SPENCERS
NEW HOMES

Aubretia Place

EVERTON | LYMINGTON | SO41 0BF

Development by

E.G.DUNFORD Ltd

Welcome to *Aubretia Place*

BY E G DUNFORD LTD

Aubretia Place is an exclusive and thoughtfully designed development of six detached and four semi-detached contemporary homes, constructed to an exceptional standard throughout. Each property features highly sought after Neptune designed kitchens and utility rooms, combining timeless style with everyday practicality. Tucked away in a private setting yet ideally positioned at the heart of the village of Everton, Aubretia Place offers the perfect balance of seclusion and convenience.

Everton is a highly regarded village offering a welcoming community atmosphere and a range of excellent local amenities, including a village shop and traditional pub. Perfectly located for both coast and countryside, the beautiful swimming beaches of Milford on Sea lie just to the south, while the open landscapes of the New Forest National Park extend from the village's northern edge. Transport links are superb, with New Milton mainline station approximately 3.5 miles to the west, providing direct services to London Waterloo.

AUBRETIA PLACE

NEPTUNE



Agents Note: Please note that the images displayed are Computer-Generated Images (CGIs) and are for illustrative purposes only.

AUBRETIA PLACE

NEPTUNE



Plot 11

4-bedroom detached house

Built with traditional brick elevations, the house features intricate detailing including an attractive string course at first floor level. The property has a distinct sense of scale with a double fronted facade and casement windows.

There is underfloor heating throughout the ground floor and the front door opens to a generous hall with staircase to the first floor, doors to the principal reception rooms and WC.

The living room is especially well proportioned measuring 22'9 x 15'6 and features a bay window to the front elevation and a recessed feature fireplace with wood burning stove as well as aluminium bi-fold doors opening onto the garden.

There is a superb kitchen/dining room featuring a fully fitted kitchen by Neptune from their Chichester range complete with quartz work surfaces and integrated Neff appliances. The utility room opens from the kitchen and also features fitted units and work surfaces by Neptune, as well as a back door to the outside.

A separate study completes the accommodation on the ground floor.

On the first floor the main landing provides access to the principal bedroom which overlooks the garden and has an en suite shower room. There are three further double bedrooms, all of which are designed to accommodate generous wardrobes and there is a family bathroom with panel bath, WC and wash hand basin.

The house overlooks open green space which can be accessed via a pathway from the front door which is unencumbered by vehicular traffic. Off street parking for one car lies to the side of the house where there is also a double garage with an up and over electrically operated door. The garden lies to the rear of the house and faces south with Indian Sandstone paving and terrace as well as lawn and soft planting at the boundaries. There is also 32 amp EV car charging point.

All specifications are subject to change at the developer's discretion during the construction process.

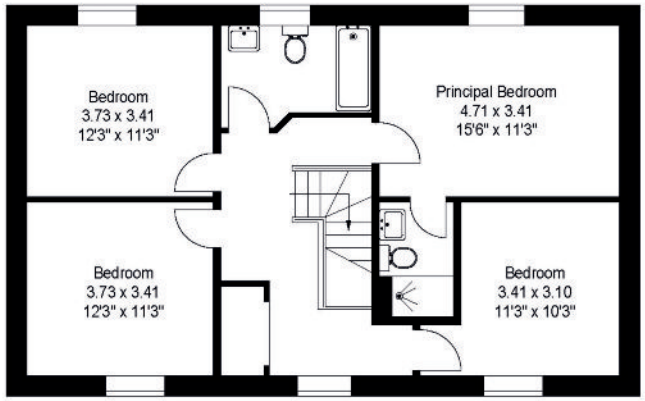
2 4 2

£925,000

AUBRETIA PLACE

NEPTUNE

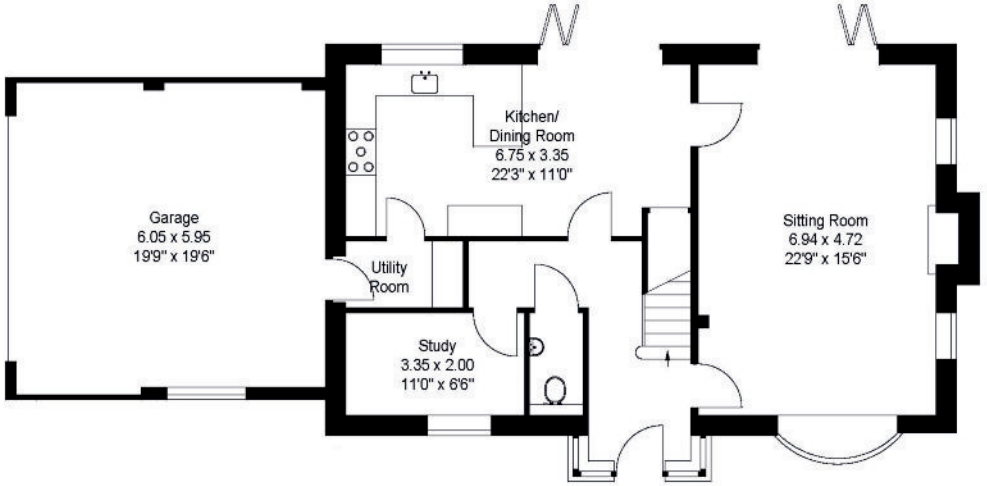
Ground Floor



Approximate
Gross Internal Floor Area
Total: 199sq.m. or 2142sq.ft.
(Including Garage)

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NOT TO SCALE



First Floor



Plot 12

4-bedroom detached house

Built to exacting standards with a keen eye for architectural detailing, this impressive detached family home combines traditional styling with modern convenience. Extending to approximately 2,282 sq ft. including the garage, the property offers spacious and versatile accommodation ideally suited to contemporary family living.

The front door opens into a generous entrance hall with staircase rising to the first floor, doors to the principal reception rooms and a ground floor WC.

There is a superb dual aspect sitting room with bi-fold doors leading to the rear garden and an impressive open-plan kitchen/dining room extending to over 23 feet in length, designed by Neptune kitchens to form the heart of the home. Bi-fold doors open directly onto the rear garden, creating an excellent space for both everyday family life and entertaining. The kitchen is complemented by a separate utility room with fitted storage and external access to the side of the property. A separate study completes the ground floor accommodation and provides an ideal space for home working.

On the first floor, the landing provides access to the principal bedroom which benefits from an en suite shower room and fitted storage. There are three further bedrooms, all well proportioned, together with a family bathroom fitted with a panel bath, WC and wash hand basin.

Outside, the property enjoys a secluded rear garden with a terrace immediately to the rear of the house, accessed directly from both the kitchen/dining room and sitting room. Beyond the terrace is an area of level lawn providing space for outdoor entertaining and family use.

To the side of the property there is off street parking leading to a substantial attached garage with electrically operated up and over door.

All specifications are subject to change at the developer's discretion during the construction process.

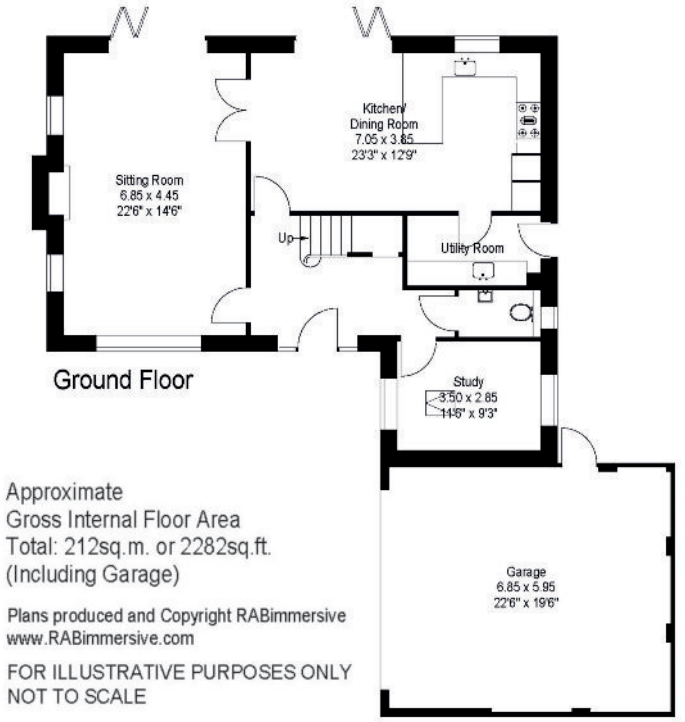
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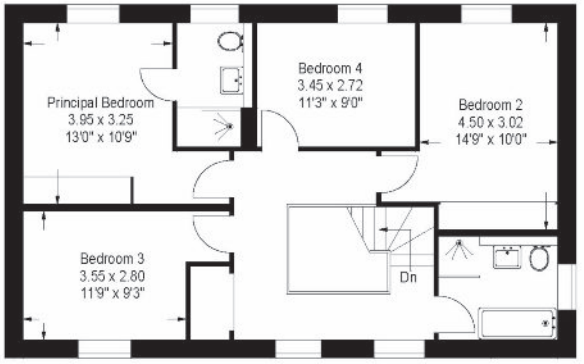
£930,000

AUBRETIA PLACE

NEPTUNE

Ground Floor





First Floor

First Floor



Plot 13 & 14

3-bedroom semi-detached houses

Built with traditional brick elevations, the house features intricate detailing including an attractive string course at first floor level. There is an attractive canopy porch with brick enclosing walls and side access to the rear garden.

The front door opens to the entrance hall with staircase to the first floor. There is a generous Neptune kitchen with integrated Neff appliances and quartz work surfaces which opens on to the sitting/dining room complete with bi-fold doors opening on to the garden.

On the first floor the main landing provides access to the principal bedroom which overlooks the garden and has an en suite shower room.

There is a further double bedroom and an additional single bedroom as well as a family bathroom with panel bath, WC and wash hand basin.

The house is approached via a short garden path to the front porch and there is side access to the rear garden down the side of the property.

To the side of the house are two private parking spaces and a detached single garage with electrically operated up and over door.

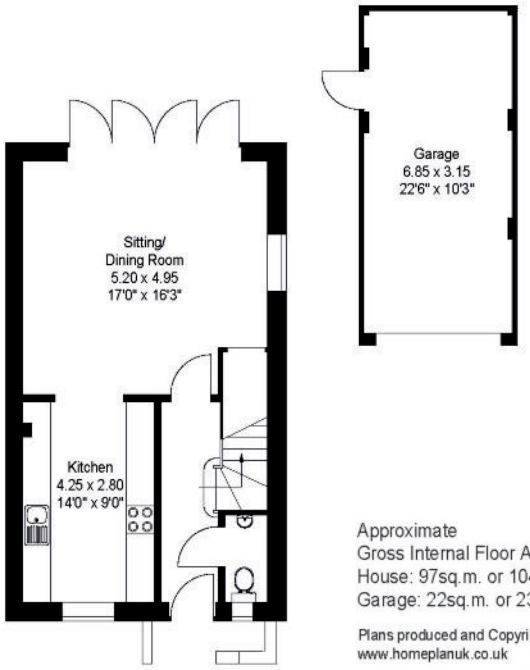
The rear garden faces east and has a paved terrace immediately adjacent to the rear of the house, beyond which there is a landscaped garden. There is also 32 amp EV car charging point.

All specifications are subject to change at the developer's discretion during the construction process.

1 3 2

£540,000

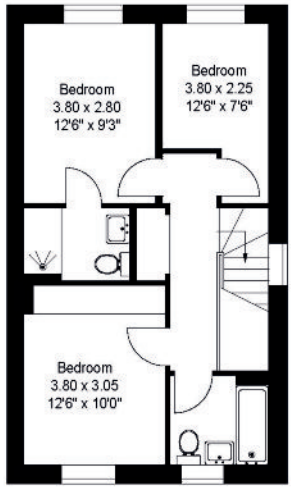
Ground Floor



Approximate
Gross Internal Floor Area
House: 97sq.m. or 1044sq.ft.
Garage: 22sq.m. or 237sq.ft.

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First Floor



Plot 15

4-bedroom detached house

Built to an exceptional standard with a thoughtful blend of traditional styling and contemporary design, this beautifully appointed detached home offers spacious and versatile accommodation extending to approximately 1,722 sq ft.

The front door opens into a welcoming entrance hall with staircase rising to the first floor, doors to the principal reception rooms and a ground floor WC.

There is a generous dual aspect sitting room with bi-fold doors to the rear garden, providing an excellent space for relaxing and entertaining. To the rear of the property is an impressive open-plan kitchen/dining room extending to over 25 feet in length and designed by Neptune kitchens to form the heart of the home. Bi-fold doors open directly onto the garden, creating a seamless connection between inside and out.

The kitchen is complemented by a separate utility room with fitted storage and external access. A separate study completes the ground floor accommodation and provides an ideal work from home space.

On the first floor, the landing leads to the principal bedroom which benefits from an en suite shower room. There are three further well-proportioned bedrooms together with a contemporary family bathroom fitted with a panel bath, WC and wash hand basin.

Outside, the property enjoys a private rear garden with a terrace immediately adjoining the house, ideal for outdoor dining and entertaining. Beyond the terrace is an area laid to lawn creating an excellent family garden.

To the side of the property there is off street parking together with an EV charging point.

All specifications are subject to change at the developer's discretion during the construction process.

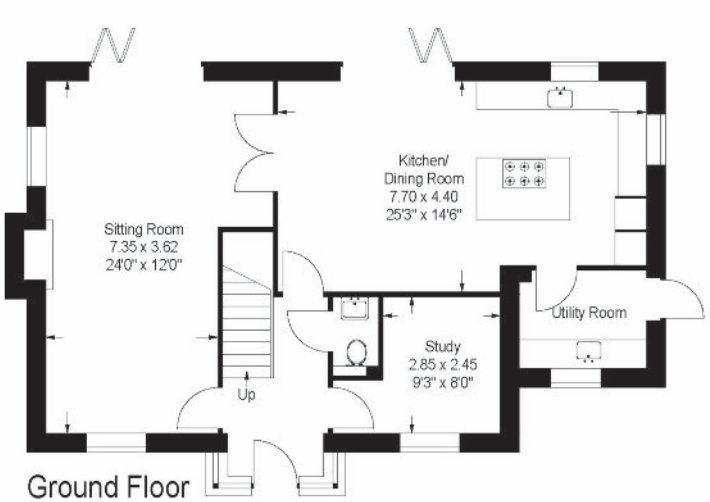
2 4 2

£930,000

AUBRETIA PLACE

NEPTUNE

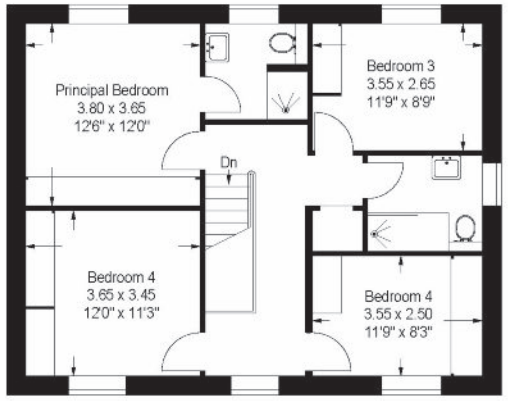
Ground Floor



Approximate
Gross Internal Floor Area
Total: 160sq.m. or 1722sq.ft.

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First Floor



Plot 16

4-bedroom detached house

Built to an exceptional standard and thoughtfully designed for modern family living, this attractive detached home combines traditional styling with contemporary convenience. Extending to approximately 1,755 sq ft., the property offers spacious and well-balanced accommodation throughout.

The front door opens into a welcoming entrance hall with staircase rising to the first floor, doors to the principal reception rooms and a ground floor WC.

There is a generous dual aspect sitting room with bi-fold doors and feature bay window, providing an excellent space for both relaxing and entertaining. To the rear of the property is a superb open-plan kitchen/dining room, designed by Neptune kitchens, which extends to over 22 feet in length, creating the true heart of the home. Bi-fold doors open directly onto the rear garden, allowing for an ideal indoor/outdoor lifestyle. The kitchen is complemented by a separate utility room with additional storage and external access. A separate study completes the ground floor accommodation and provides an ideal work from home space.

On the first floor, the landing provides access to the principal bedroom which benefits from an en suite shower room. There are three further well-proportioned bedrooms together with a contemporary family bathroom fitted with a panel bath, WC and wash hand basin.

Outside, the property enjoys a private rear garden with a terrace immediately adjoining the house, perfectly suited for outdoor dining and entertaining. Beyond the terrace is an area laid to lawn ideal for family use.

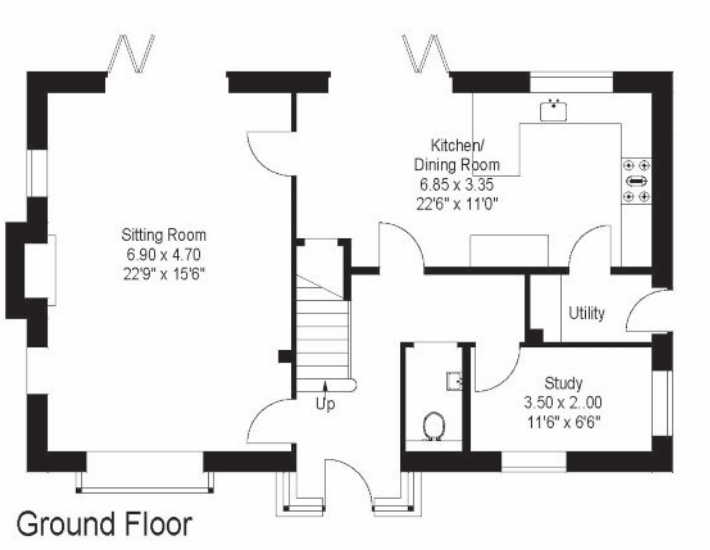
To the side of the property there is off street parking together with an EV charging point.

All specifications are subject to change at the developer's discretion during the construction process.

2 4 2

£930,000

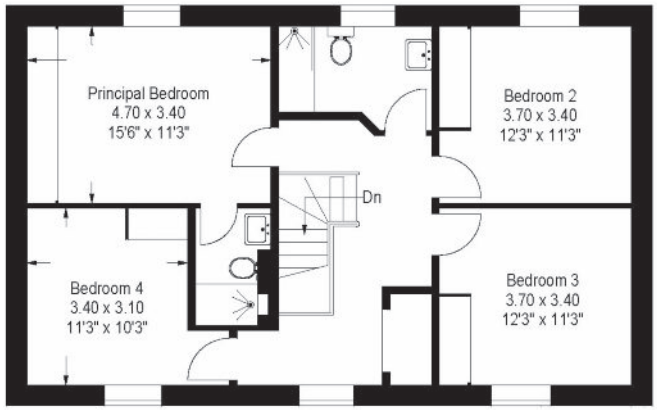
Ground Floor



Approximate
Gross Internal Floor Area
Total: 163sq.m. or 1755sq.ft.

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First Floor



Plot 17 & 18

3-bedroom semi-detached houses

Built with attractive traditional brick elevations and thoughtfully designed for modern living, this beautifully appointed semi-detached home combines classic architectural styling with contemporary convenience. The property offers well-balanced accommodation extending to approximately 1,292 sq ft. including the garage.

The front door opens into a welcoming entrance hall with staircase rising to the first floor and a ground floor WC. There is a generous Neptune fitted kitchen with integrated appliances and ample work surface space which opens through to the impressive living/dining room extending to over 21 feet in length. Bi-fold doors open directly onto the rear garden, creating an ideal space for both everyday living and entertaining.

On the first floor, the landing provides access to the principal bedroom which benefits from an en suite shower room. There is a further double bedroom and an additional single bedroom together with a family bathroom fitted with a panel bath, WC and wash hand basin.

The house is approached via a pathway leading to the covered entrance porch and there is side access to the rear garden.

To the side of the property there are private parking spaces together with a detached single garage with electrically operated up and over door.

The rear garden enjoys a paved terrace immediately adjoining the house, beyond which is an area laid to lawn ideal for outdoor entertaining and family use.

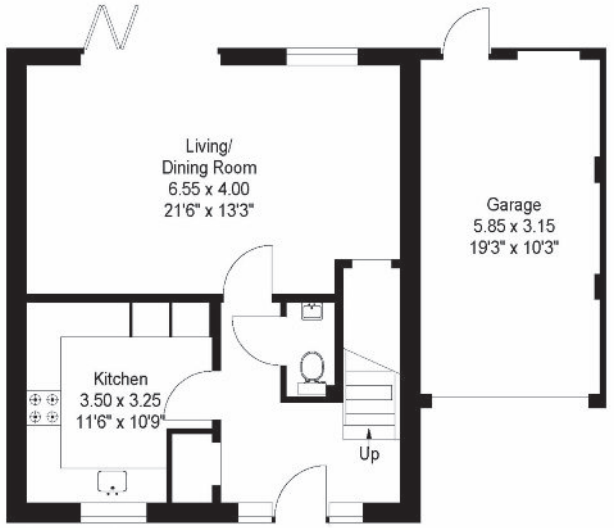
There is also an EV charging point installed.

All specifications are subject to change at the developer's discretion during the construction process.

1 3 2

£575,000

Ground Floor

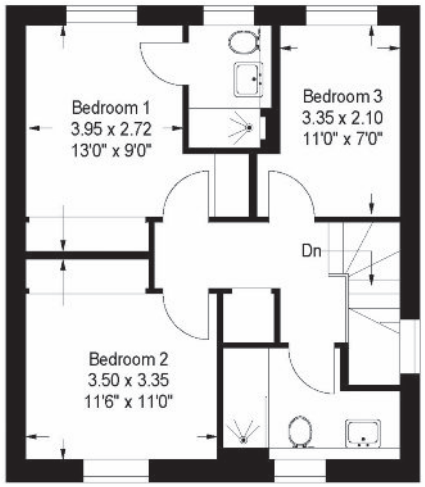


Ground Floor

Total: 120sq.m. or 1292sq.ft.
(Including Garage)

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First Floor

First Floor



Plot 19

4-bedroom detached house

Built to exacting standards with a keen eye for architectural detailing, the house couples traditional styling with contemporary convenience. Accommodation extends to over 1,550 square feet with underfloor heating throughout the ground floor.

The front door opens to a generous hall with staircase to the first floor, doors to the principal reception rooms and WC.

There is a generous dual aspect living room and a superb open-plan kitchen/dining room with both French windows and bi-fold doors opening onto the garden. The fully fitted kitchen is by Neptune from their Chichester range, complete with quartz work surfaces and integrated Neff appliances. The utility room opens from the kitchen and also features fitted units and work surfaces by Neptune as well as a back door to the outside.

A separate study completes the accommodation on the ground floor.

On the first floor the main landing provides access to the principal bedroom which overlooks the garden and has an en suite shower room. There are three further double bedrooms and a family bathroom with panel bath, WC and wash hand basin.

The house has a secluded rear garden with a terrace immediately to the rear of the house which is accessible from the kitchen/dining room.

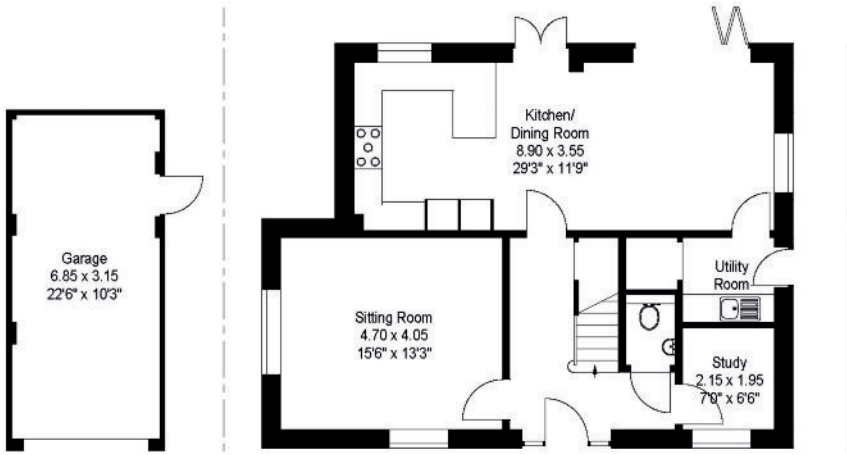
Beyond the terrace is a level lawn and there is off street parking for two cars to the side of the house where there is also a detached garage with an up and over electrically operated door. There is also 32 amp EV car charging point.

All specifications are subject to change at the developer's discretion during the construction process.

3 4 2

£835,000

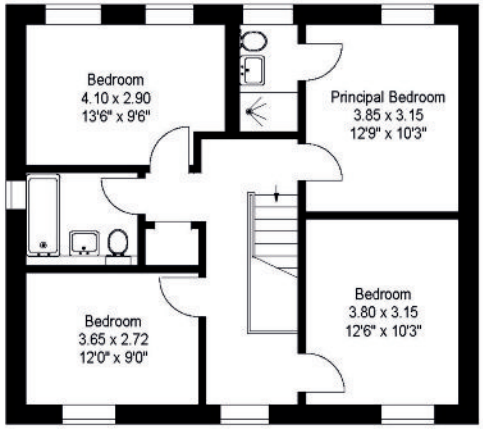
Ground Floor



Approximate
Gross Internal Floor Area
House: 145sq.m. or 1561sq.ft.
Garage: 22sq.m. or 237sq.ft.

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First Floor



Plot 20

4-bedroom detached house

Built to exacting standards with a keen eye for architectural detailing, the house couples traditional styling with contemporary convenience. Accommodation extends to over 1,550 square feet with underfloor heating throughout the ground floor.

The front door opens to a generous hall with staircase to the first floor, doors to the principal reception rooms and WC.

There is a generous dual aspect living room and a superb open-plan kitchen/dining room with both French windows and bi-fold doors opening onto the garden. The fully fitted kitchen is by Neptune from their Chichester range, complete with quartz work surfaces and integrated Neff appliances. The utility room opens from the kitchen and also features fitted units and work surfaces by Neptune as well as a back door to the outside.

A separate study completes the accommodation on the ground floor.

On the first floor the main landing provides access to the principal bedroom which overlooks the garden and has an en suite shower room. There are three further double bedrooms and a family bathroom with panel bath, WC and wash hand basin.

The house has a secluded rear garden with a terrace immediately to the rear of the house which is accessible from the kitchen/dining room.

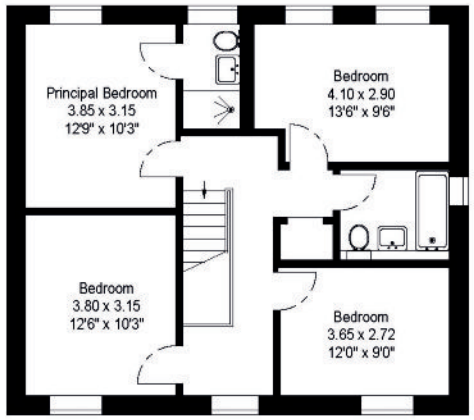
Beyond the terrace is a level lawn and there is off street parking for two cars to the side of the house where there is also a detached garage with an up and over electrically operated door. There is also 32 amp EV car charging point.

All specifications are subject to change at the developer's discretion during the construction process.

4 2 2

£840,000

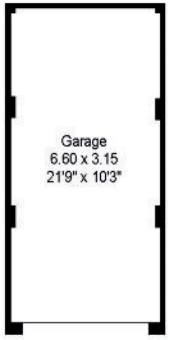
Ground Floor

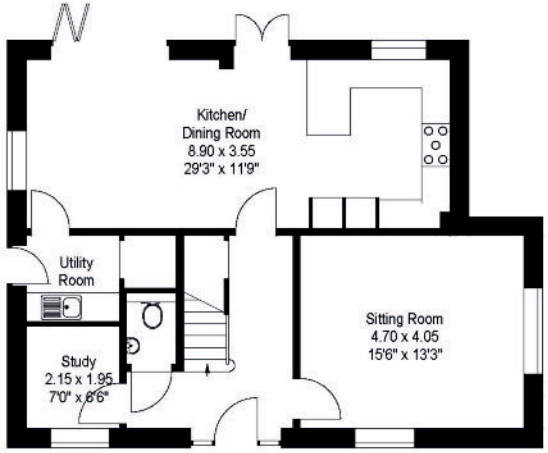


Approximate
Gross Internal Floor Area
House: 145sq.m. or 1561sq.ft.
Garage: 21sq.m. or 226sq.ft.

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First Floor

AUBRETIA PLACE

NEPTUNE













Specification

KITCHEN SPECIFICATION

- Handmade Neptune kitchens from the Chichester collection finished in Shingle
- 30mm Amalfi Old English White polished Quartz worktop
- Belfast sink with Bamburgh taps and rinse
- Integrated Neff appliances, to include dishwasher, oven, combination oven, extractor, fridge/freezer and induction hob

BATHROOM SPECIFICATION

- Porcelanosa suites to all bathrooms, ensuites and cloakrooms

WINDOWS & DOORS

- UPVC Casement windows and doors
- Aluminium bifold doors
- Velux windows with electric centre pivot and electric sun blind

HEATING

- Underfloor heating to ground floor only in the 4-bedroom homes

SOLAR

- 4kVA Solar PV array to each property
- PV storage batteries can be added within the garage area, as an upgrade

Additional Information

Tenure: Freehold
Council Tax: TBC
Predicted EPC Rating: B

Property Construction: Brick elevations and slate roof

Structural Warranty: The house will be independently surveyed during construction by ICW, the structural warranty provider who will issue their 10-year structural warranty certificate on completion of the home.

Utilities: Mains drainage, water and electricity. No mains gas supply.

Heating: Heating via air source heat pump with underfloor heating on the ground floor (4-bedroom homes only) and radiators on the first floor.

Broadband: The development benefits from Full Fibre connection.

Parking: Private driveway and single garage.





Vibrant Market Town of Lymington



Open New Forest on Your Doorstep



Local Produce, Eateries & Pubs

The Situation

Everton is a vibrant village with a village shop and a highly regarded pub as well as an excellent garden centre with cafe to which there is direct access from Aubretia Place.

The Milford on Sea Primary School is within a short drive and the village centre of Milford is approximately 2 miles away, with an attractive village green surrounded by a good range of shops and restaurants. The Georgian market town of Lymington is approximately 3 miles to the East with its river, marinas and yacht clubs. The New Forest National Park is a few miles to the North offering extensive walking and riding and picturesque scenery.

New Milton (2.5 miles) has a wide range of shops including M&S Food, a weekly market and a mainline railway station with direct services to London Waterloo taking under 2 hours. There are excellent private schools nearby, with Ballard School in New Milton and Durlston School in Barton on Sea.

The wide open spaces of the New Forest provide unlimited opportunities for exploration and recreation with endless walks and miles of cycle paths and bridleways. There are beaches close by at Barton on Sea and Milford on Sea as well as access to secluded coves for bathing between the two villages. Sailing facilities nearby are excellent, with renowned sailing clubs and marinas in Lymington which lies 4 miles to the west. A wider range of shops and entertainments can be found in Bournemouth (14 miles) and Southampton (22 miles).

Points of Interest

The Crown Inn	0.5 miles
Milford on Sea Primary School	1.2 miles
Milford on Sea Seafront	2.3 miles
Priestlands School	2.4 miles
Lymington High Street	2.9 miles
M&S Food, Lymington	2.9 miles
Stanwell House, Lymington	3.1 miles
Lymington Town Quay	3.4 miles
New Forest National Park	4.1 miles

SPENCERS

NEW HOMES

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