



BURLINGTON
PLACE
WINCHESTER

METIS HOMES

Modern Homes. Traditional Values.



AWARD WINNING EXCELLENCE

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 in 2017, following our win of Silver the previous 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 Burlington Place and you too can reap the benefits of our award-winning standards.



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BURLINGTON PLACE

WINCHESTER

Within easy reach of the quaint cobbled streets and ancient monuments of Winchester city centre, off one of its most prestigious tree-lined residential roads, Burlington Place is an exclusive collection of just six superb three and four bedroom Regency mews-style townhouses from award-winning developer Metis Homes.





MORE THAN JUST A NEW HOME

At Metis Homes we pride ourselves on creating homes that offer more than just 'standard' living. We listen to what our discerning buyers want and with carefully selected specifications our homes include many features and enhancements that other developers charge for as extras, ensuring that your new home is nothing short of superior in terms of quality and practicality.

Our living spaces are designed with generosity in mind, giving you and your family space to grow, combining thoughtful attention to detail with high quality materials to withstand the rigours of life. Kitchens perfectly blend form and function to create a workspace that is the hub of the home, while bathrooms and en suites are elegant havens of luxury in which to wash away the cares of the world.

In short, a Metis home is so much more than just a house, it is your new home, designed from the ground up to be everything you want it to be.





“The whole buying process was easy because Metis Homes were clear and helpful with what we were able to do. They gave us a lot of information and kept us up to date. The quality and style of the homes are very good. The plot sizes are brilliant, it was ideal for us and we wouldn't change a thing.”

Mr Reeves, The Mulberries, Whitchurch

DISCOVER WINCHESTER THE JEWEL IN HAMPSHIRE'S CROWN

A magnificent cathedral, Arthur's iconic Round Table, one of the oldest schools in the country, the former stamping grounds of Keats and Austen: living in the city of Winchester, you are walking in the footsteps of legends.

With its chocolate-box vistas and world-class cultural attractions, Winchester's delightfully compact cathedral city offers an aspirational modern lifestyle within a magical medieval setting. Beloved by the Romans and King Alfred the Great, who established it as his capital in the 9th century, it continues to be a highly sought-after location. Surrounded by the rolling countryside of the South Downs National Park and with an abundance of excellent amenities, its proximity to London – just over an hour away – merely adds to its appeal.





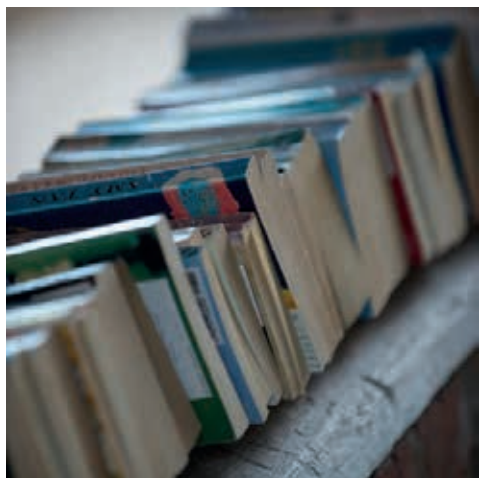




STEEPED
IN HISTORY
VIBRANT
WITH LIFE

From the lofty grandeur of the world's longest nave to the elegant emporia on the High Street, life in Winchester plays out against a truly beautiful backdrop. Upmarket boutiques and quality brands rub shoulders with quirky independent stores, while the fortnightly farmers' market is one of the UK's largest and most popular. Cosmopolitan cafés abound, or you can simply sit back and watch the world go by in one of the city's many tranquil parks and green spaces.





QUINTESSENTIALLY ENGLISH

Within these beautiful surroundings, practicalities are well taken care of. A large Waitrose and Sainsbury's supplement the city's artisan bakers, master butchers, specialist wine shops and delicatessens, and there are excellent amenities, from museums, libraries, leisure centres and art galleries to thriving churches and community groups.

State primary and senior schools are all rated Good or Outstanding by Ofsted, while independent schools include the world-famous Winchester College.



A DYNAMIC CITY WITH SO MUCH TO OFFER

From the Michelin-starred Black Rat to historic coaching inns like The Old Vine – plus big names like Rick Stein, River Cottage and The Ivy – Winchester’s diverse range of bars, bistros and restaurants offer an eclectic menu of tastes and experiences.

The elegantly restored Edwardian Theatre Royal hosts a varied programme of performances, while the Everyman cinema, housed in a converted church, screens everything from black-and-white classics to modern blockbusters.

The popular Hat Fair in July showcases the best in street entertainment, while the cathedral is the venue for concerts and events throughout the year (including ice skating and a superb Christmas market in the grounds).









BLESSED WITH
NATURAL BEAUTY
TRANQUIL
HAMPSHIRE
COUNTRYSIDE
ON YOUR
DOORSTEP

Stunning scenery is the hallmark of this beautiful corner of England, and with the South Downs National Park on one side and the New Forest on the other – not forgetting the South Coast, just half an hour away – you are utterly immersed in it.

Idyllic water meadows and riverside walks link the cathedral and Wolvesey Palace to the 12th century almshouses at St Cross, while the ancient woodland and picturesque landscapes beyond are perfect for rambling, running, riding and cycling.

For more structured exercise, try the River Park Leisure Centre or Winchester Racquets and Fitness, while the pristine fairways of Royal Winchester Golf Club are literally just around the corner from Burlington Place.

CONNECTED LIVING

From Burlington Place you have easy access to a host of destinations, whether you travel by road, rail or air.

Winchester city centre and station are just 1 mile away. Rail services link directly to London Waterloo with minimum travel times of around 57 minutes, making a night out or a daily commute an easy possibility. In the opposite direction, Southampton is just a 13 minute journey away.

With the M3 on the doorstep you'll be well connected to the south coast, the New Forest and London, while Southampton Airport, with its routes to a wide choice of European destinations, is just a 10 mile drive away.







BURLINGTON PLACE DEVELOPMENT LAYOUT

Designed in an elegant Regency style to harmonise with neighbouring developments, Burlington Place takes full advantage of the sloping site to maximise each home's accommodation.



WESTGATE HOUSE PLOT 2

4 BEDROOM FAMILY HOME

An attractive 4 bedroom detached home forming one of a pair of imposing gatehouses at the entrance to Burlington Place.



BURLINGTON TERRACE

PLOTS 3, 4, 5, 6

3 BEDROOM FAMILY HOMES

Classic architectural styling defines these desirable 3 bedroom homes with generous accommodation spread over three floors.



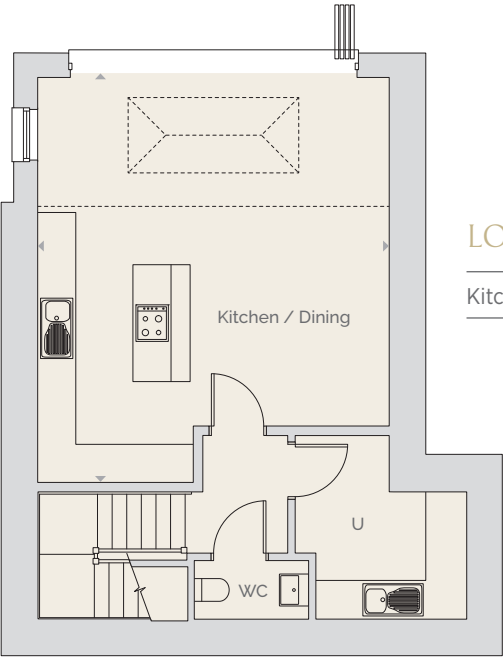
EASTGATE HOUSE

PLOT 1

4 BEDROOM FAMILY HOME

Mirroring the heritage architectural style of Westgate House, this impressive 4 bedroom home occupies an equally generous plot.





LOWER GROUND FLOOR

Kitchen / Dining 6.38m x 5.53m 20' 11" x 18' 2"



U - Utility room ES - En suite C - Cupboard AC - Airing cupboard DR - Dressing room

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.



EASTGATE HOUSE

PLOT 1

4 BEDROOM FAMILY HOME

With living accommodation over three floors, Eastgate House offers plenty of space for family life. From the hallway, stairs take you down to the open-plan kitchen/dining room with bi-fold doors opening onto the rear terrace and garden, while the living room and second bedroom with en suite are on the ground floor.

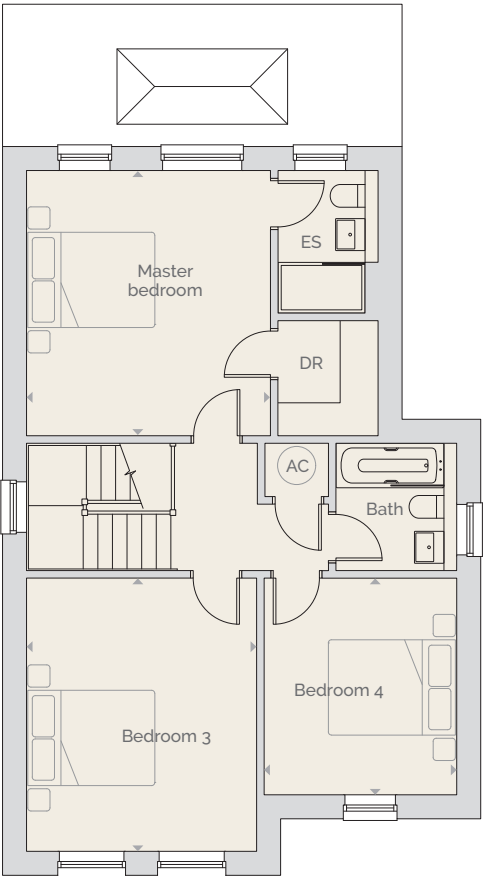
Upstairs, the master bedroom features an en suite and dressing room, and there are two further bedrooms. Parking is provided to the rear with three car port spaces allocated.



Computer generated illustrations are indicative only.

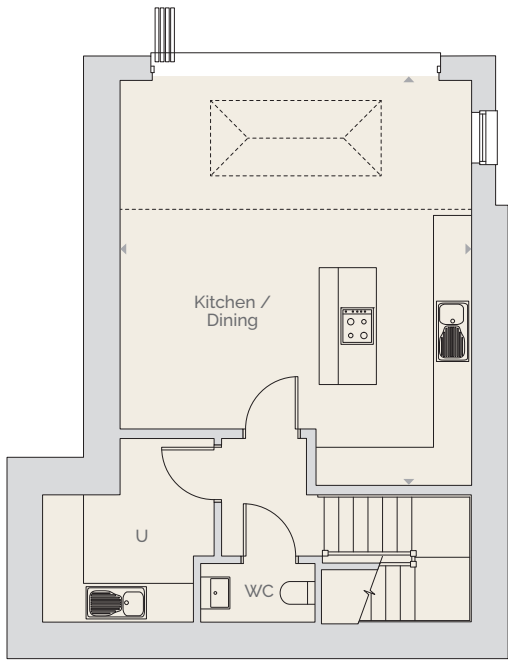
GROUND FLOOR

Living room	5.53m x 4.14m	18' 2" x 13' 7"
Bedroom 2	4.27m x 3.62m	14' 0" x 11' 11"



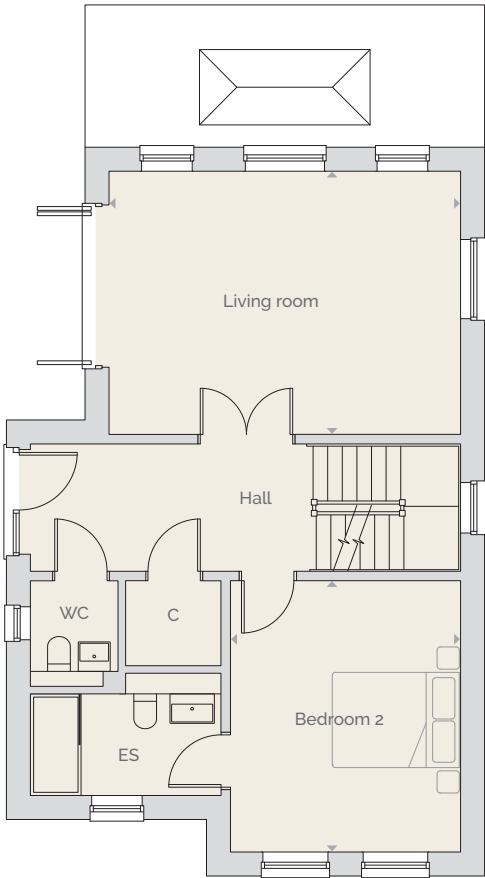
FIRST FLOOR

Master bedroom	4.17m x 3.84m	13' 8" x 12' 7"
Bedroom 3	4.30m x 3.62m	14' 1" x 11' 11"
Bedroom 4	3.41m x 3.03m	11' 2" x 9' 11"



LOWER GROUND FLOOR

Kitchen / Dining 6.38m x 5.53m 20' 11" x 18' 2"



U - Utility room ES - En suite C - Cupboard AC - Airing cupboard DR - Dressing room

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.



WESTGATE HOUSE

PLOT 2

4 BEDROOM FAMILY HOME

Westgate House offers a similar floor layout to Eastgate House, but with the addition of bi-fold doors to the living room opening onto a patio area at the side of the property. On the lower ground floor the well appointed kitchen also benefits from an adjoining utility room and there is an additional WC on this level.

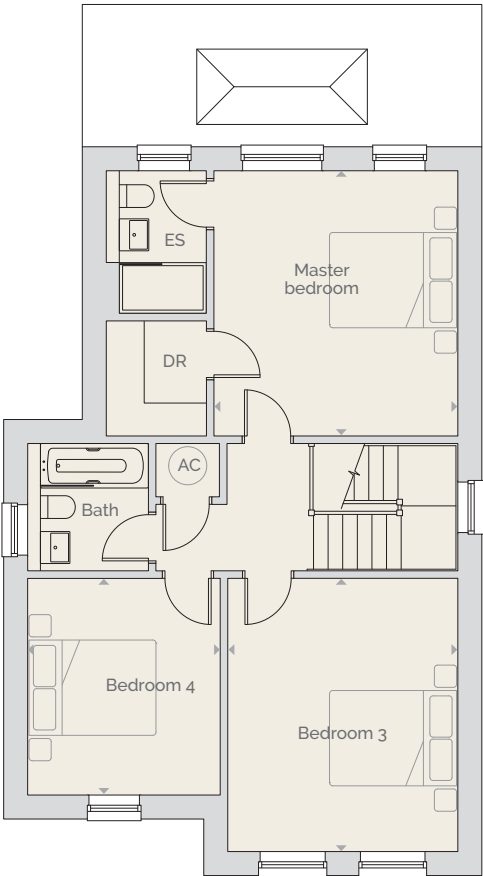
Bedroom two and the master bedroom both have the advantage of en suite shower rooms with the latter also having a dressing room. As Eastgate House there is parking for three cars in the car port to the rear.



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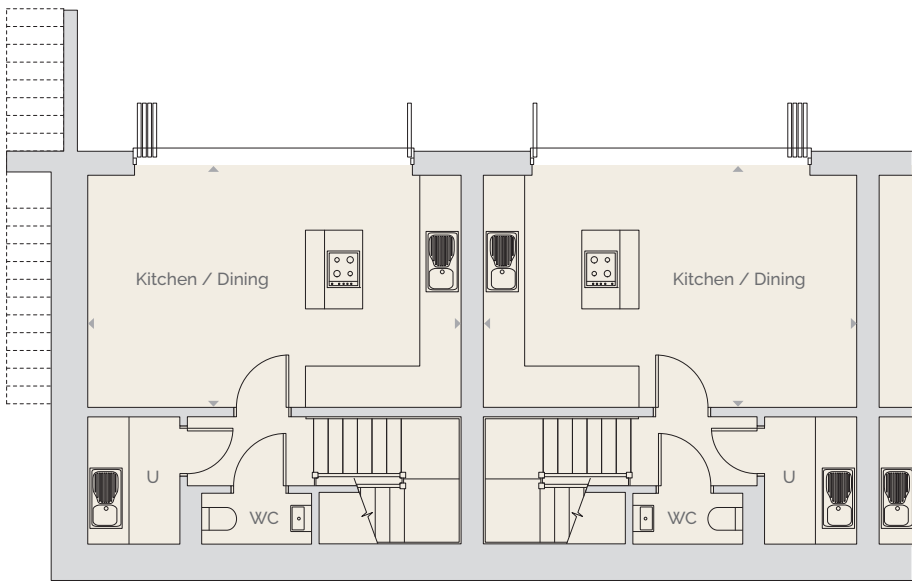
GROUND FLOOR

Living room	5.53m x 4.14m	18' 2" x 13' 7"
Bedroom 2	4.27m x 3.62m	14' 0" x 11' 11"



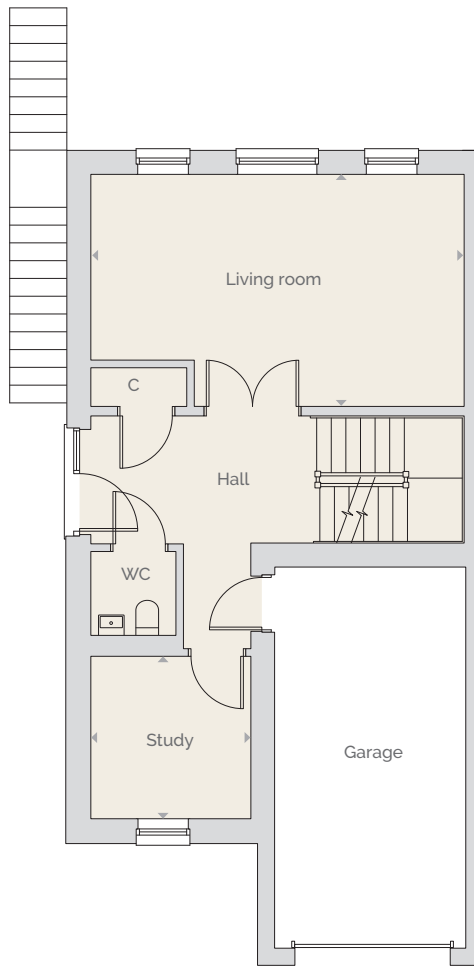
FIRST FLOOR

Master bedroom	4.17m x 3.84m	13' 8" x 12' 7"
Bedroom 3	4.30m x 3.62m	14' 1" x 11' 11"
Bedroom 4	3.41m x 3.03m	11' 2" x 9' 11"



LOWER GROUND FLOOR

Kitchen / Dining	5.88m x 3.65m	19' 3" x 12' 0"
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GROUND FLOOR

Living room	5.88m x 3.65m	19' 3"
Study - plots 3 & 6	2.56m x 2.52m	8' 5"

U - Utility room ES - En suite C - Cupboard AC - Airing cupboard

Floor plans depict plots 3 & 4. Plots 5 & 6 are handed. All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

BURLINGTON TERRACE

PLOTS 3, 4, 5 & 6

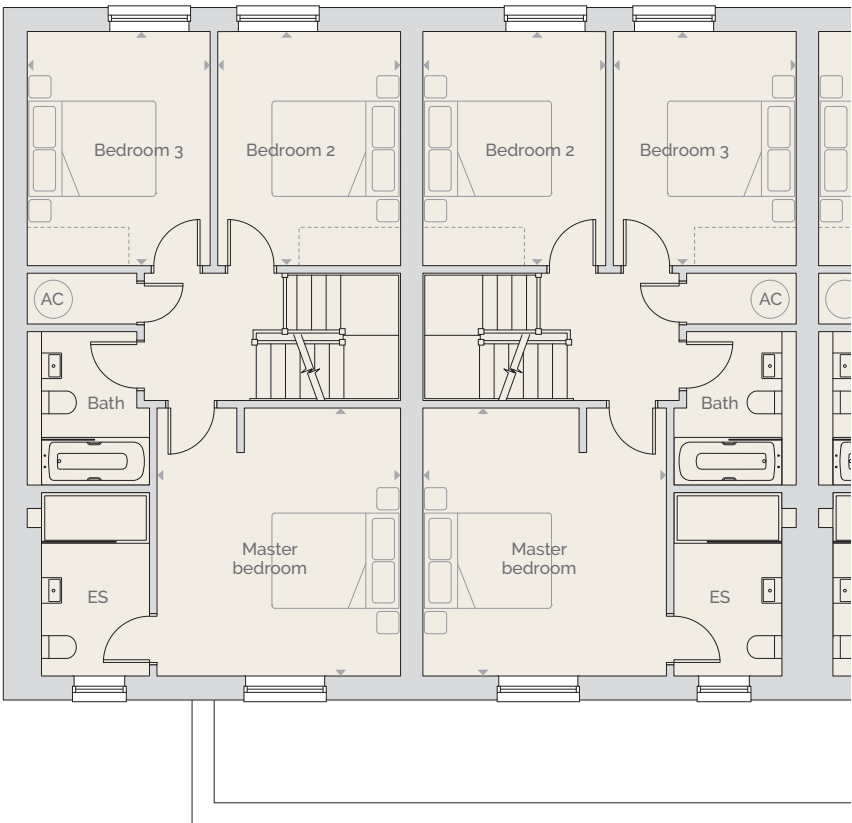
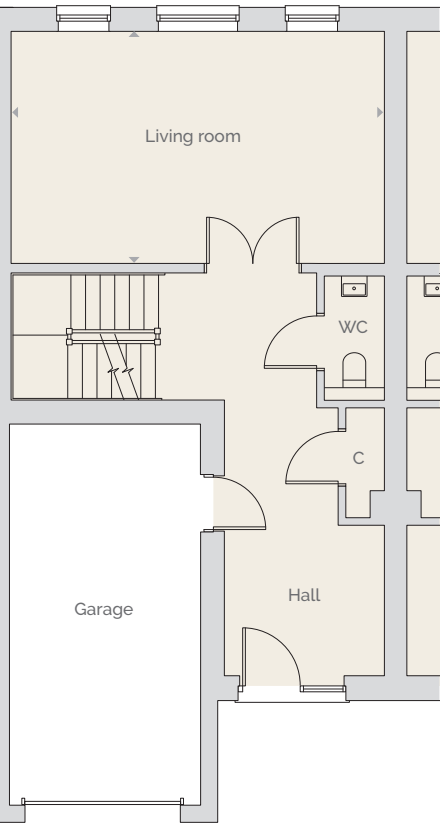
3 BEDROOM FAMILY HOMES

Generous accommodation over three floors defines these elegant homes. A well proportioned reception hall provides access to the living room and study (plots 3 & 6), with stairs down to the kitchen/dining room where folding doors extend your living space to the rear terrace.

There is also a utility room and additional WC at this level. Three double bedrooms and family bathroom are located on the first floor. Each home also has a single garage with direct access into the reception hall.



Computer generated illustrations are indicative only.



FIRST FLOOR

Master bedroom	3.83m x 3.52m	12' 7" x 11' 7"
Bedroom 2	3.68m x 2.88m	12' 1" x 9' 5"
Bedroom 3	3.68m x 2.88m	12' 1" x 9' 5"

x 12' 0"

x 8' 3"

WHERE EXCELLENCE COMES AS STANDARD

Metis Homes goes above and beyond to provide a comprehensive specification, ensuring we exceed all expectations for contemporary living that's as comfortable as it is practical.

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

ELECTRICAL AND HEATING

- Underfloor heating to lower ground floors
- Gas fired central heating with thermostatic valves to upper floors
- 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
- USB compatible sockets in bedrooms & kitchens
- High level TV points in living and kitchen / dining rooms
- CAT 6 data points to all bedrooms and kitchen / dining rooms, wired back to central 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

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







Catherine's Walk, Guildford

MODERN HOMES TRADITIONAL VALUES

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.



The Maltings at Miller's Brook, Sheet



Eastgate, Dorchester



Old Station Park, Winchester



SAT NAV REF: SO22 5HJ

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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 kbamarketing.co.uk

