

# OAK VIEW

HYTHE | HAMPSHIRE

GREENER LIVING IN A BEAUTIFUL NATURAL ENVIRONMENT

DRIFTSTONE  
*Homes*



## OAK VIEW

Welcome to Oak View, Driftstone Homes' exclusive new collection of just four detached 4 bedroom homes in a secluded, tranquil setting on the fringes of the desirable coastal village of Hythe.

High specifications throughout each home are complemented by advanced construction methods promising enhanced environmental benefits, resulting in improved thermal efficiency for reduced energy consumption and greener living.

**PLOT 4**  
4 BEDROOM  
FAMILY HOME

**PLOT 3**  
4 BEDROOM  
FAMILY HOME

**PLOT 2**  
4 BEDROOM  
FAMILY HOME

**PLOT 1**  
4 BEDROOM  
FAMILY HOME



## DEVELOPMENT LAYOUT



Approached via a private drive, the homes at Oak View are set in a delightful green environment, with plenty of mature tree and open space for residents to enjoy. Generous rear gardens and thoughtful additional landscaping add to the desirability of the location, making Oak View a prime choice for contemporary living.



## EVERYTHING FOR A PERFECTLY BALANCED LIFESTYLE

Steeped in maritime history and once the home of Lawrence of Arabia, Hythe has expanded from a small fishing village to become what it is today - a desirable destination for modern living. Bordered by Southampton Water on one side and the New Forest on the other, you'll be spoilt for choice if you seek a lifestyle that's influenced by the great outdoors.

Hythe's waterfront, just a 15 minute stroll from Oak View, is a great place to while away time soaking up the atmosphere of the village. Famed for its pier, from where you can take the ferry for a 15 minute journey to Southampton, the village hosts a tempting choice of restaurants, The Lord Nelson pub, an eclectic range of retailers, Waitrose and Lidl supermarkets and weekly market.

Activities in the area abound, both on and off the water. The Solent Way walking route passes through Hythe and offers the opportunity to enjoy a bracing six mile walk to Beaulieu along the shores of Southampton Water, or take to two wheels and discover the delights of the New Forest.

At the head of Southampton Water, Calshot Activities Centre offers a range of watersports as well as a climbing wall, dry ski slope and even a velodrome, while golfers will appreciate the close proximity of Dibden Golf Centre.

Schooling is well catered for locally with primary, junior and secondary schools, rated by Ofsted as good, with Orchard Infant School rated excellent.



### BY ROAD

Beaulieu	5.5 miles
Southampton	10 miles
Southampton Airport	14 miles
Winchester	20 miles
Salisbury	25 miles
London	88 miles



### BY RAIL FROM BEAULIEU ROAD

Southampton	15 mins
Southampton Airport	24 mins
Winchester	39 mins
Salisbury	62 mins
London	101 mins

Source: google.co.uk



Computer generated illustration is indicative only

PLOTS 1 & 3

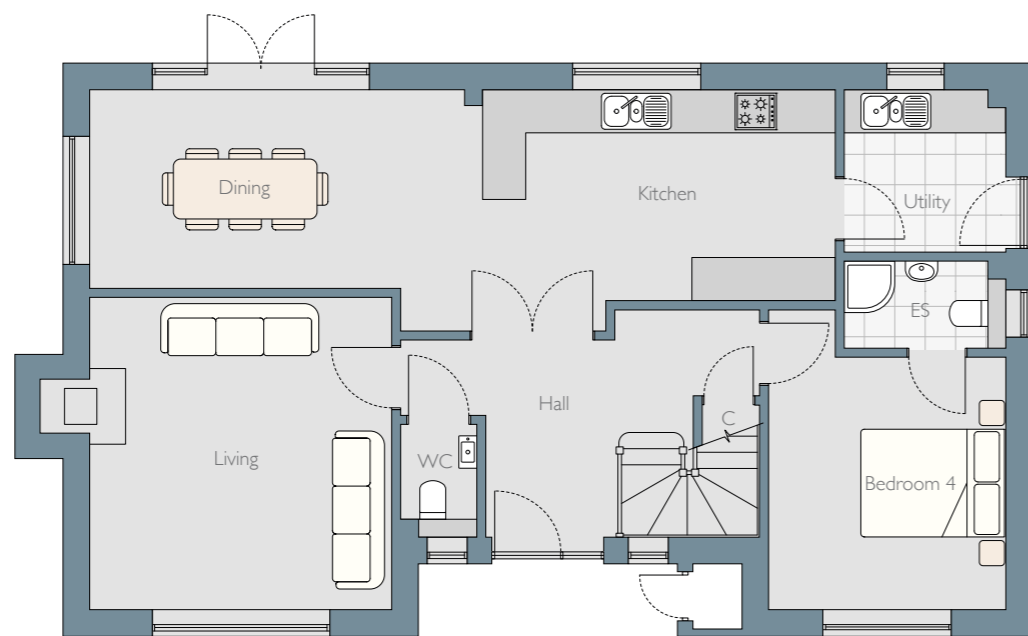
**Kitchen**  
6.09m x 2.94m  
20'0" x 9'8"

**Utility**  
2.26m x 2.25m  
7'5" x 7'4"

**Living Room**  
4.35m x 4.20m  
14'3" x 13'9"

**Dining Room**  
4.33m x 2.76m  
14'2" x 9'0"

**Bedroom 4**  
3.30m x 3.07m  
10'11" x 10'1"

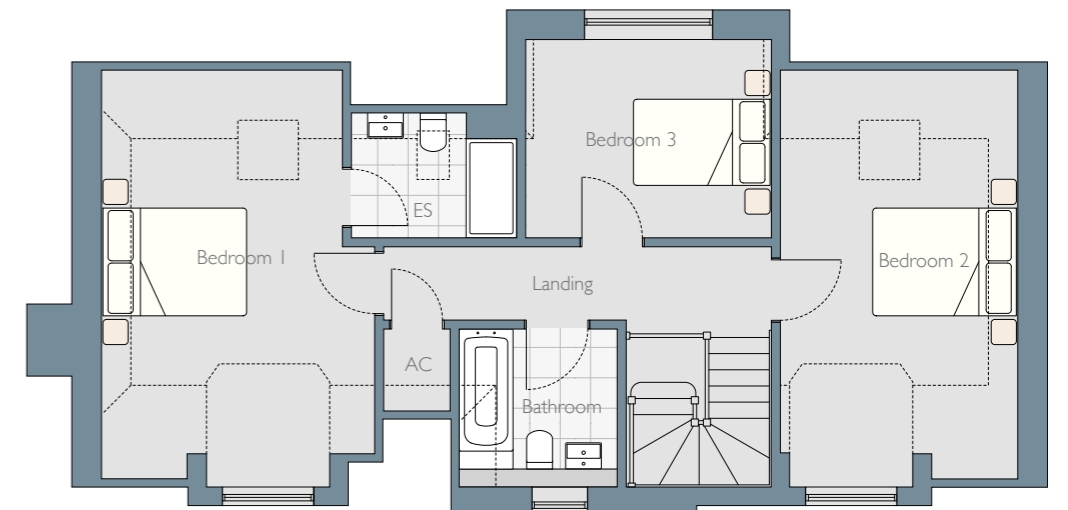


GROUND FLOOR

**Bedroom 1**  
5.81m x 3.77m  
19'0" x 12'4"

**Bedroom 2**  
6.23m x 3.30m  
20'5" x 10'10"

**Bedroom 3**  
3.45m x 2.76m  
11'3" x 9'0"



FIRST FLOOR

C - Cupboard ES - Ensuite AC - Airing Cupboard

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.



Computer generated illustration is indicative only

PLOTS 2 & 4

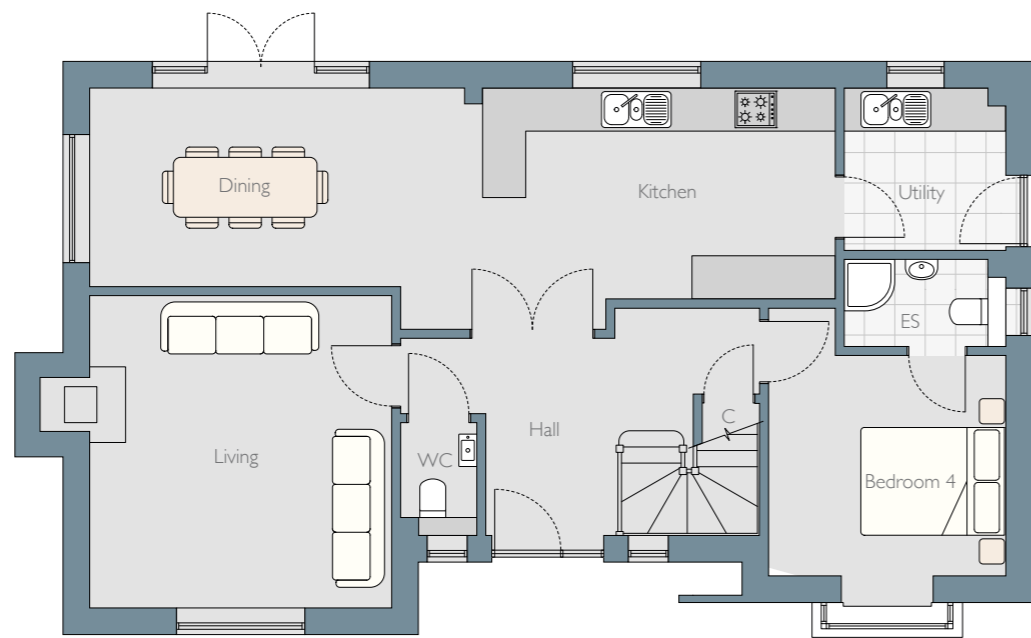
**Kitchen**  
5.34m x 2.94m  
17'6" x 9'7"

**Utility**  
2.26m x 2.25m  
7'5" x 7'4"

**Living Room**  
4.31m x 4.0m  
14'1" x 13'1"

**Dining Room**  
5.25m x 2.80m  
17'2" x 9'2"

**Bedroom 4**  
3.28m x 3.04m  
10'9" x 9'11"

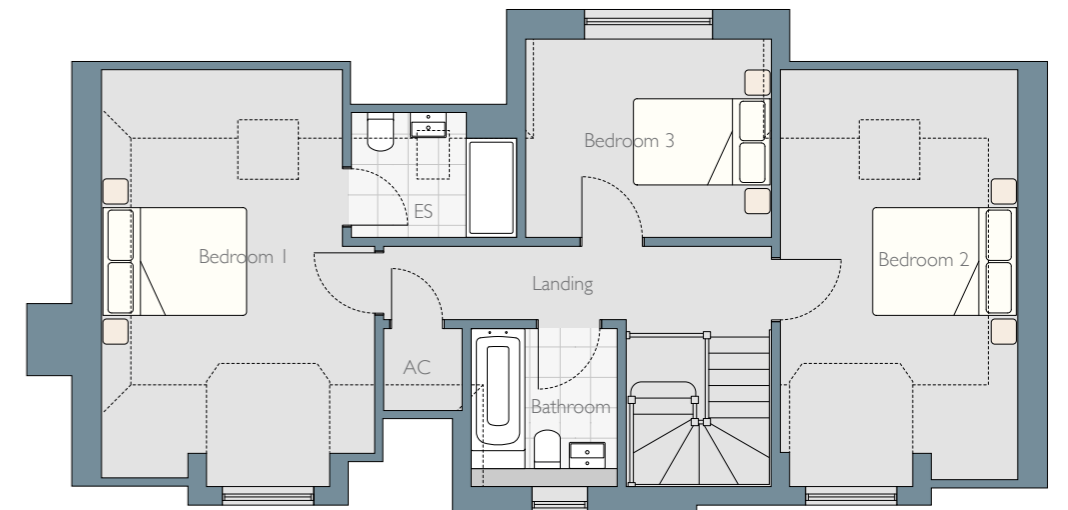


GROUND FLOOR

**Bedroom 1**  
5.81m x 3.77m  
19'0" x 12'4"

**Bedroom 2**  
6.23m x 3.30m  
20'5" x 10'10"

**Bedroom 3**  
3.45m x 2.76m  
11'3" x 9'0"



FIRST FLOOR

C - Cupboard ES - Ensuite AC - Airing Cupboard

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

## INNOVATION FOR A GREENER FUTURE

As a forward-thinking developer sustainability is high on Driftstone Homes' agenda, with a commitment to creating homes that fulfil the quest for a greener future.

Each home at Oak View is being constructed utilising 'Structurally Insulated Panels' or 'SIPS'. A proven build method that has been popular throughout colder climes since the 1960s, SIPS comprise outer layers of strand board sandwiched around a 100% recyclable expanded polystyrene foam core, resulting in composite panels that are light, robust and extremely strong. Interlocked SIPS are incredibly well insulated and airtight, resulting in a structure that requires less energy to heat and provides a better air quality within the home. Cloaking the SIPS structure, exteriors are attractively finished in traditional materials designed to blend with and enhance their environment.

The precision engineered panels are factory constructed in the New Forest utilising sustainable timber and the foam core contains no ozone damaging CFCs or HCFCs gases. A reduction in CO<sup>2</sup> emissions is achieved from the outset, with a streamlined build process that requires less movement of construction traffic.

Currently, 27% of Britain's CO<sup>2</sup> emissions is attributed to leakages from homes and with the use of SIPS this can be significantly reduced by lowering energy consumption. For the homeowner, excellent thermal performance is achieved, reducing the energy used to heat and cool a room by up to 50% when compared with standard construction methods.

Your new home at Oak View has been designed to withstand extreme climate and weather conditions with a 100% recyclable monolithic shell that is up to seven times stronger than a conventional timber frame structure. Combined with the environmental benefits offered by the construction method the homes at Oak View fulfil our ambition to provide new homes that offer greener living, now and in the future.



## THOUGHTFULLY APPOINTED FOR CONTEMPORARY LIVING



### KITCHENS

- Porcelanosa designer kitchen with Krion worktops and upstands
- Induction hob
- Fully integrated appliances include:
  - Neff oven and microwave
  - Caple wine cooler
  - Zanussi fridge freezer
  - Zanussi dishwasher
- Stainless steel undermounted sink

### UTILITY ROOMS

- Range of units with space, power and plumbing provided for purchaser's own installation of washing machine / washer dryer

### BATHROOMS AND EN SUITES

- White Porcelanosa sanitaryware with chrome taps and fittings
- Non slip Porcelanosa ceramic floor tiling with a choice of colours
- Porcelanosa wall tiles with a choice of colours

### DECORATIVE FINISHES

- Oak finish cottage style internal doors with polished chrome handles
- Internal walls painted 'Smoked Glass' emulsion
- Ceilings painted white emulsion

- Skirtings and architraves finished in satin white
- Choice of carpet to living room, stairs, landing and bedrooms\*
- Choice of Karndean flooring to hall, kitchen and utility room\*
- Painted newel posts and balustrade to stairs with oak handrail

### ELECTRICAL AND HEATING

- Concealed LED strip lighting below kitchen wall units
- Recessed LED downlighters to kitchen, utility room and bathrooms
- Low energy pendant lighting to living room and bedrooms
- TV point to kitchen, living room and bedrooms
- BT point to living room and bedrooms
- Google Nest thermostat
- Power and lighting to garage
- Wiring for EV charging point to garage
- Gas boiler with radiators throughout

### EXTERNAL

- External water tap to garage
- External light to front and rear

### WARRANTY

- 10 year warranty



\*Choices available subject to stage of construction

Photographs depict previous Driftstone Homes developments



## THE DRIFTSTONE DIFFERENCE

Driftstone's award winning architects create spacious, well designed and highly practical homes for stylish modern living across a wide variety of developments.

Our architects and interior designers are jointly involved from the outset, ensuring that every home is finished to the highest professional standard for comfortable living.

Led by Directors Stuart Wright and Jason Osborn, we aim to create homes which are built for life, whilst offering a superior functionality for many years.







 Sat Nav: SO45 5AQ

# DRIFTSTONE

*Homes*

24 Palmerston Business Park  
 Fareham  
 Hampshire  
 PO14 1DJ

Telephone: 02392 006293  
 Email: [enquiries@driftstonehomes.co.uk](mailto:enquiries@driftstonehomes.co.uk)

[driftstonehomes.co.uk](http://driftstonehomes.co.uk)

Plans, marketing material and any information included in this brochure do not form part of any contract, and while reasonable effort has been made to ensure their accuracy, this cannot be guaranteed and no representation or warranty is made in that regard and all such representations and warranties (whether express, implied or otherwise) are excluded to the extent permitted by law. Designs, sizes and layouts are indicative only and may be subject to change. Due to our policy of continual improvement we reserve the right to make alterations to floor layouts, architectural features and specification as and when it may become necessary. The specification, plans and amenities shown in the brochure are the anticipated specification and plans as at the date such marketing material was prepared. DRD35790 Designed and produced by kbmarketing.co.uk