

The
Courtyard
DROXFORD • HAMPSHIRE

A BEAUTIFUL COLLECTION OF 3 AND 4 BEDROOM HOUSES
IN THE HEART OF THE MEON VALLEY AND THE SOUTH DOWNS NATIONAL PARK

Country Living at The Courtyard

The Courtyard, by Kebbell, is a gated collection of eight spacious, beautifully designed 3 and 4 bedroom homes, within an idyllic setting in the Hampshire village of Droxford, surrounded by the beautiful countryside of the South Downs National Park.

This is a rare opportunity to choose a luxurious, highly specified home in a sought after village location.

Traditional Appeal, Modern Luxury

The Courtyard gives you all the desirable exclusivity and privacy of being set behind electric gates and is just a few minutes' walk from Droxford's picturesque village centre. Each house has been designed to complement the traditional styles of the locality, creating a charming and welcoming scene. All the homes have good-sized private gardens, some with far reaching views over the neighbouring countryside.

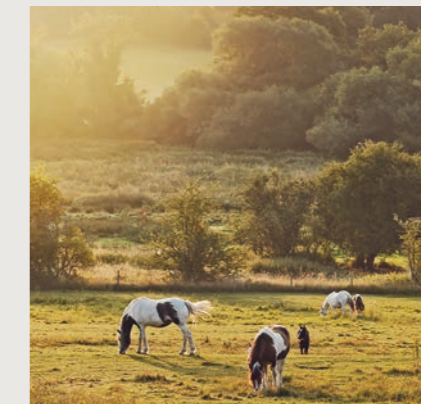




**Kebbell's philosophy is to build homes of timeless quality,
in carefully chosen locations, that enhance the way you live.**

Droxford has particular appeal to anyone who loves outdoor life. It is situated in the scenic Meon Valley, with over 600 glorious square miles of the South Downs National Park to ramble and roam. There are miles of footpaths to explore, including the 11-mile Meon Valley Trail, which can be tackled on foot, on a bike or on horseback.

The crystal clear, chalk-stream waters of the Meon flow just past the village and its banks are ideal for quiet strolls. Afterwards, you might want to stop for some refreshment in one of the local pubs, or browse for antiques.



LEFT PAGE: view across farmland on Hacketts Lane

THIS PAGE: The South Downs National Park and the Meon Valley Trail



THIS PAGE: shops and restaurants in Droxford and Wickham



Beautiful Surroundings and so much to do

Droxford and the neighbouring villages provide
a wealth of ways to spend your time.

Droxford is a sociable community, where residents meet and share interests at numerous clubs in the village; including cricket, tennis, bowls, junior football, flower arranging, gardening and singing in the choir. The village hall hosts film nights and Pilates classes, while the annual Country Fair brings everyone together.

Local dining choices include country cooking at The Bakers Arms, and an Indian menu at The White Horse Inn. Meonstoke Tennis Club and Corhampton Golf Club are just outside the village, conveniently close if these are your chosen sports. In nearby Meonstoke there is a Post Office and convenience store, and a wider variety of shops and cafés can be found just five miles away in Bishop's Waltham or six miles away in Wickham.



Culture, Cuisine and Coastal Horizons

Wickham, about six miles from Droxford, has all the market town charm you could want, as well as being a good source of shops, restaurants, banks, coffee shops, hairdressers and other amenities.

Travel from The Courtyard

BY TRAIN		BY ROAD	
From Shawford <i>11 miles from The Courtyard</i>	London Waterloo 1 hr 15 min	Winchester	12 miles
From Winchester <i>12 miles from The Courtyard</i>	London Waterloo 1 hr 1 min	A34/M3 Junction 9	13 miles
		Portsmouth	14 miles
		Hamble River Sailing Club	15 miles
		Southampton Ocean Cruise Terminal	19 miles
		Chichester	27 miles
		Lyndhurst (New Forest)	33 miles
		Guildford	37 miles

All travel distances and times are approximate only, source: [google.com/maps](https://www.google.com/maps) and [thetrainline.com](https://www.thetrainline.com)

For an enjoyable day out, it is just 12 miles to beautiful Winchester. Apart from its majestic, world famous cathedral it has some tempting independent shops and markets. The dining scene includes a Rick Stein restaurant, an Ivy Brasserie, and local produce can be sampled at The Chesil Rectory and River Cottage Kitchen. Winchester is a festival city too, hosting events celebrating jazz, comedy, food and heritage; and there is always something interesting to see in its museums or at the Theatre Royal.

If sailing is your passion, you will be pleased to know that the sailing clubs and marinas of the River Hamble are easily reached from Droxford; ideal for taking the boat out for the day or treating friends to a day trip over to France. With Portsmouth only 15 miles away, and Southampton just under 20 miles, there is also the option of a ferry to the Isle of Wight, the Channel Islands, France or Spain. For even more distant horizons, you can embark at Southampton Ocean Cruise Terminal, where the big cruise companies such as Cunard and Royal Caribbean operate from.



Heart of Your Home

Space is one of the greatest luxuries, and every home at The Courtyard has a beautifully planned open-plan kitchen/family area with doors to the garden, as well as a separate living room.

The kitchen cabinets are in a classic Shaker-style, finished in a choice of rich heritage inspired colours. Composite stone worktops and a full range of quality appliances complete the high-end look. The overall impression is a space that is furnished rather than just equipped, one that will complement every lifestyle.

The theme of quality and luxury continues into the living room, enhanced by features such as oak cottage-style doors with satin and polished chrome door furniture.

There is underfloor heating throughout the whole of the ground floor, powered by an environmentally friendly air source heat pump.





Relax and Recharge

A Kebbell bathroom is always something special, and those at The Courtyard are masterpieces of contemporary style. This is where you can truly relax and indulge yourself, in a private oasis furnished with Villeroy & Boch sanitaryware, a wall hung vanity unit, and ceramic wall and floor tiling of the highest quality.

And so to bed. The bedrooms are havens of peace and all include built-in wardrobes so you can keep your sanctuary serene and clutter free. As in all the rooms, the walls are painted in contemporary neutral shades, with the woodwork in white gloss.



Time to Choose

If you are looking for optimal space and comfort for enjoying family life, room for entertaining friends and welcoming guests to stay, then The Courtyard is perfect for your lifestyle.

To meet the needs of a range of family and household sizes, there is a choice of 3 and 4 bedroom homes, each different from the next. These are unique homes offering a luxury specification, beautiful finishes, and architecture in keeping with traditional aesthetics.

There is simply nothing else like them for miles around.

The Houses

Number 1

3 bedroom house with integral garage and parking space

Number 2

3 bedroom house with garage and parking space

Numbers 3 & 4

3 bedroom house with garage and parking space

Number 5

4 bedroom house with garage and three parking spaces

Numbers 6 & 7

4 bedroom house with integral garage and parking space

Number 8

4 bedroom house with integral garage and two parking spaces

Site plan for indicative purposes only.

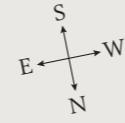


Number 1

3 bedroom house with integral garage

TOTAL AREA 1,668 SQ FT | 155 SQ M

The deep sweep of the roof gives this home an 'Arts and Crafts' look. Indoor/outdoor living has been considered, so all of the ground floor rooms have direct garden access. All three bedrooms are doubles and the master suite includes a luxurious dressing area and en suite.



GROUND FLOOR

Living Room	5.03m x 3.95m	16' 6" x 13' 0"
Family Area	3.22m x 2.69m	10' 7" x 8' 10"
Dining Area	3.32m x 3.17m	10' 11" x 10' 5"
Kitchen	4.51m x 2.83m	14' 9" x 9' 3"
Snug	3.16m x 2.09m	10' 5" x 6' 10"
Utility	2.09m x 1.58m	6' 10" x 5' 2"

FIRST FLOOR

Master Bedroom	3.92m x 3.66m	12' 0" x 11' 11"
Bedroom 2	3.32m x 3.30m	10' 11" x 10' 10"
Bedroom 3	3.91m x 3.64m	12' 10" x 11' 11"

HOUSE LOCATOR



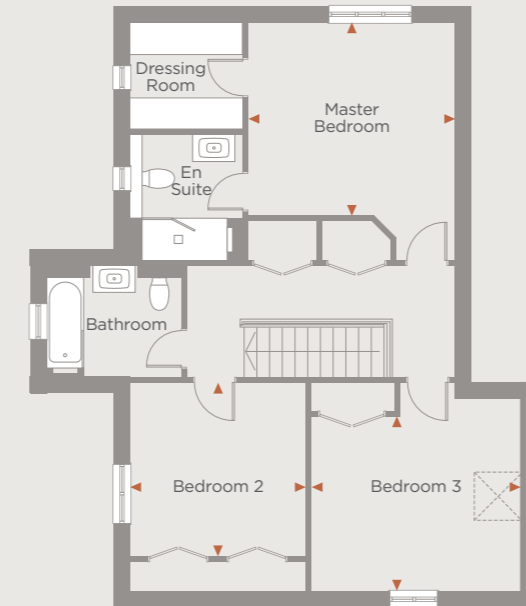
KEY

Roof light

GROUND FLOOR



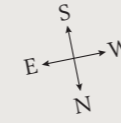
FIRST FLOOR



Number 2 3 bedroom house with garage

TOTAL AREA 1,399 SQ FT | 130 SQ M

The ground floor of this delightful home is ideal for those who enjoy open-plan living. It has a large kitchen/family area and adjacent living room, both with doors to the garden. Upstairs are three bedrooms with an en suite to the master.



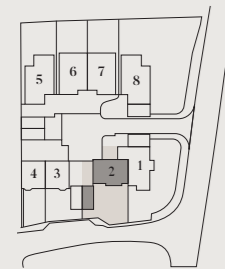
GROUND FLOOR

Living Room	6.14m x 3.73m	20' 2" x 12' 3"
Family Area	3.81m x 2.95m	12' 6" x 9' 8"
Kitchen	3.83m x 2.36m	12' 7" x 7' 9"
Utility	2.21m x 1.90m	7' 3" x 6' 3"

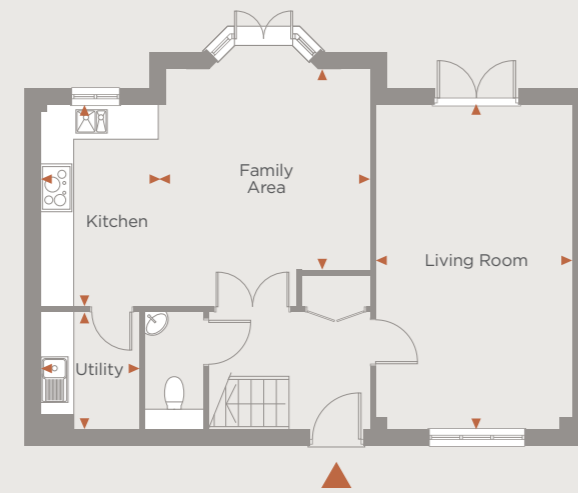
FIRST FLOOR

Master Bedroom	4.12m x 3.08m	13' 6" x 10' 1"
Bedroom 2	3.46m x 3.09m	11' 4" x 10' 2"
Bedroom 3	3.06m x 2.79m	10' 0" x 9' 2"

HOUSE LOCATOR



GROUND FLOOR



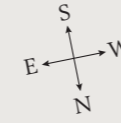
FIRST FLOOR



Numbers 3* & 4 3 bedroom house with garage

TOTAL AREA 1,087 SQ FT | 101 SQ M

A charming cottage-style house design with generous interior space, including an open-plan kitchen/family area with a dining area in the bay window and doors to the garden. On the first floor are three bedrooms, with an en suite shower room to the master.



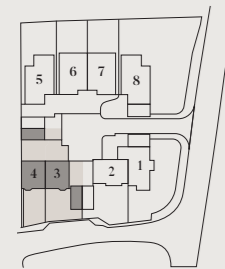
GROUND FLOOR

Living Room	4.09m x 3.72m	13' 5" x 12' 3"
Family Area	3.21m x 3.19m	10' 6" x 10' 6"
Kitchen	3.55m x 3.19m	11' 8" x 10' 6"

FIRST FLOOR

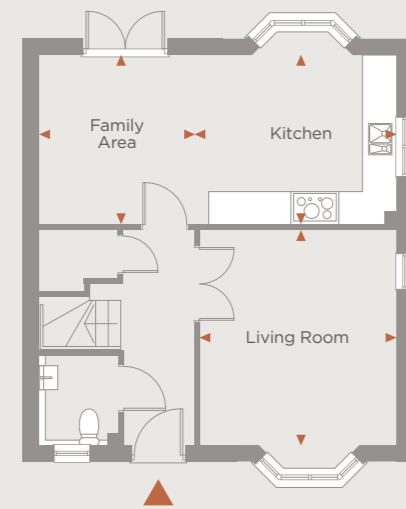
Master Bedroom	3.42m x 3.02m	11' 3" x 9' 11"
Bedroom 2	3.42m x 2.63m	11' 3" x 8' 8"
Bedroom 3	2.63m x 1.98m	8' 8" x 6' 6"

HOUSE LOCATOR

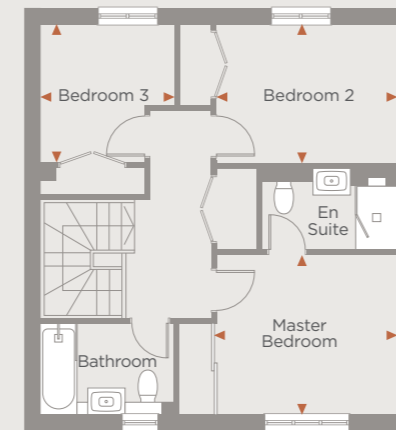


*Plot 3 is handed

GROUND FLOOR



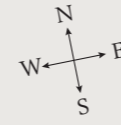
FIRST FLOOR



Number 5 4 bedroom house with garage

TOTAL AREA 2,012 SQ FT | 187 SQ M

This home is ideal for those needing extra space for family and friends. Two of the bedrooms are en suite and bedroom 4 has a dressing room. The master suite, at the rear, has a Juliet balcony, with views of open farmland and a large full width stylish mirror fronted wardrobe. The ground floor comprises a light-filled kitchen/dining/family room, a large utility room and separate living room.



GROUND FLOOR

Living Room	5.02m x 4.70m	16' 5" x 15' 5"
Family Area	5.24m x 4.89m	17' 2" x 16' 1"
Kitchen/Dining Area	5.02m x 3.66m	16' 5" x 12' 0"
Utility	3.62m x 1.97m	11' 10" x 6' 6"

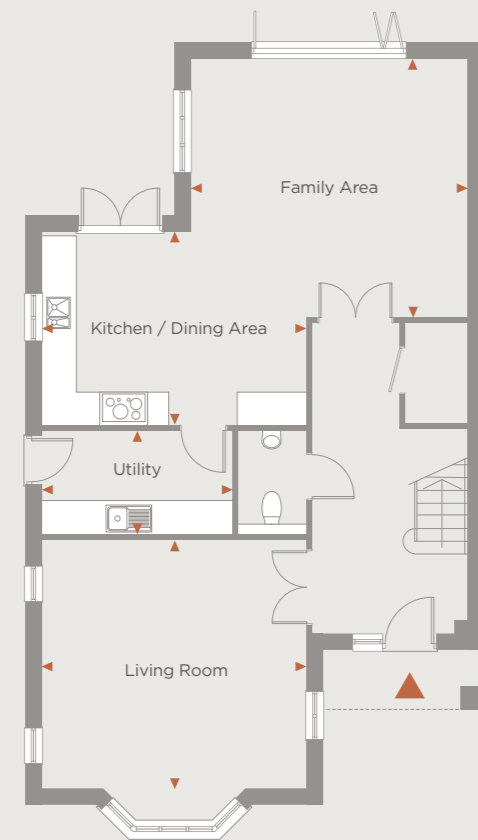
FIRST FLOOR

Master Bedroom	4.29m x 3.16m	14' 1" x 10' 5"
Bedroom 2	5.02m x 2.93m	16' 5" x 9' 7"
Bedroom 3	4.17m x 3.06m	13' 8" x 10' 0"
Bedroom 4	4.29m x 3.16m	14' 1" x 10' 5"

HOUSE LOCATOR



GROUND FLOOR



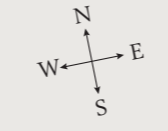
FIRST FLOOR



Numbers 6 & 7* 4 bedroom house with integral garage/utility

NO. 6 TOTAL AREA 1,722 SQ FT | 160 SQ M NO. 7 TOTAL AREA 1,732 SQ FT | 161 SQ M

Forming the heart of the home and extending across its full width, is the welcoming kitchen and family/dining area. The separate living room offers a quiet more formal haven, whilst upstairs there are three double bedrooms and a fourth single bedroom. Two bedrooms are en suite, and the master bedroom has a Juliet balcony offering a fabulous outlook over the adjacent fields.

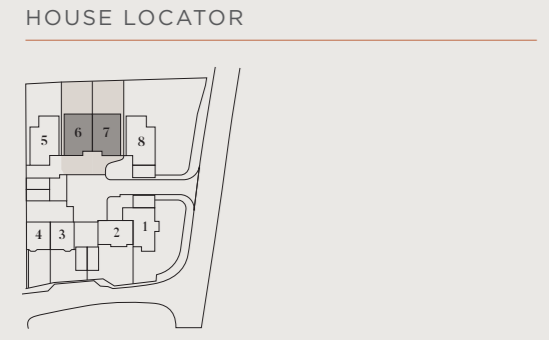


GROUND FLOOR

Living Room	5.05m x 3.71m	16' 7" x 12' 2"
Family/Dining Area	5.13m x 4.23m	16' 10" x 13' 10"
Kitchen	4.23m x 3.04m	13' 10" x 10' 0"

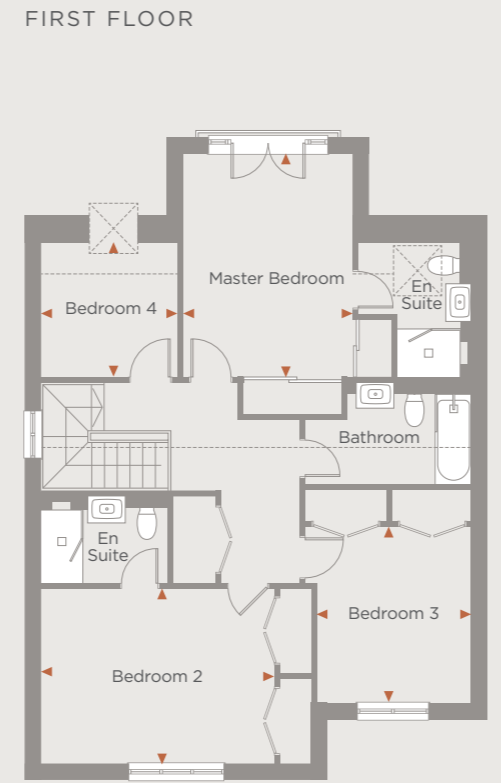
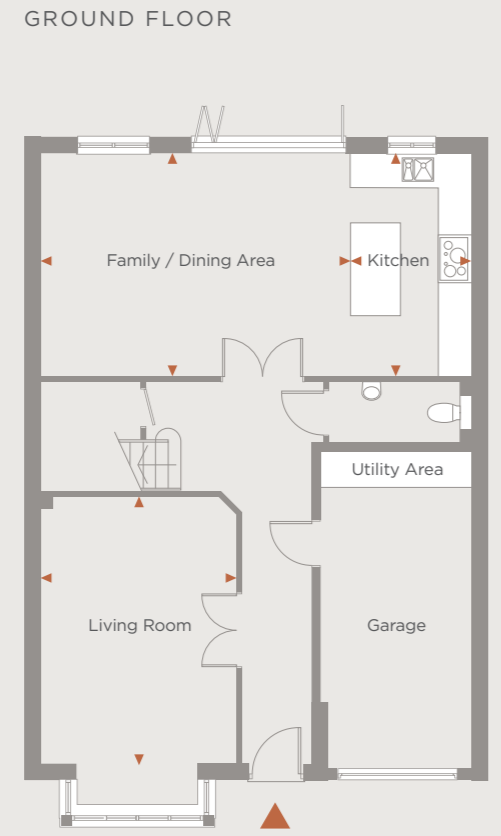
FIRST FLOOR

Master Bedroom	4.23m x 3.22m	13' 11" x 10' 7"
Bedroom 2	4.43m x 3.31m	14' 6" x 10' 10"
Bedroom 3	3.34m x 2.95m	11' 1" x 9' 8"
Bedroom 4	2.60m x 2.55m	8' 6" x 8' 4"



KEY

- Roof light

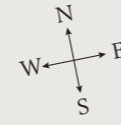


*Plot 7 is handed.

Number 8 4 bedroom house with integral garage

TOTAL AREA 2,066 SQ FT | 192 SQ M

Indoor/outdoor living is made easy with direct garden access through bi-fold doors from the family room and double doors from the kitchen. Two of the four bedrooms are en suite, and bedroom 4 would make an ideal nursery or bedroom for visiting grandchildren. The master bedroom also has a Juliet balcony offering far reaching views over the adjacent fields.



GROUND FLOOR

Living Room	6.03m x 4.59m	19' 9" x 15' 1"
Family Area	5.24m x 5.00m	17' 2" x 16' 5"
Kitchen	5.02m x 3.77m	16' 5" x 12' 4"
Utility	3.62m x 1.97m	11' 10" x 6' 6"

FIRST FLOOR

Master Bedroom	4.29m x 3.46m	14' 1" x 11' 4"
Bedroom 2	3.70m x 2.71m	12' 2" x 8' 11"
Bedroom 3	4.32m x 3.55m	14' 2" x 11' 8"
Bedroom 4	3.80m x 2.76m	12' 6" x 9' 1"

HOUSE LOCATOR



GROUND FLOOR



FIRST FLOOR



Take a Closer Look

Homes at The Courtyard not only look beautiful but are a joy to live in.

At Kebbell we know that the little details are just as important as the bigger picture when it comes to loving your new home. Ample storage space, and power points exactly where you need them, are Kebbell hallmarks and we know that they make all the difference.

At The Courtyard, the high specification includes a meticulously planned kitchen with all appliances, glamorous contemporary bathrooms and en suites, and luxurious underfloor heating which extends throughout the entire ground floor.



KITCHEN AND UTILITY

- High end, Shaker-style fitted kitchen by Manor Interiors in a range of heritage inspired colours
- Sleek composite stone worktops complemented by upstands and splashback to hob
- Laminate worktops to utility room with matching upstands
- Under-cabinet lighting
- Under-mounted sink
- Siemens induction hob
- Siemens single oven, WiFi ready
- Siemens compact oven with microwave function
- Siemens stainless steel/glass externally vented extractor
- Bosch integrated dishwasher
- Bosch integrated fridge freezer in numbers 1, 2, 3, 4, 6 and 7
- Bosch integrated fridge with freezer section in kitchen and integrated freezer in utility room in numbers 5 and 8
- Bosch integrated washing machine in kitchen in numbers 3 and 4
- Space for washing machine and tumble dryer in utility room of numbers 1, 2, 5 and 8 and in the utility area of the garage in numbers 6 and 7



BATHROOMS, EN SUITES AND WCS

- Villeroy & Boch sanitaryware
- Villeroy & Boch bath
- Shower over bath in family bathrooms in numbers 1, 2, 3 and 4
- Vado taps and fittings
- Villeroy & Boch wall hung vanity unit
- Thermostatically controlled chrome towel rails
- Ceramic wall and floor tiling
- Shaver point to bathrooms and en suites
- Electric under-tile heating to bathrooms and en suites

FINISHES AND FEATURES

- Timber cottage-style front doors
- Oak cottage-style internal doors
- Satin/polished chrome door furniture
- Bi-fold doors to garden from kitchen/family/dining area in light ivory powder-coated aluminium, in numbers 5, 6, 7 and 8
- Shaker-style mirrored wardrobe with sliding doors to master bedrooms
- Hanging rail and shelf to dressing room in number 1
- Built-in wardrobes to all other bedrooms, except bedroom 4 in numbers 6 and 7
- Ceramic floor tiles to hall, kitchen/family/dining area, utility room, bathrooms, en suites, cloakrooms and cylinder cupboard
- Walls in contemporary neutral emulsion shades, ceilings in white emulsion
- Woodwork in white gloss finish



HEATING, ELECTRICAL AND LIGHTING

- Electric heating system fuelled by air source heat pump
- Thermostats to kitchen/family/dining area, living room and bedrooms
- Underfloor heating to ground floor
- Radiators to bedrooms
- White LED downlights to kitchens, bathrooms, en suites and WCs
- Energy efficient pendant lighting to hall, living room and landing
- Stylish, brushed chrome slim plate sockets to kitchen; white elsewhere
- The houses are fitted with photovoltaic roof panels which aim to generate at least 10% renewable energy

MEDIA AND COMMUNICATIONS

- TV points to kitchen/family/dining area, living room and all bedrooms
- Wiring to be SkyQ ready to living room and all bedrooms
- BT points to living room, hall cupboard (to hide away your WiFi router), kitchen/family/dining area and master bedroom

EXTERNAL DETAILS AND GARDEN

- Power and lighting to all garages
- External lighting to front, rear and garage doors of numbers 1, 5 and 8
- Low level communal bollard lighting
- Landscaped front gardens and turf to rear gardens
- External tap
- Timber fencing
- Block paved driveways and communal entrance road
- Porch light to all houses

SECURITY AND PEACE OF MIND

- Timber and metal entry gates to development with video entry system linked to each house
- Smoke, carbon monoxide and heat alarms are fitted throughout

Kebbell: for how you live

No matter how you live, a Kebbell home is for living. It is simple to say, but not so easy to achieve. Our work starts with looking at everything from a customer's point of view. What will add convenience, comfort, pride and joy to your life? From that essential starting point our team of professionals design and build homes without compromise and have done for over 65 years. The result? A timeless quality and an understated elegance, perfectly in tune with the life you want to live.



CHOOSE KEBBELL WITH CONFIDENCE

We laid our first foundations in 1953 and since then our craftspeople have built exceptional homes all over the country from Hampshire to Durham.

Today we continue to deliver new ideas, creating timeless properties that are a pleasure to live in and which can be cherished for years to come.

ENHANCING OUR CUSTOMERS LIVES

Every Kebbell home is designed to complement and enhance your life. Smart design, meticulously planned interiors, the finest materials – all these elements define the way we work. The resulting designs and specification include convivial kitchen and family areas creating a warm and welcoming heart to every home; accommodation which flows naturally in tune with daily living; luxurious underfloor heating and plenty of storage. With a Kebbell home, every small detail is carefully considered.

THE EXPERIENCE TO CREATE TIMELESS PROPERTIES – FROM THE HEART

We are an experienced and progressive company with a close knit, trusted and knowledgeable team of professionals who share a resolute desire to create homes without compromise.

Driven by market research and feedback, we take pride in what we do and how far we go to ensure we are continually placing our customers' needs and desires at the heart of everything we do. This means our buyers can invest with confidence in the knowledge that their new home comes with only the very best in design, build and finish.

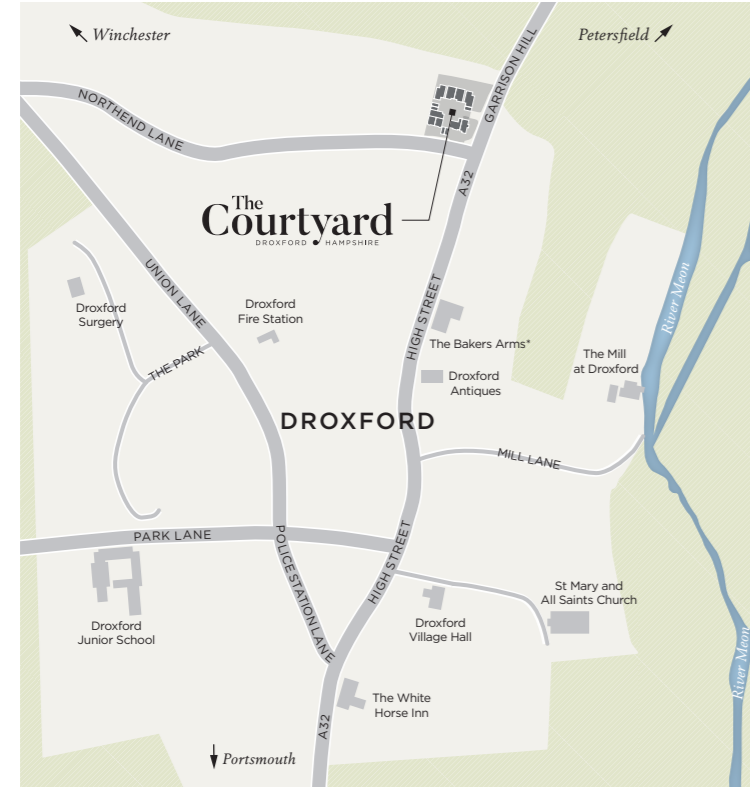
“Right from our first development at Carpenders Park in Hertfordshire we have focused on creating homes of exceptional quality in prime locations. But just as important has been our philosophy to build homes that enhance the way people live their lives.”

NICK KEBBELL

How to find us

The Courtyard, Garrison Hill, Droxford, Hampshire
For sat navs please use SO32 3QN

EMAIL: courtyard@kebbell.co.uk TEL: 020 8901 8738



DROXFORD VILLAGE

*Post Office and village shop accessed from The Bakers Arms car park.



SURROUNDING AREA

Maps shown are not to scale and are for indicative purposes only

