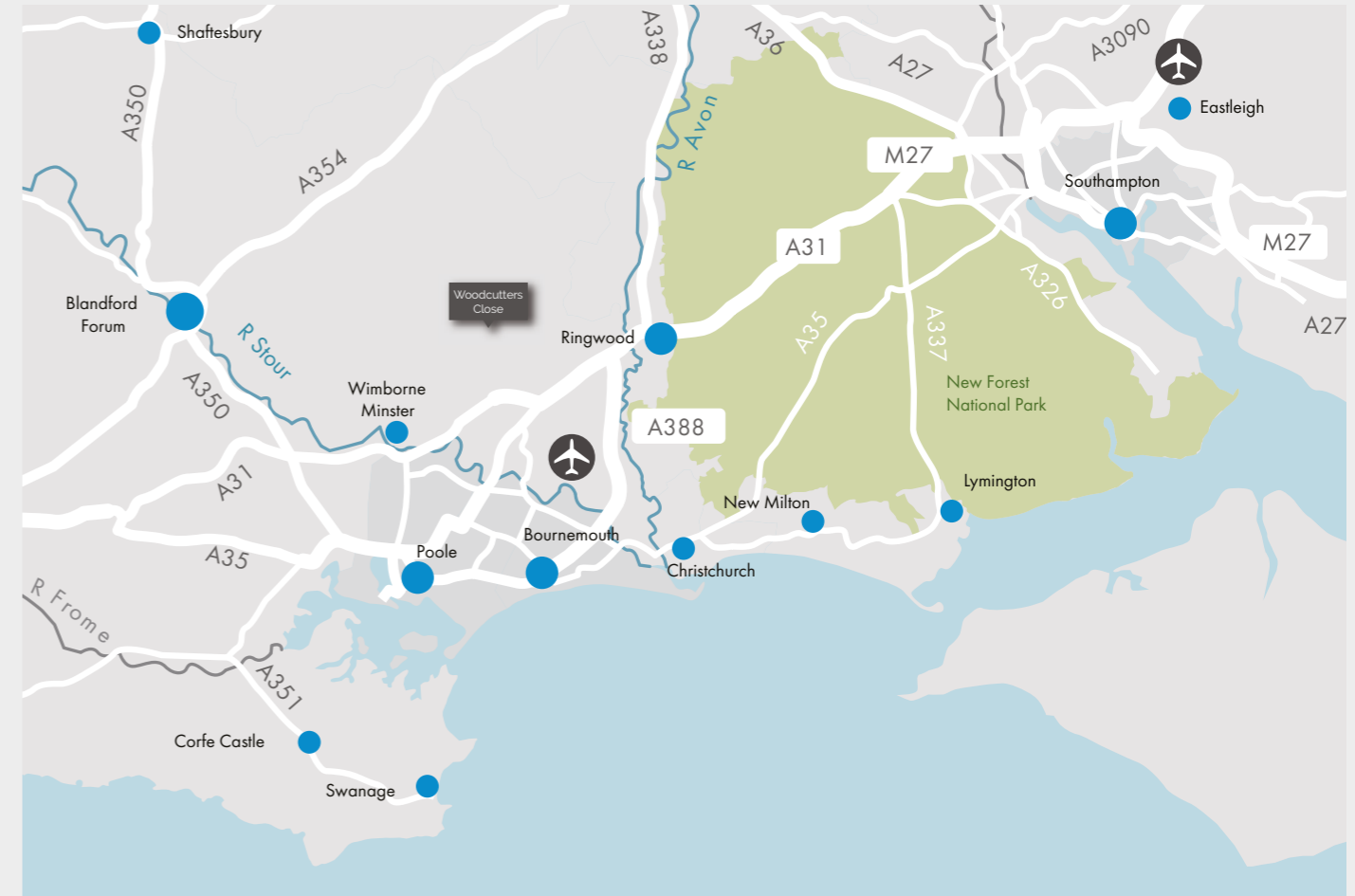
The nearest major train station is in Bournemouth, with direct services to London Waterloo in just over 2 hours. Bournemouth International and Southampton Eastleigh airports are both within easy reach and offer an extensive range of national and international flights. The nearby Port of Poole provides a regular ferry service to both France and the Channel Islands, while the cruise terminal of Southampton is 27 miles away.

Within a short walking distance there are two local convenience stores, one of which includes a post office and a bus route to both Bournemouth and Poole. For families, you can also walk to the local Three Legged Cross First and Nursery School while The Emmanuel Church of England Middle school is just under 3 miles away. For older children the areas is served by Ferndown Upper School and Queen Elizabeth's School in Wimborne Minster.

Please note: It is not possible in a brochure of this kind to do more than convey a general impression of the range, quality and variety of the properties on offer. The artists' impressions, photographs, floor plans, configurations and layouts are included for guidance only. The developer and agent therefore wish to make it clear (in line with Property Misdescriptions Act of 1991) that none of the material issued or depictions of any kind made on behalf of the developer and agent, can be relied upon as an accurate description in relation to any particular or proposed house or development. All images must be treated as 'illustrations' and are provided as guidance only. These 'illustrations' are subject to change without notice and their accuracy is not guaranteed: nor do they constitute a contract, part of a contract or warranty.



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