







DRIVE FOR EXCELLENCE

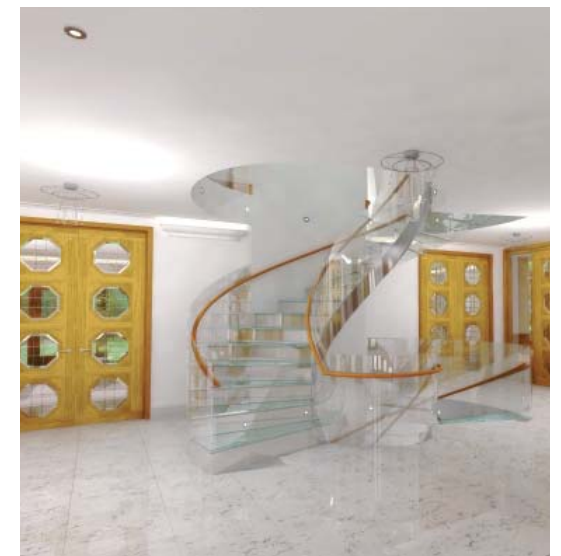
Golden Hill offers the most discerning purchaser a magnificent, highly specified, residence in a beautiful rural setting.

Golden Hill is the crowning jewel of A&B Homes' accumulated construction and design expertise and drive for excellence. With an established reputation for building superior quality homes, A&B Homes has developed the design for Golden Hill to exploit the full potential of the site for a single exemplary residence, which affords the occupants every conceivable comfort and convenience.

Every aspect of the design has been meticulously thought through from its position on the site and orientation to the sun, the use of quality materials, the scale and relationship of

rooms, its outbuildings, the landscaping of the grounds, its exploitation of technology and the latest ecologically friendly energy sources for self sustainability.

The house and outbuildings amount to approximately 22,000 square feet of internal floor area including 12 bedrooms, 7 kitchens, 17 bath/shower rooms and 14 reception rooms. The grounds of nearly eleven acres include a 100m long lake with a waterwheel and a series of ponds and water features connected by streams and waterfalls. The Old Romsey Canal is also located at the bottom of the site.



THE CANAL

The Canal was opened in 1794 and the stretch through Romsey from Timsbury to the Plaza Theatre still survives today. Elsewhere much of the Canal was replaced in 1865 by a railway line. The canal and tow path extends northwards to Timsbury (*approximately 2.5 miles*). The actual tow path is on the opposite side of the canal to the grounds of Golden Hill and there is no access by boat or barge along the canal.





THE GROUNDS

Golden Hill enjoys a secluded setting, set well back from the road and accessed through electronically operated gates.

The grounds of approximately eleven acres are predominantly laid to lawn with the front of the property landscaped with a series of ponds and water features connected by waterfalls and streams. To the left of the property is a dense wooded area running along the southeast boundary down to larger woodland to the rear of the site, which leads down to the Old Romsey Canal.

The focal point of the rear grounds is the unique summerhouse and aquarium built along the shore of a 100m long lake overflowing onto a water wheel within a lower pond.







SPACE TO LIVE

*'All architecture is shelter,
all great architecture is the
design of space that contains,
cuddles, exalts or stimulates
the person in that space'*

Philip Johnson





LEISURE

Golden Hill provides a multitude of leisure facilities for those wishing to exercise or purely to relax and unwind in truly luxurious surroundings. A 52 feet long overflow swimming pool provides space for serious length swimming or simply for accommodating a multitude of guests. Steps lead up from the side of the pool into a large spa, which overflows over the steps into the pool.

A separate sauna and fully tiled steam room are also located close to the pool.

The house also includes a gym and billiard room with a bespoke bar. The cinema/conference room is truly impressive and provides the owner with the opportunity to host an event with comfortable recliner seats for up to 34 guests.

A tennis court is also located within the rear grounds. Guests can walk the grounds to admire the lake and summerhouse and stroll down the decked path to take in views of the Old Romsey Canal.





ENTERTAINING



Golden Hill is the ideal property if you enjoy entertaining. Whether you are planning a formal dinner party, a celebration ball or a simple get together for family and friends then Golden Hill caters for all your requirements.

The double height ballroom provides a wonderful space for hosting a party with its vaulted ceiling and full height windows providing views over the grounds and access to the ground floor terrace. It is not only an impressive room with its double height feature stone fireplace but the floor has been especially engineered to cope with the weight and dynamic load required for a ballroom.

The lower ground floor also provides impressive spaces for entertaining with its billiard room and bespoke bar and the fabulous pool hall.

The cinema/conference room provides space for up to 34 guests to sit back on comfortable recliner seats and share your favourite movies.

For entertaining with a difference, the summerhouse also provides a breathtaking venue.

*'On with the dance!
Let joy be unconfined;
No sleep till morn, when
Youth and Pleasure meet
to chase the glowing hours
with flying feet.'*

Lord Byron





DINING



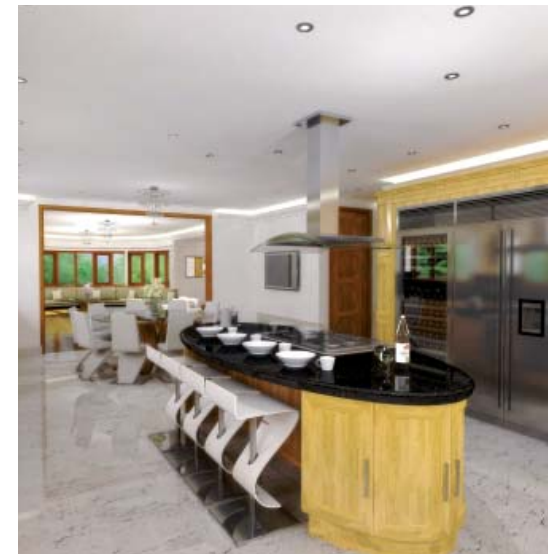
*'One cannot think well,
love well, sleep well,
if one has not dined well.'*

Virginia Woolf



With its seven kitchens, Golden Hill provides facilities to host memorable dinner parties whether large or small. The ground floor dining room measures approximately 37 feet long to accommodate the grandest of dining tables. The ground floor kitchen is to be the finest quality, uniquely designed with a comprehensive range of state of the art appliances.

The lower ground floor also provides ample dining spaces with a second large bespoke kitchen and dining area beside it. Alternatively food can be served from this kitchen for less formal dining within the pool hall or out on the extensive sun terrace.







*'And if tonight my soul may
find her peace in sleep, and
sink in good oblivion, and
in the morning awake like a
new-opened flower, then I
have been dipped again in god
and new-created.'*

D.H. Lawrence



SLEEP

With twelve bedrooms, Golden Hill provides ample space for family, friends and staff to stay.

The master bedroom measuring nearly 50 feet long has everything you could want in a bedroom. With triple aspect views over the grounds, the master bedroom has its own lounge area with fireplace and a private south facing curved balcony overlooking the rear grounds. Added to this is his and her en-suite bathrooms and his and hers dressing room with a stunning skylight above. The dressing room is to be fully fitted out with bespoke wardrobes to the purchaser's required finish.

There are a further seven bedrooms with their own en-suite bathrooms and two with their own walk-in dressing rooms.

One of these bedrooms on the lower ground floor also has its own kitchen as well as en-suite bathroom and dressing room and can be accessed from the rear without having to go through the main house.

Two more bedrooms are located above the triple garage, which could serve as staff accommodation.



SMART HOME TECHNOLOGY



The house is to include the latest in intelligent lighting and multi-room entertainment systems, allowing instant mobile control from any point within the house or out of the house. Wall recesses and concealed ducting have been pre-built in to allow flat screen televisions to be fitted with a flush finish within principle rooms and bathrooms.

All systems including heating areas are to be connected to a main BUS cable which will allow unrestricted expansion, control and connectivity.



ECO FRIENDLY

Golden Hill is partly recessed into the natural contours of the landscape. This was primarily to minimise the visual impact of what is a substantial new home in the countryside but also to help with heat retention and routing the design to its environment. The house has been designed to exploit numerous other eco-friendly elements aiming at self-sufficiency.

LIGHT:-

The house has been orientated to maximise natural daylight and the majority of rooms have an abundance of windows which are fitted with high performance glazing minimising heat losses and heat gains.

The extensive amount of glazing around the swimming pool and orangery is protected from peak summer solar gain with automatic external blinds which run up or down the slope of the roof glazing. Due to the nature of the design with areas recessed into the landscape, natural light is brought down through the use of an external light well at the front of the building and the main central stair well with a large skylight above.

Electrical power is served by a 15kW wind turbine within the rear grounds backed up by mains supply.

HEAT:-

The house will be heated with underfloor heating throughout either via mains gas or a ground source heat pump. The extent of heating required during the winter months is minimised by super insulating all floors, walls and roof areas. Hot water will be heated through the use of solar panels discretely hidden within a recessed section of the roof. The solar panels will also assist with heating the swimming pool.

WATER:-

Grey water will be stored with a rain water harvesting system connected to all down pipes from the building.

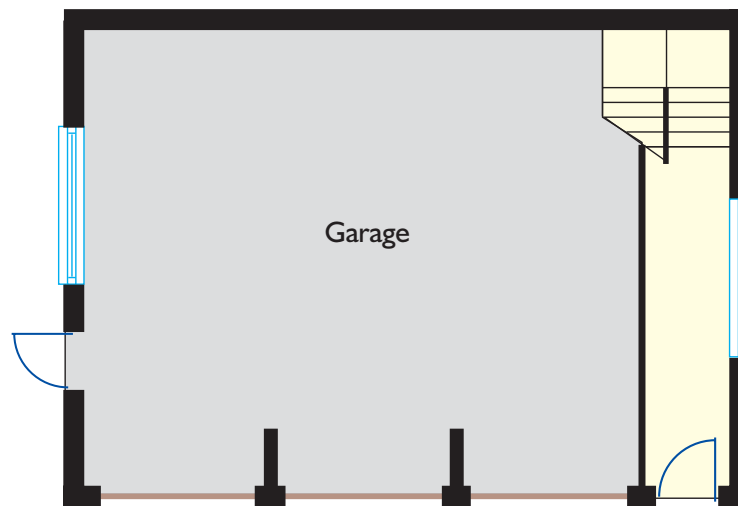


GARAGES

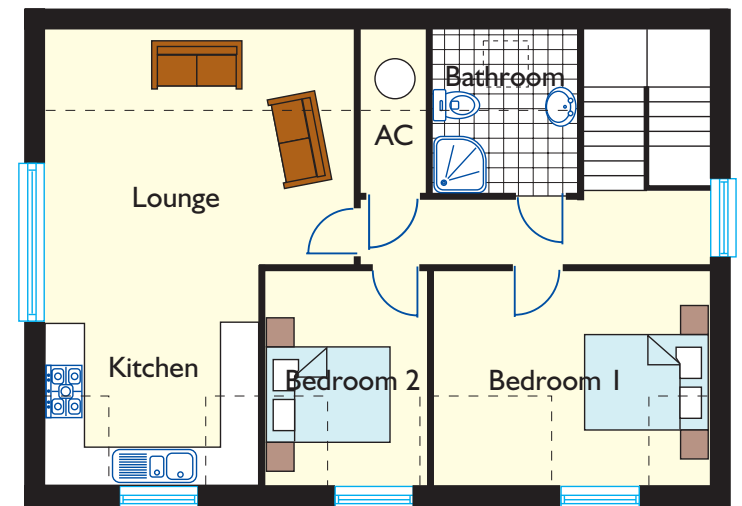


Garages	8.40 x 6.90m	27'6" x 22'7"
Entrance Lobby	1.30 x 6.90m	4'3" x 22'7"
Lounge/Kitchen	6.85 x 4.64m	22'5" x 15'2"
Bedroom 11	4.15 x 3.20m	13'7" x 10'6"
Bedroom 12	3.20 x 2.40m	10'6" x 7'10"
Bathroom	2.40 x 2.10m	7'10" x 6'10"

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Ground Floor

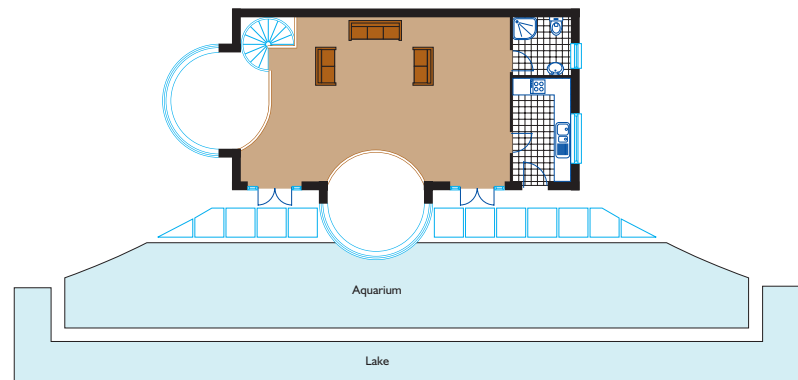


First Floor

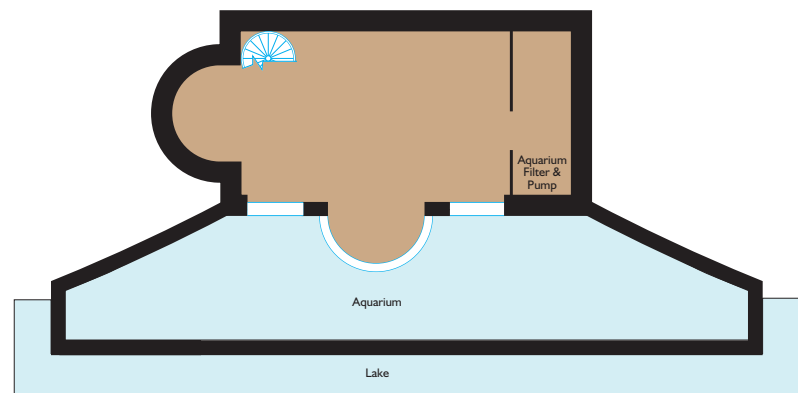
PLANS

Galleried Hall	9.70 x 5.85m	31'10" x 19'2"
Kitchen	3.65 x 2.05m	11'11" x 6'8"
Shower Room	2.05 x 2.05m	6'8" x 6'8"
Lower Hall	12.2 x 8.35m	40'0" x 27'4"
Plant Room	5.85 x 2.05m	19'2" x 6'8"

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Ground Floor



Lower Ground Floor





SUMMER HOUSE

The summer house is layed out over two floors with the upper floor galleried to provide views down into the lower floor with its spectacular aquarium glazing.

With its large rooms and separate kitchen and shower room, the summer house provides a versatile space for relaxing, entertaining or for private accommodation away from the main house.





BUILT TO LAST



Only the finest materials have been selected to build Golden Hill and every engineering requirement has been well exceeded to ensure the quality and endurance of the building.

The foundation concrete floor slab has been increased in the majority of areas up to double the thickness specified by the structural engineer with added steel reinforcement. All upper floors are also concrete and again increased in thickness to most areas.

Similarly the structural retaining walls are constructed with reinforced concrete. Rather than construct these retaining walls using temporary timber shuttering, A&B Homes decided to increase the overall wall thickness by using permanent concrete block walls for added strength. As a further measure an additional

concrete block wall was built along the internal face of the retaining wall to create an insulated cavity to further minimise any heat losses. Other walls have also been built extra thick in many areas to strengthen the structure and all elements have been constructed in excess of building regulations and NHBC requirements.

The external walls are faced with quarried purbeck stone and hand-made brick facings pointed with matching coloured mortar in a projecting double struck weather joint. Hand cut stone sections are also built in to plinth courses, string courses, sills, corbels etc. to create a meticulously detailed hand crafted finish.

The roof is double insulated and covered with small plain clay tiles and ornamental banding.

External windows and doors have been manufactured in European oak with extra wide profiles to accept high performance security glazing which will not only provide greater thermal performance but will also be able to withstand violent and repeated impacts.

Intense attention to detail has been invested into crafting the building to produce a near faultless finish.

The result is more than simply an impressive home it is a building which epitomises quality where thought and craftsmanship has been invested everywhere even where it cannot be seen to be appreciated.

GENERAL SPECIFICATION



INTERNAL

- 12 bedrooms and 17 bath/shower rooms.
- 7 kitchens, laundry room, pantry and plant room.
- Bespoke designed handmade kitchen with unrestricted choice of finishes, appliances and worktops.
- Double height ballroom with oak panelling, vaulted ceiling and stunning stone fireplace.
- Bespoke marble fireplace in family room.
- Spectacular triple flight curved staircase in choice of glass, oak or marble with skylight above.
- Option of a lift to run within central circle of curved staircase.
- Master bedroom suite including lounge area with marble fireplace, his and hers en suites, dressing room and circular balcony.
- Master Bedroom Dressing Room naturally lit with glazed skylight.
- All Dressing Rooms to include fully fitted wardrobes with choice of designs and finishes.

- Principle en suite bathrooms to include spa baths with massage jets, wet room showers or twin steam shower cubicles, bespoke bathroom furniture with marble worktops and waterproof televisions fitted flush with wall tiling.
- Choice of sanitary ware from Villeroy & Boch, Sottini or other quality manufacturers.
- All wet rooms to be fully tiled with choice of tiles.
- The master bedroom and family room both have glass panels in the floor directly above the swimming pool allowing views through the structure. These openings could be utilised for various other applications including an access chute or water feature.
- Folding oak doors to open or close kitchen from family room.
- Solid oak internal woodwork with bespoke internal doors.
- Concealed sliding doors to separate first floor gallery from ballroom.
- Super insulated floors, walls and roof.
- Under floor heating is to be fitted throughout with individual thermostats.
- Air conditioning to master bedroom, family room, cinema room and pool hall.

EXTERNAL

- Approximately 100m long lake with waterfall onto water wheel in lower pond.
- Summer House on two floors with views over lake and into Aquarium.
- Landscaped grounds with mature trees and shrubs.
- Series of ponds and water features connected by waterfalls and streams.
- Extensive areas of patios and terraces finished with stone slabs and hardwood decking.
- Detached triple garage with separate entrance for two bedroom flat above.
- Garage doors are also automatic electrically operated by remote control.
- Optional underground carpark with direct access to main house.
- Access to the grounds is via electronically controlled automatic gates with camera and intercom connection to the main house.



SECURITY

- A vault/panic room has been constructed with up to 3 foot thick concrete walls providing blast and radiation protection for people and valuables. The doors to this room are to be fitted with either blast doors or grade 9 bank vault doors. This room includes a kitchen, a bathroom, sleeping and living room areas and a CCTV control station.
The room has been designed to be completely isolated with its own fuel store, water store and air and water purification systems. A secret access escape tunnel is also constructed.
- The property is to include an extensive CCTV system covering the house, outbuildings and along the perimeter of the grounds.
- Handmade European oak external windows and doors manufactured with extra wide profiles to accept high performance 36mm wide double and/or triple glazed units made up with a toughened 'soft coat' low E internal glass pane and 10-13mm thick anti-bandit external glass pane. This glazing will not only provide greater thermal performance but will also provide added security being capable of withstanding violent and repeated impacts.



LEISURE FACILITIES

- 52 foot long fully tiled overflow swimming pool and spa.
- The swimming pool hall and orangery are heated and cooled by a dedicated air handling unit which discharges air through ducts and grilles beneath the floor. The extensive amount of glazing around the swimming pool and orangery is protected from peak summer solar gain with automatic external blinds which run up or down the slope of the roof glazing.
- Fully fitted sauna and fully tiled steam room.
- Billiard Room with bespoke bar with oak or marble worktop.
- Dedicated cinema/conference room with stepped flooring which can accommodate seating for 34 cinema recliner chairs.



TECHNOLOGY

- The house is to include the latest in intelligent lighting and multi-room entertainment systems allowing instant mobile control from any point within the house or out of the house. Wall recesses and concealed ducting have been pre-built to allow flat screen televisions to be fitted with a flush finish within principle rooms and bathrooms.
- Wiring for optional electric curtains
- All systems including heating are to be connected to a main BUS cable which will allow unrestricted expansion, control and connectivity.
- Self sufficient energy from Solar panels, Ground Source Heat Pump and Wind Turbine.



The purchaser of Golden Hill has the opportunity to fully customise the house to their individual taste, depending upon the stage of construction. A&B Homes reserve the right to amend or alter the specification without prior notice.



ROMSEY



River Test



Romsey Town Centre

Romsey is dominated by the magnificent Norman Abbey towering over a lively town centre which features fine historic buildings and narrow streets.

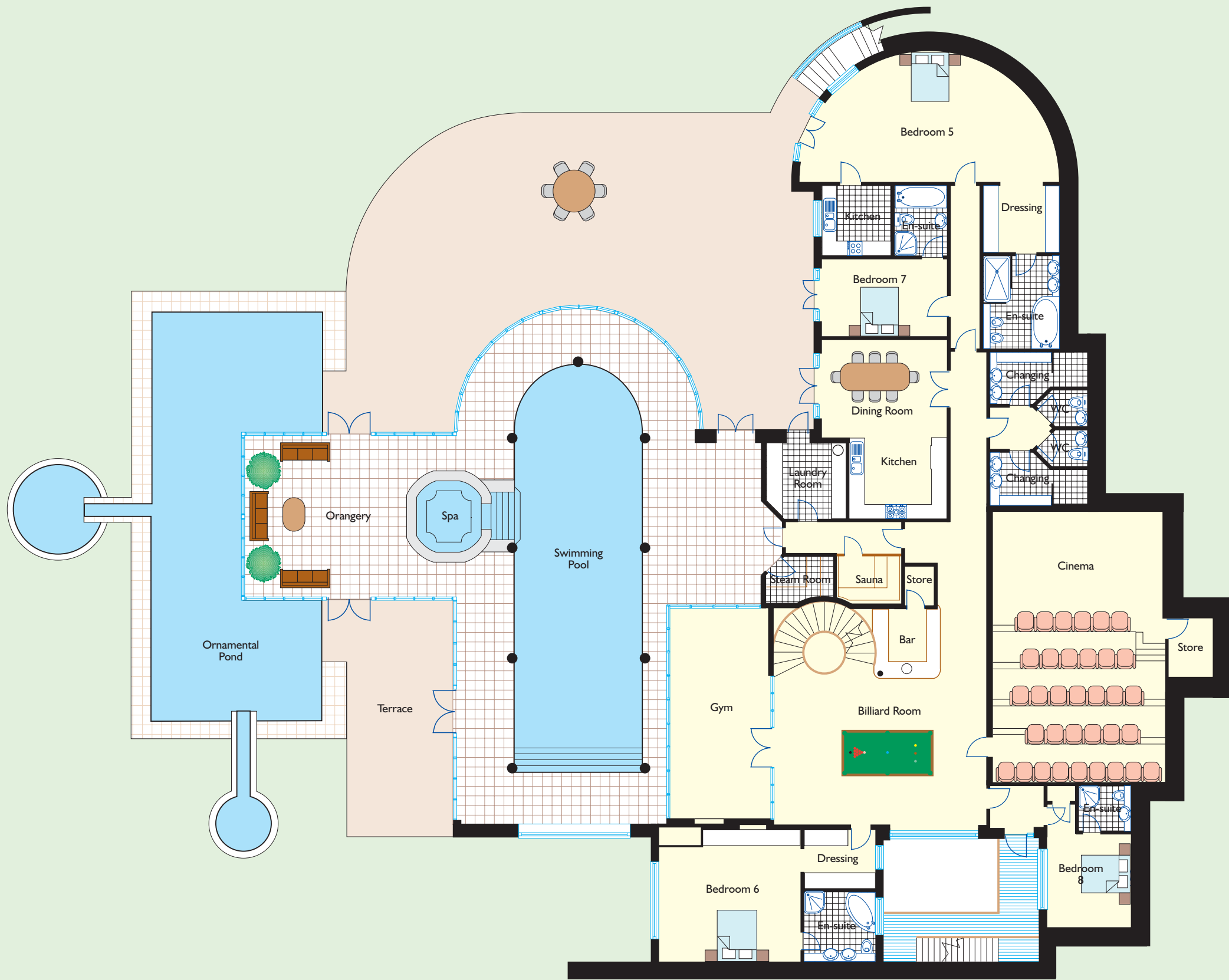
Close to the town centre is the extensive park and Palladian house of Broadlands, birthplace of the Victorian Prime Minister, Lord Palmerston, and home later to Lord Louis Mountbatten.

Romsey and the surrounding area of the Test Valley have so much to offer, with a wide range of things to see and do combined with a wealth of heritage and beautiful countryside. Delightful walks run alongside the bubbling streams of

the River Test leading out to the surrounding countryside. The Memorial Park and the small public garden adjacent to King John's House offer the chance to relax close to the town centre. Whilst a short drive away can be found the National Trusts collection of Roses at Mottisfont Abbey and the Hillier Gardens and Arboretum just three miles from the town and of course the majestic parkland of the New Forest.



Romsey Abbey

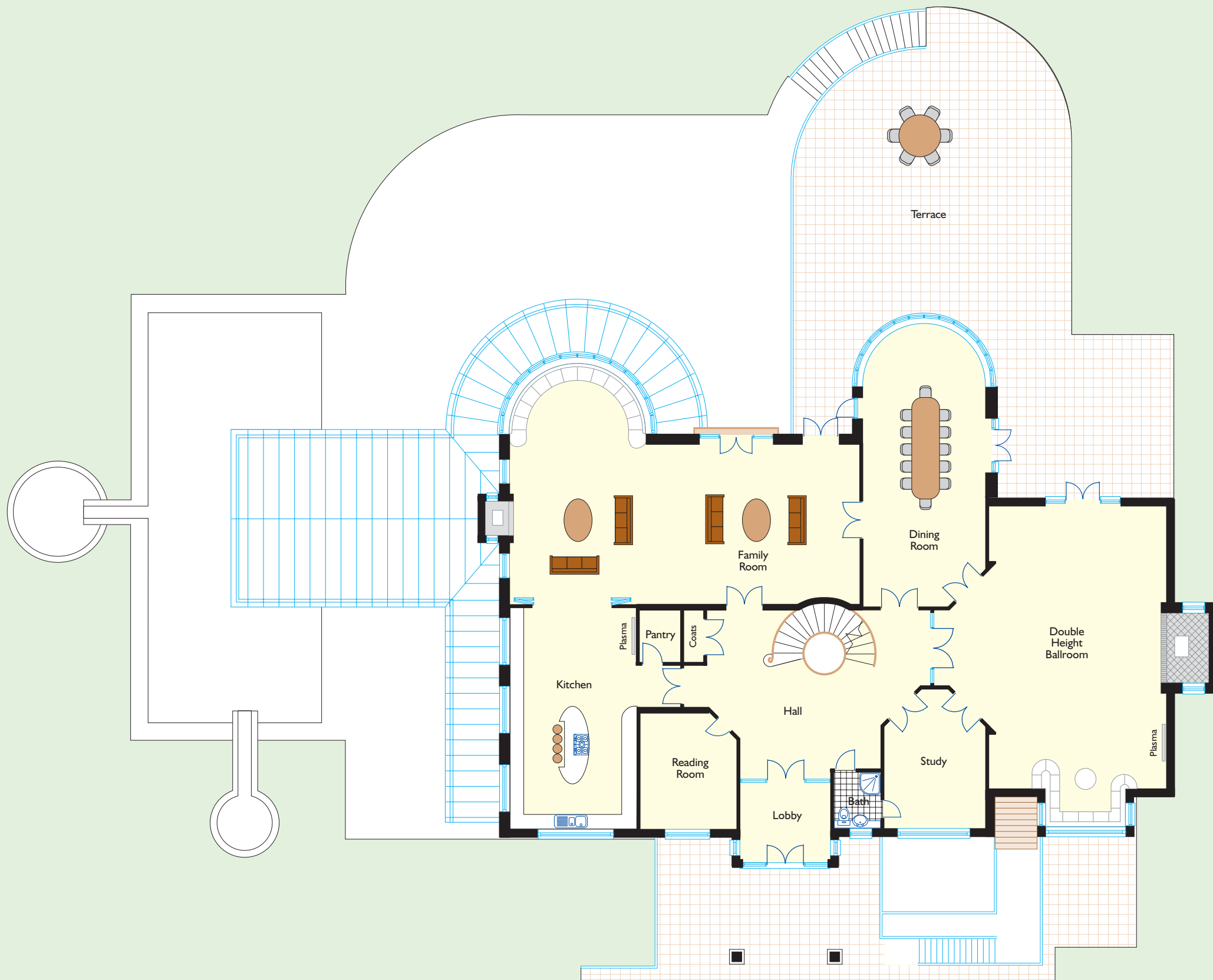


LOWER GROUND FLOOR

Pool Hall	20.45m x 12.10m	66'0" x 39'9"
Orangery	8.40 x 6.50m	27'6" x 21'4"
Gym	8.15 x 4.10m	26'9" x 13'5"
Billiard Room	8.40 x 8.35m	27'6" x 27'4"
Cinema Room	10.65 x 6.80m	34'11" x 22'3"
Kitchen/Dining	7.13 x 5.00m	23'4" x 16'5"
Laundry Room	3.15 x 2.95m	10'4" x 9'8"
Steam Room	2.60 x 1.80m	8'6" x 5'11"
Sauna	2.40 x 1.75m	7'10" x 5'9"
Changing Room	3.80m x 2.05m	12'5" x 6'8"
Changing Room 2	3.80m x 2.05m	12'5" x 6'8"
Bedroom 5	10.25 x 5.03m	33'7" x 16'6"
Bed 5 Kitchen	2.80 x 2.75m	9'2" x 9'0"
Bed 5 Dressing	2.95 x 2.50m	9'8" x 8'2"
Bed 5 En suite	3.65 x 2.95m	11'11" x 9'8"
Bedroom 6	5.70 x 5.00m	18'8" x 16'5"
Bed 6 Dressing	2.85 x 2.20m	9'4" x 7'2"
Bed 6 En suite	2.85 x 2.65m	9'4" x 8'8"
Bedroom 7	5.00 x 2.95m	16'5" x 9'8"
Bed 7 En suite	2.80 x 2.05m	9'2" x 6'8"
Bedroom 8	3.60 x 3.30m	11'9" x 10'10"
Bed 8 En suite	2.05 x 1.75m	6'8" x 5'9"



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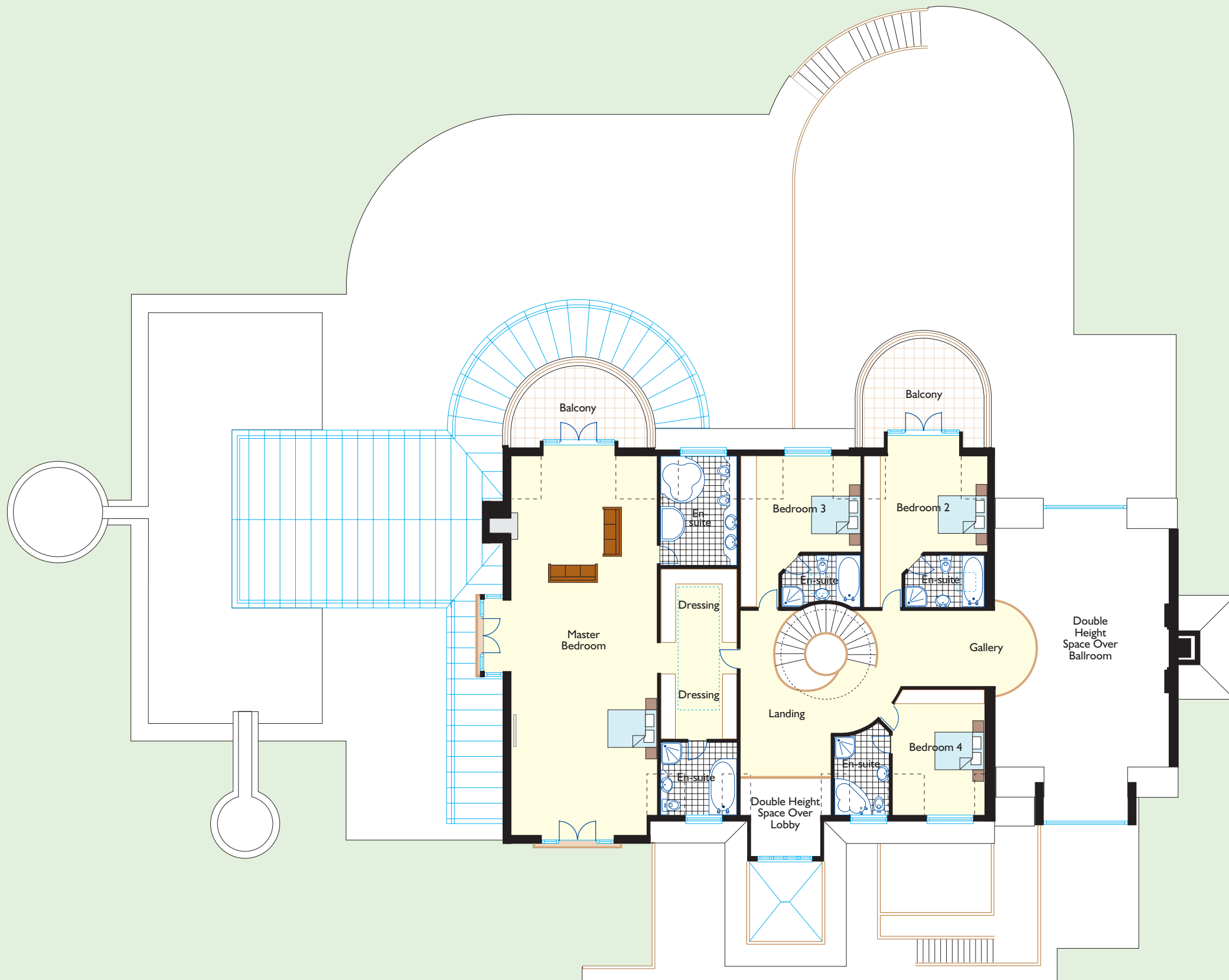


GROUND FLOOR

Family Room	14.00 x 6.30m	45'0" x 20'8"
Dining Room	11.25 x 4.90m	36'11" x 16'1"
Kitchen	8.70 x 5.10m	28'6" x 16'8"
Pantry	1.95 x 1.60m	6'4" x 5'3"
Reading Room	4.50 x 3.80m	14'9" x 12'5"
Study	5.40 x 4.04m	17'8" x 13'3"
Cloakroom	2.20m x 1.95m	7'2" x 6'4"
Hall	9.00m x 6.60m	11'9" x 11'7"
Lobby	3.60 x 3.55m	14'0" x 8'6"
Ballroom	12.90/11.30m x 9.25/7.20m	42'4"/37'1" x 30'4" x 23'7"

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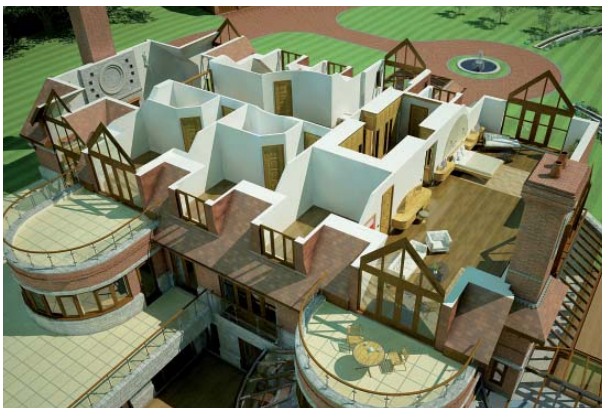


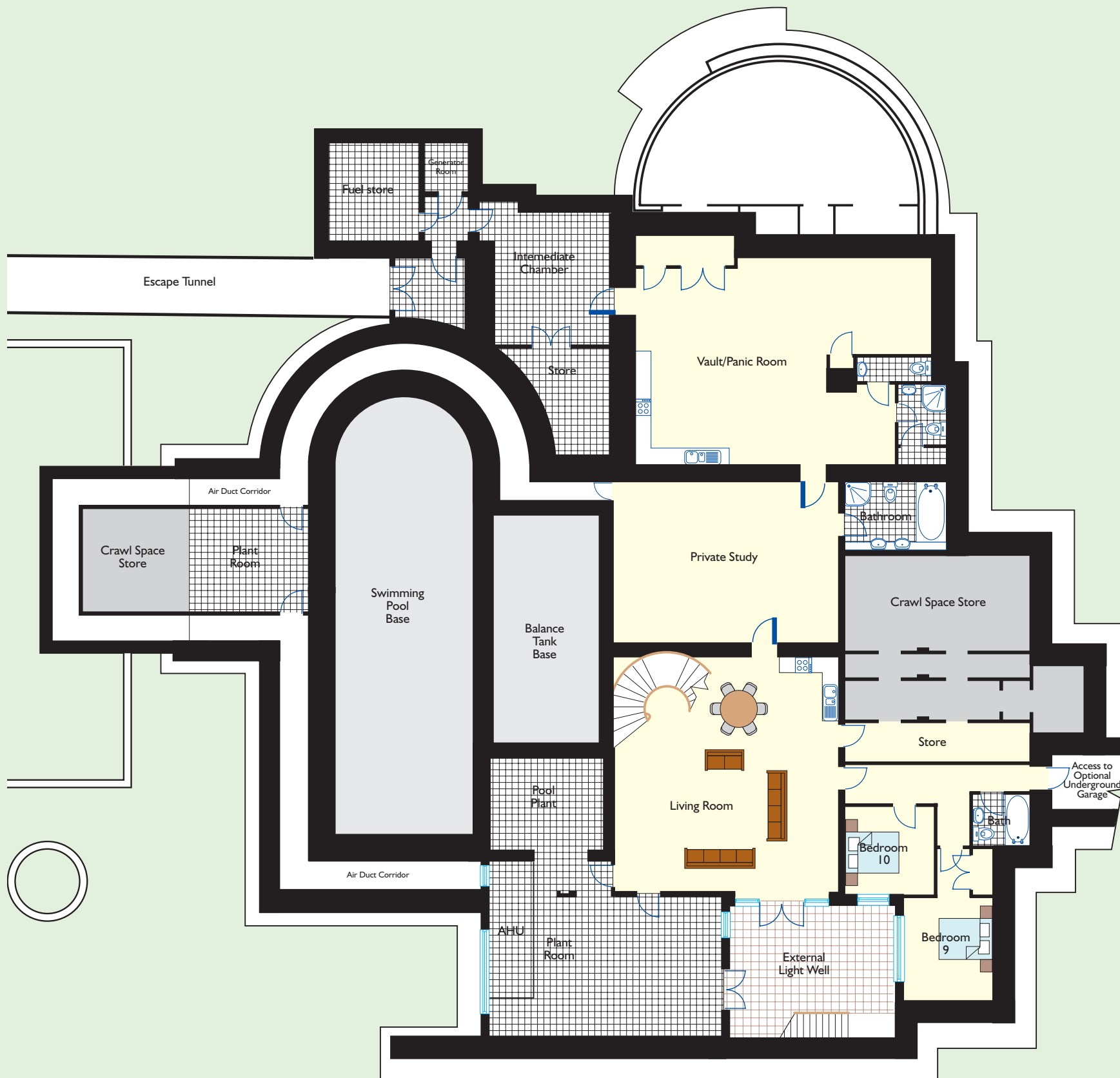


FIRST FLOOR

Master Bedroom	15.50 x 5.95m	49'2" x 19'0"
Dressing Room	6.65 x 3.05m	21'10" x 10'0"
Her En Suite	4.35 x 3.05m	14'3" x 10'0"
His En Suite	3.05 x 2.85m	10'0" x 9'4"
Bedroom 2	6.00 x 5.00m	19'8" x 16'5"
Bed 2 En suite	3.05 x 2.05m	10'0" x 6'8"
Bedroom 3	6.00m x 4.80m	19'8" x 13'9"
Bed 3 en suite	3.05m x 1.95m	10'0" x 6'4"
Bedroom 4	4.90 x 3.70m	16'1" x 12'1"
Bed 4 En suite	3.10 x 2.30m	10'2" x 7'6"
Gallery/Landing	12.00 x 2.95m	3'66" x 9'8"

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BASEMENT

Sitting Room	8.80m x 8.25m	28'10" x 27'0"
Private Study	7.95 x 5.75m	26'1" x 18'10"
Private Bathroom	3.70 x 2.40m	12'1" x 7'10"
Vault/Panic Room	10.94 x 7.45m	35'11" x 24'5"
Vault Store	4.80 x 4.30m	15'9" x 14'1"
Fuel Store	3.50 x 2.60m	11'5" x 8'6"
Bedroom 9	3.68 x 3.25m	12'1" x 10'8"
Bedroom 10	3.25 x 3.15m	10'8" x 10'4"
Bathroom	2.93 x 2.05m	9'7" x 6'8"
Plant Room	8.65 x 6.30m	28'4" x 20'8"
Pool Plant Room	4.00 x 3.40m	13'1" x 11'2"

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SECURITY



Security was a major consideration when designing and building Golden Hill. There are a number of high security features, which have been incorporated without compromising the aesthetics of the architecture.

A vault/panic room has been constructed with up to 3 foot thick concrete walls providing blast and radiation protection for people and valuables. The doors to this room are to be fitted with either blast doors or grade 9 bank vault doors. This room includes a kitchen, a bathroom, sleeping and living room areas and a CCTV control station. The room has been designed to be completely isolated with its own fuel store, water store and air and water purification systems. A secret access/escape tunnel is also constructed. External windows and doors are manufactured with extra wide profiles to accept high performance 36mm wide double and/or triple glazed units made up with a toughened 'soft coat' low E internal glass pane and 10-13mm thick anti-bandit external glass pane. This glazing will not only provide greater thermal performance but will also provide added security being capable of withstanding violent and repeated impacts. Access to the grounds is via electronically controlled automatic gates with camera and intercom connection to the main house. Garage doors are also automatic electrically operated by remote control.

The property will include an extensive CCTV system covering the house, outbuildings and along the perimeter of the grounds.







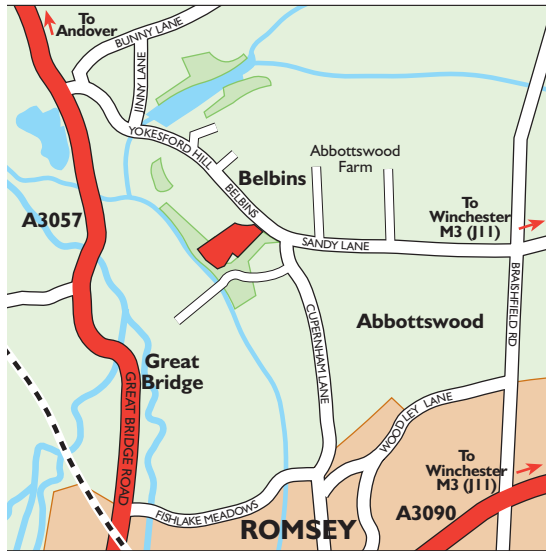
A&B HOMES

Founded in 1982, A&B Homes has achieved an enviable reputation for commitment to architecture of genuine integrity and homes of exceptional quality. A&B Homes philosophy is to concentrate on building high quality, traditionally styled homes on exclusive sites where the property blends immediately into the existing environment.

The use of local materials such as stone, brick and timber increases the appeal of each home and enhances its setting. The build quality and standards of construction and craftsmanship are of an exceptionally high standard. Once again A&B Homes meticulous approach to site selection, a reputation for excellence and innovation has resulted in a truly remarkable property.



SITE PLAN





DIRECTIONS

Few locations can rival that of Golden Hill. Situated in an area known as Belbins, one mile east of the historic abbey town of Romsey, the property enjoys a quiet rural setting, whilst being a short drive from the M27/M3 motorway and international airports.

From the M27 Leave the motorway at junction 3 and take the A3057 sign posted to Romsey. At the roundabout take the first exit joining the A27. Continue straight across one roundabout and at the next turn left and then right into Alma Road following the signs to Stockbridge. Pass the station into Duttons Road and at the end turn right into Greatbridge Road. After approximately 1 mile turn right into Yokesford Hill sign posted Hillier Arboritum. Golden Hill can be found on the right hand side before the junction with Cupernham Lane.

TOWNS	miles	kms	AIRPORTS	miles	kms	COAST	miles	kms
Southampton	10	16	Southampton	10	16	Southampton	10	16
Winchester	11	17	Bournemouth	26	41	Portsmouth	29	46
Basingstoke	35	56	Heathrow	70	112	Bournemouth	29	56
Oxford	70	112	Bristol	79	127	Poole	32	51
Swindon	70	112	Gatwick	92	148	Chichester	40	64
London	85	136	Exeter	106	170	Brighton	72	115



Viewing strictly by appointment with the Selling Agents

Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with one of our senior sales team who has seen the property in order that you do not make a wasted journey.



Lansdowne House,
57 Berkeley Square
London W1J 6ER
Tel: +44 (0) 20 7499 8644
Contact: Ed Cunningham
Email: edcunningham@savills.com

Jewry Chambers,
44 Jewry Street, Winchester
Hampshire SO23 8RW
Tel: +44 (0) 1962 841 842
Contact: David Pardoe
Email: dpardoe@savills.com



4a The Horse Fair, Romsey,
Hampshire SO51 8EZ
Tel: 01794 523878
Email: sales@AandBHomes.com
Web site: www.AandBHomes.com

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