

# The Botanic Collection

NORTH WARNBOROUGH



HOMES  
BY  
HARLEQUIN



# Embrace tranquil living in rural Hampshire

Experience the country charm of The Orchid Collection at North Warnborough, a private enclave of just two fabulous detached 5 bedroom homes surrounded by the beautiful Hampshire countryside.



## Scenic, welcoming, and perfectly connected

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Nestled in the picturesque Hampshire countryside, North Warnborough offers the perfect blend of rural charm and modern convenience. This tranquil village, rich in history and natural beauty, provides a welcoming community, scenic walks along the Basingstoke Canal, and easy access to the historic market town of Odiham.

With excellent transport links via the M3 and nearby Hook railway station, commuting to London or Basingstoke is effortless. Families benefit from outstanding local schools, while nature lovers can explore the stunning landscapes of Dogmersfield Park and the ruins of King John's Castle.

Enjoy village life with traditional pubs, local shops, and friendly neighbours, all while being close to essential amenities. Whether you seek a peaceful retreat or a vibrant community, North Warnborough offers a perfect balance of countryside living with urban accessibility. Make your home at The Botanic Collection and experience everything a fulfilling Hampshire lifestyle offers.







Computer generated illustration is indicative only.



# Spacious living, inside and out

Set in generous gardens, on the outskirts of North Warnborough, these two magnificent 5 bedroom family homes offer large, flexible living spaces.



## The Botanic Collection

- 1 HONEYSUCKLE
- 2 PEONY

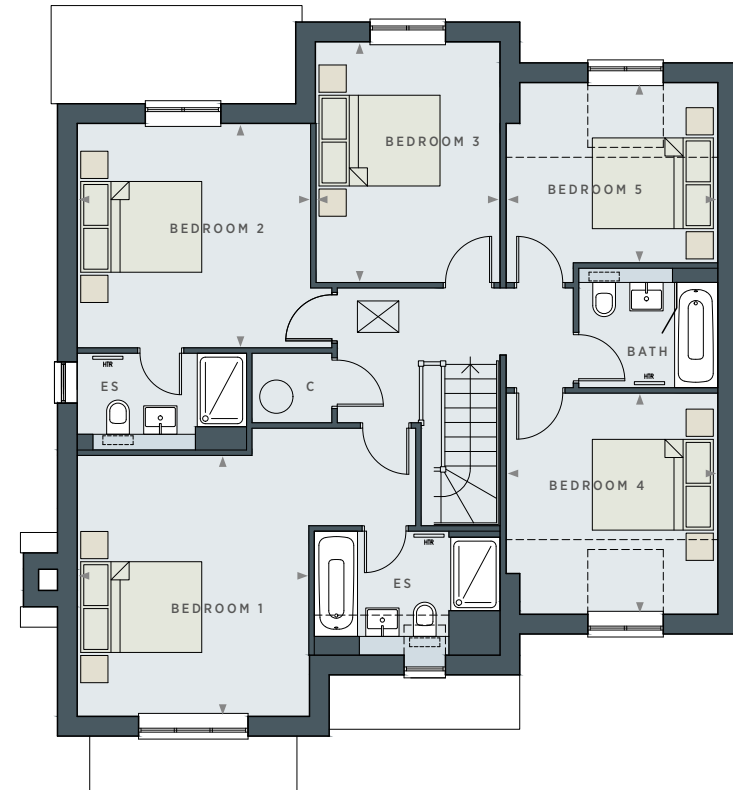
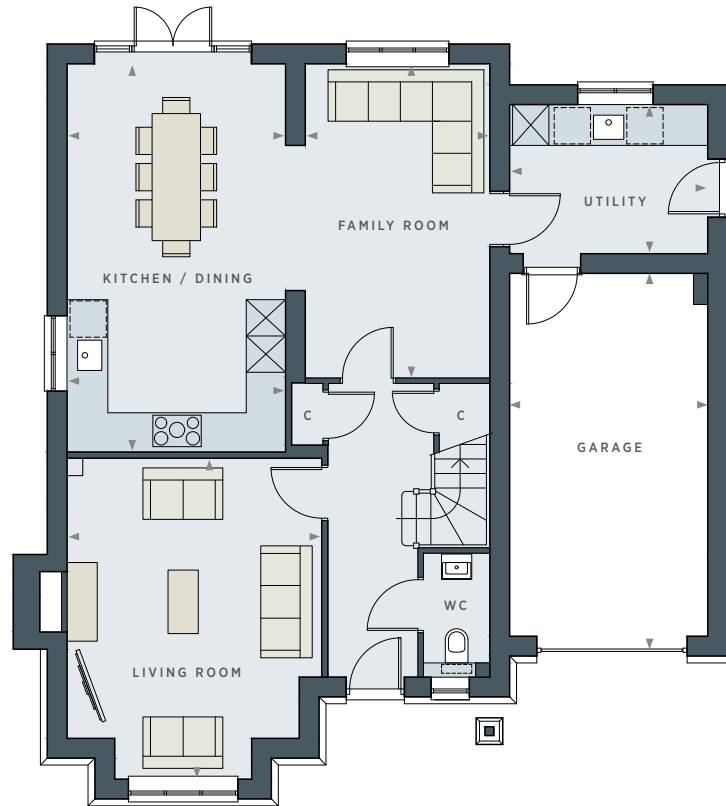
# 5 BEDROOM FAMILY HOMES

## GROUND FLOOR

<b>Kitchen / Dining</b>	6.37m x 3.56m	20'11" x 11'8"
<b>Living Room</b>	5.26m x 4.16m	17'3" x 13'8"
<b>Family Room</b>	5.15m x 3.00m	16'11" x 9'10"
<b>Utility</b>	3.23m x 2.42m	10'7" x 7'11"
<b>Garage</b>	6.00m x 3.28m	19'8" x 10'9"

## FIRST FLOOR

<b>Bedroom 1</b>	4.27m x 3.79m	14'0" x 12'5"
<b>Bedroom 2</b>	3.82m x 3.67m	12'6" x 12'0"
<b>Bedroom 3</b>	3.94m x 3.00m	12'11" x 9'10"
<b>Bedroom 4</b>	3.62m x 3.45m	11'10" x 11'4"
<b>Bedroom 5</b>	3.45m x 2.94m	11'4" x 9'8"



C – Cupboard ES – Ensuite ----- Denotes reduced ceiling height

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

# The Specification

Thoughtful design, contemporary specifications and attention to detail are defining hallmarks of these desirable homes.

## Individually designed kitchen

- Shaker style kitchen with matt lacquered doors and Silestone worktops
- Stainless steel multifunctional single oven
- Stainless steel combi microwave oven
- 800mm induction hob and integrated extractor
- Integrated tall fridge
- Integrated dishwasher
- Ceramic 1.5 bowl undermounted sink with black mixer tap
- LED under wall unit lighting

## Utility room

- Utility furniture incorporating worktop and upstand
- Integrated tall freezer
- Space and plumbing for separate washing machine and tumble dryer
- Single bowl stainless steel sink and tap

## Quality bathrooms

- Contemporary styled bathrooms with European sanitaryware and Hans Grohe chrome taps
- Walk-in shower to en suites
- WC with chrome dual flush plate, concealed cistern and soft close seat
- Chrome heated towel rail to all bathrooms
- Ceramic wall tiles to selected areas

## Heating, electrical and lighting

- Thermostatically efficient air source heat pump central heating
- Underfloor heating to ground floor
- Radiators to first floor
- LED downlights to hallway, cloakroom, kitchen/family/dining, en suites and bathroom
- Pendant lighting to all other areas

## Home entertainment and communications

- TV points to living room, family room, dining room, and bedrooms 1, 2 and 5
- Telephone points to living room and bedroom 5
- Cat 6 pre-wired Home Network points to bedroom 5

## Interior finishes

- Cottage style white painted internal doors
- Painted staircase with oak handrail
- Satin paint finish to all internal joinery
- Flooring to kitchen, cloakroom, en suite, bathroom and hallway

## External

- Car charging point
- Secure by design front door with multi point locking system
- White PVCu windows
- Seeded lawn to rear
- Paving to rear door areas and patio areas
- External tap provided

## Security and peace of mind

- External light to front door
- Switched spur for future alarm installation
- Mains fed smoke and carbon monoxide detector with battery backup
- 10 Year Building Warranty



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