



CROFTON VIEW

STUBBINGTON | HAMPSHIRE

DRIFTSTONE
Homes

Crofton View, Stubbington

Blending traditional exterior design with contemporary interior style, our desirable collection of detached 3 and 4 bedroom homes at Crofton View has been crafted for modern living in a delightful tree-lined setting on the rural fringes of Stubbington.





Everything, for every life

Just a mile from Crofton View, Stubbington is a vibrant village, with shops and services offering everything you need for day to day living, while Fareham, within a 2.5 mile drive, has more comprehensive shopping, restaurants and leisure amenities.

With good schooling high on every family's agenda, Stubbington's infant, junior and secondary schools are rated 'good' or 'outstanding' by OFSTED.



Image courtesy of the Osborne View, Hillhead





A breath of fresh air

When it comes to making the most of 'the great outdoors' you'll be spoilt for choice. The coast is a natural draw, with Hill Head Beach within a short cycle ride or walk away. The gently shelving shingle beach, with Salterns Park behind, is the perfect place for a summer picnic. Head west from the beach and discover Titchfield Haven National Nature Reserve, alive with flora and fauna and featuring walking trails for all to enjoy.

For golfers, the area benefits from a wide choice of courses, while Stubbington Tennis Club offers coaching on its outdoor courts.



If you prefer to get your thrills on the water, Hill Head Sailing Club provides coaching and a busy calendar of events throughout the year, while paddleboards are also available for hire on Hill Head beach.

When you need to travel further afield, trains from Fareham have a direct service to London Waterloo with journey times of around 100 minutes, or the M27 can be accessed within 3.5 miles for links to the wider motorway network.



Living in harmony with nature

At Crofton View we have created a natural environment where plenty of open space plays a key role in the appeal of this delightful setting. Wildflower meadows and new planting of saplings complement the mature trees that border the eastern edge of the development, for a life that's in harmony with nature.

7 The Dunlin

6 The Dunlin

5 The Lapwing

4 The Sandpiper

3 The Redshank

9 The Curlew



The Sandpiper

3 BEDROOM DETACHED HOME

PLOTS **1** **4**



The Redshank

3 BEDROOM DETACHED HOME

PLOT **3**



The Curlew

3 BEDROOM DETACHED HOME

PLOTS **8** **9**



The Dunlin

4 BEDROOM DETACHED HOME

PLOTS **6** **7** **11**



The Lapwing

4 BEDROOM DETACHED HOME

PLOTS **2** **5** **10** **12**



Beautifully landscaped with wildflower meadows

A colourful mixture of native wildflowers has been used to enhance the aesthetic appeal of Crofton View, attracting bees and other pollinating insects to the area.

12 The Lapwing

7 The Dunlin

6 The Dunlin

5 The Lapwing

9 The Curlew

10 The Lapwing



Computer generated illustration is indicative only



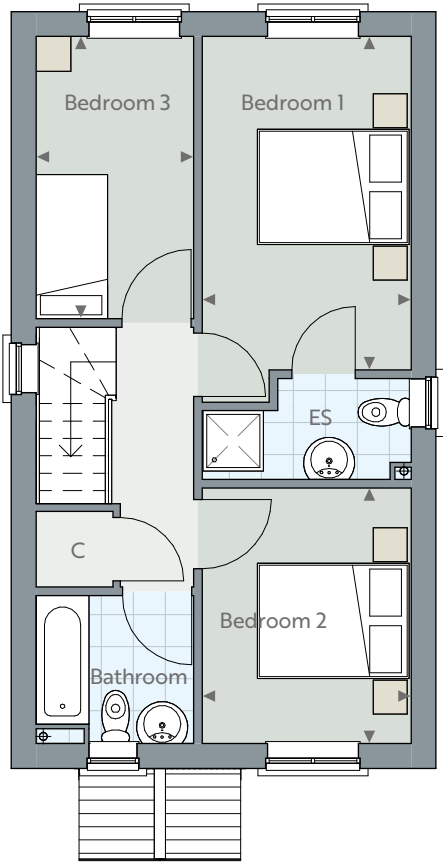
The Sandpiper

3 BEDROOM DETACHED HOME PLOTS 1 & 4

With its traditional design features and thoughtfully planned living space, The Sandpiper is an attractive 3 bedroom home benefitting from an en suite shower room to bedroom 1.

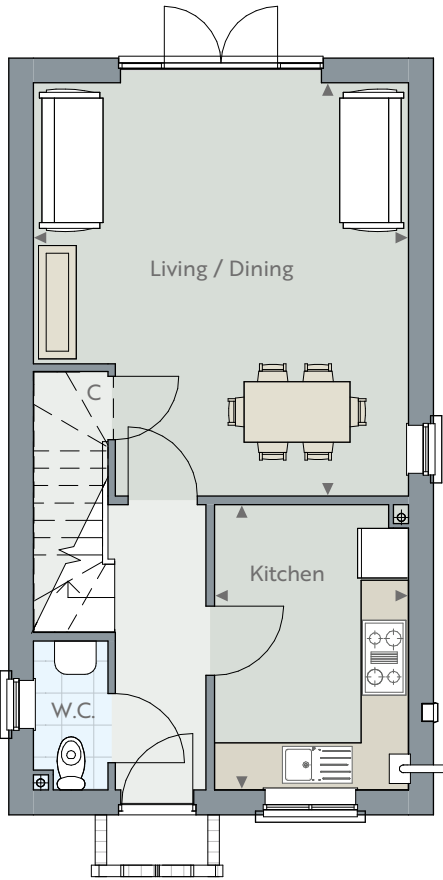
C - Cupboard ES - Ensuite

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.



FIRST FLOOR

Bedroom 1	4.40m x 2.76m	14'5" x 9'0"
Bedroom 2	3.36m x 2.76m	11'0" x 9'0"
Bedroom 3	3.64m x 2.08m	11'11" x 6'10"



GROUND FLOOR

Kitchen	3.77m x 2.56m	12'5" x 8'5"
Living / Dining	5.42m x 4.96m	17'10" x 16'3"



The Redshank

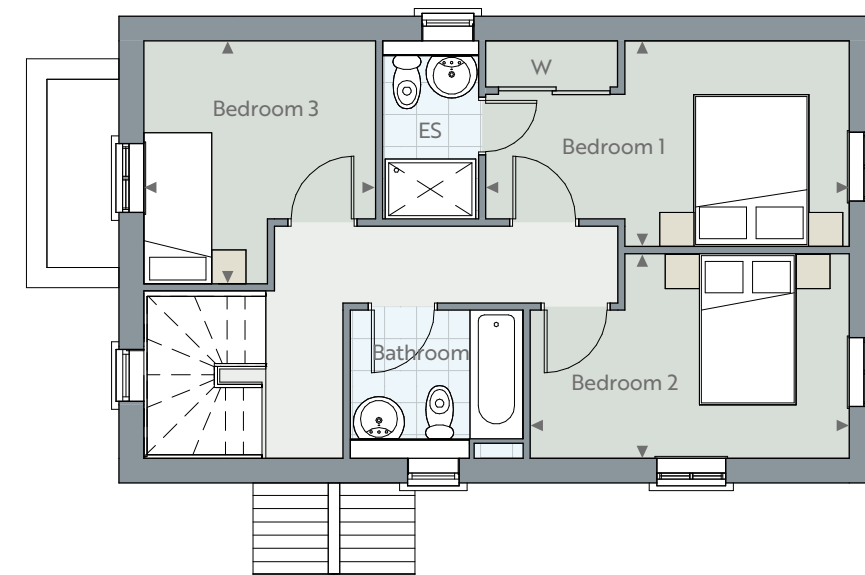
3 BEDROOM DETACHED HOME PLOT 3

An attractive bay window brightens the kitchen/dining space of The Redshank, while French doors open onto the rear garden from the living room. Three generously sized bedrooms include bedroom 1 with en suite and fitted wardrobe.



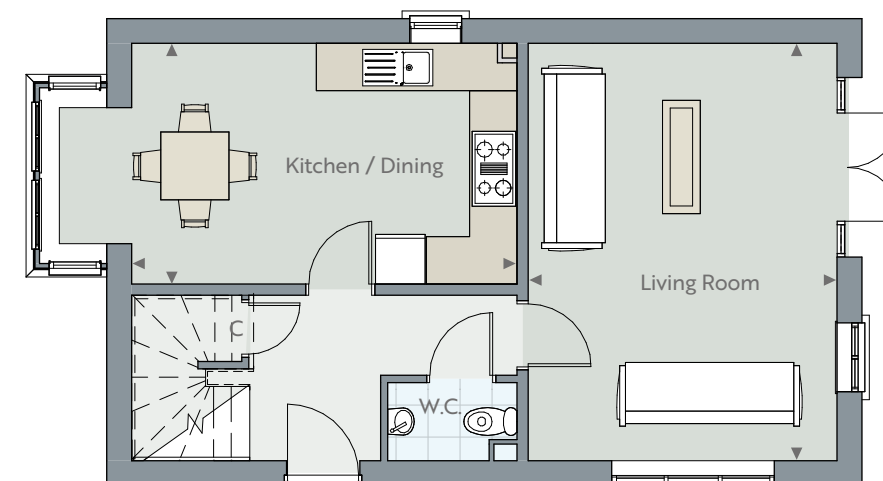
C - Cupboard ES - Ensuite W - Wardrobe

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FIRST FLOOR

Bedroom 1	
4.73m x 2.70m	15'6" x 8'10"
Bedroom 2	
4.20m x 2.70m	13'9" x 8'10"
Bedroom 3	
3.18m x 2.88m	10'5" x 9'5"



GROUND FLOOR

Kitchen / Dining	
5.10m x 3.19m	16'9" x 10'6"
Living Room	
5.52m x 4.10m	18'2" x 13'5"



Computer generated illustration is indicative only

The Curlew

3 BEDROOM DETACHED HOME PLOTS 8* & 9

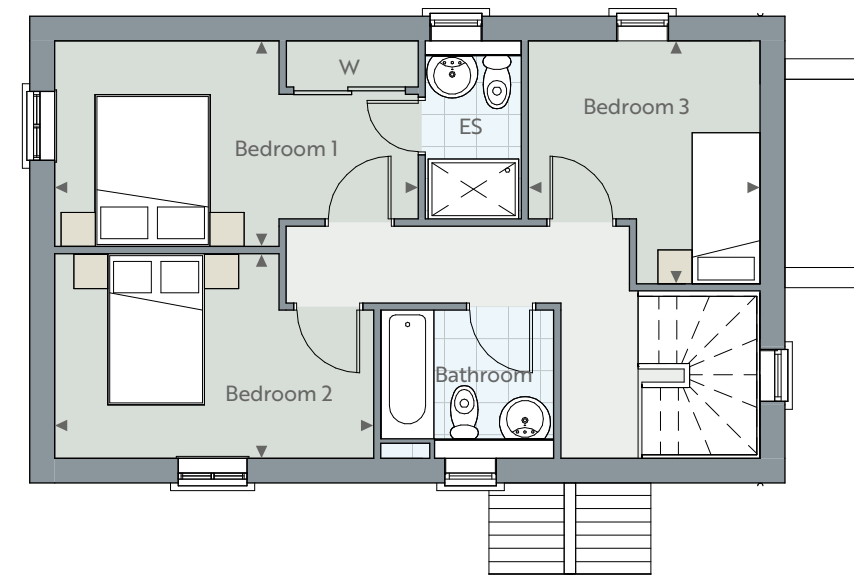
A fabulous home that brings the outside in, with French doors opening onto the garden from the kitchen/dining space and living room. Bedroom 1 features an en suite and fitted wardrobe.



*Plot 8 is mirrored

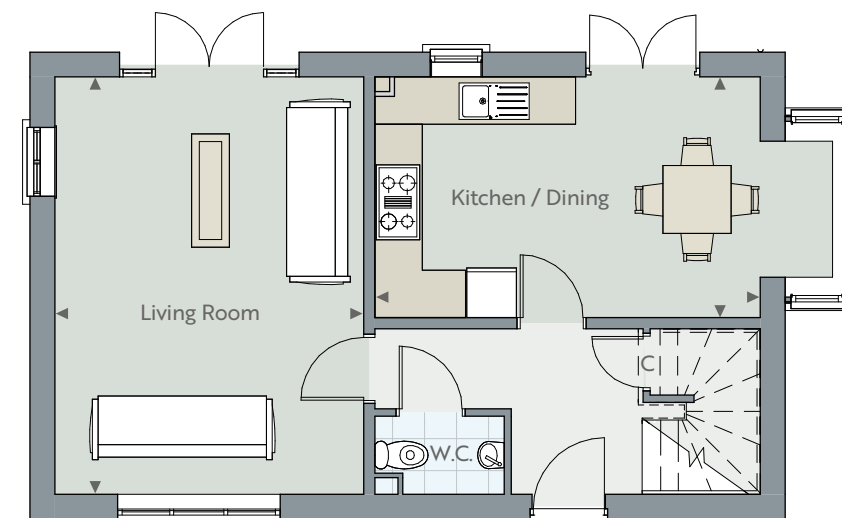
C - Cupboard ES - Ensuite W - Wardrobe

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FIRST FLOOR

Bedroom 1	
4.73m x 2.70m	15'6" x 8'10"
Bedroom 2	
4.20m x 2.70m	13'9" x 8'10"
Bedroom 3	
3.18m x 2.88m	10'5" x 9'5"



GROUND FLOOR

Kitchen / Dining	
5.10m x 3.19m	16'9" x 10'6"
Living Room	
5.52m x 4.10m	18'2" x 13'5"



The Dunlin

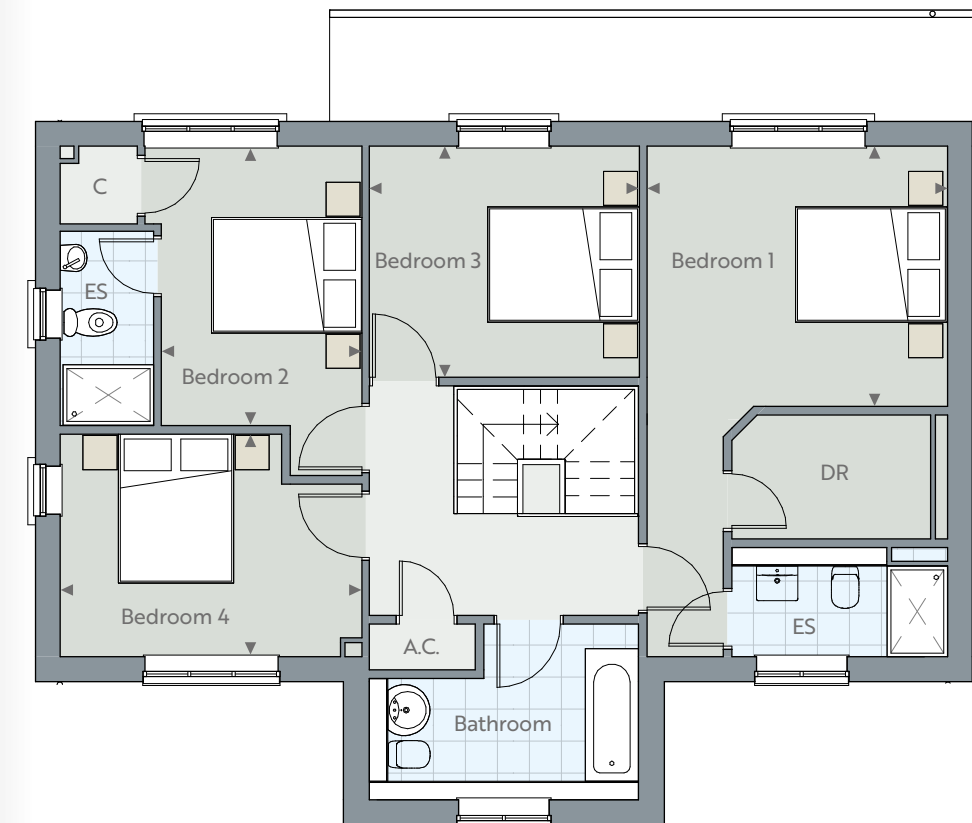
4 BEDROOM DETACHED HOME PLOTS 6,* 7 & 11

This beautiful home offers spacious living throughout, with its impressive kitchen/dining space, living room, study and four double bedrooms. Bedrooms 1 and 2 each have an en suite, with bedroom 1 also enjoying the luxury of a dressing room.

*Plot 6 is mirrored

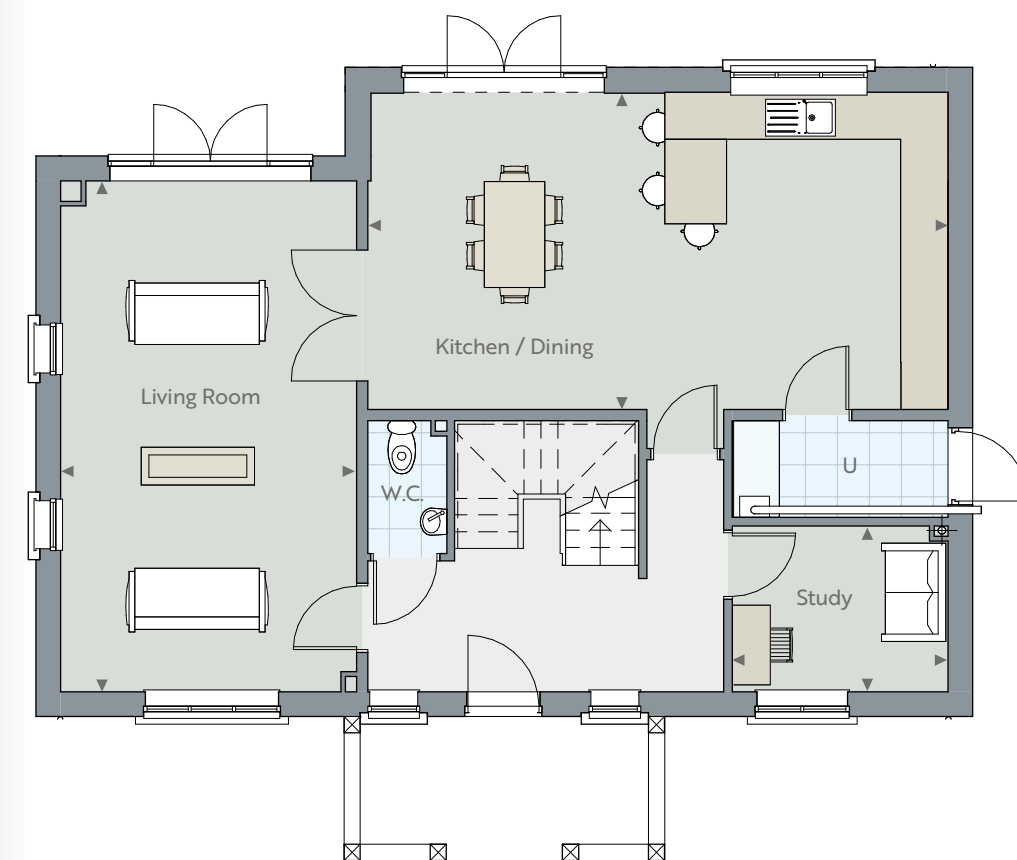
AC - Airing cupboard C - Cupboard ES - Ensuite DR - Dressing room

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FIRST FLOOR

Bedroom 1	3.92m x 3.43m	12'10" x 11'3"
Bedroom 2	3.71m x 2.28m	12'2" x 7'6"
Bedroom 3	3.63m x 3.07m	11'11" x 10'1"
Bedroom 4	3.93m x 2.93m	12'11" x 9'7"



GROUND FLOOR

Kitchen / Dining	7.66m x 4.17m	25'2" x 13'8"
Living Room	6.76m x 3.90m	22'2" x 12'10"
Study	2.79m x 2.49m	9'2" x 8'2"



Computer generated illustration is indicative only



The Lapwing

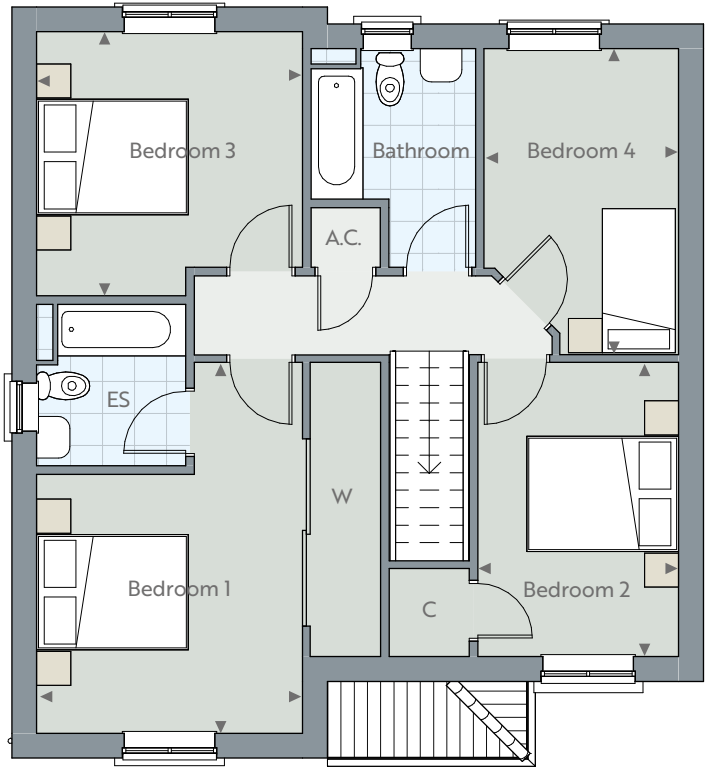
4 BEDROOM DETACHED HOME
PLOTS 2, 5, 10* & 12

This attractive family home benefits from generous living space, study and useful utility room on the ground floor, while upstairs, four bedrooms include bedroom 1 with en suite bathroom and generous wardrobe space.

*Plot 10 is mirrored

AC - Airing cupboard C - Cupboard ES - Ensuite W - Wardrobe

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FIRST FLOOR

Bedroom 1	4.83m x 3.50m	15'10" x 11'6"
Bedroom 2	3.82m x 2.63m	12'6" x 8'8"
Bedroom 3	3.50m x 3.46m	11'6" x 11'4"
Bedroom 4	4.04m x 2.54m	13'3" x 8'4"



GROUND FLOOR

Kitchen / Dining	9.05m x 3.85m	29'8" x 12'8"
Living Room	5.24m x 3.50m	17'2" x 11'6"
Study	2.96m x 2.63m	9'9" x 8'8"



Thoughtfully appointed for contemporary living

KITCHENS

- Designer kitchen with laminate worktops and upstands
- Solid worktops and upstands to Dunlin and Lapwing
- Induction hob
- Fully integrated appliances include:
Neff oven
Combi oven to Dunlin and Lapwing
Zanussi fridge freezer
Zanussi dishwasher
- Stainless steel undermounted sink

UTILITY ROOMS (DUNLIN AND LAPWING)

- 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

- White 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 or similar 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
- 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
- Gas boiler with radiators throughout

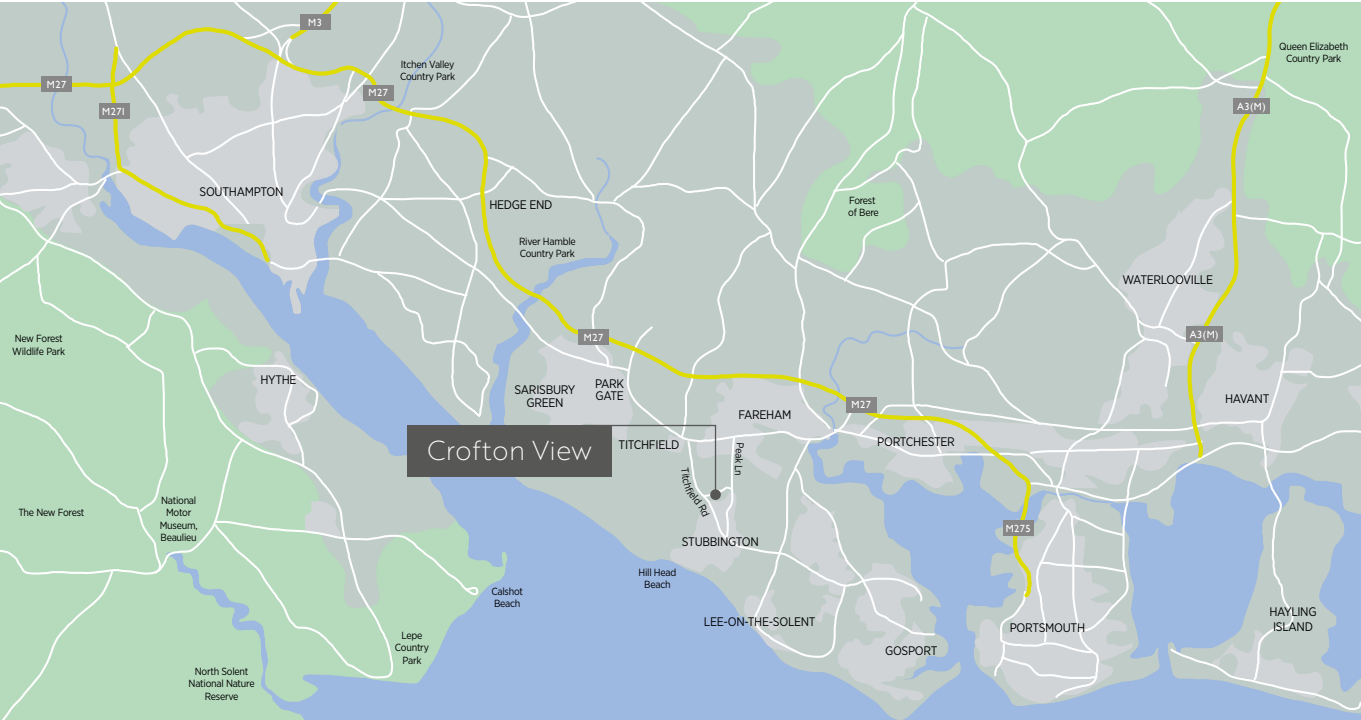
EXTERNAL

- External water tap
- External light to front and rear

WARRANTY

- 10 year warranty

*Choices available subject to stage of construction



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