



# TRINITY PLACE

Hackwood Road, Basingstoke





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A selection of just 6 one & two bedroom apartments and 4 beautiful three bedroom houses located in the award winning town of Basingstoke.



# Specification

## KITCHEN

Exceptional Wooden Heart of Weybridge units  
 Quartz worktop and up stands (plots 7-10)  
 Engineered worktop and up stands (apartments 1-6)  
 Siemens integrated oven and microwave  
 Siemens stainless steel gas hob  
 Siemens fully integrated dishwasher  
 Siemens fridge freezer  
 Siemens extractor canopy  
 Siemens washing machine/tumble dryer

## BATHROOMS AND EN SUITES

Designer white sanitary ware by Roca  
 Exceptional chrome fittings from Hansgrohe  
 Designer floor and wall tiling by Porcelanosa  
 Contemporary chrome towel radiators  
 Full height tiling around shower enclosure  
 Mirror fully fitted  
 Chrome LED recessed down lighters  
 Shaver point fully fitted  
 Thermostatically controlled Hansgrohe shower



## ELECTRICAL

- LED down lighters to principle rooms
- Pendants to remaining rooms
- Mains smoke alarm with battery back up
- Chrome TV points to all main rooms
- Fully installed security alarm
- Chrome doorbell to individual front door

## ENVIRONMENTAL FEATURES

- Energy efficient boiler
- Energy efficient appliances (A rated where possible)
- Energy efficient LED light fittings

## INTERNAL

- Radiators to all floors
- Contemporary veneered doors
- Chrome door furniture
- Gas fired central heating
- All walls and ceilings finished smooth: Dulux matt emulsion
- Painted staircase with hardwood handrail
- Wood flooring to ground floor
- Carpet to all other rooms, except wet rooms which are tiled

## EXTERNAL

- Landscaping to the rear (plots 7-10)
- Weatherproof electric power point (plots 7-10)
- Contemporary light fittings to front
- Paving to parking area

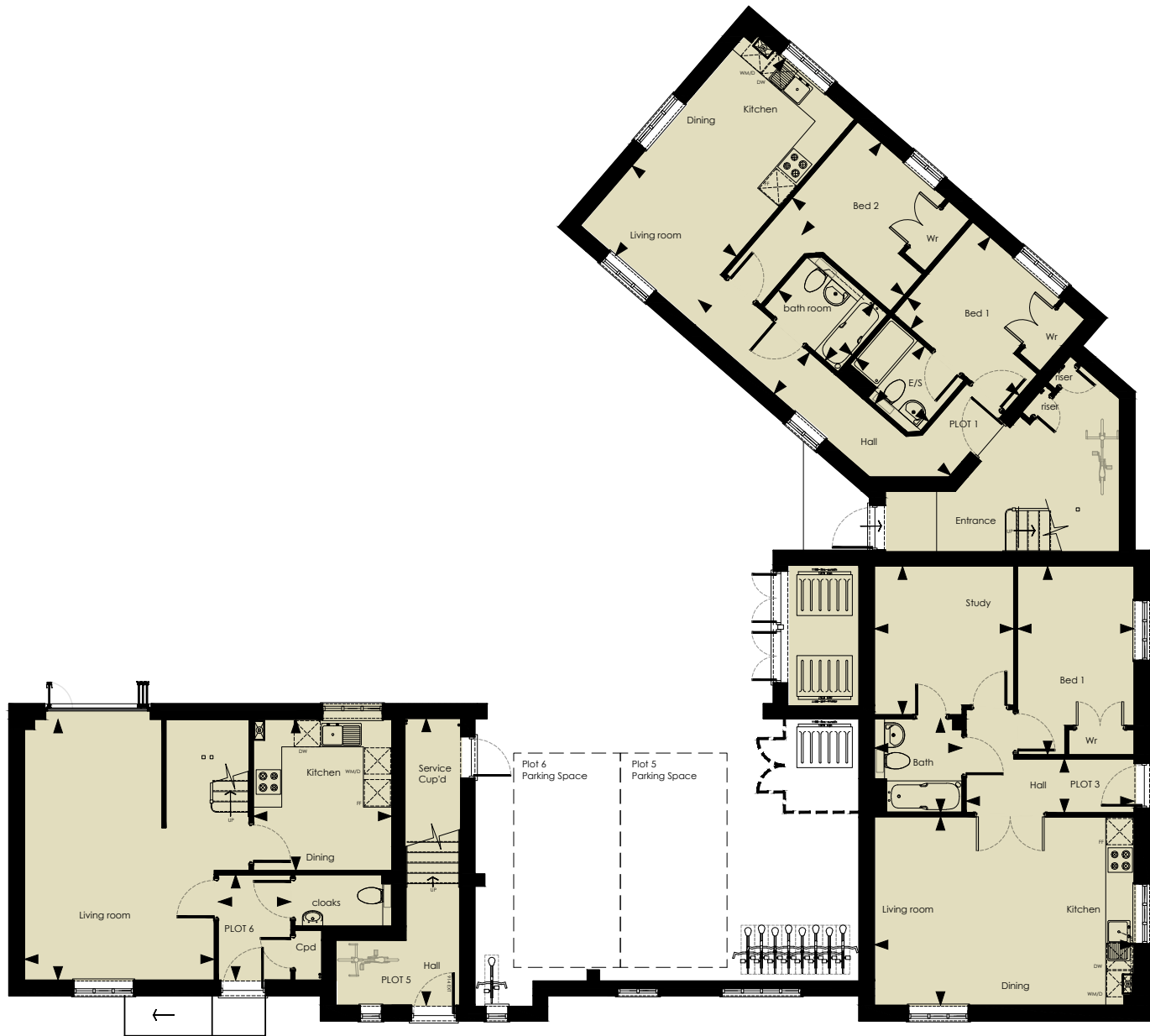
## 10 YEAR GUARANTEE

- Every home has a 10 year NHBC guarantee
- Traditional brick and block cavity wall construction

# TRINITY PLACE



PLOTS 1, 3, 6 TRINITY PLACE (GROUND FLOOR)



PLOT 1	DIMENSIONS
Kit/Dining/Living	3103x5851
Hall	6863x1222
Bedroom 1	3328x2722
Bedroom 1 En-suite	2170x1702
Bedroom 2	3327x2722
Bathroom	2209x1703

PLOT 3	DIMENSIONS
Kit/Dining/Living	5836x4220
Hall	3773x1205
Bedroom 1	2612x4221
Study	3129x3328
Bathroom	1968x2098

PLOT 6	DIMENSIONS
Kitchen/Dining	3110x3381
Living Room	4265x5836
Ground Floor Hall	1630x2360
Bedroom 1	3792x2743
Bedroom 1 Ensuite	1487x2708
Bedroom 2	3110x2998
Bedroom 3	2785x3715
Bathroom	3088x2020
First Floor Landing	2140x877



# TRINITY PLACE





PLOTS 2, 4, 5, 6 TRINITY PLACE (FIRST FLOOR)



PLOT 2 DIMENSIONS

Kitchen/Dining/Living	3103x5851
Hall	6863x1222
Bedroom 1	3328x2722
Bedroom 1 En-suite	2170x1702
Bedroom 2	3327x2722
Bathroom	2209x1703

PLOT 4 DIMENSIONS

Kit/Dining/Living	5836x2988
Hall	3019x8523
Bedroom 1	2722x3328
Bedroom 2	3327x2722
Bathroom	2209x1703

PLOT 5 DIMENSIONS

Kit/Dining/Living	6048x3463
Hall	6055x6426
Bedroom 1	4017x2606
Bed 2 / Study	4010x2278
Bathroom	1572x2443

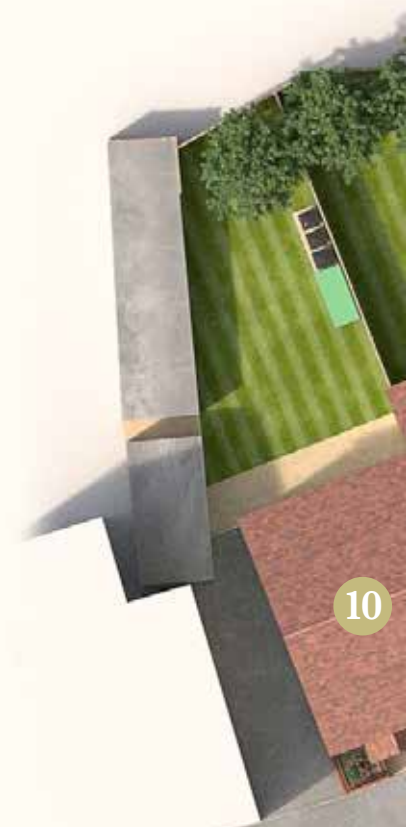
PLOT 6

Kitchen/Dining	3110x3381
Living Room	4265x5836
Ground Floor Hall	1630x2360
Bedroom 1	3792x2743
Bedroom 1 Ensuite	1487x2708
Bedroom 2	3110x2998
Bedroom 3	2785x3715
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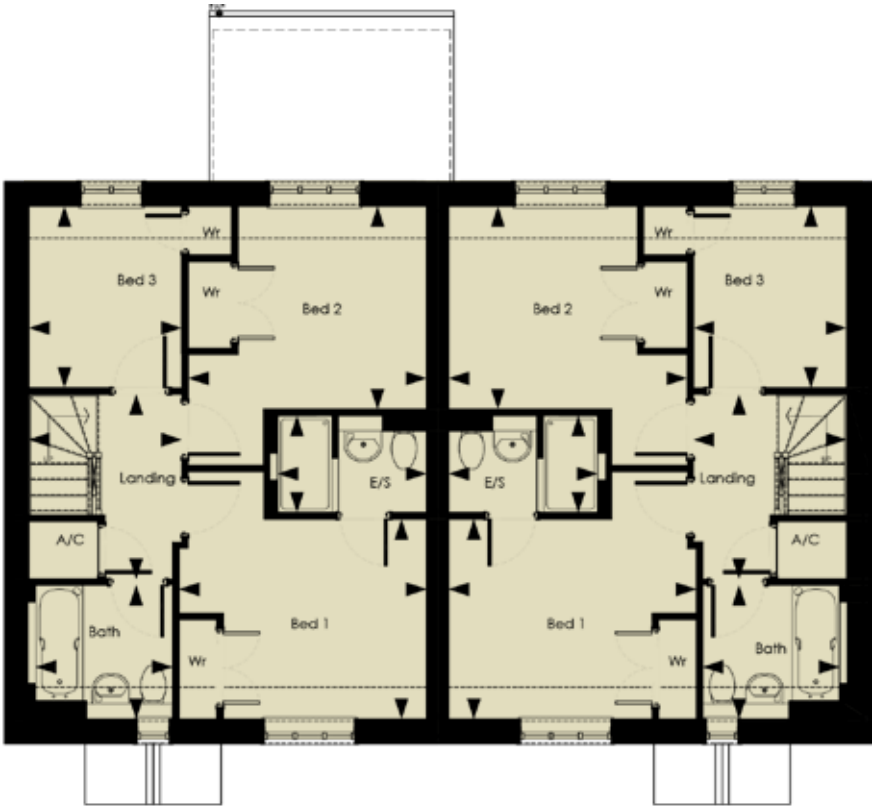


Plot 7 & 8 Trinity Place



PLOT 8  
GROUND FLOOR PLAN

PLOT 7  
GROUND FLOOR PLAN



PLOT 8  
FIRST FLOOR PLAN

PLOT 7  
FIRST FLOOR PLAN

PLOT 8	DIMENSIONS
Kitchen/Dining	5848x6348
Living Room	3298x3287
Ground Floor Hall	1200x3287
Bedroom 1	3640x2944
Bedroom 1 Ensuite	2190x1425
Bedroom 2	3506x2986
Bedroom 3	2247x2672
Bathroom	2009x1968
First Floor Landing	2247x2715

PLOT 7	DIMENSIONS
Kitchen/Dining	5848x4108
Living Room	3298x3287
Ground Floor Hall	1200x3287
Bedroom 1	3640x2944
Bedroom 1 Ensuite	2190x1425
Bedroom 2	3506x2986
Bedroom 3	2247x2672
Bathroom	2009x1968
First Floor Landing	2247x2715

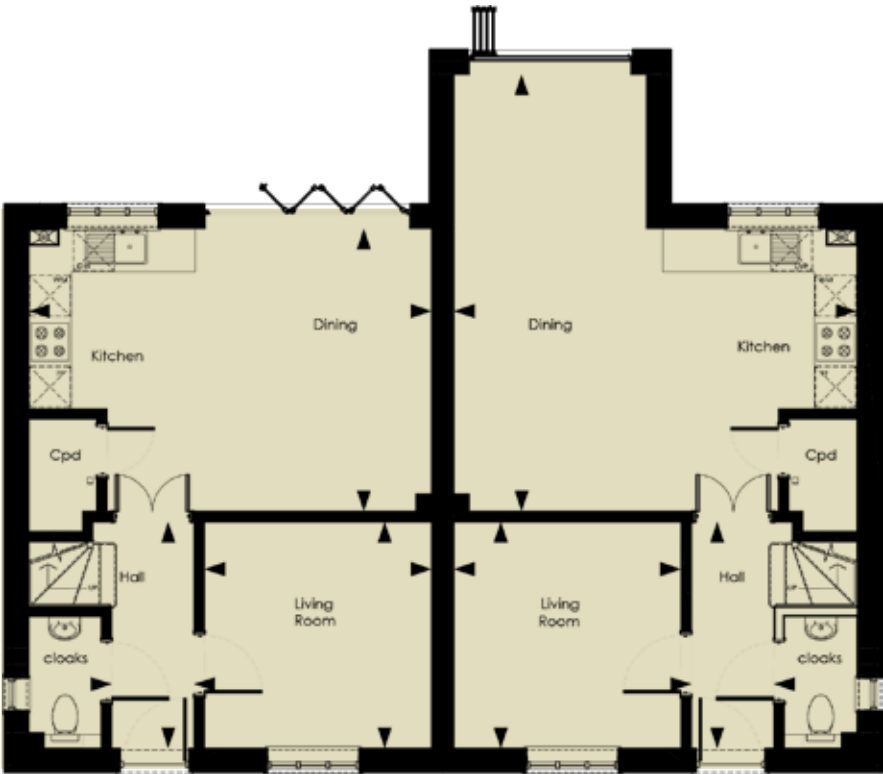


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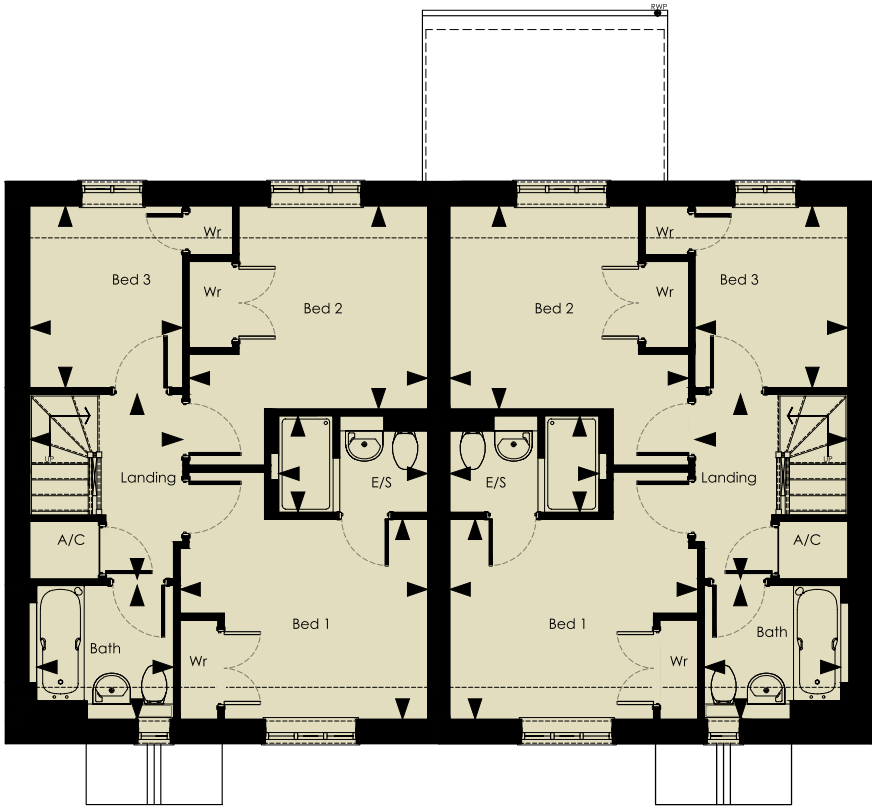


Plot 9 & 10 Trinity Place



PLOT 10  
GROUND FLOOR PLAN

PLOT 9  
GROUND FLOOR PLAN



PLOT 10  
FIRST FLOOR PLAN

PLOT 9  
FIRST FLOOR PLAN

PLOT 9	DIMENSIONS
Kitchen/Dining	5848x6348
Living Room	3298x3287
Ground Floor Hall	1200x3287
Bedroom 1	3640x2944
Bedroom 1 Ensuite	2190x1425
Bedroom 2	3506x2986
Bedroom 3	2247x2672
Bathroom	2009x1968
First Floor Landing	2247x2715

PLOT 10	DIMENSIONS
Kitchen/Dining	5848x4108
Living Room	3298x3287
Ground Floor Hall	1200x3287
Bedroom 1	3640x2944
Bedroom 1 Ensuite	2190x1425
Bedroom 2	3506x2986
Bedroom 3	2247x2672
Bathroom	2009x1968
First Floor Landing	2247x2715





## BASINGSTOKE

Set within the Borough of Basingstoke and Deane, Basingstoke is Hampshire's largest old market town located approximately 48 miles south west of London. Trinity Place, Hackwood Road sits on the site of the former public house The Lamb Inn. Trinity Place is located opposite the leafy War Memorial Park with its open spaces to walk and cycle, this historic Georgian park has an attractive parkland landscape of mature trees and garden features, to walk, cycle and relax in. The park also includes a woodland walk and aviary and has been awarded the Green Flag Award for 2017 to 2018 due to its high standards.

As the birthplace of Burberry, Basingstoke has a strong retail connection. Trinity Place is conveniently situated on the outskirts of Basingstoke within walking distance of Festival Place and the town centre which has undergone major regeneration in recent years. The centre benefits from a wide variety of high street and independent stores including Next, John Lewis, Waterstones and independent boutiques. There are also plenty of restaurants and café's offering a choice of cuisine with such well-known names as Pizza Express, Wagamama and Giraffe, as well as coffee shops such as Costa and Caffè Nero. The town is also home to all the major supermarkets including Waitrose, Marks and Spencer, Tesco, Morrisons & Sainsbury's for convenient grocery and food shopping. For a more luxurious treat, award winning restaurants including The Conservatory Restaurant in Audleys Wood Hotel, and Glasshouse Restaurant in Oakley offer fine dining in exquisite surroundings.

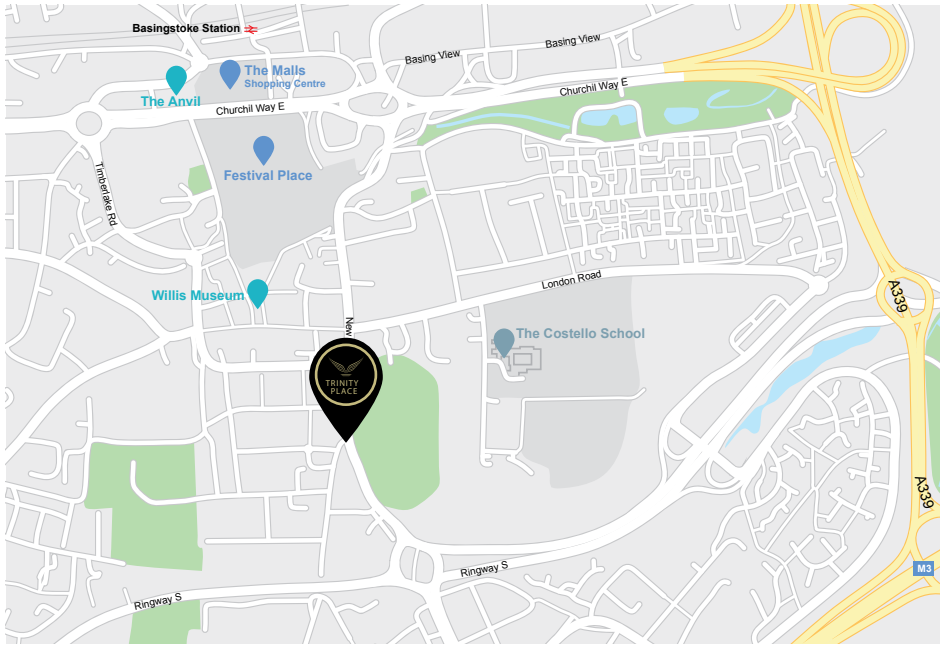




Leisure activity options are plentiful locally including excellent golf courses such as Sandford Springs Hotel & Golf Club and Hartley Wintney Golf Club; as well as tennis clubs, rugby and athletics facilities. The Willis Museum with its connection to Jane Austen offers the historic side to Basingstoke whilst the leisure park provides everything from swimming, bowling and cinema to ice skating and indoor skydiving! The leisure park is also home to the popular Milestones Museum which contains a network of streets and buildings based on the history of Hampshire. Pretty villages all around the town provide endless options for those looking for more rural adventures.

## SCHOOLS

There is a wide and varied selection of both state and independent children centres, nurseries, primary and secondary schools in the area, providing excellent education at all levels. The closest of these are Fairfield's Primary School, Rucstall Primary School, St John's Church of England Primary School, and for Secondary education The Vyne Community School, all within a mile of Trinity Place. For Further Education establishments, the popular Sixth Form College Queen Mary's College (QMC) has a strong reputation for achievement and success. Basingstoke College of Technology (BCoT) is one of only three UK colleges in the Edtech50 and is officially credited as a Google Reference School, with strong links to local industry through work experience and apprenticeships.



Ideally located, Hackwood Road is just 1.8 miles from the M3 junction with access to London and Southampton and 8.5 miles from the M25 junction with access to Gatwick (39.5 miles) and Heathrow (30.7 miles). Basingstoke railway station to Waterloo is a 44 minute journey.

- Basingstoke Train Station - 0.3 miles
- Bramley Station - 4.7 miles
- Hook Station - 5.4 miles
- Southampton Airport - 24.7 miles
- Southampton Vehicle Ferry Terminal - 29.1 miles
- Fairfield's Primary School - 0.3 miles
- Rucstall Primary School - 0.6 miles
- St John's Church of England Primary School - 0.7 miles
- Basingstoke College of Technology - 0.5 miles
- Queen Mary's College - 0.6 miles
- Alton College - 8.8 miles
- The Costello School - 0.2 miles
- The Vyne Community School - 0.8 miles

These particulars are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. Plans are not drawn to scale, the descriptions, distances and all other information are believed to be correct, but their accuracy is in no way guaranteed.

Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness. Because the scheme is in the course of construction, we must reserve the right to alter the specifications without notice and substitute materials, equipment or fittings of a similar quality.



Kidbrook homes is a privately owned residential developer. We are passionate about creating different and exclusive living spaces. Even before we have acquired new land for development, the customer is considered our central focus.

At Kidbrook we recognise that first class quality is an essential ingredient to our successful formula. We expect and encourage discerning customers, safe in the knowledge that our new homes are exceptional. Our confidence is underwritten by our own two year warranty and backed by a 10 year NHBC warranty.

We believe the greater attention to fine details sets us apart. Our superior homes blend effortlessly with their surroundings and are designed specifically for each development. This means they are individual and special, just like our customers.

Exceptional specification and material choice is the key to delivering high levels of quality within our homes. The tailored specifying process considers only high class products to be proud of. Material and architectural choices are bespoke to each of our exclusive developments ensuring we draw from our past whilst looking to the future.

Our top quality homes are built traditionally by experts to the latest NHBC and Building Regulations. Where possible, we also include environmentally friendly green elements, such as A rated appliances, dual flush WC systems and low energy lighting. In essence we invite you to share our discerning passion for space and exclusivity.





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