

# SPRING MEADOWS

FONTMELL MAGNA | DORSET | SP7 0PD



# Choose a lifestyle, not just a home.

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Welcome to  
Spring Meadows | Fontmell Magna





# Village life exactly as it should be.

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Fontmell Magna is a delightful rural village nestled  
in the heart of Dorset's Blackmore Vale.

Oozing charm and character, you'll easily submit to the peace  
and tranquillity of this designated conservation area.

With thatched cottages and the soothing trickling of the  
Fontmell Brook, Fontmell Magna is one of north  
Dorset's prized possessions.

Located within easy reach of thriving market towns,  
you can choose when to add a sprinkle of hustle and  
bustle to your simpler village life.



Fontmell Magna

# The ideal place for country living.

Situated between Shaftesbury and Blandford Forum, Fontmell Magna offers the best of both worlds, with idyllic village life and convenient access to market towns and main road networks.

Documented within the Domesday Book, with former monasteries and striking 15th century church, Fontmell Magna boasts a unique and enchanting history. The modern day is ever present with a primary school, village shop and other local amenities.

Delight in the glorious gardens at the nearby Springhead Trust or share some village tales at the appropriately named Gossip Tree that's been a local meeting point for over 250 years.

Its beautiful local nature reserve, Fontmell Down, crosses over into the chalk hills of Cranborne Chase, an area of outstanding natural beauty that overlaps the boundaries of Dorset, Wiltshire, Hampshire and Somerset.

Neighbouring villages such as Iwerne Minister and Shroton, offer delightful scenic walks, endless cycle trails and welcoming local pubs, perfect for that relaxing Sunday afternoon.

And if you want to venture further afield the stunning New Forest National Park and award-winning beaches at Bournemouth and Poole are less than an hour's drive away.

Fontmell Magna is truly the perfect place to live your dream country life.



Views across local countryside



# The rural address you've been looking for.



Shaftesbury (4.7 miles)

Melbury Beacon

Brookland Woods

Bus Stop

St Andrew's Church

Fontmell Village Store

Doctors

The Fontmell

St Andrew's CE Primary School

Bus Stop

Blandford Forum (7.8 miles)

# The perfect place to roam free.

AN ADVENTURE ON YOUR DOORSTEP

# Discover more.

TOWNS | VILLAGES | COUNTRYSIDE | COASTLINE



## CAR

### Spring Meadows

- Shaftesbury  
11 minutes - 4.7 miles
- Blandford Forum  
15 minutes - 7.8 miles
- Gillingham  
20 minutes - 9.4 miles
- 30 mins +**
- Dorchester  
41 minutes - 25.7 miles
- Salisbury  
44 minutes - 23.3 miles
- Ringwood  
48 minutes - 25.1 miles
- Yeovil  
48 minutes - 24.4 miles
- 1 hr +**
- Bournemouth  
1 hour - 27.2 miles
- Southampton  
1 hour, 17 minutes - 48 miles



## TRAIN

### Gillingham station

- Yeovil  
21 minutes
- Salisbury  
27 minutes
- 1 hr +**
- Southampton  
1 hour, 11 minutes
- Bournemouth  
1 hour, 57 minutes
- London  
1 hour, 58 minutes
- 2 hrs +**
- Poole  
2 hours, 15 minutes
- Dorchester  
2 hours, 17 minutes
- Wareham  
2 hours, 24 minutes



## BUS

### Spring Meadows

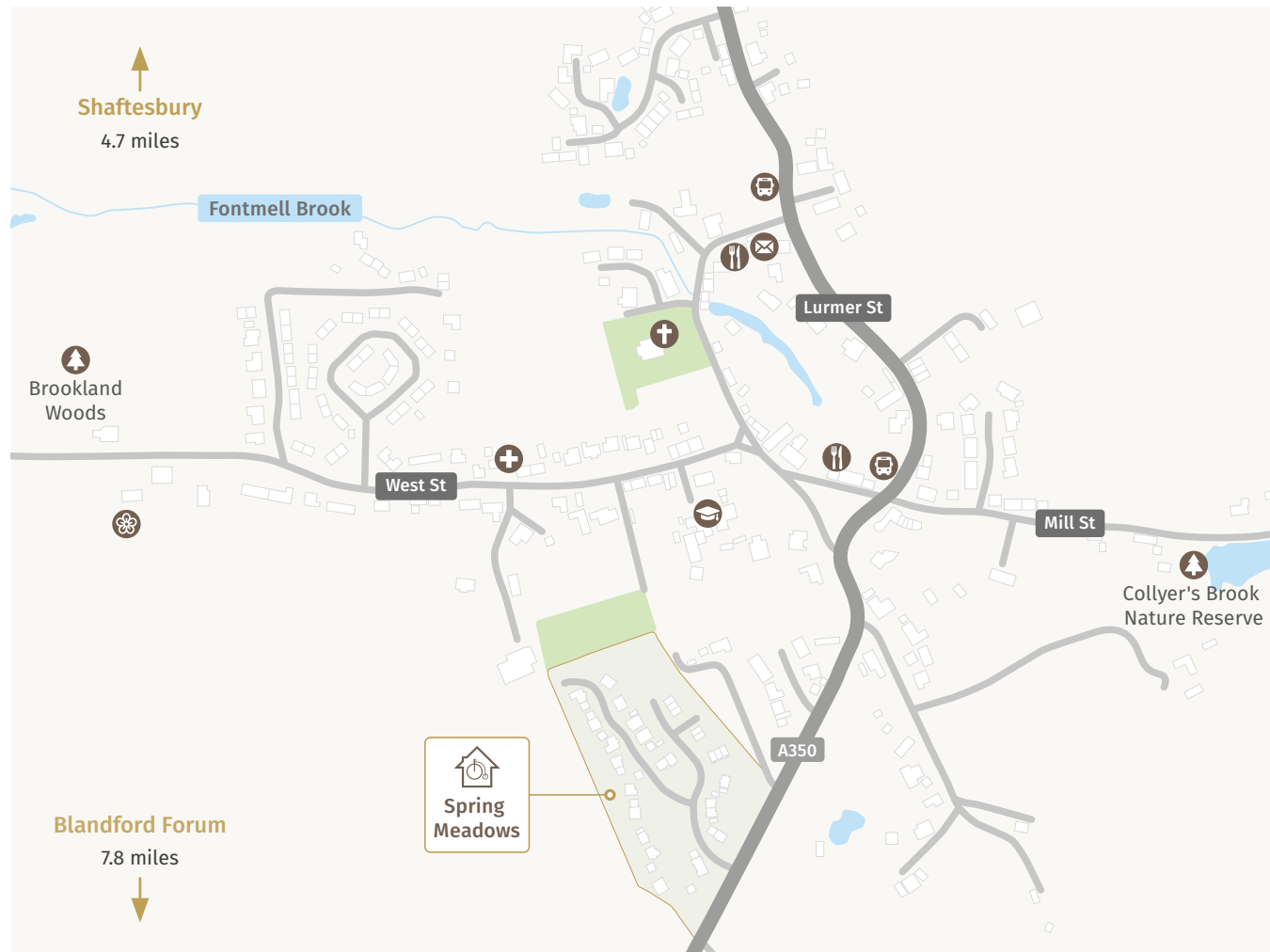
- Shaftesbury  
13 minutes
- Blandford Forum  
27 minutes
- 30 mins +**
- Gillingham  
36 minutes
- 1 hr +**
- Poole  
1 hour, 20 minutes
- Salisbury  
1 hour, 27 minutes





# Fontmell Magna

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## Map key

- Bus stop
- Post Office
- School
- Doctors
- Church
- Restaurant / café
- Community gardens
- Woodlands / nature reserve



Gold Hill, Shaftesbury

# Siteplan



Shaftesbury  
4.7 miles

Blandford Forum  
7.8 miles



The Foxbury

Plots: 5 | 9  
 x4 x3



The Ashbury

Plots: 6 | 7  
 x4 x2



The Ashbury Bay

Plot: 3  
 x4 x2



The Fontmell

Plots: 8 | 10  
 x4 x2



The Anderbury

Plots: 4 | 30  
 x3 x2



The Anderbury Bay

Plot: 27  
 x3 x2



The Cherry

Plots: 15 | 16  
 x3 x2



The Anderwood

Plot: 17  
 x3 x2



The Bolderwood

Plot: 18  
 x3 x2



The Saxonwood

Plots: 1 | 2 | 28 | 29  
 x3 x2



The Stockwood

Plots: 11 | 12 | 13 | 14  
 x3 x1



The Setwood

Plots: 22 | 23  
 x2 x1

\* Discount Market Unit (DMU) is a new home available to purchase at 20% below market value through an 'Affordable Housing Scheme'.





# THE FOXBURY

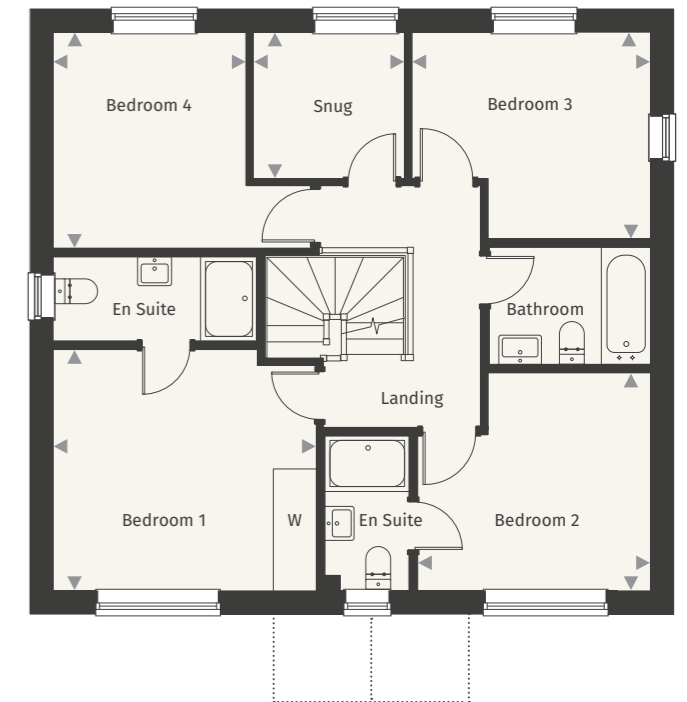
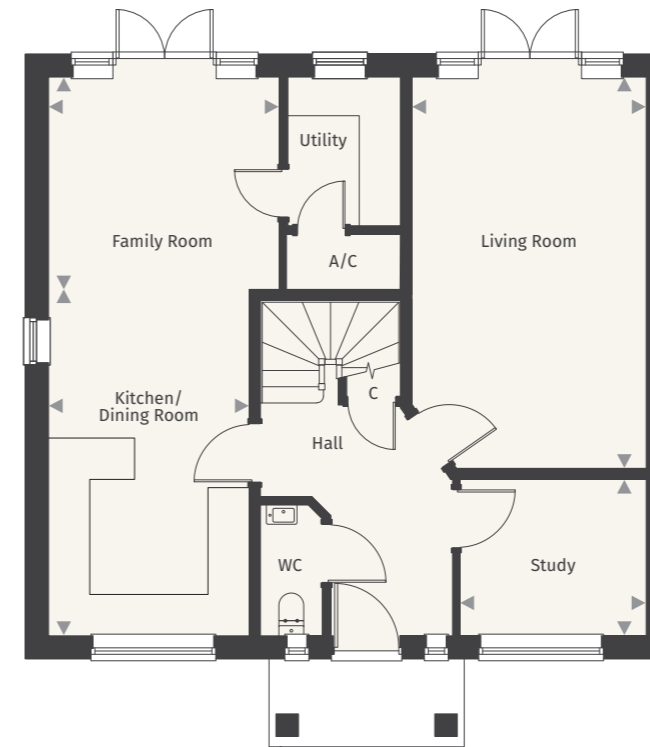
4 BEDROOM DETACHED HOME

SPRING MEADOWS | FONTMELL MAGNA | DORSET | SP7 0PD



## The Foxbury

Standard layout Plots: 5 | 9



### Ground floor

Kitchen/Dining Room	5.02m x 2.91m	16' 6" x 9' 7"
Family Room	3.34m x 3.08m	11' 0" x 10' 1"
Living Room	5.67m x 3.40m	18' 8" x 11' 2"
Study	2.70m x 2.27m	8' 10" x 7' 5"

### First floor

Bedroom 1	3.82m x 3.50m	12' 6" x 11' 6"
Bedroom 2	3.38m x 3.16m	11' 1" x 10' 5"
Bedroom 3	3.46m x 3.03m	11' 4" x 9' 11"
Bedroom 4	3.13m x 2.80m	10' 4" x 9' 2"
Snug	2.20m x 2.12m	7' 3" x 7' 0"

### Key:

◀ ▶ Maximum dimension    ..... External roof  
 C = Cupboard    W = Wardrobe    A/C = Airing Cupboard

\*Floor plans and CGI's are indicative only.

For full details please contact our Sales Team:

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# THE ASHBURY

4 BEDROOM DETACHED HOME

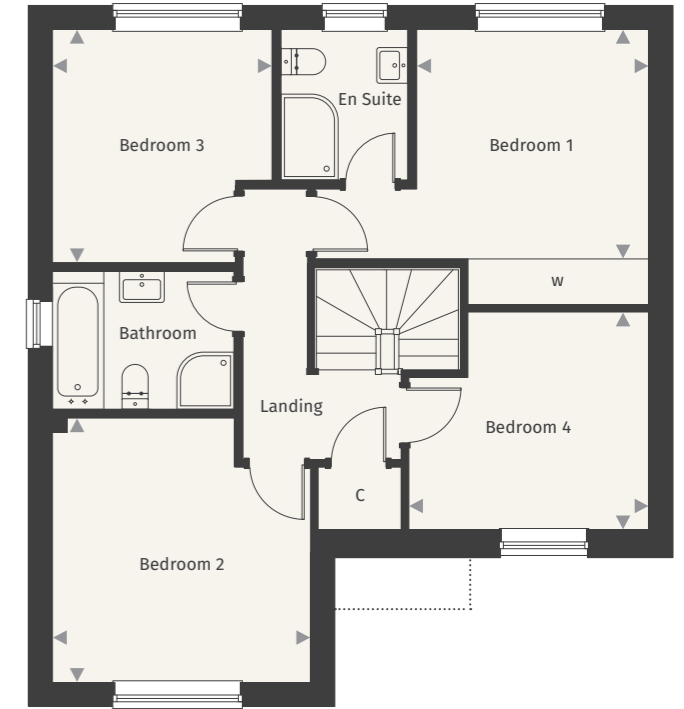
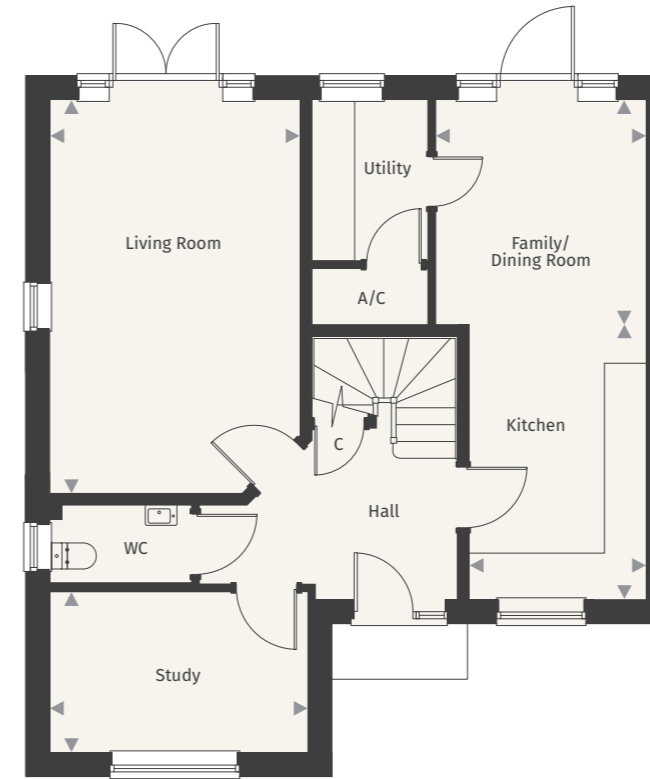
SPRING MEADOWS | FONTMELL MAGNA | DORSET | SP7 0PD



## The Ashbury

Standard layout Plot: 6

Handed Plot: 7



### Ground floor

Kitchen	3.83m x 2.47m	12' 7" x 8' 1"
Family/Dining Room	3.14m x 2.94m	10' 4" x 9' 8"
Living Room	5.50m x 3.50m	18' 1" x 11' 6"
Study	3.60m x 2.24m	11' 10" x 7' 5"

### First floor

Bedroom 1	3.24m x 3.24m	10' 8" x 10' 8"
Bedroom 2	3.69m x 3.60m	12' 2" x 11' 10"
Bedroom 3	3.25m x 3.06m	10' 8" x 10' 1"
Bedroom 4	3.35m x 3.04m	11' 0" x 10' 0"

### Key:

- ◀ ▶ Maximum dimension
- ..... External roof
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# The Ashbury Bay

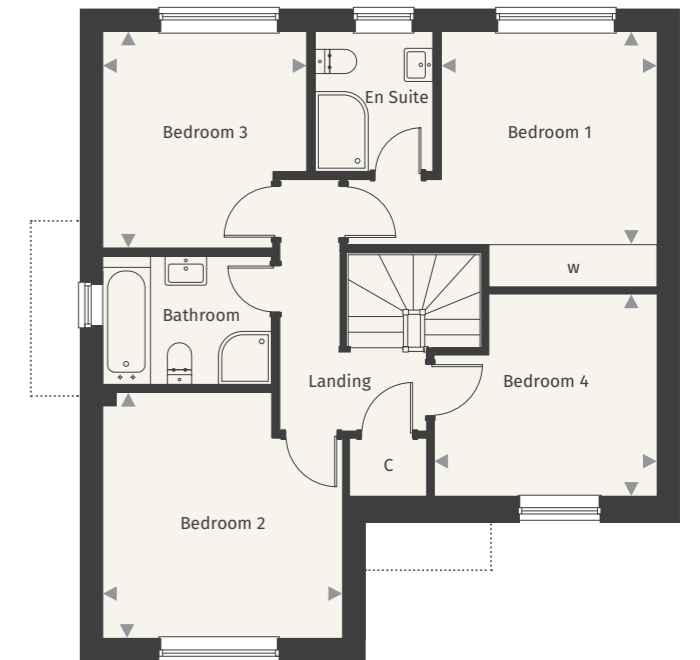
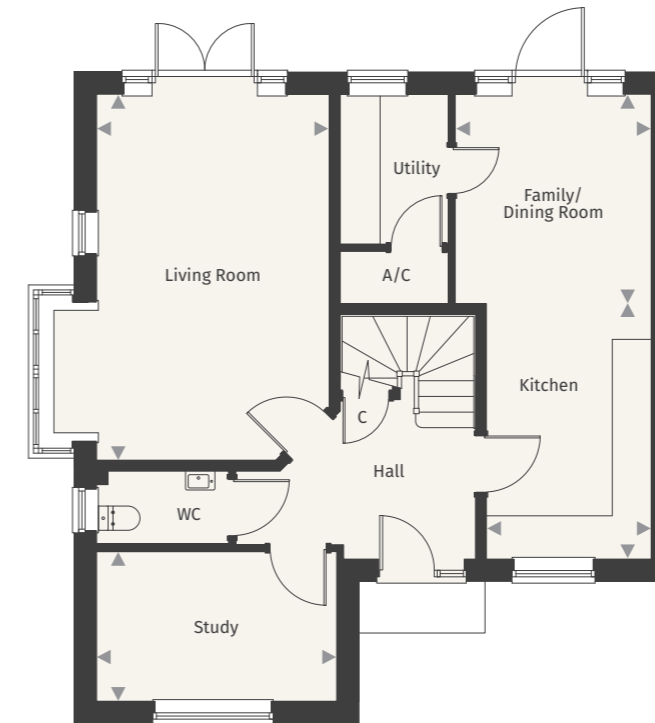
Standard layout Plot: 3



## THE ASHBURY BAY

4 BEDROOM DETACHED HOME

SPRING MEADOWS | FONTMELL MAGNA | DORSET | SP7 0PD



### Ground floor

Kitchen	3.83m x 2.47m	12' 7" x 8' 1"
Family/Dining Room	3.14m x 2.94m	10' 4" x 9' 8"
Living Room	5.50m x 3.50m	18' 1" x 11' 6"
Study	3.60m x 2.24m	11' 10" x 7' 5"

### First floor

Bedroom 1	3.24m x 3.24m	10' 8" x 10' 8"
Bedroom 2	3.69m x 3.60m	12' 2" x 11' 10"
Bedroom 3	3.25m x 3.06m	10' 8" x 10' 1"
Bedroom 4	3.35m x 3.04m	11' 0" x 10' 0"

### Key:

- ◀ ▶ Maximum dimension
- ..... External roof
- C = Cupboard
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- A/C = Airing Cupboard

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# THE FONTMELL

4 BEDROOM DETACHED HOME

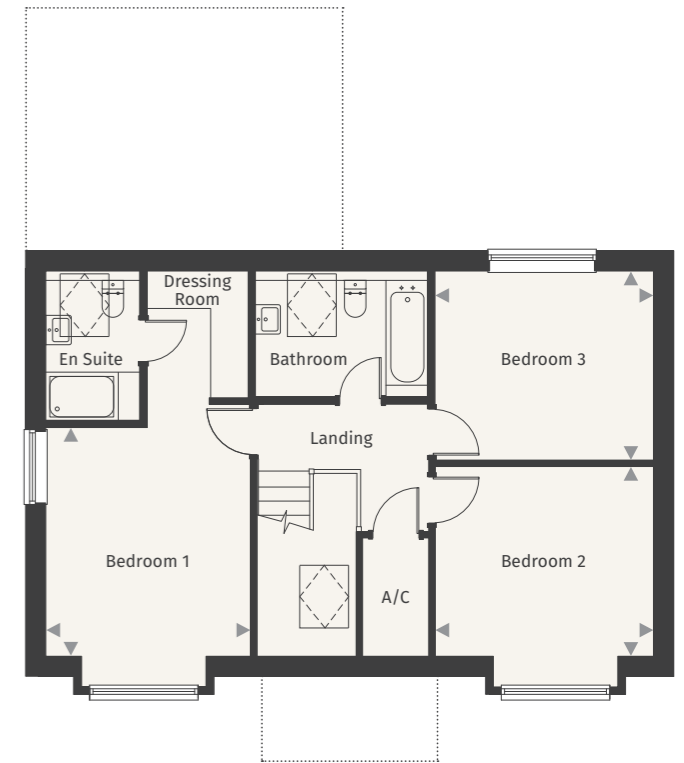
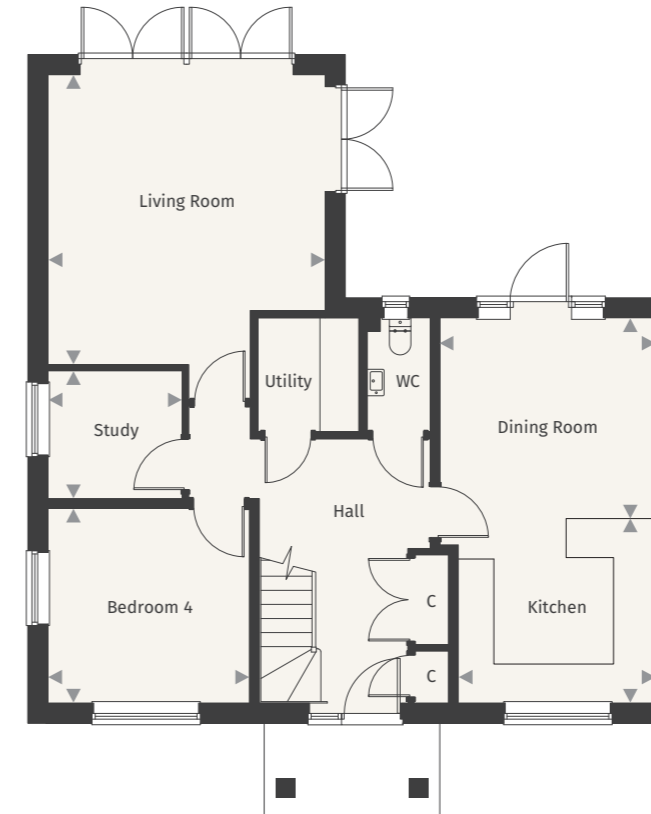
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## The Fontmell

Standard layout Plot: 8

Handed Plot: 10



### Ground floor

Kitchen	3.29m x 2.63m	10' 10" x 8' 8"
Dining Room	3.78m x 3.60m	12' 5" x 11' 10"
Living Room	4.82m x 4.62m	15' 10" x 15' 2"
Study	2.23m x 2.13m	7' 4" x 7' 0"
Bedroom 4	3.42m x 3.24m	11' 3" x 10' 8"

### First floor

Bedroom 1	3.81m x 3.41m	12' 6" x 11' 3"
Bedroom 2	3.64m x 3.16m	11' 11" x 10' 4"
Bedroom 3	3.64m x 3.15m	11' 11" x 10' 4"

### Key:

◀ ▶ Maximum dimension    ..... External roof    ☐ Skylight

C = Cupboard    W = Wardrobe    A/C = Airing Cupboard

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# THE ANDERBURY

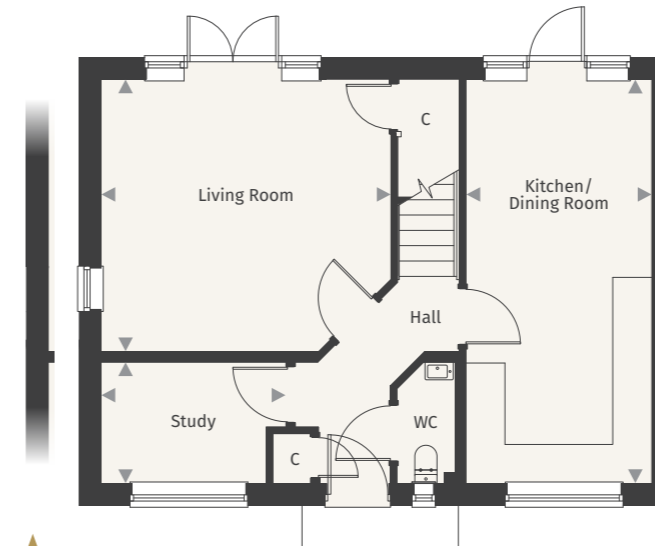
3 BEDROOM DETACHED HOME

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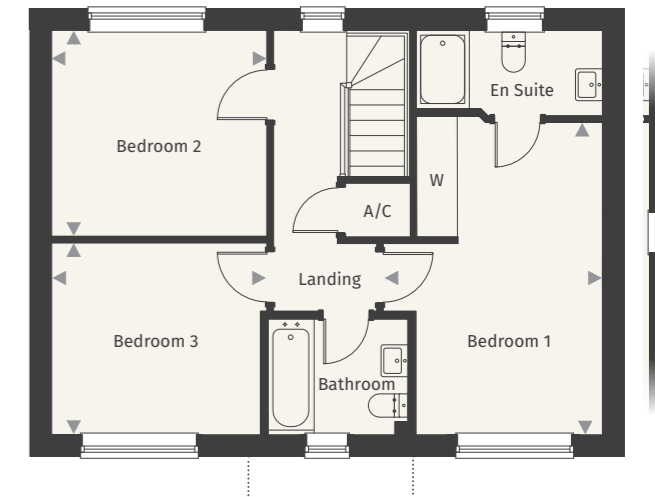


## The Anderbury

Standard layout Plots: 4 | 30



Window variation  
To plot 30



Window variation  
To plot 30

### Ground floor

Kitchen/Dining Room	6.20m x 2.85m	20' 6" x 9' 6"
Living Room	4.45m x 4.18m	14' 7" x 13' 8"
Study	2.86m x 1.86m	9' 4" x 6' 1"

### First floor

Bedroom 1	4.88m x 3.36m	16' 0" x 11' 0"
Bedroom 2	3.30m x 3.16m	10' 10" x 10' 4"
Bedroom 3	3.30m x 2.94m	10' 10" x 9' 7"

### Key:

- ◀ ▶ Maximum dimension
- ..... External roof
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- W = Wardrobe
- A/C = Airing Cupboard

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# THE ANDERBURY BAY

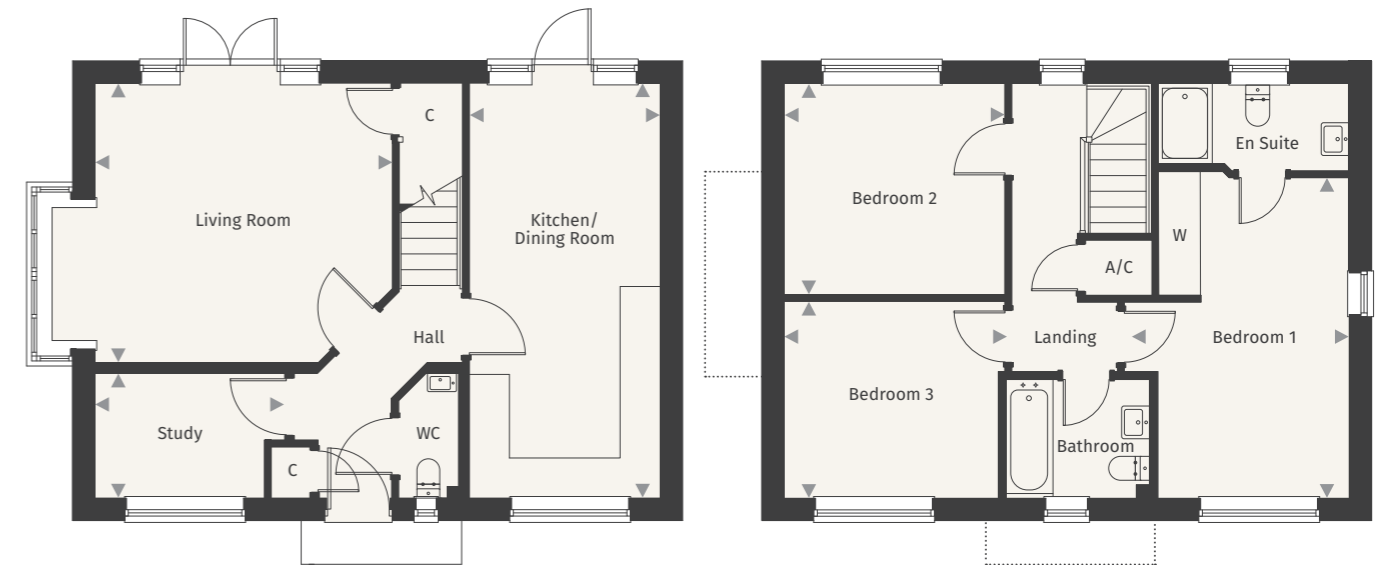
3 BEDROOM DETACHED HOME

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## The Anderbury Bay

Standard layout Plot: 27



### Ground floor

Kitchen/Dining Room	6.20m x 2.85m	20' 6" x 9' 6"
Living Room	4.45m x 4.18m	14' 7" x 13' 8"
Study	2.86m x 1.86m	9' 4" x 6' 1"

### First floor

Bedroom 1	4.88m x 3.36m	16' 0" x 11' 0"
Bedroom 2	3.30m x 3.16m	10' 10" x 10' 4"
Bedroom 3	3.30m x 2.94m	10' 10" x 9' 7"

### Key:

- ◀ ▶ Maximum dimension
- ..... External roof
- C = Cupboard
- W = Wardrobe
- A/C = Airing Cupboard

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# THE CHERRY

3 BEDROOM DETACHED BUNGALOW

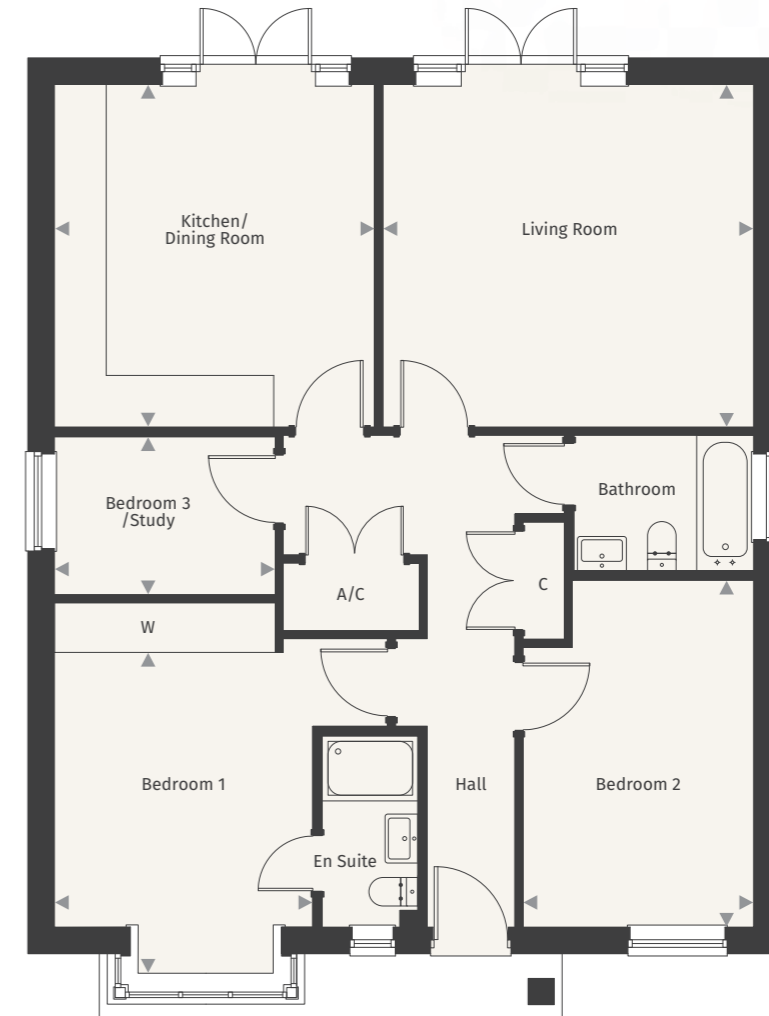
SPRING MEADOWS | FONTMELL MAGNA | DORSET | SP7 0PD



## The Cherry

Standard layout Plot: 15

Handed Plot: 16



### Ground floor

Kitchen/Dining Room	4.30m x 4.02m	14' 1" x 13' 2"	Bedroom 1	4.02m x 3.24m	13' 2" x 10' 6"
Living Room	4.65m x 4.30m	15' 3" x 14' 1"	Bedroom 2	4.35m x 2.89m	14' 3" x 9' 5"
			Bedroom 3/Study	2.77m x 1.98m	9' 1" x 6' 6"

### Key:

◀ ▶ Maximum dimension

C = Cupboard W = Wardrobe A/C = Airing Cupboard

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# THE ANDERWOOD

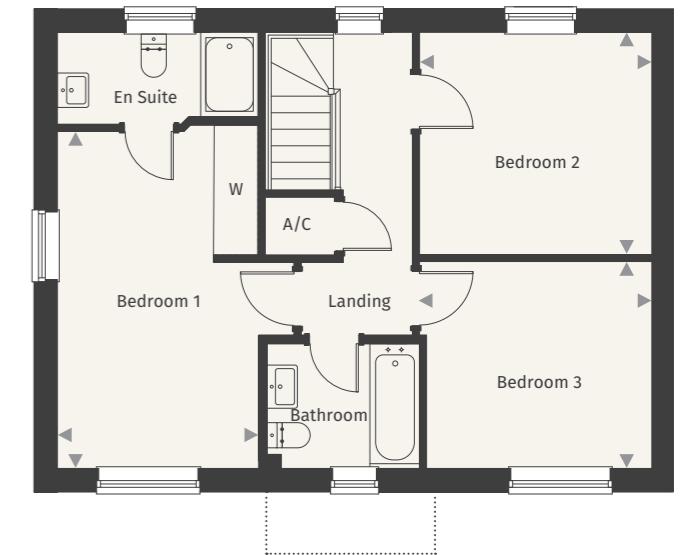
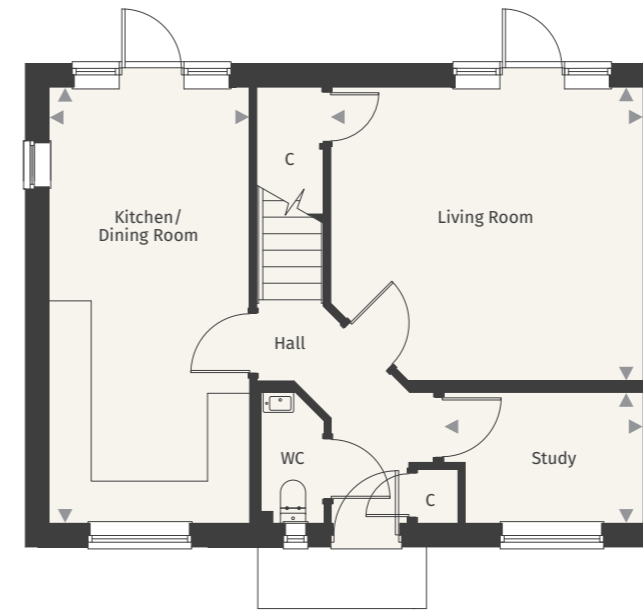
3 BEDROOM SEMI-DETACHED HOME

SPRING MEADOWS | FONTMELL MAGNA | DORSET | SP7 0PD



## The Anderwood

Standard layout Plot: 17



### Ground floor

Kitchen/Dining Room	6.20m x 2.85m	20' 6" x 9' 6"
Living Room	4.45m x 4.18m	14' 7" x 13' 8"
Study	2.86m x 1.86m	9' 4" x 6' 1"

### First floor

Bedroom 1	4.88m x 3.36m	16' 0" x 11' 0"
Bedroom 2	3.30m x 3.16m	10' 10" x 10' 4"
Bedroom 3	3.30m x 2.94m	10' 10" x 9' 7"

### Key:

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# THE BOLDERWOOD

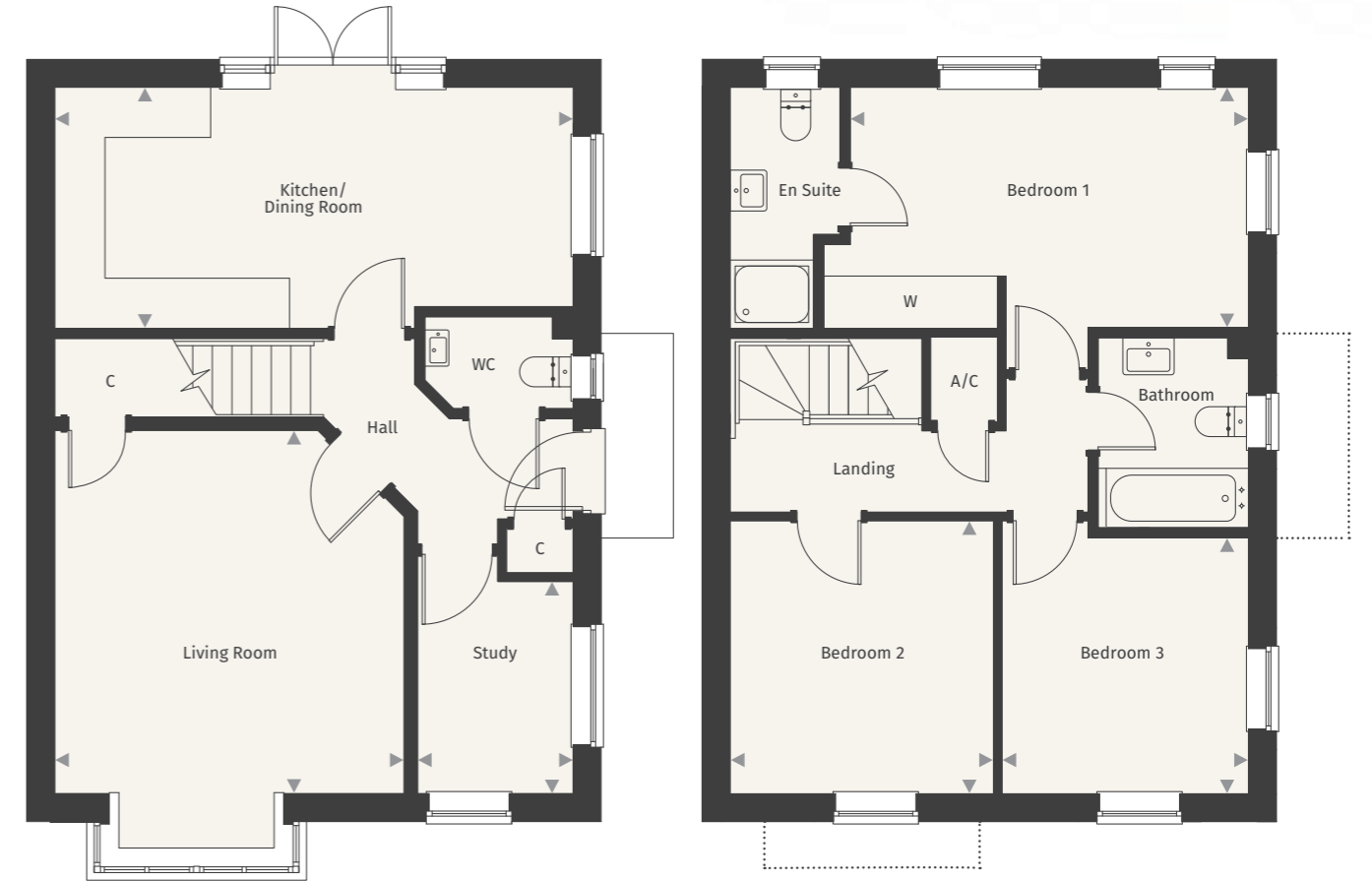
3 BEDROOM SEMI-DETACHED HOME

SPRING MEADOWS | FONTMELL MAGNA | DORSET | SP7 0PD



## The Bolderwood

Standard layout Plot: 18



### Ground floor

Kitchen/Dining Room	6.20m x 2.89m	20' 5" x 9' 5"
Living Room	5.05m x 4.18m	16' 6" x 13' 7"
Study	2.54m x 1.86m	8' 3" x 6' 1"

### First floor

Bedroom 1	5.08m x 2.88m	16' 8" x 9' 5"
Bedroom 2	3.27m x 3.15m	10' 7" x 10' 3"
Bedroom 3	3.27m x 2.95m	10' 7" x 9' 7"

### Key:

- ◀ ▶ Maximum dimension
- ..... External roof
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# THE SAXONWOOD

3 BEDROOM SEMI-DETACHED HOME

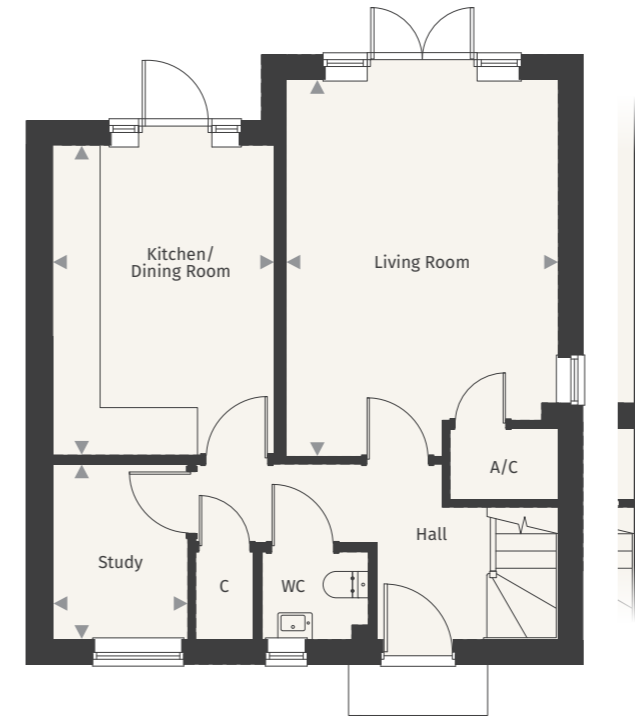
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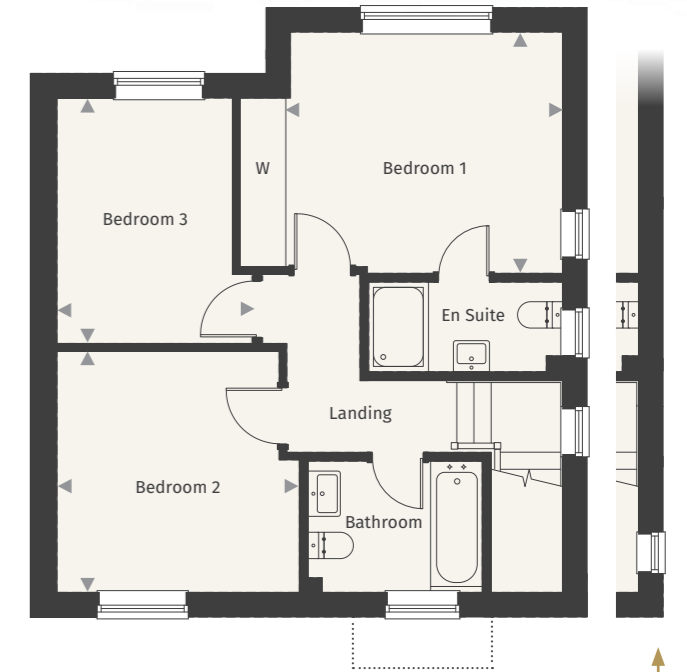
## The Saxonwood

Standard layout Plots: 2 | 29

Handed Plots: 1 | 28



Window variation  
To plot 2



Window variation  
To plot 2

### Ground floor

Kitchen/Dining Room	4.23m x 3.03m	13' 9" x 9' 9"
Living Room	5.15m x 3.72m	16' 9" x 12' 2"
Study	2.40m x 1.85m	7' 9" x 6' 0"

### First floor

Bedroom 1	3.78m x 3.29m	12' 4" x 10' 8"
Bedroom 2	3.31m x 3.30m	10' 8" x 10' 8"
Bedroom 3	3.35m x 2.68m	11' 0" x 8' 8"

### Key:

- ◀ ▶ Maximum dimension
- ..... External roof
- C = Cupboard
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# DISCOUNT MARKET UNITS

2 & 3 BEDROOM SEMI-DETACHED HOMES

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# THE SETWOOD

## 2 BEDROOM SEMI-DETACHED HOME



# THE STOCKWOOD

## 3 BEDROOM SEMI-DETACHED HOME



## Making new homes affordable.

### How does it work?

- Simply put, a Discount Market Unit is a home priced 20% below market value.
- Available via an Affordable Housing Scheme run by Dorset Council.
- You'll own 100% of the property.
- There is no further rent to pay.
- The 20% discount is passed on to the next buyer when you sell.

### Am I eligible?

To qualify for either The Setwood or The Stockwood there are a few criteria you will need to meet:

- The property must be used as your main residence.
- You will need to be on the Dorset Council housing register.
- Have been a permanent resident within the Dorset Council area for at least 2 years.
- Have been in permanent full-time or part-time work (min 16hrs per week) for 6 months. Or need to move to the area for permanent work (min 16hrs per week) where commuting from your existing home is accepted by Dorset Council as unreasonable.
- Have immediate relatives (parents, non-dependent children and siblings) who have lived within the Dorset Council area for at least 5 years.
- There may be other special circumstances, categories or relationships which may be considered acceptable by Dorset Council. Full details can be obtained from Dorset Council.

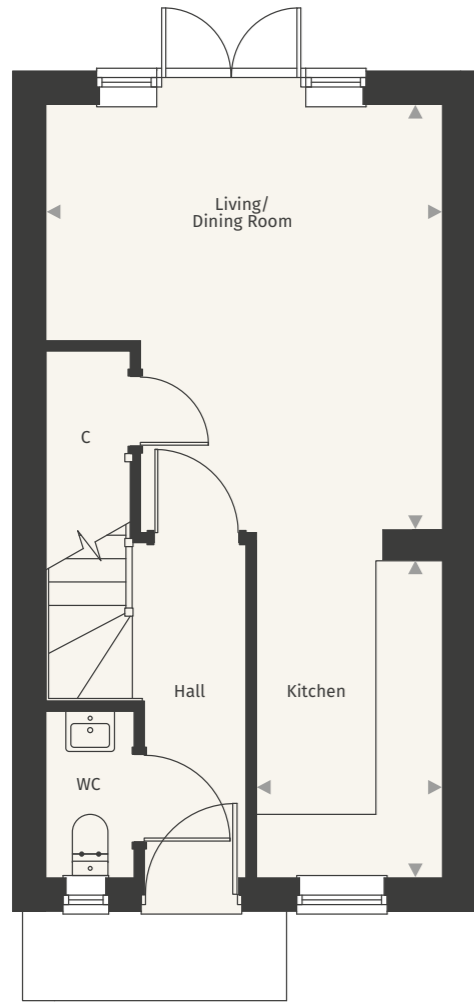
For the schemes full terms and conditions, please speak with our Sales Advisers.



# The Setwood

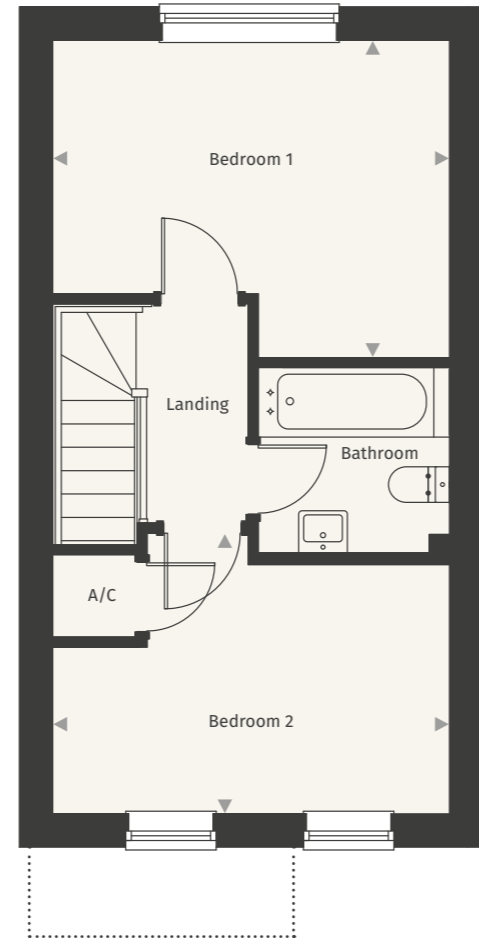
Standard layout Plot: 22

Handed Plot: 23



## Ground floor

Kitchen	3.50m x 1.87m	11' 5" x 6' 1"
Living/Dining Room	4.28m x 3.99m	14' 0" x 13' 1"



## First floor

Bedroom 1	3.99m x 3.19m	13' 1" x 10' 5"
Bedroom 2	3.99m x 2.82m	13' 1" x 9' 3"

### Key:

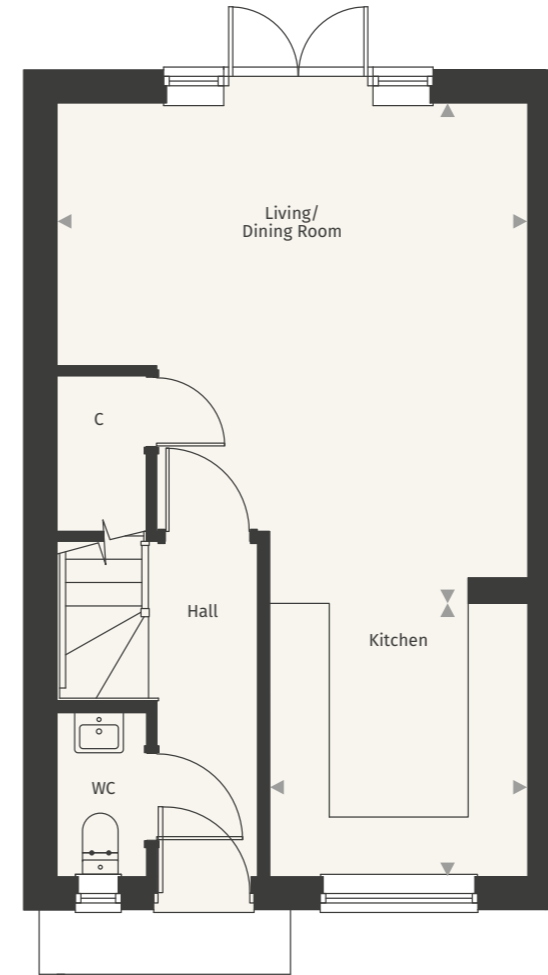
◀ ▶ Maximum dimension    ..... External roof

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# The Stockwood

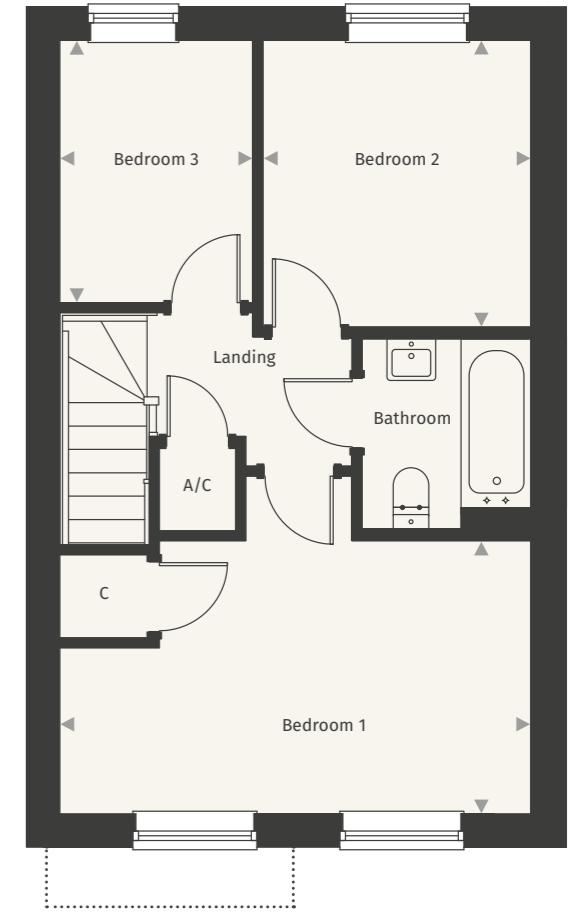
Standard layout Plots: 11 | 13

Handed Plots: 12 | 14



## Ground floor

Kitchen	2.76m x 2.59m	9' 0" x 8' 9"
Living/Dining Room	4.77m x 4.73m	16' 6" x 15' 5"



## First floor

Bedroom 1	4.81m x 2.75m	15' 9" x 9' 0"
Bedroom 2	2.85m x 2.69m	9' 3" x 8' 10"
Bedroom 3	2.69m x 1.94m	8' 9" x 6' 2"

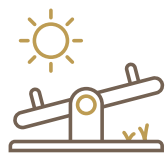
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# Investing in the community and local area.

It's not just about our new homes.



Views across local countryside



Children's play areas.

£39,806.40



Local education investment.

£168,025.80



Affordable new homes at Spring Meadows.

33%



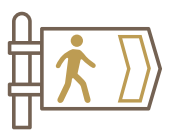
Community, leisure and sports facilities.

£103,635.00



New green space and improvements to existing areas.

£42,364.00



Pedestrian footpath and right of way improvements.

£5,797.20



## Why buy a new Pennyfarthing home?

Whether you are a first-time buyer, a growing family or downsizing, a brand new house with Pennyfarthing Homes gives you the fresh start you're looking for.

We have been building high quality homes for more than 40 years. All of our properties are built to a high specification meaning you can expect low maintenance costs and fewer repairs. We also meet the latest environmental standards, making your home more energy efficient and cheaper to run. Neutral interior colours give you the blank canvas to add your own personal touch and our comprehensive customer care service and 10 year warranty guarantees your peace of mind.

Making your next move with Pennyfarthing Homes makes sense.



More environmentally friendly



More energy efficient



Low maintenance



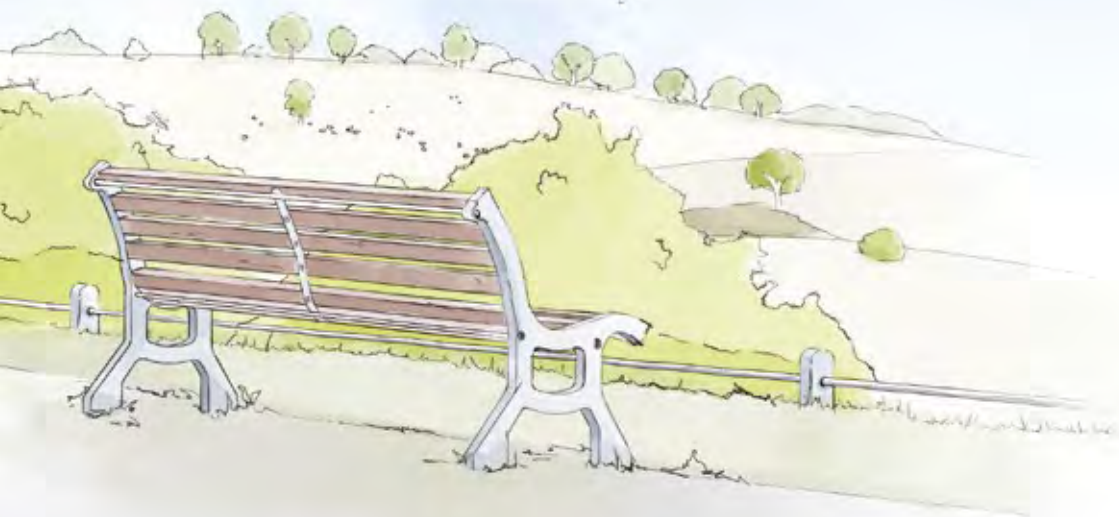
Lower household bills



10 year One Guarantee



2 year Customer Care Warranty





## Giving you peace of mind in your new home.

### Where customers come first

At Pennyfarthing Homes, we aim to provide exemplary customer service. That's why 98% of our customers would buy from us again.\*

Our Customer Ready Certificate (CRC) ensures that every one of our properties has a series of comprehensive checks to address any issues before we hand it over to you. Our dedicated team is with you every step of the way, helping you to get to know your new home before you move in and checking back again once you're settled.

### Providing 10-year protection

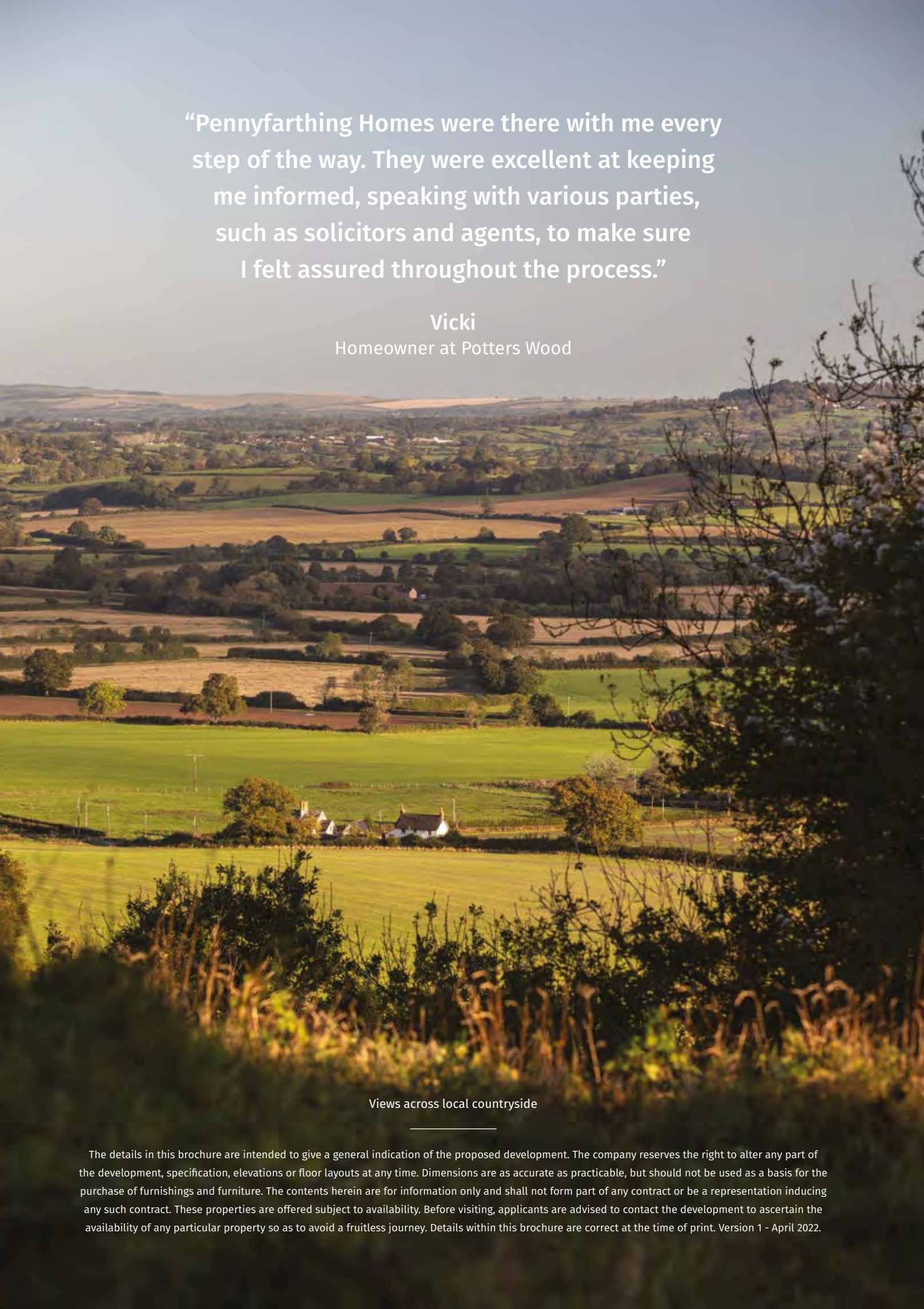
For extra assurance our New Home Warranty from One Guarantee gives you complete protection in the unlikely event that any defects occur during the first 10 years after your home is completed. This includes faults in the walls, floors, roof or foundations.

The One Guarantee Warranty is recognised by the Council of Mortgage Lenders and most of the UK's top mortgage providers and lenders.



\* Based on our 2 year customer care guarantee and service customer survey.





“Pennyfarthing Homes were there with me every step of the way. They were excellent at keeping me informed, speaking with various parties, such as solicitors and agents, to make sure I felt assured throughout the process.”

Vicki


Homeowner at Potters Wood

Views across local countryside

The details in this brochure are intended to give a general indication of the proposed development. The company reserves the right to alter any part of the development, specification, elevations or floor layouts at any time. Dimensions are as accurate as practicable, but should not be used as a basis for the purchase of furnishings and furniture. The contents herein are for information only and shall not form part of any contract or be a representation inducing any such contract. These properties are offered subject to availability. Before visiting, applicants are advised to contact the development to ascertain the availability of any particular property so as to avoid a fruitless journey. Details within this brochure are correct at the time of print. Version 1 - April 2022.



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