

MOUNTBATTEN PARK

BY WYATT HOMES

NORTH BADDESLEY, HAMPSHIRE

WYATT
HOMES



WHERE TRADITIONAL APPEAL MEETS

Modern Luxury

CAREFULLY CRAFTED HOMES IN AN

Exceptional Setting

Surrounded by woodland, Mountbatten Park offers the peace and tranquillity of the countryside with plenty of nature walks and parkland to enjoy.

Wyatt Homes at Mountbatten Park will consist of 93 new homes as part of a consortium of 300 homes developed on the Ashfield Estate in North Baddesley located right beside the stunning Mountbatten Park. This exclusive collection of three, four and five bedroom homes in North Baddesley is around six miles from the vibrant city of Southampton, surrounded by parkland and pretty woodland, on the edge of a local nature reserve. The convenient and semi-rural location of Mountbatten Park gives homebuyers the very best of both worlds.

Each home has been carefully designed with modern luxury living in mind, showcasing enviable kerb appeal, spacious layouts and aspirational interiors to suit a range of buyers. Throughout the development you are met with attractive street scenes and homes that fit seamlessly into their setting, creating a truly desirable place to live.

North Baddesley is a peaceful retreat while also benefiting from excellent travel links to major towns and cities in the area. Baddesley Common, on the edge of the New Forest, is within a stone's throw of the development, offering 50 acres of woodland, pasture and grassland and parkland that is rich in local wildlife and great for family walks.

A little further afield are the cathedral cities of Salisbury and Winchester, providing lots of opportunity for shopping, eating out and entertainment. And in under 20 minutes is the port city of Southampton where you can explore the Old Town's listed buildings including churches and wine vaults, enjoy a spot of culture at Southampton City Art Gallery and indulge in retail therapy in the Westquay shopping centre featuring a wide selection of well-known brands.



Take a look at
our local area video



New Forest National Park, Hampshire

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FOOTPATH LINKS TO MOUNTBATTEN PARK



Site Layout

- **The Beaminster**
2 bedroom home
Plots 32, 33, 34, 35,
36, 37, 57, 58, 59 & 60
- **The Branksome**
2 bedroom home
Plot 88
- **The Broadstone**
2 bedroom home
Plot 16
- **The Easton**
3 bedroom home
Plot 56
- **The Edmonsham**
3 bedroom home
Plots 13, 14, 19, 20, 21,
22, 25, 26, 27, 28, 29 & 30
- **The Evershot**
3 bedroom home
Plots 62, 63 & 93
- **The Glanvilles**
3 bedroom home
Plots 17, 67 & 68
- **The Godmanstone**
3 bedroom home
Plots 80 & 81
- **The Ibberton**
3 bedroom home
Plots 11, 90 & 91
- **The Iford**
3 bedroom home
Plots 78 & 79
- **The Iwerne**
3 bedroom home
Plot 4
- **The Lytchett**
4 bedroom home
Plots 10, 89 & 92
- **The Morden**
4 bedroom home
Plots 5, 6, 8, 9 & 15
- **The Mosterton**
4 bedroom home
Plots 18 & 31
- **The Osmington**
4 bedroom home
Plots 23 & 24
- **The Upton**
5 bedroom home
Plots 1, 3 & 12
- **The Warcham**
5 bedroom home
Plot 7
- **The Winterborne**
5 bedroom home
Plot 2
- **1 & 2 Bedroom Apartments**
Plots 64, 65, 82, 83, 84, 85,
86 & 87
- **2 Bedroom Home**
Plots 38, 39, 40, 41, 43, 44, 45,
46, 47, 49, 50, 51, 69, 70, 71 & 72
- **3 Bedroom Home**
Plots 42, 48, 52, 53, 54, 55, 66,
73, 74, 75, 76 & 77
- **4 Bedroom Home**
Plot 61

Scan for latest availability





Photograph of a Wyatt Homes development

A PASSION FOR Exceptional Homes

Wyatt Homes has developed a reputation for building characterful new homes with high specification interiors.

It is this commitment to quality that has won us many prestigious industry awards and an enviable reputation as a first-class developer, demonstrating the high level of attention to detail we pay to each individual home.

The excellence we achieve is the result of the significant time and expertise that we invest in every home, no matter how large or small. From one bedroom apartments through to large detached houses, we create attractive spaces with quality materials.

In each of our individual homes, and throughout all our developments, you can be assured that our passion for perfection and meticulous attention to detail is evident. At Wyatt Homes, we strive to ensure all our customers are completely delighted with every aspect of their new home.

As we continue to expand, we are committed to our original focus of building prestigious, unique developments that reflect our passion for perfection and combine the very best in architecture and high specification interiors.

Scan for a 360° tour of a previous Wyatt Homes showhome



WHERE VILLAGE CHARM MEETS

Modern Conveniences

Nestled between a charming Hampshire village and local parkland, Mountbatten Park offers a warm welcome in a peaceful setting.

The village of North Baddesley has a great sense of community spirit with everything you need right on your doorstep, including a general store, Co-op, traditional pubs, a post office, a Primary and Junior school, doctor's surgery and a selection of local eateries. The local Village Day, held every May, sees up to 4,000 people gathering to eat, drink and enjoy games and events, showcasing the strong sense of community in the area.

The neighbouring, historic market town of Romsey is set on the banks of the River Test and is just a three-mile drive from Mountbatten Park. Here, the Medieval streets cluster around the dominant Norman Abbey and the 18th century mansion, Broadlands, set in picturesque parklands, is nestled on the outskirts of town. Romsey enjoys independent, locally-owned shops, cafes and restaurants along with excellent schools and other amenities.

North Baddesley's proximity to the M3, M27 and the cities of Southampton and Winchester makes it ideal for commuters. Romsey Train station connects Salisbury and Cardiff to the west, and Southampton, Portsmouth and Brighton to the south. There is also a regular service to Eastleigh with connections to London Waterloo.

At Mountbatten Park, the connection with the surroundings is what is most important. Allotments available as part of the whole development for local food growing and sourcing, nearby woodland walks to keep you in touch with nature, and play areas for children to keep active and make friends.



Photograph of Romsey Town Centre

Specification

Kitchen

- Individually designed, high quality fitted kitchen with quartz worktop**
- Under-mount stainless steel sink with chrome mixer tap
- Integrated oven, hob and extractor
- Integrated fridge/freezer
- Integrated dishwasher
- Washer/dryer*

Utility (if applicable)

- Colour to match main kitchen units
- Laminated worktop
- Stainless steel single bowl and drainer with chrome mixer tap
- Range of base units

Bathrooms, en-suites, shower rooms and cloakrooms

- Bathrooms, en suites and cloakrooms are fitted with contemporary sanitaryware in white with stylish chrome fittings
- Bathroom, en suites and shower rooms to receive Porcelanosa tiles
- Showers in en suites include thermostatic shower controls
- Heated chrome towel rails to bathrooms, en suites and shower rooms



Photograph of a Wyatt Homes showhome

Specification

Decorative and internal finish

- Polished chrome door fittings to interior doors
- Ceramic floor tiling to bathrooms, en suites and shower rooms
- Smooth ceilings throughout
- Staircases with oak hand rail and white painted spindles
- Amtico flooring to kitchen, dining, utility and cloakroom

Electrical and lighting

- Chrome sockets to the ground floor
- Chrome down lighters
- Low energy pendants to bedrooms
- Power for car charging point provided to the garage
- Smoke and carbon monoxide detectors

Heating and ventilation

- Air sourced heat pumps (ASHPs) - electric
- Stelrad radiators
- Chrome towel radiators
- Wall mounted programmable thermostat
- Extractor grills to be flush with ceiling

External works

- Outside taps
- Footpaths to be provided from patios to garden gates and garage personnel doors if applicable
- Turf to rear gardens and planting to front of property



Photograph of a Wyatt Homes showhome

OUR COMMITMENT TO DELIVERING

Superior Quality Homes

At Wyatt Homes we have an enviable reputation for developing homes of outstanding quality across our developments.

Wyatt Homes has been designing and building beautiful, award-winning homes in sought-after communities across the South West for over 30 years.

We have developed a reputation for building characterful new homes in Dorset, Somerset and Hampshire with carefully considered layouts. Whether a one bedroom apartment, a two or three bedroom family home, or large executive homes, each has good design and exceptional quality built in.

Our approach to design and quality is supported by our choice of materials and focus on sustainability. As we expand, we are ever more mindful that the activities we pursue and choices we make as a business have an impact – on the economy, on the environment, and on the communities we serve.

At Wyatt Homes, we embrace technological opportunities to make our homes more sustainable and economic to run.

Part of our ethos as a developer is to avoid waste and conserve resources within the homes that we build. At Mountbatten Park, homes are built with a number of innovative approaches to eco-friendly living such as solar panels*, EV charging connections**, and low-energy LED bulbs in their specification. As part of the development, bicycle storage units encourage residents to reduce car usage, extensive tree and shrub planting surrounds the landscape for carbon off-setting, and Air-Source Heat Pumps keep Mountbatten Park a zero-gas development.

We are proud to have won a number of prestigious awards for our developments, including 'Premier Guarantee Excellence Awards', 'What House?', 'The Telegraph UK Property Awards' and 'LABC Building Excellence Awards'.

OUR DEDICATION TO

Customer Care

We understand that buying a new home can be an exciting but stressful process and we aim to guide you through this as smoothly as possible.

We strive to deliver an exemplary service to all our customers to ensure they are completely delighted with every aspect of their new home and the service they receive throughout the process.

We are extremely proud of our reputation and thankful to our customers for their support and complimentary feedback. From surveys carried out in 2022, 100% would buy a Wyatt Home again and 100% would recommend buying a Wyatt Home.

Once you have reserved your new home and our Sales Advisor has guided you through the information relating to your new home and the wider development, we will place your reservation paperwork in the hands of our solicitors who will provide the contract pack to your legal representative. Our Sales Advisors will support you throughout the buying process and answer any questions you may have.

Our on-site Sales Advisors will answer any questions you may have throughout this process.

Peace of mind

Every Wyatt Home is covered by a 10 year warranty where the first 2 years are covered by our Customer Care department. For further information please visit our website, wyatthomes.co.uk or contact our Customer Care department, at our Head Office on **01202 668266**.

Scan for more details on
Wyatt Homes Customer Care

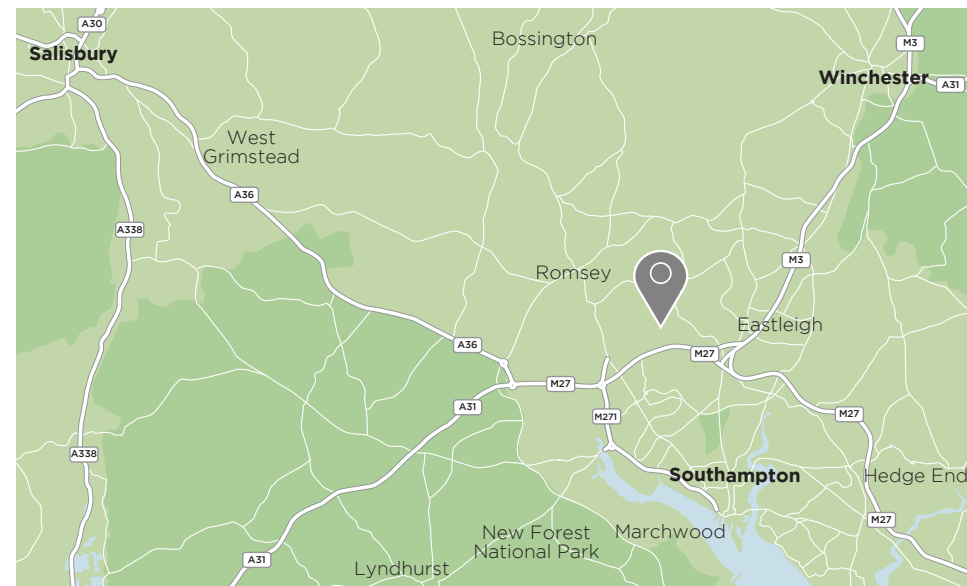


MOUNTBATTEN PARK

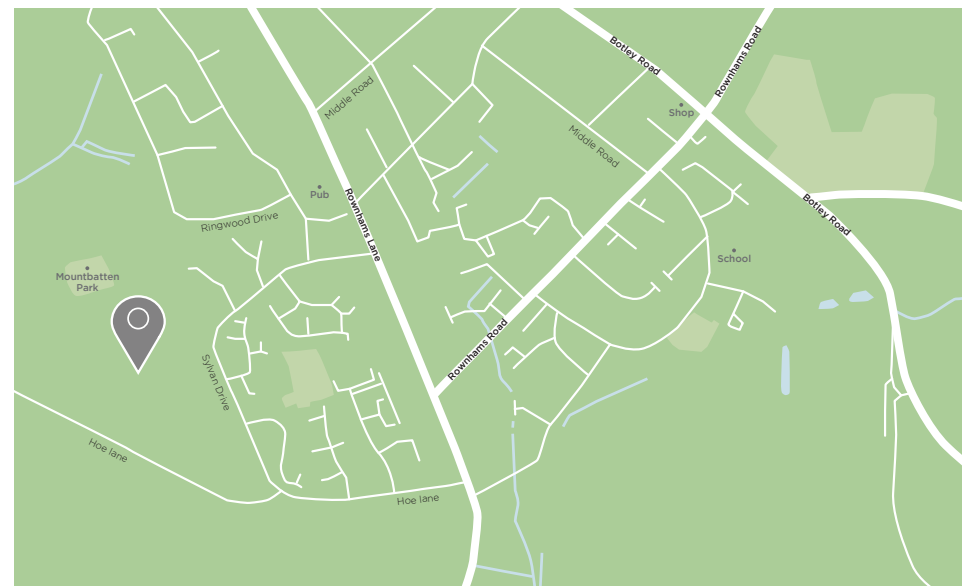
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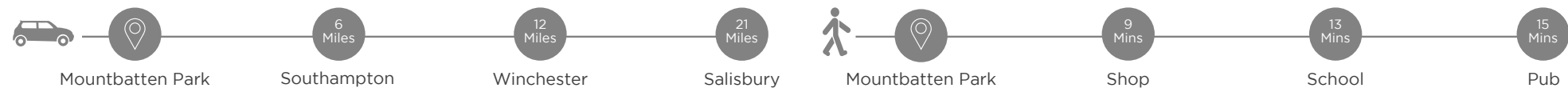
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Area Map



Local Map



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