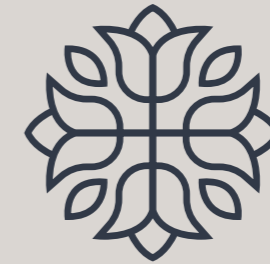




**ST PETERS MEWS**

ASHLEY CROSS - POOLE

ST PETERS MEWS, ST PETERS ROAD,  
ASHLEY CROSS, POOLE



**ST PETERS MEWS**

ASHLEY CROSS - POOLE



**BAYVIEW**

DEVELOPMENTS

— WELCOME HOME —



## WELCOME TO ST PETERS MEWS

An eclectic suburb, Ashley Cross is focused around The Village Green that comes alive with events throughout the year. Surrounded by independent boutiques, sumptuous patisseries, bars showcasing live music and restaurants serving every type of cuisine imaginable, from Pan Asian fusion to South African delights, you'll be spoiled for choice.

We are proud to present a stunning collection of eight, two bedroom apartments and two, three bedroom homes in the heart of fashionable Ashley Cross. Each home offers a professionally designed fantastic interior layout featuring spacious 'on trend' open plan living areas.





## THE PLACE THAT HAS IT ALL

The perfect location for all your wants and needs.

St Peters Mews sits within the catchment area for excellent schools and is just minutes from Parkstone Station providing you with direct access to Winchester, London and beyond.

Poole, Bournemouth and the New Forest are only a short drive away, offering a choice of days and nights out. Enjoy the sandy beaches of Sandbanks or the shaded wooded beauty of the Forest, interspersed with cosy village pubs and high end hotels. Bournemouth Town Centre with

its great shopping facilities, attractive parks and gardens is within easy reach, as is Bournemouth International Airport.

For sports enthusiasts, the nearby coastline can offer plenty of opportunity to hone your skills or try something new. You'll find a number of clubs catering for the whole family with watersports such as sailing, windsurfing, kayaking and paddle boarding at your fingertips. You'll be itching to take the plunge.





# THE DEVELOPMENT



- 1 The Gatehouse
- 2 Keepers Cottage
- 3 The Masters Lodge  
Three-bedroom home
- 4-9 The Old School Hall  
(Apartments 4 - 9)  
Two-bedroom apartments
- 10 The Old School House  
Three-bedroom home

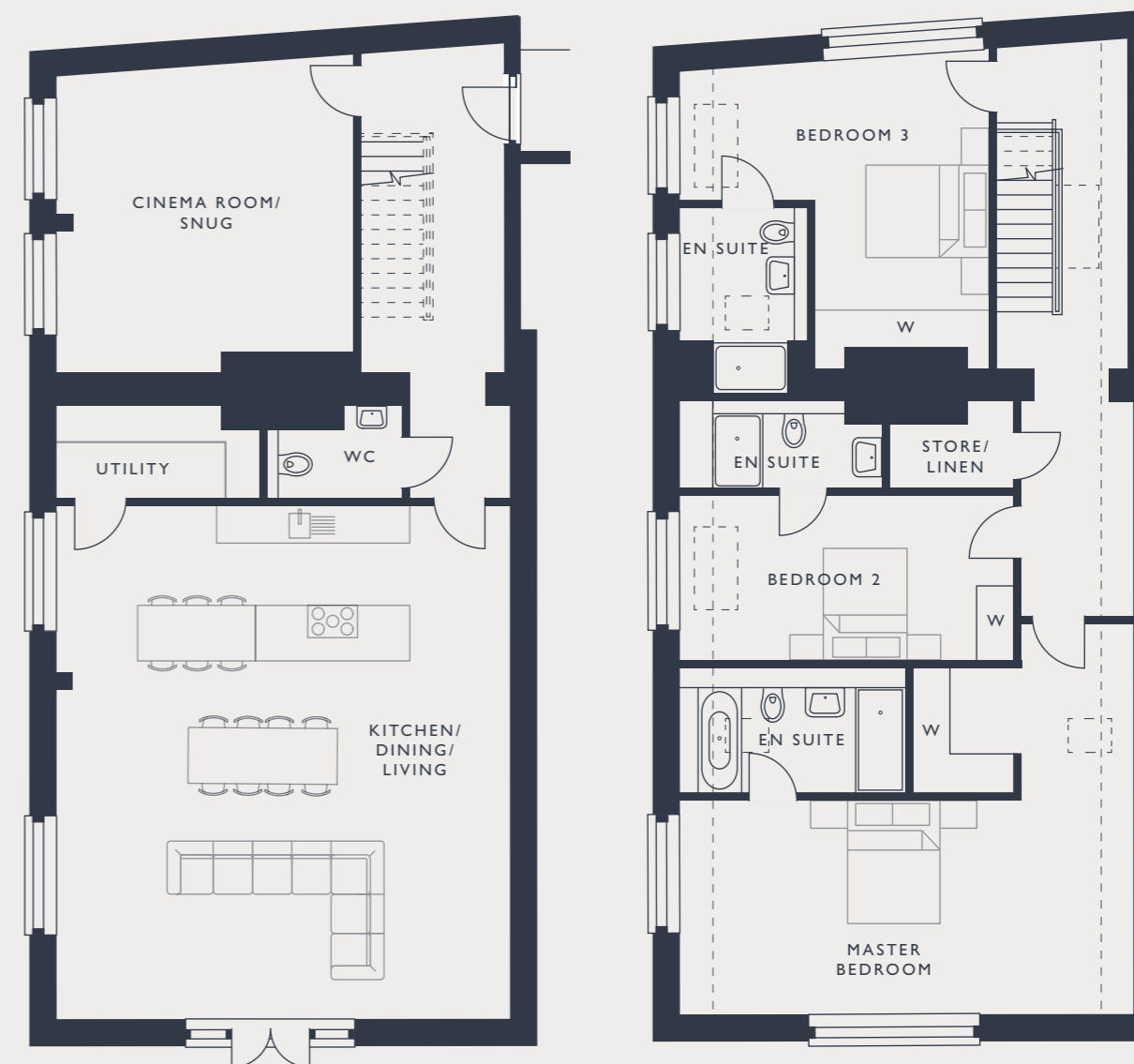


## THE MASTERS LODGE

A stunning character home featuring open plan living area, three bedrooms all with en-suites, good size southerly facing garden and double carport.

A gated private walkway to the front door. Wide entrance hall leading to cinema room/ snug and guest cloakroom. Magnificent open plan family living space with generous kitchen area featuring a central island unit large enough for breakfast/casual dining, whilst providing ample room for formal dining. Separate utility room.

On the first floor there is a superb master bedroom with walk in dressing area with fitted wardrobes and en-suite bathroom with separate shower, this room also has a south facing Juliette balcony. Bedroom two and three have fitted wardrobes and en-suite shower rooms.



### GROUND FLOOR

<b>Kitchen/Dining/Living</b>	7200mm x 8200mm	23' 7" x 26' 11"
<b>Bedroom 3</b>	3900mm x 5550mm	12' 10" x 18' 3"

### FIRST FLOOR

<b>Master Bedroom</b>	4750mm x 4700mm	15' 7" x 15' 5"
<b>Bedroom 2</b>	3900mm x 5550mm	12' 10" x 18' 3"

Overall square footage = 2085sqft



## THE OLD SCHOOL HALL

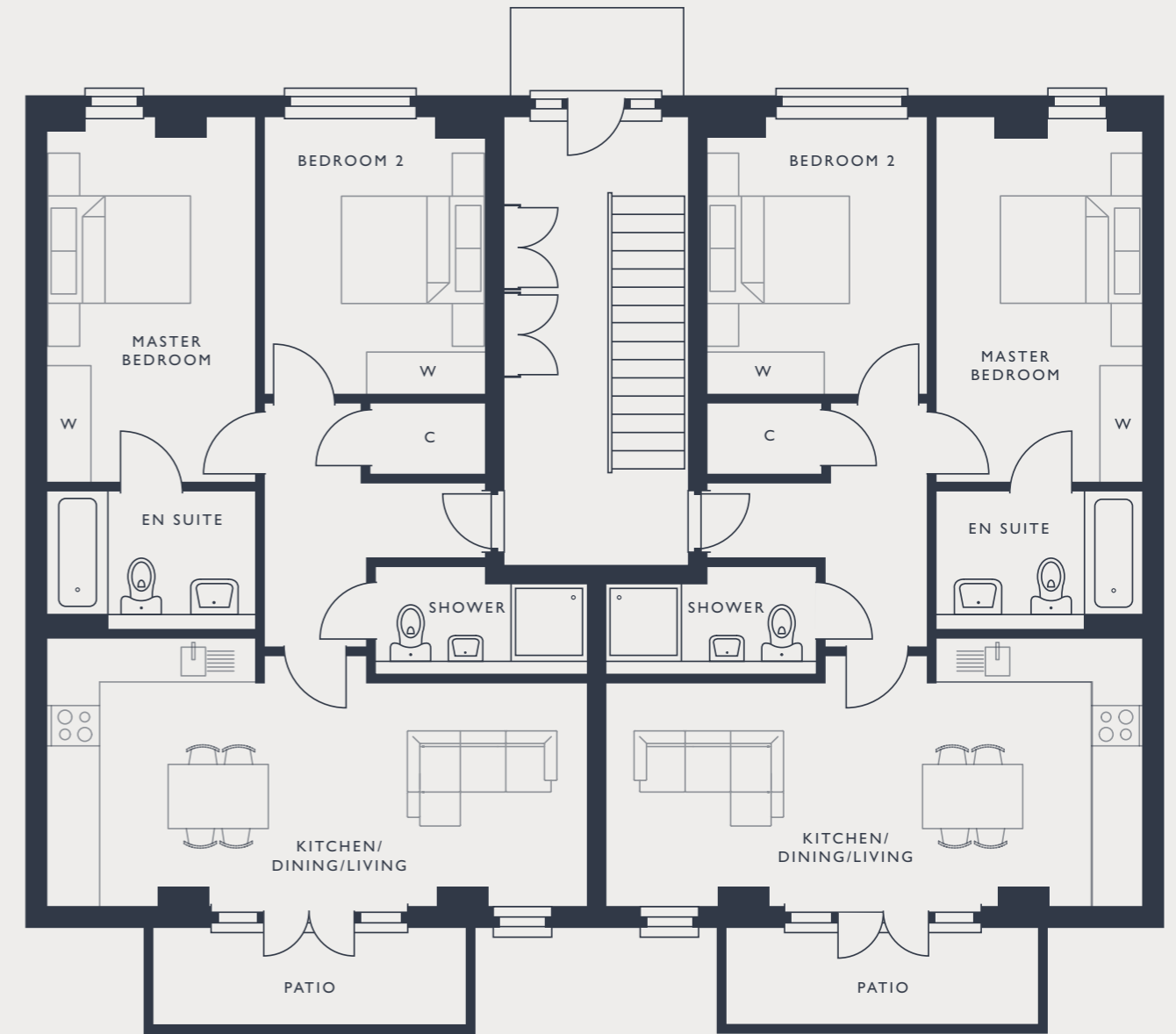
Private stylish entrance, two bedroom apartments with open plan living, secluded balconies and en suite showers to master bedrooms.

These generous apartments have been designed with social living in mind, offering a relaxed layout to suit any lifestyle. Each apartment benefits from its own covered carport.

Branching out from a central entrance hall, home to the bathroom and useful cupboard, the versatile living and dining area is stretched across the entire width of the property, and is complemented by a well-proportioned kitchen.

Access onto the private balcony is provided by double doors from the living area, flooding the room with natural light and allowing for easy outdoor suppers.

The spacious master bedroom is equipped with a built-in wardrobe and generous en suite complete with bath tub. The sizeable second double bedroom boasts a fitted wardrobe.



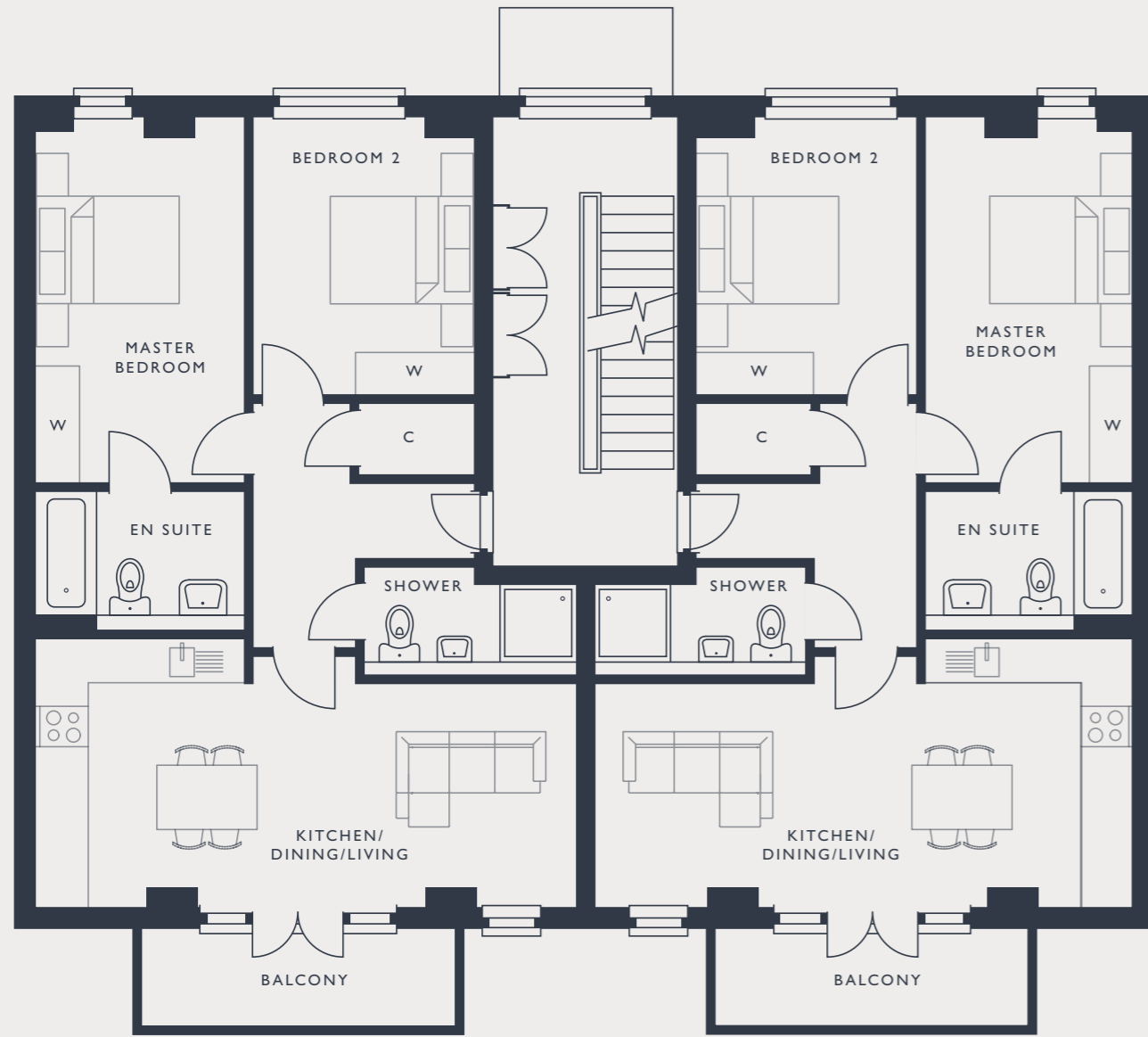
APARTMENT 4

APARTMENT 5

### APARTMENT 4 & 5

<b>Kitchen/Dining/Living</b>	7250mm x 2900mm	23' 9" x 9' 6"
<b>Master Bedroom</b>	4800mm x 2750mm	15' 9" x 9' 0"
<b>Bedroom 2</b>	3000mm x 3600mm	9' 10" x 11' 10"

Overall square footage = 753sqft



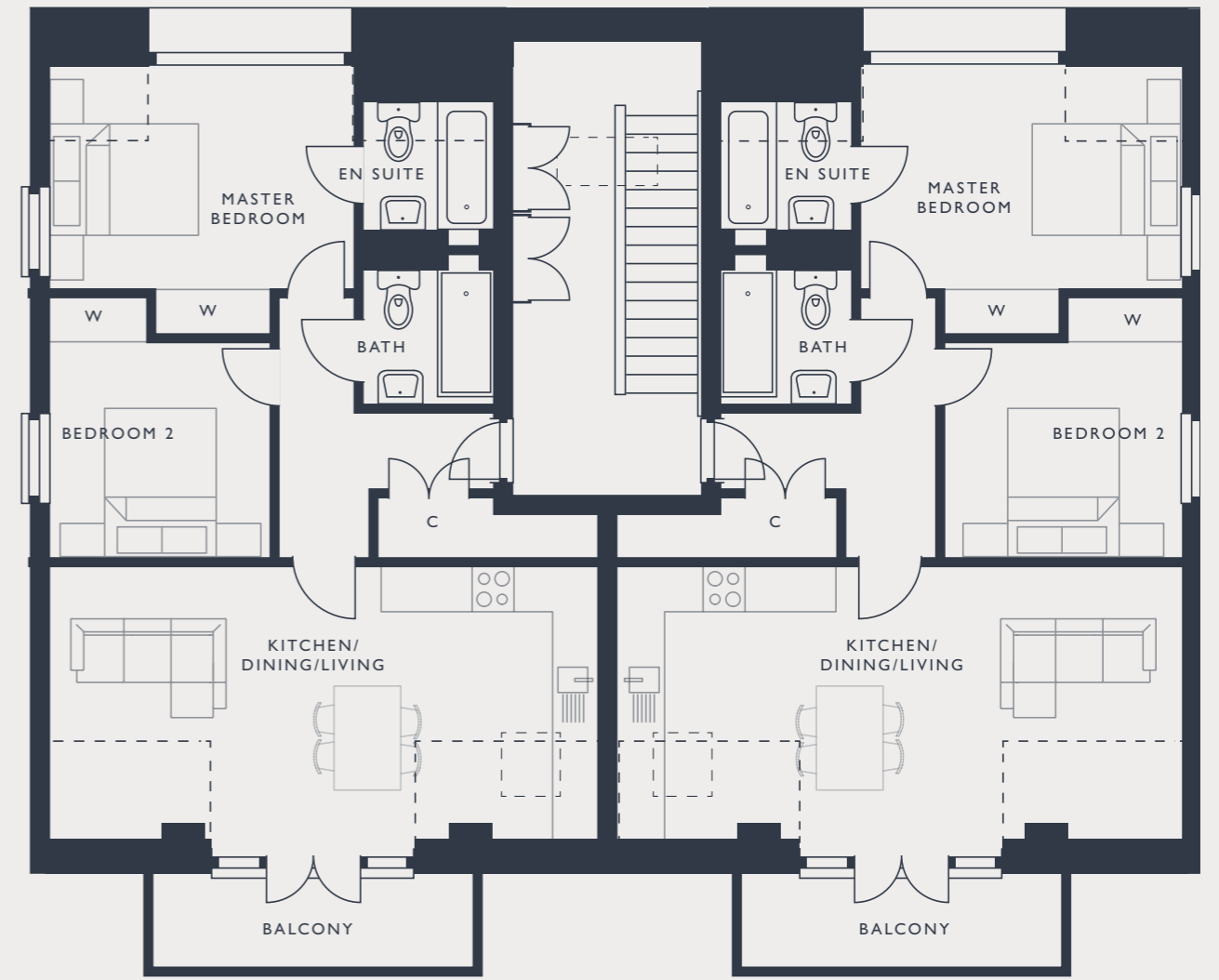
APARTMENT 6

APARTMENT 7

APARTMENT 6 & 7

<b>Kitchen/Dining/Living</b>	7250mm x 2900mm	23' 9" x 9' 6"
<b>Master Bedroom</b>	4800mm x 2750mm	15' 9" x 9' 0"
<b>Bedroom 2</b>	3000mm x 3600mm	9' 10" x 11' 10"

Overall square footage = 753sqft



APARTMENT 8

APARTMENT 9

APARTMENT 8 & 9

<b>Kitchen/Dining/Living</b>	7250mm x 3600mm	23' 9" x 11' 10"
<b>Master Bedroom</b>	2700mm x 2950mm	8' 10" x 9' 8"
<b>Bedroom 2</b>	3500mm x 2950mm	11' 6" x 9' 8"

Overall square footage = 753sqft

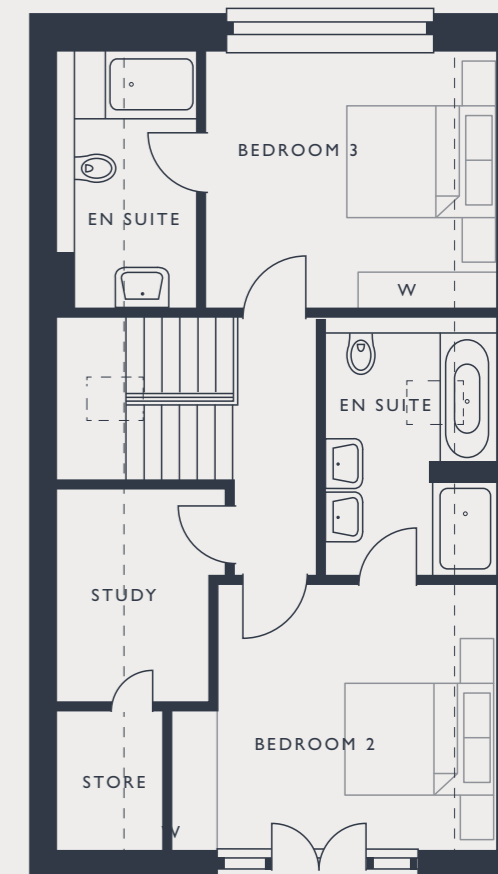
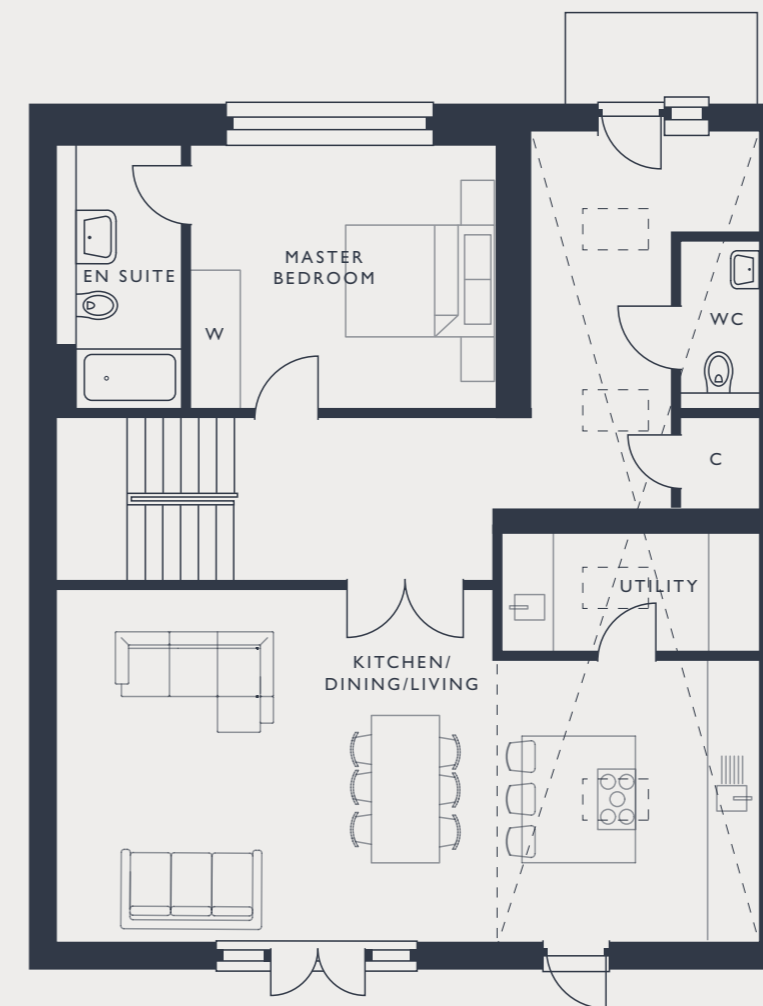


## THE OLD SCHOOL HOUSE

A charming character three bedroom home with double carport. Featuring a sophisticated design with free-flowing open plan accommodation.

Private access with steps leading to front door vaulted entrance hall with guest cloakroom. Impressive double doors opening to magnificent living and dining space. Stylised fitted kitchen featuring vaulted roof area. Bedroom three with its en suite is situated on the ground floor.

The first floor master bedroom features fitted wardrobes and large en suite with bath, double sinks and shower. The second bedroom has fitted wardrobes and an en suite shower room. Juliette balcony to south elevation. A study or hobby room with separate versatile storage is also on the first floor.



### GROUND FLOOR

<b>Kitchen/Dining/Living</b>	4750mm x 9200mm	15' 7" x 30' 2"
<b>Master Bedroom</b>	4000mm x 3400mm	13' 1" x 11' 2"

### FIRST FLOOR

<b>Bedroom 2</b>	2700mm x 3450mm	8' 10" x 11' 4"
<b>Bedroom 3</b>	3300mm x 3800mm	10' 10" x 12' 6"
<b>Study</b>	2000mm x 2800mm	6' 7" x 9' 2"

Overall square footage = 1733sqft





## SPECIFICATION & FINISHES

### GENERAL MAIN ENTRANCE AND EXTERNAL

- Secure access via video phone
- Undercover parking spaces for each home
- Ground floor flats and both houses have their own walled gardens
- External terraces or balconies to all properties
- Interior designed finishes to communal spaces to apartments
- Enclosed bin stores
- Cycle storage

### INTERNAL SPECIFICATION

- Interior designed homes
- Light matt-emulsion to all internal walls
- Black painted internal doors with square edge architecture and skirting
- Quality designer lever handles and ironmongery in matt black
- Contemporary style square edge skirting and architraves
- Wood effect flooring to hallway and open plan spaces in apartments
- Wood effect flooring in hallway to homes 3 and 10, porcelain tiles to kitchen
- Carpet to bedrooms
- Fitted wardrobes to master in homes 1, 2, 3 and 10 only

### KITCHENS

Bespoke kitchen design with feature knurled handles and Evolve counters with undermounted bowls

Kitchen appliances including:

- Hotpoint integrated 70/30 Fridge freezer
- Hotpoint integrated super silent dishwasher
- Bosch 7 functions, 2-piece slim pans, EcoClean
- Bosch induction hob
- Bosch canopy extractor / integrated extraction with hob on kitchen islands.
- Larger homes 1, 2, 3 and 10 to also have integrated microwave

### BATHROOMS AND EN SUITES

- Codis bespoke wood and metal designer vanity units to all bathrooms and en suites in homes 1, 2, 3 and 10
- Vitra wall-hung pan, cistern and frame
- Waters Haze freestanding bath in homes 1 and 2
- Matt black towelrads
- Quality brassware from Just Taps to all homes. Feature matt black finish to homes 1, 2, 3, 10 and feature knurled effect to all homes.



We have a clear and simple mission:

## TO CREATE UNIQUE, HIGH QUALITY HOMES IN OUTSTANDING LOCATIONS.

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.



Bayview Developments, The Bolthole, 11 Durley Chine Road South,  
West Cliff, Bournemouth, Dorset, BH2 5JT  
Tel: 01202 752 222

		
	FROM PARKSTONE STATION	FROM ST PETERS MEWS

BOURNEMOUTH	8 mins	12 mins
POOLE	12 mins	9 mins
SOUTHAMPTON	41 mins	52 mins
WINCHESTER	59 mins	55 mins
LONDON	1 hr 55 mins	2 hrs 25 mins

\*All timings indicate an average travel time.

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.