



BARRELMANS
POINT AT HMS GANGES

Phase 1

81

SHOTLEY PENINSULA
TWO, THREE, FOUR AND FIVE BEDROOM HOMES



More than 160,000 Navy recruits passed through the gates of HMS Ganges until its closure in June 1976.

The site is now being reanimated with multiple features being lovingly restored including the Grade II listed ceremonial mast, main gates, a mid-19th century fort, and two Martello towers.



Barrelmans Point [bah-rell-mans poynt]
noun

The name, Barrelmans Point, gives affirmation to the person who would be stationed in the barrel of the foremast to aid navigation of the vessel.



Galliard Homes

Over the years, Galliard has become a byword for regeneration, rejuvenation and reinvention. Since the business was founded over 30 years ago, we have built our reputation on acquiring sites in areas where there was little or no development – but great potential.

As a result of our forward-looking site acquisition policies and judicious identification of areas with outstanding possibilities, our investors have shared in our good fortune and experienced huge capital growth. Galliard locales, once unused, under-developed and with limited possibilities, have proved to be outstanding locations in which to own property, to live and to experience.



Wavensmere Homes

Wavensmere Homes' passion for authenticity is what makes us unique.

Over the past seventeen years, we have specialised in urban regeneration and unique placemaking renovation projects in extraordinary sites and developments that have allowed us to reinstate classic architecture back to its former glory.

Due to our rich and experienced background in traditional craftsmanship, we understand the importance of detail and quality. Our diverse team successfully restores, revives and transforms underutilised land into environments underpinned by their communities to create a sense of place for future generations.



Delivering Luxury Lifestyles

Barrelmans Point gives purchasers the opportunity to reside on one of the most scenic coastal areas of the UK, The Shotley Peninsula.

Situated on the former HMS Ganges site, Barrelmans Point is an impressive collection of nearly 300 carefully designed homes, surrounded by a stunning natural landscape. Overlooking the coastal edge, the development sits at the southern end of the Suffolk Coast & Heaths Area of Outstanding Natural Beauty (AONB).

The first phase will offer a total of 81 high-specification homes, with options of two, three, four or five bedroom properties.







HMS Ganges

The History

of HMS Ganges

It was at Shotley Point that the wooden ship HMS Ganges was berthed from 1899, and used as a cadet training ship for the Royal Navy. In 1905 when the Ganges vessel was finally retired (and towed away to Chatham), the training facility, moved ashore.

The facility remained there until its closure in June 1976, when its training function moved to HMS Raleigh, Torpoint, Cornwall. During its lifetime, more than 160,000 Navy recruits passed through the gates of HMS Ganges.



Duke of Edinburgh visit in 1956





The Naval Landmark

The Grade II listed ceremonial mast at HMS Ganges was once used for training practice for boy seamen. The recruits would need to climb the 143 foot mast partway in order to pass their training exercise.

On ceremonial occasions, the trainees would stand on various parts of the mast with the boy at the very top being known as the 'button boy'.

The mast has been described as "the best-known landmark on The Shotley Peninsula for generations".





The Shotley Peninsula

Shotley is a picturesque village located between the rivers Orwell and Stour on the Essex/Suffolk border. With just 2,500 residents, Shotley is famous for its strong community feel and peaceful scenic views all year round.

Located just 9 miles from Ipswich, Shotley's flat and tranquil landscape makes it an idyllic place to escape in nature. Residents can enjoy a bountiful amount of well-marked trails, resting spots and viewing points, all with magnificent views over the unspoiled countryside.





About Shotley

The Shotley Peninsula is one of Suffolk's best kept secrets. From sailing to relaxing, the coastal village has a lot to offer those desiring a quieter way of life.

Besides exploring the great outdoors, residents of The Shotley Peninsula also enjoy multiple convenient facilities on their door step. You'll find numerous general stores, public houses and a GP surgery all within a few minutes drive from Barrelmans Point. The Shotley Peninsula is also famed for its fresh, local produce found at the many restaurants around the area. Residents can also take advantage of delicious locally sourced goods at Hollingsworth Store & Butchers and Suffolk Food Hall.



Suffolk Food Hall

Woolverstone Marina

Ipswich High School

RIVER ORWELL

B1456

B1080

Pin Mill

The Butt and Oyster Pub

Pin Mill Nature Trust

Chelmondiston

B1456

Alton Water

Royal Hospital School

Holbrook

B1080

Harkstead

Erwarton Hall Gatehouse

Shotley Vineyard

Shotley

Harkstead Beach

Post Office

Shotley Surgery

Shotley Primary School

B1456

Shotley Country Park

The Shipwreck Pub



Shotley Marina

Shotley Heritage Park

Shotley Pier

RIVER STOUR



Enjoying The Natural World

Suffolk Coast

The Suffolk Coast is a 50 mile stretch of nationally designated Area of Outstanding Natural Beauty (AONB). From charming historic market towns to undisturbed natural landscapes, The Suffolk Coast remains one of the UK's most beautiful coastlines. Visitors and residents can enjoy a bountiful variety of activities from wine tasting to family fun attractions whilst soaking up the best of seaside life.

Minsmere Nature Reserve

Discover one of the UK's most popular nature reserves covering 2,500 acres of countryside woodland, wetland and heaths. Every season at Minsmere Nature Reserve offers something special from dragonflies and butterflies in Summer, to red deer stags in Autumn.

River Stour

Stretching 47 miles long, the River Stour forms most of the county boundary between Suffolk and Essex. The Stour passes through the Dedham Vale Area of Outstanding Natural Beauty and drains into the North Sea at Harwich. The river has become a haven for walkers with its abundance of old bridges, water mills and windmills.

Walks

A hot spot for the experienced rambler or explorer, the Shotley Peninsula is home to miles upon miles of scenic paths and bridleways. Follow the Rivers Orwell and the Stour on a 40 mile walk passing the beach at Nacton Shores and Trimley Marshes Nature Reserve.



On Your Doorstep

River trips & seal watching in Harwich

Enjoy year round river trips along the River Orwell for ever-changing river scenes and peaceful countryside. Fantastic seal watching experiences are available in nearby Harwich - guaranteed sightings come rain or shine.

Shotley Point Yacht Club

Ideally located to sail the East Coast and beyond, Shotley Point Yacht Club is located just moments from Barrelmans Point on the confluence of the Rivers Orwell and Stour.

Pin Mill

Suffolk's most famous hamlet, Pin Mill is part of The National Trust that is located on the south bank of the tidal River Orwell. The stunning woodland and heath-land walk can be enjoyed all year round and includes a pine plantation, cliff top path and abandoned wrecks.

Holbrook Sport Centre

A community sports centre that offers leisure activities for all ages to enjoy. Located just 7 miles from site, the centre caters for teams and individuals offering daily fitness classes and weekend events.

Sutton Hoo

Immersed in 245 acres of stunning scenery, Sutton Hoo makes the perfect day out to explore, eat and shop. A National Trust site, Sutton Hoo offers archaeological discoveries of an Anglo-Saxon King, a sculpture trail and many more family fun activities to enjoy.

Framlingham Castle

Framlingham Castle is one of England's best preserved medieval castles offering superb views and historic importance. Explore the fortress behind which Mary Tudor was proclaimed Queen of England.



Pin Mill, Chelmondiston





Food & Drink

Bristol Arms, Bristol Hill

A traditional riverside pub offering stunning views down the River Stour at the end of the Shotley Peninsula, serving great food in a dog-friendly environment.

The Shipwreck

Situated in Harwich Harbour, where the River Stour meets the River Orwell, The Shipwreck offers locally caught produce whilst enjoying the views of boats passing by.

Jimmy's Farm

Owned by TV Chef Jimmy Doherty, Jimmy's Farm is located in a 200-year-old-barn offering seasonal produce, rare breed meat and sustainably sourced fish dishes. Its farm shop is open seven days a week offering some of the best Suffolk groceries and gifts.

Suffolk Food Hall

Suffolk Food Hall is an internationally acclaimed restaurant and store that combines local farming with superb food production including a butchery, bakery, delicatessen, restaurant and café. High-quality food and drinks include home baked breads, cakes and biscuits, locally brewed beer and fine wines. Open for breakfast, lunch and dinner, Suffolk Food Hall is a staple favourite amongst residents and visitors to the Shotley Peninsula.



Educational Excellence

The Shotley Peninsula is home to two outstanding fee-paying boarding Schools.

The Royal Hospital School, Holbrook

(7.8 miles from site) This school is a co-educational day and boarding School for 11–18 year olds, set in 200 acres of Suffolk countryside overlooking the River Stour. The School has a rich maritime history still upholding the core traditions. It offers a wide and varied curriculum with extensive co-curricular activities including an excellent sports centre offering tailored coaching for elite sports men and women. Music, art, design and drama also form an important part of the core curriculum as well as investment in young enterprise, public speaking, academic studies and debating.

Shotley Community Primary School

(1.8 miles from site) Shotley Primary School is a vibrant and caring rural school where children are at the heart of all they do. This school is part of the ASSET Education Group with just 150 pupils. The school enjoys a unique position on the Peninsula offering a varied curriculum by making the most of its surroundings.

Holbrook Primary School

(8.1 miles from site) Holbrook Primary School has been providing education in the community for over 150 years. All the staff are committed to providing the very best learning experiences for all the children and the school uses its best endeavours to meet all of their individual needs.

Holbrook Primary School works to provide a safe and secure environment for the pupils. The indoor and outdoor facilities and resources are maintained to a high standard and technology is up to date to ensure the pupils have the best possible start to their academic life.

Holbrook Academy

(8.2 miles from site) Established as an academy in 2011, Holbrook Academy has a strong community ethos and welcomes children aged 11–16 across the Peninsula. With approximately 600 students, it's a small school that enjoys several sports tournaments a year with neighbouring schools as well as offering regular trips abroad.

Ipswich High School, Woolverstone

(5.7 miles from site) The school is a co-educational independent, day and boarding school near Ipswich, Suffolk for Children aged 3–18 with a Prep School, Senior School and Sixth Form. The school is based at Woolverstone Hall and is set in an 87 acre campus on the River Orwell, with approximately 450 pupils. Offering a bespoke curriculum and enrichment programme for each child, with over 170 activities to choose from, the school has an extensive PE department with experienced coaches including Olympians with expertise in hockey, swimming and athletics.

Woodbridge School, Woodbridge

(18 miles from site) The school is a co-educational day school with a boarding component. It offers GCSE, IGCSE and AS/A Level examinations. There is a boarding house known as School House for pupils in Year 9 to 13.

The school has playing fields including cricket squares, a heated sports dome with gym facilities, AstroTurf for either tennis or hockey, an athletics track, rugby and hockey pitches.



The Royal Hospital School, Holbrook



Ipswich High School, Woolverstone



Woodbridge School, Woodbridge



Transport

TAKE A DRIVE

Ipswich	18 min
Colchester	38 min
Norwich	1 h 26 min
Cambridge	1 h 24 min
Bury St Edmunds	47 min
London	1 h 58 min

JUMP ON A TRAIN

London Liverpool Street (From Manningtree station)	56 min
Manningtree	8 min
Colchester	18 min
Norwich	37 min
Cambridge	1 h 15 min
Bury St Edmunds	27 min

DRIVE TO AN AIRPORT

Stansted	1 h 13 min
Gatwick	2 h 12 min
Heathrow	2 h 20 min

BY ROAD

Access Road B1456 (10.8 miles in to Ipswich town centre) (9.4 miles to A14 trunk road).

Bus - Routes 97 and 98 offer regular services in to Ipswich via Woolverstone, and Holbrook. Nearest stop is Bristol Hill.

BY RAIL

Ipswich Mainline Railway Station – (10.9 miles) – Regular links to London Liverpool Street, Norwich and Cambridge.

Manningtree Station – (13.5 miles) – Regular links to London Liverpool Street – approximately 1 hour.

BY WATER

Daily Ferry Service – Leaves from Shotley Marina which is a short walk from site – Regular links to Harwich and Felixstowe Port.







THE GALLEY
KITCHEN

BARRELMANS
POINT
AT HIS GRADES



The Gym



Co-working space

Site Amenities

In addition to the endless scenic views, we are reanimating the existing historic buildings to create amazing amenities for our residents to experience and enjoy.

Gym

Stay active in the fully equipped on-site gym available to all residents to enjoy. The gymnasium will have dedicated areas to workout including weights, training and open space.

Co-working space

Barrelmans Point residents can benefit from on site co-working space that coincides with the new hybrid way of working.

Screening room

Bring your friends and family together by hiring the film screening room to watch your favourite movies and shows on a big screen.

Nelson Hall

Nelson Hall will be lovingly restored to hold multiple amenities that include a library, a café and more.

Children's play area

Enjoy after school fresh air and fun with your children in our outdoor junior play area.

Green space

Barrelmans Point is set across 60-acres of historic grounds abundant with green space and parkland overlooking the coastal edge.







Tennis court







The Parade Ground

Reanimating the history of HMS Ganges is at the heart of Barrelmans Point.

We are passionate about the restoration of key historical buildings.

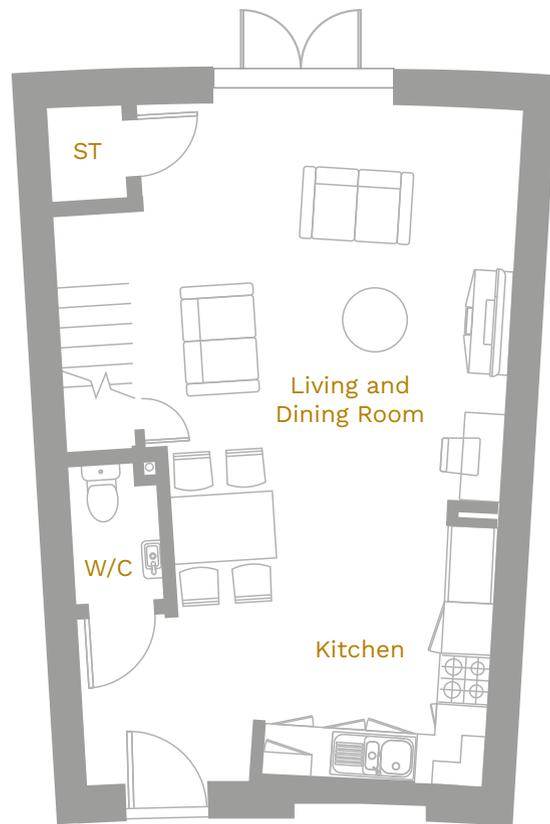
The old parade ground will be transformed into the heart of the development with the restored ceremonial mast at its centre. Other buildings remaining as key features on site are the main gates, Nelson Hall, a mid 19th-century fort and a Martello tower.





Named after Joseph Baker, the British Royal Captain and Commanding Officer who recommissioned the HMS Ganges as Captain on the 7th December 1801.

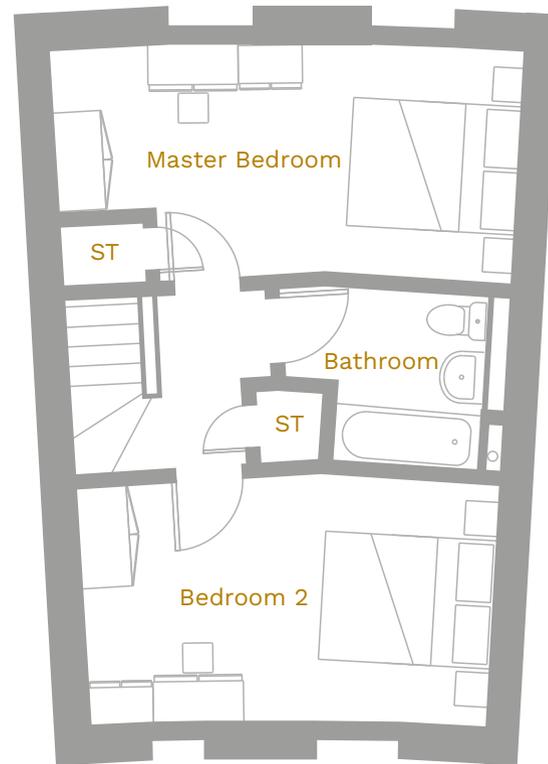
Ground Floor Plan



GROUND FLOOR

Living/Kitchen/Dining Room 8.05m max x 4.45m max
(26' 5" max x 17' 7" max)

First Floor Plan



FIRST FLOOR

Master Bedroom 2.75m max x 5.56m max
(9' 0" max x 18' 3" max)
Bedroom 2 2.97m max x 4.9m max
(9' 9" max x 16' 0" max)

The Baker

Semi-detached or terraced two-bedroom home

Whether it's spending time as a couple or hosting for friends and family, The Baker is an ideal semi-detached or terraced home.

To the ground floor, the kitchen and dining area overlooks the front of the home which offers a seamless flow to a sizeable living area. From here, French doors access a generous rear garden. The Baker also benefits from a ground floor W/C and a separate storage cupboard.

Upstairs, you will find two excellent equal sized bedrooms with plenty of space for wardrobes and a dressing area. A well-proportioned family bathroom and separate storage cupboard completes the upstairs.

The Baker also benefits from private parking.

- Private parking
- Open-plan living area
- French doors to rear garden
- Ground floor W/C
- Two equal sized bedrooms
- Family bathroom

Plots - 1, 2, 3, 4, 66, 67, 68, 69





Named after John Hayes, a prominent British Royal Navy officer of the late eighteenth and early nineteenth centuries. During his naval service he participated in the first and the last significant frigate actions of the French Revolutionary and Napoleonic Wars. In 1829 he was given command of HMS Ganges at Portsmouth.

Ground Floor Plan



First Floor Plan



The Hayes

Semi-detached two-bedroom home

Designed with comfort in mind, The Hayes is the perfect semi-detached starter home for couples, single buyers, investors and those wishing to downsize.

The spacious open-plan triple aspect living space is flooded with natural light. Downstairs also benefits from a separate W/C and French doors that lead to a generous garden.

Upstairs, two generous sized bedrooms overlook the rear garden or the front of the home. Each light and airy bedroom allows for plenty of wardrobe space and natural light. A spacious bathroom and separate storage cupboard are located between the bedrooms to share.

- Private parking
- Open-plan kitchen, dining and living area
- French doors to rear garden
- Ground floor W/C
- Two double bedrooms
- Family bathroom

Plots – 24, 25, 39, 40, 43, 44, 50, 51, 52, 53

GROUND FLOOR

Living/Kitchen/Dining Room 7.38m x 3.7m
(24' 2" x 12' 2")

FIRST FLOOR

Master Bedroom 4.47m max x 2.65m
(14' 7" max x 8' 8")
Bedroom 2 2.24m x 4.64m
(7' 4" x 15' 2")





Named after William H Nicholson who was Captain of the HMS Ganges from the 12th January 1904 to the 28th January 1907.

First Floor Plan



Ground Floor Plan



GROUND FLOOR

Living Room	4.91m x 2.88m (16' 1" x 9' 5")
Kitchen and Dining Room	4.91m x 2.78m (16' 1" x 9' 1")

FIRST FLOOR

Master Bedroom	4.91m x 2.90m (16' 1" x 9' 6")
Bedroom 2	4.91m x 2.84m (16' 1" x 9' 3")

The Nicholson

Semi-detached two-bedroom home

The only house type of its kind, The Nicholson is a unique semi-detached double fronted home.

A large entrance hall, completed with a downstairs W/C, welcomes the homeowner and leads to traditionally designed living areas. To the left of the hall, a dual aspect lounge with ample space for a desk area and French doors leading to the rear garden.

The separate triple aspect kitchen and dining space creates a beautifully bright area to cook and host.

Upstairs, two large double bedrooms overlook both the front of the home and rear garden. These bedrooms are designed with maximum space and natural light in mind. A family bathroom is located to the front of the home to share.

- Private parking
- Traditional design
- French doors to rear garden
- Ground floor W/C
- Two double sized bedrooms
- Family bathroom

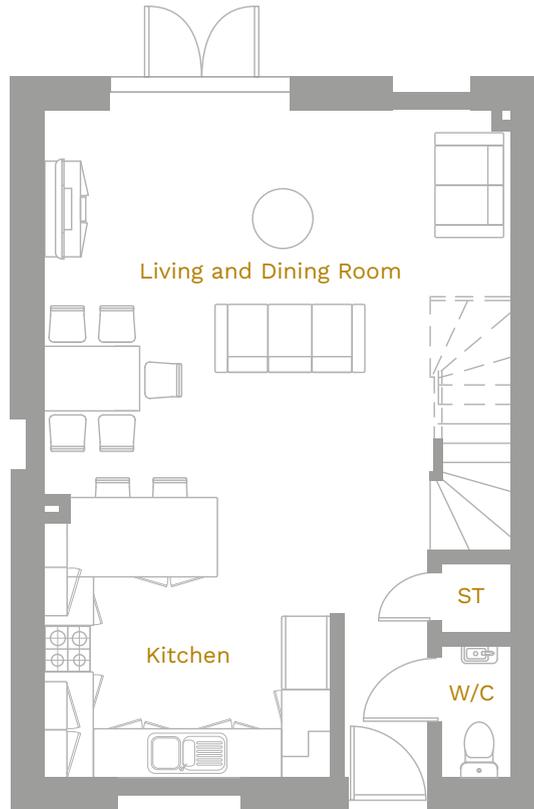
Plot - 65



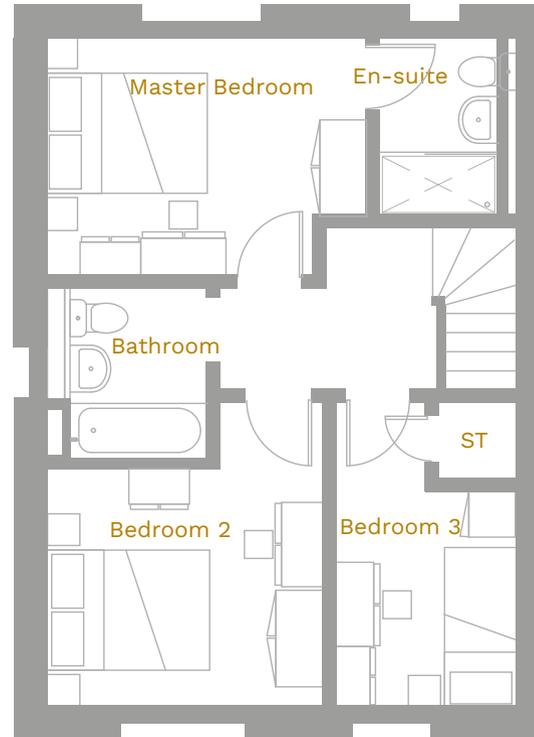


Named after Hon. James Luttrell who was an officer in the Royal Navy who served during the American War of Independence and a politician who sat in the House of Commons. Luttrell was Captain of the 74-gun HMS Ganges on the 11th April 1783.

Ground Floor Plan



First Floor Plan



The Luttrell

Semi-detached three-bedroom home

Beautifully designed for everyday life, The Luttrell benefits from an open-plan living area that's perfect for entertaining friends and family.

Its generous kitchen is equipped with shaker style kitchen units and a fitted breakfast bar to offer some separation between the two areas.

French doors lead you to the garden which is ideal to enjoy those warm summer evenings.

A stunning master bedroom, with an en-suite shower room and wardrobe space, overlooks the rear garden. Bedroom two, a large double, is at the front of the home along with an adaptable third bedroom which can be used as a home office or children's bedroom.

The Luttrell benefits from a downstairs W/C, a family upstairs bathroom as well as private parking.

- Private parking
- Open-plan kitchen, dining and living area
- French doors to rear garden
- Ground floor W/C
- Ground floor storage cupboard
- Three bedrooms
- Master with en-suite
- Family bathroom

Plots - 6, 7, 20, 21, 22, 23, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 41, 42, 45, 46, 48, 49, 71, 72, 74, 76, 77, 78

GROUND FLOOR

Living/Kitchen/Dining Room 8.39m x 5.82m max
(27' 6" x 19' 1" max)

FIRST FLOOR

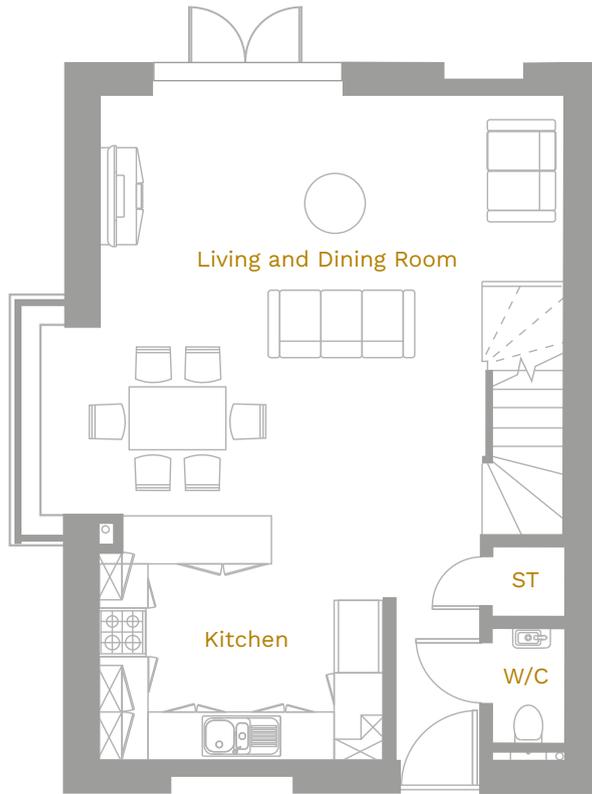
Master Bedroom 3.04m max x 4.0m max
(9' 11" max x 13' 1" max)
Bedroom 2 3.02m x 3.44m
(9' 10" x 11' 3")
Bedroom 3 2.73m x 2.28m
(8' 11" x 7' 5")



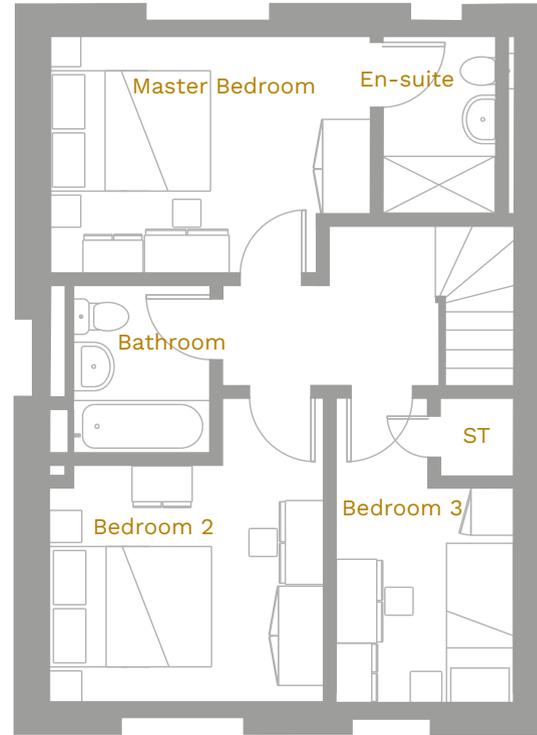


Named after William Truscott, who recommissioned the Ganges in January 1794 and served under Rear-Admiral George Montagu at the time of the Battle of the Glorious First of June. On the 30th October, together with HMS Montagu, he took the French corvette Le Jacobin.

Ground Floor Plan



First Floor Plan



The Truscott

Semi-detached or detached three-bedroom home

Similarly to The Luttrell, The Truscott offers a spacious open-plan living area that benefits from a large bay window recess which draws in natural light all year round.

The stunning bay window also allows for a larger dining table which is perfect for entertaining friends and family.

The master bedroom is fitted with an en-suite shower room, plenty of wardrobe space and overlooks the rear garden. Bedroom two, a large double, is at the front of the home along with an adaptable third bedroom which can be used as a home office or children's bedroom.

The Truscott benefits from a downstairs W/C, a family upstairs bathroom as well as ample car parking spaces.

- Private parking
- Open-plan kitchen, dining and living area
- French doors to rear garden
- Ground floor W/C
- Ground floor storage cupboard
- Three bedrooms
- Master with en-suite
- Family bathroom

Plots - 8, 9, 27, 38, 73, 75

GROUND FLOOR

Living/Kitchen/Dining Room 8.42m x 5.81m max
(27' 7" x 19' 0" max)

FIRST FLOOR

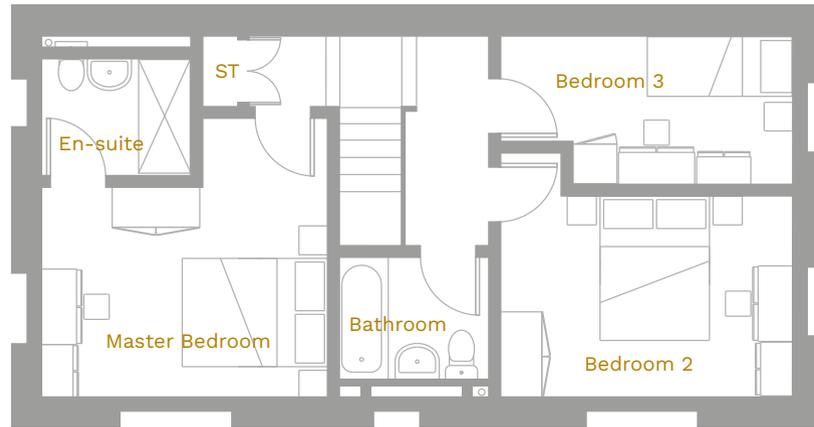
Master Bedroom 3.07m max x 3.98m max
(10' 0" max x 13' 0" max)
Bedroom 2 2.99m x 3.45m
(9' 6" x 11' 3")
Bedroom 3 2.73m x 2.49m
(8' 11" x 8' 0")





Named after Benjamin Archer, who took over from William Truscott on the 2nd October 1795 and voyaged HMS Ganges to the Leeward Islands.

First Floor Plan



Ground Floor Plan



GROUND FLOOR

Living Room	4.01m x 5.11m (13' 1" x 16' 9")
Kitchen and Dining Room	3.52m x 5.08m (13' 1" x 16' 8")

FIRST FLOOR

Master Bedroom	4.01m max x 3.94m max (13' 1" max x 12' 11" max)
Bedroom 2	4.10m x 2.87m (13' 5" x 9' 5")
Bedroom 3	4.10m x 2.13m (13' 5" x 7' 0")

The Archer

Double fronted end of terrace three-bedroom home

A traditionally designed double fronted end of terrace home. From the moment you walk in, you are greeted with a spacious hall with doors leading to either a homely lounge or kitchen diner. A ground floor W/C and double storage cupboard offers ample storage space for your coats and boots.

Both lounge and separate kitchen areas offer dual aspect windows allowing for an abundance of natural light all year round. Access to the garden is through double French doors offering easy connectivity from the lounge.

On the first floor, The Archer offers a master bedroom with en-suite and a separate wardrobe area. Bedroom two is a dual aspect double bedroom whilst bedroom three is a versatile room that could make an ideal home office or a cosy child's bedroom. A family sized bathroom is to the front of the landing.

- Private parking
- Separate living area and kitchen diner
- French doors to rear garden
- Ground floor W/C
- Ground floor double storage cupboard
- Three bedrooms
- Master with en-suite
- Family bathroom

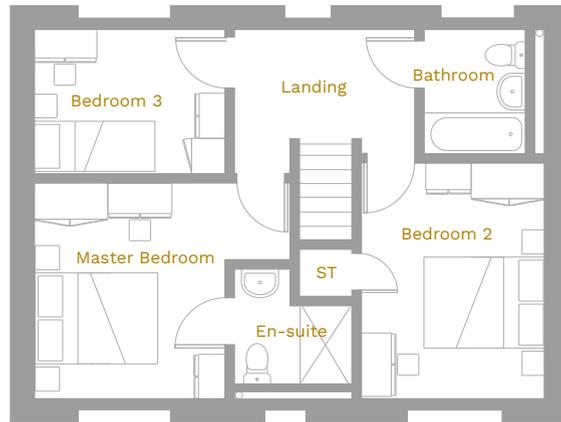
Plots - 5, 70



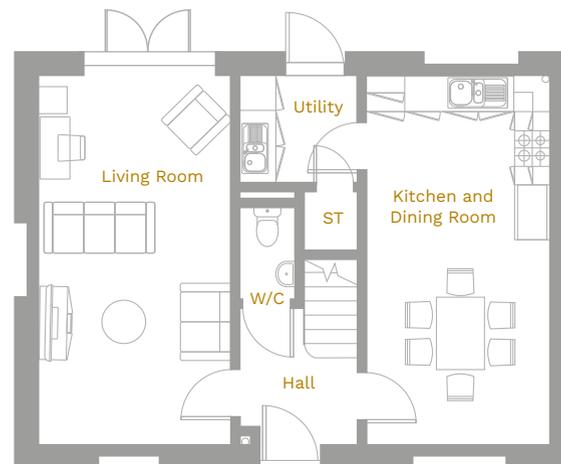


Named after Sir James Brisbane, a British Royal Navy officer of the French Revolutionary and Napoleonic Wars. He Captained HMS Ganges on the 27th April 1801.

First Floor Plan



Ground Floor Plan



GROUND FLOOR

Living Room	6.14m x 3.13m (20' 2" x 10' 3")
Kitchen and Dining Room	6.14m x 3.02m (20' 2" x 9' 11")

FIRST FLOOR

Master Bedroom	3.64m x 4.23m (11' 11" x 13' 10")
Bedroom 2	3.95m x 3.06m (12' 11" x 10' 0")
Bedroom 3	2.42m x 3.17m (7' 11" x 10' 5")

The Brisbane

Semi-detached or detached three-bedroom home

Immaculately designed and perfect for family's desiring more space, The Brisbane offers a generous double fronted three-bedroom home.

A central hallway entrance, fitted with a downstairs W/C, allows you to move between living space and separate kitchen/dining area. A large L shaped kitchen is equipped with a separate utility room and storage space that can be transformed into a pantry. Abundant dining space is provided to the front of the home with dual aspect windows.

The large living space benefits from triple aspect windows allowing for plenty of natural light. This space is also perfect for those wishing to work from home.

Upstairs, a large rear landing allows you to navigate to each of the three bedrooms. The master bedroom, equipped with a generously sized en-suite bathroom and plenty of space for wardrobes, overlooks the front of the home. Bedroom two is a good sized double bedroom and bedroom three is a generous single. Both share a large family bathroom.

- Private parking
- Traditional design
- French doors to rear garden
- Ground floor W/C
- Separate utility and storage
- Three bedrooms
- Master with en-suite
- Family bathroom

Plots - 10, 64, 79, 80, 81



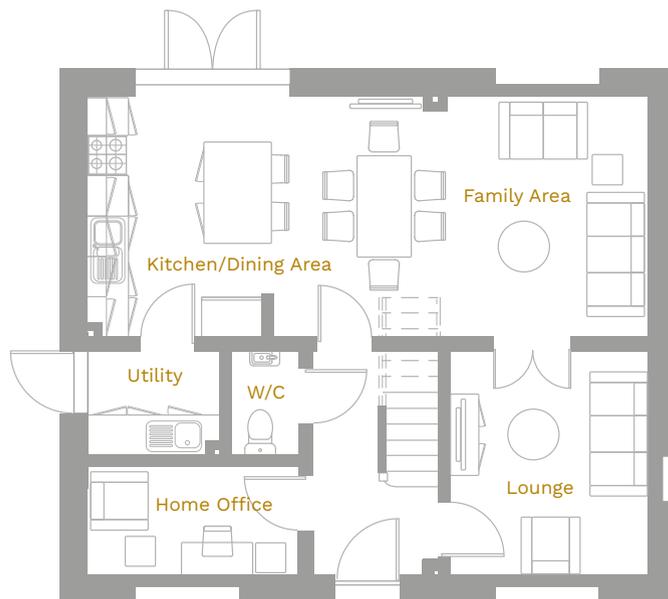


Named after Thomas Boston, appointed as Captain of HMS Ganges on the 4th February 1783.

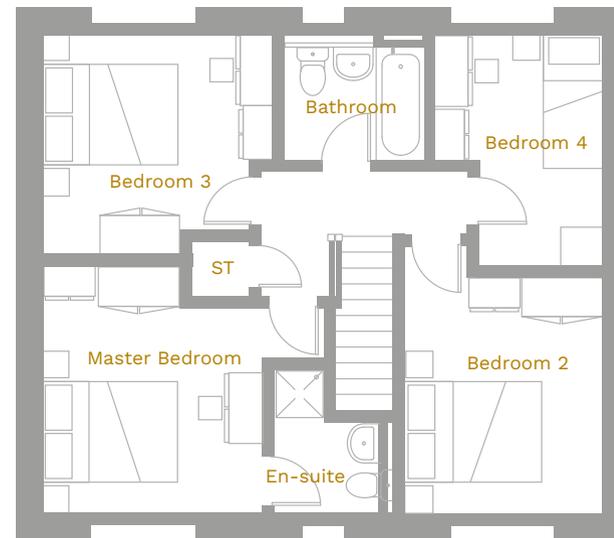
The Boston

Detached four-bedroom home

Ground Floor Plan



First Floor Plan



GROUND FLOOR

Family/Kitchen/Dining Area	3.62m x 8.3m (11' 10" x 27' 2")
Home Office	1.68m x 3.15m (5' 6" x 10' 4")
Lounge	3.38m x 2.97m (11' 1" x 9' 9")

FIRST FLOOR

Master Bedroom	3.73m x 3.31m (12' 3" x 10' 10")
Bedroom 2	3.57m x 2.97m (11' 6" x 9' 9")
Bedroom 3	3.33m max x 3.45m max (10' 11" max x 11' 3" max)
Bedroom 4	3.48m max x 2.53m max (11' 5" max x 8' 3" max)

This superb double fronted four-bedroom detached property makes the perfect family home. The large, open-plan kitchen, dining and family room is equipped with a stunning breakfast island and convenient separate utility room. From here, French doors provide easy access to the rear garden, bringing the outside in during those warm summer nights.

To the front of the property, you will find a separate lounge which offers sanctuary to relax after a long day from working in your own home office across the hall. A ground floor W/C completes the ground floor.

Heading upstairs, there are four sizeable bedrooms comprising three double bedrooms and a comfortable single. The master bedroom features an en-suite shower room to the front of the property whilst bedroom's two, three and four share a family bathroom.

The Boston further boasts a separate garage and private parking.

- Private parking
- Separate garage
- Open-plan kitchen, dining and family area
- French doors to rear garden
- Ground floor W/C
- Separate utility
- Separate lounge
- Home office
- Four bedrooms
- Master with en-suite
- Family bathroom

Plots – 11, 13, 15, 16, 19, 26, 47, 54, 61, 62, 63



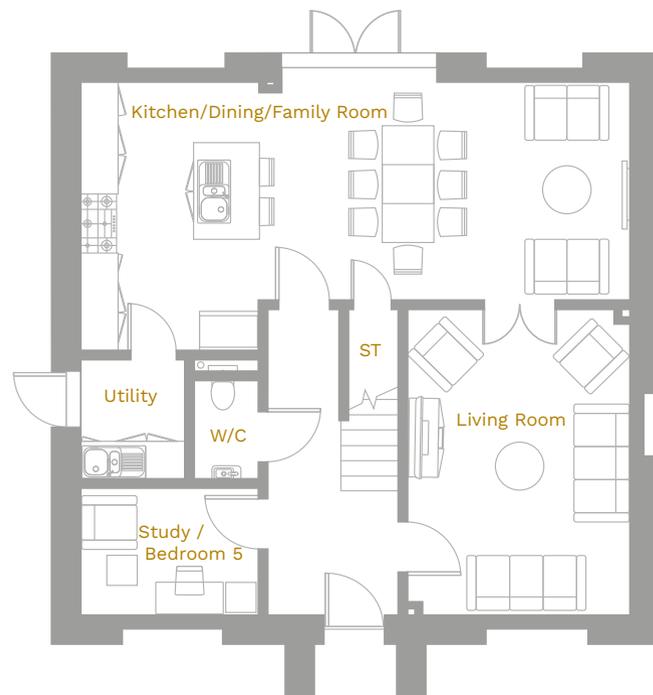


Named after Sir Patrick Campbell, a senior British Royal Navy officer of the early nineteenth century. He left for sea as Captain of the HMS Ganges with the Home Fleet on the 2nd November 1824.

The Campbell

Detached five-bedroom home

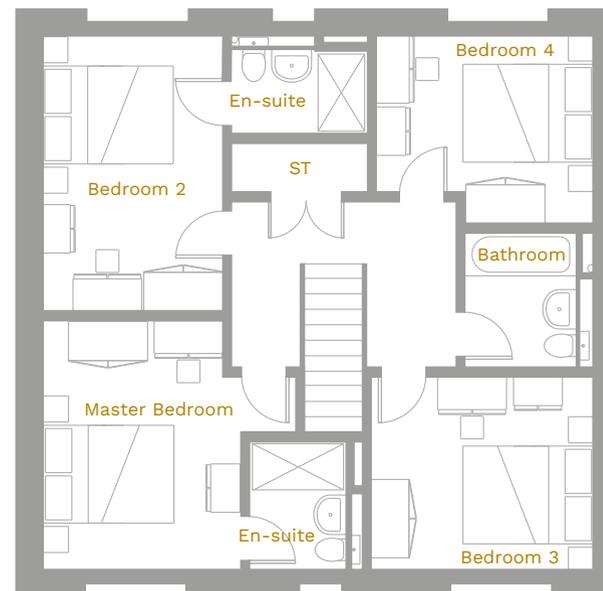
Ground Floor Plan



GROUND FLOOR

Living Room	4.71m x 3.51m (15' 5" x 11' 5")
Kitchen/Dining/Family Room	4.16m max x 8.50m (15' 5" max x 27' 10")
Study/Bedroom 5	1.79m x 2.81m (5' 10" x 9' 2")

First Floor Plan



FIRST FLOOR

Master Bedroom	2.92m x 3.41m (9' 7" x 11' 2")
Bedroom 2	3.04m x 3.51m (9' 11" x 11' 6")
Bedroom 3	3.88m x 2.76m (12' 8" x 9' 0")
Bedroom 4	4.29m x 2.76m (14' 1" x 9' 0")

The Campbell is an elegantly designed detached five-bedroom home with a traditional layout and spacious rooms. The welcoming hallway features a downstairs W/C before entering a large open-plan kitchen with a spacious dining area and seating area that's made perfect for hosting parties and celebrations. Adjacent to the kitchen is a separate, well-equipped utility room.

A separate, dual aspect lounge offers an additional area to enjoy some well-deserved peace and quiet. The Campbell also features a home office which can be utilised as a fifth bedroom and overlooks the front garden.

Upstairs, a gallery landing leads to four double bedrooms offering that much-needed space a family requires. Both master bedroom and bedroom two are equipped with en-suites and located to the front and rear of the home. A family bathroom completes this beautifully designed property.

The Campbell also benefits from ample parking and a separate double garage that could be utilised as an annex – subject to planning.

- Private parking
- Separate double garage
- French doors to rear garden
- Ground floor W/C
- Separate utility
- Separate lounge
- Home office or fifth bedroom
- Four double bedrooms with the potential for fifth downstairs
- Two en-suite bathrooms
- Family bathroom

Plots – 12, 14, 17, 18, 55, 56, 57, 58, 59, 60



Quality spec comes as standard

Our hand-selected fixtures and fittings have been tried and tested on our other recent developments.

Our main objective is always to balance function and energy efficiency with good design and premium quality.

Kitchen

Traditional shaker style kitchen units. Appliances by Zanussi or equal approved

2-3 bedroom properties:

- Single oven, cooker hood, gas hob by Zanussi or equivalent
- 20mm laminate worktops with 100mm upstand

4-5 bedroom properties:

- Double oven, cooker hood, gas hob by Zanussi or equivalent
- 20mm quartz worktops with 100mm upstand

Bathrooms

- Contemporary style bathroom suite by Geberit or equal approved comprising of toilet, basin and shower over bath where applicable
- Wall tiling 600mm square tiles full height to bath/shower walls with half height to basin
- Contemporary style brass-ware by Bristan or equal approved

Bedrooms

- All bedrooms to be fitted with carpet where applicable

Lighting

- Downlights to kitchen and wet rooms
- Pendants to bedroom/living/dining rooms

Internal Detail

- Architrave to be square edged double primed MDF (18mm x 69mm)
- Skirting to be square edged double primed MDF (18mm x 94mm)
- Walls to be plasterboard, finished in single coloured emulsion (walls) and white emulsion (ceiling)
- Luxury vinyl tile flooring to all of the ground floor and bathrooms
- Carpets to stairs and landing where applicable

Heating

- Air source heat pump
- Hot water storage tank
- Heating controller
- Chrome towel radiators to bathroom/en-suite

Windows

- White UPVC flush casement windows with projecting cill

External Detail

- 7kW car charger
- Single outside tap
- Turf to front and rear gardens
- 2-3 bedroom properties: 450mm square buff riven slabs, 2.7m x 2.7m (6 no. slabs square)
- 4-5 bedroom properties: 450mm square buff riven slabs, 3.6m x 3.6m (8 no. slabs square)



**BARRELMANS
POINT** AT HMS GANGES



















Barrelmans Point Sitemap - Phase One



Future development

Parade Ground

Future development



- The Baker (2 Bed)
- The Hayes (2 Bed)
- The Nicholson (2 Bed)
- The Luttrell (3 Bed)
- The Truscott (3 Bed)
- The Archer (3 Bed)
- The Brisbane (3 Bed)
- The Boston (4 Bed)
- The Campbell (5 Bed)



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DEVELOPED BY



Wimbledon Grounds, Wimbledon



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