

Close to the city - just moments from the river...

Shopping at West Quay and Southampton City



The sandy beaches at Bournemouth



Sailing on the Solent



A traditional private development of just seven 2, 3 and 4 bedroom family homes, set in and around mature trees in an established residential area. Close to local amenities with great links to Southampton city centre.

Adventure seeking in the New Forest



Channel crossings and world cruising



Pinewood can be found nestling along leafy Cobden Avenue, located between Bitterne Village and Bitterne Park, just a stone's throw from the River Itchen. It's also just a short drive away from the hustle and bustle of Southampton City Centre, home to an array of high street names, coffee shops and wine bars.

Schools are plentiful in the area with Bitterne's Church of England Primary School, Glenfield Infant School and Beechwood Junior School all within the locality. The nearby Itchen College offers a range of further education courses.

Pinewood is also a short distance from the coast and The Solent, one of the world's foremost yachting and watersports destinations. The region's proud maritime heritage continues to this day, with cross channel ferry ports at Southampton and Portsmouth offering regular sailings to France and mainland Europe. Southampton Airport is also within easy reach, being less than 5 miles from Bitterne. Long established as a major international travel hub, the airport hosts numerous leading airlines, with regular flights to scores of UK and international destinations.

With the M3 conveniently close at hand, London is approx 80 miles away and in the opposite direction, Bournemouth's seven miles of golden sands are just over half an hours drive.

Across to the west, the New Forest National Park can also be found, covering almost 220 square miles of pristine countryside, heath and woodland, dotted with idyllic villages and picture perfect pubs.

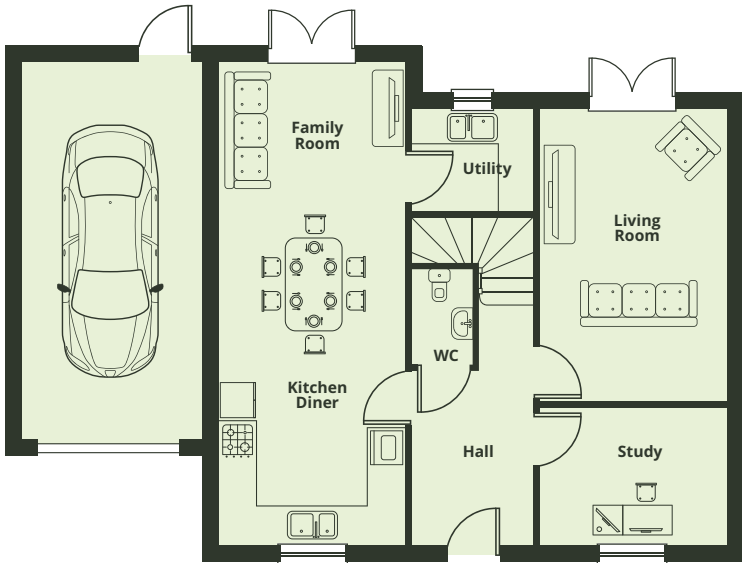
**The perfect home, the perfect location...  
Pinewood offers the complete package.**



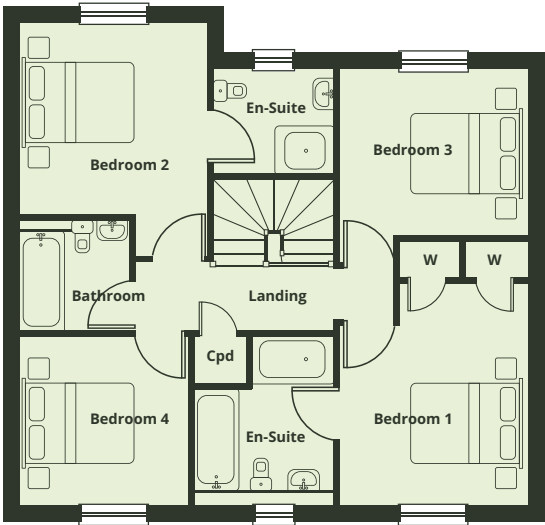
**Pinewood**  
COBDEN AVENUE | BITTERNE | SO18 1FT



**Plots 1 & 2** (Plot 2 is handed)  
 Detached, 4 Bedrooms



**Ground Floor**



**First Floor**

### Dimensions

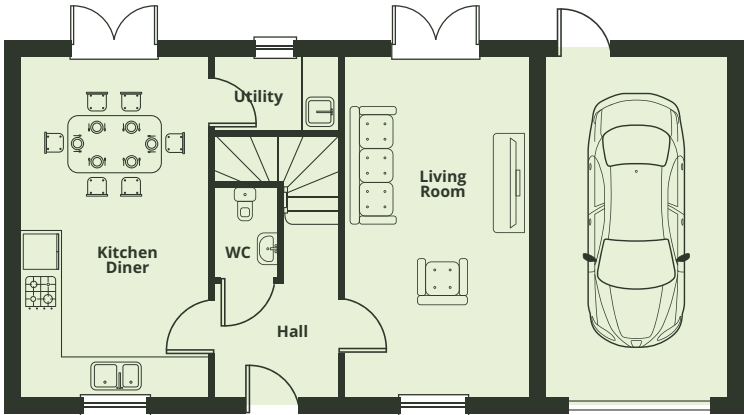
Living Room	4.92 x 3.13m (16'1" x 10'2")
Kitchen/Diner/Family	8.08 x 3.12m (26'5" x 10'2")
Study	3.13 x 2.28m (10'2" x 7'5")
Utility	2.08 x 1.74m (6'8" x 5'7")
Bedroom 1	3.76 x 3.18m (12'3" x 10'4")
En-Suite	2.84 x 2.38m (9'3" x 7'8")
Bedroom 2	3.95 x 3.12m (12'9" x 10'2")
En-Suite	2.06 x 1.74m (6'7" x 5'7")
Bedroom 3	3.24 x 3.18m (10'6" x 10'4")
Bedroom 4	2.85 x 2.84m (9'3" x 9'3")
Bathroom	1.85 x 1.84m (6'0" x 6'0")

The artist impression above show features and treatments, which may vary from the finished development. All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed.

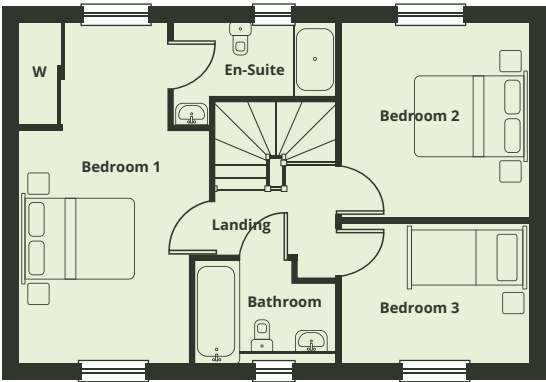




Plots 3 & 4  
Detached, 3 Bedrooms



Ground Floor



First Floor

### Dimensions

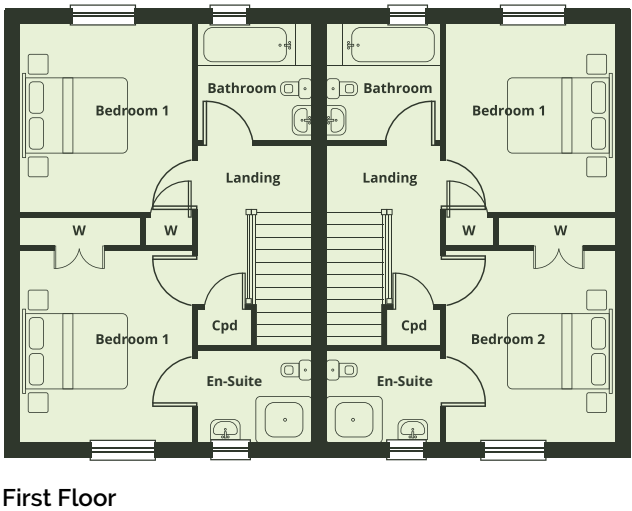
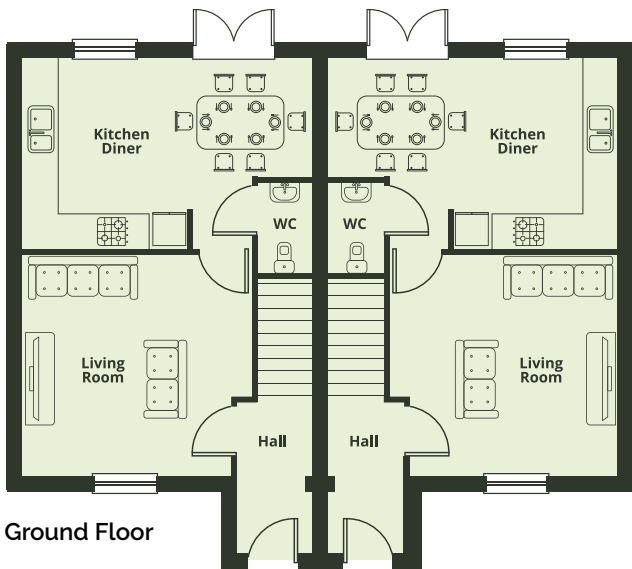
Living Room	5.65 x 3.06m (18'5" x 10'0")
Kitchen/Diner	5.65 x 3.12m (18'5" x 10'2")
Utility	2.08 x 1.24m (6'8" x 4'0")
Bedroom 1	5.65 x 3.10m (18'5" x 10'2")
En-Suite	2.75 x 1.24m (9'0" x 4'0")
Bedroom 2	3.25 x 3.11m (10'6" x 10'2")
Bedroom 3	3.11 x 2.34m (10'2" x 7'6")
Bathroom	2.89 x 2.28m (9'5" x 7'5")

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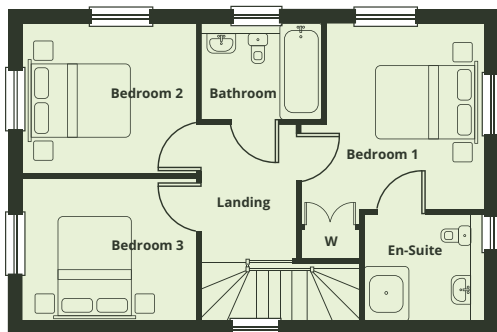
Plots 5 & 6  
Semi-Detached, 2 Bedrooms



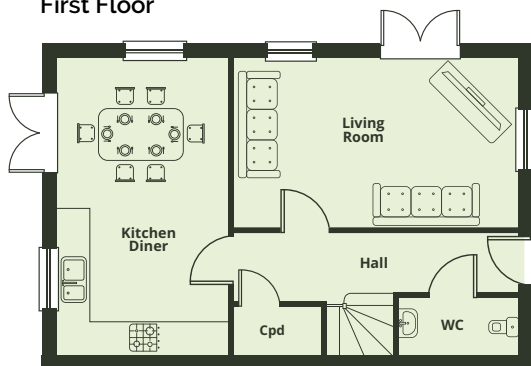
### Dimensions

Living Room	4.11 x 3.93m (13'4" x 12'9")
Kitchen/Diner	5.18 x 3.36m (16'9" x 11'0")
Bedroom 1	3.37 x 3.06m (11'0" x 10'0")
En-Suite	2.05 x 1.60m (6'7" x 5'2")
Bedroom 2	3.36 x 3.06m (11'0" x 10'0")
Bathroom	2.06 x 2.05m (6'7" x 6'7")

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First Floor



Ground Floor

## Plot 7 Dimensions

Living Room	5.23 x 3.10m (17'1" x 10'1")
Kitchen/Diner	5.40 x 3.14m (17'7" x 10'3")
Bedroom 1	3.41 x 3.37m (11'1" x 11'0")
En-Suite	2.20 x 1.93m (7'2" x 6'3")
Bedroom 2	3.19 x 2.73m (10'4" x 8'9")
Bedroom 3	3.19 x 2.57m (10'4" x 8'4")
Bathroom	2.19 x 1.73m (7'1" x 5'6")

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## Specification

In keeping with Reilly Developments' reputation for painstaking attention to detail and uncompromising quality standards, each house has been meticulously constructed to set new benchmarks in comfort, convenience and craftsmanship. Built using traditional methods and materials, all seven houses combine heritage and a palpable sense of place with cutting edge technology and contemporary interior design to create homes to fall in love with.

### Externals

- UPVA glazed sash windows.
- External light to front door plus external lighting to communal areas.
- Clay roof tiles.
- Turfed garden.
- Walled & fenced gardens.
- Block paving throughout driveway.

### Kitchens

- Granite worktops to plots 1 & 2 only. Laminate worktops to plots 3 - 7 with option to upgrade to Granite, subject to stage of construction.
- NEFF double oven in plots 3 - 7
- NEFF single over and NEFF microwave oven in plots 1 & 2
- NEFF Stainless Steel gas hob to all plots
- S/S cooker hood to all plots
- Indesit integrated dishwasher to all plots
- Indesit integrated fridge freezer to all plots.
- Indesit integrated washer drier to plots 5-7.

### Bathrooms & Ensuites

- Porcelanosa Sanitary ware, showers & baths.
- Porcelanosa tiles throughout.

### Electricals

- LED downlights to ground floor.
- BT points to living room & master bedroom.
- TV points to living room, kitchen and bedrooms 1 & 2.

Pictures taken from previous Reilly Developments.







## How to find Pinewood

From the M27, leave the motorway at junction 5 and join the Stoneham Way, A335 heading towards Southampton on the dual carriageway. Pass through the first set of traffic lights and move into the left hand lane. At the second set of traffic lights turn left onto Thomas Lewis Way and continue along the A335 towards the city.

After approx 1 mile, turn left at the traffic lights heading towards St Deny's and Bitterne Park on the A3035. Continue along St Denys Road passing over the River Itchen after approx 1/2 mile. After the bridge, follow the road round the right and continue through the town, passing the Tesco Express store on the right hand side. The Pinewood development can be found a short distance on the right.

Please contact the selling  
agent for more information:



T. 01243 870044  
E. [info@whiteandbrooks.co.uk](mailto:info@whiteandbrooks.co.uk)  
[www.whiteandbrooks.co.uk](http://www.whiteandbrooks.co.uk)

Developer



T. 023 8062 6227  
E. [admin@reillydevelopments.co.uk](mailto:admin@reillydevelopments.co.uk)  
[www.reillydevelopments.co.uk](http://www.reillydevelopments.co.uk)



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