

# Melbury Gardens





# Melbury Gardens

Stanborough Construction are delighted to offer an exclusive collection of 15 houses and 12 apartments within Upton, Dorset. Situated just a few miles north west of the vibrant town of Poole, with its natural harbour, historic Town Quay and award winning beaches.

Melbury Gardens is set in a convenient location within easy walking distance of the local amenities and shops of Upton and is a popular location for families. It is surrounded by an excellent road network making areas such as Dorchester, Poole and Bournemouth easily accessible.

Each home is built by Stanborough Construction who have established a strong reputation for high standards spanning over 20 years. The development is traditional in style and balanced with modern features. There is a range of three & four bedroom family homes, two bedroom semi-detached bungalows and one & two bedroom apartments, each set amongst landscaped gardens with parking. All properties are offered with the governments Help to Buy Scheme.

With the Help to Buy scheme you need as little as 5% deposit. The Government loans you up to 20% of the value of the property. The loan is interest-free for five years, making your dream home more affordable, and you only need to secure a 75% mortgage. There are a range of competitive mortgage rates available with this scheme, so it's worth comparing lenders to find the best deal.



- The Woodbury  
Houses 1, 2, 3  
4 bedrooms
- The Lulworth  
Bungalows 4 & 5, 10 & 11  
2 bedrooms
- The Sandford  
Houses 6, 7, 8 & 9  
4 bedrooms
- The Portland  
Houses 13, 14, 15  
3 bedrooms
- The Durlston  
House 16  
3 bedrooms
- 12 Melbury Court  
Flats 1-12  
2 bedrooms



# Making an impression

The interiors at Melbury Gardens are as beautiful as the buildings and landscaped gardens

Stanborough Construction have built a strong reputation over the years for providing exceptional, quality homes in desirable locations with an impressive finish.

Each property varies with a selection of brick, render and hung tile finishes. The interiors have a modern arrangement with high quality fitted kitchens and bathrooms.

A blend of shaker and modern style kitchens

- Kitchens supplied and installed by Kitchen Elegance
- Soft closing doors and drawers
- Integrated appliances
- LED under counter lighting
- Minoli ceramic tiled floors
- Glass splash backs where applicable

# A blend of classic and contemporary

These homes have been designed using quality materials to define the living spaces. The implementation of subtle colours and materials add to the relaxing feelings of home.

## Relax and enjoy

Luxury bathroom suites

- Supplied by Bathroom Elegance
- Modern vanity sink units
- Vitra contemporary sanitary ware
- Heated towel rails
- Recess lighting
- Shaver sockets





# The Woodbury Houses 1, 2 & 3

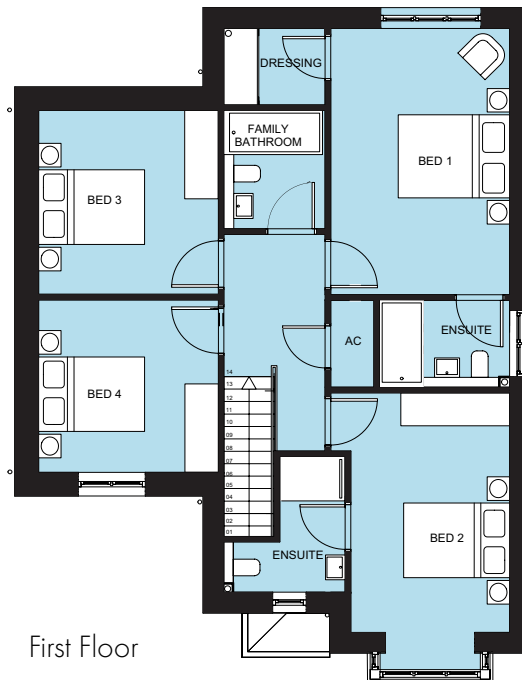
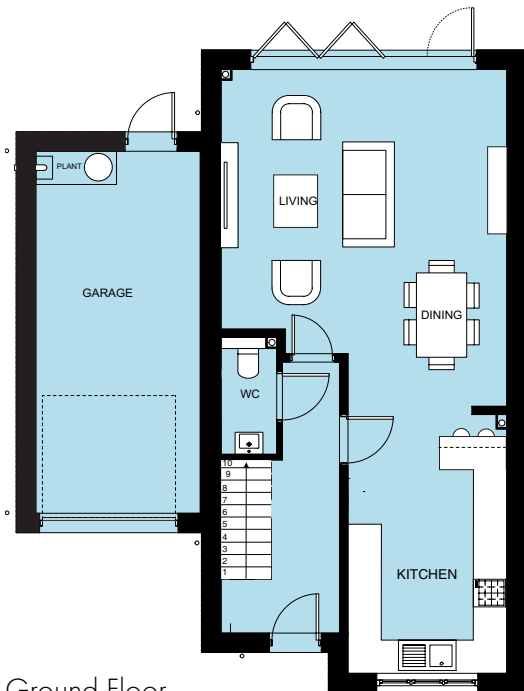
3 beautiful, four bedroom detached homes built in a traditional style with all the modern conveniences. Each boasts a large garage and parking space plus two bedrooms with en-suites, a large family bathroom and open plan kitchen/dining/living room with westerly facing gardens.

## ROOM DIMENSIONS

	METRIC	IMPERIAL
Kitchen	2.90m x 4.73m	9.5ft x 15.5ft
Dining/Living	5.17m x 6.14m	16.9ft x 20.1ft
WC	1.00m x 2.11m	3.2ft x 6.9ft
Garage	3.00m x 7.25m	9.8ft x 23.7ft
Bedroom 1	3.25m x 4.86m	10.6ft x 15.9ft
Bedroom 1 En suite	2.37m x 1.60m	7.7ft x 5.2ft
Bedroom 1 Dressing	1.84m x 1.42m	6.0ft x 4.65ft
Bedroom 2	2.90m x 4.37m	9.5ft x 14.3ft
Bedroom 2 En suite	2.20m x 2.47m	7.2ft x 8.1ft
Bedroom 3	3.26m x 3.16m	10.6ft x 10.3ft
Bedroom 4	3.26m x 3.36m	10.6ft x 11.0ft
Family Bathroom	1.84m x 2.17m	6.0ft x 7.1ft

## OVER ALL FLOOR SPACE

House One	131.82 m <sup>2</sup>	1419 ft <sup>2</sup>
House Two	132.94 m <sup>2</sup>	1431 ft <sup>2</sup>
House Three	131.82 m <sup>2</sup>	1419 ft <sup>2</sup>

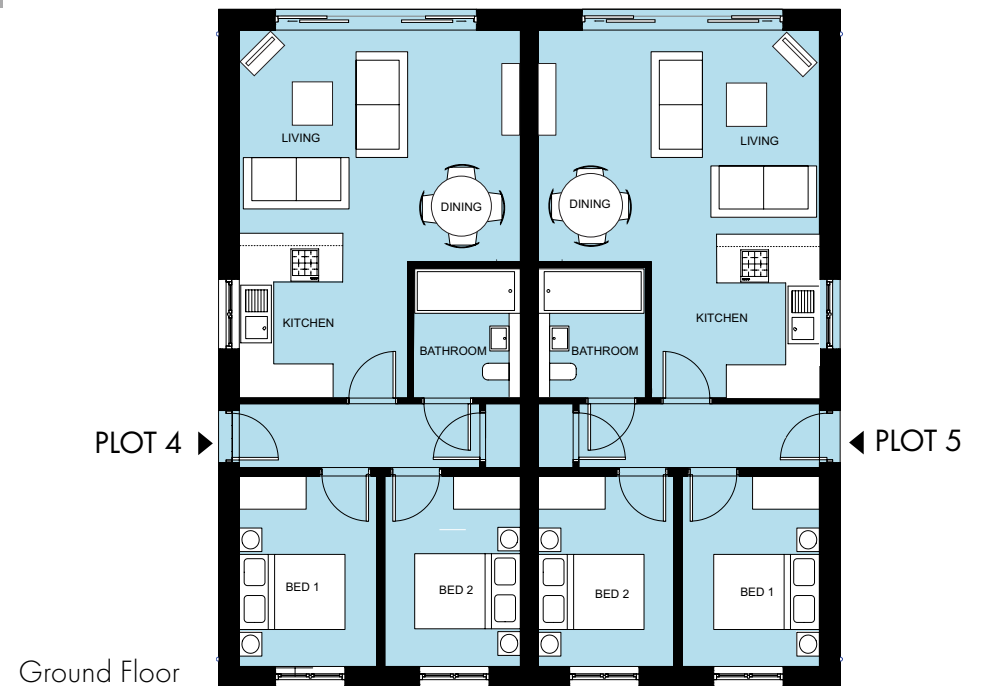


# The Lulworth Bungalows 4&5, 10&11

4, two bedroom semi-detached bungalows, designed to meet the requirements of modern living. Two parking spaces to each bungalow. Large open plan kitchen/dining/living area with two generous sized bedrooms.

ROOM DIMENSIONS	METRIC	IMPERIAL
Kitchen/Dining/Living	5.05m x 6.61m	16.5ft x 21.6ft
Bedroom 1	2.51m x 3.42m	8.2ft x 11.2ft
Bedroom 2	2.48m x 3.42m	8.1ft x 11.2ft
Bathroom	1.96m x 2.35m	6.4ft x 7.7ft

OVER ALL FLOOR SPACE		
Bungalow Four	58.34 m <sup>2</sup>	628 ft <sup>2</sup>
Bungalow Five	58.34 m <sup>2</sup>	628 ft <sup>2</sup>
Bungalow Ten	58.34m <sup>2</sup>	628 ft <sup>2</sup>
Bungalow Eleven	58.34m <sup>2</sup>	628 f <sup>2</sup>



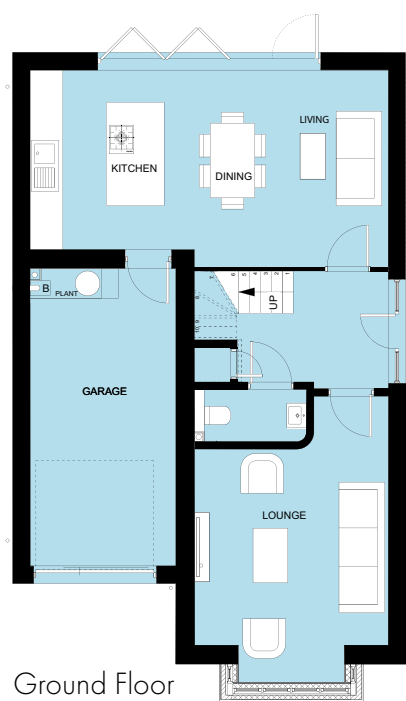




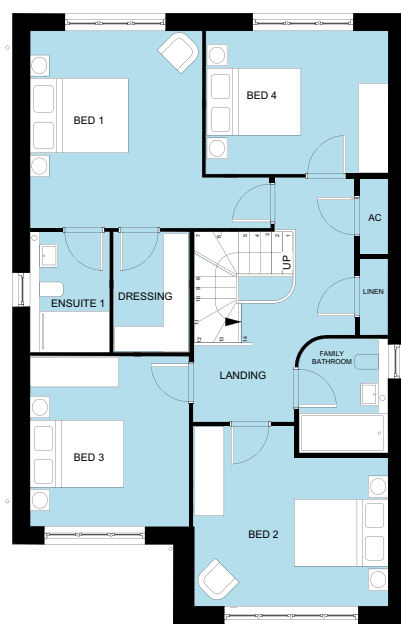
# The Sandford Houses 6, 7, 8 & 9

4 beautiful detached homes built in a traditional style with four bedrooms and all the modern conveniences. Each boasts a large garage and parking space plus a master bedroom with en-suite and dressing room, three further double bedrooms, a large family bathroom and open plan kitchen/dining/living and separate lounge.

ROOM DIMENSIONS	METRIC	IMPERIAL
Kitchen/Dining/Living	3.96m x 7.25m	12.9ft x 23.7ft
Lounge	5.78m x 3.92m	18.9ft x 12.8ft
WC	1.01m x 2.27m	3.31ft x 7.44ft
Garage	6.00m x 2.95m	19.6ft x 9.67ft
Bedroom 1	3.96m x 3.47m	12.9ft x 11.3ft
Bedroom 1 En suite	2.40m x 1.60m	7.8ft x 5.2ft
Bedroom 1 Dressing	2.40m x 1.49m	7.8ft x 4.8ft
Bedroom 2	3.62m x 3.92m	11.8ft x 12.8ft
Bedroom 3	3.42m x 3.21m	11.2ft x 10.3ft
Bedroom 4	2.86m x 3.67m	10.6ft x 12.0ft
Family Bathroom	2.29m x 1.80m	7.5ft x 5.9ft



Ground Floor



First Floor

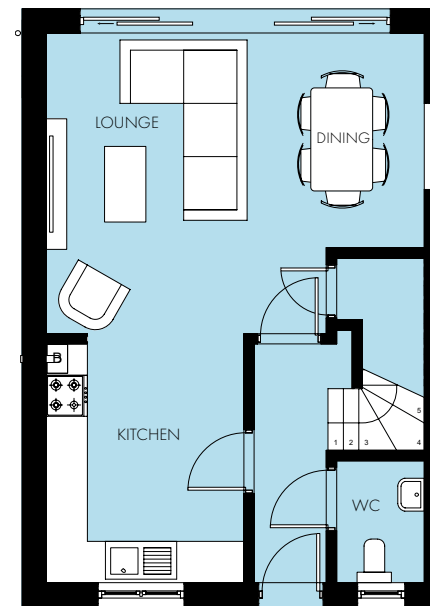
OVER ALL FLOOR SPACE		
House Six	139.44 m <sup>2</sup>	1501 ft <sup>2</sup>
House Seven	139.44 m <sup>2</sup>	1501 ft <sup>2</sup>
House Eight	139.44 m <sup>2</sup>	1501 ft <sup>2</sup>
House Nine	139.44 m <sup>2</sup>	1501 ft <sup>2</sup>

# The Portland Houses 13, 14 & 15

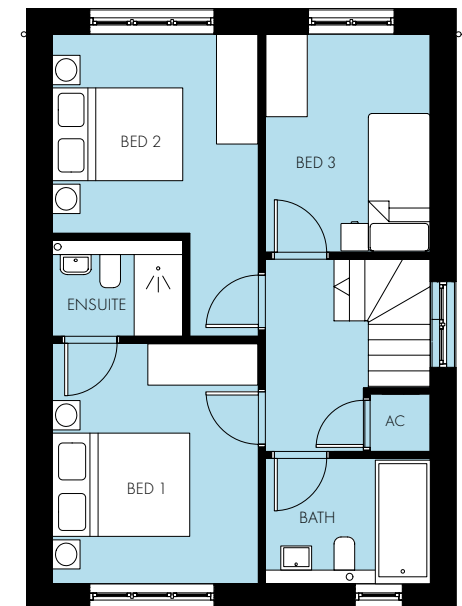
Three detached homes built in a traditional style with all the modern features. All include off road parking spaces plus master bedroom with an en-suite. Large family bathroom and open plan kitchen/dining/living room.

ROOM DIMENSIONS	METRIC	IMPERIAL
Kitchen	2.85m x 3.62m	9.3ft x 11.8ft
Dining/Living	5.50m x 4.37m	18.0ft x 14.3ft
WC	1.28m x 1.77m	4.1ft x 5.8ft
Bedroom 1	3.00m x 3.49m	9.8ft x 11.4ft
Bedroom 1 En suite	1.90m x 1.40m	6.2ft x 4.5ft
Bedroom 2	3.00m x 4.40m	9.8ft x 14.4ft
Bedroom 3	2.4m x 3.17m	7.8ft x 10.4ft
Family Bathroom	2.4m x 1.82m	7.8ft x 5.9ft

OVER ALL FLOOR SPACE	METRIC	IMPERIAL
House Thirteen	89.0 m <sup>2</sup>	958 ft <sup>2</sup>
House Fourteen	91.6m <sup>2</sup>	986ft <sup>2</sup>
House Fifteen	88.0 m <sup>2</sup>	948 ft <sup>2</sup>



Ground Floor



First Floor

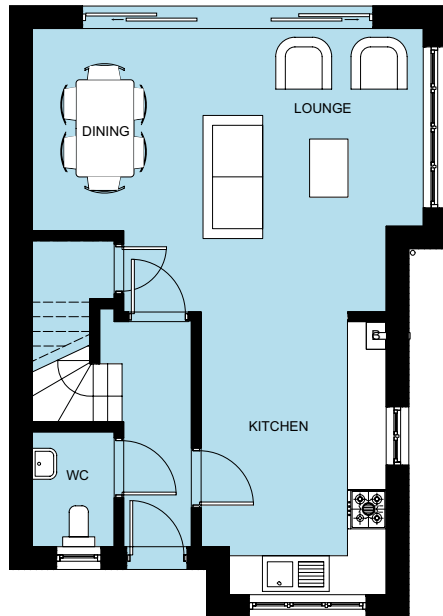


# The Durlston House 16

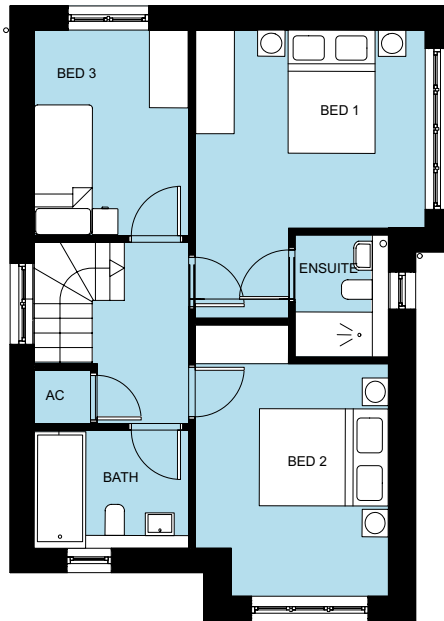
A three bedroom detached house on a corner plot with a south easterly facing garden. It includes two off road parking spaces plus an en-suite to the master bedroom. There is a large open plan kitchen/dining/living room area with sliding doors that open out onto the rear garden.

ROOM DIMENSIONS	METRIC	IMPERIAL
Kitchen	2.87m x 4.21m	9.4ft x 13.8ft
Dining/Living	6.07m x 4.37m	19.9ft x 14.3ft
WC	1.27m x 1.77m	4.16ft x 5.80ft
Bedroom 1	3.56m x 4.45m	11.6ft x 14.5ft
Bedroom 1 En suite	1.45m x 1.89m	4.7 ft x 6.2ft
Bedroom 2	3.00m x 3.59m	9.8ft x 11.7ft
Bedroom 3	2.39m x 3.17m	7.8ft x 10.4ft
Family Bathroom	2.39m x 1.82m	7.8ft x 5.9ft

OVER ALL FLOOR SPACE	METRIC	IMPERIAL
House Sixteen	96.9 m <sup>2</sup>	1044 ft <sup>2</sup>



Ground Floor



First Floor



# 12 Melbury Court Flats 1-4

2 Bedrooms

## APARTMENT 1 approx. 68.4m<sup>2</sup>/736.2ft<sup>2</sup>

Room Dimensions	Metric	Imperial
Kitchen/Living/Dining	3.80m x 7.30m	12.4ft x 23.9ft
Master Bedroom	4.27m x 3.01m	14.0ft x 9.8ft
En suite	2.21m x 1.61m	7.2ft x 5.2ft
Bedroom 2	3.44m x 2.71m	11.2ft x 8.8ft
Bathroom	1.83m x 2.71m	6.0ft x 8.8ft

## APARTMENT 2 approx. 74.2m<sup>2</sup>/798.6ft<sup>2</sup>

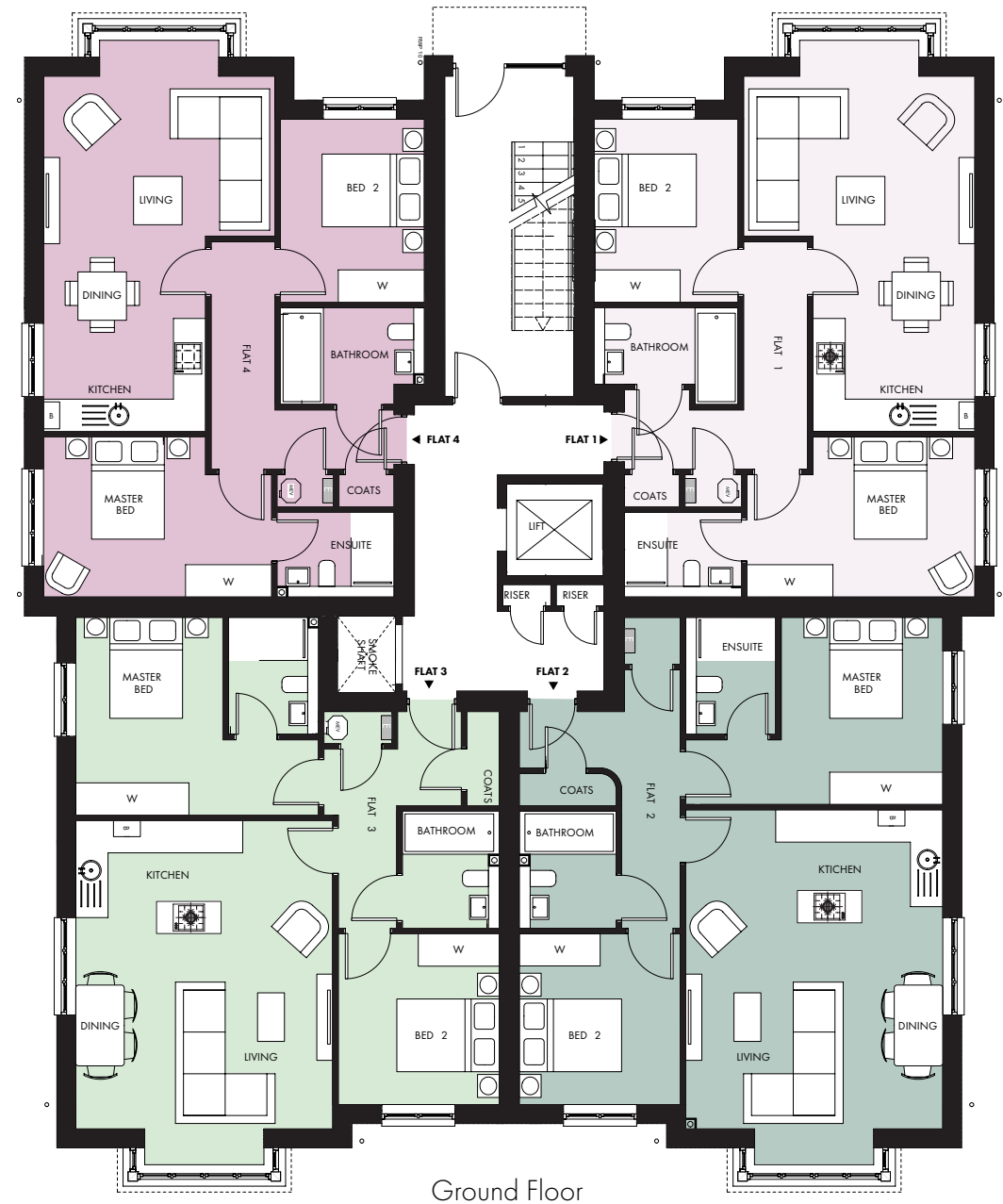
Room Dimensions	Metric	Imperial
Kitchen/Living/Dining	6.63m x 4.81m	21.7ft x 15.7ft
Master Bedroom	3.51m x 4.81m	11.5ft x 15.7ft
En suite	2.21m x 1.70m	7.2ft x 5.5ft
Bedroom 2	3.21m x 3.02m	10.5ft x 9.9ft
Bathroom	2.20m x 1.84m	7.2ft x 6.0ft

## APARTMENT 3 approx. 74.6m<sup>2</sup>/802.9ft<sup>2</sup>

Room Dimensions	Metric	Imperial
Kitchen/Living/Dining	6.43m x 4.81m	21.9ft x 15.7ft
Master Bedroom	3.71m x 4.55m	12.1ft x 14.9ft
En suite	2.21m x 1.70m	7.2ft x 5.5ft
Bedroom 2	3.21m x 3.02m	10.5ft x 9.9ft
Bathroom	2.20m x 1.84m	7.2ft x 6.0ft

## APARTMENT 4 approx. 68.4m<sup>2</sup>/736.2ft<sup>2</sup>

Room Dimensions	Metric	Imperial
Kitchen/Living/Dining	3.80m x 7.30m	12.4ft x 23.9ft
Master Bedroom	4.27m x 3.01m	14.0ft x 9.8ft
En suite	2.21m x 1.61m	7.2ft x 5.2ft
Bedroom 2	3.44m x 2.71m	11.2ft x 8.8ft
Bathroom	1.83m x 2.71m	6.0ft x 8.8ft



Ground Floor

# 12 Melbury Court Flats 5-8

2 Bedrooms

## APARTMENT 5 approx. 68.4m<sup>2</sup>/736.2ft<sup>2</sup>

Room Dimensions	Metric	Imperial
Kitchen/Living/Dining	6.64m x 4.34m	21.7ft x 14.2ft
Master Bedroom	3.01m x 4.27m	9.8ft x 14.0ft
En suite	1.65m x 2.21m	5.4ft x 7.2ft
Bedroom 2	3.44m x 2.71m	11.2ft x 8.8ft
Bathroom	1.83m x 2.17m	6.0ft x 7.1ft

## APARTMENT 6 approx. 74.2m<sup>2</sup>/798.6ft<sup>2</sup>

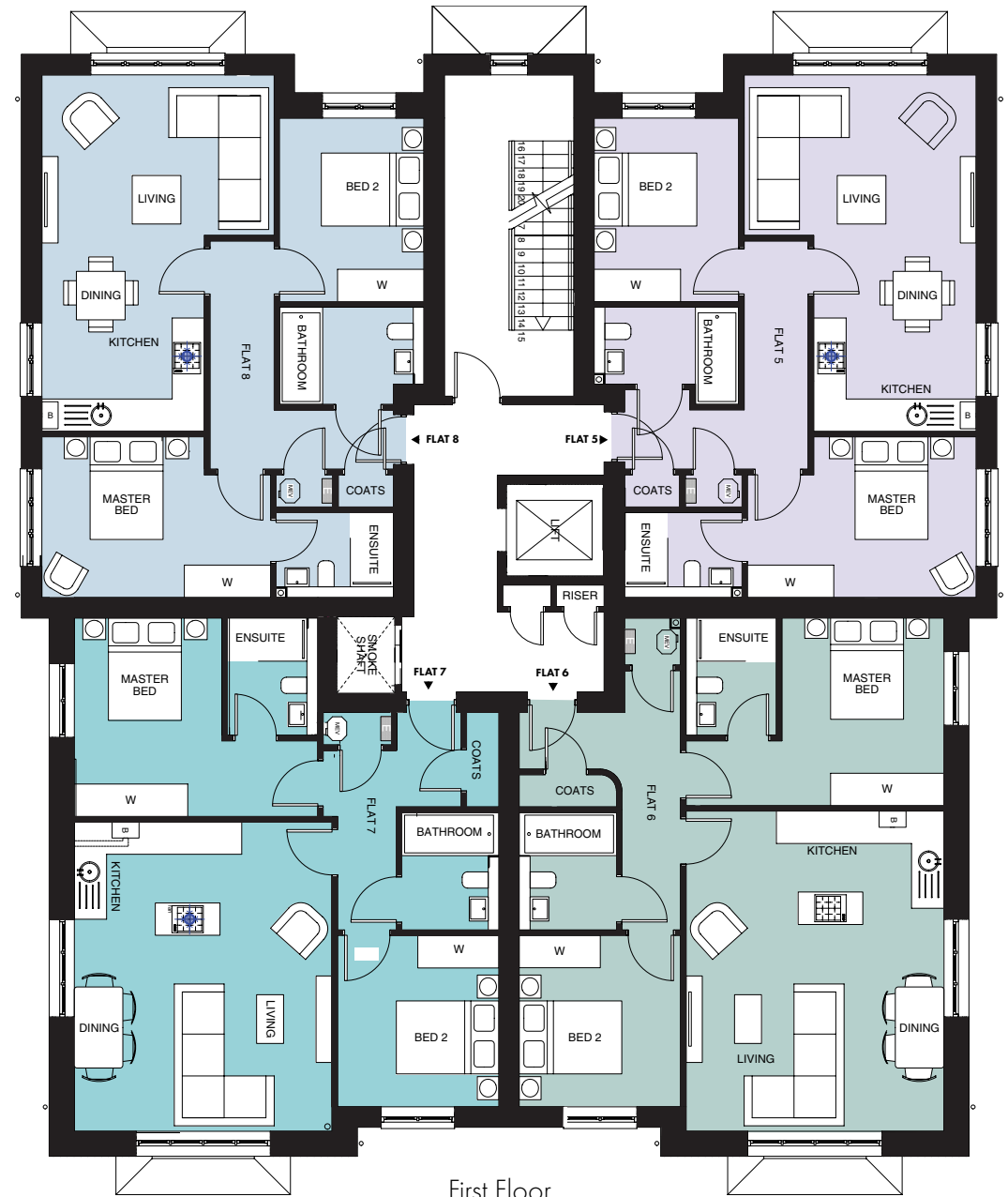
Room Dimensions	Metric	Imperial
Kitchen/Living/Dining	5.96m x 4.81m	19.5ft x 15.7ft
Master Bedroom	3.51m x 4.81m	11.5ft x 15.7ft
En suite	2.21m x 1.70m	7.2ft x 5.5ft
Bedroom 2	3.21m x 3.02m	10.5ft x 9.9ft
Bathroom	2.20m x 1.84m	7.2ft x 6.0ft

## APARTMENT 7 approx. 74.6m<sup>2</sup>/802.9ft<sup>2</sup>

Room Dimensions	Metric	Imperial
Kitchen/Living/Dining	5.76m x 4.81m	18.8ft x 15.7ft
Master Bedroom	3.71m x 4.55m	12.17 x 14.9ft
En suite	2.21m x 1.71m	7.2ft x 5.5ft
Bedroom 2	3.21m x 3.02m	10.5ft x 9.9ft
Bathroom	2.20m x 1.84m	7.2ft x 6.0ft

## APARTMENT 8 approx. 68.4m<sup>2</sup>/736.2ft<sup>2</sup>

Room Dimensions	Metric	Imperial
Kitchen/Living/Dining	6.64m x 4.34m	21.7ft x 14.2ft
Master Bedroom	3.01m x 4.27m	9.8ft x 14.0ft
En suite	1.65m x 2.21m	5.4ft x 7.2ft
Bedroom 2	3.44m x 2.71m	11.2ft x 8.8ft
Bathroom	1.83m x 2.17m	6.0ft x 7.1ft



# 12 Melbury Court Flats 9-12

1 Bedroom

## APARTMENT 9 approx. 57.6m<sup>2</sup>/620ft<sup>2</sup>

Room Dimensions	Metric	Imperial
Kitchen/Living/Dining	6.64m x 6.06m	21.7ft x 19.8ft
Master Bedroom	2.94m x 3.08m	9.6ft x 10.1ft
Bathroom	2.31m x 1.74m	7.5ft x 5.7ft

## APARTMENT 10 approx. 63m<sup>2</sup>/678.1ft<sup>2</sup>

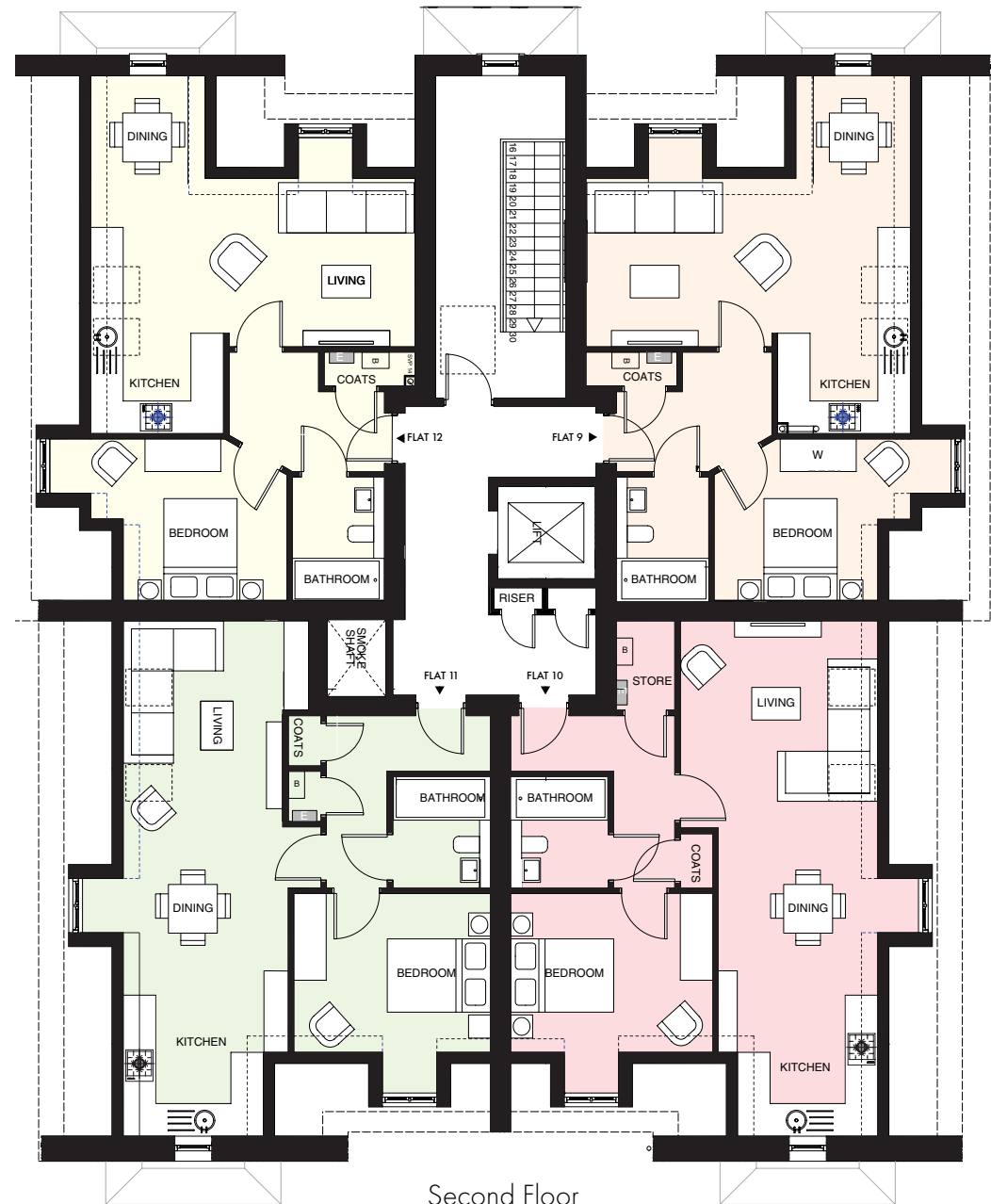
Room Dimensions	Metric	Imperial
Kitchen/Living/Dining	9.65m x 3.71m	31.6ft x 12.1ft
Master Bedroom	3.0m x 3.76m	9.8ft x 12.3ft
Bathroom	2.08m x 1.84m	6.8ft x 6.0ft

## APARTMENT 11 approx. 63.9m<sup>2</sup>/688ft<sup>2</sup>

Room Dimensions	Metric	Imperial
Kitchen/Living/Dining	9.65m x 3.49m	31.6ft x 11.4ft
Master Bedroom	3.0m x 3.76m	9.8ft x 12.3ft
Bathroom	2.08m x 1.84m	6.8ft x 6.0ft

## APARTMENT 12 approx. 57.6m<sup>2</sup>/620ft<sup>2</sup>

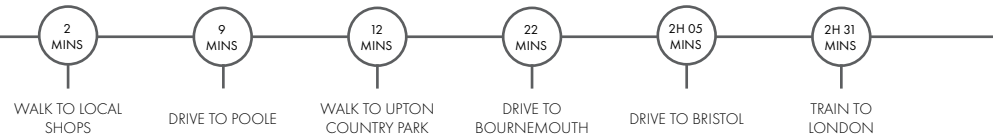
Room Dimensions	Metric	Imperial
Kitchen/Living/Dining	6.64m x 6.06m	21.7ft x 19.8ft
Master Bedroom	2.94m x 3.08m	9.6ft x 10.1ft
Bathroom	2.31m x 1.74m	7.5ft x 5.7ft



Second Floor

# Getting around

## Melbury Gardens



For families, there are schools for all ages. Upton Infant and Upton junior schools are a short distance away which feed to the popular Lytchett Minster School. In addition, Yarrells preparatory school is a local independent day school for children ages 2 – 13.

Getting around from Upton is easy, the A35 and A350 roads makes Dorchester, Blandford, Poole and Bournemouth easily accessible. The town also has an excellent local bus service providing links to Poole, Swanage and Weymouth.

The nearest railway station is Hamworthy which is on the Weymouth to London Waterloo line, with Poole providing a more frequent service (The average time from Poole to London Waterloo is 2 hours 25 minutes). Bournemouth airport is 12 miles away and offers domestic and European flights, while Poole provides regular ferries to both the channel Islands and France.

The town's principal attraction is Upton Country Park with walking and cycling routes near Poole Harbour and its grade II listed Georgian mansion. It is also surrounded by several areas of open countryside and is ideally situated close to the world famous Jurassic Coast and its picturesque seaside towns and villages.

Tower Park is a premier leisure complex located 4 miles away including a water-park, multi-screen cinema, bowling, bingo and various restaurants. While the nearby towns of Poole and Bournemouth together, boast 10 miles of golden sandy beaches with bustling town centres, a variety of water sports, restaurants, bars, shops and night-life.

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