



HURST GREEN

MILFORD ON SEA



BAYVIEW

DEVELOPMENTS

— WELCOME HOME —

WELCOME TO HURST GREEN

A collection of eight, three and four bedroom traditional homes in the seaside village of Milford on Sea. Edged with young trees and bordering the nature reserve, all homes offer spacious contemporary living and a high specification finish.

THE IDEAL SETTING

An ever more popular seaside village, Milford on Sea perches on the clifftop overlooking the beach below and offers stunning sea views all year round.

Bordered on either side by the New Forest and Christchurch Harbour, this natural beauty spot is ideal for walkers, runners, cyclists, water sports enthusiasts and beach lovers.

With an annual music festival, arts week and Christmas carols centred around a village green, Milford on Sea is a hive of local activity and an idyllic place to call home.





RELAXED LIVING

Milford on Sea neighbours Hurst Spit, a 1 mile shingle pathway that leads to Hurst Castle, an artillery fortress built by Henry VIII at the entrance to the Solent.

Boasting views of the Isle of Wight from the top of the Tudor keep, the castle can also be accessed via ferry from nearby Keyhaven.

Sturt Pond runs along the spit and is the ideal place to spot birds migrating for the winter.

With two beaches to choose from, boat and fishing trips of all sizes can easily be found along with kayaks, paddle boards and traditional bike hire to traverse the coastal paths.

Away from the water, the village centre is a buzz of local bars, restaurants, independent shops and award-winning boutiques waiting to be explored.

WITHIN EASY REACH

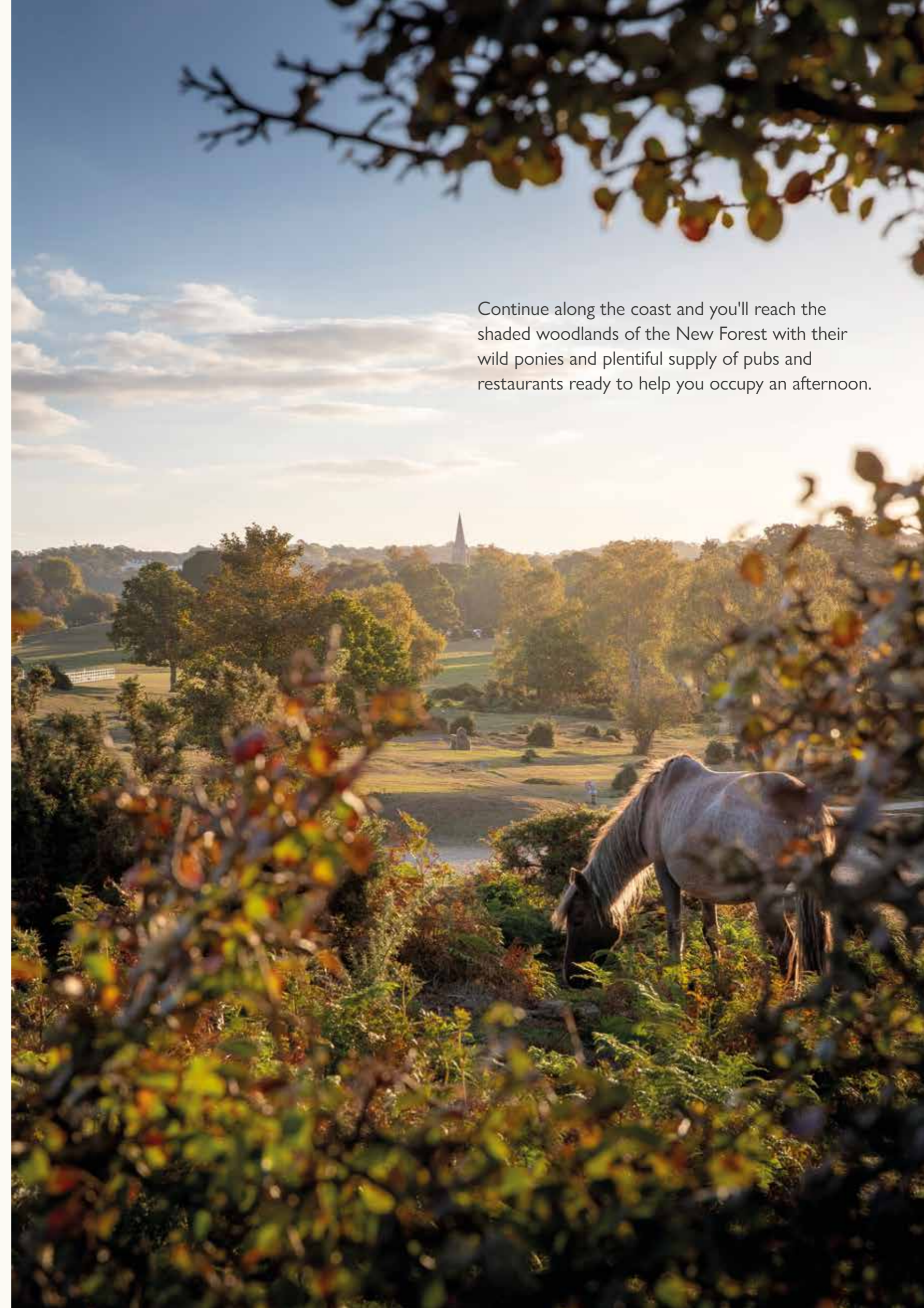
For the keen walker looking to admire the wide-open vistas across Christchurch Harbour, Lymington, Bournemouth and beyond (on a clear day!) there are a variety of routes you can take along the coastal paths from Milford on Sea to its nearby neighbours.

Visit Lymington with its traditional street market offering local foods, craftwork and antiques, rich maritime history and ancient seaport, now home to modern day luxury yachts. Or head to the Lymington and Keyhaven Marshes Local Nature Reserve to explore the terrains and spot its natural inhabitants.



The hustle and bustle of Christchurch is just a short drive away. With a natural harbour, award winning beaches and charming quay, Christchurch offers the perfect day out.

Barton-on-Sea Golf Club is also easily reached, offering superb year round golfing and spectacular views across the Solent to the Needles on the Isle of Wight.



Continue along the coast and you'll reach the shaded woodlands of the New Forest with their wild ponies and plentiful supply of pubs and restaurants ready to help you occupy an afternoon.

DISCOVER LOCAL LIFE

CHRISTCHURCH
Approx. 10 miles

BARTON-ON-SEA GOLF CLUB
Approx. 3 miles

LYMINGTON
Approx. 4 miles

ISLE OF WIGHT



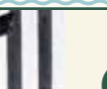
1 Saltwater Café

A popular café with a varied menu of locally sourced dishes freshly made to order.



2 Hurst on the Hill

A contemporary café serving fresh, seasonal food to eat in or take away. Look out for their pop-up dinner evenings.



4 The Wash House Bar

A Micro Ale Bar passionate about working with the best artisan producers from across the New Forest and south coast of England.



5 The Cave

A friendly and knowledgeable independent wine shop and bar offering local wines, beers and accompanying tapas dishes.



3 Polly's Tea Rooms

A quirky tea room ideal for light bites and homemade cakes.



6 Verveine Fishmarket Restaurant

An innovative, award-winning fish restaurant recommended in the Michelin star guide.

PLACES TO EAT AND DRINK

- 7 The Smugglers Inn
- 8 Britannia Thai
- 9 Ray's Italian Kitchen
- 10 Needles Eye Café
- 11 The Beach House
- 12 The Cedar Tree
- 13 La Perle
- 14 Faros Greek
- 15 The Village Coffee Pot
- 16 Mister Pink's

PLACES TO EXPLORE

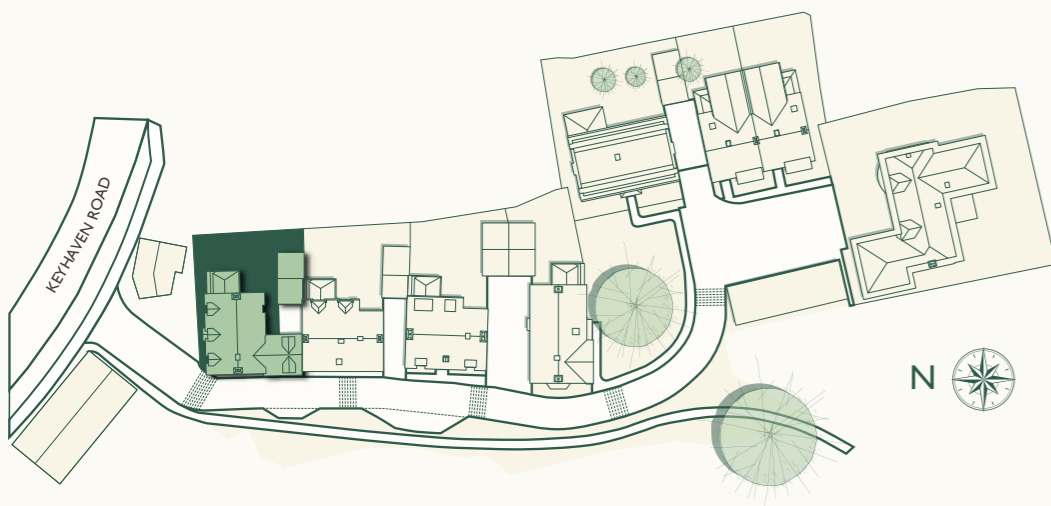
- 17 Hurst Castle
- 18 Sturt Pond
- 19 Solent Way Footpath
- 20 Keyhaven Marshes



Hurst Green, a tranquil oasis connecting with Sturt Pond Nature Reserve yet just a short stroll from the thriving village green. Each home within this charming neighbourhood is unique, offering large social family areas perfect for entertaining, family life or simply relaxing.

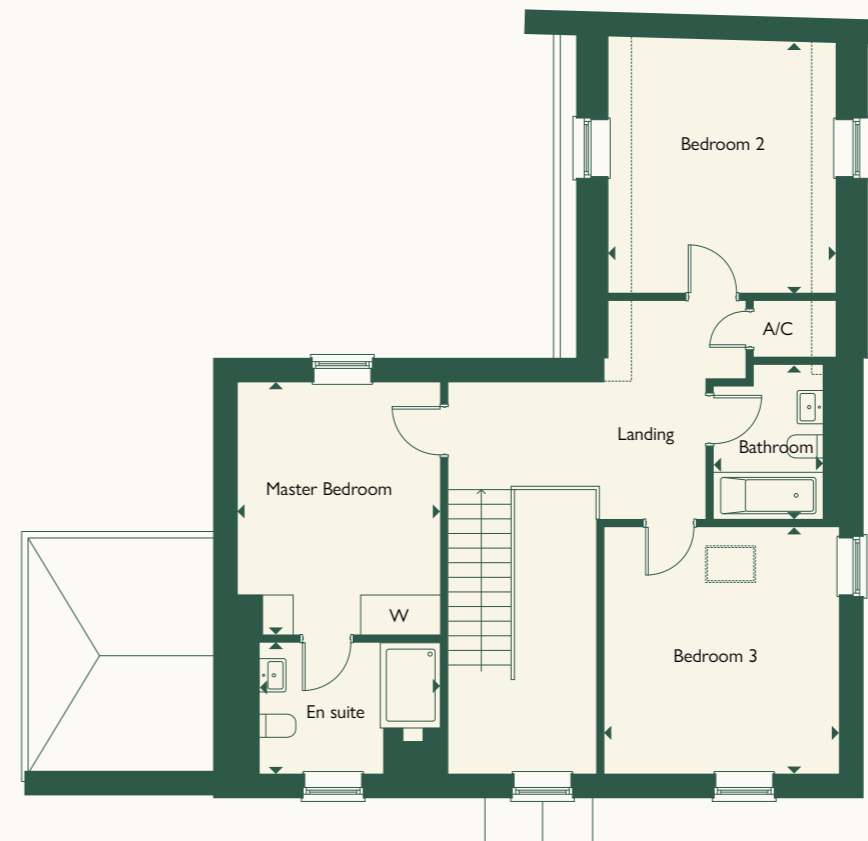
NUMBER ONE

A three bedroom link-detached home with en suite to master bedroom, sun room, private driveway and detached garage.



GROUND FLOOR

Kitchen / Dining Room	6175mm x 3525mm	20' 3" x 11' 7"
Living Room	5887mm x 3018mm	19' 4" x 9' 11"
Sun Room	3075mm x 2560mm	10' 1" x 8' 5"
Utility	3525mm x 1495mm	11' 7" x 4' 11"



FIRST FLOOR

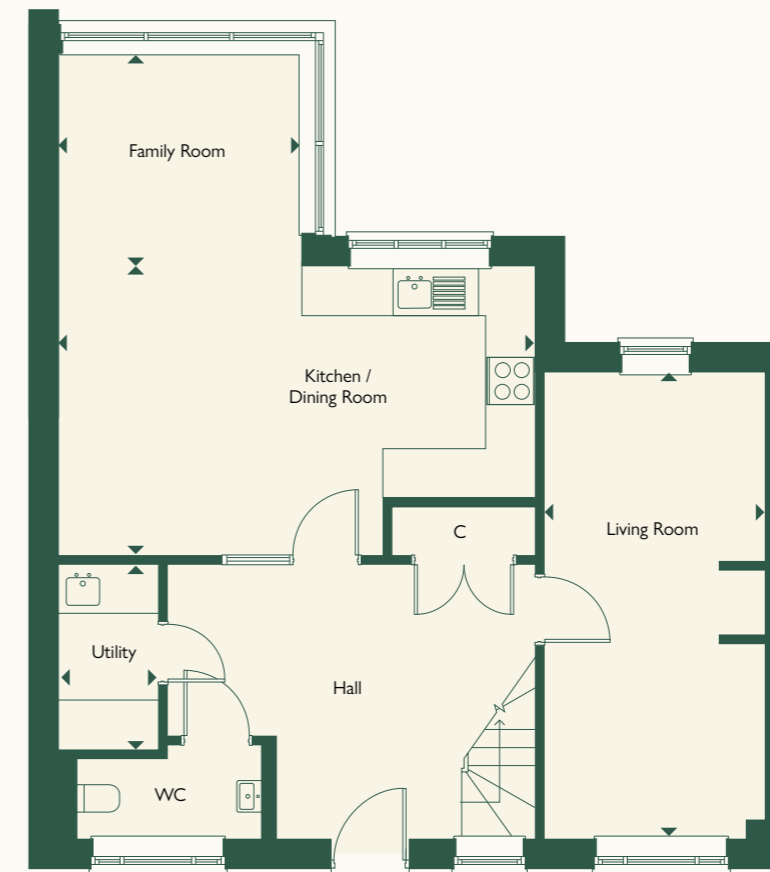
Master Bedroom	3797mm x 3033mm	12' 5" x 9' 11"
En suite	3033mm x 1960mm	9' 11" x 6' 5"
Bedroom 2	3743mm x 3525mm	12' 3" x 11' 7"
Bedroom 3	3702mm x 3525mm	12' 2" x 11' 7"
Bathroom	2315mm x 2210mm	7' 7" x 7' 3"

Accommodation = 1413 sq ft overall

Please note, all imagery, floor plans, and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to the others within this brochure.

NUMBER TWO

A three bedroom link-detached home featuring a stunning open plan kitchen/dining and family room, separate utility room, en suite to master bedroom, private driveway and detached garage.



GROUND FLOOR

Kitchen / Dining Room	6050mm x 3660mm	19' 10" x 12' 0"
Family Room	3075mm x 2660mm	10' 1" x 8' 9"
Living Room	5930mm x 2790mm	19' 5" x 9' 2"
Utility	2339mm x 1260mm	7' 8" x 4' 2"

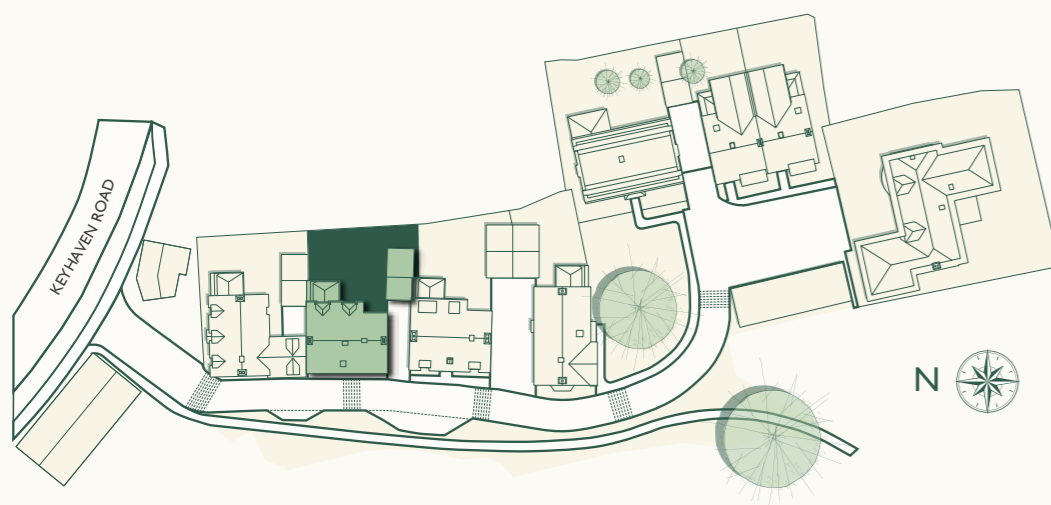


FIRST FLOOR

Master Bedroom	4142mm x 2800mm	13' 7" x 9' 2"
En suite	2800mm x 1658mm	9' 2" x 5' 5"
Bedroom 2	3688mm x 2750mm	12' 1" x 9' 0"
Bedroom 3	3688mm x 2520mm	12' 1" x 8' 3"
Bathroom	2649mm x 1843mm	8' 8" x 6' 1"

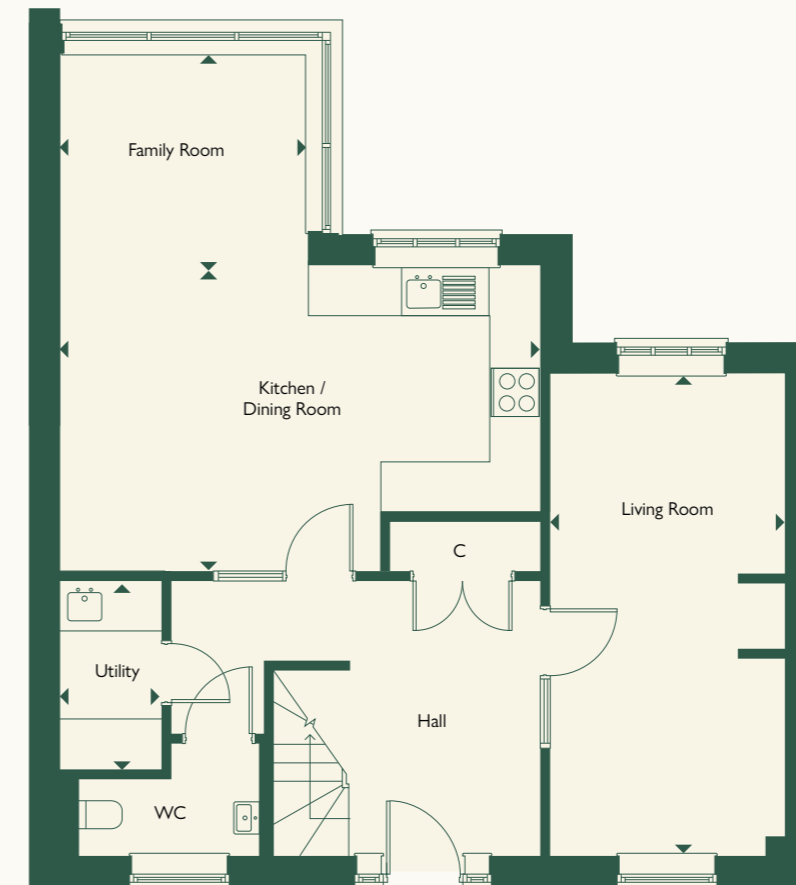
Accommodation = 1356 sq ft overall

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NUMBER THREE

A three bedroom detached home featuring a stunning open plan kitchen/dining and family room, separate utility room, en suite to master bedroom, driveway and garage.



GROUND FLOOR

Kitchen / Dining Room	5970mm x 3825mm	19' 7" x 12' 7"
Family Room	3075mm x 3075mm	10' 1" x 10' 1"
Living Room	6000mm x 2928mm	19' 8" x 9' 7"
Utility	2334mm x 1260mm	7' 8" x 4' 2"

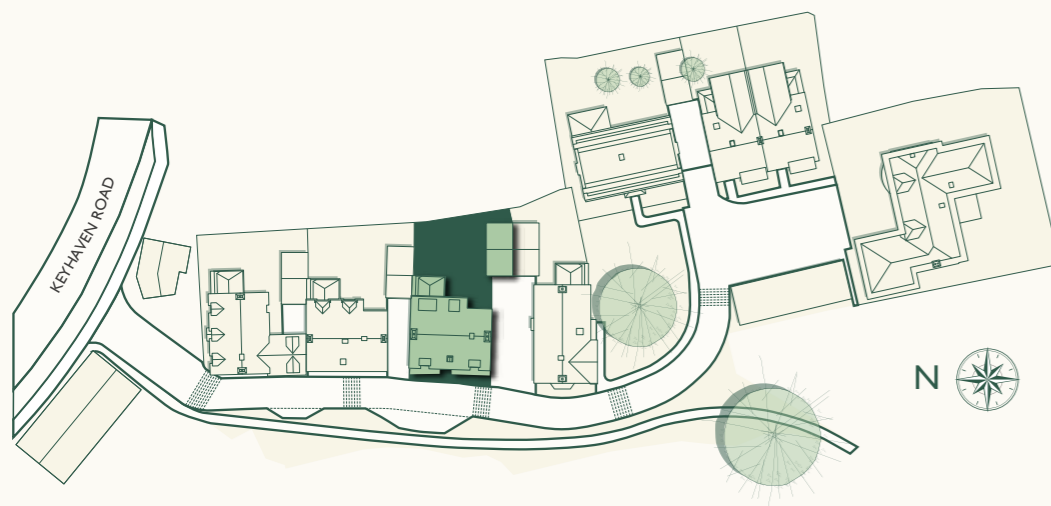


FIRST FLOOR

Master Bedroom	4908mm x 3320mm	16' 1" x 10' 11"
En suite	2541mm x 2312mm	8' 4" x 7' 7"
Bedroom 2	3512mm x 2638mm	11' 6" x 8' 8"
Bedroom 3	3720mm x 2819mm	12' 2" x 9' 3"
Bathroom	2938mm x 2358mm	9' 8" x 7' 9"

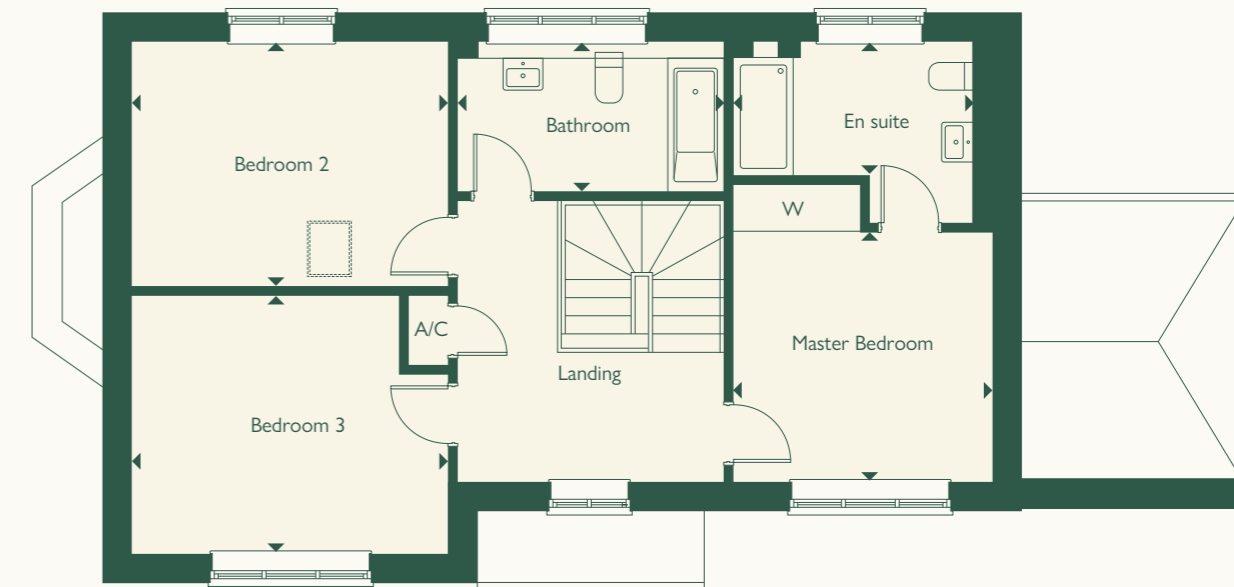
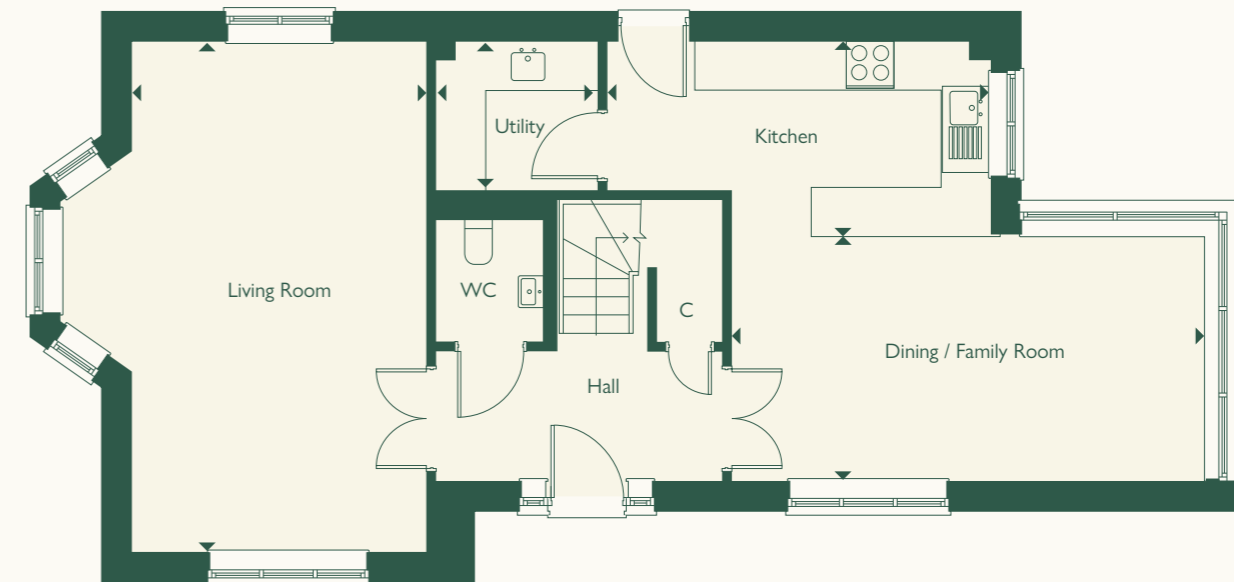
Accommodation = 1342 sq ft overall

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NUMBER FOUR

A dual-aspect three bedroom detached home with en suite to master bedroom. Features open plan living as well as a separate formal living room, driveway and garage.



GROUND FLOOR

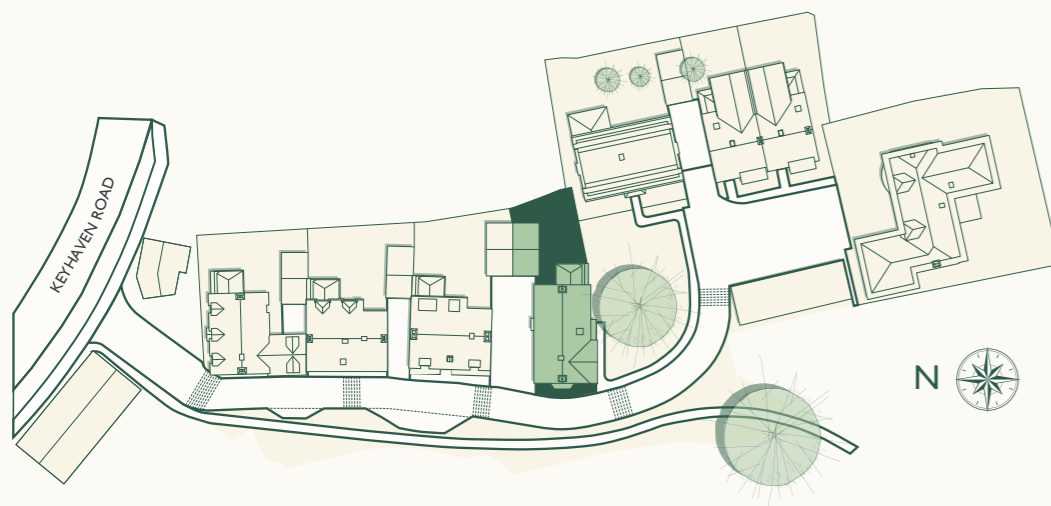
- Kitchen**
4820mm x 2085mm 15' 10" x 6' 10"
- Dining / Family Room**
5950mm x 3075mm 19' 6" x 10' 1"
- Living Room**
6450mm x 3815mm 21' 2" x 12' 6"
- Utility**
2023mm x 1813mm 6' 8" x 5' 11"

FIRST FLOOR

- Master Bedroom**
3260mm x 3142mm 10' 8" x 10' 4"
- En suite**
3260mm x 2278mm 10' 8" x 7' 6"
- Bedroom 2**
3975mm x 3080mm 13' 0" x 10' 1"
- Bedroom 3**
3975mm x 3240mm 13' 0" x 10' 8"
- Bathroom**
3343mm x 1882mm 11' 0" x 6' 2"

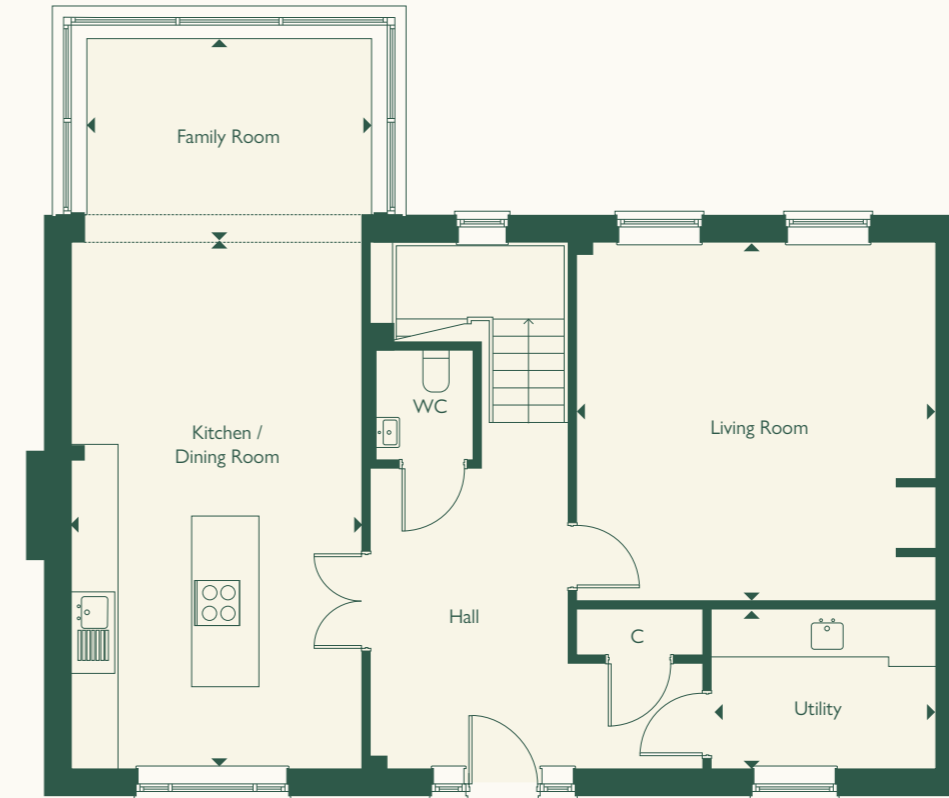
Accommodation = 1418 sq ft overall

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NUMBER FIVE

An impressive four bedroom detached home with two en suites, garage and private driveway.



GROUND FLOOR

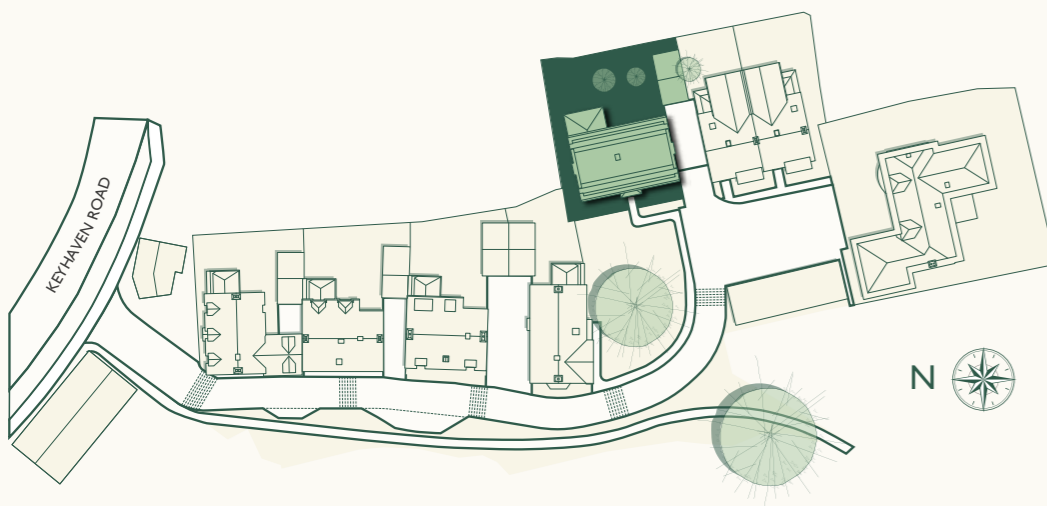
Kitchen / Dining Room	7013mm x 3854mm	23' 0" x 12' 8"
Living Room	4770mm x 4763mm	15' 8" x 15' 8"
Family Room	3750mm x 2660mm	12' 4" x 8' 9"
Utility	2970mm x 2102mm	9' 9" x 6' 11"



FIRST FLOOR

Master Bedroom	3968mm x 2968mm	13' 0" x 9' 9"
+ En suite	1782mm x 1478mm	5' 10" x 4' 10"
Bedroom 2	4215mm x 2845mm	13' 10" x 9' 4"
En suite	3088mm x 1478mm	10' 2" x 4' 10"
Bedroom 3	4232mm x 2915mm	13' 11" x 9' 7"
Bedroom 4	4215mm x 2430mm	13' 10" x 8' 0"
Bathroom	2806mm x 1693mm	9' 2" x 5' 7"

Accommodation = 1870 sq ft overall



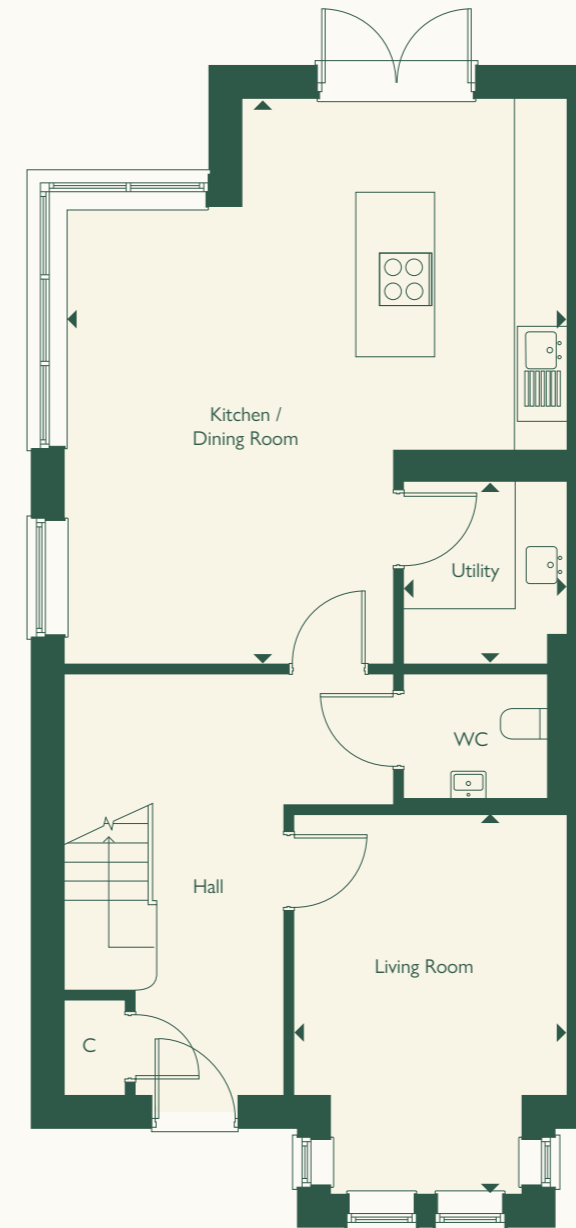
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NUMBER SIX

A three bedroom home with en suite to master bedroom, a double aspect kitchen/ dining room, utility room and living room.



Left: Number Six, Right: Number Seven



GROUND FLOOR

Kitchen / Dining Room

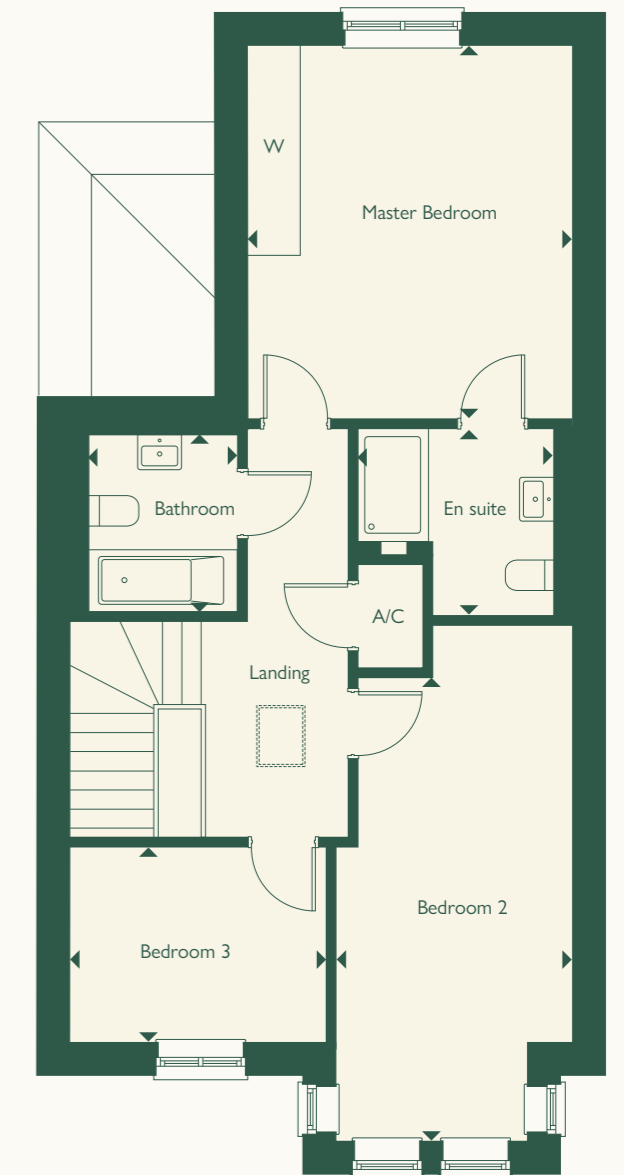
6454mm x 5767mm 21' 2" x 18' 11"

Living Room

4334mm x 3140mm 14' 3" x 10' 4"

Utility

2066mm x 1890mm 6' 9" x 6' 2"



FIRST FLOOR

Master Bedroom

4258mm x 3742mm 14' 0" x 12' 3"

En suite

2472mm x 2120mm 8' 1" x 6' 11"

Bedroom 2

5297mm x 2730mm 17' 5" x 8' 11"

Bedroom 3

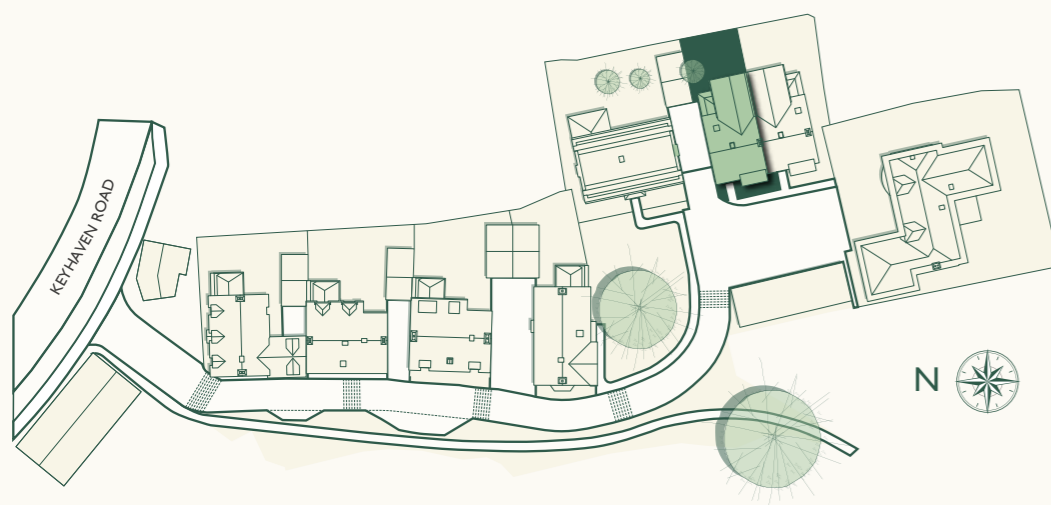
2908mm x 2220mm 9' 6" x 7' 3"

Bathroom

2076mm x 1985mm 6' 10" x 6' 6"

Accommodation = 1355 sq ft overall

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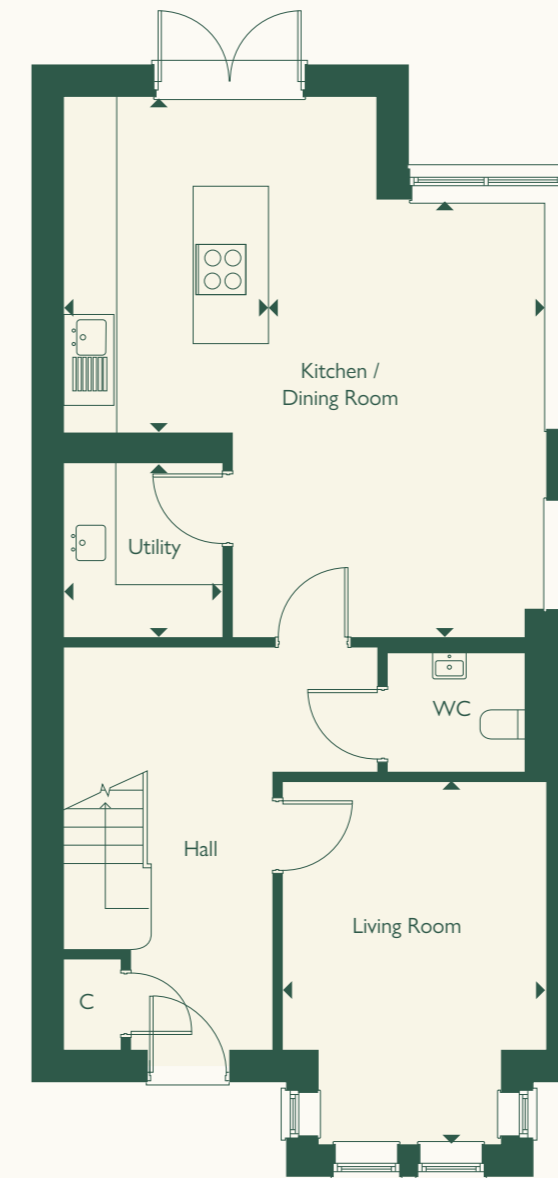


NUMBER SEVEN

A three bedroom home with en suite to master bedroom, double aspect kitchen/dining room, utility room and living room.



Left: Number Six, Right: Number Seven



GROUND FLOOR

Kitchen / Dining Room

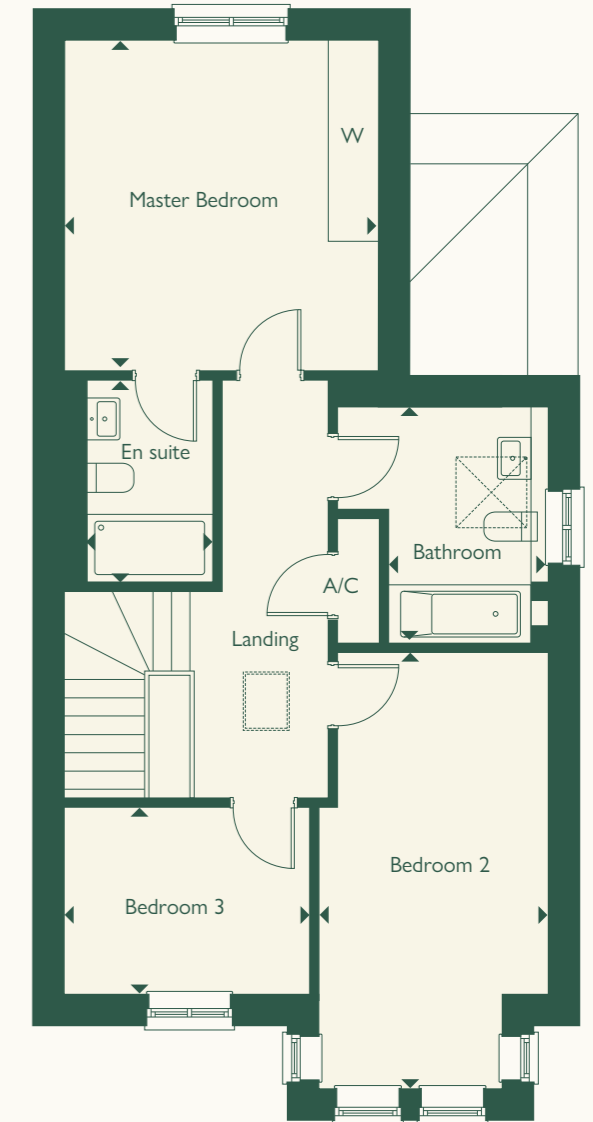
6454mm x 5767mm 21' 2" x 18' 11"

Living Room

4334mm x 3140mm 14' 3" x 10' 4"

Utility

2066mm x 1890mm 6' 9" x 6' 2"



FIRST FLOOR

Master Bedroom

3998mm x 3743mm 13' 1" x 12' 3"

En suite

2402mm x 1720mm 7' 11" x 5' 8"

Bedroom 2

5005mm x 2738mm 16' 5" x 9' 0"

Bedroom 3

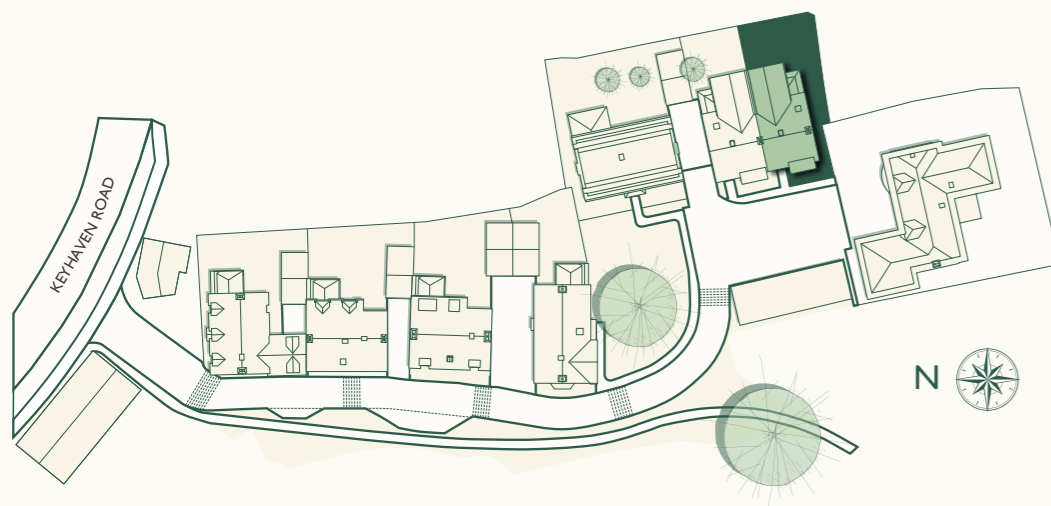
2900mm x 2220mm 9' 6" x 7' 3"

Bathroom

2801mm x 2504mm 9' 2" x 8' 3"

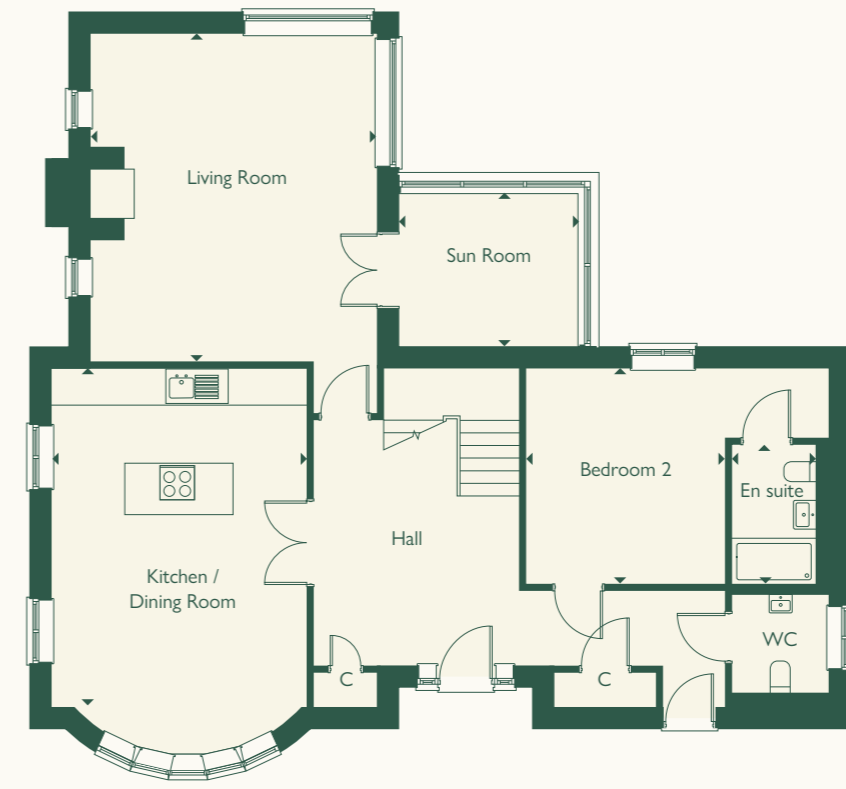
Accommodation = 1361 sq ft overall

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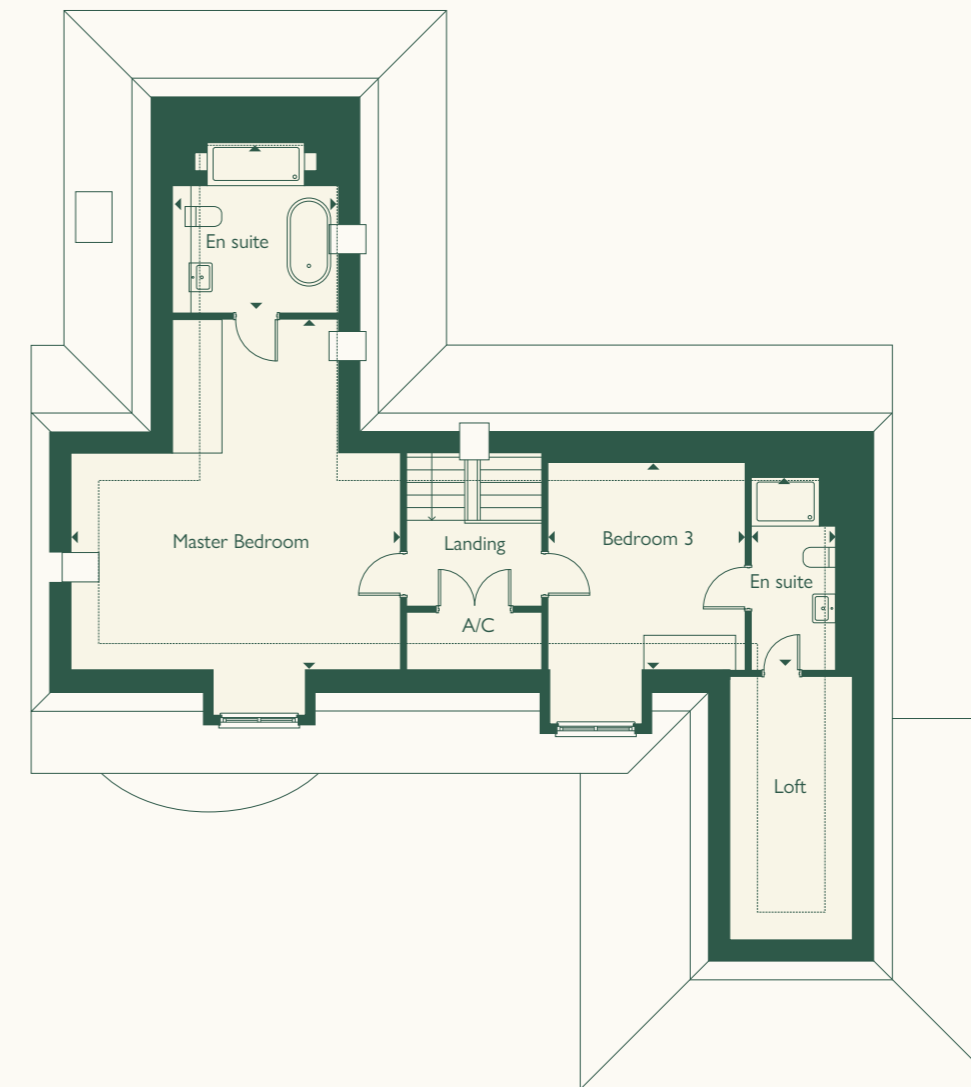
NUMBER EIGHT

A substantial three bedroom detached chalet home with three en suites, sun room, private driveway and double garage.



GROUND FLOOR

Kitchen / Dining Room	5878mm x 4440mm	19' 3" x 14' 7"
Living Room	5710mm x 4997mm	18' 9" x 16' 5"
Sun Room	3117mm x 2660mm	10' 3" x 8' 9"
Bedroom 2	3750mm x 3460mm	12' 4" x 11' 4"
En suite	2430mm x 1693mm	8' 0" x 5' 7"

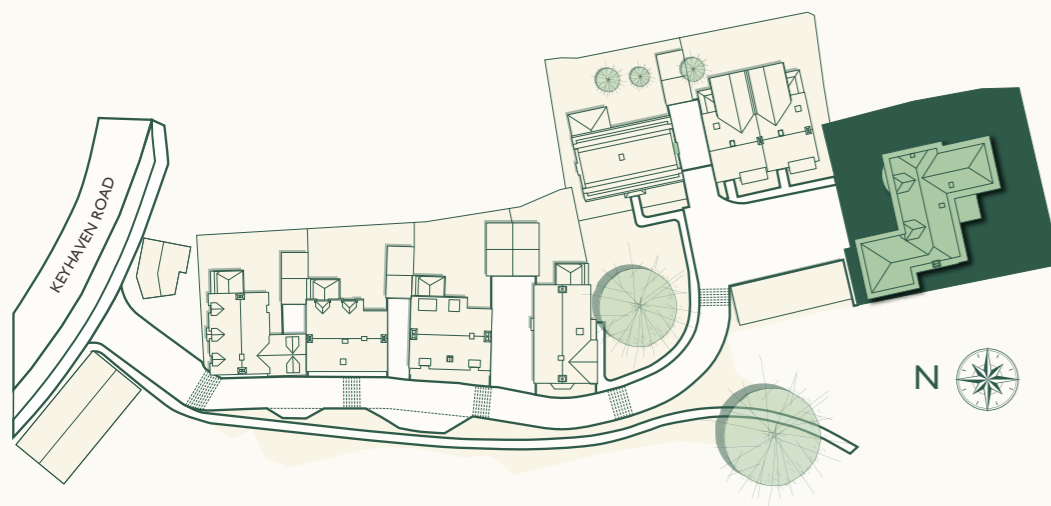


FIRST FLOOR

Master Bedroom	6109mm x 5699mm	20' 1" x 18' 8"
En suite	2965mm x 2850mm	9' 9" x 9' 4"
Bedroom 3	3609mm x 3425mm	11' 11" x 11' 3"
En suite	3357mm x 1720mm	11' 0" x 5' 8"

Accommodation = 1940 sq ft overall

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SPECIFICATION



INTERNAL SPECIFICATION

- Porcelanosa Ceramic 'Parquet' floor tiles to entrance hallways
- Fitted carpets
- Tiled flooring to bathrooms, en suite, and kitchens
- Feature painted woodwork
- Woodburning stove to homes 5 and 8 with Herringbone Retro Barn Brick backing and Riven Slate Hearth. Timber surround
- Gas fired underfloor zonal controlled central heating to ground floor. Radiators to first floor
- CAT6 wired TV & AV points
- Fitted wardrobes to master bedroom with 'Burned Oak' doors by Lamco and gunmetal handles
- 5 amp lamp sockets
- Recessed downlighting, pendants and feature fittings to some living areas
- Traditional panelled doors including some internal glazing where appropriate with Urban Bronze Coated furniture

KITCHENS

- Dark Walnut finish with complementary 'Anthracite' or 'White' handleless wall cupboards (dependant upon home)
- Bosch 'Serie 4' oven
- Bosch 'Serie 8' 900W microwave oven
- Bosch 'Serie 4' black induction hob
- Concealed extractor hood
- Integrated fridge/freezer
- Integrated dishwasher
- Undermounted Leesti 150 'Granite' composite 1½ bowl sink
- Pewter finish cabinet furniture handles
- Quartz work surfaces
- Italgraniti 'Icône Bleu' floor tiles

BATHROOMS / EN SUITES / CLOAKROOMS

- Cloakroom to include vanity unit, countertop basin, with feature tiled wall and a mirror
- Concealed cistern, wall hung Vitra pan and flush plate
- Wall mounted Vado Crosshead brassware
- Fully tiled bathrooms and en suites
- Shaver socket
- Zender heated towel rail
- Enclosed shower with glazed screen and durastone low profile shower tray

GENERAL

- Traditional double glazed timber windows including sliding sashes to homes 1, 2, 3 and 5
- 10 year new home warranty by ICW
- Pre-wired to enable EV installation
- Security alarm

EXTERNAL

- Garage includes electric up and over remote controlled doors
- Locally sourced highest quality Michelmarsh bricks
- English Clay roof tiles and natural slates
- 2 outside taps
- Paved patios
- Turfed lawn areas
- Landscaped gardens
- Private central green and adjacent pathway linking to nature reserve
- Communal lighting

The items within this specification are for guidance only and may be substituted at any time. Please check with a sales executive for the latest information.



ABOUT BAYVIEW DEVELOPMENTS



We have a clear and simple mission: to be the south's most dynamic development company.

We are committed to achieving this objective by building unique properties that will stand the test of time; combining traditional skills and advanced technology to create aspiring homes for 21st century living.

We believe in providing a dedicated and personal service, putting our current and prospective home owners at the centre of what we do, from planning and design to construction and aftersales care.

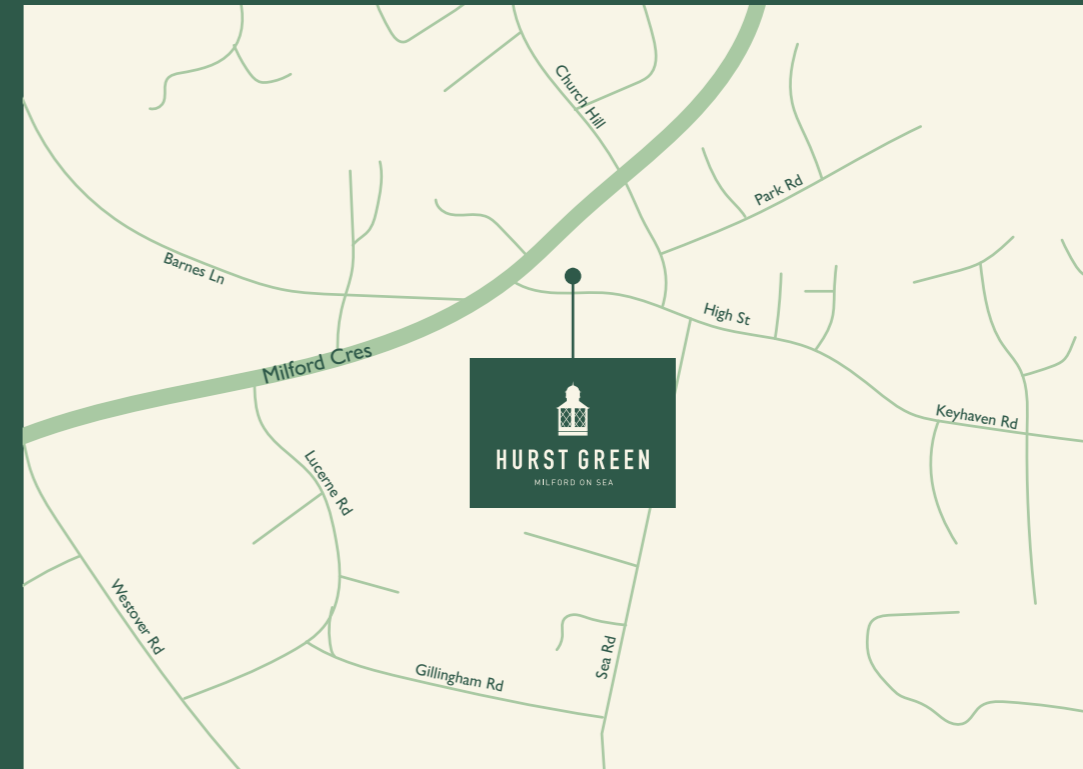
We select only the best locations for our developments and work with award-winning architects and designers to ensure the homes that we build will always enhance and complement the local environment, using carefully chosen materials, specialist suppliers and craftsmen to build with passion and with care.



— WELCOME HOME —

The Bolthole,
11 Durley Chine Road South,
West Cliff, Bournemouth,
Dorset BH2 5JT

Tel: 01202 752222



HURST GREEN
MILFORD ON SEA

Sturt Pond Close, Milford On Sea, S041 0AX

The information within this document is indicative and is intended to act as a guide only as to the finished product. These particulars should not be relied upon as statements of fact or representation and applicants must satisfy themselves by inspection or otherwise as to their correctness. The dimensions given on plans are subject to variation and are not intended to be used for carpet sizes, appliance sizes or items of furniture.

