

An exclusive development of fourteen 2, 3 and 4 bedroomed homes set on the outskirts of the infamous maritime town of Cowes

Nestled on the northern tip of the Isle of Wight, Cowes is a vibrant coastal town where maritime heritage meets modern charm. Famous worldwide for Cowes Week, one of the oldest and most prestigious sailing regattas, this bustling harbour town is a magnet for sailors, sea lovers, and style seekers alike.

Stroll along its quaint High Street, lined with boutique shops, cosy cafés, traditional pubs and take in stunning panoramic views across the Solent

The new development is superbly placed to afford excellent transport links. There are a choice of several primary schools, and Cowes Enterprise Secondary School is nearby. Links to the mainland are a stones throw away.





Finished to a high quality throughout, all properties will benefit from having fully tiled bathrooms, fully integrated premium kitchen appliances, underfloor heating, EV car charging, and flooring throughout. A ten year Premier Guarantee warranty is included for your peace of mind.

There will be an extensive choice of kitchen units and worktops available allowing you to choose your dream kitchen.

Chrome or brushed brass bathroom fittings can be specified, alongside a wide range of wall tiling options.

All properties benefit from Air Source Heat Pumps and integral cylinders to ensure your new home is energy efficient.





# Development Plan



## Key:

- Plots 1 & 7 - The Sandpiper
- Plots 2, 3 & 4 - The Goldfinch
- Plots 5 & 6 - The Robin
- Plots 8 & 9 - The Wren
- Plot 10 - The Kingfisher
- Plots 11 & 14 - The Heron
- Plots 12 & 13 - The Lark



## Specification

Each new Oceanview property has a 10 year Premier Guarantee warranty.

### KITCHEN

Fully fitted kitchens with a choice of units if buying off plan and including:

- Integrated Double Oven \*
- Integrated Fridge/Freezer
- Integrated Dishwasher
- Induction Hob with Hood Extractor
- Integrated Washer/Dryer in plots without utility room
- Undermount 1.5 sink \*
- Chrome taps
- Wine Cooler \*
- Instant Hot Tap \*
- Undermount LED Cabinet Lighting \*

### GENERAL

- Oak Staircases and Doors \*
- White Panel Doors
- White Staircase
- LVT Floor to Hall, Kitchen/Diner, Cloakroom, Utility \*
- Carpets elsewhere
- Dulux White Paint throughout
- 10 year Premier Guarantee Warranty
- Brushed Chrome Sockets and Switches \*



### BATHROOMS

Luxury white suites complemented by:

- Partially tiled en-suites
- Fully tiled main bathrooms
- White sanitary ware
- Downlights
- Chrome/Brass Taps and Showers
- Backlit/Demist mirrors with integrated shaver sockets
- Chrome/Brass heated towel rails



## Specification

Each new Oceanview property has a 10 year Premier Guarantee warranty.



### LIVING ROOM

- Carpet flooring
- Pending Lighting
- TV Aerial point
- Multimedia wiring and socket

### BEDROOM

- Carpet flooring
- Pending Lighting
- Built in Wardrobes \*



### EXTERNAL

- External water tap
- External power socket
- Turfed rear gardens
- Patio and front pathways
- Composite front doors
- Electric vehicle charging points
- External lighting to front and rear
- Power to Garage\*

### HEATING AND COMFORT

- Underfloor heating to ground floors with wireless thermostats
- Radiators to first floors
- Brass/Chrome towel radiators in bathrooms
- UPVC windows
- Aluminium bi-folding doors \*
- Smoke and Heat Alarms
- Multipoint locking to front doors
- Air Source Heat Pumps

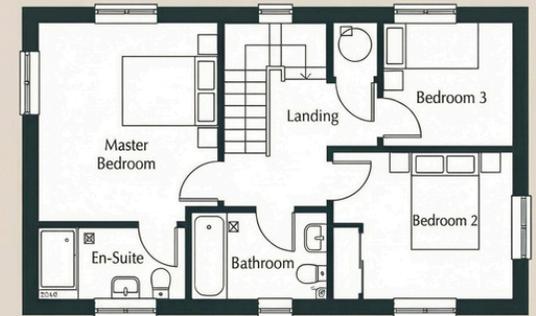


## Plots 1 and 7 - The Sandpiper



A handsome three bedroom detached house benefitting from an en-suite, a large kitchen/diner and separate lounge.

Off-road parking for two cars and a generous wrap around garden.



Room	Size (m)	Size (ft / in)	Room	Size (m)	Size (ft / in)
Hallway	3.4 x 2.65	11'2" x 8'8"	Master Bed	3.9 x 3.6	12'9" x 11'9"
WC	2.1 x 1.0	6'10" x 3'3"	Ensuite	2.9 x 1.5	9'6" x 4'11"
Kitchen / D	6.5 x 4.6	21'4" x 15'1"	Bed 2	3.6 x 2.9	11'9" x 9'6"
Lounge	7.6 x 3.55	24'11" x 11'7"	Bed 3	2.55 x 2.4	8'4" x 7'10"
			Bathroom	2.7 x 1.7	8'10" x 5'6"

## Plots 2 and 4 - The Goldfinch



Ground Floor Plan

First Floor Plan

Room	Size (m)	Size (ft / in)	Room	Size (m)	Size (ft / in)
Lounge	4.5 x 3.8	14'9" x 12'5"	Master Bed	3.8 x 3.6	12'5" x 11'9"
WC	1.65 x 1.1	5'5" x 3'7"	Bed 2	3.8 x 3.85	12'5" x 12'7"
Kitchen	3.85 x 3.75	12'7" x 12'4"	Bath	2.4 x 1.7	7'10" x 5'6"
Inner Hall	1.5 x 1.2	4'11" x 3'11"			

A well designed two bedroom end of terrace home, benefitting from a generous kitchen/diner, two off-road parking spaces and a delightful rear garden.

## Plot 3 - The Goldfinch



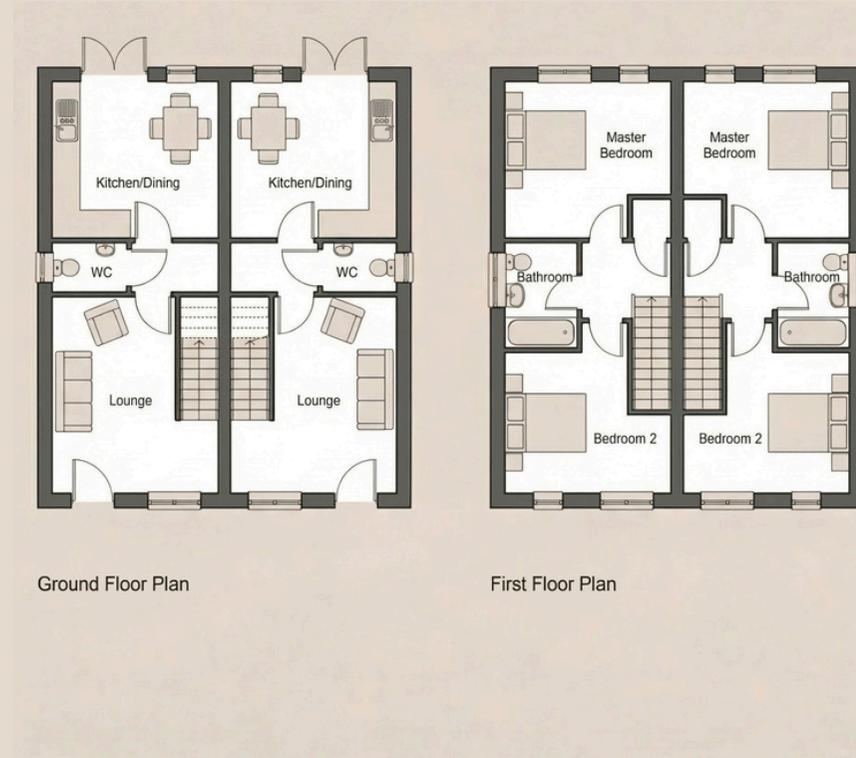
Room	Size (m)	Size (ft / in)	Room	Size (m)	Size (ft / in)
Lounge	4.8 x 3.7	15'9" x 12'1"	Master Bed	4.7 x 2.9	15'5" x 9'6"
WC	1.7 x 1.0	5'6" x 3'3"	Bed 2	3.4 x 3.0	11'2" x 9'10"
Kitchen	4.7 x 3.65	15'5" x 11'11"	Bath	2.7 x 1.7	8'10" x 5'6"
Inner Hall	2.0 x 1.0	6'6" x 3'3"			

A well designed two bedroom mid terrace home, benefitting from a generous kitchen/diner, large master bedroom, two off-road parking spaces and a delightful rear garden.

## Plots 5 and 6 - The Robin

A delightful two bedroom, semi-detached home benefiting from two off-road parking spaces, a spacious master bedroom and generous rear garden.

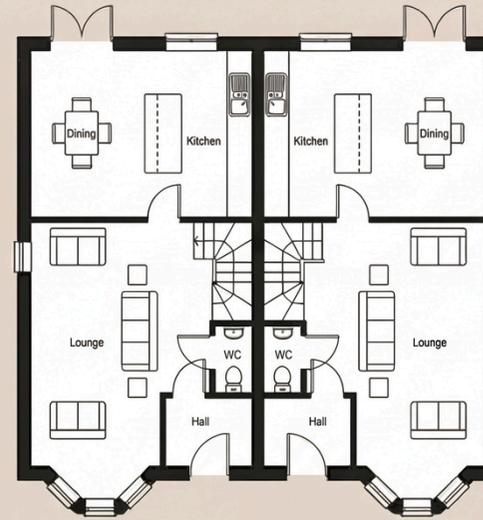
(These properties are on the First Homes Scheme, please contact for further details)



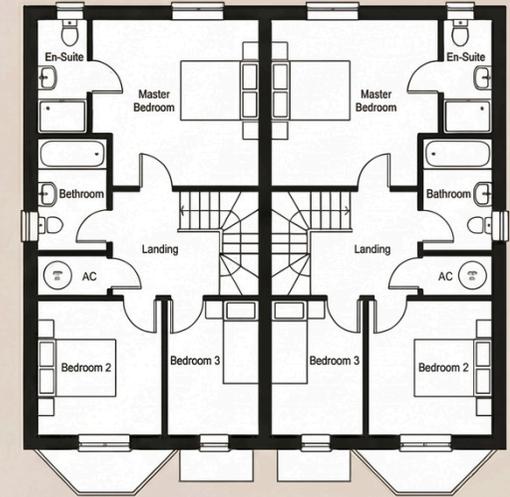
Room	Size (m)	Size (ft / in)	Room	Size (m)	Size (ft / in)
Lounge	3.8 × 4.5	12'5" × 14'9"	Master Bed	3.9 × 3.6	12'9" × 11'9"
WC	1.7 × 1.1	5'6" × 3'7"	Bed 2	3.9 × 3.8	12'9" × 12'5"
Kitchen / D	3.8 × 3.8	12'5" × 12'5"	Bath	2.4 × 1.7	7'10" × 5'6"
Inner Hall	1.5 × 1.1	4'11" × 3'7"			



## Plots 8 and 9 - The Wren



Ground Floor Plan



First Floor Plan

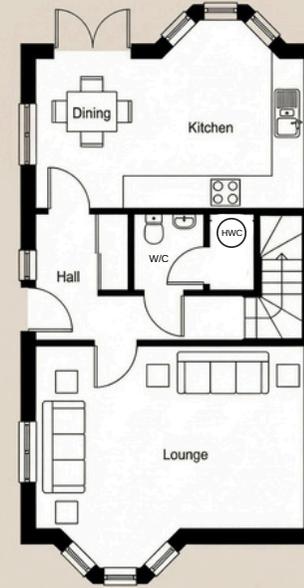
Room	Size (m)	Size (ft / in)	Room	Size (m)	Size (ft / in)
Hallway	2.1 × 1.5	6'10" × 4'11"	Master Bed	4.0 × 3.7	13'1" × 12'1"
Lounge	6.35 × 4.3	20'10" × 14'1"	Ensuite	2.5 × 1.2	8'2" × 3'11"
WC	1.0 × 1.5	3'3" × 4'11"	Bathroom	1.7 × 2.5	5'6" × 8'2"
Kitchen / D	5.35 × 3.85	17'6" × 12'7"	Bed 2	3.0 × 3.1	9'10" × 10'2"
			Bed 3	3.1 × 2.2	10'2" × 7'2"

A well designed three bedroom, semi-detached house, benefitting from a large kitchen/diner, en-suite, private two car driveway and large rear garden.

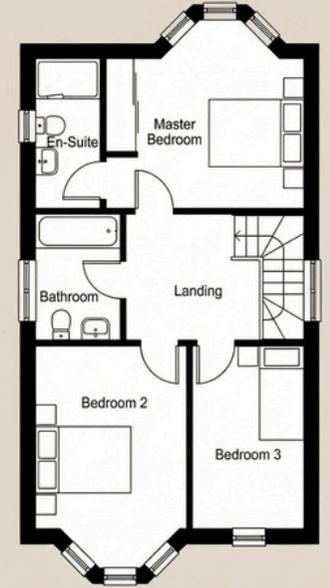


## Plot 10 - The Kingfisher

A delightful detached three bedroom property benefitting from a large kitchen/diner and separate generous lounge, an en-suite, private two car driveway and wrap around garden.



Ground Floor Plan



First Floor Plan

Room	Size (m)	Size (ft / in)	Room	Size (m)	Size (ft / in)
Lounge	5.4 × 4.4	17'8" × 14'5"	Master Bed	3.95 × 3.75	12'11" × 12'4"
Hallway	4.15 × 2.55	13'7" × 8'4"	Ensuite	1.3 × 3.0	4'3" × 9'11"
Kitchen / Diner	5.4 × 3.75	17'8" × 12'4"	Bed 2	3.0 × 4.4	9'11" × 14'5"
WC	1.4 × 1.5	4'11" × 4'7"	Bed 3	3.65 × 2.2	11'11" × 7'2"
			Bathroom	2.55 × 1.7	8'4" × 5'6"



## Plots 11 and 14 - The Heron



Room	Size (m)	Size (ft / in)	Room	Size (m)	Size (ft / in)
Hallway	4.6 x 1.55	15'1" x 5'1"	Master Bed	6.4 x 4.25	20'11" x 13'11"
Lounge	5.3 x 4.25	17'4" x 13'11"	Ensuite	1.5 x 2.4	4'11" x 7'10"
WC	2.4 x 1.0	7'10" x 3'3"	Bathroom	1.7 x 2.4	5'6" x 7'10"
Study	2.1 x 1.6	6'10" x 5'2"	Bed 2	3.6 x 3.1	11'9" x 10'2"
Utility	2.5 x 2.1	8'2" x 6'10"	Bed 3	3.2 x 3.2	10'6" x 10'6"
Kitchen / Diner	6.95 x 4.1	22'9" x 13'5"	Bed 4	3.4 x 2.6	11'2" x 8'6"

A generously designed detached four bedroom home, with a spacious kitchen/diner, study, separate utility room and very large master bedroom with an en-suite. Private two car driveway and south-west facing large garden.

## Plots 12 and 13 - The Lark



An impressive four bedroom detached house, benefitting from a large kitchen/diner, separate lounge, study, utility and large master bedroom with en-suite.

This family home also has a garage and south-west facing rear garden.



Ground Floor Plan

First Floor Plan

Room	Size (m)	Size (ft / in)	Room	Size (m)	Size (ft / in)
Hallway	5.6 x 1.3	18'4" x 4'3"	Master Bed	4.15 x 3.65	13'7" x 11'11"
Lounge	3.65 x 5.45	11'11" x 17'10"	Ensuite	2.4 x 1.2	7'10" x 3'11"
WC	1.5 x 1.0	3'7" x 3'3"	Bed 2	3.3 x 3.3	10'9" x 10'9"
Study	2.4 x 1.5	7'10" x 4'11"	Bed 3	3.3 x 3.3	10'9" x 10'9"
Utility	2.0 x 1.5	6'6" x 4'11"	Bed 4	3.0 x 3.0	9'10" x 9'10"
Kitchen / Diner	6.7 x 4.25	21'11" x 13'11"	Bath	2.4 x 1.7	7'10" x 5'6"
Garage	3.2 x 6.35	10'6" x 20'10"			



# Pricing



Plot 1 - The Sandpiper - 3 bed, 2 bath detached house  
**£TBC**

Plots 2 and 4 - The Goldfinch - 2 bed, 2 bath terraced house  
**£TBC**

Plot 3 - The Goldfinch - 2 bed, 2 bath terraced house  
**£TBC**

Plots 5 and 6 - The Robin - 2 bed, 2 bath semi detached house  
**£TBC - First Homes Scheme**

Plot 7 - The Sandpiper - 3 bed, 2 bath detached house  
**£TBC**

Plots 8 and 9 - The Wren - 3 bed, 2 bath semi detached house  
**£TBC**

Plot 10 - The Kingfisher - 3 bed, 2 bath detached house  
**£TBC**

Plot 11 - The Heron - 4 bed, 2 bath detached house  
**£TBC**

Plot 12 - The Lark - 4 bed, 2 bath detached house with garage  
**£TBC**

Plot 13 - The Lark - 4 bed, 2 bath detached house with garage  
**£TBC**

Plot 14 - The Heron - 4 bed, 2 bath detached house  
**£TBC**



For more information...



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"\*" Denotes specification specific to certain plots only.

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