

# AWARD-WINNING EXCELLENCE



Adam O'Brien and Andrew Sinclair receive the Gold Award for Best Small Housebuilder at the 2017 WhatHouse? Awards.

Metis Homes is an experienced and respected new homes builder and for two years running we have impressed the judges of the prestigious WhatHouse? Awards, achieving the ultimate industry prize of Best Small Housebuilder in the UK at this year's event, following our win of Silver last year, underlining our commitment to excellence in all that we do.

The judges highlighted our 100% success in achieving planning on all submitted projects, demonstrating our stakeholder engagement and community collaboration, adding that – 'Town or country it meets the architectural challenge and adds to the local scene, with sympathetic landscaping another string to its bow'.

In summing up, the judges stated 'you sense a builder with happy staff and happy customers and a strong culture established within a decade of business. Simple ambitions, but not so easy to realise. A gold standard set.'

This award bears testament to our ambition to place high quality design, specification and build standards, allied to first class customer service, at the forefront of our operations.

Choose one of our homes at Queenswood and you too can reap the benefits of our award-winning standards.



**METIS HOMES**

Modern Homes, Traditional Values.





## FABULOUS FAMILY HOMES IN AN IDYLIC SETTING



Tucked away down a private driveway, Queenswood occupies an outstanding setting, surrounded by mature trees and woodland. Each home has been positioned to maximise the benefits of this tranquil environment, presenting the rare opportunity to make your home in a unique location.





# DESIGN THAT EXCELS



Intelligent, contemporary design sets  
Queenswood apart from the competition.

At Metis Homes we don't believe in building bland, uninspiring homes. We like to create homes that have a unique personality, that are individual, and above all meet the needs of today's discerning homebuyer.

You'll find these qualities at Queenswood, where considered use of complementary materials allied to thoughtful design and high quality specifications has culminated in a desirable selection of 3 and 4 bedroom homes that tick all the boxes for modern living.





## HEDGE END – A FAMILY FAVOURITE



Hedge End has evolved from an area renowned for strawberry growing to become a destination that's a firm favourite with families.

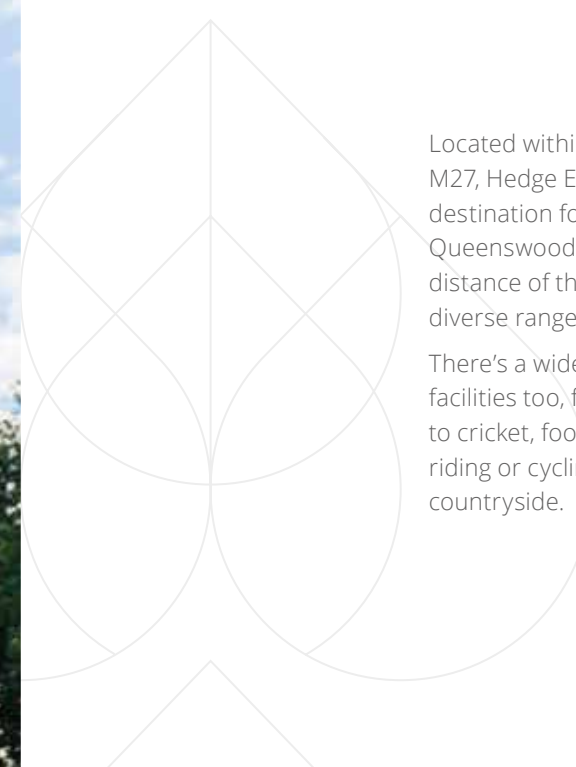


Located within easy reach of the M27, Hedge End today is a thriving destination for a fulfilling family life. Queenswood is situated within a short distance of the village centre and its diverse range of shops and amenities.

There's a wide choice of sporting facilities too, from a golf driving range to cricket, football, tennis and horse riding or cycling in the surrounding countryside.

Cricket fans will appreciate the fact that Hampshire's home of cricket, the Ageas Bowl, is just a couple of miles away. There's also a leisure centre with pools, gym, sports halls, The Berry theatre and a library.

It's an educated choice for schooling, with a good selection of excellent pre-schools and primary schools within close proximity and, for secondary age children, Wildern School, voted Outstanding in the latest Ofsted report.





# NEW FOREST. NEW DISCOVERIES.



Hedge End is within easy reach of some of the south of England’s most beautiful and captivating countryside.

Being so close to the the M27 brings you a world of possibilities when it comes to enjoying the outdoor life. Head west for the New Forest and its 150 square miles of open heath, grasslands and woodlands to lose yourself in, or stay a bit closer to home and visit the 400 acre Manor Farm Country Park or Victoria Country Park, overlooking Southampton Water. For a breath of waterside air the charming village of Bursledon on the banks of the River Hamble, with its renowned Jolly Sailor inn, is just a short drive away.



## LOCAL ACTIVITIES

### SAILING CLUBS

- Hamble River Sailing Club
- Netley Sailing Club
- Westley Sailing Club
- Royal Southern Yacht Club

### GOLF CLUBS

- Hedge End Golf & Fitness
- East Horton Golf Club
- Corhampton Golf Club
- Stoneham Golf Club

### RIDING STABLES

- Pinkmead Farm Equestrian Centre
- Gleneagles Riding School
- Quob Stables
- Shedfield Riding School

### Children’s activity centres

- Weston Adventure Playground
- Go Ape
- Jeffries Jungle
- Playshack



# EXPLORING THE WIDER AREA



With destinations like Portsmouth, Southampton and Winchester close at hand you'll be spoilt for choice.



When city life beckons Portsmouth, Southampton and Winchester will more than fulfil your needs, whether it's a day out taking in the distinctive atmosphere of each, shopping or enjoying the cultural and leisure facilities on offer.

Portsmouth's naval heritage is reflected in its waterfront shops and restaurants, where Gunwharf Quays plays host to a plethora of retail outlets, as well as the iconic Spinnaker Tower.

Southampton offers first class shopping and a lively nightlife. WestQuay is home to John Lewis and a host of independent retailers while neighbouring Watermark features an extensive choice of restaurants, Hollywood Bowl and 10 screen Cinema de Lux.

Contrasting with the glitz of Portsmouth and Southampton, the city of Winchester is steeped in history, with a landmark cathedral dating from 1079 and a fine selection of characterful shops, restaurants and bars awaiting your discovery.



		 *
Southampton	6 Miles	32 MINS
Winchester	13 Miles	15 MINS
Portsmouth	15 Miles	37 MINS
London	83 Miles	85 MINS

\*Rail times minimum travel times



# A PRIVATE RETREAT



**PLOTS 6-9**  
**BRUNSWICK**  
**3 BEDROOM HOMES**  
Perfectly planned for family living, Brunswick features bi-fold doors opening onto the rear terrace and a useful utility room.



**PLOT 10**  
**SELVA**  
**3 BEDROOM HOME**  
Selva's thoughtful layout, balcony to living room and garage with extra storage space make this a desirable family home.



**PLOT 11**  
**KALINDA**  
**4 BEDROOM HOME**  
Impressive living space over three floors highlights Kalinda's family appeal, enhanced by the inclusion of a double garage.



**PLOT 1**  
**ALBA**  
**4 BEDROOM HOME**  
This individually styled detached home offers fabulous living space over three floors and benefits from an attached double garage.



**PLOT 2**  
**AVALON**  
**3 BEDROOM HOME**  
An attractive 3 bedroom home, Avalon features a balcony to the living room and a garage with additional useful storage space.



**PLOTS 3-5**  
**SABLE**  
**3 BEDROOM HOMES**  
Each home in this attractive terrace of 3 bedroom homes benefits from a garage with additional storage space and useful utility room.



**PLOT 12**  
**FAIRLAND**  
**4 BEDROOM HOME**  
Fairland is an attractively designed detached home with outstanding ground floor living space and four generously proportioned double bedrooms.

Computer generated illustrations are indicative only.  
Please note that due to the topography of the site landscaping shown to gardens is indicative only. For further details please consult one of our sales advisors.

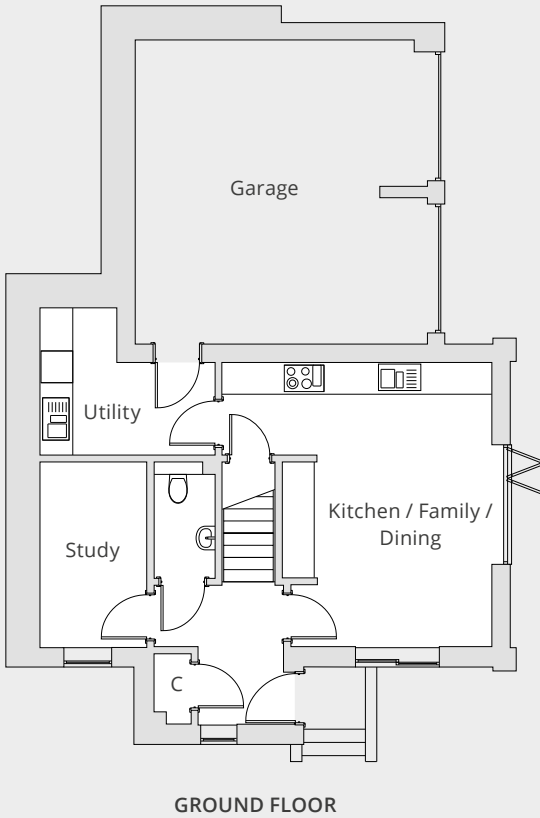
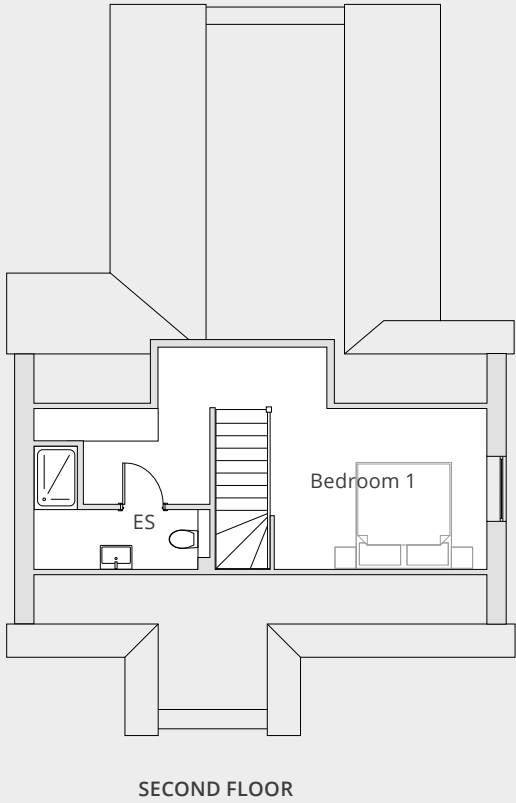
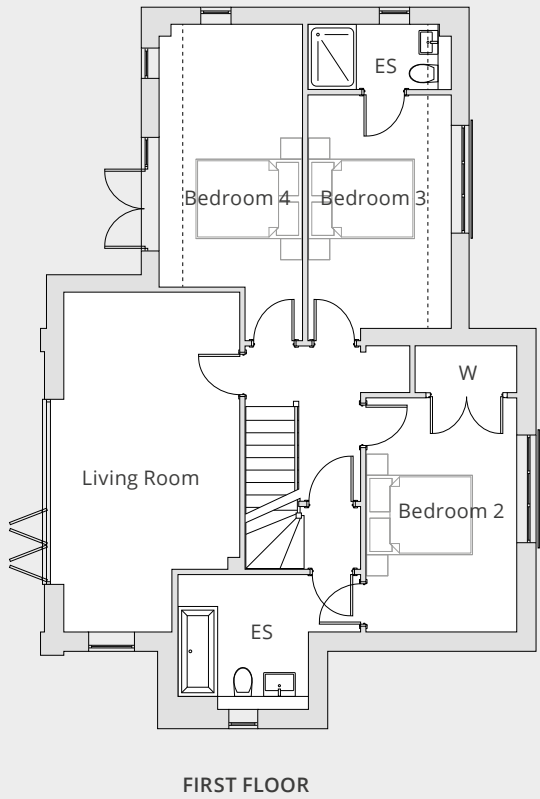


# ALBA

PLOT 1 | 4 BEDROOM HOME



Computer generated illustrations are indicative only.



<b>Living Room</b>	6.37m x 3.27m	20'11" x 10'9"	<b>Bedroom 1</b>	4.01m x 3.01m	13'2" x 9'11"
<b>Kitchen / Family / Dining</b>	5.36m x 3.95m	17'7" x 13'0"	<b>Bedroom 2</b>	4.38m x 2.81m	14'5" x 9'3"
<b>Study</b>	3.48m x 1.99m	11'5" x 6'7"	<b>Bedroom 3</b>	4.26m x 2.66m	14'0" x 8'9"
<b>Utility</b>	3.28m x 2.74m	10'10" x 9'0"	<b>Bedroom 4</b>	4.69m x 2.66m	15'5" x 8'9"

ES – Ensuite C – Cupboard W – Wardrobe

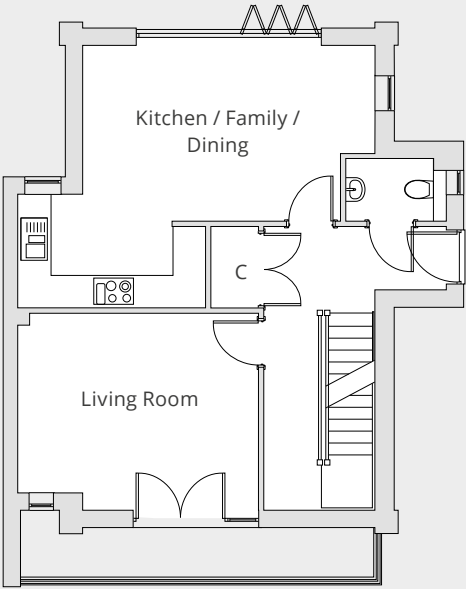


# AVALON

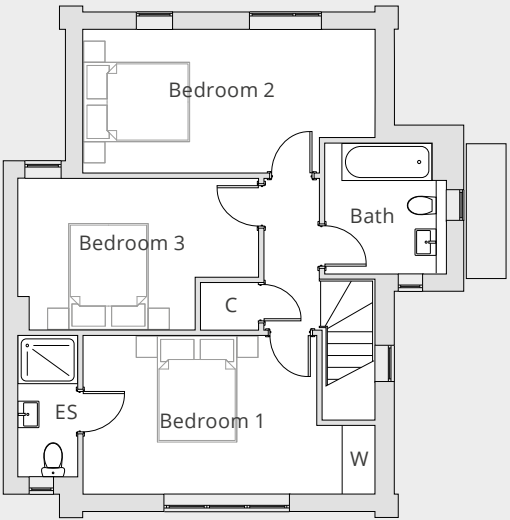
PLOT 2 | 3 BEDROOM HOME



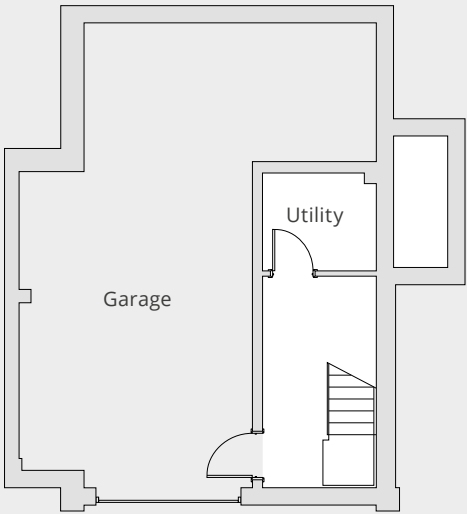
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FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Living Room	4.45m x 3.67m	14'8" x 12'1"
Family / Dining	5.47m x 3.27m	18'0" x 10'9"
Kitchen	3.50m x 2.00m	11'6" x 6'7"
Utility	2.10m x 1.83m	6'11" x 6'0"

Bedroom 1	4.39m x 2.95m	14'5" x 9'8"
Bedroom 2	5.47m x 2.67m	18'0" x 8'10"
Bedroom 3	4.51m x 2.83m	14'10" x 9'4"

ES – Ensuite C – Cupboard W – Wardrobe

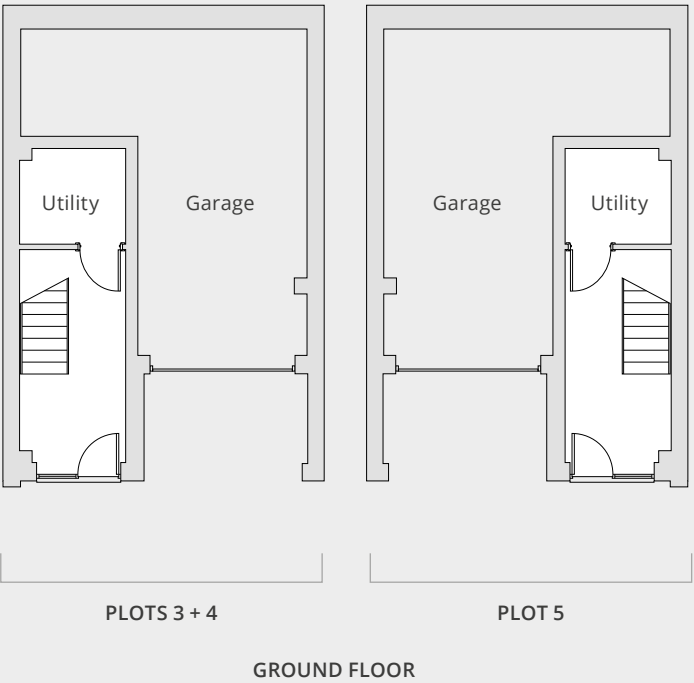
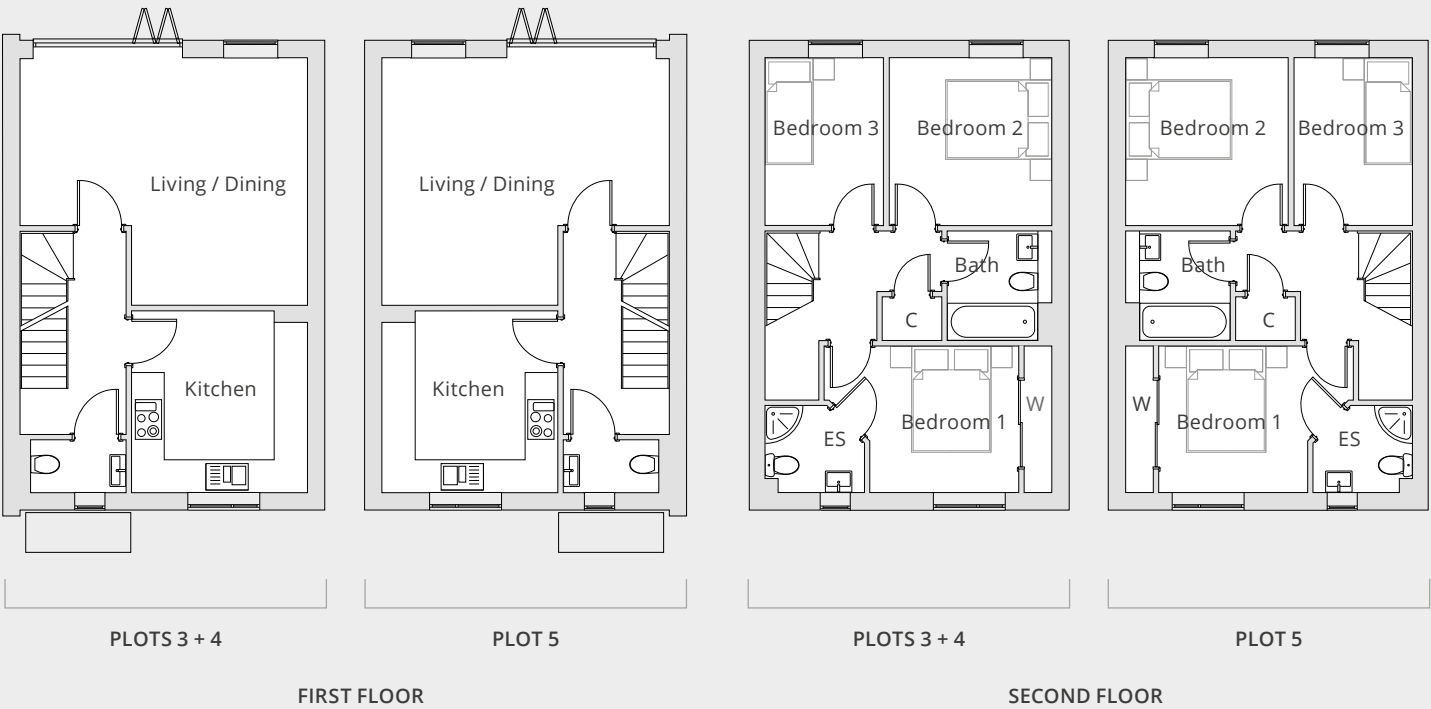


# SABLE

PLOTS 3-5 | 3 BEDROOM HOME



Computer generated illustrations are indicative only.



Living / Dining	5.41m x 4.64m	17'9" x 15'3"	Bedroom 1	3.54m x 2.73m	11'8" x 9'0"
Kitchen	3.40m x 3.27m	11'2" x 10'9"	Bedroom 2	3.13m x 3.05m	10'4" x 10'0"
Utility	1.98m x 1.78m	6'6" x 5'10"	Bedroom 3	3.13m x 2.22m	10'4" x 7'4"

ES - Ensuite C - Cupboard W - Wardrobe

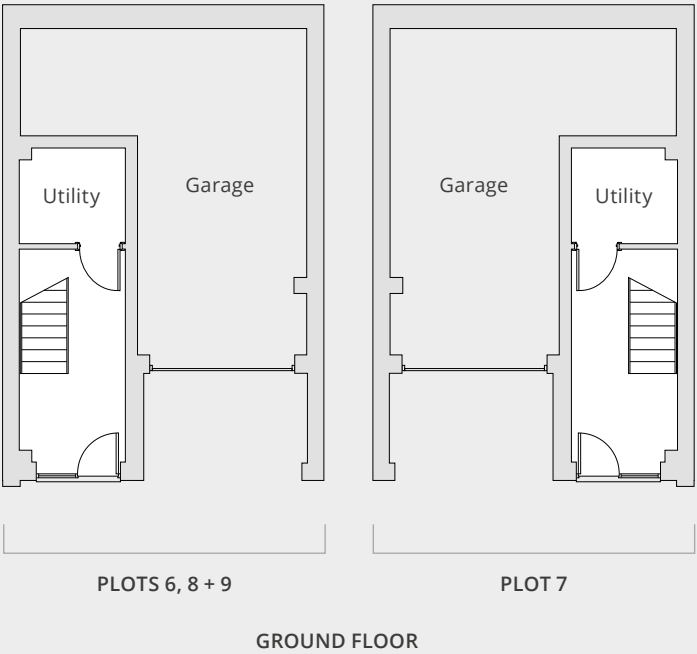
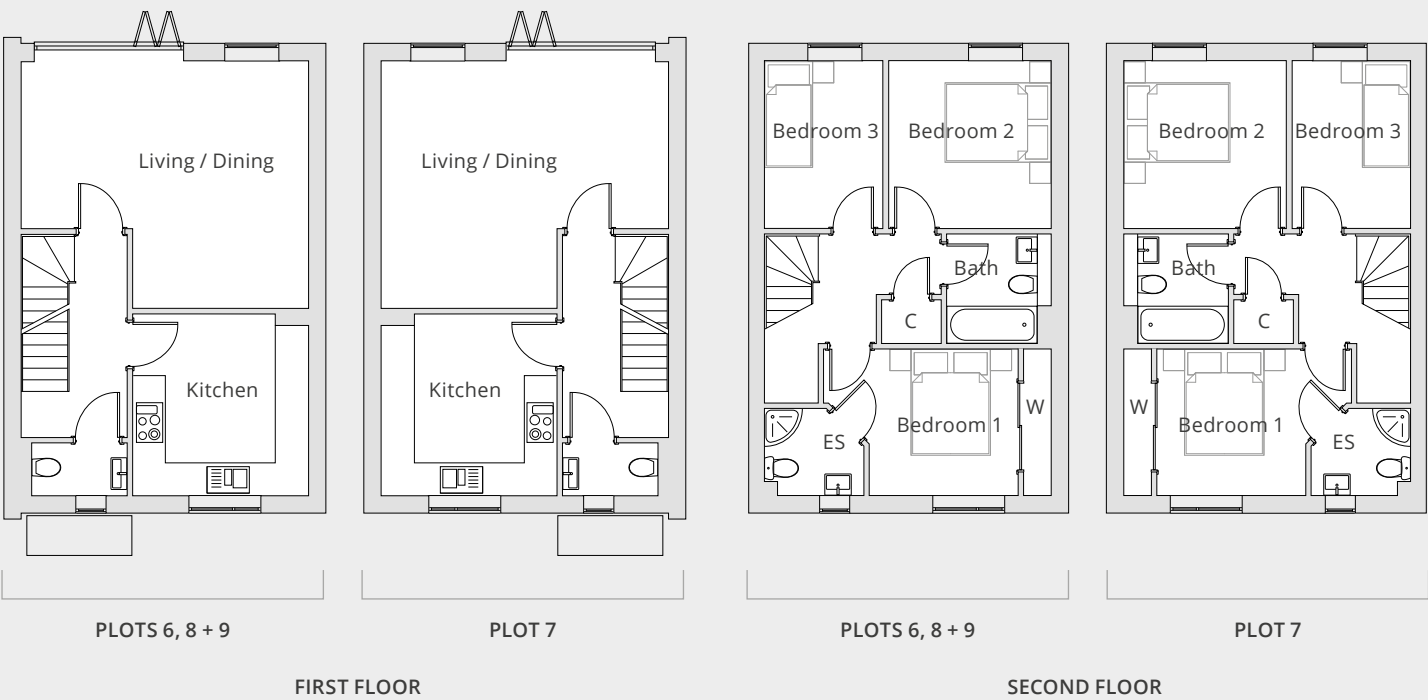


# BRUNSWICK

PLOTS 6-9 | 3 BEDROOM HOME



Computer generated illustrations are indicative only.



Living / Dining	5.41m x 4.64m	17'9" x 15'3"	Bedroom 1	3.54m x 2.73m	11'8" x 9'0"
Kitchen	3.40m x 3.27m	11'2" x 10'9"	Bedroom 2	3.13m x 3.05m	10'4" x 10'0"
Utility	1.98m x 1.78m	6'6" x 5'10"	Bedroom 3	3.13m x 2.22m	10'4" x 7'4"

ES – Ensuite   C – Cupboard   W – Wardrobe

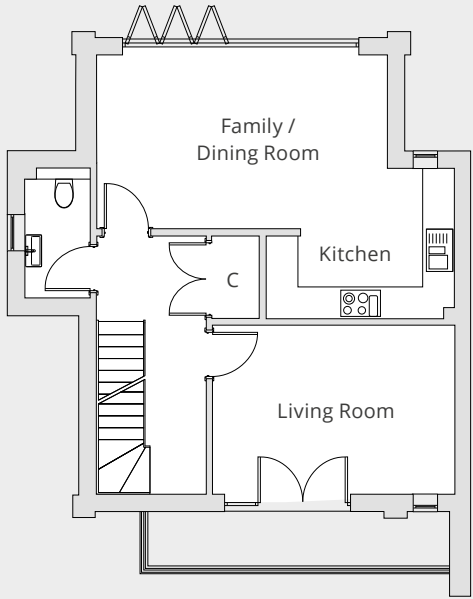


# SELVA

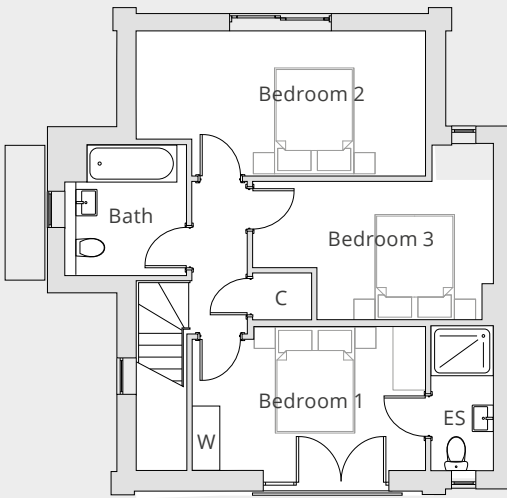
PLOT 10 | 3 BEDROOM HOME



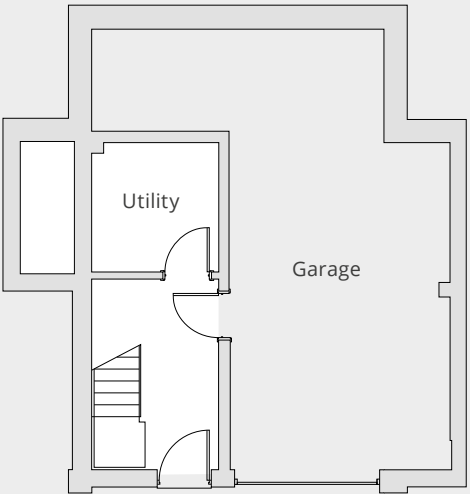
Computer generated illustrations are indicative only.



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Living Room	4.51m x 3.28m	14'10" x 10'9"
Family / Dining	5.47m x 3.27m	18'0" x 10'9"
Kitchen	3.55m x 2.83m	11'8" x 9'4"
Utility	2.43m x 2.36m	8'0" x 7'9"

Bedroom 1	4.42m x 2.71m	14'7" x 8'11"
Bedroom 2	5.47m x 2.71m	18'0" x 8'11"
Bedroom 3	4.51m x 2.60m	14'10" x 8'6"

ES - Ensuite C - Cupboard W - Wardrobe

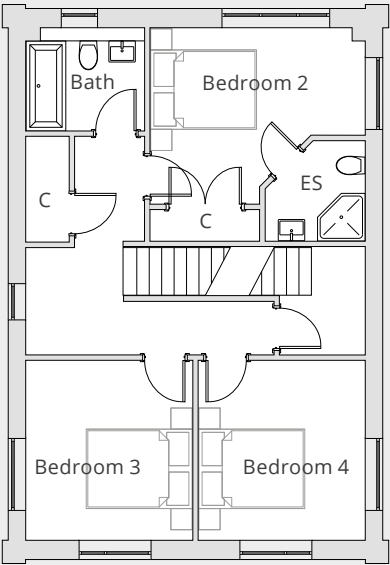


# KALINDA

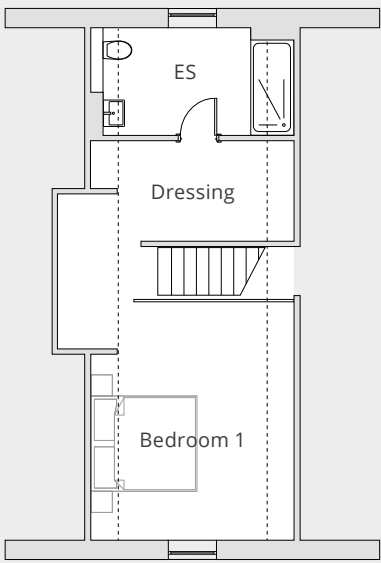
PLOT 11 | 4 BEDROOM HOME



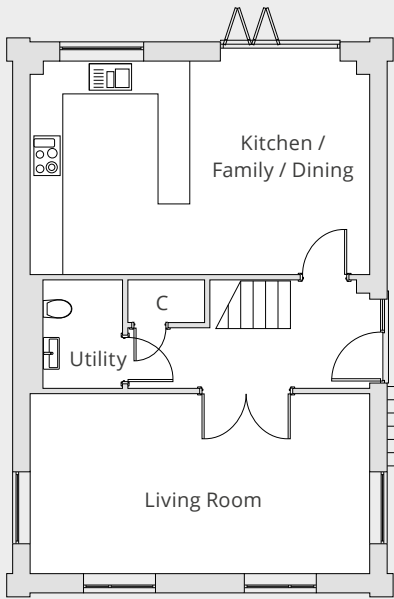
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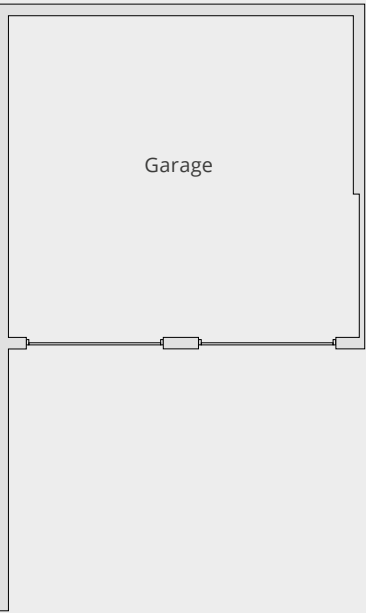
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Living Room	6.37m x 3.35m	20'11" x 10'11"
Kitchen / Family / Dining	6.37m x 3.98m	20'11" x 13'1"

Bedroom 1	4.42m x 3.82m	14'6" x 12'7"
Bedroom 1 – Dressing room	3.82m x 1.87m	12'7" x 6'2"
Bedroom 2	4.03m x 3.27m	13'3" x 10'9"
Bedroom 3	3.36m x 3.12m	11'1" x 10'3"
Bedroom 4	3.36m x 3.12m	11'1" x 10'3"

ES – Ensuite C – Cupboard W – Wardrobe

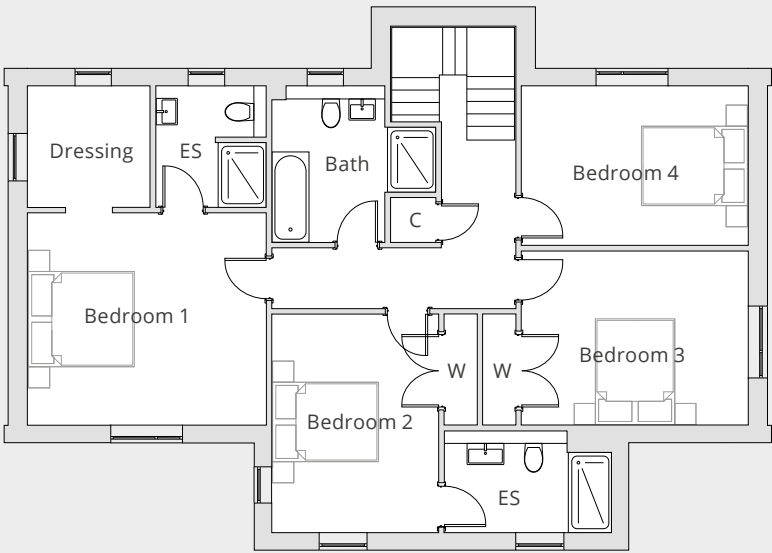


# FAIRLAND

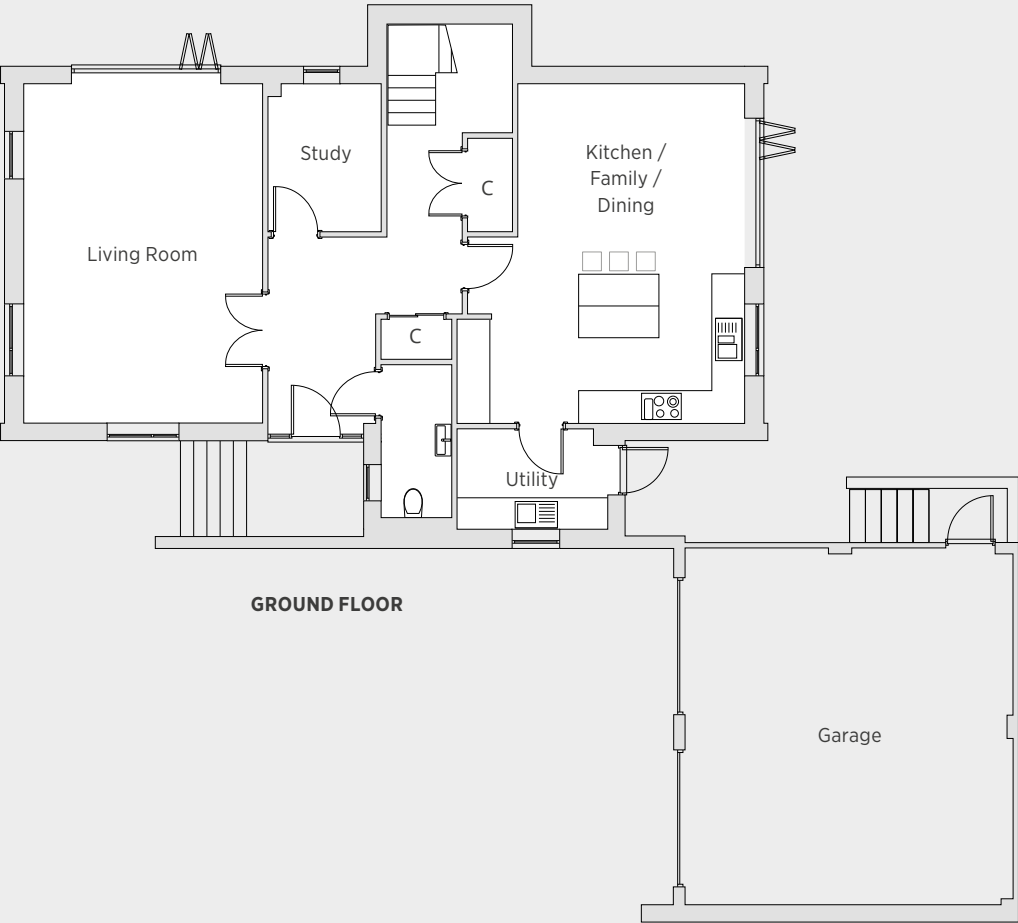
PLOT 12 | 4 BEDROOM HOME



Computer generated illustrations are indicative only.



FIRST FLOOR



GROUND FLOOR

Living Room	6.37m x 4.47m	20'11" x 14'8"
Kitchen / Family / Dining	6.37m x 5.19m	20'11" x 17'1"
Study	2.76m x 2.10m	9'1" x 6'11"
Utility	2.80m x 1.88m	9'2" x 6'2"

Bedroom 1	4.47m x 3.98m	14'9" x 13'1"
Bedroom 1 – Dressing room	2.27m x 2.24m	7'6" x 7'4"
Bedroom 2	4.09m x 3.14m	13'5" x 10'4"
Bedroom 3	4.02m x 3.26m	13'2" x 10'8"
Bedroom 4	4.02m x 2.98m	13'2" x 10'8"

ES – Ensuite C – Cupboard W – Wardrobe



## DESIGNED FOR MODERN LIVING



The specification of each home at Queenswood has been carefully selected to ensure your every comfort and convenience.



## KITCHEN

- Fully fitted designer kitchens with stone worktops and upstands
- Built in Siemens combi oven
- Built in Siemens stainless steel single oven
- Siemens induction hob with glass splash back
- Integrated fridge-freezer
- Integrated dishwasher

## BATHROOMS & EN SUITES

- White sanitaryware by Porcelanosa with chrome taps and fittings
- Fully tiled walls and floors with half height wall tiling to cloakrooms
- Chrome towel rails to bathrooms and en suites
- Shaver point

## INTERNAL FINISHES

- Walnut veneered doors with chrome furniture and door hinges
- Smooth painted ceilings
- Internal walls painted in Strong White emulsion
- Fitted wardrobes to master bedroom

## ELECTRICAL AND HEATING

- Gas fired central heating with thermostatic valves
- Recessed chrome downlighters to kitchens, bathrooms, en suites and cloakrooms
- Prewired to accept TV/FM aerial included and Sky to lounge
- TV and BT points to lounge and all bedrooms

## EXTERNAL FINISHES

- Paved paths and patios
- Outside water tap and power point
- External front & rear lighting to all homes

## SECURITY

- Smoke alarms hardwired to mains supply with battery back up
- 10 year Premier Guarantee new home warranty
- Spur fitted for alarm control panel



Photography depicts previous Metis Homes developments





# MODERN HOMES TRADITIONAL VALUES



Metis Homes, an award winning, experienced  
and respected new homes builder.



Kents Orchard, Houghton



Quay West, Poole



Kents Orchard, Houghton

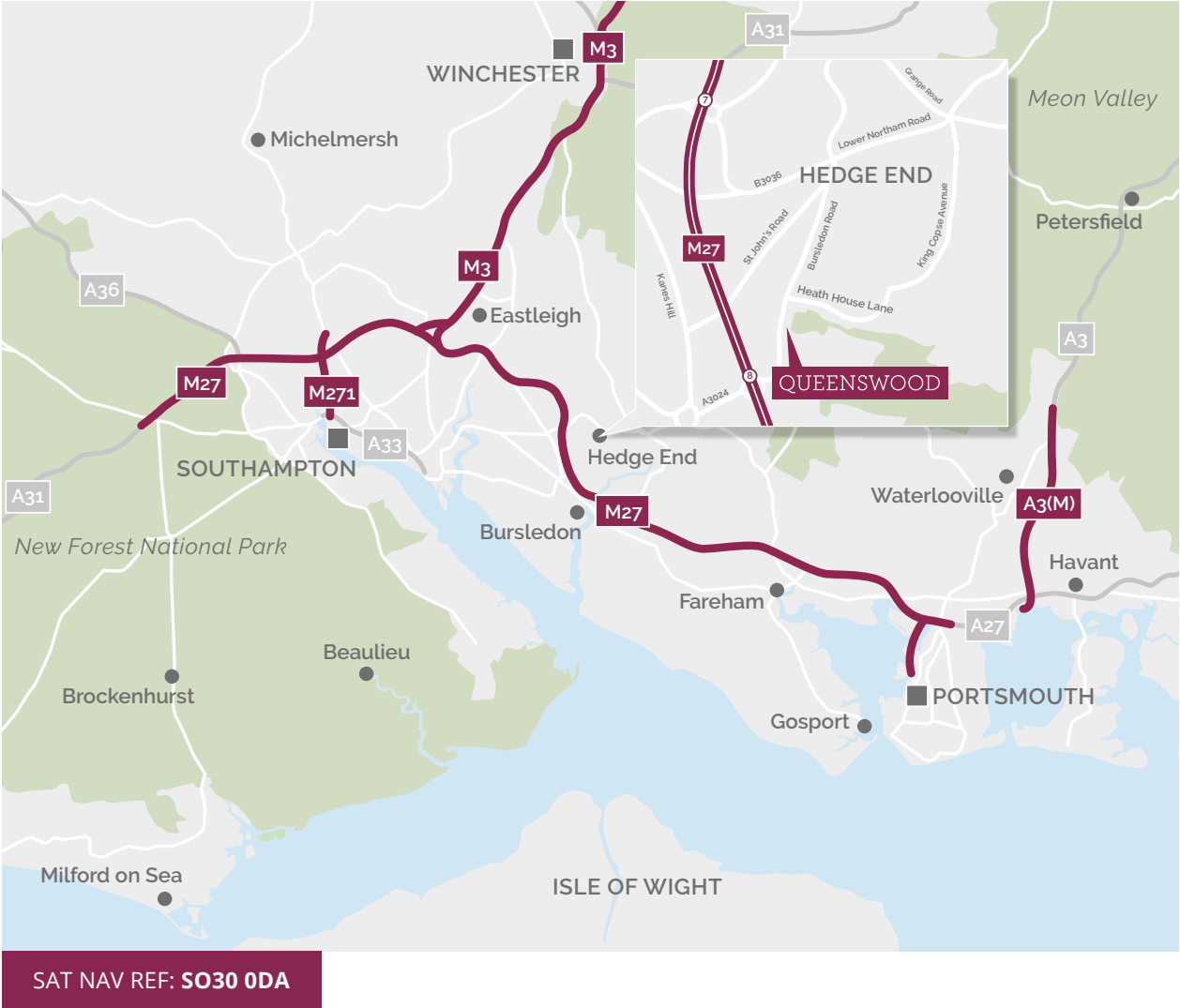
Metis Homes is an award winning, experienced and respected new homes builder, providing high quality new homes across Surrey, Sussex, Hampshire and Dorset.

We choose prime locations where people want to live and offer bespoke homes designed with great care to enhance the local area and exceed our customers' expectations.

Our developments range from traditional homes in the countryside to exciting town centre schemes, and from small apartments to luxury houses.

The name 'Metis Homes' was inspired by the Titan goddess Metis, who is associated with good planning, skill and craft – values that are at the heart of everything we do.





# METIS HOMES

Modern Homes. Traditional Values.



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Best Small Housebuilder



Best Small Housebuilder

Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to our policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Applicants are advised to contact selling agent to ascertain the availability of any property. Computer generated illustrations indicative only. Designed and produced by [www.kbamarketing.co.uk](http://www.kbamarketing.co.uk)