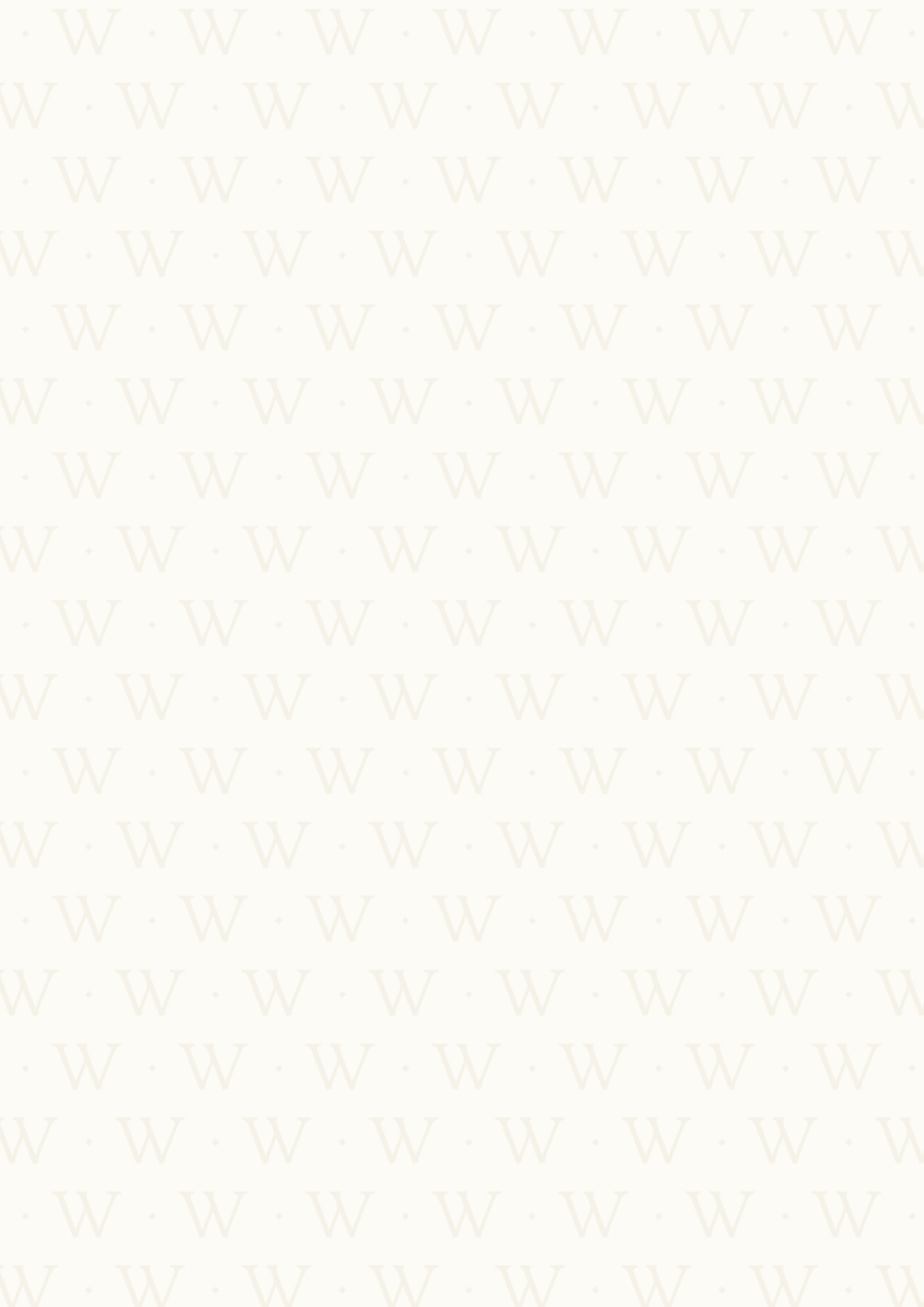




THAKEHAM  
AT  
WELBORNE

A collection of 2, 3 & 4 bedroom  
**zero carbon** homes



*Imagine a place you'll  
love for a lifetime — rooted  
in nature and designed  
for the future. Welcome to  
Thakeham at Welborne.*







A new *garden village*,  
rooted in nature

Expertly designed and crafted for the future and with a sense of community at its heart. Inspired by Edwardian exemplars, Welborne has set the benchmark for the traditional English Garden Village – one fit for the modern age, with leafy tree-lined streets, grass verges and hedgerows.



# Beautifully designed, *sustainable* new homes



"Thakeham has been creating flourishing communities for over 20 years, bringing people together in locations where they can truly belong and call home.

We've never wavered in our commitment to building beautifully designed, high-quality, sustainable new homes, incorporating exquisite details and finishing touches that bring purpose and pleasure – a standard that we are proud to put our name to.

This marks an exciting new chapter for us, as we bring this approach to Welborne Garden Village."



**Rob Boughton**  
Founder and CEO, Thakeham







## Escape to the *countryside* and find the perfect lifestyle balance



Welborne is tucked away in a beautiful corner of Hampshire, fabled for its ancient history, rolling countryside and rich literary heritage.

Just a short distance away, Jane Austen's House stands as a tribute to one of England's greatest writers, who found inspiration in these very landscapes while crafting timeless classics like *Pride and Prejudice*.

Since then, writers, artists and poets seeking to escape the 'madding crowds' have been drawn to the area to enjoy the tranquillity and beauty of living in the heart of nature.

And now, you can do the same.

Make it all yours at Welborne.



## COASTAL AND COUNTRYSIDE

At Welborne you are well placed to enjoy the best of both coastal and countryside attractions. It's a mix of old and new, offering charming Georgian architecture alongside modern amenities.

Wickham's historic village is known for its characterful square, bustling with independent shops, cosy cafés and traditional pubs. Wickham also marks the start of the Meon Valley Trail, a nine mile path on the old Meon Valley Railway Line. Picturesque villages are the perfect stop along the trail, or for a stroll alongside the River Meon.

An idyllic setting for those who love the great outdoors, scenic walks, cycling routes, and nearby access to the South Downs National Park.



Coastal path



Spinnaker Tower



Quob Park Old House Hotel & Spa



Just a stone’s throw away



EATING & DRINKING

1. Veranda (Indian), Wickham	1.3 miles
2. Quob Park Old House	1.3 miles
3. Vito Lounge, Fareham	2.7 miles
4. Salt Café, Portchester	4.5 miles
5. The Red Lion, Southwick	5.5 miles
6. The Golden Lion, Southwick	5.5 miles
7. The Mill, Botley	5.6 miles
8. Regginas (Italian), Botley	5.7 miles

LEISURE & INTERESTS

9. Fareham Leisure Centre	1.8 miles
10. Fareham Live (Theatre)	2.2 miles
11. Westbury Manor	2.3 miles
12. Shedfield Equestrian Riding	2.9 miles
13. Fort Nelson Royal Armouries	3.8 miles
14. Fort Widley	7.9 miles
15. Fort Purbrook Activity Centre	8.3 miles
16. The New Theatre Royal	9.5 miles
17. Spinnaker Sports Centre	9.7 miles
18. The Mary Rose Historic Ship	9.7 miles
19. Spinnaker Tower	9.9 miles
20. Kings Theatre Portsmouth	10 miles

SHOPPING

21. McCarthy’s Food Market	2.1 miles
22. Port Solent Marina	7.8 miles
23. Cascades Shopping Centre	8.9 miles
24. Portsmouth Market	9 miles
25. Gunwharf Quays	9.8 miles
26. Vintage: Sally Antiques	9.9 miles

Situated north of Fareham, nestled between the rolling hills of the South Downs and the stunning Portsmouth coast, you’ll find one of Hampshire’s best-kept secrets: a new generation garden village that effortlessly combines sustainability, comfort, and modern living.

TRAVEL & CONNECTIONS



**Bus**  
The future Bus Rapid Transport (BRT) service will provide a direct link between Welborne and Fareham railway station, offering a quick and convenient connection.



**Train**  
Fareham station 3 miles / 17 mins by bus / 15 mins cycle

South Western Railway services run on a frequent basis to London Waterloo (1 hour 45 mins). Alternative rail stations are located at:

- Portsmouth and Southsea (15 mins)
- Portsmouth Harbour (20 mins)
- Southampton Central (34 mins)



**Bike**  
As part of Welborne’s commitment to sustainable travel, we’re working on improving cycle routes to Fareham. The ample, secure cycle storage at the station makes this an attractive option for commuters.



**Road**  
At Welborne, you will be well connected with the A32 and M27, providing excellent road links to Fareham, Portsmouth, Winchester and Southampton.



\*Distances and travel times are taken from Google Maps and The Trainline



# The vision

Imagine a place where you would still want to live 100 years from now; sustainable, connected, and deeply rooted in nature.

A visionary, future-facing community with its own unique soul woven into its very foundations, where each home boasts individual character, innovative energy-saving features, and stunning heritage-inspired architecture, built to last by master craftspeople. Where expansive green spaces are always within reach, and every detail – from the streetscapes to the amenities – has been carefully considered and created under a unified vision.







Chesterfield Village Centre

# Welcome to *Welborne*, a new blueprint for modern village living

Welborne is Hampshire's first new village in over 40 years, shaped by a bold, unified vision to create the very best in modern, sustainable living – a thriving, harmonious community where people can live, work, and play.

Featuring beautifully designed, energy-efficient homes intertwined with extensive, publicly accessible green spaces, Welborne offers a low-density, greener environment that supports hybrid working, reduces long commutes, and places quality of life at its heart.

Welborne's vibrant heart will offer a wealth of amenities, including schools, healthcare, nursery, shops, cafés and a welcoming pub/hotel, while a range of sports and leisure facilities, a science and technology park, and abundant job opportunities will further enrich the community. With over 50% of the village dedicated to green space, restored wildlife habitats, and a strong eco-conscious ethos, Welborne is more than just a place to live – it's a place to truly belong, both now and for generations to come.





Chesterfield Village Centre





# Become part of something *truly special*

Guided by this blueprint for Welborne created by Buckland Group, Thakeham was selected as a key developer due to our expertise in crafting exceptional homes that embody this vision.

Be one of the first to put down roots in your new Thakeham home at Welborne, and be a part of shaping the future of this next-generation garden village – growing alongside nature as it thrives around you.

At the heart of this landmark community will be 153 meticulously crafted Thakeham homes, each built to the highest standards, with a focus on long-term environmental impact.

With a collection of zero carbon properties, our Thakeham homes represent a deep commitment to energy efficiency, offering a living experience that's perfect for the future, while supporting a sustainable way of life today.





# Building better, building *beautiful*

A sustainable home for the future is one built well today. Driven by tradition, and following the Design Codes set by our Town Architect, Ben Pentreath, Welborne has been designed and built to a high standard with extraordinary attention to detail.

Our craftsmanship will incorporate many familiar traditional features of period properties, recreating the much-loved architectural characteristics of Hampshire's historic market towns, such as Alresford, Stockbridge, and Wickham, and the Edwardian Garden Villages.

Traditional building techniques and materials, combined with the very latest technology for modern living, will protect your investment for the future, ensuring it remains a highly desirable, enduringly beautiful and sustainable place to live for the next 100 years and beyond.

Every resident will enjoy automatic Wi-Fi coverage throughout the whole of Welborne – at the park, the pub or the bus stop – where and when you need it.



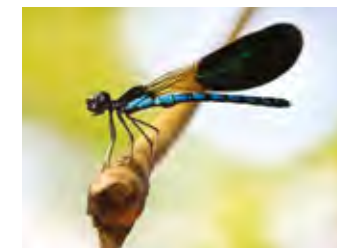
Ben Pentreath



Blakes Copse







## Living next to *nature*

Central to our placemaking vision for Welborne is the creation and development of an extensive network of green space.

Residents will have access to 444 acres of green space – the equivalent of 277 Wembley-sized football pitches. Your home won't be any more than 300 metres away from nature. From the tree-lined streets and grass verges to the allotments, playgrounds, orchards, and open woodland, making up more than half of Welborne.

And at the heart of the village, residents can come together to relax and play in Welborne Park, a 30 acre focal point for the Garden Village community.

Welborne's architects have purposefully landscaped and planted attractive ponds to support and enhance local biodiversity as well as to regulate surface water levels.

The scale of Welborne's green spaces will create a sense of openness at the heart of the development, as well as providing greater opportunities for exercise and socialising, encouraging healthier lifestyles and improved mental wellbeing.



# *Introducing the Thakeham Signature Collection*

Shaping the very fabric of Welborne Garden Village, Thakeham is bringing Welborne's cohesive and characterful design vision to life through our Thakeham Signature Collection.

This selection of homes combines cutting edge eco-technology – solar panels and water source heat pumps – with exceptional energy efficiency, modern comfort, and timeless, heritage-inspired style. Rich in personality and soul, each home is a joyful retreat designed to inspire for generations. Choose a home that elevates your life, where thoughtful design and exceptional craftsmanship create a space unlike any other.







Example zero carbon Thakeham home

- 1 Individual heat pump connected to the district heating network
- 2 Energy efficient appliances
- 3 EV charger
- 4 Hedgehog holes/highway
- 5 Improved air tightness, solar protection & thermal insulation
- 6 Improved insulation
- 7 Low energy lighting
- 8 Solar PV panels to selected homes
- 9 Swift brick to selected homes
- 10 Water saving devices & wastewater heat recovery

## Join the zero carbon revolution

We strive to set new standards for modern, energy-efficient living, with a vision of a future where sustainability is seamlessly woven into everyday life, tackling climate change head-on.

Offering a collection of zero carbon homes, the Thakeham Signature Collection is thoughtfully crafted with sustainability at its heart, reducing environmental impact while maximising energy efficiency. Saving as much energy as they consume, our homes enable you to embrace a carbon neutral lifestyle, so that you know you're making a positive contribution to the environment.

It's time to discover your new zero carbon Thakeham home in Welborne – where thoughtful design, smarter living, and a better future for the planet come together under one roof.



# Making a positive impact *starts at home*

Thakeham's sustainable design philosophy runs through every aspect of Welborne. A truly inspiring example of working with the existing natural environment.

We've placed bird and bat boxes on homes, created hedgehog holes and highways, protected the most ecologically sensitive areas, and supported a nationally recognised landscape-scale recovery project. New trees and hedgerows have also been planted around the homes.





## THE SIGNATURE COLLECTION

The Thakeham Signature Collection embodies a bold vision for modern homebuilding, seamlessly blending the timeless elegance of classical architecture with contemporary interior design and cutting-edge innovation that is unmatched.

Each home is meticulously crafted to fulfil the promise of a 'better place to live.' Drawing inspiration from heritage styles, every iconic home is created with passion and precision to offer character, charm and a true sense of belonging.

Striking exteriors meet thoughtfully designed interiors, where premium materials and superior specifications ensure lasting quality, comfort and timeless appeal.







The Kensington

Our house designs embody the timeless elegance of traditional Hampshire architecture, characterised by Georgian proportions. Distinctive features include formal panelled front doors with fanlights and striking bay sash windows framed by stone surrounds. Inside, the classic style continues with handcrafted shaker kitchens, refined Georgian coving and herringbone flooring.





# What makes our homes so *special?*

When you become a Thakeham homeowner, you join a community of discerning buyers who value quality craftsmanship, design integrity, and attention to the details that matter most.

From premium materials to thoughtful finishing touches, every element reflects our unwavering commitment to sustainability and excellence. You'll have the peace of mind of knowing you're making a significant contribution to protecting our future for generations to come.

Speak with our team or current homeowners, and you'll hear passionate opinions on what they love most about their Thakeham home. Whether it's the design, unmatched comfort, or sustainable features, something special always shines through. Discover your own list of favourites!

### Thakeham offers

- Five-star customer satisfaction and home care
- Peace of mind – you've bought the best
- Zero carbon homes
- Superior craftsmanship and attention to detail
- Exemplar construction – homes built to last
- High specification
- Inspirational vision for new homes
- Pride in what we do

“We have definitely noticed how energy-efficient and well insulated the house is. It keeps us lovely and warm in winter, yet cool in the recent heat wave, which is a world away from our old home!”

Thakeham homeowner – 2024





# The Thakeham *difference*



"Thakeham is a multi-award winning, contemporary home builder founded by two friends with mutual and extensive experience in the property industry. We both believe homeowners and their communities deserve better.

Our plan was simple: aim to be the best and to give the best. Over two decades on, our initial family team has become a force dedicated to creating new communities where lives flourish and aspirations are fulfilled.

It's our implacable philosophy that a strong, positive culture, combined with a team-focussed vision and purpose can achieve and maintain our ambition to be the best home builder in the UK. This reflects our commitment to uncompromising property standards and build excellence, which are inherent in every home we create. It's also why we've been recognised in the Times 100 Best Places to Work.

The countryside and the unique landscape we find ourselves in are precious and fragile, and wherever we can we improve natural environments. Our purpose is to set the standards for others to follow and ensure that you get the beautiful home and community you truly deserve.

I visit every site personally to ensure that the quality, materials and specification are up to our high levels of scrutiny, to meet your standards and never disappoint. I hope that by putting your trust in a Thakeham home, it gives you, your family and friends endless years of happiness."

**Julian Rooney**  
Chief Sales Officer



"This home gives me total independence, though I feel part of a community. I feel settled and secure here and part of a lovely community where everyone looks out for each other. Even my apartment building is a little community itself, within the wider Woodgate community."

Thakeham homeowner – 2024









# A sustainable *garden* village

A blend of double-frontage detached homes, elegant three storey homes and charming rendered terraces surrounding a central pocket green square captures the unique character of the area.

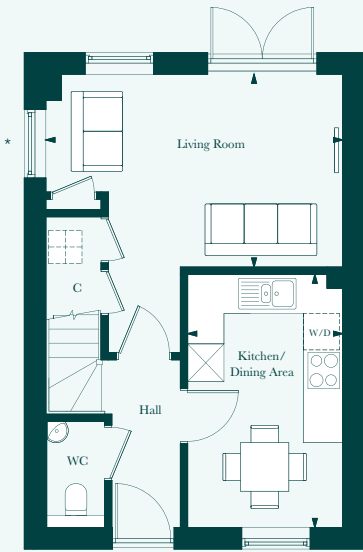


- |                              |                                      |
|------------------------------|--------------------------------------|
| The Albemarle<br>2 Bedroom   | The Clarence<br>4 Bedroom            |
| The Wellington<br>2 Bedroom  | The Kensington<br>4 Bedroom          |
| The Portland<br>3 Bedroom    | The Cavendish<br>4 Bedroom           |
| The Ashdown<br>3 Bedroom     | The Chatsworth<br>4 Bedroom          |
| The Lansdowne<br>3 Bedroom   | The Somerset<br>4 Bedroom            |
| The Wentworth<br>3 Bedroom   | The Grosvenor<br>4 Bedroom           |
| The Beaufort<br>3 Bedroom    | The Blenheim<br>4 Bedroom            |
| The Burlington<br>3 Bedroom  | Lancaster Hall<br>Private Apartments |
| The Montpellier<br>3 Bedroom | Affordable<br>Housing                |
| The Pembroke<br>3 Bedroom    | Bin & Bike<br>Storage                |

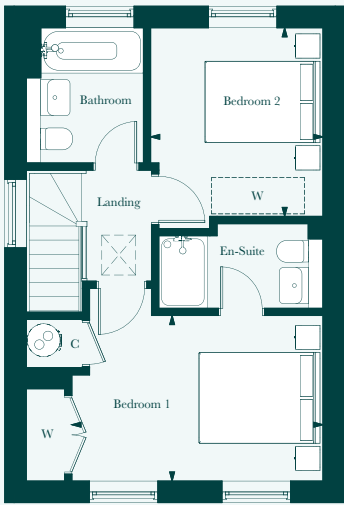


# The Wellington

73 sq m | 790 sq ft



GROUND FLOOR			
Living Room	4.9m x 3.1m	16'1" x 10'5"	
Kitchen/Dining	2.5m x 4.1m	8'4" x 13'8"	



FIRST FLOOR			
Bedroom 1	4.1m x 2.7m	13'7" x 9'0"	
Bedroom 2	2.8m x 3.1m	9'4" x 10'3"	

- C Cupboard
- W Wardrobe
- Heat Pump
- W/D Washer/Dryer space
- Loft Hatch
- Heat Pump Cylinder
- Space for Wardrobe

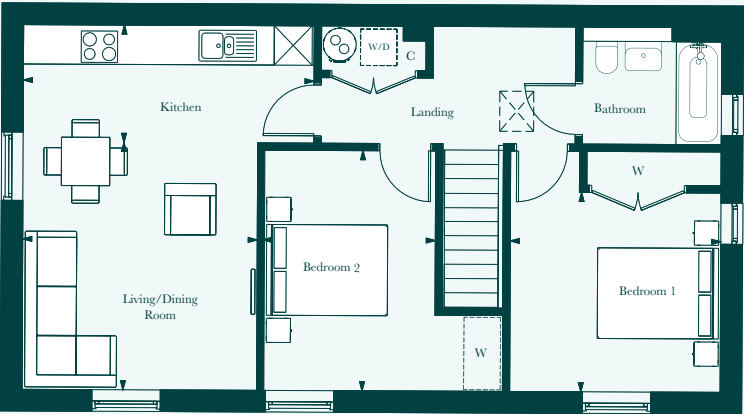
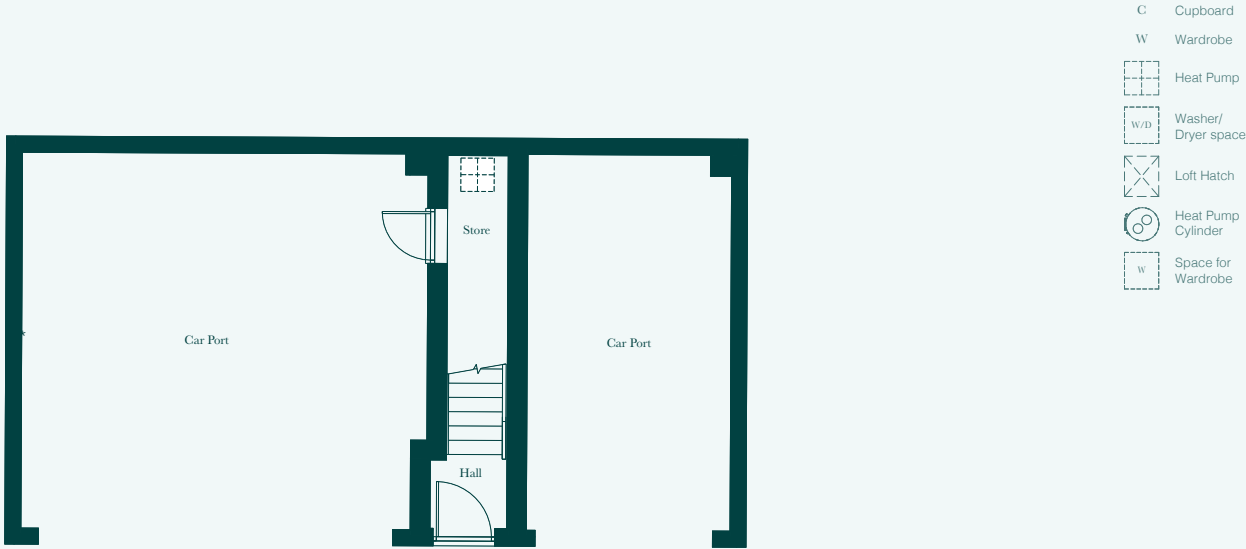
*Expertly designed and crafted  
for the future and with a sense  
of community at its heart.*

\* Window to plots 17, 18, 98, 99 & 112 only  
† Window to plots 17, 18, 98, 99, 112, 114 & 125 only



# The Albemarle

76 sq m | 818 sq ft



FIRST FLOOR			
Living/Dining Room	3.8m x 4.0m	12'9" x 13'5"	
Kitchen	4.8m x 1.9m	15'9" x 16'4"	
Bedroom 1	3.4m x 3.2m	11'5" x 10'10"	
Bedroom 2	2.8m x 3.9m	9'3" x 13'0"	



88 sq m | 947 sq ft



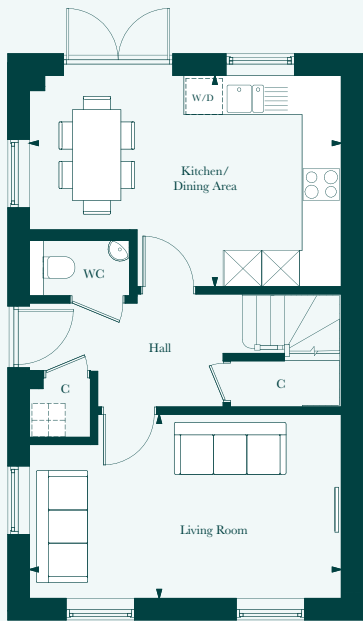
*We pride ourselves on the  
fact that you can feel the  
build quality in our homes.*

\* Window to plots 13, 15, 16, 29, 44, 72, 76, 79, 83, 87 & 107 only  
† Window to plots 13, 15, 16, 29, 44, 71, 72, 76, 79, 83, 87, 104, 107, 121, 145, 150 & 152 only  
‡ Window to plots 13 & 152 only



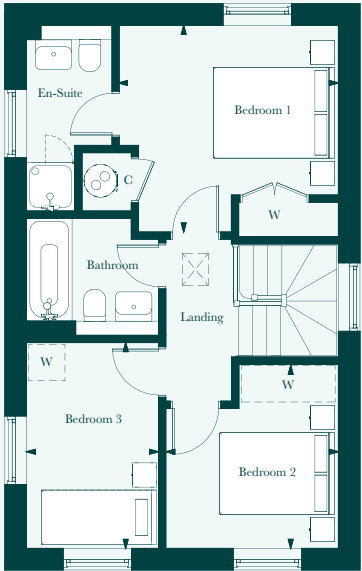
# The Ashdowne

88 sq m | 955 sq ft



**GROUND FLOOR**

Living Room	5.1m x 3.0m	16'11" x 10'0"
Kitchen/Dining Area	5.1m x 3.4m	16'11" x 11'6"



**FIRST FLOOR**

Bedroom 1	3.6m x 3.4m	11'11" x 11'2"
Bedroom 2	2.8m x 3.0m	9'4" x 9'11"
Bedroom 3	2.1m x 3.4m	7'2" x 11'2"

- C Cupboard
- W Wardrobe
- Heat Pump
- W/D Washer/Dryer space
- Loft Hatch
- Heat Pump Cylinder
- Space for Wardrobe

*Every element reflects our unwavering commitment to sustainability and excellence.*

\* Window to plot 153 only



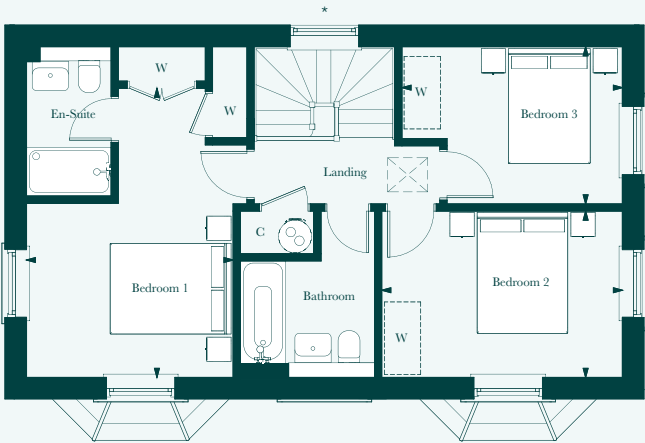
# The Wentworth

109 sq m | 1,178 sq ft



**GROUND FLOOR**

Living Room	3.6m x 6.0m	12'0" x 19'9"
Dining Area	3.0m x 3.5m	10'0" x 11'7"
Kitchen	3.6m x 2.4m	12'0" x 8'1"



**FIRST FLOOR**

Bedroom 1	3.4m x 4.7m	11'3" x 15'8"
Bedroom 2	3.9m x 2.7m	13'1" x 9'0"
Bedroom 3	3.6m x 2.6m	12'0" x 8'6"

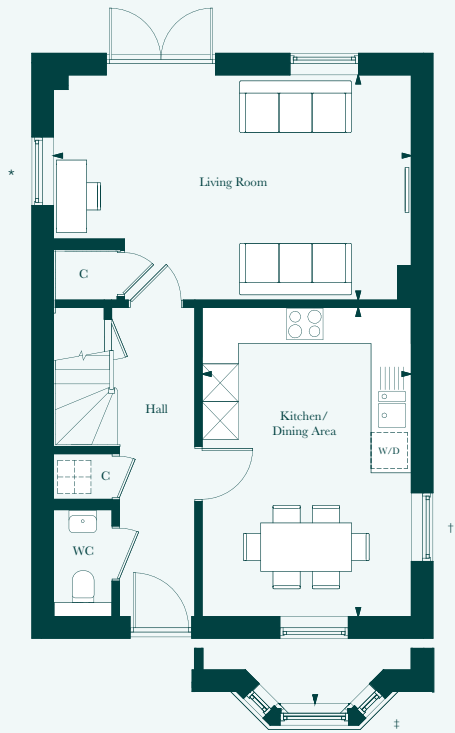
- C Cupboard
- W Wardrobe
- Heat Pump
- W/D Washer/Dryer space
- Loft Hatch
- Heat Pump Cylinder
- Space for Wardrobe

\* Window to plots 103, 115, 120 & 151 only

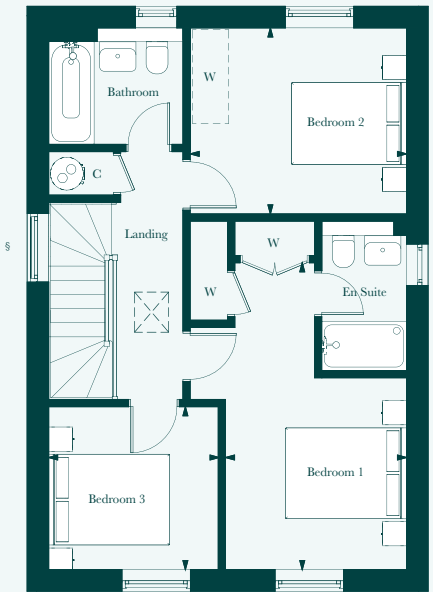


# The Lansdowne

106 sq m | 1,140 sq ft



GROUND FLOOR		
Living Room	5.9m x 3.7m	19'5" x 12'3"
Kitchen/Dining	3.4m x 5.1m	11'4" x 16'9"



FIRST FLOOR		
Bedroom 1	2.9m x 5m	9'10" x 16'8"
Bedroom 2	3.5m x 3m	11'9" x 10'1"
Bedroom 3	2.8m x 2.6m	9'2" x 8'10"

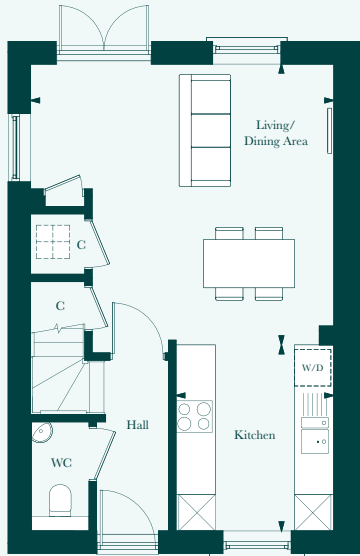
*Our mission is to create truly exceptional places to live, where communities thrive.*

\* Window to plots 02, 03, 10, 11, 56, 73, 75, 80 & 82 only  
† Window to plots 04, 05, 06, 07, 08 & 09 only  
‡ Bay window to plots 04, 05, 06, 07, 08 & 09 only  
§ Window to plots 02, 03, 10, 11, 55, 56, 73, 75, 80 & 82 only  
# Window to plots 04, 05, 06, 07, 08 & 09 only

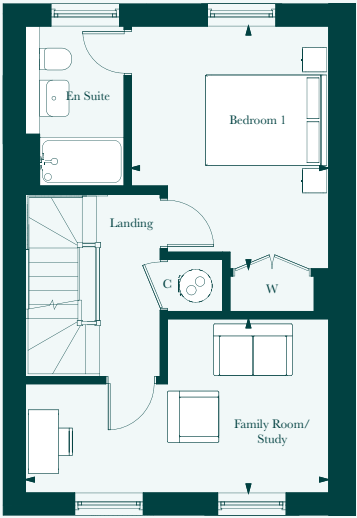


# The Burlington

116 sq m | 1,250 sq ft

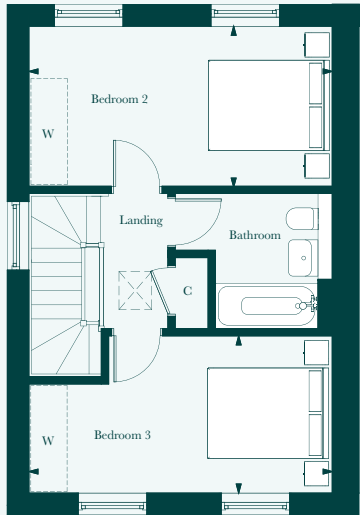


**GROUND FLOOR**  
Living Room/Dining 5m x 4.6m 16'6" x 15'2"  
Kitchen 2.6m x 3m 8'7" x 10'1"



**FIRST FLOOR**  
Family Room/Study 5m x 2.8m 16'6" x 9'5"  
Bedroom 1 3.2m x 4m 10'8" x 13'2"

- C Cupboard
- W Wardrobe
- Heat Pump
- W/D Washer/Dryer space
- Loft Hatch
- Heat Pump Cylinder
- Space for Wardrobe



**SECOND FLOOR**  
Bedroom 2 5m x 2.6m 16'6" x 8'8"  
Bedroom 3 5m x 2.6m 16'6" x 8'6"

\* No window to plots 69, 70, 88, 90, 91, 92, 93, 134 & 136  
† Window to plots 69, 70, 88, 90, 91, 92, 93, 94, 134 & 136 only



# The Beaufort

117 sq m | 1,268 sq ft



**GROUND FLOOR**

Living Room	3.5m x 5.8m	11'7" x 19'1"
Dining/Family Area	3.4m x 4.3m	11'3" x 14'4"
Kitchen	3.4m x 3.1m	11'3" x 10'3"



**FIRST FLOOR**

Bedroom 1	3.4m x 2.9m	11'3" x 9'9"
Bedroom 2	3.5m x 3.7m	11'7" x 12'4"
Bedroom 3	3.4m x 2.6m	11'3" x 8'9"

\* Window to plots 108 & 111 only



# Specification

*The Wellington*  
*The Albemarle*  
*The Portland*  
*The Ashdowne*  
*The Wentworth*  
*The Lansdowne*

*The Burlington*  
*The Beaufort*  
*The Cavendish*  
*The Somerset*  
*The Chatsworth*



## BEAUTIFULLY DESIGNED KITCHENS

- Shaker-style kitchen designs
- Soft close doors and drawers
- Laminate worktop and upstand
- Stainless steel sink, with cross head mixer tap by Vado
- Electrolux stainless steel oven
- Induction hob with integrated extractor hood
- Energy efficient integrated Electrolux dishwasher
- Energy efficient integrated Electrolux 70/30 split fridge/freezer
- Provision for washer/dryer in cupboard – where applicable. Please speak to the Sales Team.

## STYLISH BATHROOMS

- Stylish white sanitaryware, with chrome accessories by Vado
- Floor standing concealed cistern WC
- White steel enamel bath with over bath shower screen, shower in en suite
- Deck mounted bath/shower mixer tap by Vado
- Feature traditional chrome towel rail
- Ceramic tiles to selected walls
- Stone effect Amtico flooring

## INTERIOR FINISHES

- Amtico vinyl flooring to hall, cloakroom, kitchen/dining and Abingdon carpet in all remaining areas
- White 3 panel moulded doors, with complementary ironmongery
- White painted staircase, newel posts and handrail
- Coordinated single paint finish on wall and satinwood paint finish on all internal joinery
- Interior designed colour palette options
- Fitted wardrobes with shelving to bedroom 1

## ECOLOGY

- Hedgehog holes through gravel boards in fencing, to provide routes for hedgehogs where possible
- Integrated bat and bird boxes to selected homes

## SECURITY & PEACE OF MIND

- Mains fed smoke/heat detector, with battery backup
- 10 year NHBC Buildmark Warranty, including 2 year defect and emergency out of hours cover

## EXTERNAL

- 6 Panel Timber door with traditional stainless steel ironmongery
- UPVC double glazed Georgian style sash windows with polished chrome hardware
- French doors to dining/family area and living room – where applicable
- Closeboard or woven panel fencing to rear gardens – please speak to our Sales Team
- Landscaped front gardens and turfed rear gardens
- Paved paths and patio areas
- External tap in rear garden
- Black powder coated steel external wall lanterns

## HEATING, ELECTRICAL & LIGHTING

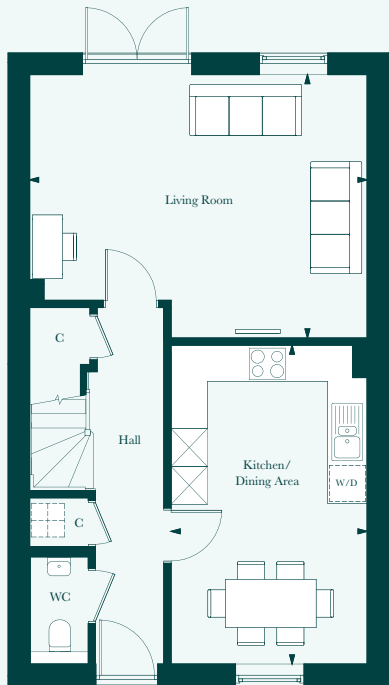
- Internal Water Source Heat Pump with Hot Water cylinder and separate Buffer Tanks
- Underfloor Heating to Ground Floor, with Fan Coil Units heating to all bedrooms (providing heating and comfort cooling) and radiator heating to other upper floor rooms (excluding walk-in wardrobes)
- Wi-Fi controllable Fan Coil units to bedrooms
- Programmable thermostat radiators (other upper floor rooms, excluding walk-in wardrobes) and underfloor heating (ground floor)
- LED downlights to hall, landing, kitchen, bathroom, en suite and cloakroom with pendant lighting in remaining areas
- Brushed steel socket to kitchen with white sockets and switch plates in all other areas with integrated USB charging in kitchen and bedroom 1
- Multi-gang grid switch for kitchen appliances
- White shaver socket in all bathrooms
- Lighting to all external doors with internal switch
- Every home is linked to a next generation fibre broadband
- Photovoltaic (PV) Panels to roof
- Electric car charging point

The information contained in this specification is indicative only and intended to serve as a general guide to the finished product. While every effort has been made to ensure accuracy, Thakeham reserves the right to amend specifications, layouts, and materials without prior notice as part of its policy of continuous improvement. Floorplans are provided for illustrative purposes and reflect approximate measurements only. Actual dimensions may vary within a tolerance of ±5% and should not be relied upon for carpet, appliance, or furniture sizing. Furniture layouts shown are indicative and may not reflect final arrangements. Computer-generated images are for visual representation only and may be subject to change. A number of housetypes feature alternative external finishes. For details specific to individual plots, please speak with a Sales Consultant. Information correct at time of print – October 2025.

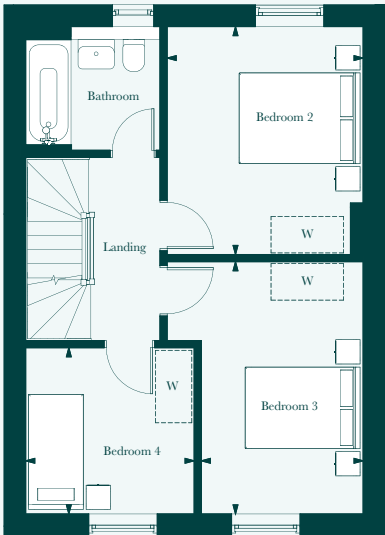


# The Cavendish

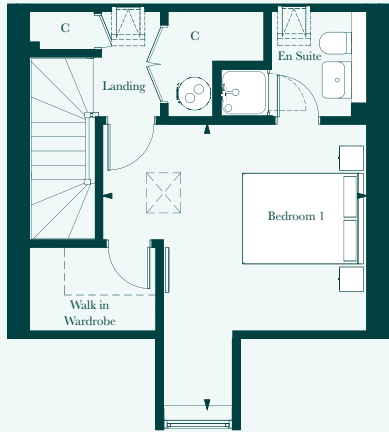
130 sq m | 1,399 sq ft



GROUND FLOOR			
Living Room	5.5m x 4.3m	18'4" x 14'3"	
Kitchen/Dining	3.2m x 5.2m	10'8" x 17'3"	



FIRST FLOOR			
Bedroom 2	3.2m x 3.7m	10'8" x 12'4"	
Bedroom 3	2.6m x 4.1m	8'9" x 13'8"	
Bedroom 4	2.7m x 2.7m	9'2" x 9'0"	



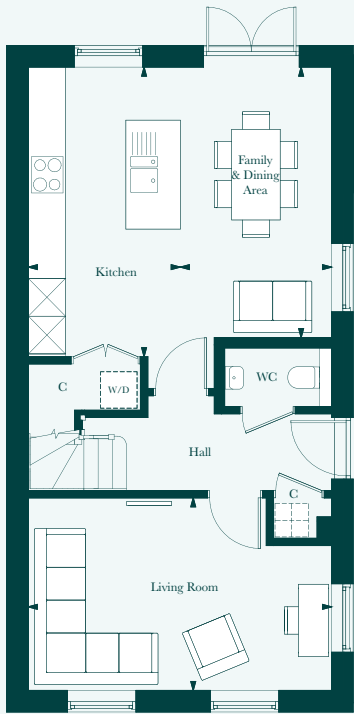
SECOND FLOOR			
Bedroom 1	4.3m x 4.7m	14'4" x 15'5"	

- C Cupboard
- W Wardrobe
- Heat Pump
- W/D Washer/Dryer space
- Loft Hatch
- Heat Pump Cylinder
- W Space for Wardrobe

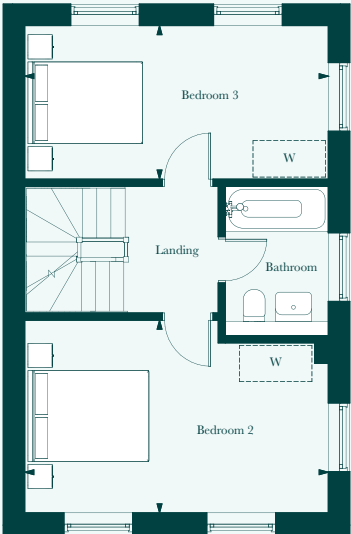


The Somerset

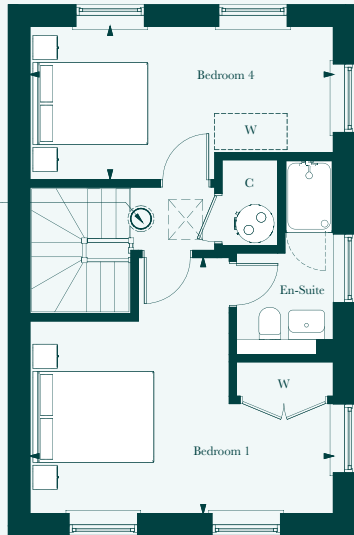
131 sq m | 1,417 sq ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

- C Cupboard
- W Wardrobe
- Heat Pump
- W/D Washer/Dryer space
- Loft Hatch
- Heat Pump Cylinder
- Space for Wardrobe

GROUND FLOOR			
Living Room	5.0m x 3.1m	16'5" x 10'5"	
Family & Dining	2.5m x 4.4m	8'2" x 14'8"	
Kitchen	2.6m x 4.7m	8'7" x 15'8"	
FIRST FLOOR			
Bedroom 2	5.0m x 3.1m	16'6" x 10'5"	
Bedroom 3	5.0m x 2.5m	16'6" x 8'4"	
SECOND FLOOR			
Bedroom 1	5.0m x 4.2m	16'6" x 13'11"	
Bedroom 4	5.0m x 2.5m	16'6" x 8'4"	

\* Sun pipe to plots 64, 126 & 129 only



# The Chatsworth

132 sq m | 1,421 sq ft



GROUND FLOOR

Living Room

Kitchen/  
Dining Area

Hall

WC

C

W/D

C

1

FIRST FLOOR

Bedroom 2

Bathroom

Bedroom 3

Landing

C

W

W

2

SECOND FLOOR

Bedroom 1

En-Suite

Bedroom 4

Landing

W

W

Sun pipe  
plot 96 only

3

GROUND FLOOR

Living Room

5.0m x 4.3m16'6" x 14'4"

Kitchen & Dining

2.7m x 5.8m8'12" x 19'1"

FIRST FLOOR

Bedroom 2

5.0m x 2.8m16'6" x 9'5"

Bedroom 3

5.0m x 2.7m16'6" x 9'0"

SECOND FLOOR

Bedroom 1

4.3m x 3.7m14'2" x 12'4"

Bedroom 4

5.0m x 2.4m16'6" x 8'0"

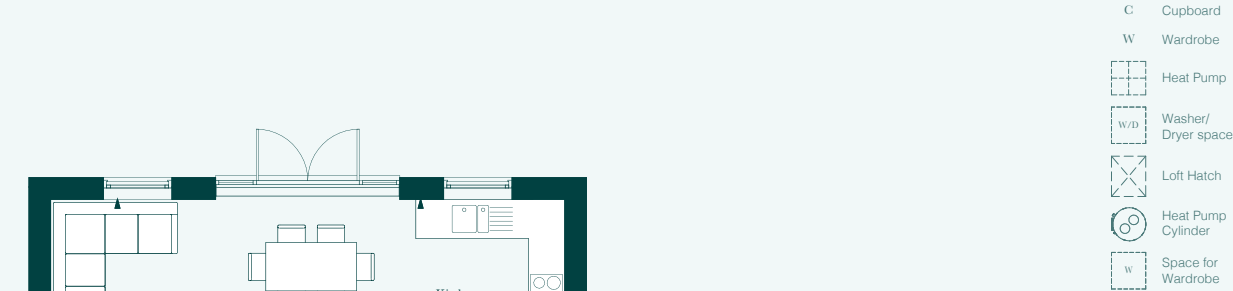
\* Window to plots 61, 62,  
63, 95, 128 & 133 only

† Window to plots 61, 62,  
63, 95, 127, 128 & 133 only



# The Clarence

135 sq m | 1,453 sq ft



GROUND FLOOR		
Living Room	3.3m x 4.5m	11'1" x 15'0"
Family/Dining Area	5.4m x 2.8m	17'9" x 9'4"
Kitchen	3.1m x 3.2m	10'2" x 10'8"
Study	2.9m x 1.8m	9'7" x 6'2"

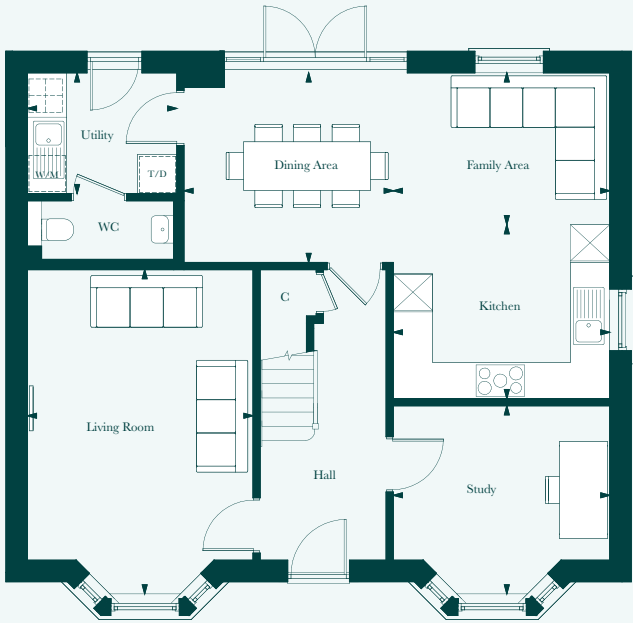


FIRST FLOOR		
Bedroom 1	3.3m x 3.0m	11'1" x 10'1"
Bedroom 2	4.2m x 2.9m	14'0" x 9'10"
Bedroom 3	4.1m x 2.9m	13'6" x 9'10"
Bedroom 4	3.2m x 2.4m	10.8" x 8'2"



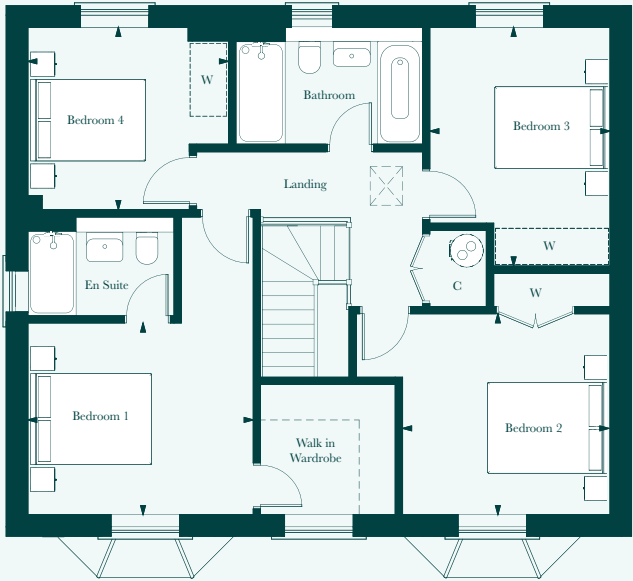
# The Kensington

157 sq m | 1,690 sq ft



**GROUND FLOOR**

Living Room	3.7m x 5.3m	12'3" x 17'7"
Dining Area	3.6m x 3.1m	11'4" x 10'3"
Kitchen	3.5m x 2.8m	11'9" x 9'4"
Family Area	3.5m x 2.5m	11'9" x 8'3"
Study	3.5m x 3.1m	11'9" x 10'2"
Utility	2.4m x 1.9m	8'1" x 6'7"



**FIRST FLOOR**

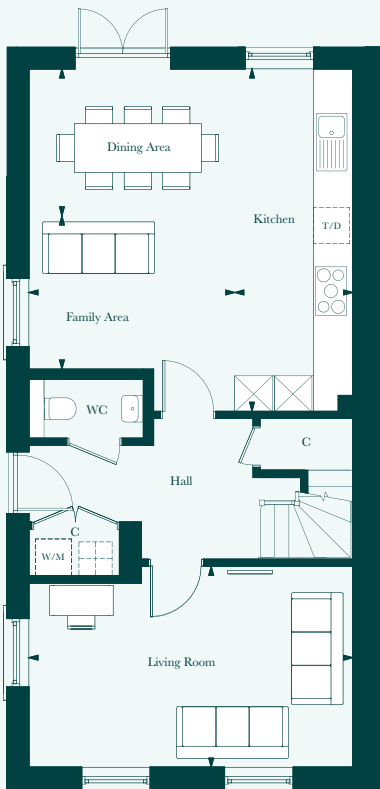
Bedroom 1	3.7m x 3.1m	12'3" x 10'5"
Bedroom 2	3.4m x 3.3m	11'3" x 10'11"
Bedroom 3	2.9m x 3.9m	9'9" x 12'11"
Bedroom 4	3.3m x 3m	10'11" x 9'11"

- C Cupboard
- W Wardrobe
- Heat Pump
- W/D Washing Machine space
- T/D Tumble Dryer space
- Loft Hatch
- Heat Pump Cylinder
- W Space for Wardrobe

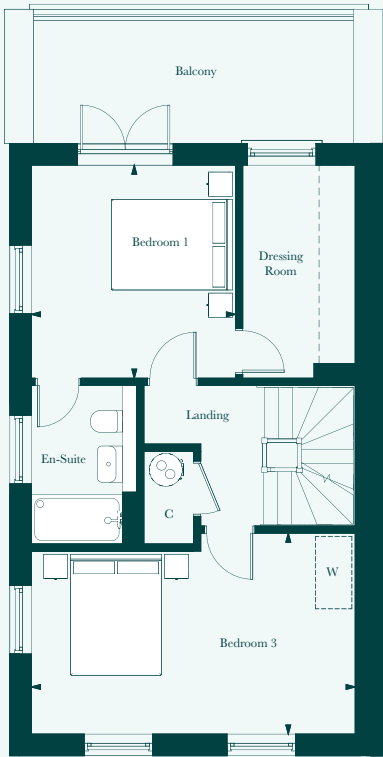


# The Blenheim

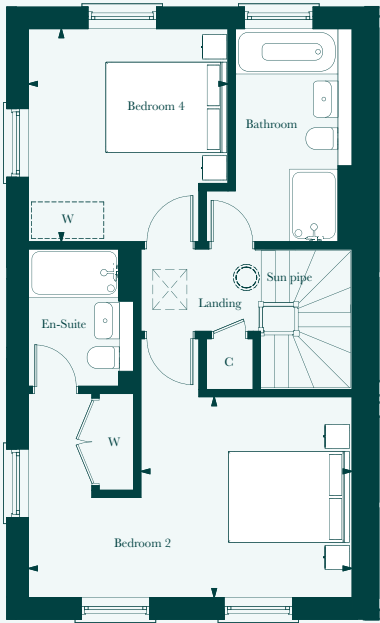
162 sq m | 1,748 sq ft



GROUND FLOOR



FIRST FLOOR



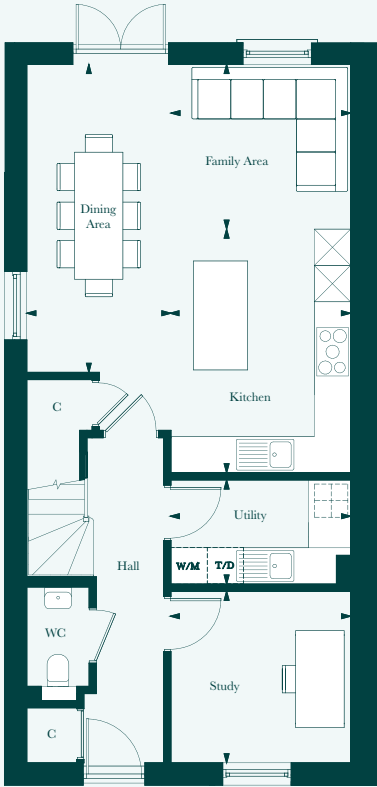
SECOND FLOOR

GROUND FLOOR			
Living Room	5.3m x 3.3m	17'7" x 10'11"	
Dining Area	3.4m x 2.4m	11'2" x 7'12"	
Kitchen	1.9m x 5.6m	6'4" x 18'7"	
Family Area	3.4m x 2.5m	11'2" x 8'4"	
FIRST FLOOR			
Bedroom 1	3.3m x 3.5m	11'1" x 11'7"	
Bedroom 3	5.3m x 3.3m	17'7" x 10'11"	
SECOND FLOOR			
Bedroom 2	5.3m x 3.3m	17'7" x 10'11"	
Bedroom 4	3.3m x 3.5m	10'10" x 11'7"	

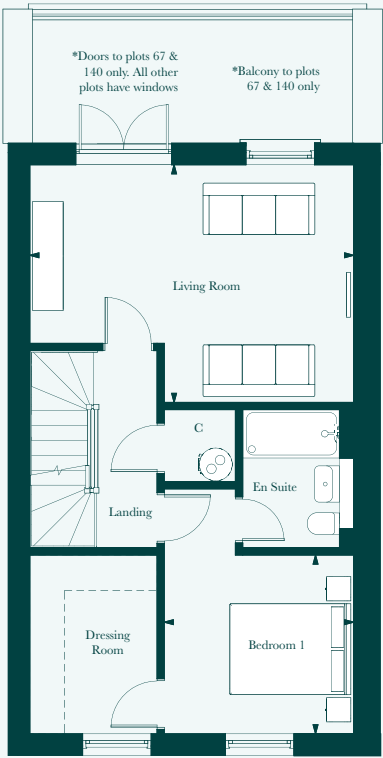


# The Grosvenor

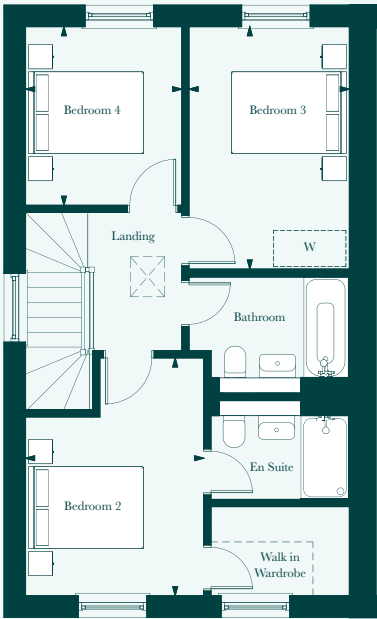
162 sq m | 1,749 sq ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR		
Kitchen	2.9m x 4m	9'9" x 13'3"
Family Area	2.9m x 2.7m	9'9" x 8'11"
Dining Area	2.3m x 5m	7'10" x 16'8"
Study	2.9m x 2.8m	9'9" x 9'4"
Utility	2.9m x 1.7m	9'9" x 5'8"
FIRST FLOOR		
Living Room	5.3m x 3.9m	17'7" x 12'11"
Bedroom 1	3.1m x 2.9m	10'3" x 9'8"
SECOND FLOOR		
Bedroom 2	2.9m x 3.9m	9'8" x 12'11"
Bedroom 3	2.6m x 4m	8'8" x 13'2"
Bedroom 4	2.5m x 2.9m	8'6" x 9'8"

\* Window to plots 58, 59, 60, 67, 68, 137, 139 & 140 only  
† Window to plots 58, 59, 60, 67, 137, 139 & 140 only



# Specification

The Clarence  
The Kensington  
The Blenheim  
The Grosvenor

### BEAUTIFULLY DESIGNED KITCHENS

- Shaker-style kitchen designs
- Soft close doors and drawers
- Composite stone worktop and upstand to kitchen and utility
- Feature ceramic Belfast sink, with polished chrome traditional style mixer tap by Vado
- AEG stainless steel double oven
- Induction hob with pull out extractor hood
- Energy efficient integrated AEG dishwasher
- Energy efficient integrated AEG 70/30 split fridge/freezer
- Provision for washer and separate tumble dryer in utility room – where applicable. Please speak to the Sales Team.

### STYLISH BATHROOMS

- Stylish white sanitaryware, with traditional style chrome accessories by Vado
- Floor standing concealed cistern WC
- White steel enamel bath with over bath shower screen
- Concealed thermostatic shower valve by Vado
- Fixed shower head with additional hand held shower outlet
- Feature traditional chrome towel rail
- Shaker style vanity unit with undercounter storage in bathroom and en suites with framed bespoke mirror above
- Ceramic wall tiling to selected walls
- Stone effect Amtico flooring

### INTERIOR FINISHES

- Amtico vinyl flooring to hall, cloakroom, kitchen/dining and Abingdon carpet in all remaining areas
- White 3 panel moulded doors, with complementary ironmongery
- Traditional style white painted staircase with feature turned spindles, redwood stop-chamfered newels and oak caps
- Coordinated single paint finish to walls and satinwood paint finish on all internal joinery
- Interior designed colour palette options
- Fitted wardrobes with shelving to bedrooms 1 & 2

### ECOLOGY

- Hedgehog holes through gravel boards in fencing, to provide routes for hedgehogs where possible
- Integrated bat and separate bird boxes – to selected houses

### SECURITY & PEACE OF MIND

- Mains fed smoke/heat detector, with battery backup
- 10 year NHBC Buildmark Warranty, including 2 year defect and emergency out of hours cover

### EXTERNAL

- 6 Panel Timber door with traditional stainless steel ironmongery
- UPVC double glazed Georgian style sash windows with polished chrome hardware
- French doors to family/dining area and living room – where applicable)
- Closeboard or woven panel fencing to rear gardens – please speak to our Sales Team
- Landscaped front gardens and turfed rear gardens
- Paved paths and patio areas
- External tap in rear garden
- Black powder coated steel external wall lanterns

### HEATING, ELECTRICAL & LIGHTING

- Internal Water Source Heat Pump with Hot Water cylinder and separate Buffer Tanks
- Underfloor Heating to Ground Floor, with Fan Coil Units heating to all bedrooms (providing heating and comfort cooling) and radiator heating to other upper floor rooms (excluding walk-in wardrobes)
- Wi-Fi controllable Fan Coil Units to bedrooms
- Programmable thermostat radiators (other upper floor rooms, excluding walk-in wardrobes) and underfloor heating (ground floor)
- LED downlights to hall, landing, kitchen, bathroom, en suite and cloakroom with pendant lighting in remaining areas
- Brushed steel socket to kitchen with white sockets and switch plates in all other areas with integrated USB charging in kitchen and bedroom 1
- Multi-gang grid switch for kitchen appliances
- White shaver socket with built in toothbrush charger in all bathrooms
- Lighting to all external doors with internal switch
- Every home is linked to a next generation fibre broadband
- Photovoltaic (PV) Panels to roof
- Electric car charging point

The information contained in this specification is indicative only and intended to serve as a general guide to the finished product. While every effort has been made to ensure accuracy, Thakeham reserves the right to amend specifications, layouts, and materials without prior notice as part of its policy of continuous improvement. Floorplans are provided for illustrative purposes and reflect approximate measurements only. Actual dimensions may vary within a tolerance of ±5% and should not be relied upon for carpet, appliance, or furniture sizing. Furniture layouts shown are indicative and may not reflect final arrangements. Computer-generated images are for visual representation only and may be subject to change. A number of housetypes feature alternative external finishes. For details specific to individual plots, please speak with a Sales Consultant. Information correct at time of print – October 2025.







# NOT ALL HOUSEBUILDERS ARE CREATED EQUAL

At Thakeham, we place you – the customer – at the heart of everything we do, offering exceptional support every step of the way.

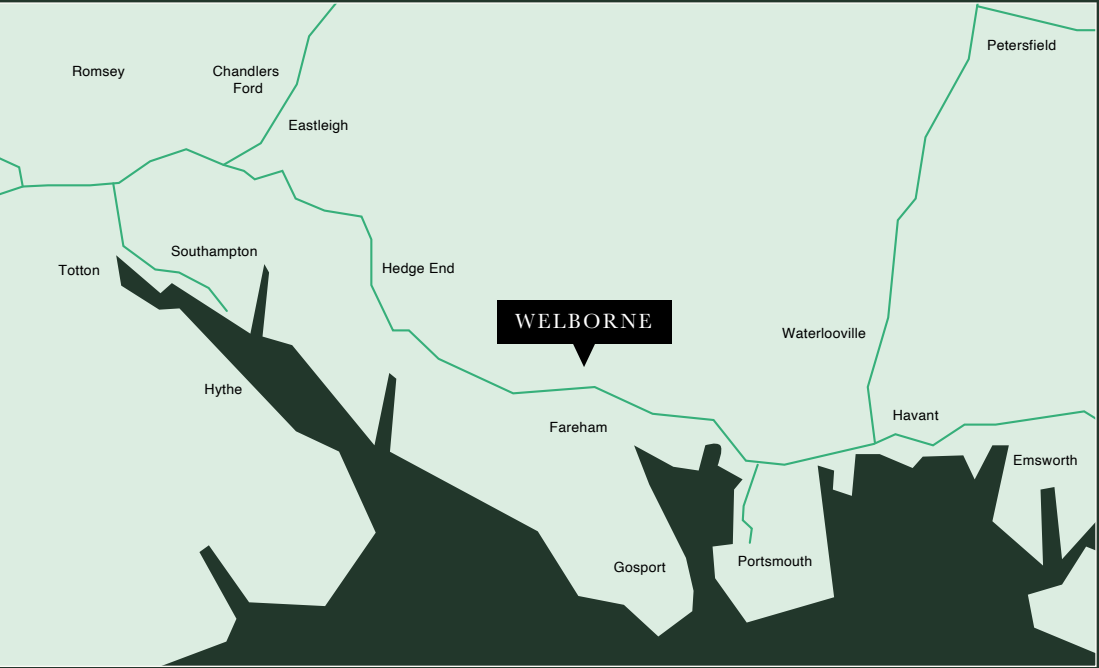
With over 20 years of expertise in crafting new homes, a Thakeham home is more than just a place to live; it's a lasting legacy of beauty, comfort and sustainability.

Every home is thoughtfully designed to stand the test of time, offering unparalleled energy efficiency and minimal environmental impact. When you choose Thakeham, you're choosing the peace of mind of knowing that your home will remain as beautiful and effortless to maintain as the day you moved in.



Woodgate, a Thakeham development





THAKEHAM  
AT  
WELBORNE

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Protection for new-build home buyers

Maps are not to scale and show approximate locations only. The information in this document is indicative and is intended to act as a guide only as to the finished product. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Thakeham reserves the right to amend the specification as necessary and without notice. Information provided about the wider community at Welborne and the overall vision, is subject to the relevant planning approvals. The location of affordable homes is correct at time of launch but is subject to change, please speak to our team for further information. This does not form any part of a contract of sale or warranty. Welborne is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Thakeham to ascertain the availability of any particular property. Information correct at time of Print – October 2025