

THE SCARLETTS

60 WHITEFIELD ROAD | NEW MILTON | BH25 6FA





ON YOUR VERY OWN DOORSTEP

Living in Hampshire and Dorset

New Milton is a picturesque market town, ideally located for anyone looking to explore some of the UK's finest tourist attractions, including over 219 square miles of stunning New Forest National Park and 95 miles of unspoilt Jurassic coastline, both steeped in history and home to a unique range of fauna and flora.

You don't have to travel far to find yourself in one of the many neighbouring towns and villages. Lymington is just a 7 mile drive and boasts a highly popular Saturday market running the length of the high-street. After which you can take a walk down the old cobble quay hill and relax by the waterfront. Head just a few miles South of New Milton and you will be welcomed by a vast stretch of beach with the breathtaking Highcliffe Castle to the West and Hurst Castle to the South located at the end of the UK's longest shingle spit that extends 1.5 miles.

You can rest assured, whether you feel like a relaxing afternoon or something a little more adventurous, you will never be short of entertainment, from small locally organised events to large shows attracting people from all over the UK.

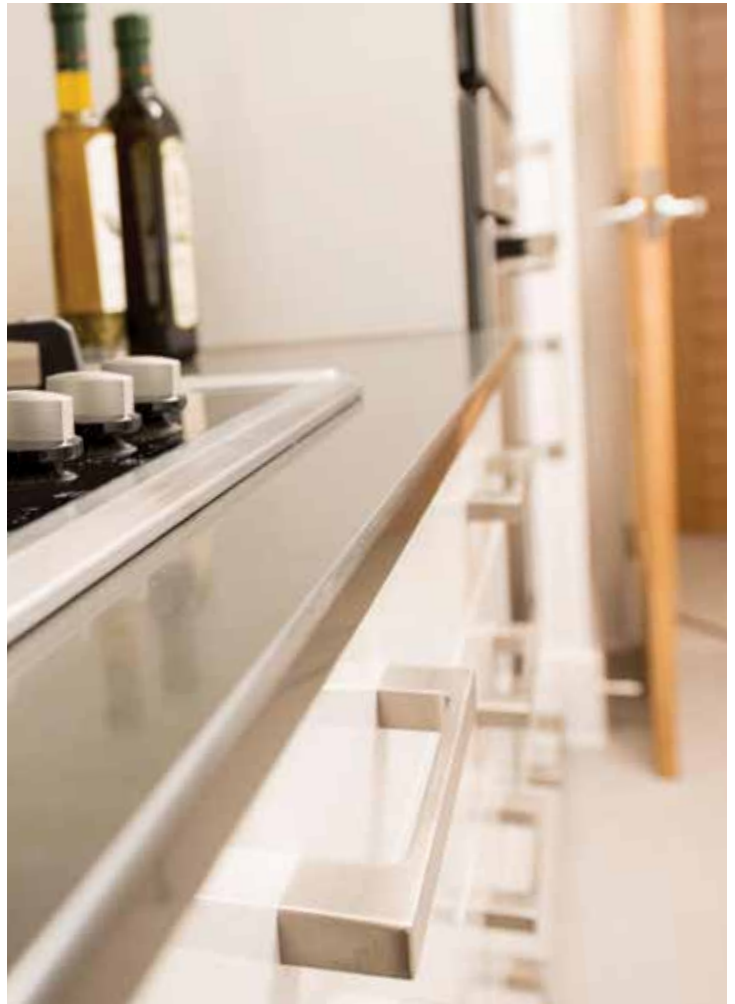
STEP INSIDE YOUR NEW HOME

The Scarletts - a warm welcome

Each individual apartment is accessed via a communal entrance hall. This bright, welcoming and open space is contemporary in design, with fully fitted carpets and beautiful oak faced doors that work in harmony with the timber features.

A place to entertain

As with all Pennyfarthing Homes developments, our aim is to provide you, the discerning customer, with choices. Whether you are looking for open plan living or prefer the style of a separate kitchen and living room, then The Scarletts will not disappoint.



Both styles of kitchen feature a bespoke modern design with stunning Leicht units and sleek integrated stainless steel appliances with the added luxury of a large balcony to the first and second floor apartments, whilst those on the ground floor each have a private patio. So if you are a master chef or just love entertaining, this is the ideal space to bring family and friends together.

A place to relax

The generously proportioned master bedrooms are beautifully decorated and have moulded architraves with coordinating skirting boards and the full height built-in wardrobes provide substantial storage. This private space leads to the en-suite, wrapped in stunning Italian wall and floor tiles with sleek contemporary white bathroom suites and walk-in shower.



A place to escape

This unique development sits in just under half an acre of private grounds which have been professionally landscaped to offer you a relaxing and secluded environment, allowing you to while away those sunny summer afternoons.





PROPERTY SPECIFICATION

Kitchen and Utility Rooms:

Quality units by Leicht, designed and fully fitted by Kitchen Elegance with soft close cabinet doors and drawers, stainless steel appliances from Neff (or similar), plus:

Gas hob

Integrated single electric oven

Integrated combination microwave/oven (Plots 5 - 15)

Microwave (Plots 1 - 4)

Integrated dishwasher

Integrated fridge/freezer

Chimney style extractor (re-circulating) hood

Laminate worktop with matching upstand and glass splashback

1.5 bowl sink with chrome mixer tap

Satin chrome electrical fittings

LED under-cupboard lighting

Low voltage LED spotlights

Ceramic floor tiling

Either an Integrated washer/dryer in the kitchen or where applicable a free standing one in the utility room/cupboard

Bath and Shower Rooms:

Luxury white suites complemented by chrome fittings, plus:

Floor and half height ceramic wall tiling (full height around bath and in the shower enclosure)

Vanity sink units

Heated towel rails

Illuminated mirror with shaver socket and demister

Water efficient push button wc's with soft close seats

Low voltage LED spotlights

Lighting and Electrical Fittings:

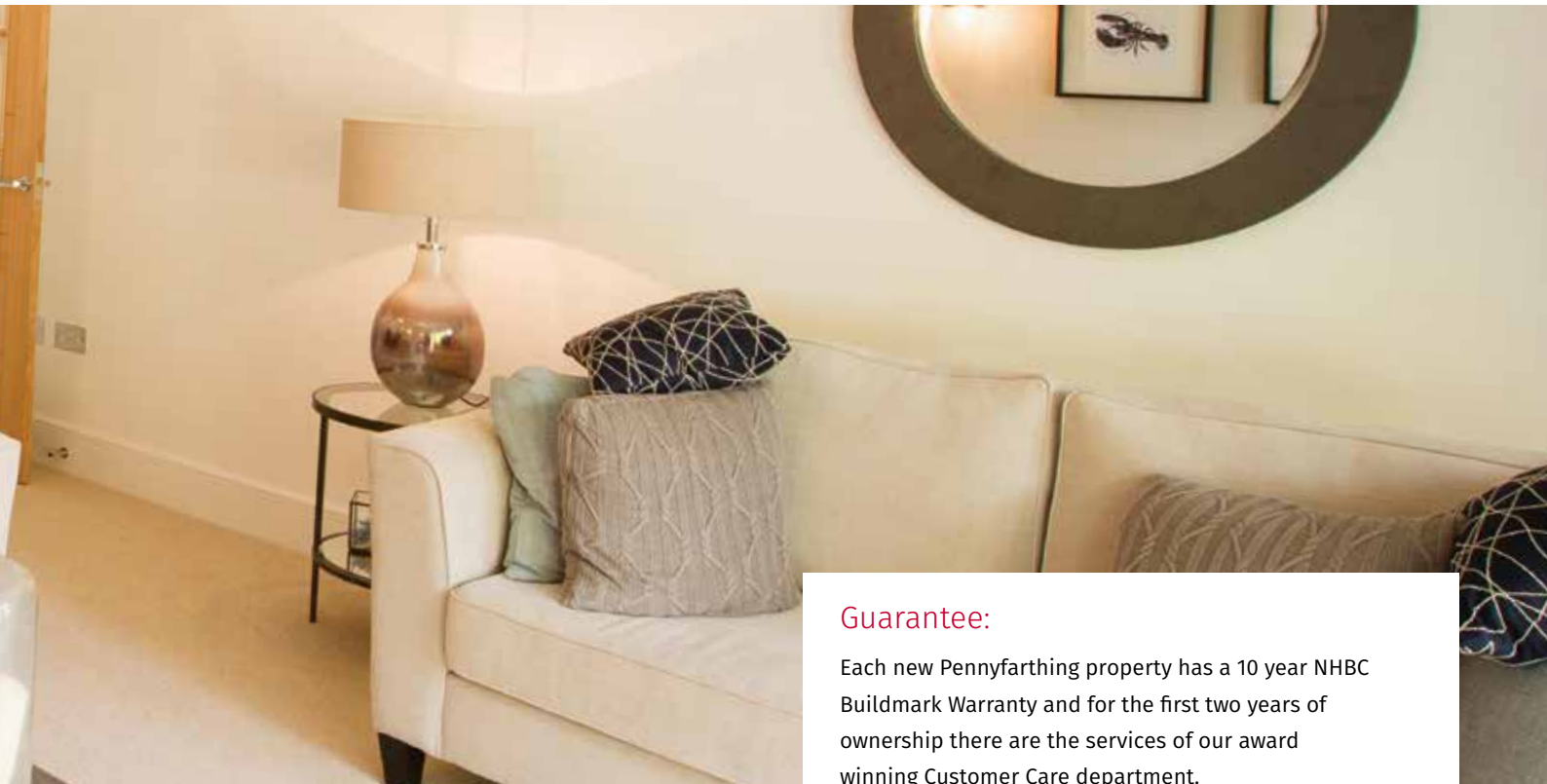
Co-ordinating chrome finish lighting points and electrical fittings provided in ample quantity throughout, plus:

Wiring for digital TV, Satellite and Sky+ in the living room and bedroom 1. TV points to other bedrooms

Telephone point to living room and all bedrooms

Wiring for burglar alarm

Outside lighting to patios and balconies



Guarantee:

Each new Pennyfarthing property has a 10 year NHBC Buildmark Warranty and for the first two years of ownership there are the services of our award winning Customer Care department.

Heating and Water Systems:

Gas fired central heating designed and installed by specialists to provide a cost effective, comfortable and controllable environment for your home, including:

Energy efficient condensing boiler from Worcester (or similar)

Programmable thermostat plus independent room control

Compact style radiators

Worcester pressurised water system

Finishing Touches:

Oak faced doors complemented by chrome lever handles

Moulded architraves with co-ordinated skirting boards

Flat plastered ceilings throughout

Built-in wardrobes to bedroom 1 offering substantial storage, complete with full height sliding doors

Quality PVCu double glazed windows and external doors

Fireplace surround (excluding Plots 5, 6, 7, 10 & 13)

Communal Areas:

Maintained by a specialist management company with features including:

Passenger lift serving all floors

Carpeted and decorated throughout including oak faced fire doors

Automatic ceiling and wall lighting

Video entry system

Stairs with timber balustrades and handrail

Gardens designed and landscaped with a variety of low maintenance shrubs

Refuse area

Externally:

Brick paviors or stone textured slabs to driveways, footpaths and patios

Allocated carport to each plot

Bespoke glass balconies with composite decking and powder coated steel handrail

Individual private store to each plot

Providing high quality,
stylish homes for the
enjoyment of
our customers.

A philosophy we passionately aspire to - Pennyfarthing Homes



A stunning development of 15 luxury 2 and 3-bedroom apartments. Located in the centre of New Milton, a popular town situated between the New Forest National Park and the breathtaking coastline.

The Scarletts is the fourth development from Pennyfarthing Homes situated in Whitefield Road, a well established residential road opposite New Milton Recreational Ground, which gives an open feel to this town centre area.



APARTMENTS 1 - 6

Four 3-bedroom and two 2-bedroom luxury apartments, some featuring open plan living with integrated kitchen.





Block 1

ground floor

◄ ► maximum dimension

1

Living Room	5.55m x 3.85m	18'2" x 12'7"
Kitchen	3.17m x 2.50m	10'4" x 8'2"
Bedroom 1	4.72m x 3.93m	15'5" x 12'10"
Bedroom 2	3.63m x 2.70m	11'11" x 8'10"
Bedroom 3	2.03m x 1.95m	6'7" x 6'4"

Approximate gross internal floor area: 887 sq ft

2

Living Room	5.55m x 3.85m	18'2" x 12'7"
Kitchen	3.17m x 2.50m	10'4" x 8'2"
Bedroom 1	4.72m x 3.93m	15'5" x 12'10"
Bedroom 2	3.63m x 2.70m	11'11" x 8'10"
Bedroom 3	2.03m x 1.95m	6'7" x 6'4"

Approximate gross internal floor area: 887 sq ft



Block 1

first floor

◀▶ maximum dimension

3

Living Room	5.55m x 3.85m	18'2" x 12'7"
Kitchen	3.17m x 2.50m	10'4" x 8'2"
Bedroom 1	4.72m x 3.93m	15'5" x 12'10"
Bedroom 2	3.63m x 2.70m	11'11" x 8'10"
Bedroom 3	2.03m x 1.95m	6'7" x 6'4"

Approximate gross internal floor area: 887 sq ft

4

Living Room	5.55m x 3.85m	18'2" x 12'7"
Kitchen	3.17m x 2.50m	10'4" x 8'2"
Bedroom 1	4.72m x 3.93m	15'5" x 12'10"
Bedroom 2	3.63m x 2.70m	11'11" x 8'10"
Bedroom 3	2.03m x 1.95m	6'7" x 6'4"

Approximate gross internal floor area: 887 sq ft



Block 1

second floor

◄► maximum dimension

5

Living Room / Kitchen	7.15m x 6.01m	23'5" x 19'8"
Bedroom 1	4.97m x 3.00m	16'3" x 9'10"
Bedroom 2	4.36m x 3.18m	14'3" x 10'5"

6

Living Room / Kitchen	7.15m x 6.01m	23'5" x 19'8"
Bedroom 1	4.97m x 3.00m	16'3" x 9'10"
Bedroom 2	4.36m x 3.18m	14'3" x 10'5"

Approximate gross internal floor area: 887 sq ft

Approximate gross internal floor area: 887 sq ft

Apartments 7 - 15

Nine luxury 3-bedroom apartments, with the master bedroom featuring an en-suite.





Block 2

ground floor

◄ ► maximum dimension

7

Living Room / Kitchen

7.45m x 4.18m 24'5" x 13'8"

Bedroom 1

3.67m x 3.38m 12'0" x 11'1"

Bedroom 2

3.11m x 2.88m 10'2" x 9'5"

Bedroom 3

2.75m x 2.02m 9'0" x 6'7"

Approximate gross internal floor area: 926 sq ft

8

Living Room / Kitchen

6.62m x 4.99m 21'9" x 16'4"

Bedroom 1

4.43m x 3.17m 14'6" x 10'5"

Bedroom 2

3.96m x 2.77m 13'0" x 9'1"

Bedroom 3

2.66m x 2.06m 8'8" x 6'9"

Approximate gross internal floor area: 930 sq ft

9

Living Room

5.65m x 3.62m 18'3" x 11'10"

Kitchen

3.85m x 2.45m 12'8" x 8'0"

Bedroom 1

4.23m x 3.34m 13'10" x 10'11"

Bedroom 2

3.93m x 2.76m 12'11" x 9'0"

Bedroom 3

3.04m x 1.80m 9'11" x 5'10"

Approximate gross internal floor area: 898 sq ft



Block 2 first floor

◄► maximum dimension

10

Living Room / Kitchen

7.45m x 4.18m 24'5" x 13'8"

Bedroom 1

3.67m x 3.38m 12'0" x 11'1"

Bedroom 2

3.11m x 2.88m 10'2" x 9'5"

Bedroom 3

2.75m x 2.02m 9'0" x 6'7"

Approximate gross internal floor area: 926 sq ft

11

Living Room / Kitchen

6.62m x 4.99m 21'9" x 16'4"

Bedroom 1

4.43m x 3.17m 14'6" x 10'5"

Bedroom 2

3.96m x 2.77m 13'0" x 9'1"

Bedroom 3

2.77m x 2.06m 9'1" x 6'9"

Approximate gross internal floor area: 930 sq ft

12

Living Room

5.65m x 3.62m 18'3" x 11'10"

Kitchen

3.85m x 2.45m 12'8" x 8'0"

Bedroom 1

4.23m x 3.34m 13'10" x 10'11"

Bedroom 2

3.93m x 2.76m 12'11" x 9'0"

Bedroom 3

3.04m x 1.80m 9'11" x 5'10"

Approximate gross internal floor area: 898 sq ft



Block 2

second floor

◄► maximum dimension

13

Living Room / Kitchen

7.45m x 4.18m 24'5" x 13'8"

Bedroom 1

3.67m x 3.38m 12'0" x 11'1"

Bedroom 2

3.11m x 3.00m 10'2" x 9'10"

Bedroom 3

2.75m x 2.02m 9'0" x 6'7"

Approximate gross internal floor area: 926 sq ft

14

Living Room / Kitchen

6.62m x 4.99m 21'9" x 16'4"

Bedroom 1

4.43m x 3.17m 14'6" x 10'5"

Bedroom 2

3.96m x 2.77m 13'0" x 9'1"

Bedroom 3

2.77m x 2.06m 9'1" x 6'9"

Approximate gross internal floor area: 930 sq ft

15

Living Room

5.65m x 3.62m 18'3" x 11'10"

Kitchen

3.85m x 2.45m 12'8" x 8'0"

Bedroom 1

4.23m x 3.34m 13'10" x 10'11"

Bedroom 2

3.93m x 2.76m 12'11" x 9'0"

Bedroom 3

3.04m x 1.80m 9'11" x 5'10"

Approximate gross internal floor area: 898 sq ft



JUST A SHORT DISTANCE FROM HOME

Walking:

New Milton Railway Station	5 mins
Doctor Surgery	6 mins
Dental Surgery	7 mins
Main Bus route	1 mins
Local shops and supermarket	5 mins

Located just off the A337, The Scarletts development is ideally situated for all local amenities and is within easy walking distance of the town centre, offering both independent boutique shops selling local New Forest produce and larger supermarkets for life's necessities.

By car: *

Lymington Hospital	16 mins
Bournemouth Airport	24 mins
Sea front	6 mins

* Driving times are approximate

By train:





1



2



3



4

1. Milford on Sea food week
2. Christchurch
3. Local residents
4. Bucklers Hard - Beaulieu
5. Keyhaven

SO WHAT'S ON?

April:

Milford on Sea food week

July

New Forest Show

Milford on Sea Arts and Music Festival

Hampshire Food Festival

August

Bournemouth Air Festival

September:

Beaulieu Auto Jumble

Great Dorset Steam Fair

Southampton Boat Show

Grand Prix of the Sea

November

New Milton & District Round Table

Fireworks Display

New Milton Christmas Festival



5

MORE FROM PENNYFARTHING

Current and Recent Developments

Nautica Reach - Milford on Sea

Stunning development of four substantial contemporary homes virtually adjoining the beach, all with a spectacular first floor balcony and panoramic sea views. Nautica Reach is now ready for occupation.

The Dormy - Ferndown

An exclusive development of twenty five luxury 4 and 5-bedroom detached properties, all featuring double garages. Located on the site of the old Dormy hotel and adjacent to the prestigious Ferndown Golf Course. Phase one ready for occupation.

High Croft - Sway - All sold

Two exclusive 5-bedroom detached properties set in a lovely sylvan setting, each set on just over half an acre with a detached double garage with an adjoining carport and a further room over. Development is ready for occupation.



Ranulf Place - Christchurch - All sold

An exclusive development of six luxury 4-bedroom detached chalet style properties featuring en-suite shower room, family bathroom, utility room and integral single garage.

Glade Lodge - Ferndown

Beautifully crafted development offering thirteen 3-bedroom luxury apartments, with one featuring a private courtyard. Located just minutes from the Ferndown Golf Club and the town centre. Development is ready for occupation.

Tranquillity - Canford Cliffs - Just Penthouse remaining

An exclusive development of seven apartments, including one substantial 4-bedroom penthouse and six 3-bedroom apartments with many enjoying views through to Parkstone Golf Course. Development ready for occupation.

The Farthings - Milford on Sea - All sold

An outstanding development of just two 5-bedroom luxury properties, located just minutes from the sea-front and village centre. A rare opportunity to purchase a unique property in an area of outstanding natural beauty.

Temperance Lodge - Highcliffe

Located just back from the cliff top and yet within walking distance of the village centre, this development comprises of thirteen apartments providing a mixture of 2 or 3-bedroom accommodation. Development now ready for occupation.

*Availability correct at the time of print, please contact Pennyfarthing Homes or refer to our website for the current availability.



High Croft



Ranulf Place



Glade Lodge



Temperance Lodge

OUR PURSUIT OF EXCELLENCE



At Pennyfarthing Homes, we are committed to excellence and building only in the best locations. We have a reputation for our careful and considerate coastal developments, with many of our new homes occupying stunning cliff-top locations or lying within easy reach of the sea.



We are extremely proud to have been recognised for the following awards:

- The Quarterdeck: 'Best Apartment in the UK' at the 2014 UK Property Awards.
- Nautica: Winner of 'Best Residential Development in Hampshire' at the 2014 UK Property Awards.
- Nautica: Winner of the Bronze Award in the 'Best Luxury Development' category for the 2014 What House? Awards.
- The National House Building Council (NHBC), Pride in the Job Award.
- 'Best Customer Satisfaction Initiative', Housebuilding Innovation Awards 2008.



For two consecutive years we have also been one of the top four nominees in the British Housebuilder Awards, achieving a Silver Accolade and in a recent survey, 100% of our customers said they would be happy to buy another Pennyfarthing home.

The details in this brochure are intended to give a general indication of the proposed development and the floor layouts. Images shown may include optional upgrades which may only be available at an additional cost. The company reserves the right to alter any part of the development, specification, elevations or floor layouts at any time. Dimensions are as accurate as practicable, but should not be used as a basis for the purchase of furnishings and furniture. The contents herein are for information only and shall not form part of any contract or be a representation inducing any such contract. These properties are offered subject to availability. Applicants are advised to contact the developer to ascertain the availability of any particular property so as to avoid a fruitless journey.

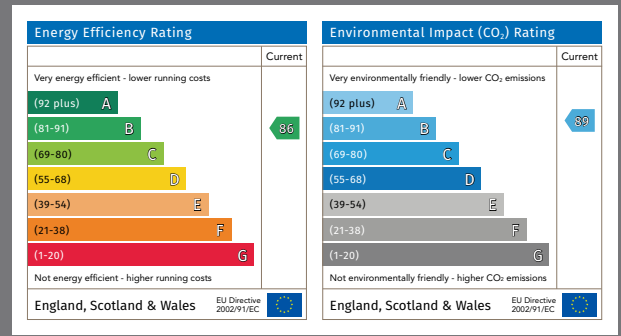
Predicted Energy Performance

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

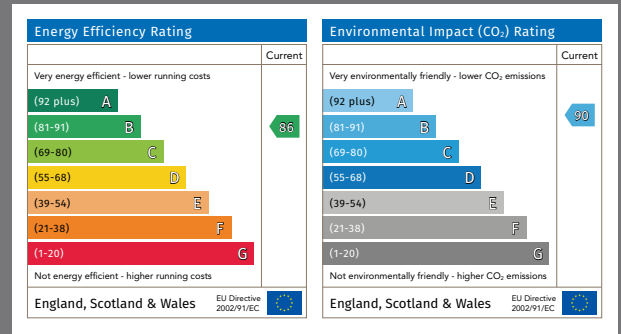
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

A Pennyfarthing Homes development, is on average four times more energy efficient than an older property of similar size. Offering energy-saving appliances including reduced flush toilets, state-of-the-art insulation, double glazing that retain warmth and minimise draughts and heating systems designed to reduce the amount of energy required to heat your home and hot water.

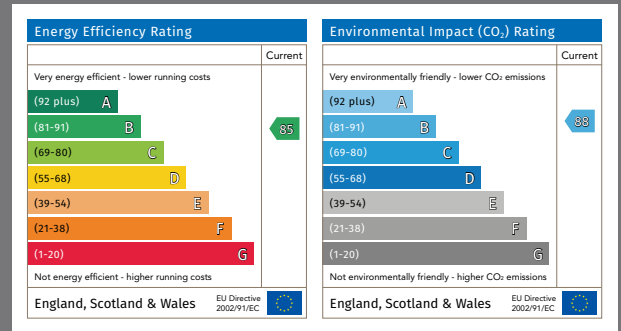
Apartments 3, 11, 13 and 15



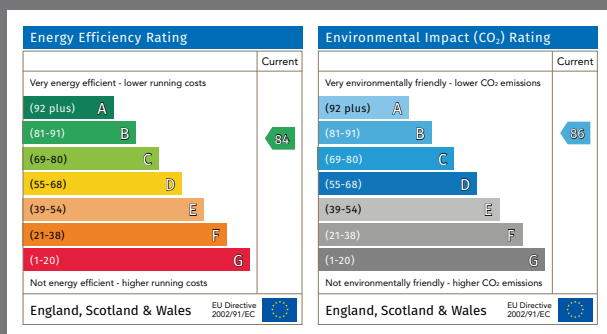
Apartments 4, 10 and 12



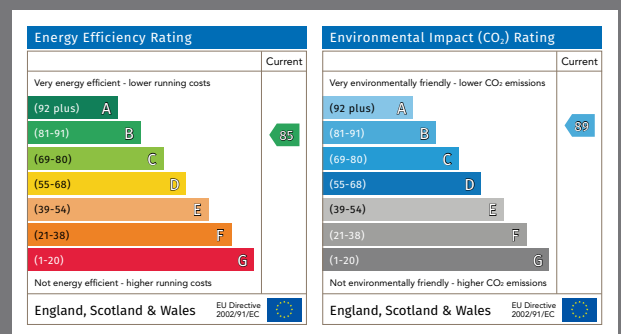
Apartments 5 and 14



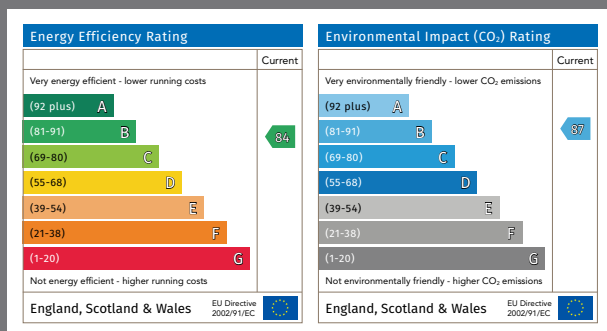
Apartment 1



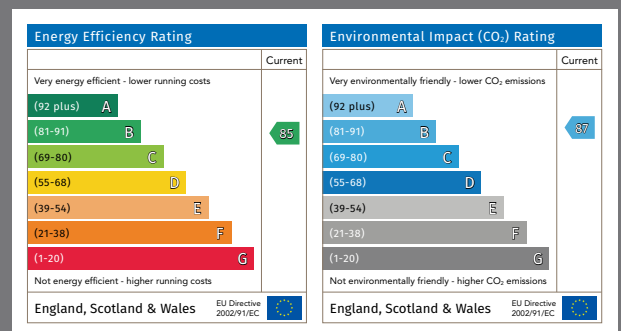
Apartment 6



Apartments 2, 8 and 9



Apartment 7



OUR COMMITMENT TO EXCELLENCE

For nearly 40 years, Pennyfarthing Homes has encompassed high quality workmanship and stylish design for the discerning customer. All of our properties carry our distinctive hallmark and have been individually designed by our retained architects with input at every stage from our in-house design team.


A HOUSEHOLD NAME

Pennyfarthing Homes has become a household name in the central South Coast area. We are actively expanding into new areas, with a number of superbly positioned current and future schemes in our development pipeline. The Pennyfarthing name is often quoted as a mark of quality in re-sales particulars by estate agents.

INVESTING IN OUR TEAM

We are proud to have achieved 'Investor in People' status and in recent years we have received thirteen 'NHBC Pride in the Job' awards. These awards are the 'Oscars' of the Construction Industry, recognising the UK's best Site Managers for creating quality and well finished new homes.

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