



THE HAWTHORNS
BURTON-DORSET



BAYVIEW
DEVELOPMENTS

— WELCOME HOME —





*Welcome to Burton,
a picture-postcard
Dorset village on the
fringe of the New Forest.*

Handsome period properties and thatched, picture-postcard cottages, cosy country pubs, a useful shop and a pretty church, all gathered around an attractive green; it's a village that, in the words of its most famous former resident, "is just right."

Poet Laureate Robert Southey (1774-1843), who penned Goldilocks and the Three Bears, whilst living in the village at 'Burton Cottage' (1799-1805), certainly found the idyllic location an inspiration for this children's classic and many other notable works.

We too have found Burton an inspiration for the design of our six new homes at 'The Hawthorns'; a unique selection of four bedroom properties that reflect the charm and appeal of this countryside location, set a short distance from the picturesque town of Christchurch and just minutes from the magnificent New Forest.

THE HAWTHORNS





There are so many opportunities for you to taste the true 'fruits of the forest'.



If artisan bakers, delicious delis, award-winning cafés and quirky pubs plus an eclectic mix of shops and galleries is your ideal high street, then nearby Christchurch is the place for you.

You can enjoy a luxurious getaway with an utterly delicious dining experience at Chewton Glen, complimentary waterfront views at The Jetty, where fresh fish is always the catch of the day, or if you're after a taste of the Orient, The Rising Sun in Christchurch is the only pub around with an exclusively Thai menu. Or relax and enjoy traditional country dining at The Pig in nearby Brockenhurst. You'll be spoiled for choice in the Forest.

Simple pleasures can also be found, like fish and chips beside Mudeford harbour or a much loved Sunday roast at the local pub, made using the freshest local ingredients. The area is fast becoming something of a foodie's paradise!

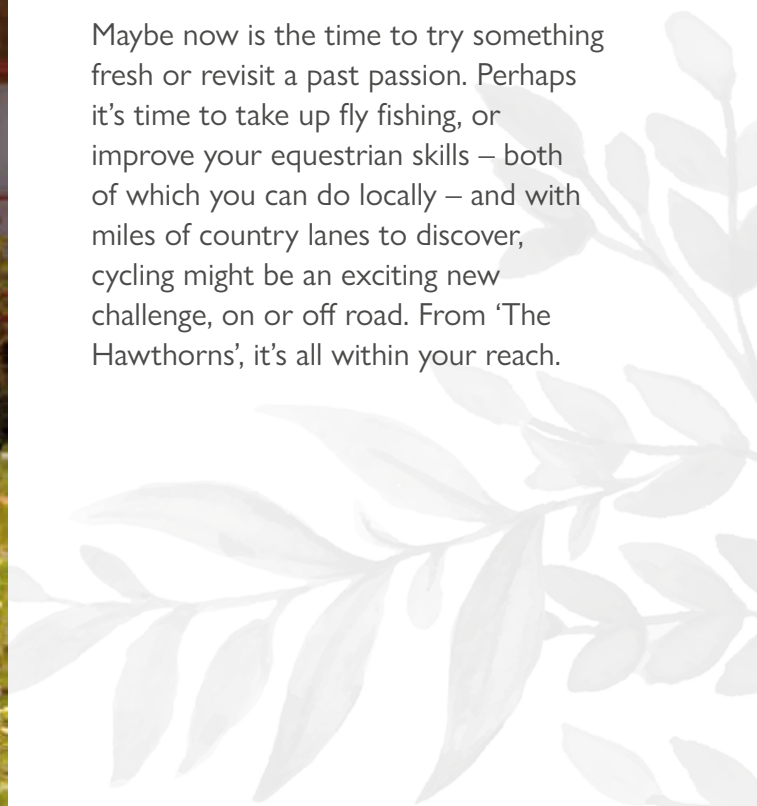
*M*ake time for you.
The countryside
presents the perfect
opportunity for
self-discovery.





Living in the countryside opens the door to a new you!

Maybe now is the time to try something fresh or revisit a past passion. Perhaps it's time to take up fly fishing, or improve your equestrian skills – both of which you can do locally – and with miles of country lanes to discover, cycling might be an exciting new challenge, on or off road. From 'The Hawthorns', it's all within your reach.





R

*elax, unwind and
enjoy the best of life,
the best of times.*



Living on the coast offers an enviable lifestyle, one that presents an opportunity to rediscover and reconnect with the important things in life.

It's a time to indulge in simple pleasures: baking tea-time treats with the family, taking a stroll along the shore before supper or just lose yourself in the pages of good book on a summer's afternoon.

THE HAWTHORNS



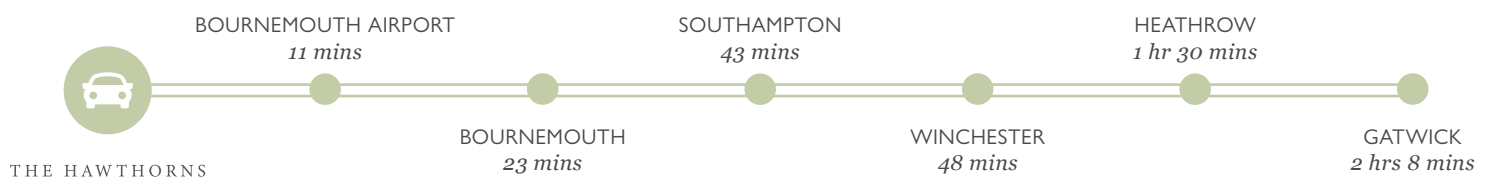


TRANSPORT

- 1 Bournemouth Airport
- 2 Christchurch Train Station

PLACES OF INTEREST

- 3 Chewton Glen Hotel, The Kitchen & Spa
- 4 Village Hotel Bournemouth
- 5 Rhinefield House Hotel
- 6 Brockenhurst Manor Golf Club
- 7 Highcliffe Castle
- 8 Hengistbury Head
- 9 Castlepoint Shopping Park
- 10 Queens Park Golf Course
- 11 Hurst Castle
- 12 Urban Reef Seafront Cafe/Restuarant
- 13 The Rising Sun
- 14 Poole Harbour
- 15 The Pig on the Beach
- 16 Christchurch Harbour Hotel, The Jetty & Spa
- 17 Mundeford Quay
- 18 Friars Cliff Beach
- 19 Koh Thai
- 20 Framptons
- 21 Waitrose
- 22 Snowtrax Alpine Activity Centre
- 23 Barton on Sea Golf Course
- 24 The Oak Inn
- 25 The Manor
- 26 Moors Valley Country Park and Forest
- 27 New Forest Water Park





Six traditional homes enjoying spectacular countryside views



Home 1

A COTTAGE STYLE,
4 BEDROOM HOME
WITH EN SUITE, CARPORT
AND PRIVATE PARKING

Home 2

A COTTAGE STYLE,
4 BEDROOM HOME
WITH EN SUITE, CARPORT
AND PRIVATE PARKING

Home 3

A DETACHED, BARN STYLE,
4 BEDROOM HOME WITH
EN SUITE, DOUBLE CARPORT
AND PRIVATE PARKING

Home 4

A DETACHED, TRADITIONAL
FOREST VILLA STYLE,
4 BEDROOM HOME WITH
EN SUITE, DOUBLE CARPORT
AND PRIVATE PARKING

Home 5

A DETACHED, BARN STYLE,
4 BEDROOM HOME WITH
EN SUITE, DOUBLE CARPORT
AND PRIVATE PARKING

Home 6

A THATCHED 4 BEDROOM DETACHED
HOME WITH 2 EN SUITES, DOUBLE
CARPORT AND PRIVATE DRIVEWAY

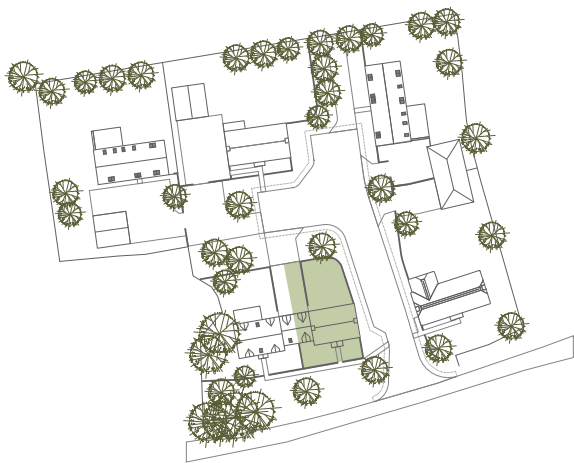


This CGI is indicative, used for illustrative purposes only and should not be relied upon.



Home 1

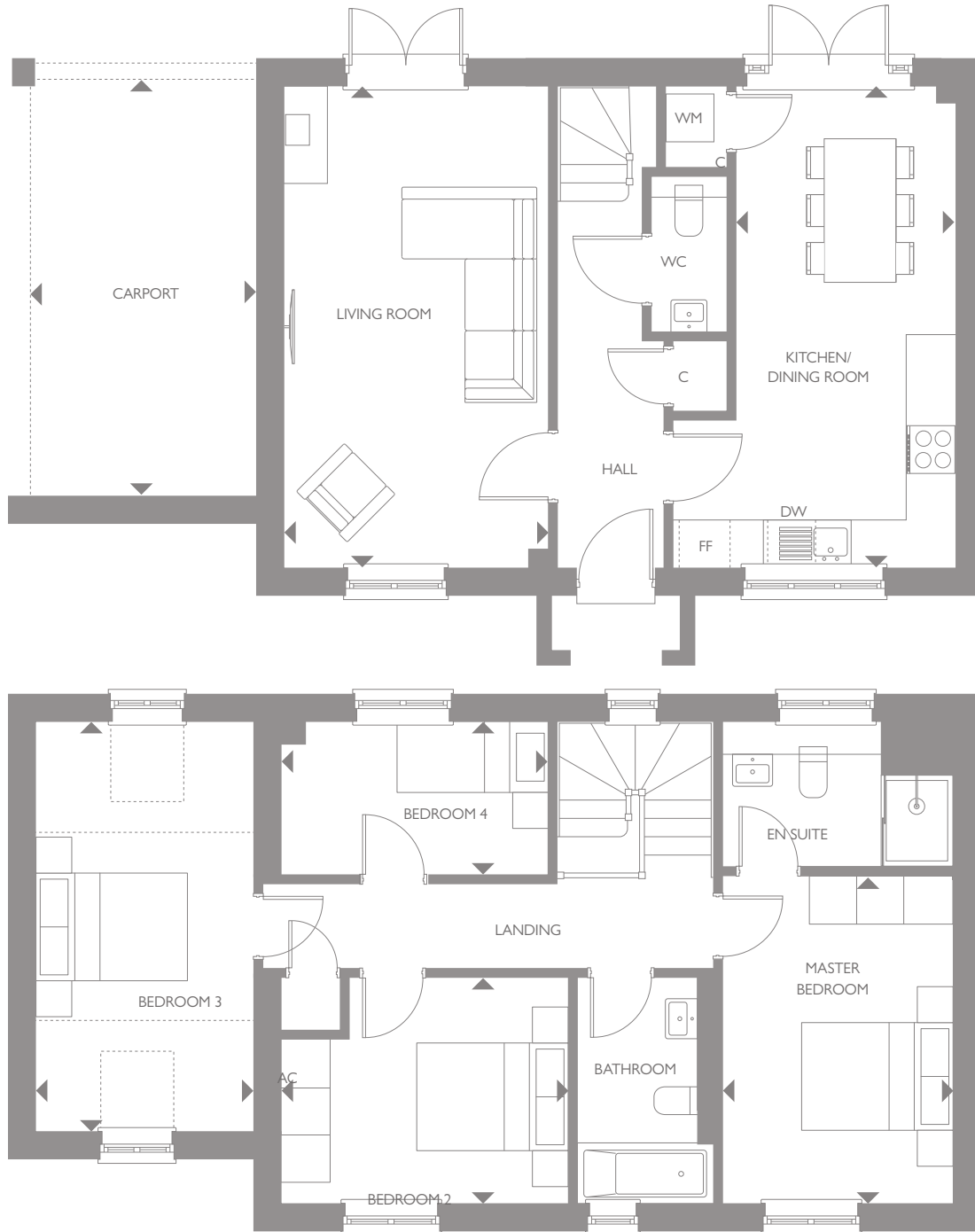
A COTTAGE STYLE, 4 BEDROOM HOME
WITH CARPORT AND PRIVATE DRIVEWAY



This traditionally styled home has a striking hallway leading to an excellent and well-appointed kitchen/dining room on the right, and to the left, a generous living room; both spaces run the entire depth of the house and benefit from double doors leading to the secluded rear garden.

On the first floor are four bedrooms and the family bathroom. The master bedroom benefits from a smart en suite shower room.

Outside the gardens have been tastefully landscaped, including a rear terrace and lawn area. There is parking within the carport and on the driveway.



ACCOMODATION = 1270ft² OVERALL*

GROUND FLOOR

Living Room	6085mm x 3345mm	20' 0" x 11' 0"
Kitchen/Dining Room	6085mm x 2759mm	20' 0" x 9' 1"
WC	-	-
Carport	5512mm x 2923mm	18' 1" x 9' 7"

FIRST FLOOR

Master Bedroom	4136mm x 2922mm	13' 7" x 9' 7"
En Suite	-	-
Bedroom 2	3618mm x 2867mm	12' 0" x 9' 5"
Bedroom 3	5185mm x 2787mm	17' 0" x 9' 2"
Bedroom 4	3364mm x 1960mm	11' 0" x 6' 4"
Bathroom	-	-

* Excludes carport.

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.

Home 2

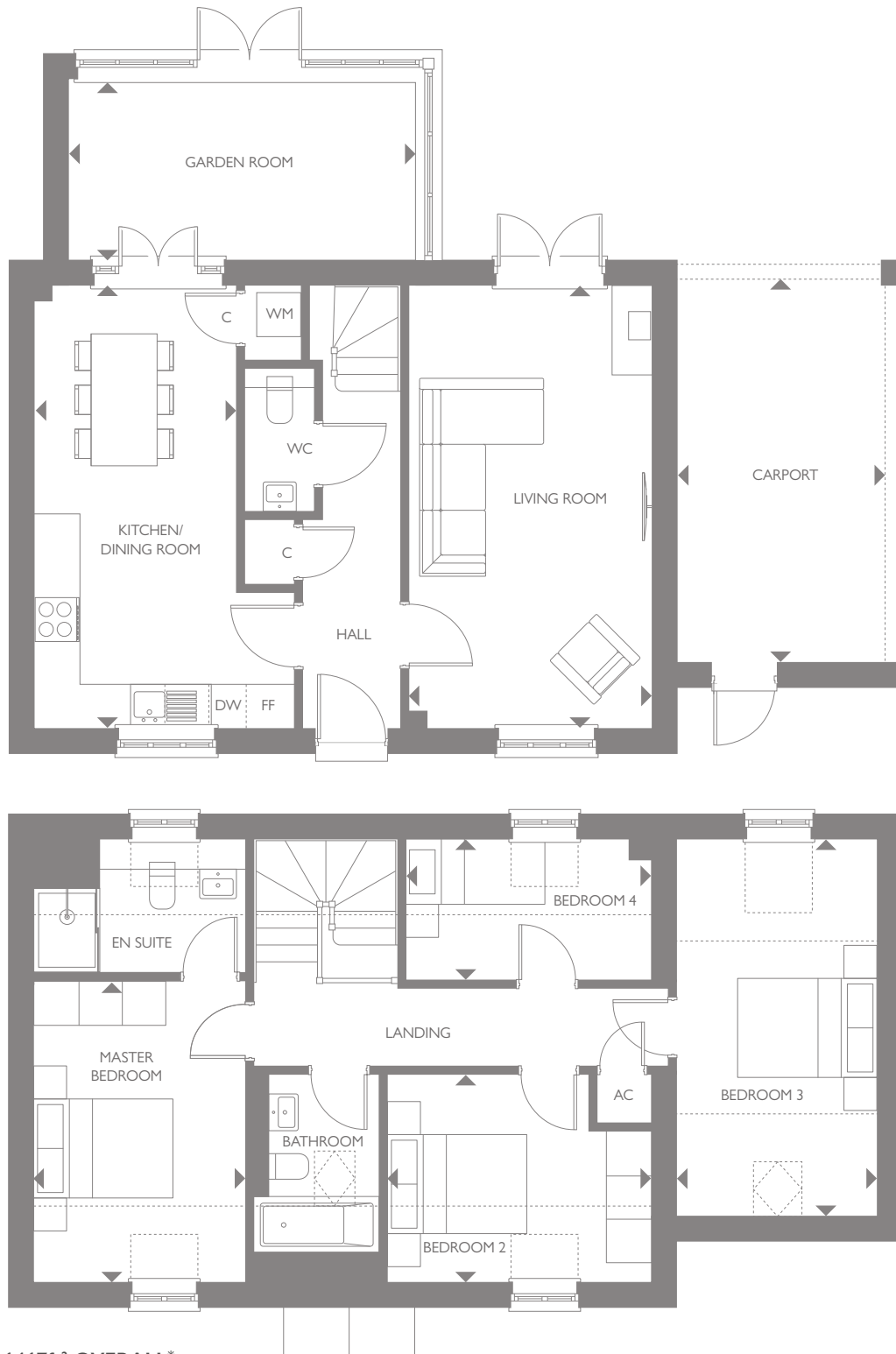
A COTTAGE STYLE, 4 BEDROOM HOME
WITH CARPORT AND PRIVATE DRIVEWAY



Adjoining its equally attractive neighbour, this traditional home enjoys a generous living room with double doors to the garden and additional living space in the form of a sun-soaked garden room, leading from the kitchen/dining room. The kitchen itself is well-appointed with plenty of room for a family dining table.

Upstairs on the first floor is the master bedroom with an excellent en suite shower room, three further bedrooms, and the family bathroom.

Pretty landscaping, lawns and a patio area plus parking within the carport and on the driveway complete the property.



ACCOMODATION = 1417ft² OVERALL*



GROUND FLOOR

Living Room	6085mm x 3345mm	20' 0" x 11' 0"
Kitchen/Dining Room	6085mm x 2760mm	20' 0" x 9' 1"
Garden Room	4835mm x 2485mm	15' 10" x 8' 2"
WC	-	-
Carport	5512mm x 2925mm	18' 1" x 9' 7"

FIRST FLOOR

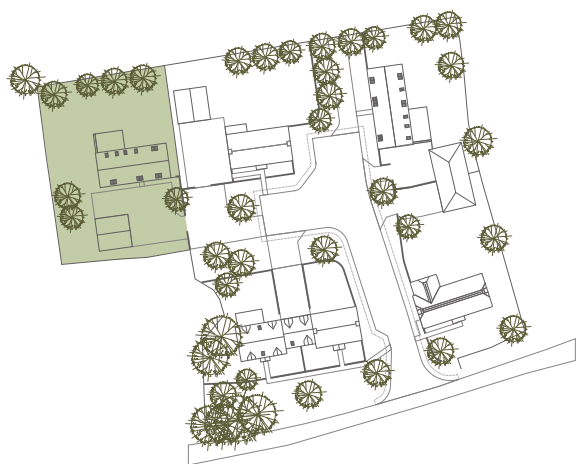
Master Bedroom	4136mm x 2922mm	13' 7" x 9' 7"
En Suite	-	-
Bedroom 2	3617mm x 2867mm	11' 10" x 9' 5"
Bedroom 3	5185mm x 2787mm	17' 0" x 9' 2"
Bedroom 4	3364mm x 1960mm	11' 0" x 6' 5"
Bathroom	-	-

* Excludes carport.

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Home 3

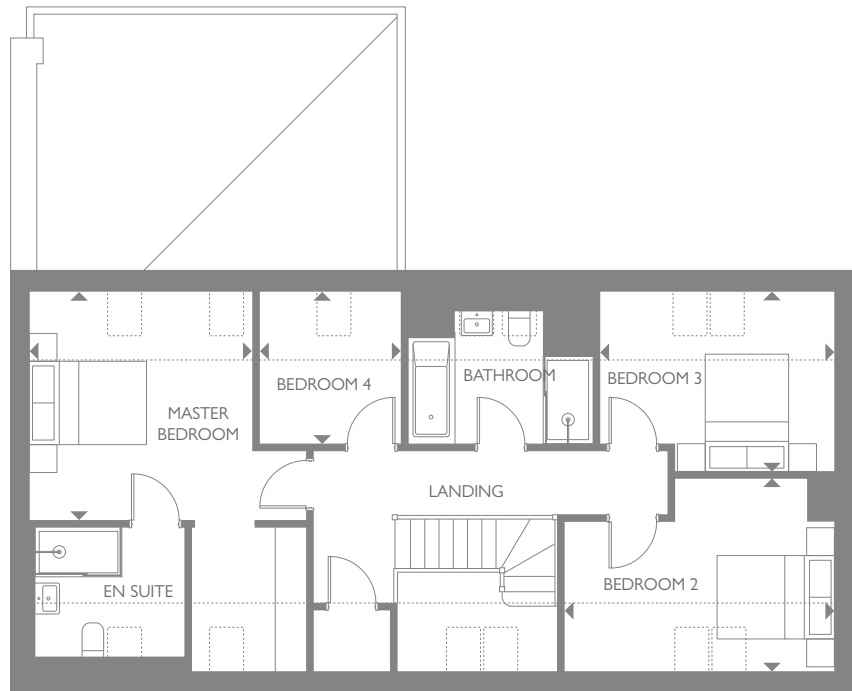
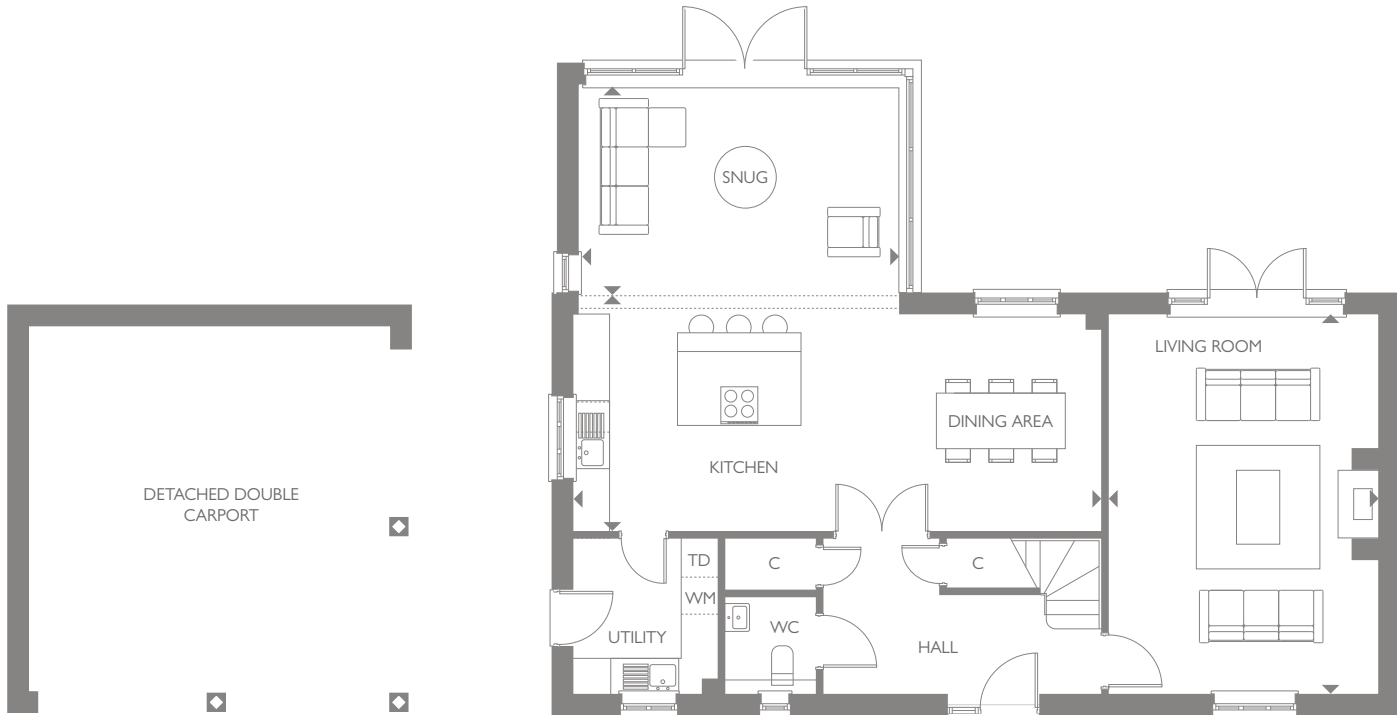
A DETACHED, BARN STYLE, 4 BEDROOM HOME
WITH DOUBLE CARPORT AND PRIVATE DRIVEWAY



This home has a spacious, easy-flowing interior layout with a large hallway creating an impressive entrance. Elegant double doors open into the generous kitchen and dining space, featuring a contemporary island unit large enough for breakfast and casual dining, yet there is ample room for a formal dining table too. There is also a snug with double doors leading to the garden and a useful utility room with outside access. A generous living room with wood-burning stove and another set of double doors to the garden can also be found on the ground floor.

On the first floor is the master suite with a luxurious en suite shower room and a walk-in dressing room, plus three further bedrooms. The family bathroom includes both bath and walk-in shower.

Outside the garden has been landscaped with well-stocked borders, lawn area and terrace. Parking for this home is in the attractive, oak-framed double carport.



ACCOMODATION = 1889ft² OVERALL*

GROUND FLOOR

Living Room	6525mm x 4400mm	21' 5" x 14' 5"
Kitchen/Dining Area	8590mm x 3544mm	28' 2" x 11' 8"
Snug	5184mm x 3718mm	17' 0" x 12' 2"
Utility	2553mm x 2459mm	8' 4" x 8' 1"
WC	-	-
Detached Double Carport	6068mm x 5973mm	19' 11" x 19' 7"

FIRST FLOOR

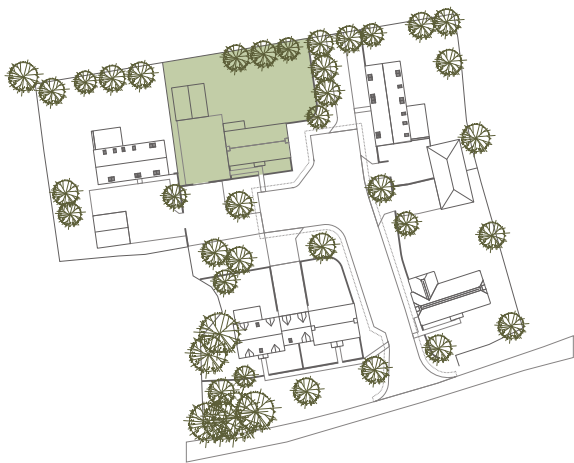
Master Bedroom	3740mm x 3650mm	12' 3" x 12' 0"
En Suite	-	-
Dressing Area (includes wardrobes)	2368mm x 1550mm	7' 8" x 5' 1"
Bedroom 2	4406mm x 3160mm	14' 5" x 10' 4"
Bedroom 3	3830mm x 2948mm	12' 7" x 9' 8"
Bedroom 4	2500mm x 2310mm	8' 2" x 7' 7"
Bathroom	-	-

* Excludes carport.

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Home 4

A DETACHED, TRADITIONAL FOREST VILLA STYLE,
4 BEDROOM HOME WITH DOUBLE CARPORT AND PRIVATE DRIVEWAY



This impressive detached property has large Georgian style windows that flood the home with light.

From the airy entrance hall, doors lead to the living room, with its attractive fireplace and double doors onto the garden. The spacious open-plan kitchen, breakfast area and snug features a central island unit large enough for casual suppers and breakfasts, plus there is a useful utility room leading from this space with outside access. The dining area is positioned in front of double doors that open directly onto the terrace and garden beyond, with the snug laid out by an impressive picture window, presenting lovely views over the garden.

On the first floor is the master bedroom with en suite, three further bedrooms and the family bathroom.

Outside the gardens have been attractively landscaped with parking provided in the double, oak-framed carport



ACCOMODATION = 1632ft² OVERALL*

GROUND FLOOR

Living Room	6199mm x 3598mm	20' 4" x 11' 10"
Kitchen	4587mm x 4388mm	15' 1" x 14' 5"
Breakfast Area	3659mm x 1688mm	12' 0" x 5' 6"
Snug	3512mm x 3318mm	11' 6" x 10' 11"
Utility	2640mm x 1510mm	8' 7" x 5' 0"
WC	-	-
Detached Double Carport	6068mm x 5973mm	19' 11" x 19' 7"

FIRST FLOOR

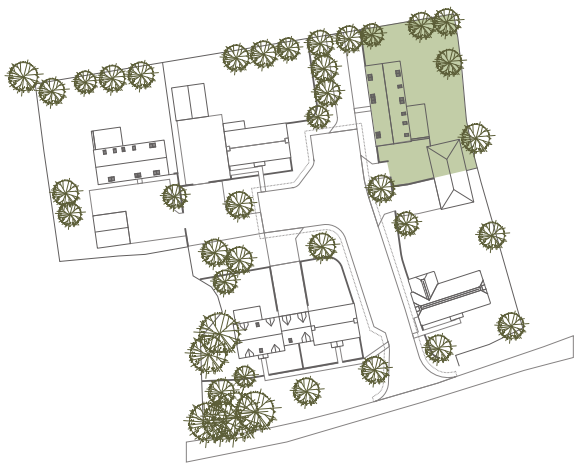
Master Bedroom	4119mm x 3111mm	13' 6" x 10' 2"
En Suite	-	-
Bedroom 2	3608mm x 3455mm	11' 10" x 11' 4"
Bedroom 3	3608mm x 2654mm	11' 10" x 8' 8"
Bedroom 4	4111mm x 1990mm	13' 6" x 6' 6"
Bathroom	-	-

* Excludes carport.

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Home 5

A DETACHED, BARN STYLE, 4 BEDROOM HOME
WITH DOUBLE CARPORT AND PRIVATE DRIVEWAY



With a distinctive architectural style inspired by the wealth of period barns found in the region, this is the largest home within the development.

An impressive hallway leads to the equally impressive kitchen with an island unit large enough for dining, along with a light-filled snug area and a good-sized utility room with outside access. Double doors lead from the kitchen to the formal dining room, which can also be accessed from the hall. There is a separate, generous living room with a cosy wood-burning stove and all the principal rooms on the ground floor have double doors opening directly onto the terrace and rear garden.

On the first floor the sizable master suite has both a luxurious en suite shower room plus a dedicated dressing area, complemented by three further double bedrooms and the family bathroom.

This home benefits from a private double carport with attractive and thoughtfully landscaped gardens.



ACCOMODATION = 2229ft² OVERALL*

GROUND FLOOR

Living Room	6311mm x 4100mm	20' 8" x 13' 5"
Kitchen	6313mm x 3973mm	20' 9" x 13' 0"
Dining Room	4585mm x 3290mm	15' 1" x 10' 10"
Snug	6203mm x 3602mm	20' 4" x 11' 10"
Utility	3720mm x 2238mm	12' 2" x 7' 3"
WC	-	-
Double Carport	6085mm x 5973mm	19' 12" x 19' 7"

FIRST FLOOR

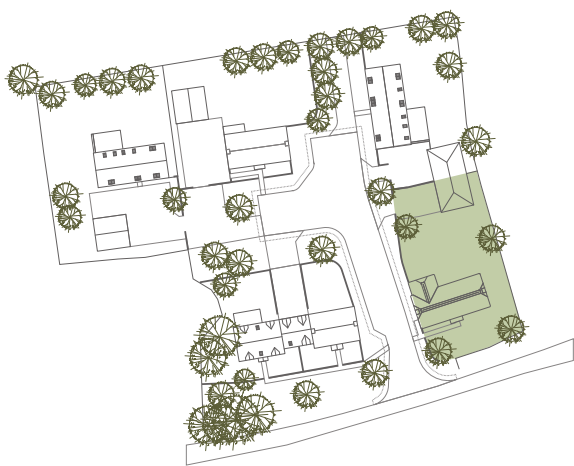
Master Bedroom	6311mm x 3300mm	20' 8" x 10' 10"
En Suite	-	-
Dressing Area (includes wardrobes)	2450mm x 1830mm	8' 0" x 6' 0"
Bedroom 2	4100mm x 3222mm	13' 5" x 10' 7"
Bedroom 3	3172mm x 2791mm	10' 5" x 9' 2"
Bedroom 4	4100mm x 3000mm	13' 5" x 9' 10"
Bathroom	-	-

* Excludes carport.

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Home 6

A THATCHED 4 BEDROOM DETACHED HOME WITH 2 EN SUITES, DOUBLE CARPORT AND PRIVATE DRIVEWAY



This attractive, traditional village home with a thatched roof, rendered finish and heritage style timber windows is complemented by a superior internal layout.

The entrance hall leads to a spacious living room with impressive woodburner and double doors to the garden. The generous kitchen benefits from a large, bespoke island feature, ideal for breakfasts and kitchen suppers, a superb snug positioned in front of contemporary bi-folding doors leading to the terrace and a separate, formal dining room, with further double doors to the garden. There is also a useful utility room.

Upstairs the large master bedroom has built-in wardrobes and a luxurious en suite shower room with twin wash hand basins. The second bedroom also has an en suite, while the two remaining double bedrooms share the family bathroom.

Outside the gardens have been attractively landscaped with lawn areas and planted borders, with parking provided in the double carport.



ACCOMODATION = 2107ft² OVERALL*

GROUND FLOOR

Living Room	6203mm x 4100mm	20' 4" x 13' 5"
Kitchen	4900mm x 4490mm	16' 1" x 14' 9"
Dining Room	3850mm x 3320mm	12' 8" x 10' 11"
Snug	4714mm x 2578mm	15' 6" x 8' 5"
Utility	3478mm x 1613mm	11' 4" x 5' 3"
WC	-	-
Double Carport	6085mm x 5973	20'0" x 19' 7"

FIRST FLOOR

Master Bedroom	4402mm x 3901	14' 5" x 13'0"
En Suite	-	-
Bedroom 2	4111mm x 3330mm	13' 6" x 10' 11"
En Suite	-	-
Bedroom 3	4138mm x 2760mm	13' 7" x 9' 1"
Bedroom 4	4111mm x 2784mm	13' 6" x 9' 2"
Bathroom	-	-

* Excludes carport.

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Please note, the images on this page depict previous Bayview Developments projects. 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.

Specification

GENERAL

- Double carports and driveways to homes 3 - 6
- Single carports and driveways to homes 1 & 2
- Pre-wired' for installation of electric vehicle charging facility in carports
- Feature communal entrance and garden lighting
- 10 Year 'ICW' New Home Warranty

KITCHEN

Homes 1 & 2

- Quartz 'Bianco Absolute' work surface
- Integrated appliances to include:
 - Circotherm electric oven
 - 4 ring black glass induction hob
 - Extractor hood
 - Dishwasher
 - Fridge-freezer

Homes 3 - 6

- Caesarstone work surface
- Central kitchen 'island' with breakfast bar
- Integrated black appliances to include:
 - Serie 4 Electric Oven and separate microwave
 - Black glass 5 ring induction hob
 - Downdraft extraction
 - Fridge-freezer
 - Dishwasher
- 1 1/2 bowl 'Chalk White Geotech Granite' sink
- Bespoke oak effect kitchen doors with feature matt black handles
- Separate utility rooms

BATHROOM AND EN SUITES

- Bespoke bathrooms designed by 'The Big Bath Company'
- Range of branded fittings include; Vitra, Duravit, Crosswater and Saneux
- Vanity units including countertop basins
- Zehnder heated towel rails
- Feature wall tiling
- Niche and low level PIR lighting

ELECTRICAL & HEATING

- Zone controlled underfloor heating to ground floor (homes 1 & 2)
- Zone controlled underfloor heating throughout (homes 3 - 6)
- CAT6 wired high level TV points
- Security alarm system
- Mains operated smoke detectors
- Radiators to first floor

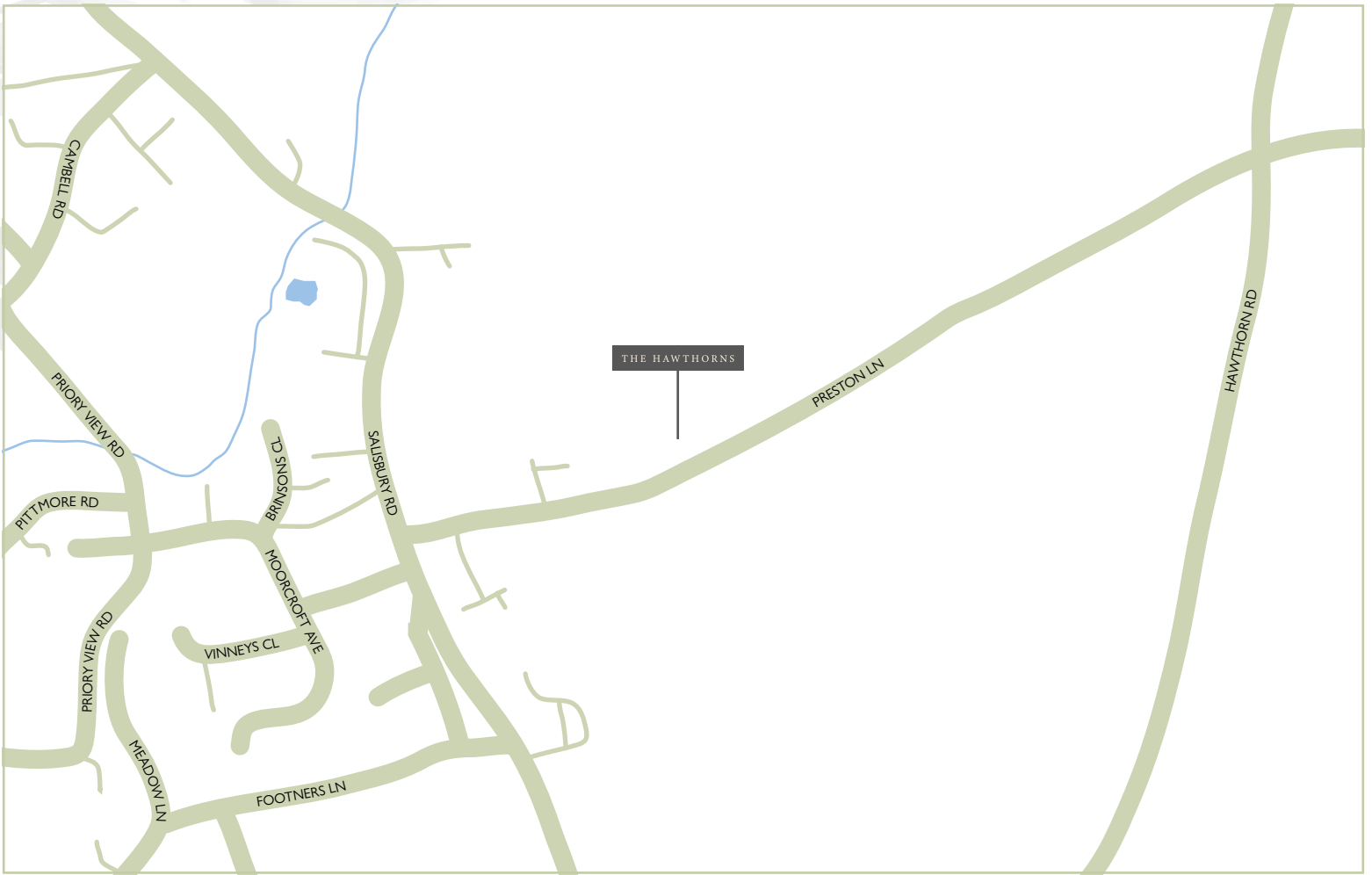
FINISHES

- Feature fireplaces with fitted wood burning stoves
- Tiled flooring to kitchen/breakfast rooms, utility rooms, cloakrooms, bathrooms, and en suites
- Fitted carpets
- UPVC double glazed windows (homes 1 - 5)
- Double glazed painted timber windows to home 6
- Natural slate and clay tiled roof coverings (homes 1 - 5)
- Brand new 'Dorset Model' thatched roof (home 6 only)
- Fitted bedroom furniture to master bedrooms (walk in wardrobe to homes 3 & 5)
- Painted internal doors with satin chrome door furniture (homes 1 & 2)
- Solid floors to Ground and First Floors (homes 3-6)
- Country style oak finished internal doors with satin chrome door furniture (homes 3 - 6)

EXTERNAL

- Landscaped gardens with turfed lawns
- Indian Sandstone patio areas
- Outside tap

THE HAWTHORNS



Preston Lane, Burton, Christchurch, Dorset BH23 7JU



Images depict previous Bayview projects

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

