



-HORKESLEY RIDGE-

AN EXCLUSIVE DEVELOPMENT OF FOUR QUALITY COUNTRY HOMES





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CHARLESTON

At Charleston Homes, we are dedicated to crafting beautiful, bespoke properties that embody our signature of space, style, and quality. Built on firm foundations and created without compromise, we blend traditional craftsmanship with contemporary design to develop homes that make sense for modern living. Serving Dorset, Somerset, and Wiltshire, our commitment is to provide each new homeowner with a unique, exceptional dwelling where a beautiful and bespoke new beginning awaits.

Our commitment to quality, sustainability, individuality and local aesthetics sets us apart in the home building industry. Our signature approach ensures that every Charleston home embodies these key staples, creating properties that are not only beautiful but also sustainable and uniquely tailored to each client. Quality is the cornerstone of every Charleston home. We pride ourselves on using the finest materials and construction techniques, ensuring that each home we build is durable, energy-efficient, and environmentally friendly.

We build spacious, exclusive and stylish new homes in equally attractive country, village and historic town locations. We strive to create a beautiful big picture with every property, to ensure it enhances its location and sits in harmony with its neighbours. To achieve this balance we pay attention to the smallest details, which is why you will discover everything from reclaimed materials, natural stone, locally-sourced timber, tiles and slates to period features like sash windows, cills, lintels, chimneys and quoins being widely used. It is the combination of character, classic styling alongside contemporary fixtures and fittings that make our homes so sought-after.

When you choose Charleston Homes, you choose a partner dedicated to creating a beautiful and bespoke new home that is truly yours.







-HORKESLEY RIDGE-

Horkesley Ridge will be a new and exclusive development of four quality country homes, each with 4 bedrooms. The development lies upon the outskirts of Gillingham in the county of Dorset with an exquisite view over the countryside. The homes are a short walk from local amenities such as numerous shops, cafes and a fantastic local pub.



Plot 1: Oakridge

Plot 2: Hartstone

Plot 3: Wildwood

Plot 4: Thornfield

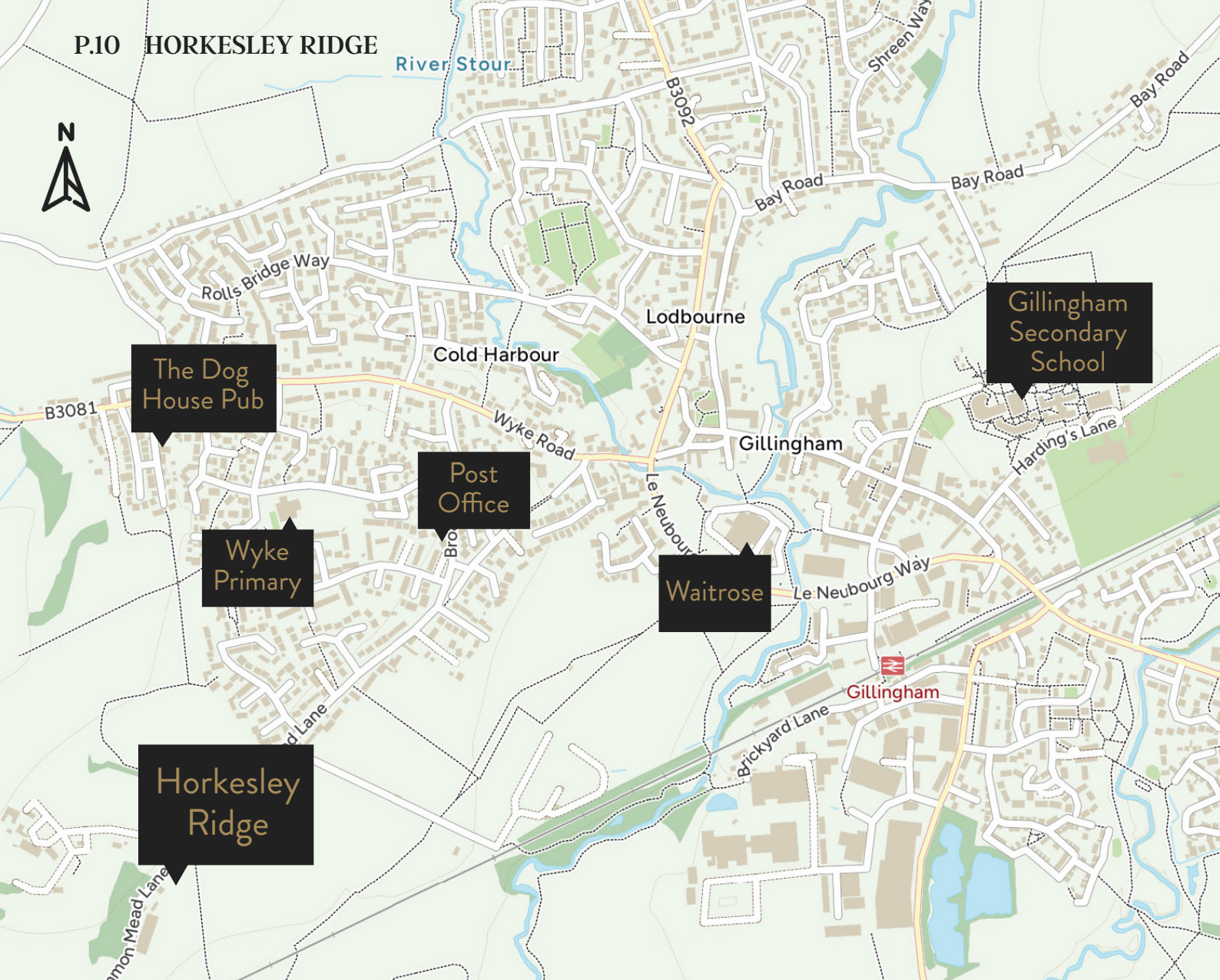


Gillingham, Dorset

Gillingham, located in the heart of North Dorset, is an old market town with a rich history that dates back to Saxon times. Nestled on the edge of the Blackmore Vale, the town is surrounded by rolling countryside, offering picturesque views and a peaceful rural setting. Gillingham's town centre is home to a mix of buildings, including a medieval church and cottages, as well as modern amenities too. The town is nearby to the National Trust's Stourhead House and Gardens, a historic landscape estate upon the River Stour featuring world famous gardens that consist of stunning walks, temples, grottoes, a plethora of rare trees, all centred around the incredible Stourhead. This area that Gillingham belongs to is home to a number of excellent primary and secondary schools. Kings Bruton, Millfield, Clayesmore, Sherborne, and Bryanston are all within close reach of the town. Gillingham lies an hour away from the picturesque Dorset Jurassic Coastline, consisting of numerous coastal walks, beautiful beaches, and a wide range of places to eat and drink with a memorable view.

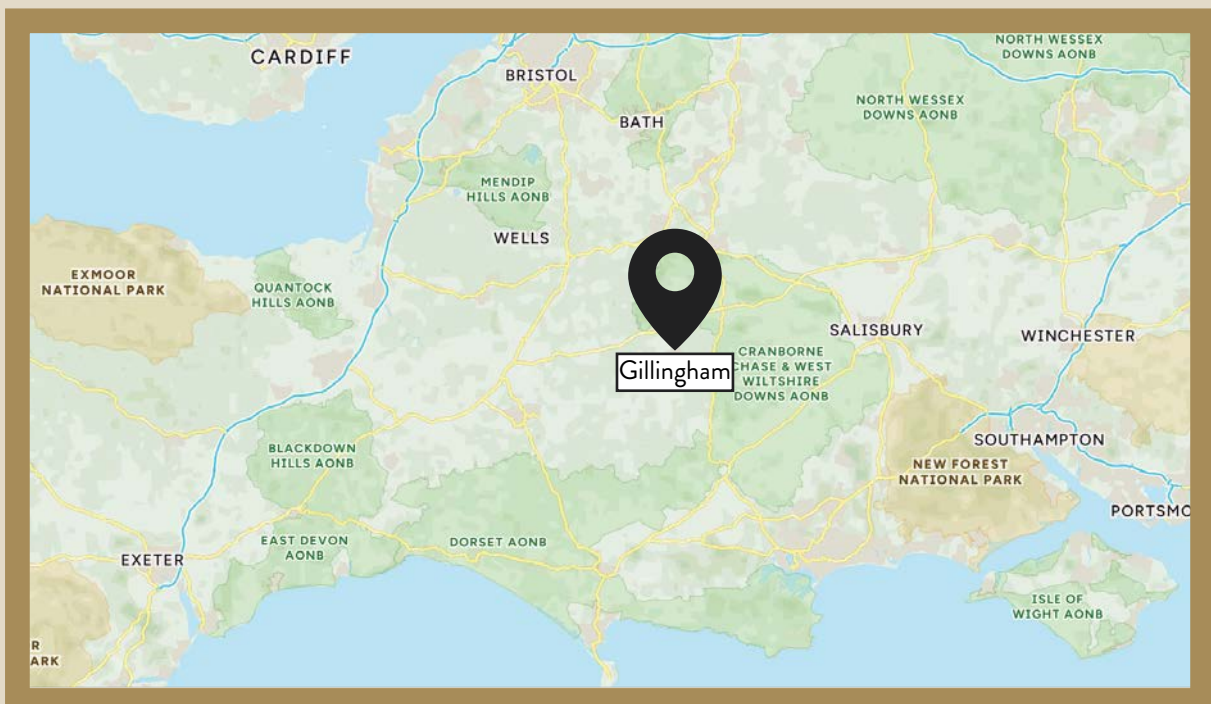


DORSET
WYKE
GILLINGHAM
791265



Horkesley Ridge is situated just outside of the town on Common Mead Lane. The Dog House is a popular local pub that can be walked to for drinks with friends and family, trying their exquisite range of small plates and further menu, or even ordering food from their premium outdoor fire kitchen. Gillingham boasts a large range of supermarkets to suit one's preference, including a Waitrose just a short drive or walk away into the town centre. The train station can shortly be reached by car from Horkesley Ridge. There is a local primary school nearby as well as a post office and small shop in Broad Robin. The location of this development is perfect for those who would like to be living rurally but also within short distance of their local town and amenities.

The town possesses a central railway station with links to London Waterloo and Exeter Central within two hours in either direction, perfect for those who may need to easily access these cities for business or pleasure. The town also has nearby access to the A303, M3, M4 and A36 which provide routes from the town to Bristol, Bath, Exeter, London and Southampton. Bristol airport runs a number of international and national flights and can be reached in just over an hour from the town.



As seen in the map above, Gillingham is a fantastic central hub to live in, being deep in the stunning Dorset countryside with fantastic access to all that the South-West of England has to offer. Being close to nearby nature reserves, long walking routes, rivers and the scenic Dorset coastline makes this small town a true delightful blend of heritage, natural beauty and contemporary living.

-The Vision-

Situated in the historic and rural town of Gillingham, Horkesley Ridge was designed after careful study of the distinctive heritage, layout and architecture of Gillingham and the county of Dorset. The homes are arranged to resemble a farm courtyard setting with high quality features and materials including brick paviour surfaces alongside soft landscaping.



Our homes are designed for contemporary lifestyles but represent the best of both worlds - open plan living and the facilities needed in a modern home but with an architectural style which references the best of the local area and landscape. Roofs are clay tile with deep overhanging eaves. The gables, porches and local materials include brick and Western red cedar timber cladding. Each plot possesses ample parking and garaging, as well as being complimented by generously sized gardens.



-The Homes-



The four properties all benefit from renewable energy sources including PV panels and air source heat pumps. Our Kitchens and Bathrooms are fitted to an exceptionally high standard. More details on the materials and features of the homes can be found in the specification on page 32 of this brochure.





Plot 1 - Oakridge



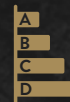
226m²



4 BED



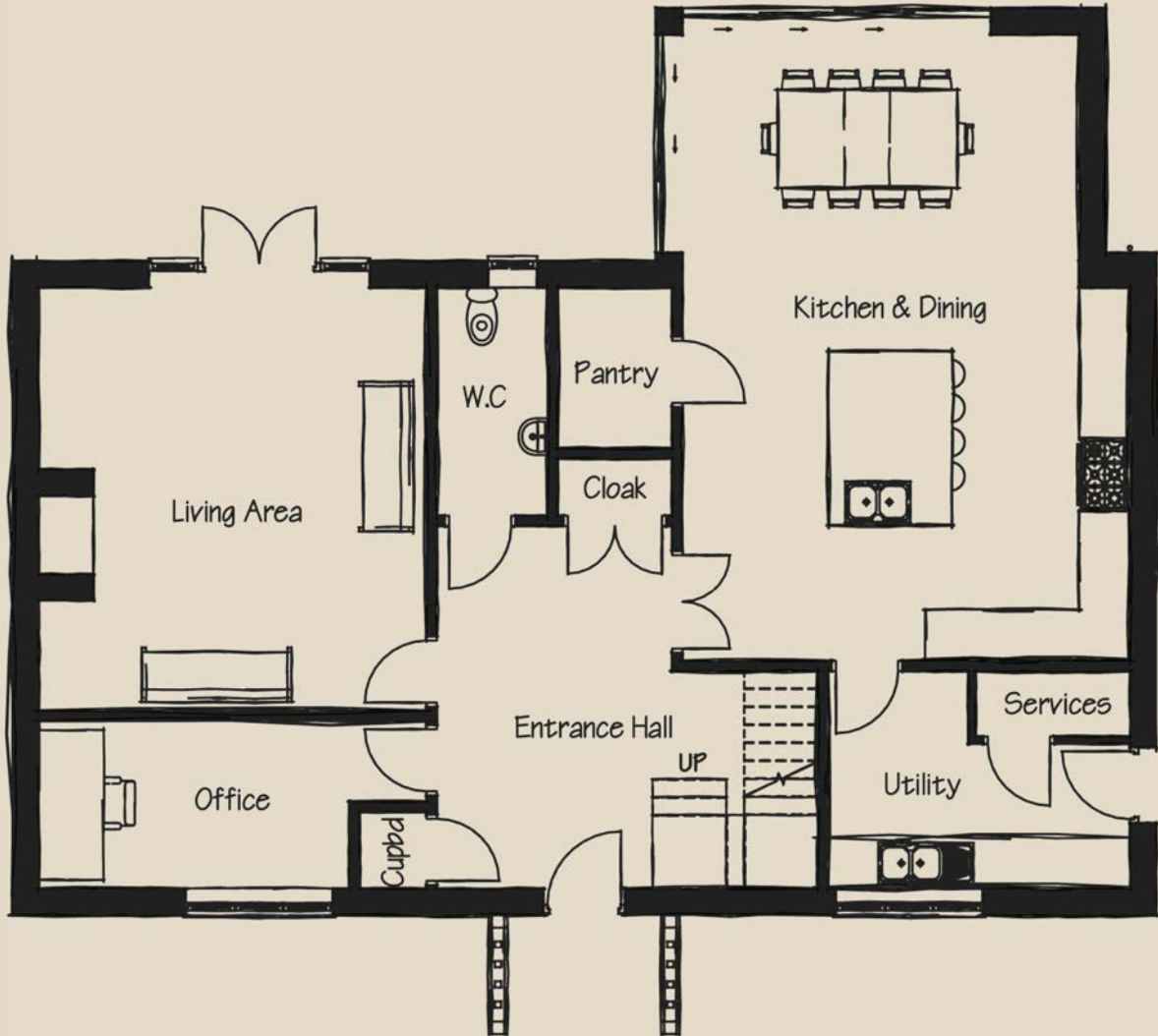
1 BATH
2 EN-SUITE



EPC B

Please do note that the informative plans are provided for customer guidance only, they are not part of a contract or offer. All dimensions are subject to construction tolerances and images vary between plots. External finishes and windows may vary from the plans. Room sizes and layouts may be subject to change. Internal layouts may change from the plans and brochure. EPC may change depending on final testing and specifications. All information is correct at the time of this print.

Oakridge - Ground Floor



Living Area

24.4m²
(4.7m x 5.1m)

Office

8.7m²
(4.7m x 2m)

Kitchen & Dining

40m²
(5.4m x 7.6m)

Utility

8m²
(3.7m x 2.6m)

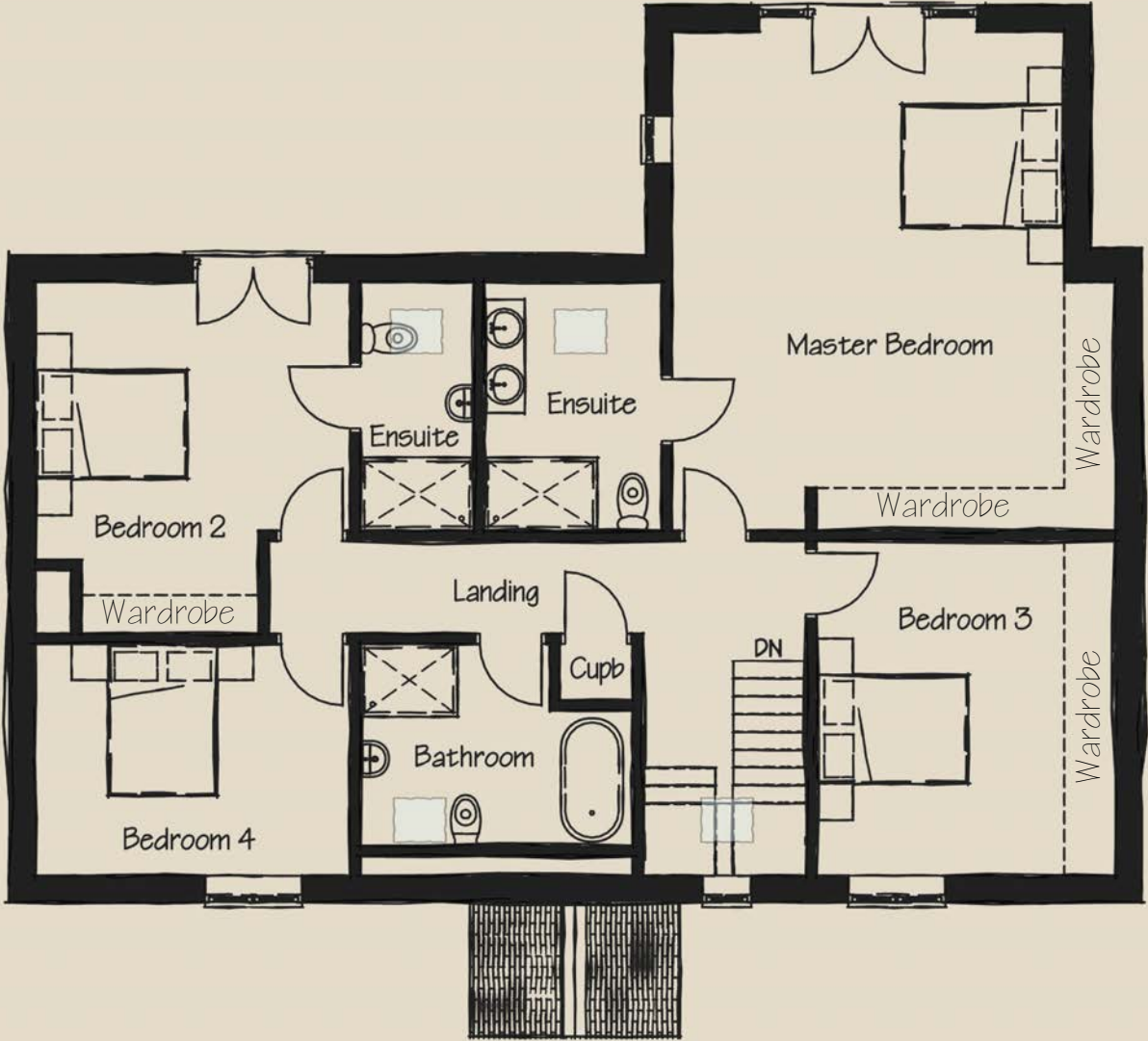




Oakridge is a beautiful four bedroom home at the Horkesley Ridge site. It boasts a stunning oak-framed porch on entry into the generous Entrance Hall. It offers a sizeable Kitchen & Dining area with a Pantry, that is perfect for both relaxing and hosting, alongside a Living area with doors to the patio and garden which provide incredible views over the countryside behind the development. The ground floor also includes an Office and Utility area.

The first floor features four bedrooms, with the Master Bedroom really standing out for its size and space. Both the Master Bedroom and Bedroom 2 have an en-suite alongside a first floor Bathroom.

Oakridge - First Floor



Master Bedroom 31.8m ² (5.4m x 6.1m)	Bedroom 2 15m ² (3.9m x 4.3m)	Bedroom 3 15.3m ² (3.6m x 4.1m)	Bedroom 4 11.2m ² (3.9m x 2.8m)
Bathroom 7.5m ² (3.3m x 2.5m)	Master Bedroom Ensuite 6.7m ² (2.2m x 3m)	Bedroom 2 Ensuite 4.3m ² (1.4m x 3m)	



Plot 2 - Hartstone



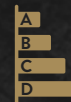
226m²



4 BED



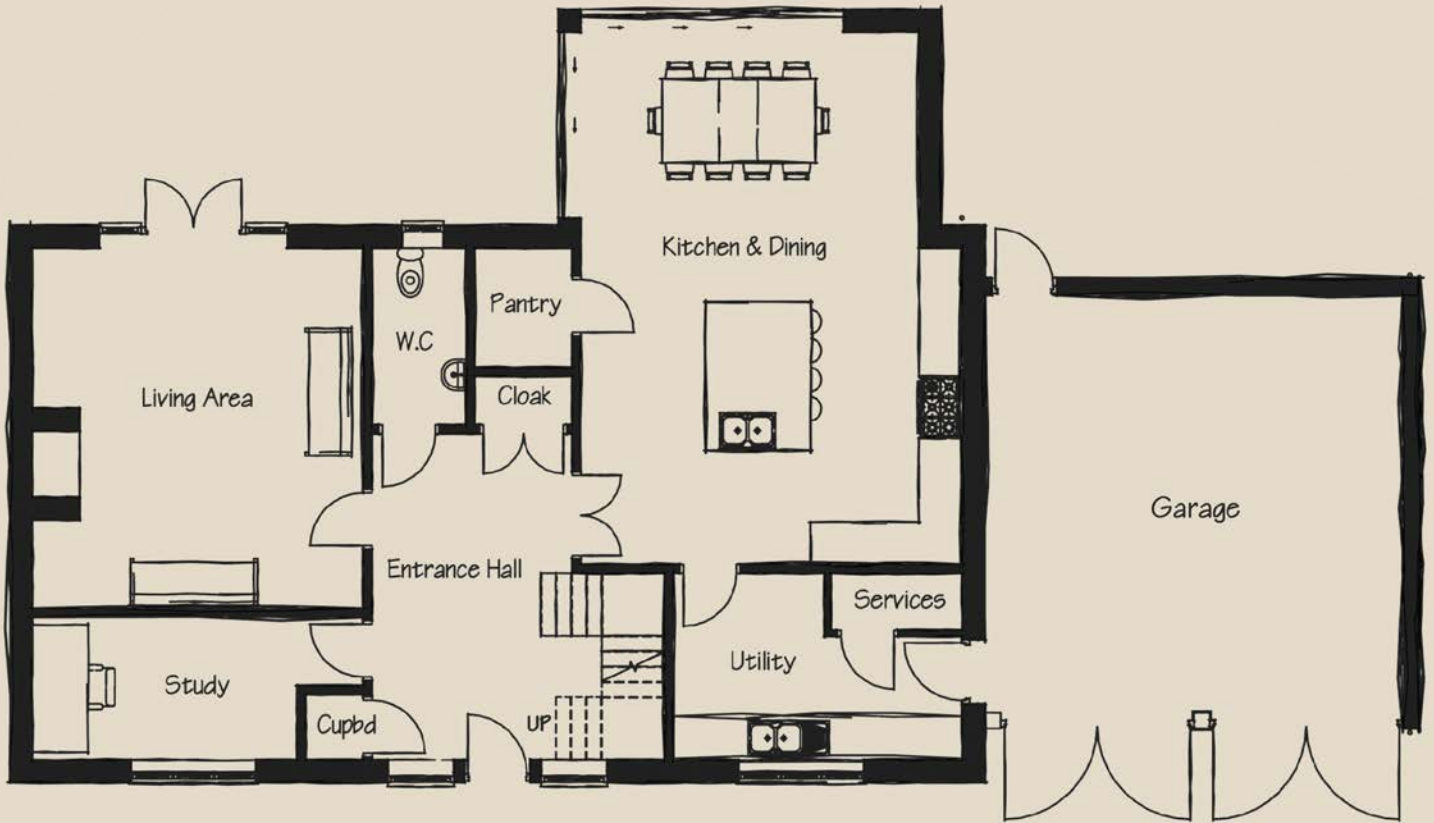
1 BATH
2 EN-SUITE



EPC B

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Hartstone - Ground Floor



Garage
36m²
(6m x 6m)

Living Room
24.4m²
(4.7m x 5.1m)

Study
8.7m²
(4.7m x 2m)

Kitchen
40m²
(5.4m x 7.6m)

Utility
9.3m²
(4.1m x 2.6m)

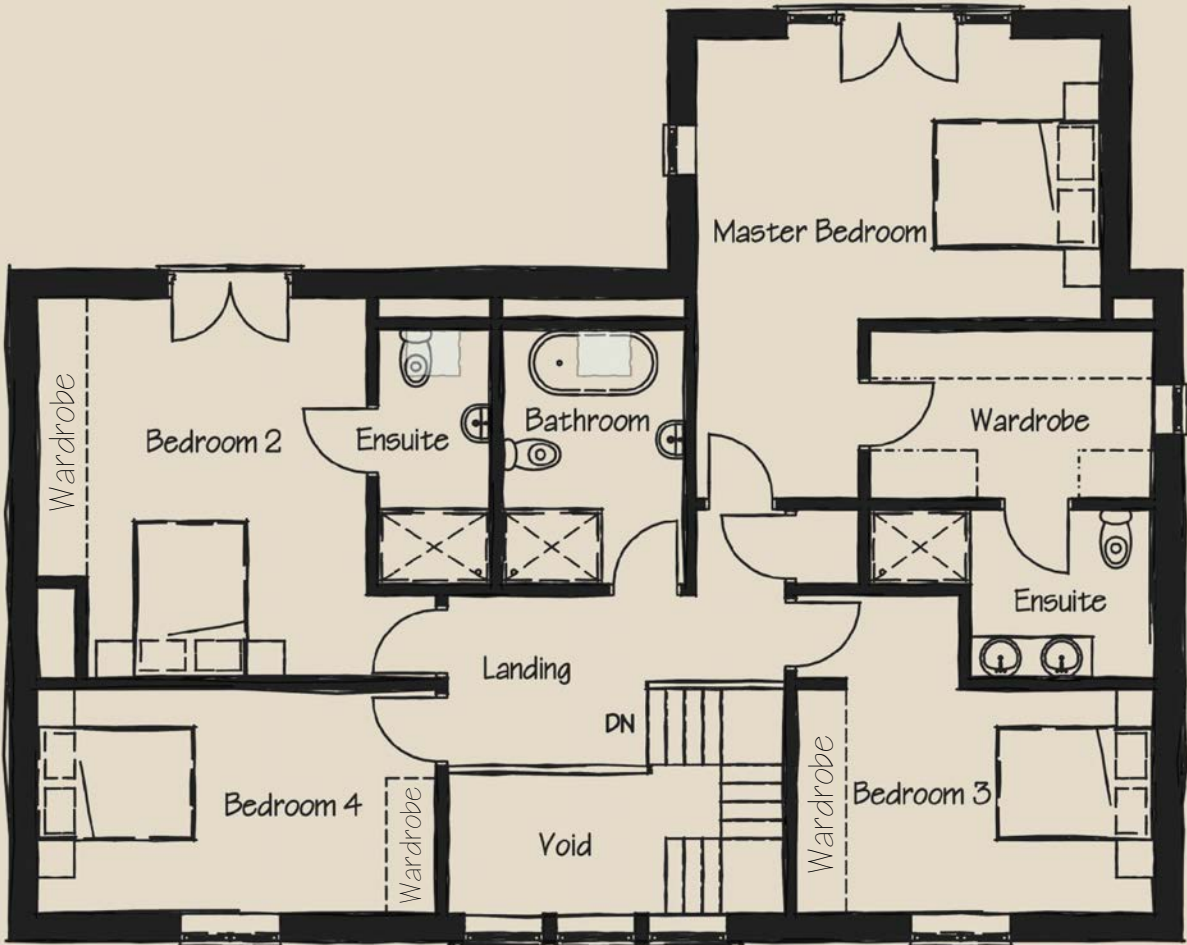




Hartstone is a delightful four bedroom home with features such as a separate Study, Utility room and double Garage on the side elevation of the building, perfect for both parking and storage purposes. It boasts sizeable Kitchen and Living areas, that are ideal for both entertaining and winding down, on either side of a spacious Entrance Hall. The Kitchen features a pantry and plenty of room to be a Dining area too. There is also a ground floor WC.

On the first floor there are four bedrooms, The Master Bedroom has a walk-in Wardrobe feature as well as a luxuriously finished En-suite. Bedroom 2 also has an En-suite.

Hartstone - First Floor



Master Bedroom 20.4m ² (4.8m x 5.4m)	Bedroom 2 18m ² (3.9m x 4.5m)	Bedroom 3 13.6m ² (4.2m x 3.8m)	Bedroom 4 11.2m ² (4.7m x 2.6m)
Bathroom 6.6m ² (2.2m x 3m)	Master Bedroom Ensuite 5.5m ² (2.2m x 2m)	Bedroom 2 Ensuite 4.1m ² (1.3m x 3m)	
Wardrobe 6.8m ² (3.4m x 2m)			



Plot 3 - Wildwood



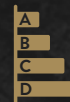
240m²



4 BED



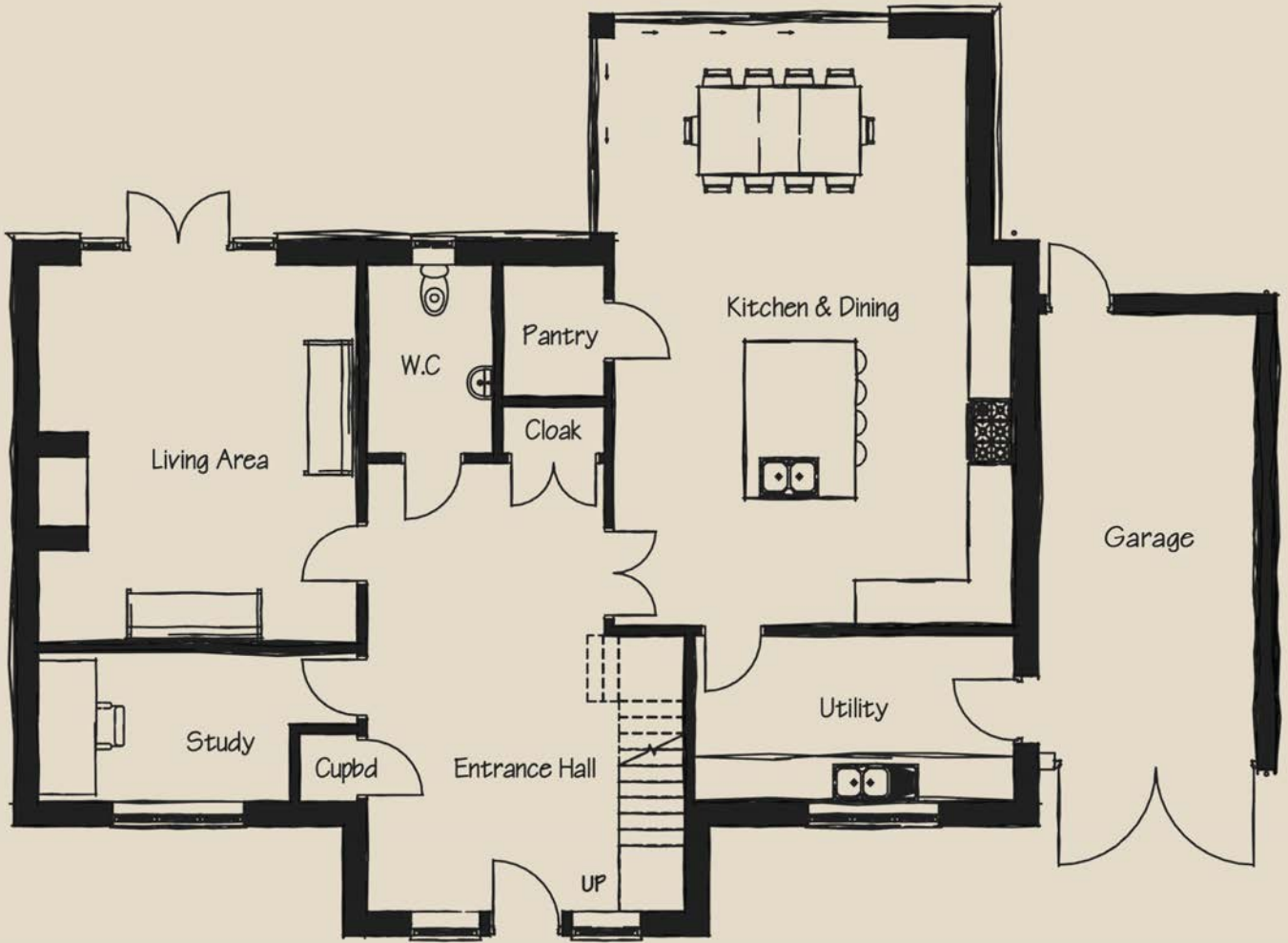
1 BATH
2 EN-SUITE



EPC B

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Wildwood - Ground Floor



Garage

18m²
(3m x 6m)

Living Room

22.2m²
(4.3m x 5.1m)

Study

7.9m²
(4.3m x 2m)

Kitchen

41.7m²
(5.4m x 8m)

Utility

9.9m²
(4.3m x 2.3m)

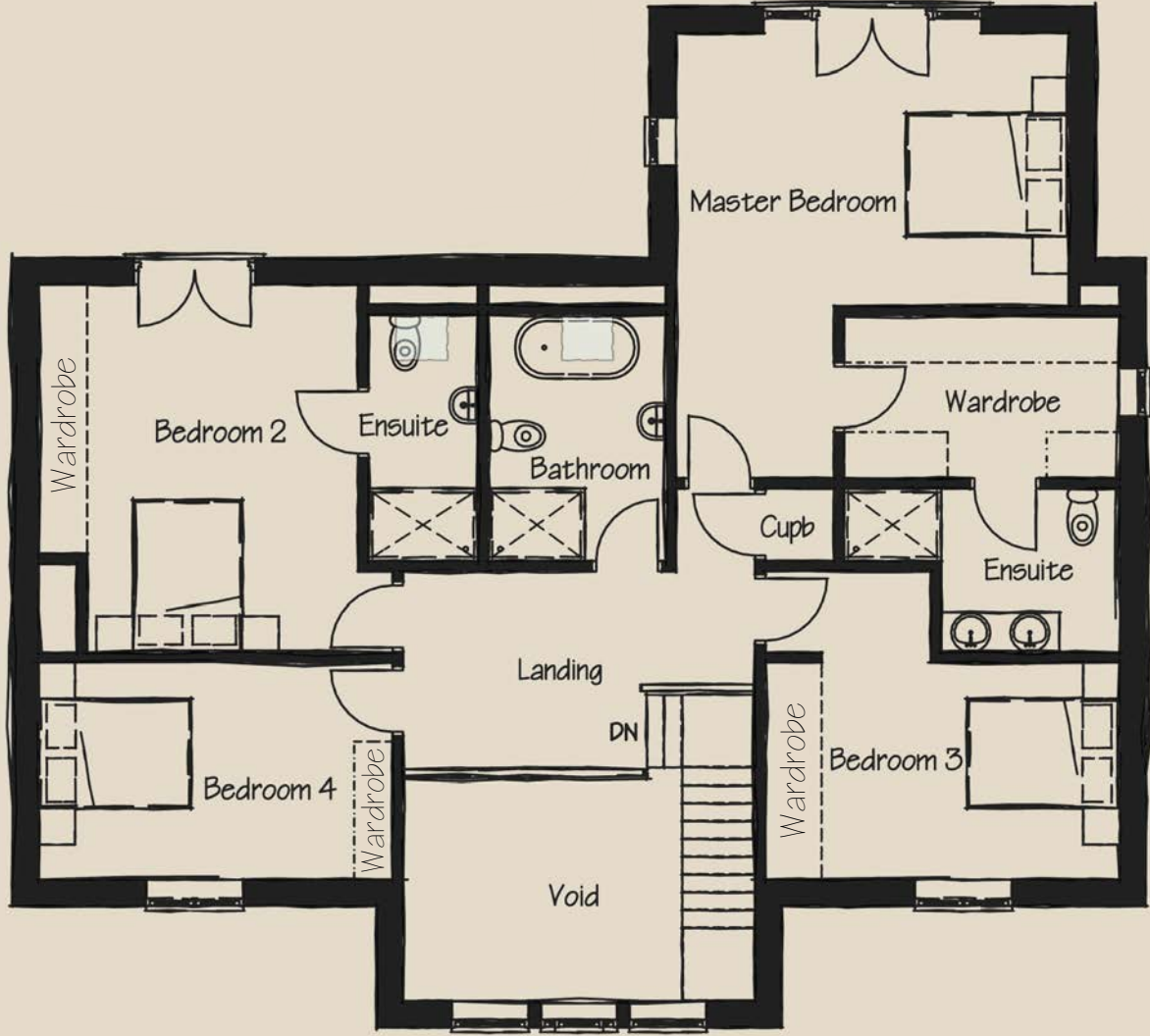




Wildwood, constructed from brickwork, is a four bedroom home benefitting from spacious Kitchen and Living areas with features such as a ground floor WC, separate study and utility linked to the Kitchen area. There is also a single Garage connected to the house with plenty of space for either storage or parking.

The first floor consist of four spacious Bedrooms, the Master Bedroom and Bedroom 2 are complimented by a luxurious En-suite. The Master Bedroom also features a walk-in Wardobe. There is also a family Bathroom on the first floor.

Wildwood - First Floor



Master Bedroom	Bedroom 2	Bedroom 3	Bedroom 4
20.4m² (4.8m x 5.4m)	17.6m² (3.9m x 4.5m)	13.9m² (4.3m x 3.8m)	11.7m² (4.3m x 2.6m)
Bathroom	Master Bedroom	Bedroom 2	
6.6m² (2.2m x 3m)	Ensuite	Ensuite	
	5.5m² (2.2m x 2m)	4.1m² (1.3m x 3m)	
Wardrobe			
6.8m² (3.4m x 2m)			



Plot 4 - Thornfield



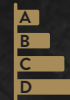
200m²



4 BED



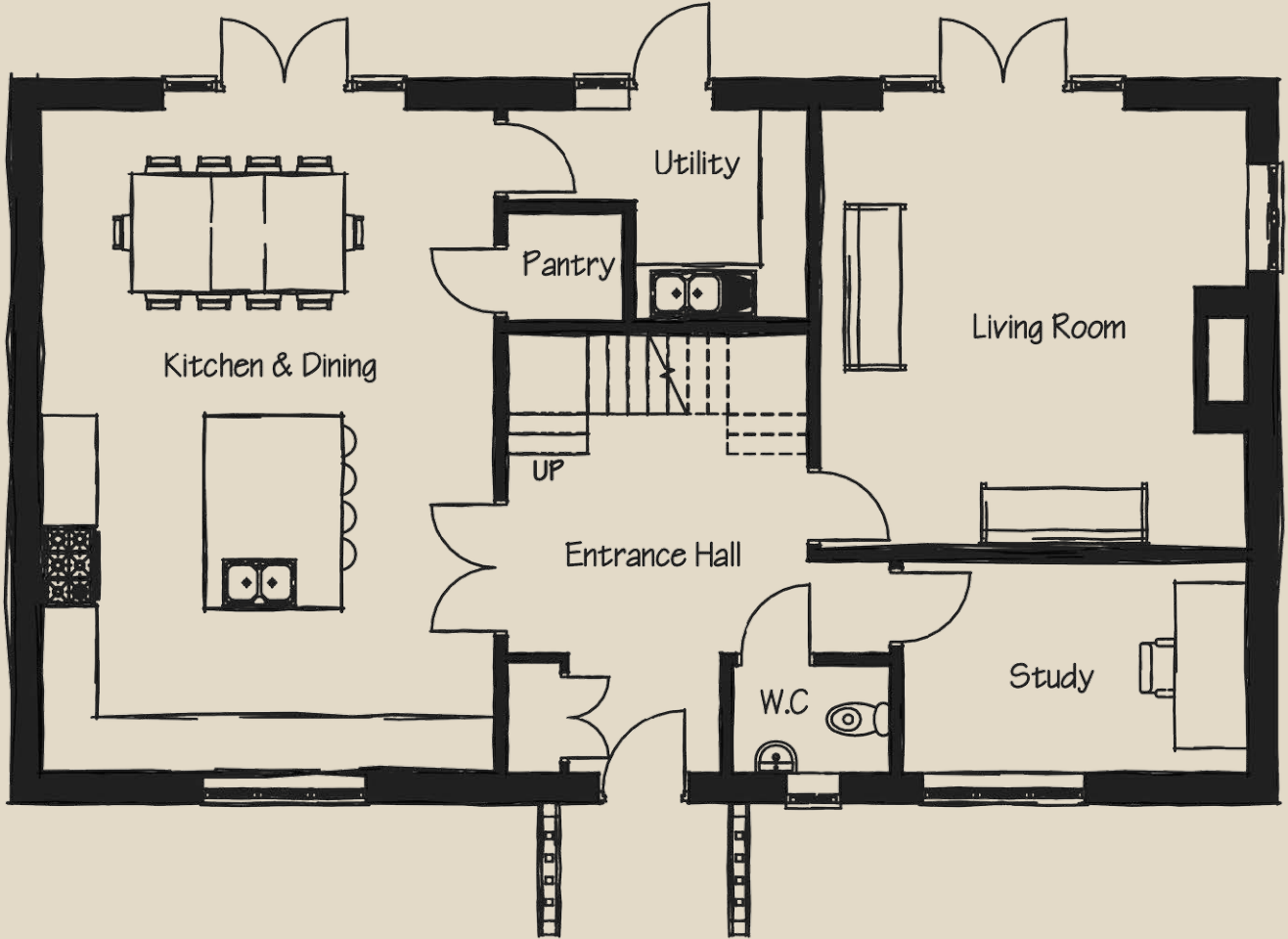
1 BATH
1 EN-SUITE



EPC B

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Thornfield - Ground Floor



Living Area

22.1m²
(4.7m x 4.8m)

Office

8.9m²
(3.8m x 2.3m)

Kitchen & Dining

36.9m²
(5m x 7.3m)

Utility

5.9m²
(3.3m x 2.3m)

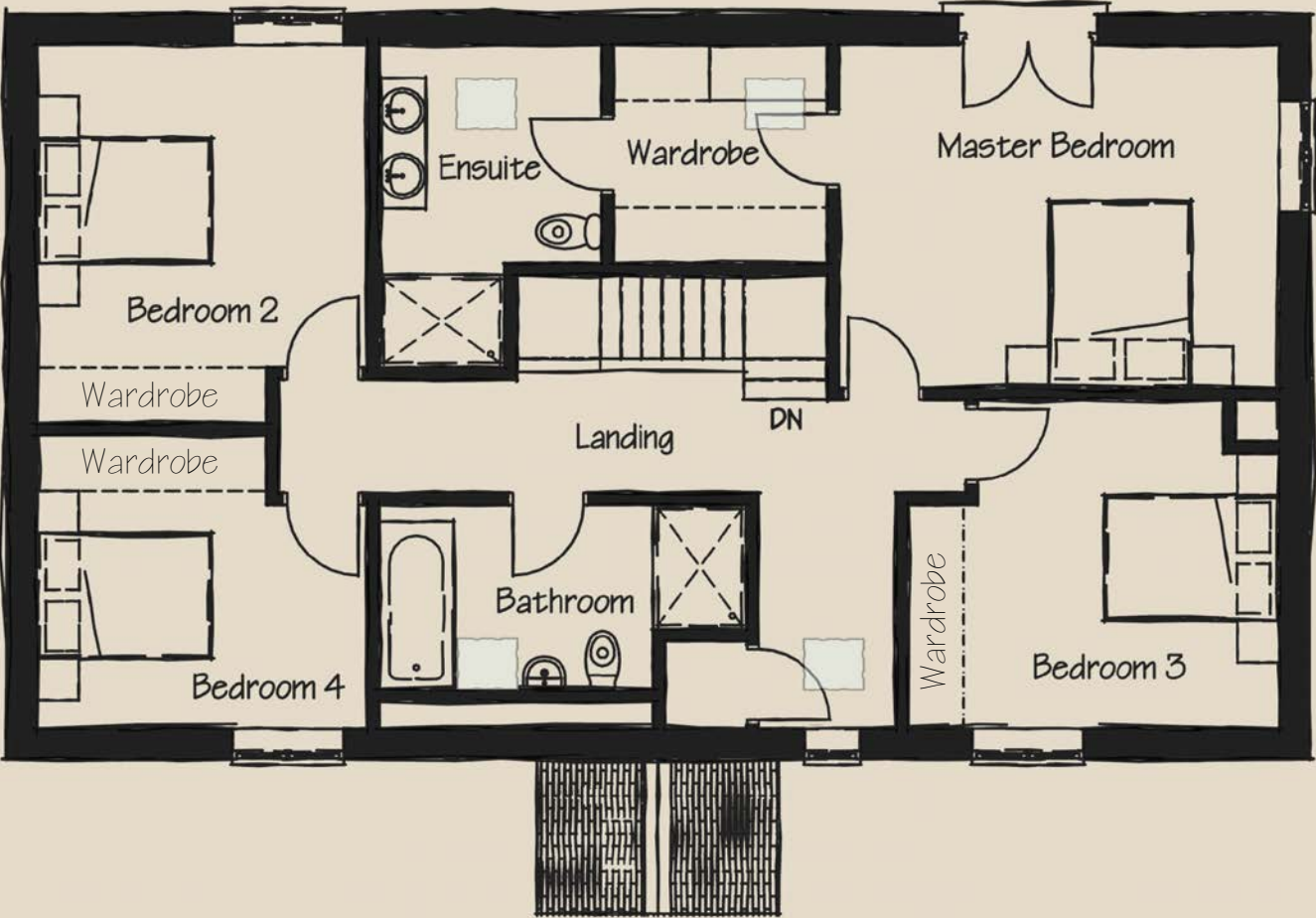




Thornfield is a delightful four Bedroom home on the Horkesley Ridge development, perpendicular to the other three homes. The ground floor boasts spacious Kitchen and Living areas suitable for relaxation, and sizeable enough for entertaining, with doors that take you out to the back garden and patio. There is a WC, Utility, Pantry and Study as well on this floor.

On the first floor there are four Bedrooms, the Master Bedroom boasts a spacious walk-in Wardrobe and luxury En-suite. There is also a family Bathroom on this floor.

Thornfield - First Floor



Master Bedroom	Bedroom 2	Bedroom 3	Bedroom 4
17.3m ²	13.7m ²	12.8m ²	10.2m ²
(4.7m x 3.6m)	(3.5m x 4m)	(4m x 3.5m)	(3.5m x 3.1m)

Bathroom	Master Bedroom	Wardrobe
7.1m ²	Ensuite	5.4m ²
(2.9m x 3.1m)	7.1m ²	(2.3m x 2.3m)
	(2.3m x 3.5m)	

Specification

CONSTRUCTION	Traditional cavity wall construction with brickwork and cedar cladding to external elevations.
ROOF COVERINGS	Small plain clay tiles to dwellings, natural slate to garages.
WINDOWS & DOORS	Timber painted flush casement windows, double glazed with black locking handles and secure by design.
INTERNAL CEILING HEIGHTS	2.4m.
SKIRTING AND ARCHITRAVE	Moulded softwood or MDF. 150mm skirting and 75mm architrave.
IRONMONGERY	Satin chrome or nickel finish handles.
KITCHEN, UTILITY ROOM & LARDER	Bespoke Shaker style kitchens with 30mm stone worktops, Miele or Neff appliances, Quooker tap. 30mm stone shelves to pantry as applicable Utility room - 30mm stone worktops and upstands.
STAIRS	Softwood stairs with premium American white oak newel posts and handrail.
CARPETS	70/30 wool mix with premium underlay.
WALL AND FLOOR TILES	Bathrooms/en-suites: Full height tiling to showers only. Splashbacks elsewhere. Kitchen, utility and hall floor: Limestone, Porcelain or engineered oak, coir matwells as required.
WARDROBES	Built-in as shown only to bedrooms and dressing rooms including hanging rails and shelving. Wardrobe doors same type and style as room doors.
SUSTAINABLE	PV panels and car charging points Air source heat pumps (ASHP).

PLUMBING & HEATING	Air source heat pump, underfloor heating throughout ground and first floor, electric towel rails in bathrooms on timers.
HOT & COLD WATER	Boosted pressurised hot and cold water.
ELECTRICAL	LED plastered in recessed spotlights, PIR to cupboards and utility, Hamilton face plates.
TV/DATA DISTRIBUTION	Cat 6 data distribution, TV antenna, cabling only to loft space for Sky to two locations.
LOFT AREA	6m ² boarding, 1 LED strip light, 1 double socket for TV booster.
PATIO DOORS	Bi-fold doors to be powder coated aluminium (colour-matched to windows) or sliding doors.
EXTERNAL	<p>Patios in natural stone, paths natural stone or Cotswold gravel, with timber. Brick paving to front of Garages. Quality seeded lawns ready for planting. Trees and hedges - stipulated by the planning drawings only</p> <p>Outside taps - 1 adjacent to garage and 1 to the rear elevation. 1 external power socket to terrace area.</p> <p>Timber close board fencing as required or post and rail.</p> <p>Garages where applicable - electric garage doors with remote, 2 LED strip lights, 2 double sockets and 1 car charging point per house, walls and ceilings unplastered. Detached garages are open plan.</p> <p>Guttering - black painted steel.</p>
WARRANTY	All plots feature a 10-year structural warranty.

Please note that this specification was correct at the time of going to print (January 2025), but Charleston Homes continually review this specification and reserve the right to make any changes. It is open to personal choices and changes within the budget.





FOR FURTHER INFORMATION,
PLEASE CONTACT CHARLESTON
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