



# Scholars' Walk

— DESBOROUGH ROAD, EASTLEIGH —

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A SELECTION OF STYLISH PROPERTIES CONSISTING OF  
9 NEW 3 BEDROOM FAMILY HOMES

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 **PERBURY GROUP**  
DEVELOPMENT • LAND • INVESTMENT



## STYLISH, EXCLUSIVE HOMES IN A LOCATION THAT'S PERFECT FOR YOUR FAMILY.

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**Our newest development sits in the heart of Eastleigh, a stone's throw from superb shopping and dining experiences with excellent transport links to London and the south coast.**

While it's well placed for work and travel, the beauty of Scholars' Walk lies in its position close to excellent facilities for all the family. Eastleigh is renowned for its investment and interest in putting family and wellbeing first.

Education is strong in and around Eastleigh with Eastleigh and Barton Peveril Sixth Form Colleges a short walk away, along with the local Primary School, Nursery and Pre-School. The University of Winchester, University of Southampton and Southampton Solent University are all very close by so there are opportunities at every level.

Employment is abundant with major employers close by. B&Q headquarters is a stone's throw away in Chandlers Ford along with Cisco, General Electric, BMW and a whole host of interesting businesses covering various industries located in local business centres and industrial estates. Furthermore, the Eastleigh Tech Hub provides those of a more digital persuasion the environment to nurture and grow fledgling start up businesses. All three local universities are major employers too, offering varied and diverse careers.

Recent investment at nearby Lakeside Country Park and Steam Railway has provided a brand new visitor centre complete with changing rooms. You can kayak and canoe on the lakes, fish or just walk and take in the wildlife. A ride on the steam train will satisfy even the biggest of kids and when you're done, an ice cream at the café will complete the experience.

When it comes to dining and entertainment, the Swan Centre is on your doorstep with 39 high street shops including H&M, TK Maxx and Next, 12 restaurants and food outlets, a gym, Cineworld cinema, soft play centre and Hollywood Bowl.

Further afield, the Ageas Bowl and St Mary's Stadium host regular sporting and musical events and why not try the wonderful Farmer's Market at Winchester on the second and final Sunday of each month? With almost 100 local producers to explore, you can sample traditional breads and cakes, homemade jams and chutneys or enjoy a buffalo burger with some Hampshire-grown watercress.

# SCHOLARS' WALK

An exclusive development of just nine family homes on Desborough Road, Eastleigh. Traditionally designed and luxuriously finished, each house benefits from two dedicated off-road parking spaces and a private garden.



## WHERE YOU TAKE PRIDE OF PLACE.

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Living in Scholars' Walk, you'll soon discover that it's designed with you in mind. Eastleigh train station is within walking distance and it's a short drive to connect with the M3 and M27 for quick links to Winchester, Portsmouth and Bournemouth. If you're travelling further afield, Southampton Airport is perfectly placed with both domestic and international flights departing daily.

With Eastleigh's brand new £25 million leisure centre just round the corner, it will leave you spoilt for choice when it comes to letting off steam and the on-site crèche and soft play means that the whole family will be well catered for. Next door to the new leisure centre is an outdoor paddling pool with water fountains, perfect for spending lazy days splashing around in the summer sun.



BEAUTIFUL RIVERSIDE WALKS AND  
COUNTRY PUBS ARE WITHIN EASY  
REACH FROM SCHOLARS' WALK.





# PLOT 1

## A detached 3 bedroom family home with two private car parking spaces

The large kitchen/diner on the ground floor is designed for family life. A separate living room is equally spacious, perfect for rest and relaxation. Of the 3 bedrooms upstairs the master has a luxury en-suite, while the remaining bedrooms share a family bathroom.

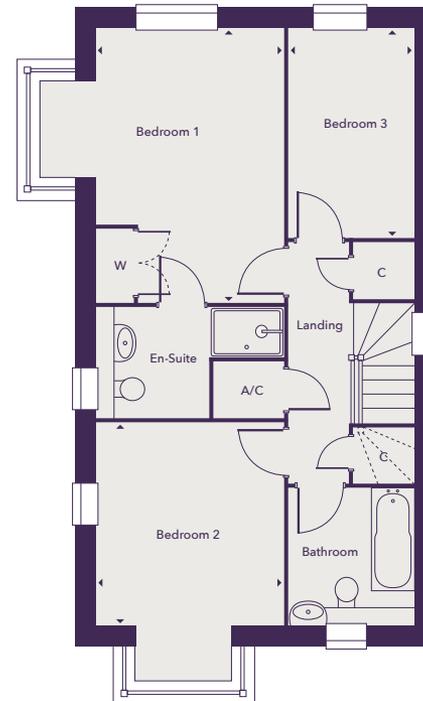
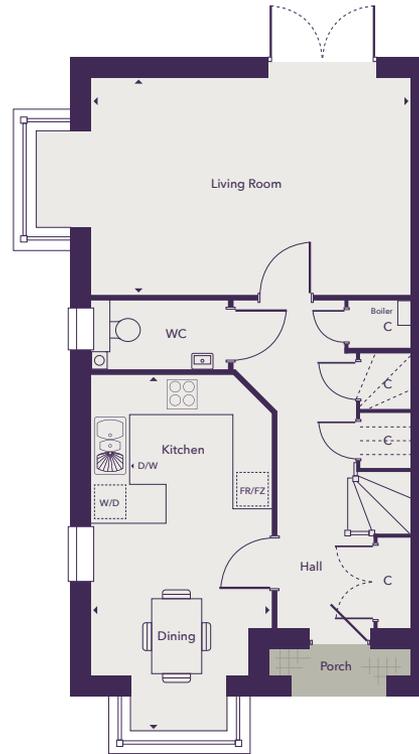
### GROUND FLOOR

Living Room	5250 mm x 3550 mm	17.2' x 11.6'
Kitchen Diner	2950 mm x 5840 mm	9.6' x 19.1'

### FIRST FLOOR

Bedroom 1	3100 mm x 4450 mm	10.2' x 14.6'
Bedroom 2	3100 mm x 3325 mm	10.2' x 10.9'
Bedroom 3	1950 mm x 3450 mm	6.4' x 11.3'

A/C	Airing Cupboard
C	Cupboard
W	Wardrobe
W/D	Washer Dryer
D/W	Dishwasher
Fr/Fr	Fridge Freezer





# PLOT 2 - 9

## A 3 bedroom semi-detached spacious home with two car parking spaces

All homes have a spacious kitchen/diner on the ground floor perfect for entertaining. On the first floor, the master bedroom has its own en-suite facilities while the remaining two bedrooms share a large family bathroom.

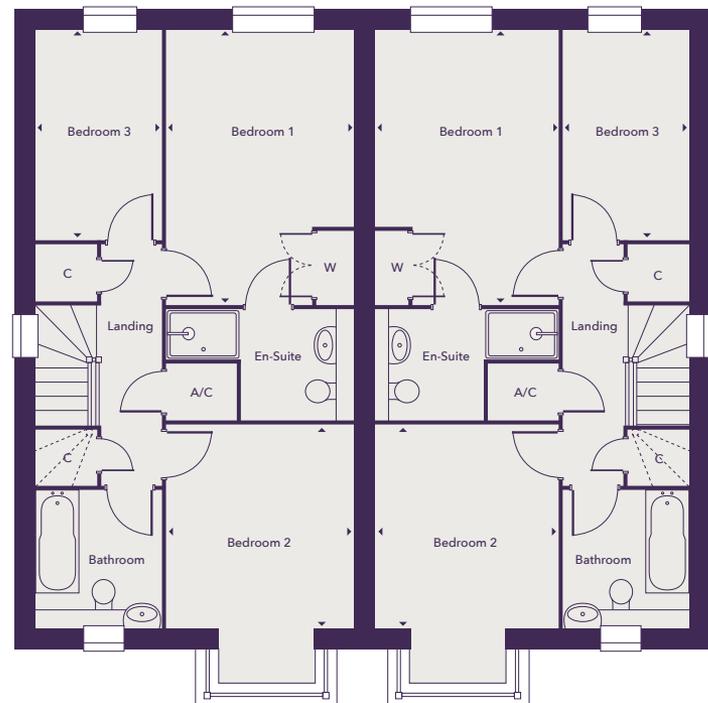
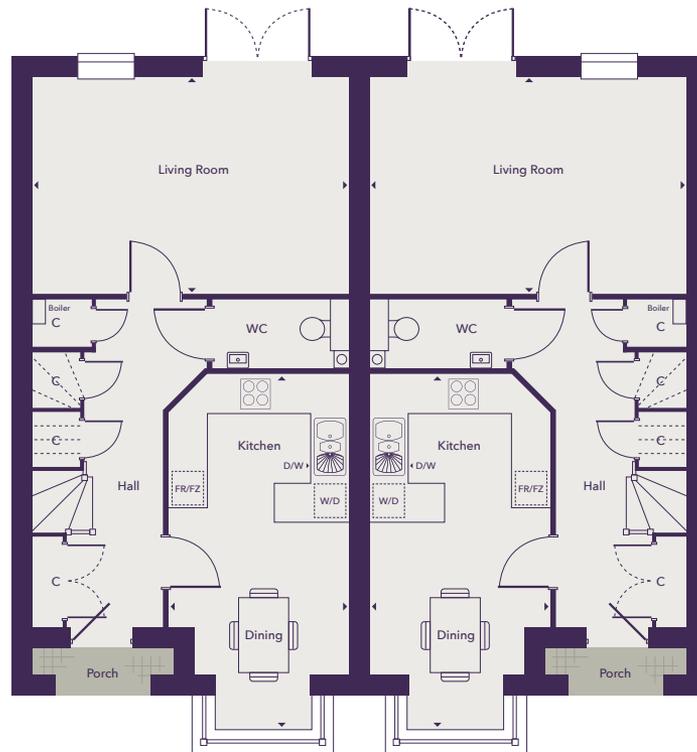
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# CONTEMPORARY INTERIOR DESIGN WITH AN OUTSTANDING FINISH

Perbury has been building houses for over sixty years, and our experience shows.

## KITCHENS

- Superb fully fitted contemporary Second Nature® Kitchens with 40 mm Prima worktop, matching upstands and a full height splash back behind the hob
- Neff single oven, Neff 4 burner stainless steel gas hob and Neff stainless steel extractor hood
- Integrated appliances include:
  - Neff fridge/freezer
  - Neff dishwasher
  - Hoover washer/dryer
- LED under cupboard lighting to kitchen worktops
- Stainless steel “Blanco” sink and contemporary chrome tap.

## BATHROOMS, EN-SUITES & CLOAKROOMS

- Contemporary Ideal Standard sanitary ware in white
- Thermostatic shower valves
- Thermostatically controlled polished chrome towel warmer to bathrooms and en-suites
- Contemporary Porcelanosa ceramic floor tiles to bathrooms, en-suites and cloakrooms with complementary wall tiling to selected areas
- LED downlighters to bathrooms, en-suites and cloakrooms
- Shaver outlet to en-suites and bathrooms

## ELECTRICAL & HEATING

- Gas fired central heating
- Generous power point provision throughout
- Pre-wired to receive digital television reception. Outlets are pre-wired Sky+ in the living room and TV point in all bedrooms
- Fitted mains powered smoke detectors

## INTERNAL FINISHES

- Internal walls painted in Dulux Chalky White 3
- Skirting and architrave painted in Dulux White Handkerchief
- Four panel painted doors with polished chrome handles
- Built in wardrobes with chrome hanging rail in master bedroom
- “Vusta” or “Karndean” design flooring in kitchen/dining areas
- All other living areas and bedrooms to be fully carpeted

## GARDENS & OUTSIDE AREAS

- An outside tap is provided to each house
- Garden shed provided on each house
- External light to front and rear doors
- Paths and patio areas paved with block pavers or buff slabs
- All of our homes come with a 10 year NHBC Warranty
- An external power point is provided to each house



**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

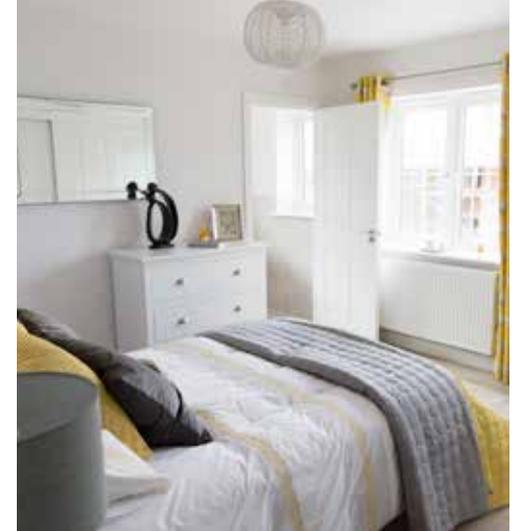
Disclaimer: Whilst every care has been taken to ensure accuracy of the information given, the contents do not constitute any part of an offer or contract. Due to the policy of continual review, Perbury (Developments) Ltd reserves the right to alter the specification and design without prior notice.

# ABOUT PERBURY

Perbury has been building houses for over sixty years, and our experience shows. Whether we're designing an individual property, village housing, executive homes or a residential development, we pride ourselves on using top quality materials (that reflect the location and environment) and delivering a superior standard of build quality and decorative finish to meet our clients' demands for comfort, practicality and aesthetic appeal.

We achieve our high standards by carefully managing all of our projects ourselves from start to finish – from the initial land purchase through the design, planning and construction phases to the completion of each sale.

We now have an excellent reputation for the quality, value and attention to detail that is evident right across our portfolio and for the considerate customer service that we offer all homebuyers. In fact, many of our clients are so pleased with their Perbury home that they come back to us when they are ready to move again.



Photos show previous Perbury Group Developments

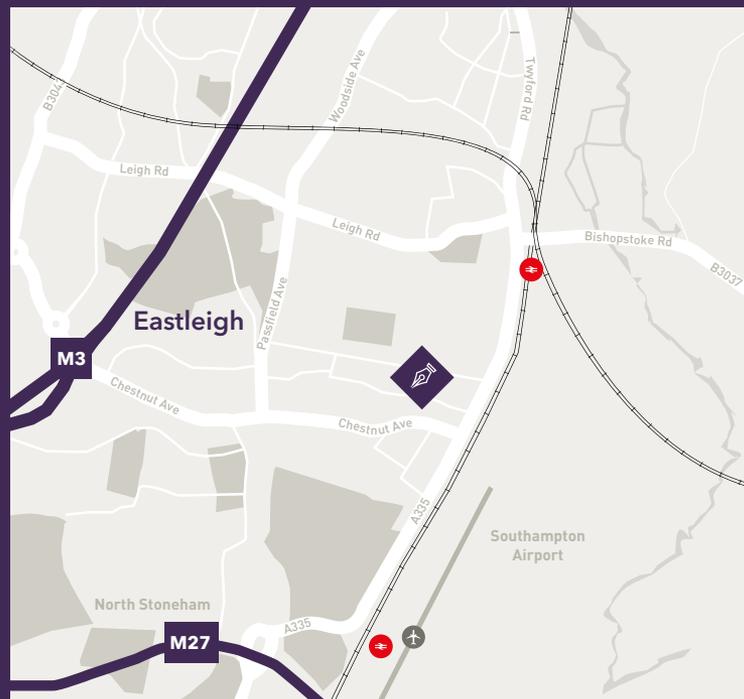


# Scholars' Walk

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## HOW TO FIND US?



Backed by  
HM Government

 **PERBURY GROUP**  
DEVELOPMENT • LAND • INVESTMENT

[www.perbury.com](http://www.perbury.com)

  
**David Evans**  
ESTATE AGENTS