



TILLINGBOURNE GARDENS

GOMSHALL

WELCOME



Dear Customer,

We are committed to our customers living in a safe, warm and sustainable home. We've been proudly building communities for over 90 years across the south and south-west of England.

Our focus is on the quality of our homes, our neighbourhoods and the service we provide to our customers.

Our communities' matter, we invest in community services and projects that benefit our customers and communities.

Everyone at Abri wishes you success in your journey to find your new home and our dedicated team will look after you every step of the way.

Best wishes,

A handwritten signature in black ink, appearing to read 'Gary Orr'.

Gary Orr

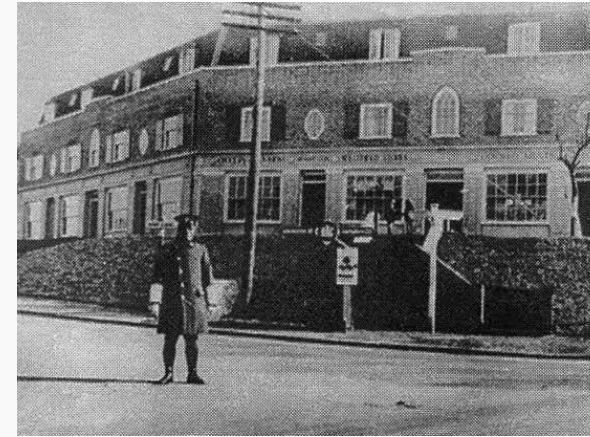
Group Chief Executive

OUR HERITAGE

Our story dates back to 1925, when Herbert Collins saw a desperate need for affordable housing in Southampton and decided to do something about it. Collins set up Swaythling Housing Society, the first of its type to be established in Southampton, and we haven't looked back since.

Collins had a vision; to build self-contained communities with a good balance of housing and infrastructure, where everyone had everything they needed to succeed in one place. While times might have changed a bit since then, our mission certainly hasn't. We're still just as passionate about tackling the housing crisis and we will never stop working to build safe, inclusive and prosperous communities for all; young, old and everyone in between.

Today, Abri is one of the largest housing associations in the south and south-west of England continuing to tackle the housing crisis with our customers at the heart of our mission.



OUR CUSTOMERS

Here are just some of our many happy homeowners:



“ We were given a tour of the site and worked out that my finances could stretch to a three-bedroom house, which meant my daughters could have their own rooms. They showed me plans to a double-fronted property which was exactly what I wanted, the type of house I would draw as a kid but never thought I could afford. We fell in love straight away.”

Louisa Kennedy, Causeway Farm



“ The process of buying through Abri Homes was really straightforward. It took a couple of months, but I was happy to be patient as it meant I was able to get on the ladder by myself. My mortgage is around £250, and my rent is less than £400, so my outgoings here are less than I was saving, which is great.”

Matthew Taylor, Daedalus Village



“ Shared Ownership is a God-send. There's no way we'd have the home we do now without Shared Ownership.” After 16 years in the Spanish sun, retired couple Jane and Ray Light made the decision to return to the UK to be closer to their grandchildren.

Jane and Ray Light, Oakfield Grove

COMMUNITY LIVING

Our investment in the community underpins our core purpose as a housing provider: to provide safe, warm homes for as many people as possible, and create thriving communities too. We are invested long-term and committed to place shaping.

CAFÉ 1759, BORDON

Café 1759 is a not-for-profit community café, supported by volunteers. This means we're able to keep our prices low and reinvest the money we make into the café and our local community, allowing us to provide activities, support volunteers and promote health and wellbeing in Bordon.

EMPLOYMENT, SUPPORT AND TRAINING TEAM

Our Employment, Support and Training (EST) team support customers year-round by providing opportunities to learn new skills, find suitable work, develop self employment opportunities and attend courses. We're proud to have supported over 2,000 people through training.



WOODGATE, PEASE POTTAGE

Our joint venture partnership between Abri Group and Thakeham Group will create places people want to call home. This exciting development will include over 600 new homes, a primary school, village shop, coffee shop, community centre, plenty of parks and a pavilion.

GOOD GRUB CLUB

The Good Grub Club runs throughout August in Southampton and Slough, offering families the chance to make some 'Good Grub' with hands-on activities and a free nutritious lunch provided. Families are also given a recipe bag full of fresh fruit to take away and a main meal to cook at home.

ROUND ABOUT CAFÉ

The Round About Café is at the heart of the Mansbridge community, and the colleagues and volunteers who dedicate their time to make it a success are passionate about doing what they can to support health and wellbeing.

Over the years they have delivered Kids Can Cook sessions, helped universities with research, run Seniors Afternoon Tea events, led community walks and much more.



SUSTAINABILITY



We recognise the need to future proof our homes to meet the needs and aspirations of our customers



It's all about the future and renewable technologies. We recognise the need to future proof our homes to meet the needs and aspirations of our customers. That's why we're making the eradication of fuel poverty a priority and meeting significantly higher environmental standards, which in turn reduces our customer's fuel bills.

We are an organisation committed to Modern Methods of Construction (MMC) and consider all of our sites for their suitability for MMC, before considering traditional construction. This supports faster delivery of new homes, reduces waste and drives quality, whilst reducing health and safety risks during the construction process. Our approach will overcome skills shortages and supports our commitment to sustainability, whilst helping to solve the housing crisis in the long-term.



QUEBEC PARK - SETTING THE BENCHMARK

An innovative and fast-growing new town with sustainability, design and healthy living at its heart.



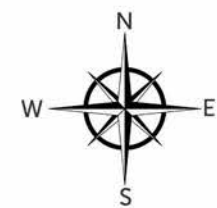
Quebec Park was a £17 million project to deliver 107 homes, including 34 affordable homes, in Whitehill and Bordon. The project was challenged to develop homes with high levels of sustainability and exemplary design, and to set the benchmark for future development across the wider area.

We were delighted to win the commission to deliver the homes through a competitive bid process managed by Homes England. At the time, Whitehill and Bordon was one of 10 Government sponsored 'Eco-towns'.

Homes have been designed to meet Lifetime Homes Standards resulting in large internal areas, parking spaces within 50 metres of homes, level thresholds, large ground floor WC/utility/wet rooms, wide porches and generous circulation spaces. The homes have a variety of layouts to suit different uses and the majority are orientated east-west, ensuring that they have private sunny gardens and well-lit interiors.

Now fully complete, this award-winning development has been recognised as best-in-class for a sustainable, affordable new community.

The site plan for Black Horse Gardens shows a large pink building labeled '1 - 13' on the left. To its right is a row of four houses, each with an orange and blue facade, numbered 14, 15, 16, and 17. The plan includes a road labeled 'Station Road' at the bottom and 'Black Horse Gardens' running vertically. Various green spaces, trees, and parking areas are also depicted.



- 1 & 2 bedroom apartments
- The Shalford
3 bedroom house
- The Wey
4 bedroom house
- Cycle Store
- Electric vehicle charging point



SPECIFICATION

1 & 2 BEDROOM APARTMENTS

Each of our beautiful new homes is fitted with a wealth of professionally designed, high-quality appliances and features that make your new home even more special. Your property will be covered by a 10-year NHBC structural warranty.

OVERVIEW

- Front doors - fully glazed, grey frames, clear glazing
- Vinyl flooring to hall, kitchen, living room and ensuite
- Vinyl flooring to bathroom
- Grey carpets to bedrooms
- White matt walls and ceilings
- Double-glazed windows
- Mains-operated smoke and carbon monoxide detectors
- Ample double power sockets
- Telephone point to living room
- TV aerial point to living room and master bedroom
- Fibre broadband connection available

KITCHEN

- Symphony Woodbury white gloss fitted kitchen units and soft-close doors and drawers
- Grey worktops with matching upstand
- AluSplash splashback behind hob
- 1 ½ bowl stainless-steel sink with chrome monobloc mixer tap
- Built-in Zanussi ceramic hob, stainless-steel single fan oven, and chimney hood
- Space and (plumbing) for dishwasher
- Space for fridge freezer
- Integrated Zanussi washer dryer

BATHROOMS

- Roca white sanitaryware with dual-flush WC
- Chrome taps
- Porcelanosa tiled splashback above sink and full height above bath and shower
- Thermostatic shower over to bath with glass shower screen and sliding rail kit
- Electric shower with bi-fold doors to ensuite
- Heated towel rail to bathroom and ensuite

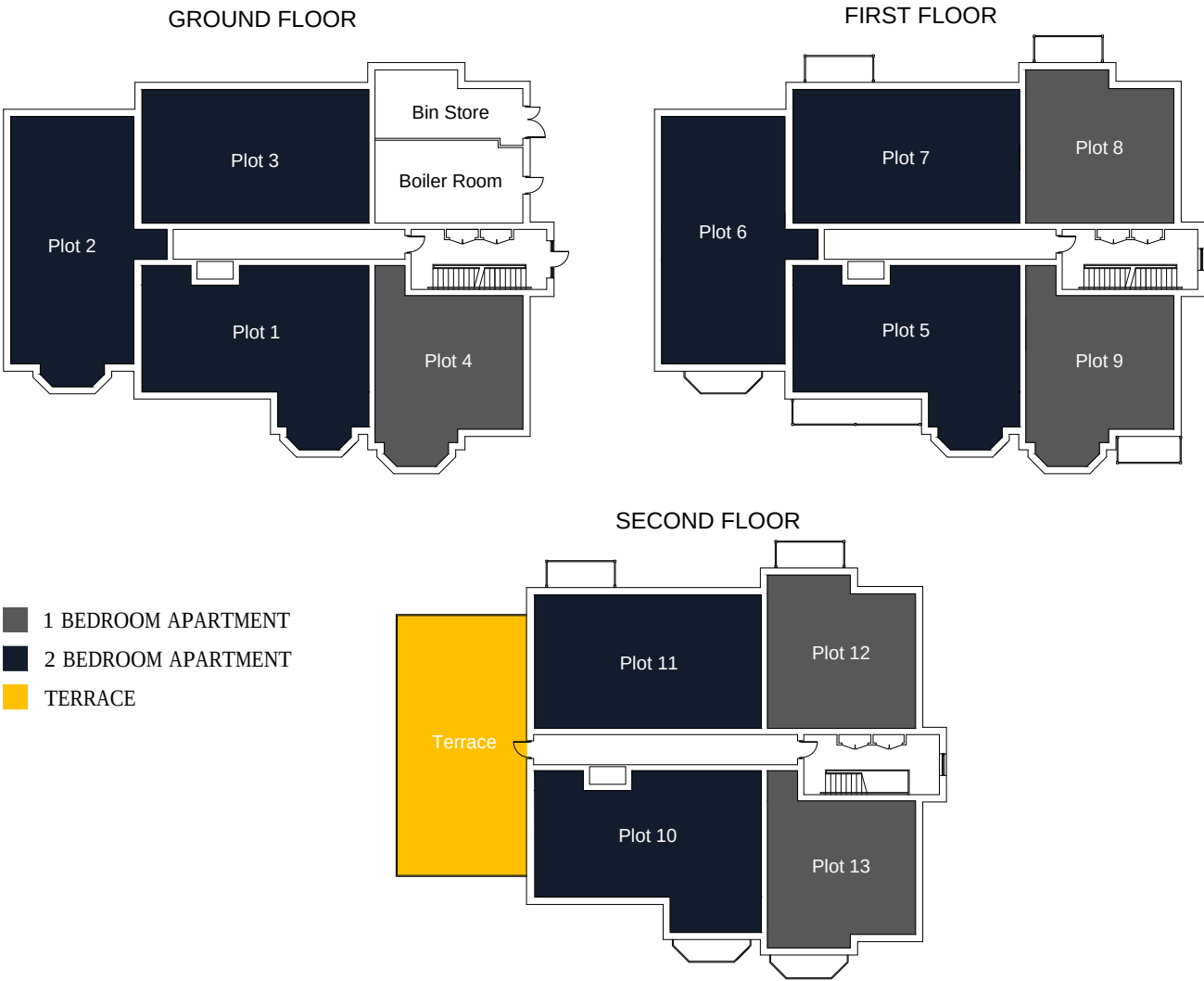
HEATING AND LIGHTING

- LED track lighting to kitchen
- White surface mounted LED ceiling lighting to bathroom and ensuite
- Low-energy pendant lighting to living room, hall and bedrooms
- Electric panel heaters

OUTSIDE

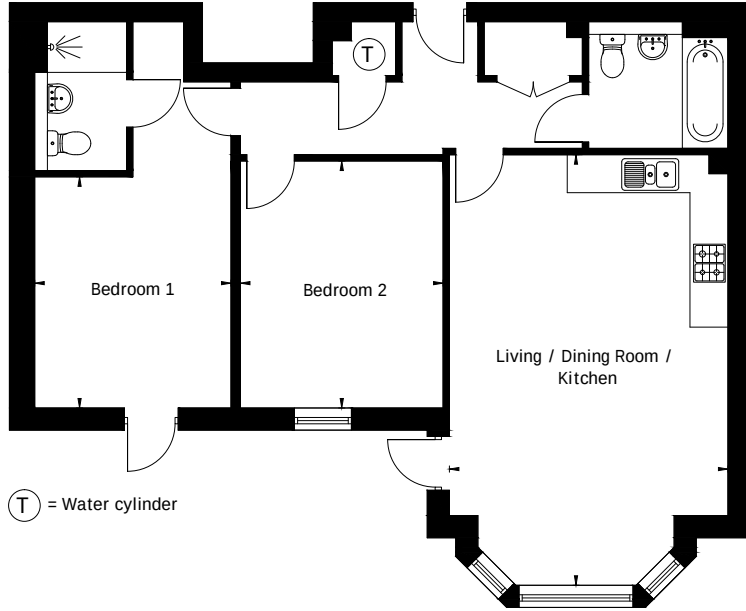
- Communal bike store
- Communal bin store
- Voice intercom door entry system

FLOOR LAYOUT



THE CHILWORTH

Plot 1



2 BEDROOM APARTMENT

Living / Dining Room / Kitchen
4.42m x 6.80m (14'6" x 22'4")

Bedroom 1
3.12m x 3.67m (10'3" x 12'0")

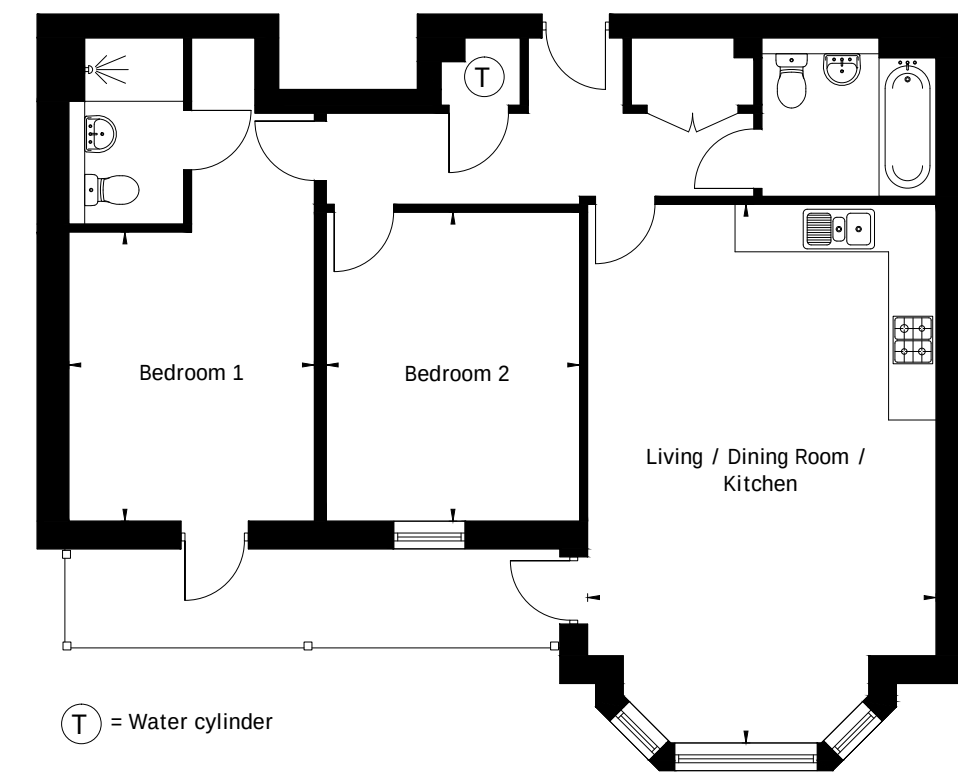
Bedroom 2
3.18m x 3.92m (10'5" x 12'10")

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THE CHILWORTH

Plot 5



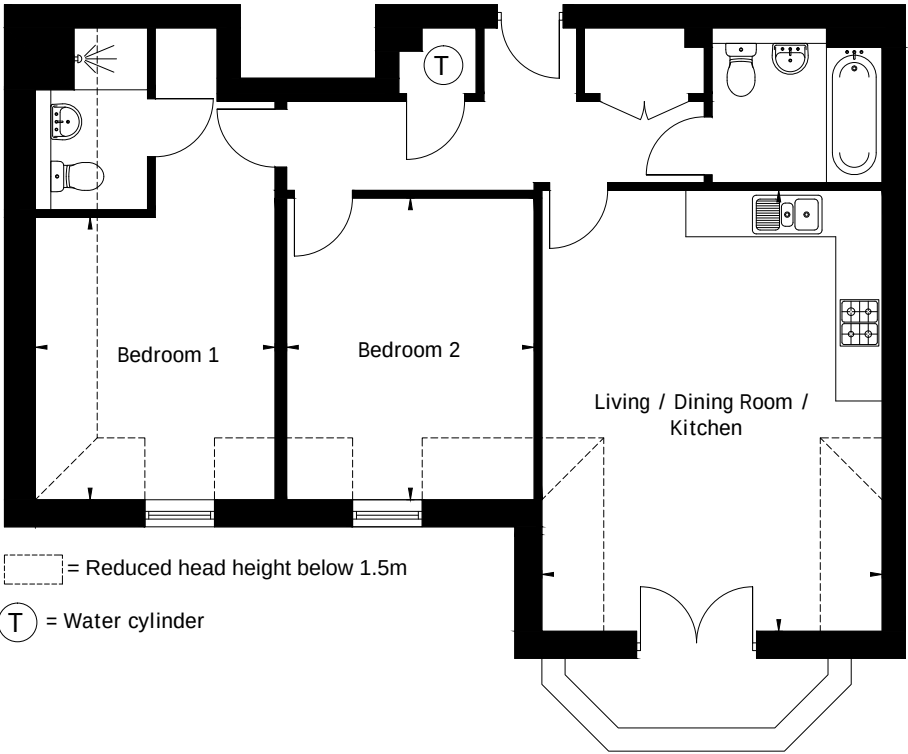
2 BEDROOM APARTMENT

Living / Dining Room / Kitchen
4.42m x 6.80m (14'6 x 22'4)
Bedroom 1
3.12m x 3.67m (10'3 x 12'0)
Bedroom 2
3.18m x 3.92m (10'5 x 12'10)

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THE CHILWORTH

Plot 10



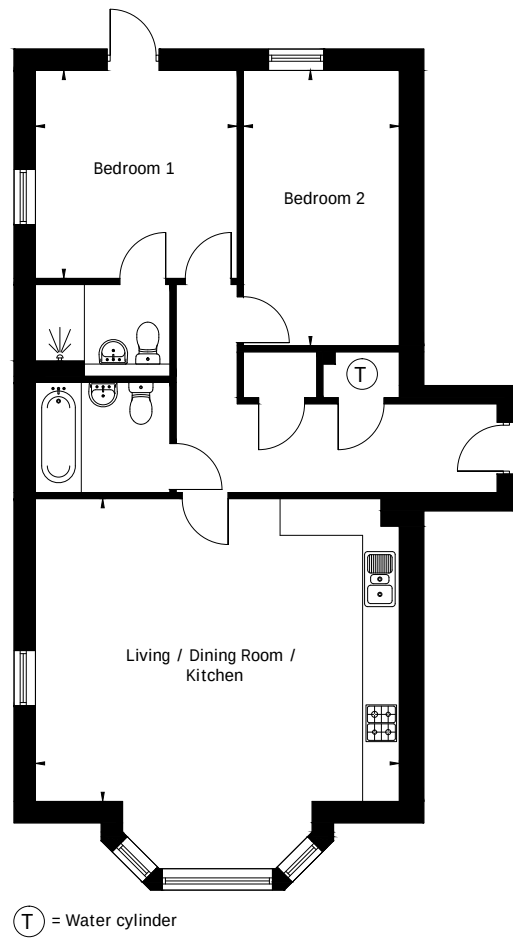
2 BEDROOM APARTMENT

Living / Dining Room / Kitchen
4.42m x 5.71m (14'6 x 18'9)
Bedroom 1
3.12m x 3.67m (10'3 x 12'0)
Bedroom 2
3.18m x 3.92m (10'5 x 12'10)

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THE ALBURY

Plot 2



2 BEDROOM APARTMENT

Living / Dining Room / Kitchen

5.94m x 4.97m (19'6 x 16'4)

Bedroom 1

3.32m x 3.41m (10'9 x 11'2)

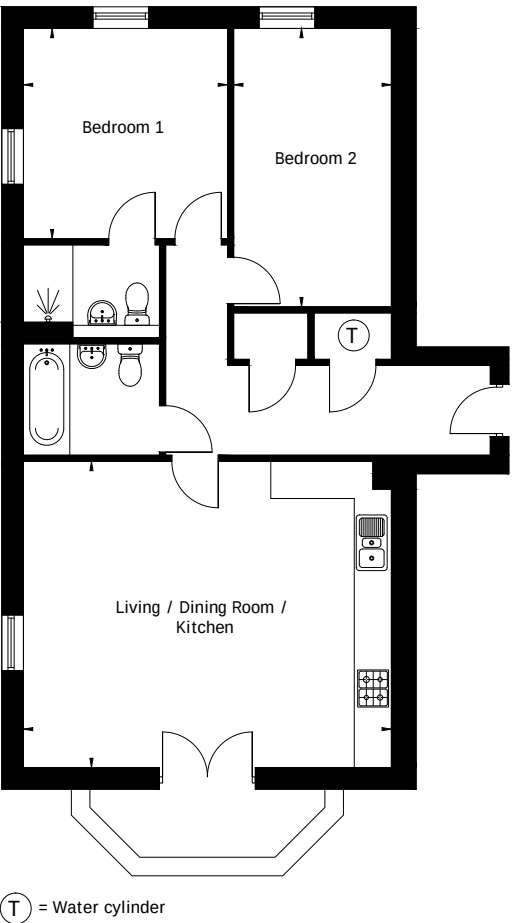
Bedroom 2

2.55m x 4.50m (8'4 x 14'9)

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THE ALBURY

Plot 6



2 BEDROOM APARTMENT

Living / Dining Room / Kitchen

5.94m x 4.97m (19'6 x 16'4)

Bedroom 1

3.32m x 3.41m (10'9 x 11'2)

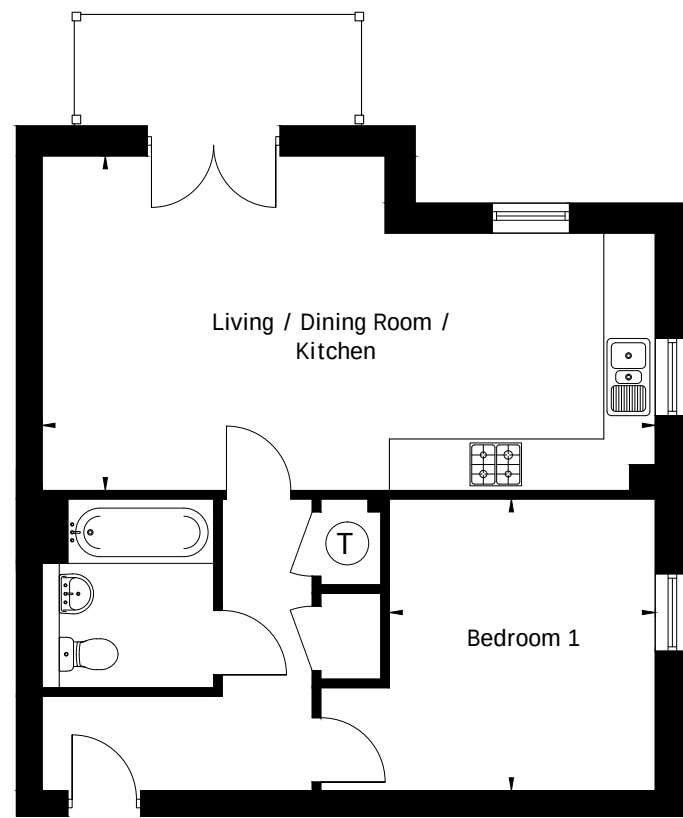
Bedroom 2

2.55m x 4.50m (8'4 x 14'9)

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THE PADDINGTON

Plot 8



T = Water cylinder

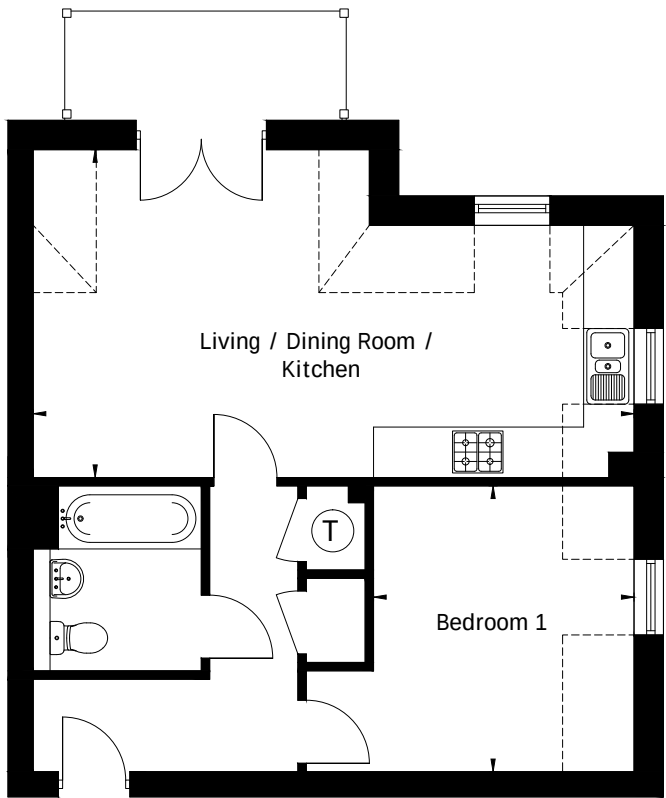
1 BEDROOM APARTMENT

Living / Dining Room / Kitchen
7.15m x 3.90m (23'5 x 12'10)
Bedroom 1
3.09m x 3.37m (10'2 x 11'2)

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THE PADDINGTON

Plot 12



= Reduced head height below 1.5m

T = Water cylinder

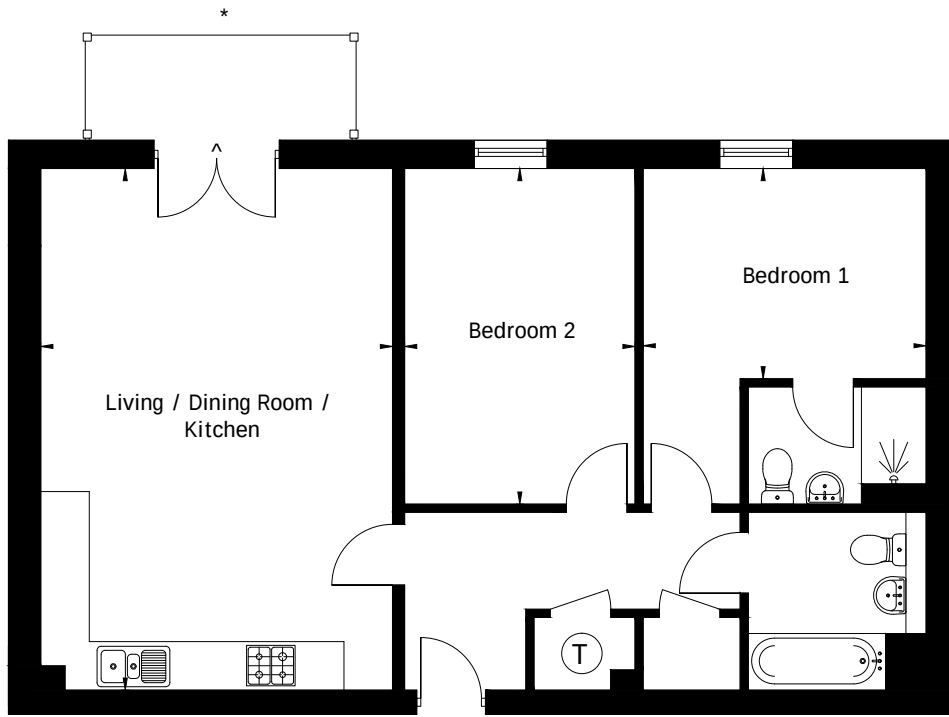
1 BEDROOM APARTMENT

Living / Dining Room / Kitchen
7.15m x 3.90m (23'5 x 12'10)
Kitchen
3.09m x 3.37m (10'2 x 11'1)

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THE POSTFORD

Plots 3, 7



(T) = Water cylinder

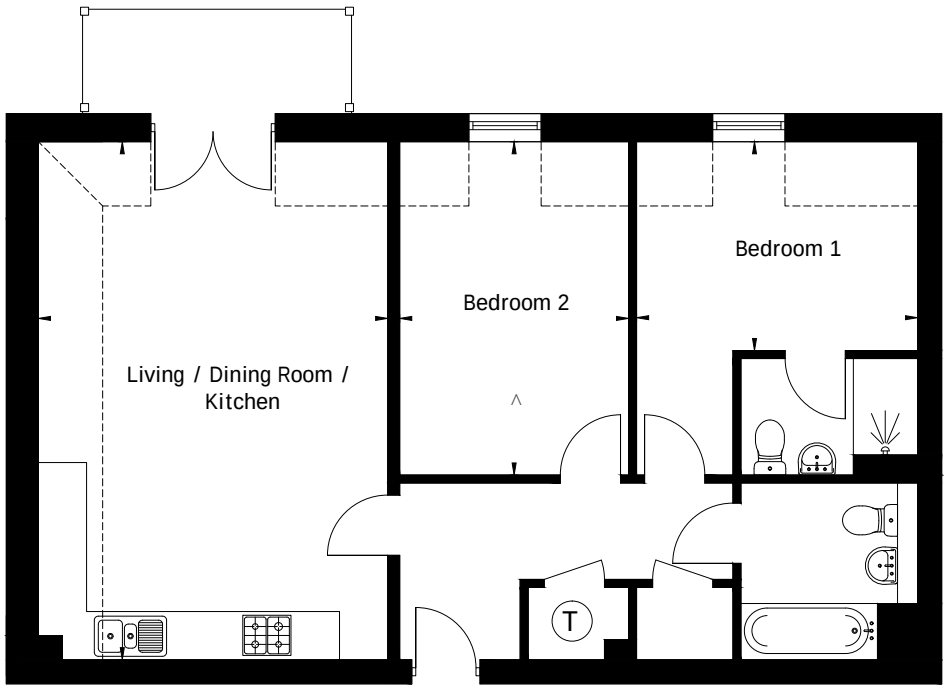
*Balcony to plot 7 only

^Doors open outwards for plot 3

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THE POSTFORD

Plot 11



[Dashed line] = Reduced head height below 1.5m

(T) = Water cylinder

3 BEDROOM APARTMENT

Living / Dining Room / Kitchen

4.37m x 6.45m (14'4 x 21'2)

Bedroom 1

3.50m x 2.63m (11'6 x 8'8)

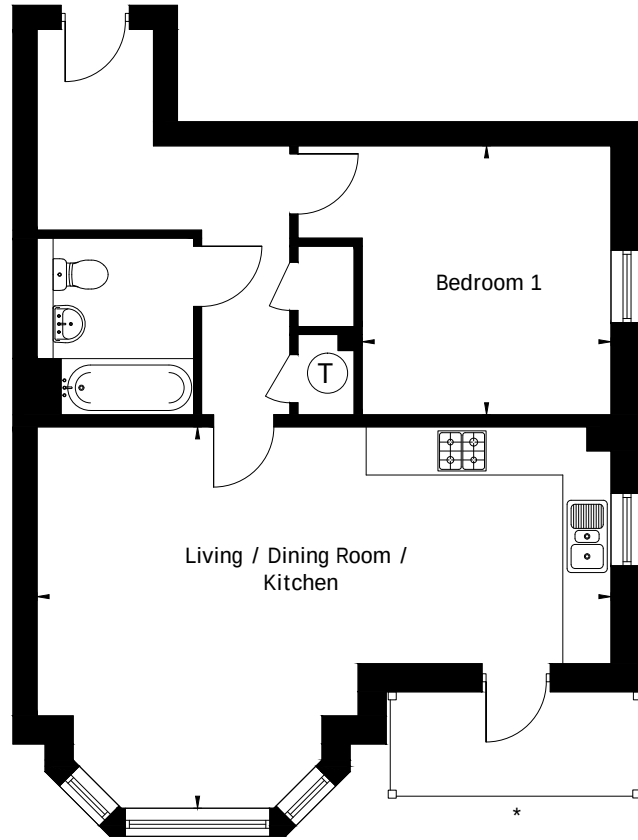
Bedroom 2

2.86m x 4.17m (9'5 x 13'8)

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THE WOTTON

Plots 4, 9



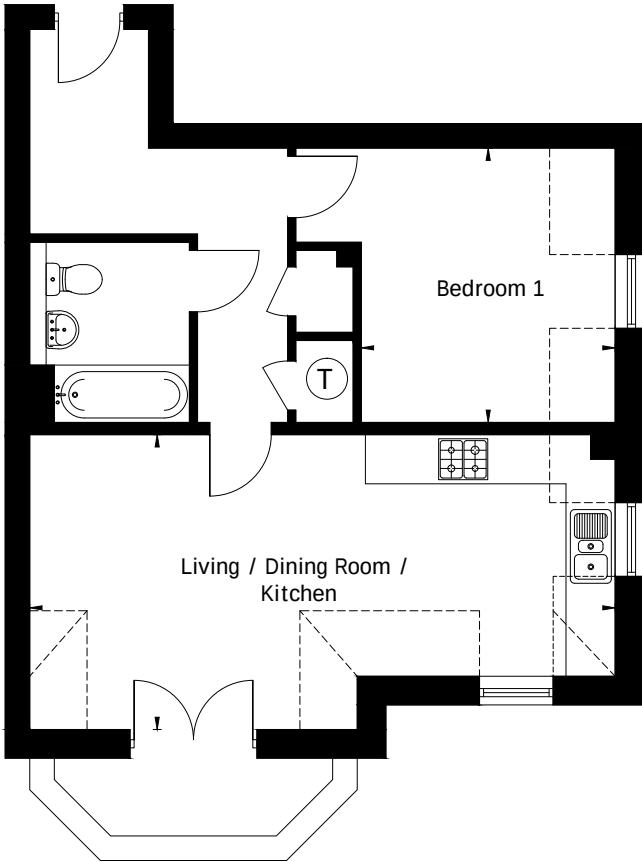
T = Water Cylinder

*Balcony to plot 9 only

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THE WOTTON

Plot 13



= Reduced head height below 1.5m

T = Water cylinder

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SPECIFICATION

3 & 4 BEDROOM HOMES

Each of our beautiful new homes is fitted with a wealth of professionally designed, high-quality appliances and features that make your new home even more special. Your property will be covered by a 10-year NHBC structural warranty.

OVERVIEW

- Front door – black with obscure glass and silver hardware
- Interior doors – oak
- Karndean Cool Grey Oak luxury vinyl tiles to hall, kitchen and WC
- Karndean Cool Grey Oak luxury vinyl tiles to bathroom and ensuite
- Neutral carpets to living room, stairs, landing and bedrooms
- White matte walls and ceilings
- Mains-operated smoke, heat and carbon monoxide detectors
- Ample power sockets throughout
- Telephone point to living room and hall cupboard
- TV aerial point to living room, kitchen and all bedrooms
- Fibre broadband connection available
- Wired CatE network sockets to living room

KITCHEN

- Princeton fitted kitchen units and soft-close doors and drawers
 - Plots 14 & 15 – Providence Blue
 - Plots 16 & 17 – Indigo
- Silestone worktops with matching upstand
 - Plots 14 & 15 – Miami Vena
 - Plots 16 & 17 – Miami White
- Silestone splashback behind hob
- 1 ½ bowl stainless-steel sink with chrome monobloc mixer tap
- Built-in AEG induction hob, stainless-steel steambake oven, and stainless steel chimney hood
- Built-in AEG fridge freezer, dishwasher and washing machine

BATHROOMS

- Roca white sanitaryware with dual-flush WC
- Chrome taps
- Porcelanosa tiled splashback above sink and full height above bath and shower
- Thermostatic shower over to bath with glass shower screen
- Thermostatic shower with bi-fold doors to ensuite
- Heated chrome towel rail to bathroom and ensuite

HEATING AND LIGHTING

- Under-unit lighting to kitchen
- Downlights to kitchen, bathroom and ensuite
- Low-energy pendant lighting to living room, hall, landing and bedrooms
- Vaillant air source heat pumps
- Underfloor heating to ground floor
- Radiators to first & second floor with TRV control

OUTSIDE

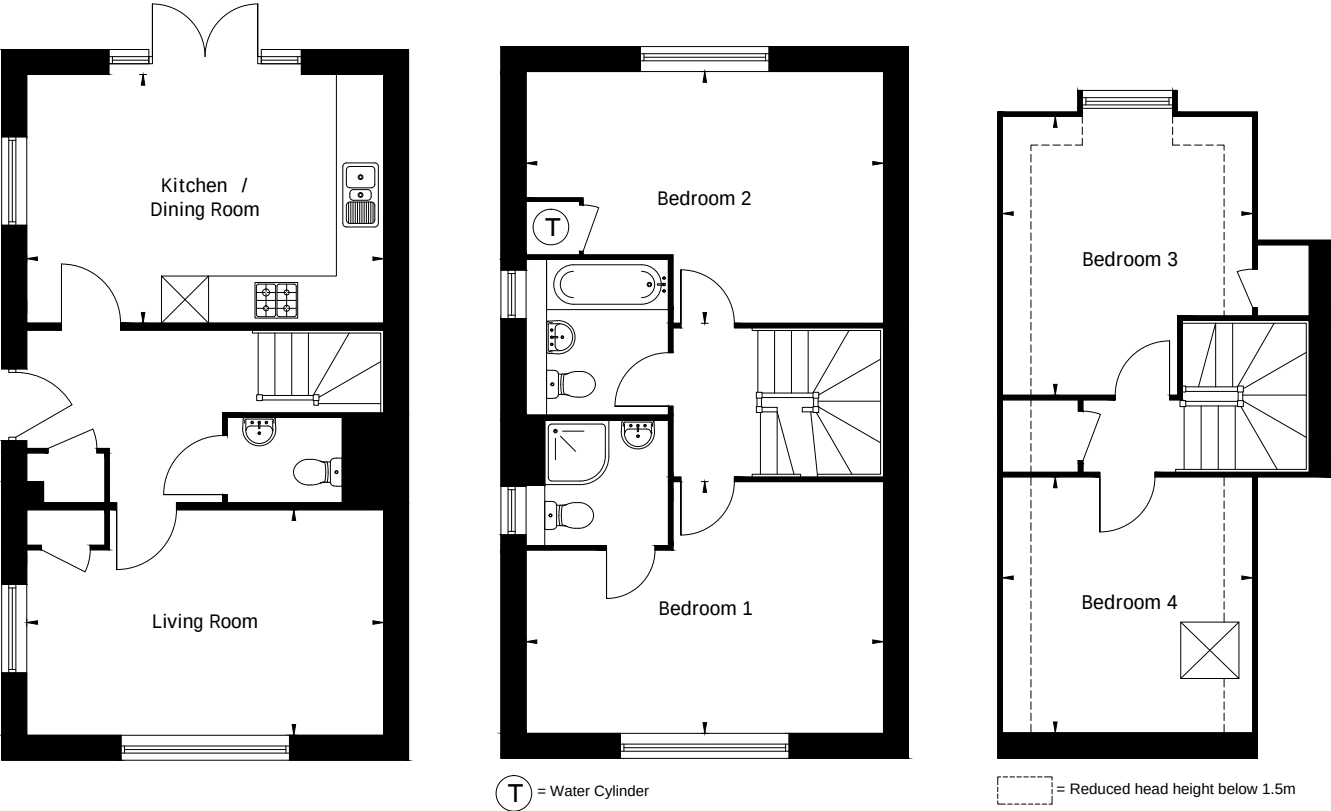
- Indian Sandstone patio area to gardens
- Turfed back gardens
- Outside tap
- Lights to front and back of house
- EV charging points
- Streetlights powered by hybrid wind & solar power

Abri Homes may occasionally substitute, change or remove items within this specification. We reserve the right to make these changes as necessary, without notice, and their accuracy or completeness is not guaranteed.



THE WEY

Plots 14, 17*

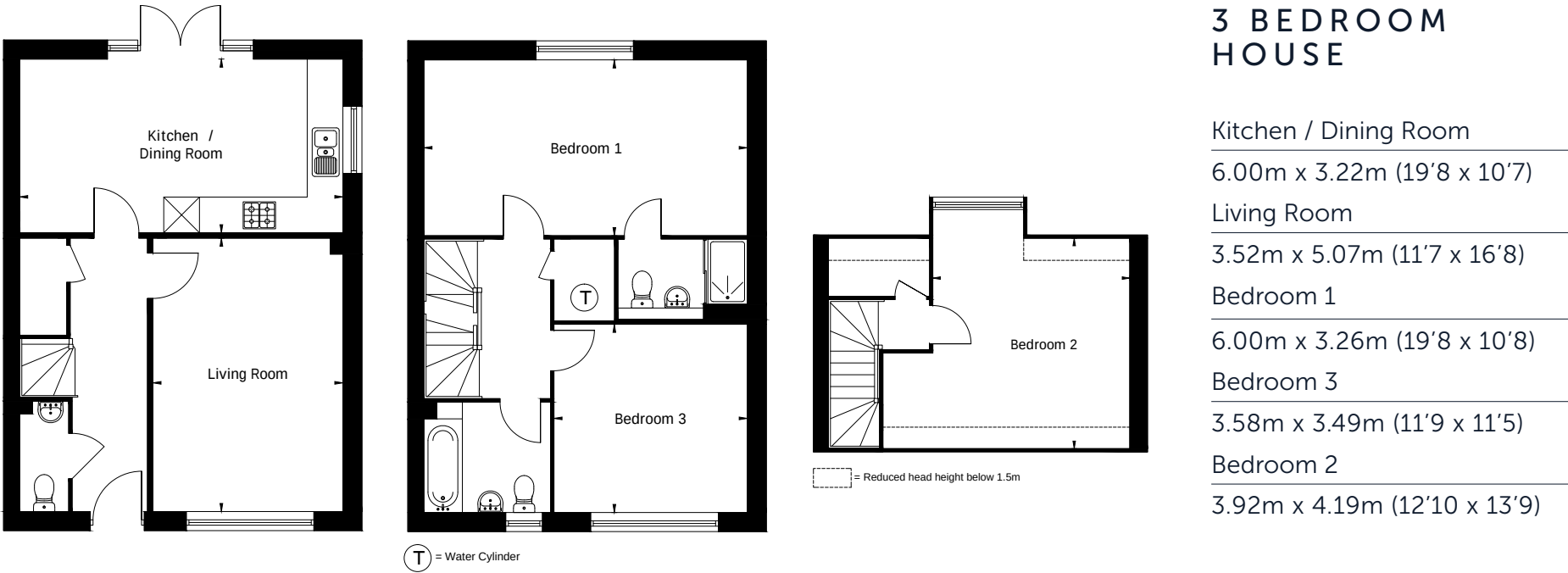


* Handed (mirror image)

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THE SHALFORD

Plots 15, 16*



* Handed (mirror image)

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WE ARE MORE THAN JUST A HOUSING
PROVIDER; WE ARE AN ORGANISATION
WITH A HEART, PUTTING OUR
CUSTOMERS AND PEOPLE FIRST AND
INVESTING IN OUR COMMUNITIES.

abrihomes.co.uk

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Abri and Abri Homes are trading names of Abri Group Limited (a Registered Society under the Co-operative and Community Benefit Societies Act 2014, no. 8537 and a charitable registered provider with the Regulator of Social Housing no. L4172) and The Swaythling Housing Society Limited (a Registered Society under the Co-operative and Community Benefit Societies Act 2014 no. 10237R and a registered provider with the Regulator of Social Housing no. L0689). Registered office: Collins House, Bishopstoke Road, Eastleigh, Hampshire SO50 6AD.

Authorised and regulated by the Financial Conduct Authority.

The Swaythling Housing Society Limited provides management services for subsidiaries in the Abri group. Further corporate information is available at abri.co.uk

Correct at time of creation - October 2025