



CHARLESTON
— **HOUSE** —
FERNDOWN • DORSET

An exclusive
development of nine
2 and 3 bedroom
apartments



NEW BUILD GOLD STANDARD

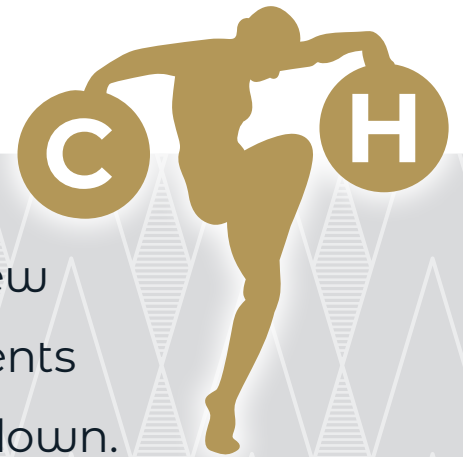


Luckington Homes



Introducing

CHARLESTON HOUSE



Formerly Norton House dance studio, Charleston House is a new development of nine Gold Standard 2 and 3 bedroom apartments constructed by Rivendale Homes in the bustling town of Ferndown.

STUNNING HOMES

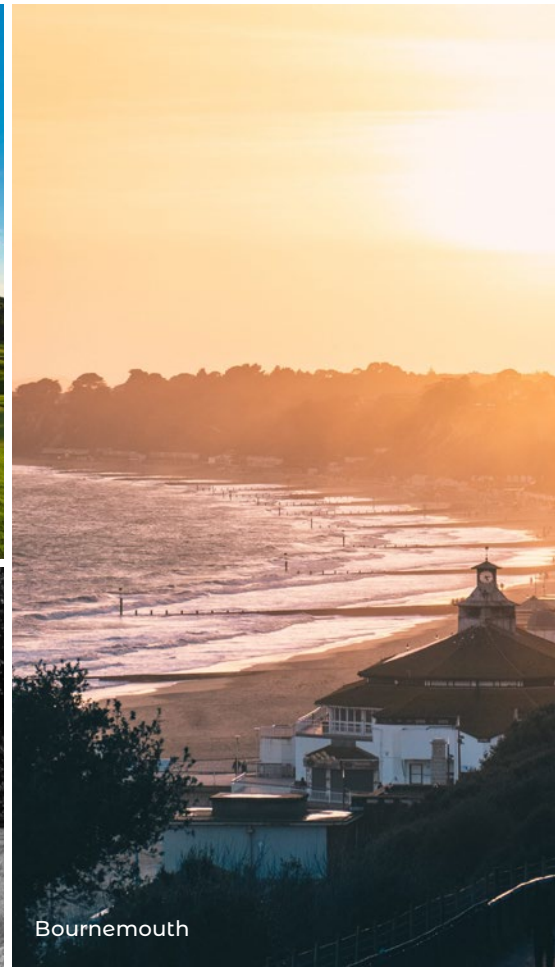
Each of the nine stunning apartments offer excellent accommodation and high specification, whilst promoting energy-efficient living. All properties benefit from a parking space, cycle racks and either private or communal outside space.

Close to Bournemouth, Poole and the stunning Purbecks, you can enjoy a superb quality of life here with easy access to Bournemouth's blue flag beaches, The New forest and even a championship golf course! All this and you're less than two hours from London.

GOLD STANDARD HOMES

- High specification interiors
- Energy efficient and modern design
- Landscaped communal garden
- Individual outdoor space (plots 1-5)
- 10 year structural warranty

Durdle Door



Bournemouth

New Forest



Wimborne Minster



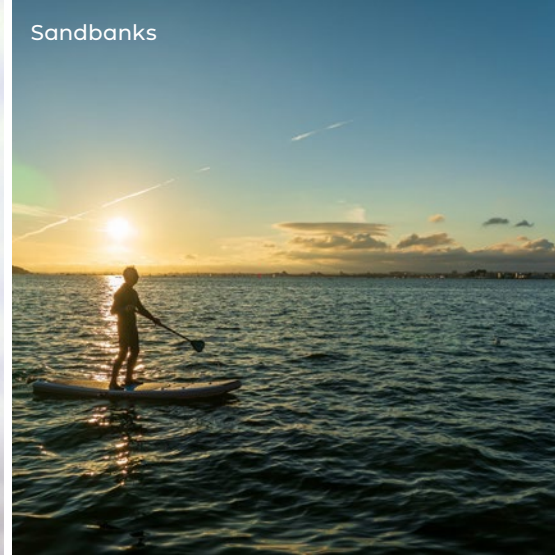
SWANAGE



Corfe Castle



Sandbanks



Mudford



Coastal Countryside Charm

The Dorset town of Ferndown lies to the north of Bournemouth and Poole near the New Forest National Park. Be more social, explore the great outdoors and enjoy Charleston House.



CHARMING FERNDOWN

This modern and popular town close to coast, heathland and woodland boasts an array of facilities to suit your every need by foot, bike or car. From theatre and community groups at the Barrington Centre to a wide range of sporting activities and clubs including tennis, cricket and golf.

Nearby nature reserves offer peace, tranquillity and beautiful walks. The town boasts a modern pedestrianised shopping area with a selection of well known supermarkets and there is also a weekly community market. There are plenty of bars, cafés and restaurants to suit every taste.

WELL CONNECTED

Ferndown has good road access and is close to the main A31 trunk road between Ringwood and Wimborne making it easy to explore the wider area. Poole and Bournemouth are just 7 miles away and for trips further afield Bournemouth International Airport is just 4 miles away. The nearest railway station is Branksome (7 miles) and is on the South West main line to London Waterloo.



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1

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CHARLESTON
— HOUSE —

SITE PLAN

GROUND FLOOR



FIRST FLOOR



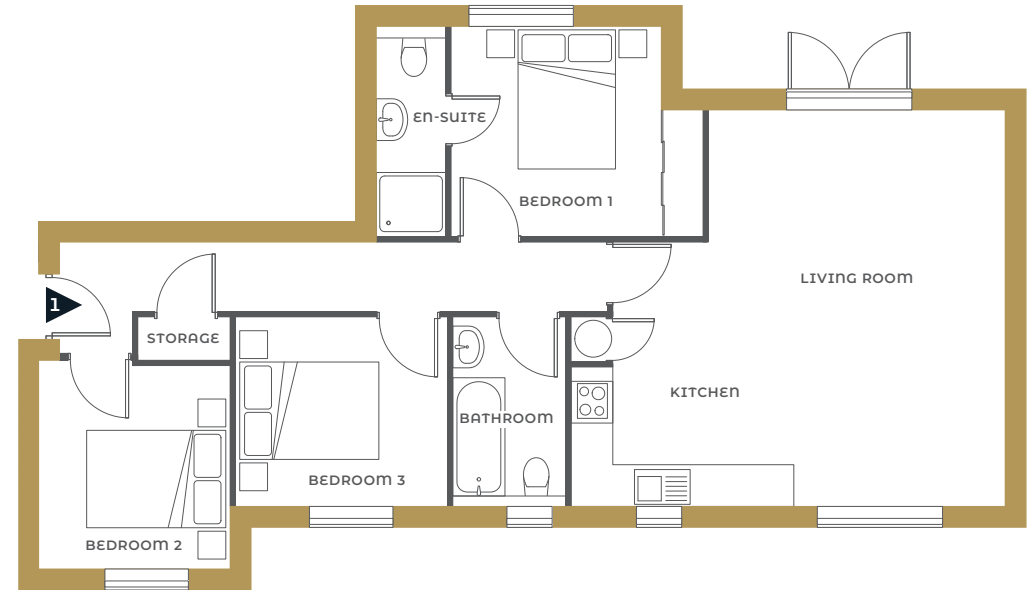
This site plan is indicative only of the development. It is for general guidance and may be subject to change.
 Note: max dimensions shown may vary +/- 50mm and the internal finishes may not always be the same.
 External finishes, materials, landscaping, positions and colours of windows may also vary.

GROUND FLOOR

CH 1

3 BEDROOM APARTMENT

WITH PATIO



A spacious 3 bedroom ground floor apartment. Entrance hall, including storage, leads to bedroom 1 with wardrobes and en-suite, two further bedrooms and a bathroom. Features an open-plan, high specification fitted kitchen and living room with french doors opening to a fenced patio area.

INTERNAL AREA 75 m² / 807 sq FT

LIVING / KITCHEN ROOM
6.1m X 5.7m / 20'0" X 18'8"

BEDROOM 1
3m X 3m / 9'10" X 9'10"

EN-SUITE
3m X 1m / 9'10" X 3'3"

BEDROOM 2
3m X 2.8m / 9'10" X 9'2"

BEDROOM 3
3m X 2.7m / 9'10" X 8'10"

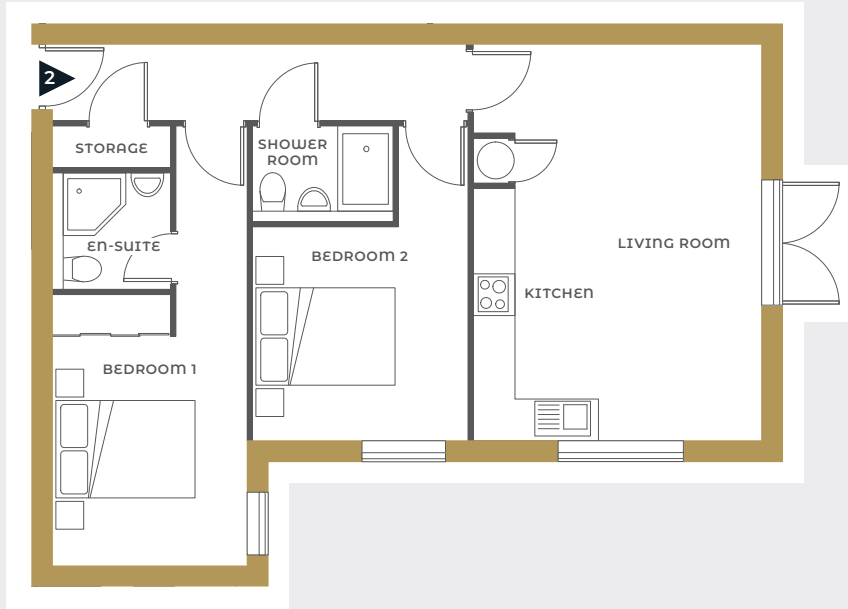
BATHROOM
2.7m X 1.6m / 8'10" X 5'3"

GROUND FLOOR

CH 2

2 BEDROOM APARTMENT

WITH PATIO



A thoughtfully designed 2 bedroom ground floor apartment with hall, including storage, leading to bedroom 1, with wardrobes and en-suite, shower room and bedroom 2. Features an open-plan, high specification fitted kitchen and living room with french doors opening to a fenced patio area.

INTERNAL AREA 62 m² / 667 SQ FT

LIVING / KITCHEN ROOM
5.7m x 4.1m / 18'8" x 13'5"

BEDROOM 1
3.4m x 2.8m / 11'2" x 9'2"

EN-SUITE
1.7m x 1.7m / 5'7" x 5'7"

BEDROOM 2
3m x 3m / 9'10" x 9'10"

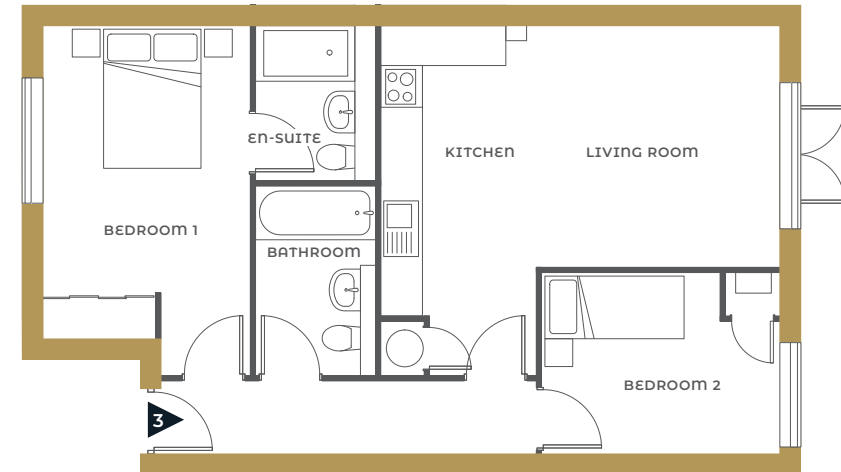
SHOWER ROOM
2m x 1.3m / 6'7" x 4'3"

GROUND FLOOR

CH 3

2 BEDROOM APARTMENT

WITH PATIO/GARDEN



A well planned 2 bedroom ground floor apartment with hall leading to bedroom 1, with wardrobes and en-suite, bathroom and bedroom 2 with storage. Features an open-plan, high specification fitted kitchen and living room with french doors opening to a private garden and patio area.

INTERNAL AREA 60 m² / 646 SQ FT

LIVING / KITCHEN ROOM
5.8m x 3.5m / 19'0" x 11'6"

BEDROOM 1
3.9m x 3m / 12'10" x 9'10"

EN-SUITE
2.1m x 1.7m / 6'11" x 5'7"

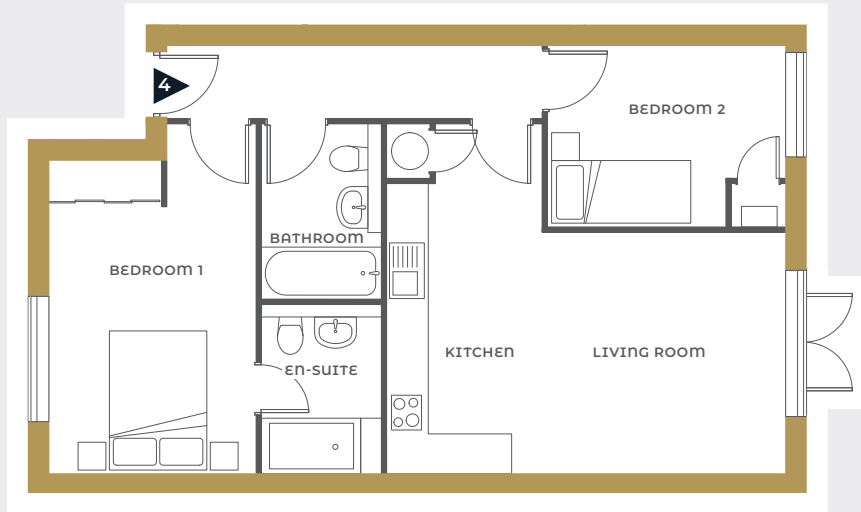
BEDROOM 2
3.4m x 2.6m / 11'2" x 8'6"

BATHROOM
2.7m x 1.7m / 8'10" x 5'7"

GROUND FLOOR

CH 4

2 BEDROOM APARTMENT WITH PATIO/GARDEN



A well planned 2 bedroom ground floor apartment with hall leading to bedroom 1, with wardrobes and en-suite, bathroom and bedroom 2 with storage. Features an open-plan, high specification fitted kitchen and living room with french doors opening to a private garden and patio area.

INTERNAL AREA 60 m² / 646 SQ FT

LIVING / KITCHEN ROOM
5.8m X 3.5m / 19'0" X 11'6"

BEDROOM 1
3.9m X 3m / 12'10" X 9'10"

EN-SUITE
2.1m X 1.7m / 6'11" X 5'7"

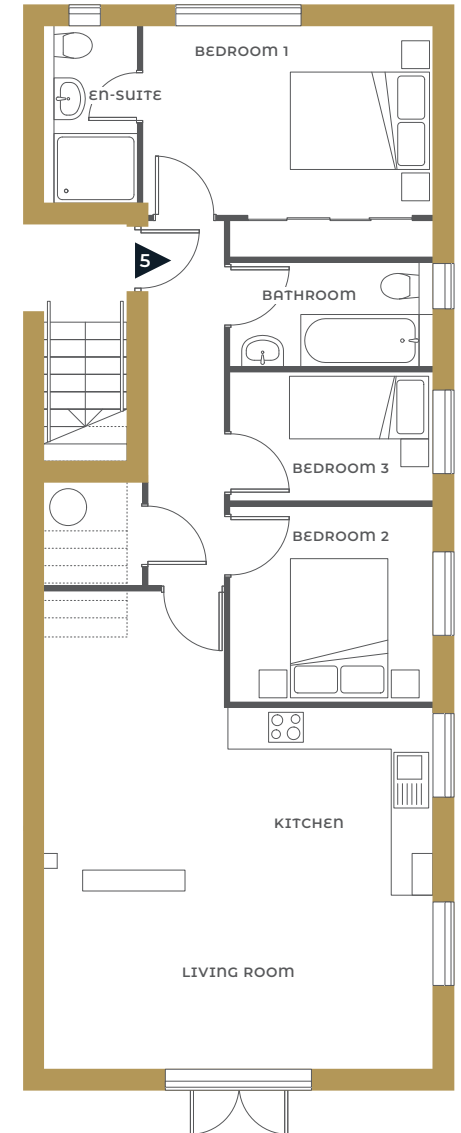
BEDROOM 2
3.4m X 2.6m / 11'2" X 8'6"

BATHROOM
2.7m X 1.7m / 8'10" X 5'7"

GROUND FLOOR

CH 5

3 BEDROOM APARTMENT WITH GARDEN



A spacious 3 bedroom ground floor apartment. Entrance hall, including storage, leads to bedroom 1 with wardrobes and en-suite, a bathroom and two further bedrooms. Features an open-plan, high specification fitted kitchen and living room with french doors opening to a private garden and patio area.

INTERNAL AREA 76 m² / 818 SQ FT

LIVING / KITCHEN ROOM
5.6m X 5.2m / 18'4" X 17'1"

BEDROOM 1
4.1m X 2.7m / 13'5" X 8'10"

EN-SUITE
2.5m X 1.3m / 8'2" X 4'3"

BEDROOM 2
2.9m X 2.8m / 9'6" X 9'2"

BEDROOM 3
2.9m X 1.8m / 9'6" X 5'11"

BATHROOM
2.9m X 1.5m / 9'6" X 4'11"

FIRST FLOOR

CH 6

3 BEDROOM APARTMENT

A spacious 3 bedroom first floor apartment. Entrance hall, including storage, leads to bedroom 1 with wardrobes and en-suite, two further bedrooms and a bathroom. Features an open-plan, high specification fitted kitchen and the triple aspect living room with Juliet balcony.

INTERNAL AREA
75 m² / 807 SQ FT

LIVING / KITCHEN ROOM
6.1m X 5.7m / 20'0" X 18'8"

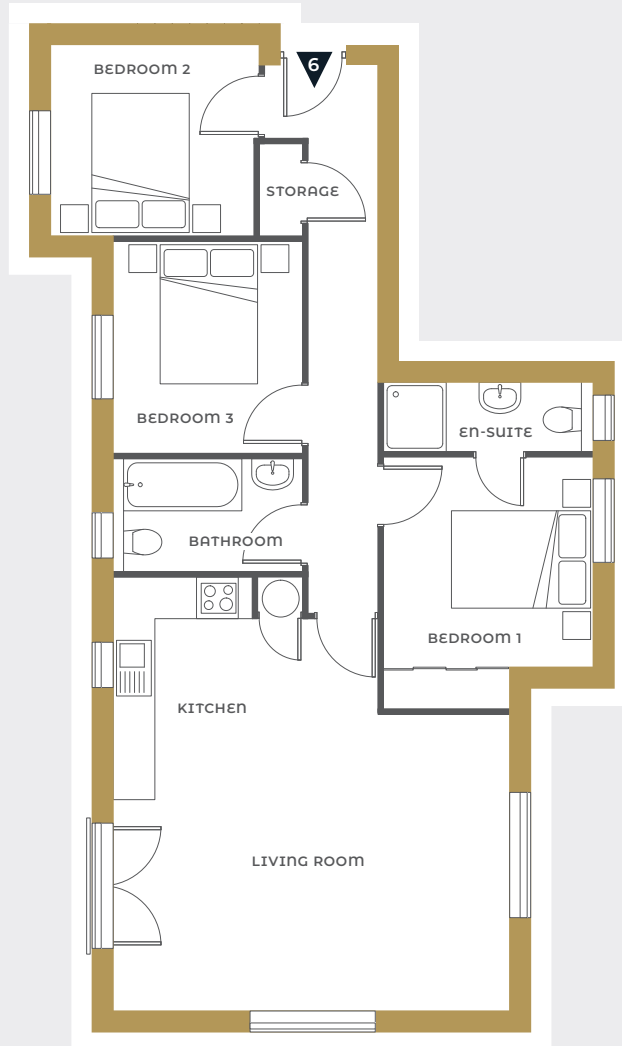
BEDROOM 1
3m X 3m / 9'10" X 9'10"

EN-SUITE
3m X 1m / 9'10" X 3'3"

BEDROOM 2
3m X 2.8m / 9'10" X 9'2"

BEDROOM 3
3m X 2.7m / 9'10" X 8'10"

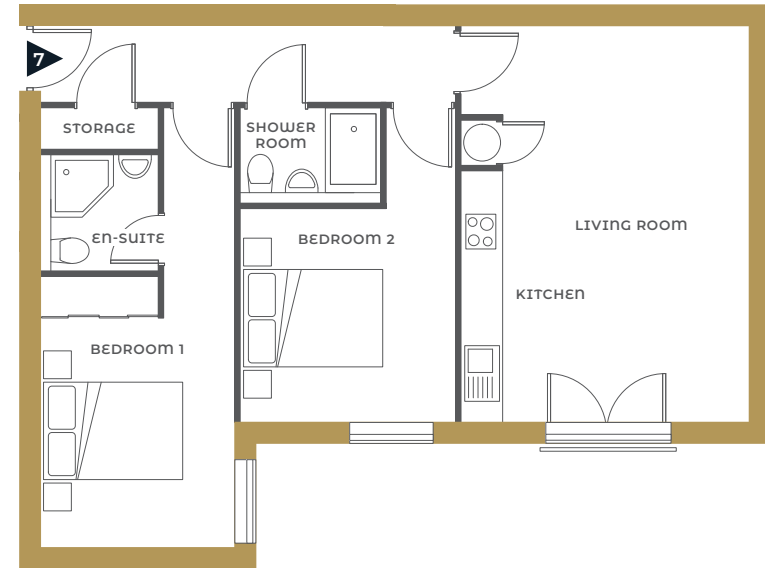
BATHROOM
2.7m X 1.6m / 8'10" X 5'3"



FIRST FLOOR

CH 7

2 BEDROOM APARTMENT



A thoughtfully designed 2 bedroom first floor apartment with hall, including storage, leading to bedroom 1 with wardrobes and en-suite, shower room and bedroom 2. Features an open-plan, high specification fitted kitchen and living room with Juliet balcony.

INTERNAL AREA 62 m² / 667 SQ FT

LIVING / KITCHEN ROOM
5.7m X 4.1m / 18'8" X 13'5"

BEDROOM 1
3.4m X 2.8m / 11'2" X 9'2"

EN-SUITE
1.7m X 1.7m / 5'7" X 5'7"

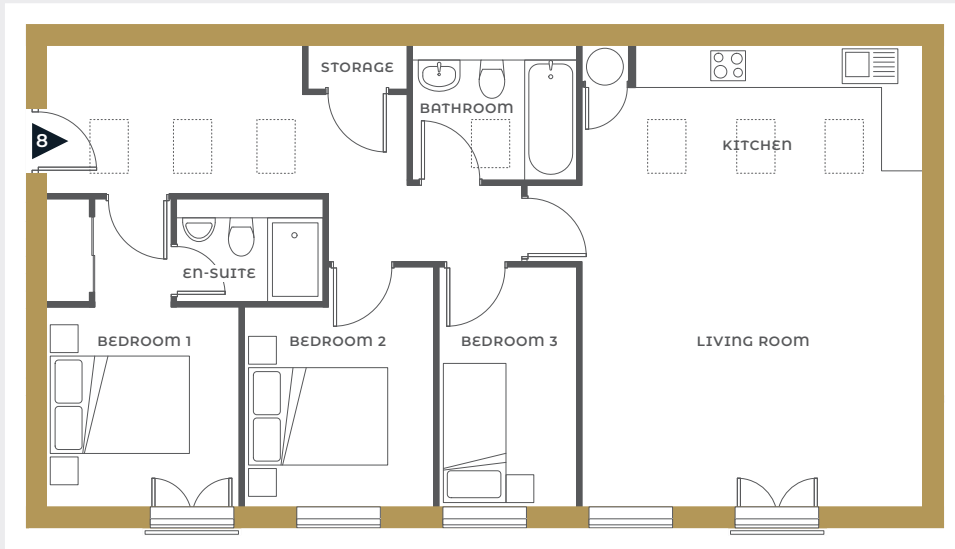
BEDROOM 2
3m X 3m / 9'10" X 9'10"

SHOWER ROOM
2m X 1.3m / 6'7" X 4'3"

FIRST FLOOR

CH 8

3 BEDROOM APARTMENT



A generous 3 bedroom first floor apartment. Open and light entrance hall, including storage and bedroom 1 with Juliet balcony, wardrobes and en-suite. Two further bedrooms and a bathroom lead to the feature open-plan, high specification fitted kitchen with sky lights and living room with Juliet balcony.

INTERNAL AREA 83 m² / 893 SQ FT

LIVING / KITCHEN ROOM
6.5m X 4.8m / 21'4" X 15'9"

BEDROOM 1
2.9m X 2.8m / 9'6" X 9'2"

EN-SUITE
2.1m X 1.4m / 6'11" X 4'7"

BEDROOM 2
2.9m X 2.8m / 9'6" X 9'2"

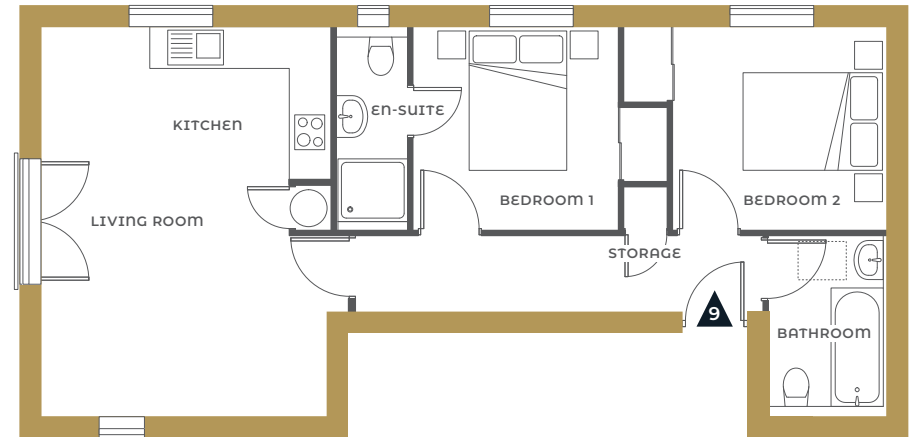
BEDROOM 3
3.3m X 1.9m / 10'10" X 6'3"

BATHROOM
2.3m X 1.9m / 7'7" X 6'3"

FIRST FLOOR

CH 9

2 BEDROOM APARTMENT



A well planned 2 bedroom first floor apartment with hall, including storage, leading to the bathroom, bedroom 1 with wardrobes and en-suite, and bedroom 2. Features an open-plan, high specification fitted kitchen and living room with Juliet balcony.

INTERNAL AREA 58 m² / 624 SQ FT

LIVING / KITCHEN ROOM
5.6m X 4m / 18'4" X 13'1"

BEDROOM 1
3m X 3m / 9'10" X 9'10"

EN-SUITE
3m X 1m / 9'10" X 3'3"

BEDROOM 2
3m X 3m / 9'10" X 9'10"

BATHROOM
2.6m X 1.6m / 8'6" X 5'3"



High Specification

Each property will be finished to the highest standard and specification with on-trend finishes to include high-end kitchens, sanitary ware, fixtures and fittings.



KITCHEN

- Fully fitted kitchen with Granite/Quartz Worktop and Upstand, Stainless Steel undermounted 1½ Bowl Sink with Drainer and Mono Mixer Chrome Tap. Frosted Glass Hob Splashback.
- Induction Hob and Extractor, Integrated Oven; Fridge/Freezer; Dishwasher; Washing Machine and Wine Cooler

EN-SUITES & BATHROOMS

- Wall hung WC, vanity units, tap and dual head shower with upstand shower tray. Single head shower mixer over bath. Chrome heated towel rail
- Half/full height tiles to bath/shower and chrome trim

HEATING, ELECTRICS & SERVICES

- Combi boiler with radiators
- White face plates, chrome above kitchen worktops. USB sockets in kitchen and master bedroom
- Communal TV aerial with TV/Sky points to lounge and master bedroom
- Door entry system, mailboxes, fire alarm
- Pendants to main rooms, downlights to kitchen (under cupboard LED lights), hallways and bathrooms. External/communal PIR lighting
- Mains electric, gas and water. Fibre (FTTP) Internet

DECORATION & FLOORING

- Matt white walls, ceilings and woodwork (satin) with Oak veneer doors, stainless steel ironmongery
- Vinyl flooring, bedrooms carpeted and bathrooms tiled

EXTERNAL FINISHES

- Grey uPVC windows, doors, fascias and soffits, white and grey render, Douglas Fir vertical cladding, black rainwater goods. Composite black slate tiled roof

WARRANTY

- 10 Year ICW structural warranty



Inspired By Excellence



Rivendale developments are a family run property development company devoted to building high quality contemporary new homes and commercial units throughout Hampshire and along the desirable South Coast.

Rivendale developments

We are committed to providing homes that combine the very best in architecture with high specification interiors.

Our expertise ensures every project we work on is built to the highest standard, creating beautiful accommodation and flexible living spaces throughout the local area. All our projects combine high quality craftsmanship with thorough attention to detail resulting in unique homes designed to excite and inspire.



THE NEW BUILD GOLD STANDARD

Through our meticulous approach and proven track record, the Rivendale team is committed to delivering excellence.

The Gold Standard is our promise to deliver high end contemporary homes featuring high specification interiors, luxurious amenities and premium finishes.



CHARLESTON — HOUSE —

578 WIMBORNE ROAD EAST
FERNDOWN • DORSET • BH22 9NN



Luckington Homes

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy. Photo credits: Carlos Ares and Nick Fewings. Ref MARCH2022