




THE GROVE

FERN DOWN

AN EXQUISITE DEVELOPMENT OF TWELVE
BESPOKE LUXURY APARTMENTS



THE GROVE

FERNDOWN

The Grove is an impressive bespoke development set within a generous sylvan plot in a quintessential English residential Avenue.

This stylish bespoke development comprises of twelve 2 & 3 intimately designed apartments, some of which have their own private patio gardens.

Once inside you will discover well-proportioned and individual spacious living accommodation, which has been constructed to a superior standard. Each apartment will ensure you have contemporary style and superb craftsmanship throughout.

Offering the best of both worlds, this location is close enough for easy access to local towns, yet far enough off the beaten track to offer both tranquillity and an enviable lifestyle.



Please note: floor plans and dimensions in this brochure are taken from architectural drawings and are for guidance only. Images and CGIs are for indicative purposes only. Please ask your Sales Advisor for specific details.



THE LOCATION

A fantastic quality of life awaits you at The Grove with a catalogue of excellent amenities and beautiful Dorset and Hampshire scenery close at hand.

You will be spoilt for choice if you enjoy outdoor activities as the Grove has two highly regarded golf courses nearby and for the more adventurous, the varied outdoor pursuits that are on offer at the family focused Moors Valley Country Park.

Bournemouth and Southampton are easily accessible and both offer an array of fine restaurants and major high street shops and boutiques.

For commuters London Waterloo is under two hours distance from Bournemouth or Southampton train stations. Bournemouth and Southampton also offer international airports and ferry terminals offering international destinations and direct links to the Channel Islands.

The Grove is ideally placed for major road access via the A31, which once again is in close proximity to this stunning new development.

CONTACT CHURCHFIELD TODAY

01202 779 911

admin@churchfield.uk.com

RESERVATIONS NOW BEING TAKEN



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THE GROVE

FERNDOWN

THE GROVE SPECIFICATIONS



KITCHEN

- Eco Solent shaker style kitchen units with soft close mechanism
- Granite worktops with matching upstand
- Bosch stainless steel appliances including: built in single oven with integrated microwave and induction hob
- Integrated energy efficient fridge/freezer, integrated dishwasher and washer/dryer
- One and a half bowl stainless steel sink and monobloc mixer tap

BATHROOMS

- Mix of contemporary designer range sanitary ware
- Fixed overhead and handheld shower and screens to all baths
- Polished chrome brassware
- Chrome electric towel rail
- Mirrored cabinet to bathrooms with under basin storage
- Porcelain and mosaic fully tiled walls

EN-SUITES

- Mix of contemporary designer range sanitary ware
- Polished chrome brassware
- Chrome electric towel rail
- Low profile walk in shower trays with clear glass screen
- Luxury rain shower
- Built in storage unit
- Porcelain and mosaic fully tiled walls

ELECTRICAL

- Wired for HD television/Sky Plus & Sky Q to lounge and looped to all bedrooms
- Lutron Scene setting mood lighting controls to living rooms
- Telephone points to lounge and bedrooms
- Hard wired Network points to lounge and bedrooms
- Matt graphite socket outlets and switch plates
- Mains operated smoke detectors with battery backup
- Mains operated heat detector to kitchen and lobby
- White low energy downlighters and pendant fittings. Kitchen Under cabinet & Plinth LED Lighting

BEDROOMS

- Fitted wardrobes to all bedrooms
- Fully carpeted

EXTERIOR

- Electronic automatic apartment block glass main entrance doors
- PVC double glazed doors to apartment balcony or terrace (where applicable)
- PVC low maintenance double glazed windows.

GENERAL

- Porcelain wall tiling and mosaics to bathroom, En suites and WCs
- Karndean stone effect tiles to bathrooms, Karndean wood effect planks to remaining areas with carpet to bedrooms
- Veneered apartment internal doors
- Matt graphite door handles and fittings
- Landscaped communal gardens
- Wet underfloor heating throughout



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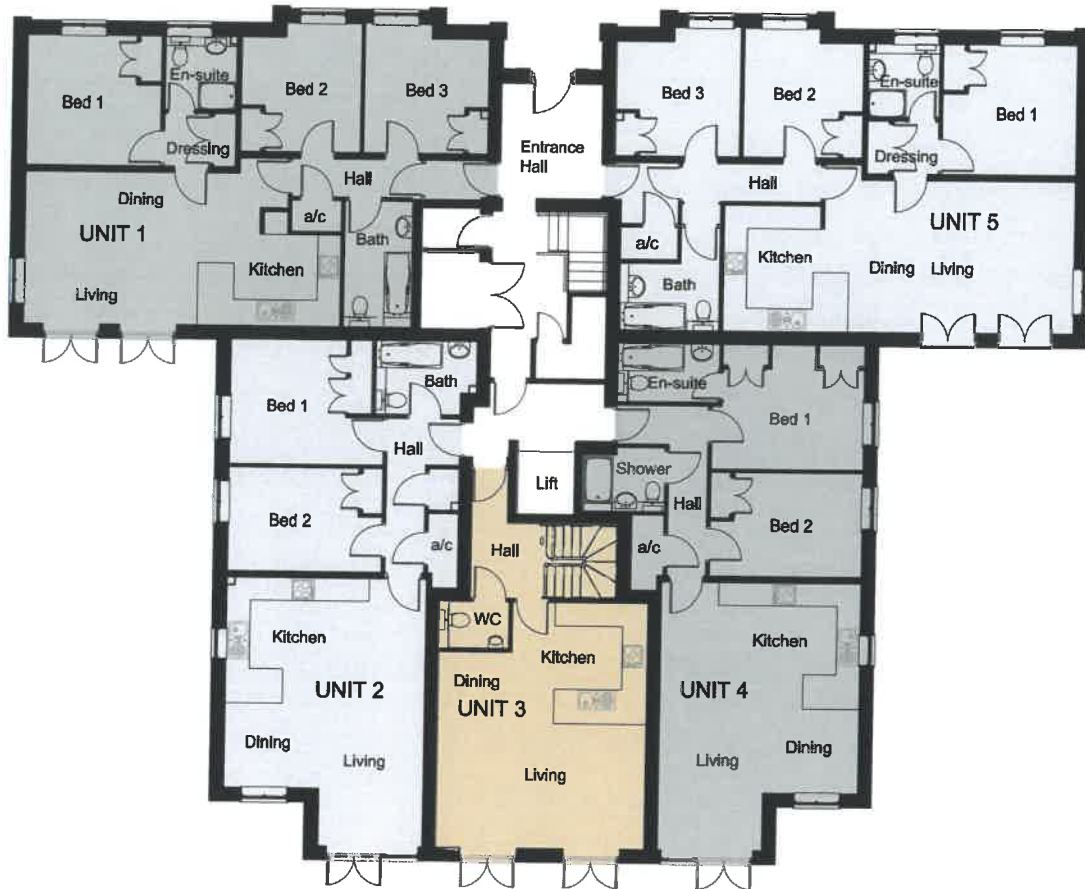
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THE GROVE

FERNDOWN

FLOOR PLANS

GROUND FLOOR



APARTMENT DIMENSIONS

APARTMENT	KITCHEN/LIVING	BED 1	BED 2	BED 3	TOTAL SQ.FT
1	27ft 3in x 14ft 3in	11ft 4in x 11ft	10ft 9in x 10ft 2in	10ft 9in x 10ft 5in	925.7 SQ.FT
2	22ft 7in x 16ft 9in	13ft x 10ft 6in	13ft x 8ft 8in	N/A	764.2 SQ.FT
3	20ft 9in x 17ft 8in	16ft 7in x 8ft 6in	14ft 6in x 8ft 8in	N/A	947.2 SQ.FT
4	22ft 8in x 16ft 9in	12ft 9in x 10ft 5in	12ft 9in x 8ft 8in	N/A	785.8 SQ.FT
5	29ft 9in x 14ft 2in	11ft 5in x 11ft	10ft 9in x 10ft 2in	10ft 9in x 10ft 5in	990.3 SQ.FT



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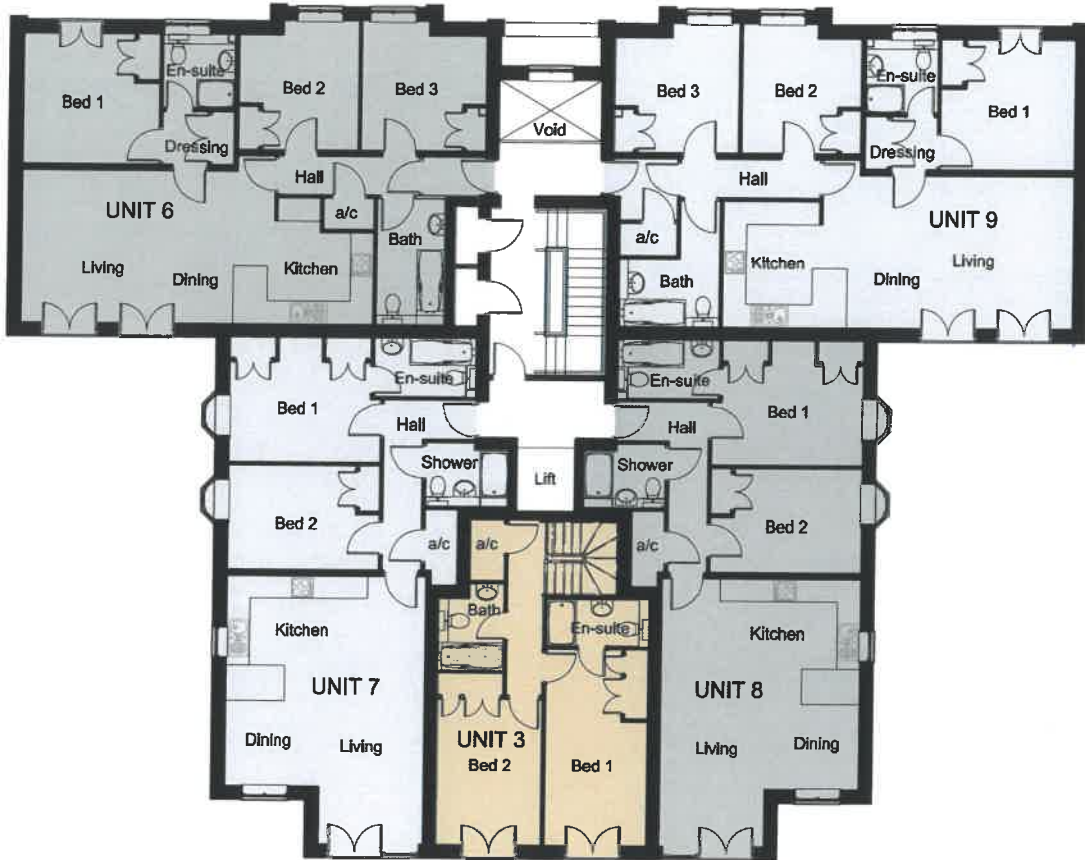
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THE GROVE

FERNDOWN

FLOOR PLANS

FIRST FLOOR



APARTMENT DIMENSIONS

APARTMENT	KITCHEN/LIVING	BED 1	BED 2	BED 3	TOTAL SQ FT
6	29ft 9in x 14ft 2in	11ft 5in x 11ft	10ft 9in x 10ft 2in	10ft 9in x 10ft 5in	958 SQ.FT
7	22ft 8in x 16ft 9in	13ft x 10ft 6in	13ft x 8ft 8in	N/A	796.6 SQ.FT
3	20ft 9in x 17ft 8in	16ft 7in x 8ft 6in	14ft 6in x 8ft 8in	N/A	947.2 SQ.FT
8	22ft 8in x 16ft 9in	13ft x 10ft 6in	13ft x 8ft 8in	N/A	785.8 SQ.FT
9	29ft 9in x 14ft 2in	11ft 4in x 11ft	10ft 9in x 10ft 2in	10ft 9in x 10ft 5in	990.3 SQ.FT



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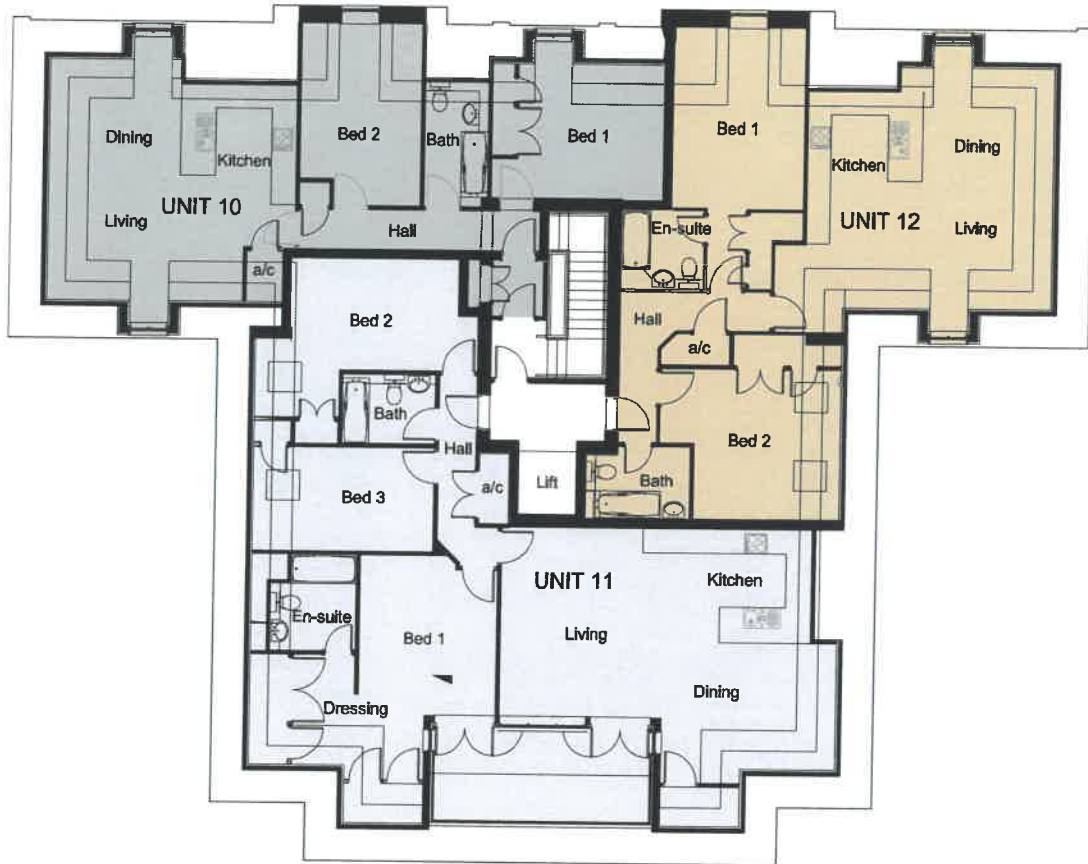
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FLOOR PLANS

SECOND FLOOR



APARTMENT DIMENSIONS

APARTMENT	KITCHEN/LIVING	BED 1	BED 2	BED 3	TOTAL SQ.FT
10	21ft x 20ft 5in	14ft 5in x 11ft 4in	15ft 5in x 10ft 3in	N/A	796.5 SQ.FT
11	28ft 8in x 21ft 6in	19ft 2in x 17ft 3in	18ft 9in x 13ft 4in	15ft 4in x 8ft 9in	1270 SQ.FT
12	23ft 7in x 20ft 3in	22ft 2in x 11ft	15ft 5 x 12ft 8in	N/A	968.8 SQ.FT



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THE GROVE APARTMENT PRICE LIST



APARTMENT	BEDS	FLOOR	PRICE
1	3	Ground Floor	£375,000
2	2	Ground Floor	£325,000
3	2	Ground Floor	£395,000
4	2	Ground Floor	£350,000
5	3	Ground Floor	£375,000
APARTMENTS 1-5 BENEFIT FROM HAVING THEIR OWN PRIVATE TERRACE			
6	3	First Floor	£380,000
7	2	First Floor	£330,000
8	2	First Floor	£335,000
9	3	First Floor	£375,000
10	2	Second Floor	£325,000
11	3	Second Floor	£515,000
12	2	Second Floor	£350,000



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