



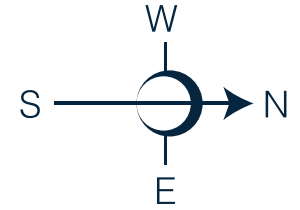
CAPTIVA  
HOMES





# WEST ACRE

## PARK



- THE LUCOMBE  
1 BEDROOM HOME
- THE AFTON  
2 BEDROOM HOME
- THE WELLOW  
2 BEDROOM HOME
- THE ALVERSTONE  
2 BEDROOM HOME
- THE ATHERFIELD  
2 BEDROOM HOME
- THE CHILLERTON  
3 BEDROOM HOME
- THE SHORWELL  
3 BEDROOM HOME
- THE MERSTONE  
3 BEDROOM HOME
- THE NEWBRIDGE  
3 BEDROOM HOME
- THE PORCHFIELD  
4 BEDROOM HOME
- THE BOULDNOR  
4 BEDROOM HOME
- THE HAMSTEAD  
4 BEDROOM HOME
- SS SUBSTATION



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THE  
ATHERFIELD



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The Atherfield offers a unique proposition in single storey living, having been designed with a luxurious atmosphere in mind. The main living areas are situated at the rear of the property, allowing you to enjoy an outlook and access to the garden from both your open plan kitchen dining space and bright and airy sitting room. The home features a guest bedroom, a main family bathroom fitted with a separate shower and bath, as well as the welcome addition of an en suite to the master bedroom. A combination of ample storage, a detached garage and an opportunity to extend only goes to show the careful planning that has gone into creating a design suitable for whatever type of home is on your wishlist.

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## GROUND FLOOR

### Living Room

4000mm x 4275mm

13'1" x 14'0"

### Kitchen / Dining

3650mm x 5630mm

11'9" x 18'4"

### Bedroom 1

4000mm x 3365mm

13'1" x 11'0"

### Bedroom 2

4000mm x 3315mm

3'1" x 10'8"

### Bathroom

3137mm x 1900mm

10'2" x 6'2"

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Inspired by the popularity of similar designs, this picturesque double-fronted home takes pride of place on any street and is the first home in our Superior Collection. With a centrally positioned hallway and sweeping staircase, The Merstone really does feel welcoming from the moment you step inside. The family living room with its deep bay and the modern kitchen/diner, which benefits from a fully integrated kitchen, only help to complement that these homes have been designed with you and your family in mind. Upstairs a master bedroom complete with en suite and space for fitted wardrobes, helps to create a truly special retreat. Two very well-proportioned additional bedrooms make this home ideal for growing families.

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**CAPTIVA**  
HOMES

THE  
**MERSTONE**

## GROUND FLOOR

### Living Room

5107mm x 3700mm

16'7" x 12'1"

### Kitchen / Dining

5107mm x 3083mm

16'7" x 10'1"



## FIRST FLOOR

### Bedroom 1

3577mm x 3083mm

11'7" x 10'1"

### Bedroom 2

3700mm x 2700mm

12'1" x 8'8"

### Bedroom 3

3700mm x 2317mm

12'1" x 7'6"

### Bathroom

2289mm x 2100mm

7'5" x 6'8"

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THE  
NEWBRIDGE



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An elegant home that goes against traditional new build design, with the ability to extend making this a home that will grow with you.

The Newbridge offers a bright ground floor where you will immediately notice raised ceilings and glazed box bays to both the kitchen/diner and front facing living room which offers seclusion and a quieter space to relax. The attached garage, features a dedicated utility area, maximising the form and function of this beautiful family home.

Upstairs, you will find the rare addition of three sizeable double bedrooms, one with a contemporary en suite, giving the rest of the family exclusive use of the family bathroom.

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## GROUND FLOOR

### Living Room

4467mm x 3950mm

14'6" x 12'9"

### Kitchen / Family / Dining

3700mm x 6232mm

12'1" x 20'4"



## FIRST FLOOR

### Bedroom 1

3950mm x 3860mm

12'9" x 12'6"

### Bedroom 2

3292mm x 2900mm

10'8" x 9'5"

### Bedroom 3

2850mm x 2900mm

9'3" x 9'5"

### Bathroom

2050mm x 2277mm

6'7" x 7'4"

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THE  
PORCHFIELD



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This delightful detached home is bursting with beautiful details, immediately welcomed by an impressive entrance with its feature staircase leading to a light filled landing. The Porchfield is a luxurious space created by a combination of raised ceiling heights throughout the ground floor and light-flooding dual bay windows. The kitchen/diner opens seamlessly on to the rear garden. The separate utility room benefits from an additional entrance, whilst useful under stairs storage and access to the integral garage are included for added convenience. Upstairs, the three double bedrooms are crowned by the master suite, and further complemented by a fourth bedroom. The stylish family bathroom incorporates a separate shower and bath, making this home ideal for modern family living.

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## GROUND FLOOR

Living Room  
4430mm x 3350mm  
14'5" x 10'9"

Kitchen / Family / Dining  
5592mm x 3400mm  
18'3" x 11'1"



## FIRST FLOOR

Bedroom 1  
4200mm x 3400mm  
13'7" x 11'1"

Bedroom 2  
3195mm x 3031mm  
10'4" x 9'9"

Bedroom 3  
3292mm x 2740mm  
10'8" x 8'9"

Bedroom 4  
2860mm x 2395mm  
9'3" x 7'8"

Bathroom  
2860mm x 1812mm  
9'3" x 5'9"

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These gorgeous homes have the appearance of traditional properties yet have been designed with a layout perfectly adapted to suit the needs of modern family living. From the entrance hall which accommodates the staircase, continue into the family living room with convenient under stairs storage. The Shorwell's open-plan kitchen/diner boasts a dedicated utility area and a conveniently located downstairs WC, whilst French doors leading out to the garden really help to create a modern feeling. On the first floor, the master bedroom benefits from its own en suite. This is accompanied by a second spacious double bedroom, family bathroom and third, single bedroom which can easily function as an office, study or nursery.

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THE  
**SHORWELL**

## GROUND FLOOR

### Living Room

4712mm x 3592mm

15'4" x 11'7"

### Kitchen / Dining

3680mm x 3542mm

12'0" x 11'6"



## FIRST FLOOR

### Bedroom 1

3563mm x 3310mm

11'6" x 10'8"

### Bedroom 2

3802mm x 2750mm

12'4" x 9'2"

### Bedroom 3

2666mm x 2063mm

8'7" x 6'7"

### Bathroom

2020mm x 1950mm

6'6" x 6'3"

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These charming two-bedroom homes are brimming with our Essential Collection standard details, such as an open-plan kitchen and dining room, a dedicated utility area and a downstairs WC. The Wellow offers plenty of storage throughout, including a useful under stairs cupboard together with built-in storage upstairs. The entrance hall accommodates the staircase and leads into the light and airy living room, continuing on to the open-plan kitchen/diner with French doors leading to the rear garden, adding to the feeling of light and space. Upstairs you will find a surprisingly large master bedroom, complemented by a second double bedroom and family bathroom.

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# THE WELLOW

## GROUND FLOOR

### Living Room

3892mm x 3440mm

12'7" x 11'2"

### Kitchen / Dining

3600mm x 3115mm

11'8" x 10'2"



## FIRST FLOOR

### Bedroom 1

4455mm x 2470mm

14'6" x 8'10"

### Bedroom 2

3440mm x 2432mm

11'2" x 7'9"

### Bathroom

2500mm x 2200mm

8'2" x 7'2"

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Captiva Homes prides itself, not just on building great houses, but on building great homes with a firm focus on excellence. In design, in materials, in craftsmanship and in customer service.

At the heart of each is a blend of tradition and innovation, craftsmanship and technology, flair and functionality. Commitment to quality and creativity, to sustainable development, to energy efficiency, to the environment and to the communities they are creating is all key.

Captiva Homes are proud to be working with Simon and his team at the Wright Estate Agency



ALL ENQUIRIES

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Simon Meek  
Director, Ryde