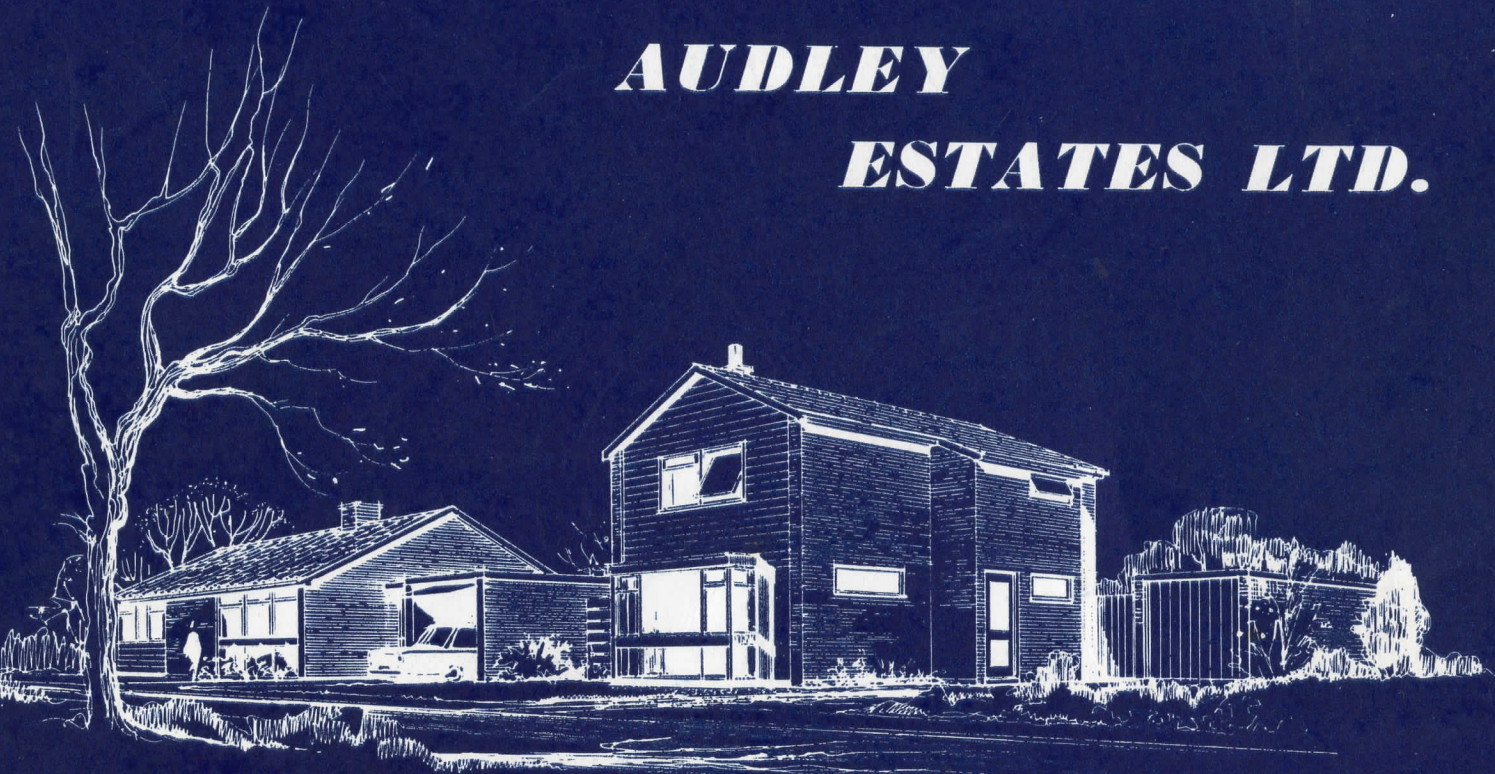


AUDLEY

ESTATES LTD.



HOMES FOR TODAY

BRAMBLE HILL

ALRESFORD, Hants

An Exclusive Development of Attractively Designed
BUNGALOWS and HOUSES
in Landscaped Surroundings

SOLE SELLING AGENTS



1 & 3 WEST STREET, ALRESFORD

Telephone : 2606/7

and

WALCOTE CHAMBERS, HIGH STREET, WINCHESTER

Telephone : 3388

*and at—*Basingstoke, Alton, Farnham, Farnborough, Fleet, Hartley Wintney, Aldershot, Warminster, Andover, Yately

Development by : **AUDLEY ESTATES LTD., LONDON, W 11**

Alresford is a unique small town providing a thriving shopping centre and active community life against a background of graceful old buildings.

The Southampton-London Main Road A.31 bisects the town which is only 7 miles by dual carriageway from the Cathedral City of Winchester. Alton is about 11 miles, Basingstoke 14 miles, Southampton 19 miles and London is only 55 miles. Southsea and Hayling Island approximately 25 miles and Bournemouth is 48 miles.

Amenities

Alresford has a 9 hole Golf Course at Tichborne Down about $\frac{1}{2}$ mile (Winchester—18 hole) and there are lovely country walks and rides in the surrounding district including the New Forest and the Solent with its unsurpassed sailing facilities. The Local Community Association embraces such diverse activities as dramatics, art, photography.

The Site

The site is situated about 600 yards from the shopping centre and lies on a gentle slope so that most of the dwellings will have an attractive outlook. The agents have no hesitation in stating this one of the most attractive development schemes in the district having been thoughtfully laid out by chartered architects in close co-operation with the local planning authority.

Schooling

Primary and Secondary modern schools are both within 700 yards with two private schools in short walking distance. There are Public, Grammar and other schools at Winchester and Alton.

Public Transport Services

A half hourly public transport service (Aldershot and District Traction Co. Ltd.) operates to Winchester and a frequent daily service to Alton and Basingstoke is also available. There is also an hourly diesel service to Southampton and Alton with fast connection to Waterloo. Winchester to Waterloo 80 minutes.

There is a good shopping centre in Alresford where four national banks, and multiple shops are represented. Additional shops are being planned in conjunction with the increase of population, with special attention to car parking facilities, an advantage it already enjoys over the surrounding towns.

The church is well represented with the Parish Church of St. John the Baptist, the Congregational Methodist, Non-Conformist with Roman Catholic Chapel nearby. A new Catholic Church is to be erected in Alresford.

The Local Authorities are:

The Winchester Rural District Council, 45 Romsey Road, Winchester.

The Hampshire County Council, The Castle, Winchester.

The Utility Companies are:

The Southern Electricity Board, West Street, Alresford.

The Southern Gas Board, 164 Above Bar, Southampton.

Main drainage and Mains Water supplies by the Winchester Rural District Council.

The Agents are:

Alfred Pearson and Son, 1 and 3 West Street, Alresford Tel: 2606/7.

The Developers are:

Audley Estates Ltd., Necombe House, 45 Notting Hill Gate, London, W.11.

Maximum mortgages can be arranged through four well known National Building Societies, subject to satisfactory status.

The Sole Selling Agents will gladly give you every courteous attention and will arrange to meet you by car at either Alresford, Winchester or Alton, 'bus or rail station by appointment.

The bungalows and houses are of several different designs all with Garages, and are of traditional construction with the latest modern improvements and features incorporated. The architects and developers in laying out the road pattern and sites having given consideration to the privacy of individual properties. The fronts are open planned with maximum use of space.

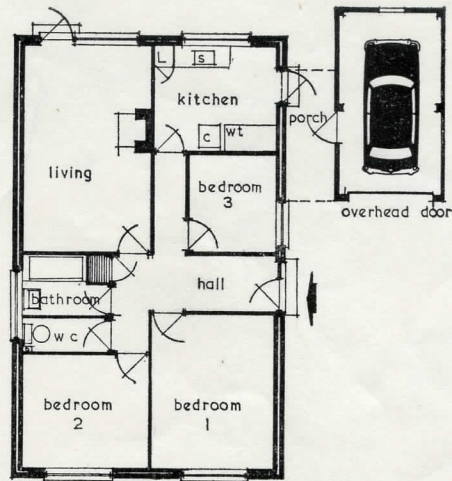
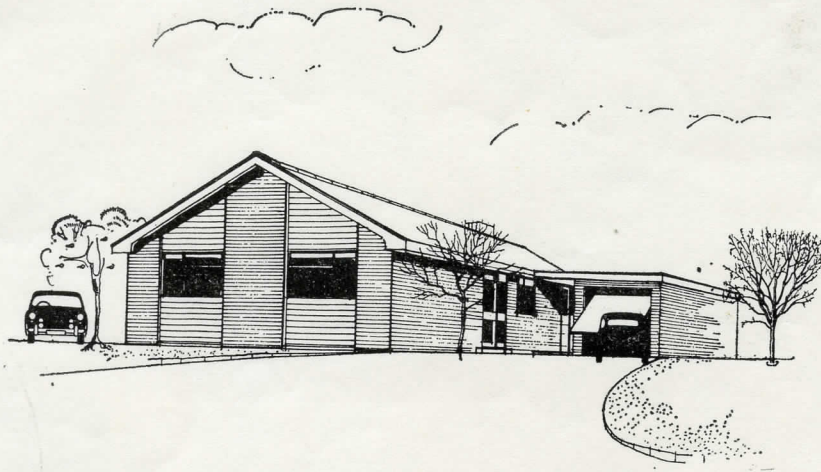
The general specification include and/or provide for the following:

1. Choice of four colours or basic white for bath, pedestal basin and low level W.C. suite.
2. Woodblock flooring to hall and vinylised tiles to other rooms at ground level.
3. Plastic guttering and down pipes to ease maintenance.
4. Insulating quilt laid between joists in roof spaces.

5. Foundations to local authority requirements including polythene damp proof membrane under ground floor slab.
6. Hot water supply from back boiler to copper cylinder with insulating jacket. Thermostatically operated 3 kw. immersion heater fitted in addition.
7. Fully fitted kitchen featuring Regency range units, including stainless steel sink unit.
8. Ample electric double and single power points and also gas points. Co-axial T.V. point.
9. Choice of full gas fired or background and solid fuel central heating, as optional extras.
10. Artex ceiling throughout.
11. Kitchen and bathroom walls decorated with emulsion and all other walls papered to purchasers choice within an allowance of 7/6 per piece.
12. Satin chrome finish ironmongery throughout.
13. Brick built garage including concrete driveway and up-and-over door.
14. Front gardens lawned.
15. Flush doors are hardwood faced throughout. Glazed kitchen door.
16. An allowance of £20 for fireplace and surround to purchasers choice.
17. All flues lined throughout.
18. Road made up to local authority standard, therefore, no road charges.
19. Registered estate title, thereby reducing legal charges.
20. N.H.B.R.C. 10 year Certificate given free.

The Company and the Sole Agents reserve the right to vary any plans and/or specifications supplied herewith or in confirmation herewith without giving any notice of such variation. Any such plans and particulars are supplied for general information purposes only, and although such plans and specifications are believed to be accurate the Company and the Sole Agents do not accept any responsibility whatsoever in respect of any inaccuracy or misunderstanding.

The plans and particulars do not form part of a contract and do not imply and warranty. All plans are copyright. These particulars are issued on the understanding that all negotiations are conducted through the Sole Selling Agents:



GLEN ROSE

A popular designed 3 bedroom detached bungalow incorporating the following accommodation :

Canopied Entrance Porch.

L-shaped **Hall** with airing cupboard with cylinder 3 k.w. immersion heater.

Living Room about 18' 3" x 11' with fireplace and casement door to garden.

Kitchen about 11' x 9' 4" with stainless steel single drainer sink unit, fitted eye level cupboard with sliding glass front above a floor unit with cupboards and working top. Fitted walk-in larder. Door to garden.

Bedroom No. 1 about 13' 3" x 11'. **Bedroom No. 2** about 11' x 10' **Bedroom No. 3** about 9' x 8'.

Bathroom with panelled bath, pedestal handbasin. Separate low level suite **W.C.**

Detached Garage with up and over door.

The builders or their Agents reserve the right to amend the specification.

BRAMBLE HILL, ALRESFORDPlot No. 7Type Green RoseRECEIVED, from M^r & M^s Walter William Nichollsof 3 Shilstone Avenue, Brounstonein the County of Worcester this 28th dayof May One Thousand Nine Hundred and Sixty Six

the sum of £10 (Ten Pounds) being a Reservation Fee on and in part payment for the

purchase of the above Freehold Property in the sum of £ 4850(four thousand eight hundred & fifty pounds.) with

vacant possession upon completion.

ALFRED PEARSON & SON

N.B.—This Reservation is conditional upon the sale being confirmed and the balance being paid within 14 days of this date. In the event of non-compliance, the S^{rs} Messrs. Alfred Pearson & Son, reserve the right to refund the fee and sell elsewhere.



Copy to

as Ltd.

LONDON OFFICE

H. B. Supperstone & Co.

File Copy