



### **A stunning collection...**

10 two-bedroom apartments, 3 three-bedroom mews houses and a bungalow positioned in a prime location.







**The  
Common**

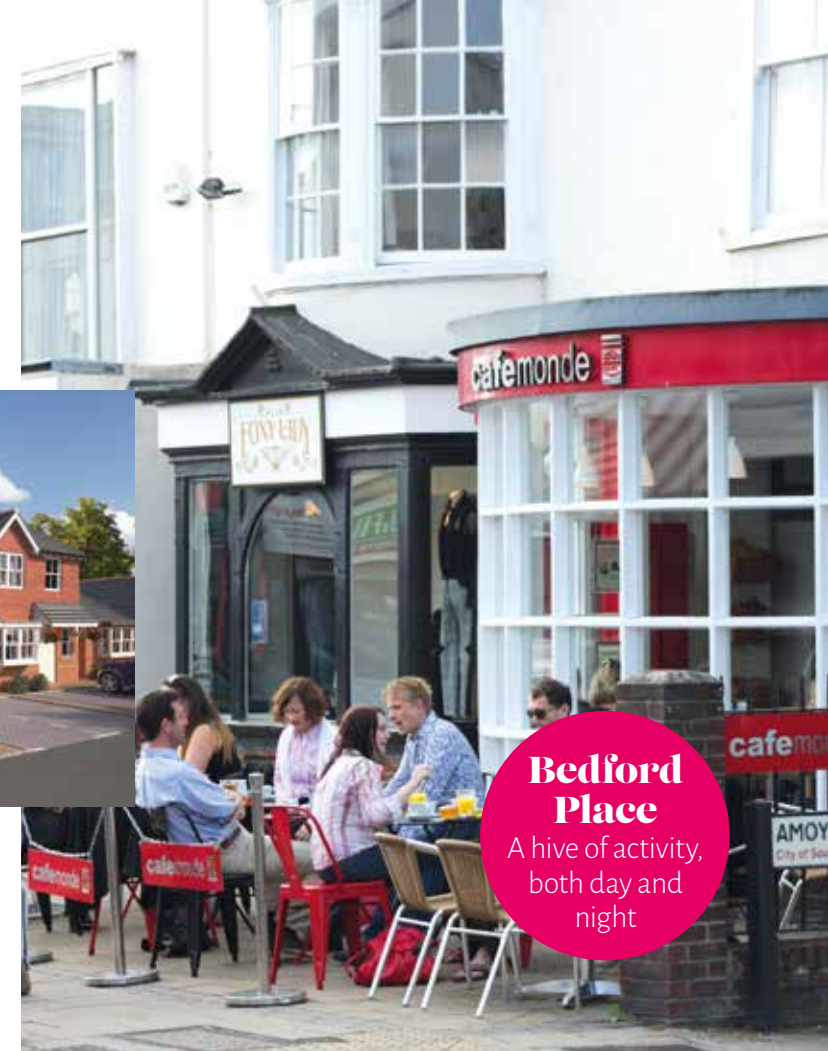
326 acres of  
beautiful green  
space

Archers Gate is a new and exclusive, gated development ideally situated close to the city centre



## Located close to the tree lined Avenue

on the eastern side of popular Archers Road, this exclusive, new gated community comprises The Apartments, The Mews and The Bungalow, each with associated parking.



### Bedford Place

A hive of activity, both day and night

# Superb new homes

These desirable new homes have been designed with a variety of lifestyles in mind and the advantageous location is just one of the reasons that makes Archers Gate so attractive to homeowners. Archers Road is a short walk from the heart of Southampton and within easy reach of the mainline train station.

The development has the additional benefit of being close to Southampton Common, a unique 326-acre green space that's loved by

locals. Walkers and cyclists enjoy the beautiful scenery of the Common while lovers of wildlife can explore its nature trails, and children play in the recreation area and paddling pool.

Just a gentle stroll from Archers Road is Bedford Place with its vibrant mix of shops, pubs, bars, and restaurants. Full of character, Bedford Place is home to a number of independent, upmarket businesses and is a hive of activity both day and night.

**With all this on their doorstep, residents of Archers Gate can experience everything Southampton has to offer.**



ARCHERS GATE  
SOUTHAMPTON







## Outdoor spaces

Southampton is one of the greenest cities in the UK



## Old and new

A harmonious blend of past and present, the city combines medieval history with modern culture



Southampton: the cultural centrepiece of the south of England



# Thriving & historical

## Archers Gate: close to the heart of Southampton

With award-winning restaurants, cafés, bars, nightclubs, cinemas, sports facilities, and internationally acclaimed arts venues – Southampton has everything you could wish for including fantastic shopping.

The city's West Quay Shopping Centre is considered one of the UK's leading retail outlets with its big name stores and wide selection of restaurants. If you're looking for something a little more creative, just a short walk from the Shopping Centre is Southampton City Art Gallery.

Steeped in culture and history, Southampton's maritime heritage is in evidence throughout the city's architecture and monuments. To dig a little deeper, visit the SeaCity Museum or walk the Titanic Trail to unearth more details of the city's fascinating history.

Southampton is one of the greenest cities in southern England, thanks to its many parks. The city has over 50 parks and open spaces ranging from small, locally used green areas to large, nationally recognised sites.

There's certainly no shortage of outdoor places in which to relax, walk, run or cycle. The stunning New Forest National Park is close by, and the River Itchen winds its way down to join with Southampton Water.

The city's coastal location provides a range of opportunities for sports and leisure activities. Boating enthusiasts can partake in a range of activities from sailing on the Solent to rowing, power boating or just gazing at the huge cruise liners that depart in ever-increasing numbers from the region's shores.

From culture and cuisine to shopping and sailing, this ancient city is now known for its thriving cosmopolitan scene.



**West Quay**  
One of the UK's leading retail outlets

### A maritime city

Relax with a drink in one of the waterside bars in Ocean Village, as you watch yachts sail off to cruise the Solent



ARCHERS GATE  
SOUTHAMPTON

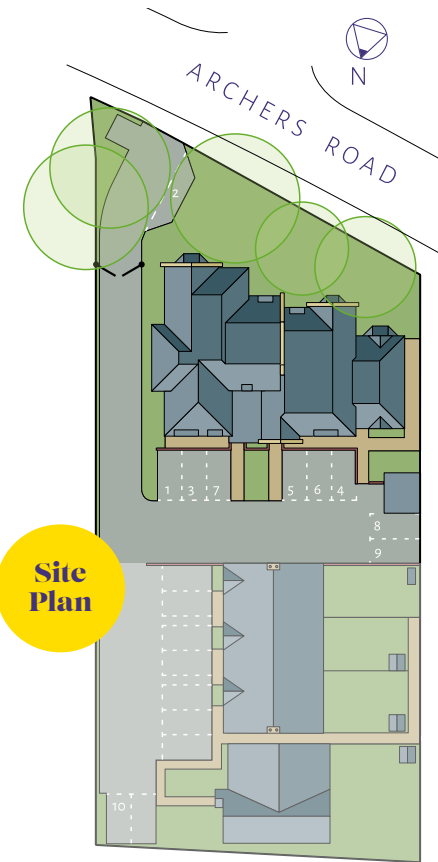


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**Luxury  
city living**

Welcome to  
Archers Gate

# the apartments



**Site  
Plan**

1	Kitchen	3.11 x 1.90	10'2 x 6'3
	Living room	4.29 x 3.86	14'1 x 12'8
	Bedroom 1	5.04 x 2.80	16'6 x 9'2
8	En-suite	1.98 x 1.68	6'6 x 5'6
	Bedroom 2	3.90 x 2.90	12'9 x 9'6
	Bathroom	1.92 x 1.72	6'3 x 5'7

4	Kitchen	4.31 x 3.33	14'2 x 10' 11
	Living room	4.42 x 4.30*	14'6 x 14'1*
	WC	1.96 x 1.34	6' 4 x 4'5
	Bedroom 1	3.52* x 3.29	11'6* x 10'9
	En-suite	2.80 x 1.03	9'2 x 3'4
	Bedroom 2	4.42 x 2.73	14'6 x 9'0
	Bathroom	1.94 x 1.92	6'4 x 6'4

\*Maximum dimension

2	Kitchen/Living	6.49* x 5.57	21'3* x 15'2
	Bedroom 1	3.93 x 3.27*	12'11 x 10'9*
6	En-suite	2.43 x 1.55	7'11 x 5'1
	Bedroom 2	3.03 x 2.84	9'11 x 9'3
9	Bathroom	2.98 x 1.62	9'9 x 5'4
	*Maximum dimension		

5	Kitchen/Living	5.85 x 4.29	19'2 x 14'1
	Bedroom 1	5.04 x 2.80	16'6 x 9'2
	En-suite	1.98 x 1.68	6'6 x 5'6
	Bedroom 2	3.90 x 2.90	12'9 x 9'6
	Bathroom	1.92 x 1.72	6'3 x 5'7
	Roof Terrace	4.20 x 2.90	13'9 x 9'7

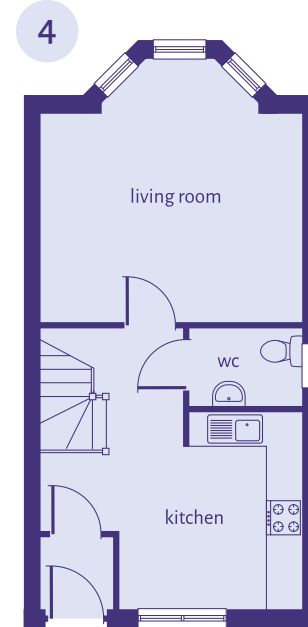
3	Kitchen / living room	5.73 x 5.12	18'9 x 16'9
	Bedroom 1†	5.25* x 3.39	17'1* x 11'1
7	En-suite	1.96 x 1.9	6'5 x 6'2
	Bedroom 2	3.14 x 2.75	10'3 x 9'0
	Bathroom	1.90 x 1.88	6'2 x 6'2
10	†Apartment 10 Bedroom 1 has no bay window: 4.39 x 3.39 (14'5 x 11'1) *Maximum dimension		

Orchard Homes have a policy of continuous improvement and certain details may have changed since the printing of this brochure. The artist's impressions, floor plans and maps are for guidance purposes only. Landscaping shows how the site may look when mature. All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy these cannot be guaranteed.

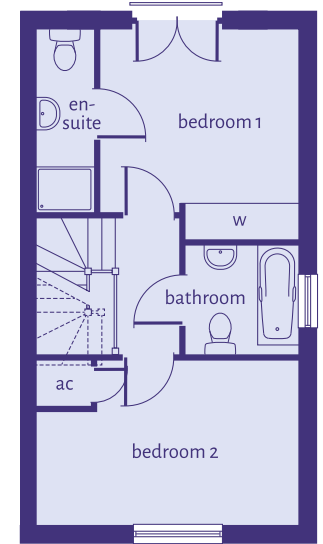
Ground floor shown. Apartments on the first and second floors may differ slightly, please ask sales representative for details.



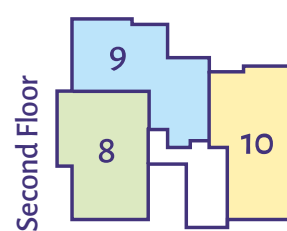
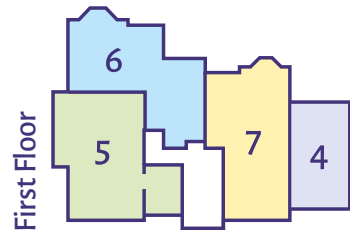
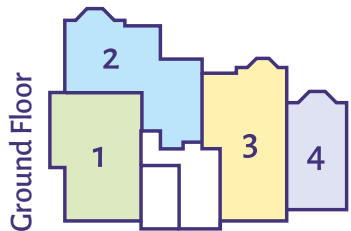
First Floor



Ground Floor



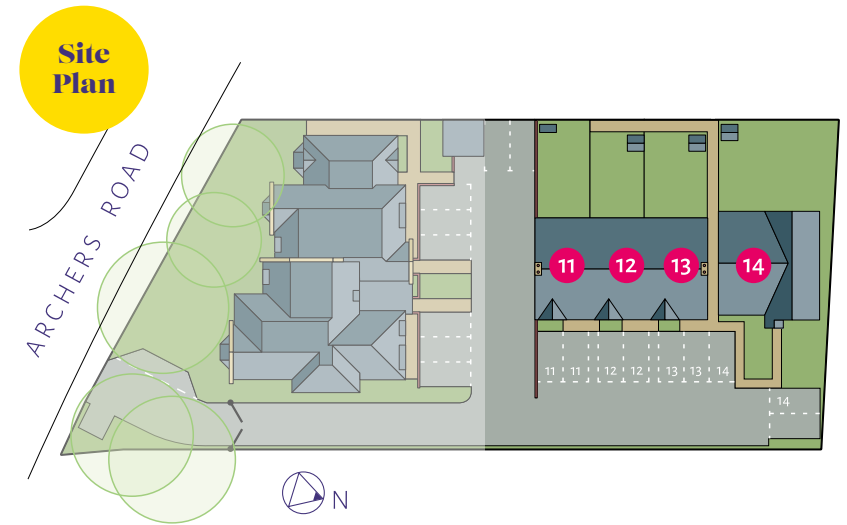
First Floor







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**a**  
ARCHERS GATE  
SOUTHAMPTON

# the mews

## plots 11, 12 & 13

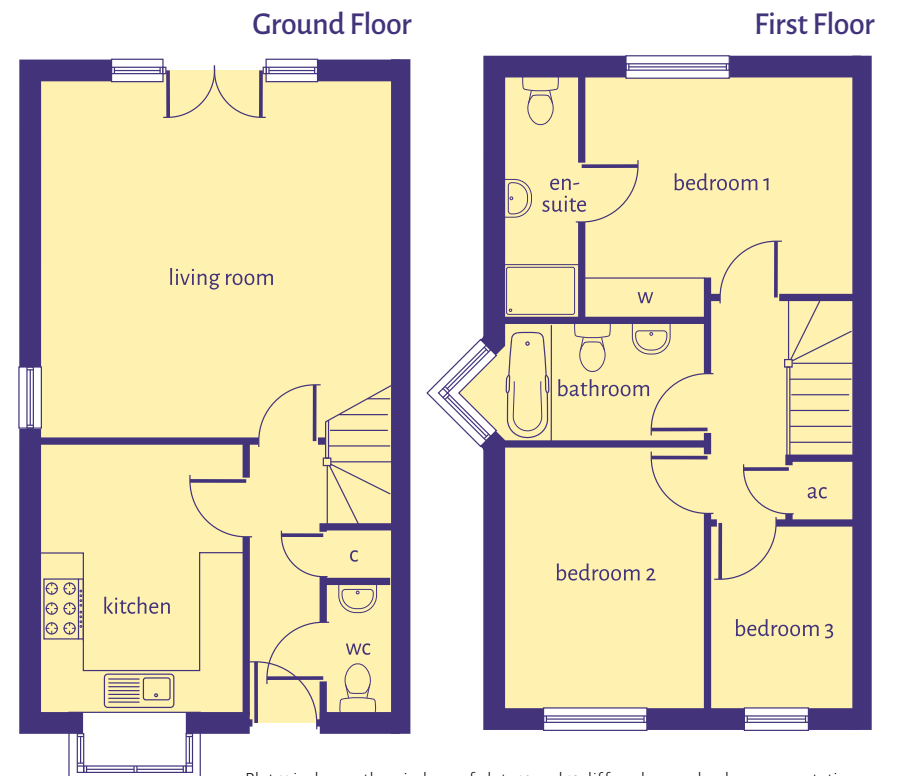
### Ground Floor

Kitchen	4.58* x 2.86	15'0* x 9' 4
Living room	5.31 x 5.08	17'5 x 16'8
WC	1.88 x 0.95	6'2 x 3'1

### First Floor

Bedroom 1	3.88 x 3.44*	12' 9 x 11'3*
En-suite	3.44 x 1.11	11'3 x 3'7
Bedroom 2	3.76 x 2.86	12'4 x 9'4
Bedroom 3	2.67 x 2.13	8'9 x 7'1
Bathroom	2.86 x 1.78	9'4 x 5'10

\*maximum dimension



Plot 11 is shown, the windows of plots 12 and 13 differ, please ask sales representative for details.

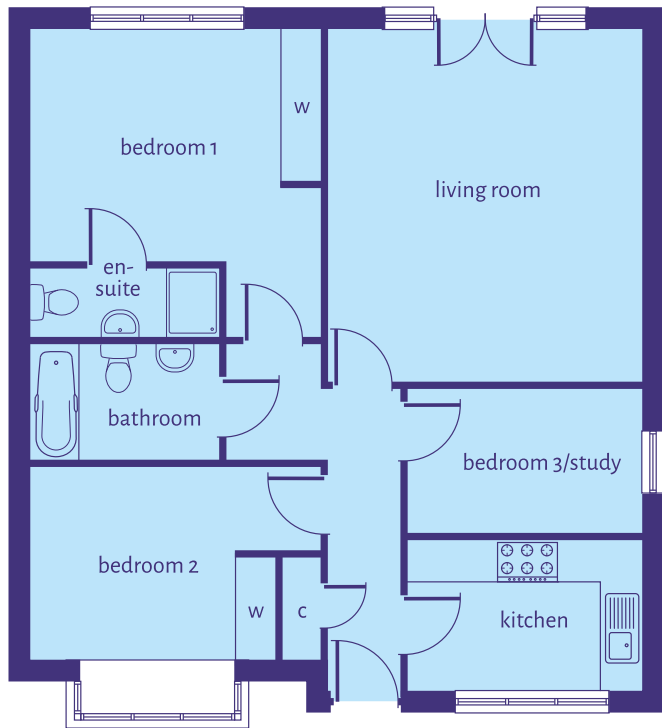


## Designed with you in mind...

Archers Gate is the latest development to fulfil the Orchard promise of building exceptional properties to the highest standard in the heart of the community.



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# the bungalow

## plot 14

Kitchen	3.38 x 2.23	11'1 x 7'3
Living room	5.19 x 4.56	17'1 x 15'0
Bedroom 1	4.28 x 3.37	14'0 x 11'0
En-suite	2.80 x 1.03	3'4 x 9'2
Bedroom 2	3.63* x 4.25*	11'10* x 14'0*
Bedroom 3	3.38 x 2.13	11'1 x 7'0
Bathroom	2.80 x 1.78	5'10 x 8'2

\*maximum dimension

**The highest standards**

Quality and craftsmanship

Orchard Homes is renowned for outstanding design, evident in both the interior and exterior of the homes that they have created. Every Orchard development is finished to the highest standard, and each home reflects the quality and craftsmanship of its construction.

# Practical & appealing

## **Kitchen**

Each property comes with a stylish fitted kitchen with composite work surfaces and inset sink unit, matching upstands and the latest energy efficient appliances: electric oven, 5 burner gas hob, glass canopy extractor, 60/40 fridge freezer, washer dryer and dishwasher. You'll also find track spotlighting and ceramic floor tiling.

## **Bathrooms & En-suites**

All bathrooms and en-suites will have white Roca sanitary ware with chrome fittings. En-suites have a Mira shower tray and glass shower screen enclosure with an Aqualisa thermostatically controlled shower. Tiling is full height to wet areas with splashback tiling to basins as well as ceramic floor tiling. There will be recessed ceiling spotlights plus a shaver light and point. The Mews and The Bungalow have a dual fuel heated towel rail in the bathroom.

## **Interiors**

Each home is fitted with gas fired radiator central heating, video entry system and integrated smoke detectors. There are telephone and TV aerial points fitted in the lounge and all bedrooms and chrome sockets throughout. The properties are pre-wired for Wi-Fi and Sky+. The walls are finished in New Gardenia and there are fitted carpets to the hall, lounge and bedrooms.

## **Outside**

The development has bespoke black electronically operated gates. Each home has white uPVC double glazed windows and doors. Driveways are block paviour and The Mews and The Bungalow have turfed front and rear gardens with paved patio, outside water tap and power point. Courtesy lights are fitted to the front elevations and there is a bike store. The Mews and The Bungalow benefit from photovoltaic solar panels.

## **Parking**

The Apartments each have an allocated parking space and The Mews and The Bungalow properties each have 2 allocated parking spaces.







**Modern living**  
at its best with a superb, luxury specification

**Beautifully considered**  
and co-ordinated colours and textures, harmony in materials.

Photographs are examples of kitchen and bathroom specification and are indicative only. Orchard Homes reserve the right to change any specifications of the homes at any time during the course of construction without notice.



## Travel links

Southampton has excellent road, rail, sea and air travel links. The M3, M27 and A34 provide direct road links into the city centre from the North, London and the Home Counties. The A36 is the major route from the West Country, Bristol and Wales; from the East, follow the A27/M27. Southampton Central Train Station is a short walk from the city centre and runs direct services to London every half hour. For holidays and business travel, Southampton International Airport provides frequent flights to more than 40 destinations.

  
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