THE

OLD MANSION

COLLECTIVE

A STUNNING COLLECTION OF 3, 4 & 5-BEDROOM HOMES
SET IN THE GROUNDS OF A FORMER MANSION &
ITS DEER PARK IN STONEHAM, NEAR SOUTHAMPTON

Highwood has a policy of continuous improvement and certain details may have changed since the printing of this brochure. The artist's impressions, floor plans and maps are for guidance purposes only, landscaping shows how the site may look before construction and/or when mature. All measurements have been taken from plans and, whilst every effort has been made to ensure their accuracy, these cannot be guaranteed. This brochure does not constitute an offer or contract and Highwood reserves the right to change any specification of the homes at any time during the course of construction without notice.

THE
OLD MANSION
COLLECTIVE

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A PARTNERSHIP BETWEEN

HIGHWOOD VIVID

AN AWARD-WINNING DEVELOPMENT OF NEW CHARACTER HOMES SET WITHIN THE PICTURE-PERFECT PARISH OF CHILWORTH.

“THIS IS A TRULY IDYLLIC SETTING AND WE’RE PRESERVING ITS BEST FEATURES THANKS TO OUR CLOSE COLLABORATION WITH HISTORIANS AND ECOLOGISTS.”

Highwood

THE OLD MANSION COLLECTIVE

AN AWARD-WINNING NEW DEVELOPMENT OF BEAUTIFUL CHARACTER HOMES IN AN EXQUISITE SETTING...

The Old Mansion Collective is a prestigious development of new character homes set within the Parish of Chilworth in Southampton in the idyllic grounds of a former 16th century mansion and its deer park.

From the elegant, sweeping tree-lined approach, past ancient fishing ponds and through its historic landscape, you’ll discover a special place that you’ll want to call home. Already a multi-award-winning development, Highwood has breathed fresh life into an exquisite setting and created an imposing new community of homes that will appeal to everyone.

The Old Mansion Collective comprises just 15, three, four and five-bedroom executive homes set on a quiet, 26-acre landscape near North Stoneham Park, close to superb local amenities, outstanding sporting facilities and great transport links.

These beautiful new homes have been designed as an homage to the 20th century British architect, Herbert Collins, whose Collins homes are so well known in the local area. Arranged around a village green with a pond and spectacular trees dating back to the Domesday Book, every home in The Courtyard is a delight, each offering the distinctive character, generous room sizes and luxurious specifications Highwood is so renowned for.

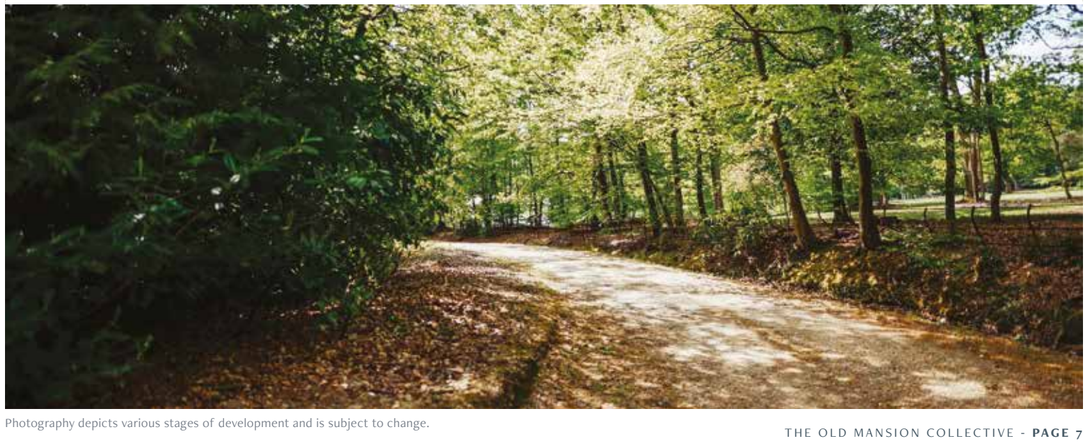
Described as ‘the jewel in the crown of Stoneham’, The Old Mansion Collective was named Residential Development of the Year Award 2022 at the South Coast Property Awards. The development was also recognised by national planning awards judges with a shortlisting for HGP Architects in the Award for Best Housing Scheme (Fewer than 500 Homes) at the Planning Awards 2020.

This is a truly special place... discover the Old Mansion Collective today.

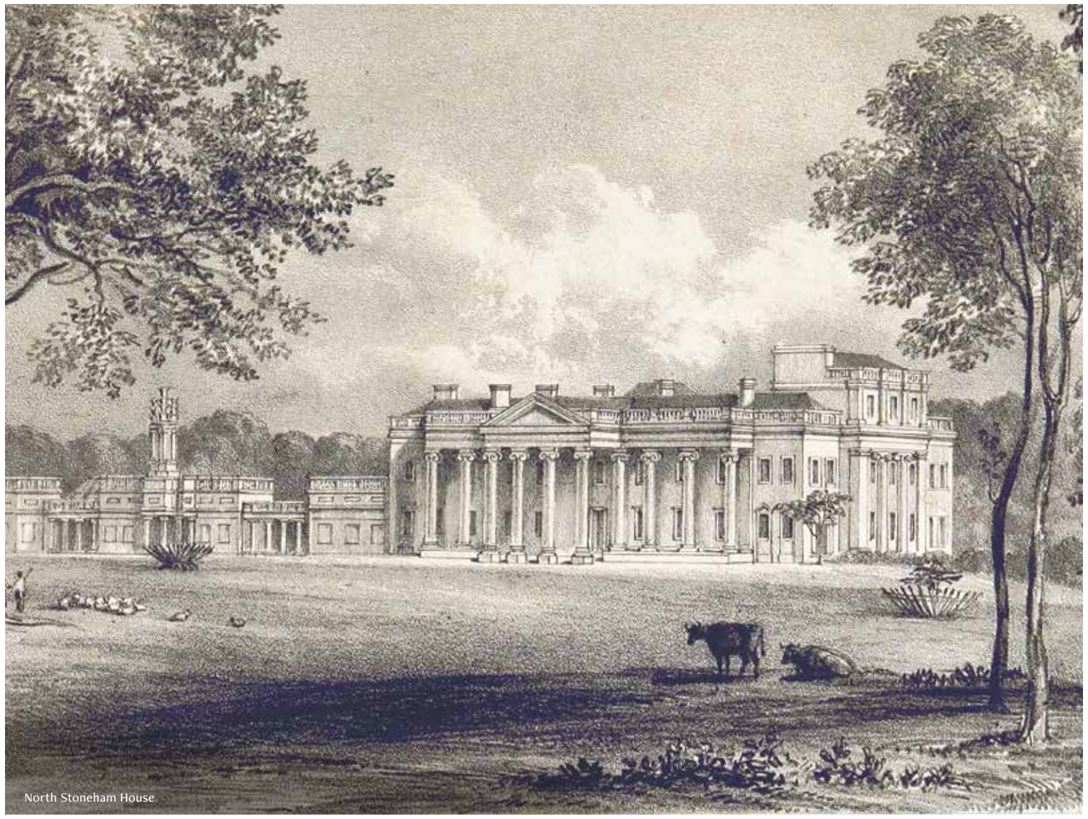
the business magazine
South Coast Property Awards 2022

The adjacent Stoneham Golf Course

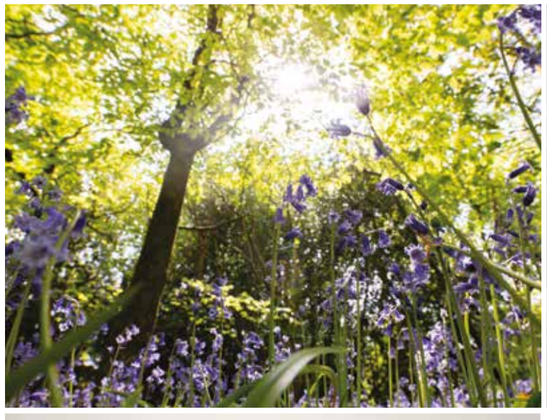
The adjacent Stoneham fishing lakes



Photography depicts various stages of development and is subject to change.



North Stoneham House



"THE OLD MANSION COLLECTIVE REPRESENTS EVERYTHING THAT HIGHWOOD STANDS FOR - WE'RE BUILDING BEAUTIFUL HOMES SENSITIVELY, SUSTAINABLY AND WITH RESPECT TO THIS REMARKABLE ENVIRONMENT."

Highwood

A RICH HISTORY

REVIVING A REMARKABLE LANDSCAPE FOR NEW GENERATIONS TO ENJOY...

The Old Mansion Collective is steeped in a rich history that dates back to the Saxon era as a vast estate with common pastures where, by the time of Domesday, settlements had grown. Later, the stunning medieval landscape and its deer park – the future setting for North Stoneham Park – became a grand, aristocratic hunting ground.

In 1545, the manor passed to the Willis Fleming family who dramatically rebuilt it as a magnificent mansion with 29 rooms, at least 10 outbuildings and gardens with ponds and spectacular parkland. 200 years later, the grounds would be redesigned by the renowned English landscape architect, Lancelot 'Capability' Brown. The Willis Fleming family left their mansion before the end of the 19th century, leaving the lush parkland for grazing cattle, equestrians and golfers to enjoy.

Today, Highwood is reviving this remarkable landscape once more. We're preserving the site's superb ecology and staying true to its incredible heritage so new generations can enjoy life in one of the most exquisite residential settings on the south coast.

THE
OLD MANSION
COLLECTIVE

THE HOMES

A DREAM HOME TO SUIT EVERY LIFESTYLE

Every Highwood home at The Old Mansion Collective is designed with its own distinct charm and setting in mind along with stylish and practical features to suit all tastes and budgets.

Whether you're a first-time buyer, a professional, a growing family or looking for a perfect place to spend your later years, our wonderful new community has everything you need close at hand.

Explore our collection of new character homes, then talk to us about making your move to this very special place.

THE FLEMING
THREE BEDROOMS SEMI-DETACHED

PAGE 12

THE ROOKWOOD
THREE BEDROOMS DETACHED & SEMI-DETACHED

PAGE 14

THE HIGHFIELD
FOUR BEDROOMS DETACHED & SEMI-DETACHED

PAGE 16

THE HAMTUN
FIVE BEDROOMS DETACHED

PAGE 18

The artist's impression is for guidance purposes only, the landscape is sloped and shows how the site may look when mature. Applicants are advised to visit the development by appointment.

THE FLEMING

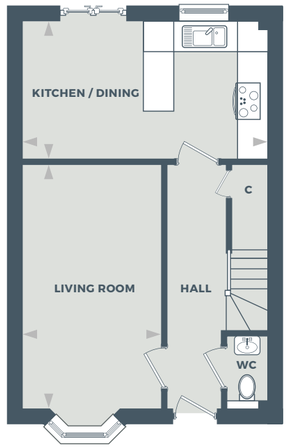
PLOTS 6 | 7 | 8

THREE BEDROOMS - SEMI-DETACHED
GROSS INTERNAL AREA (EXCLUDING GARAGE) 93m² (1001sqft)

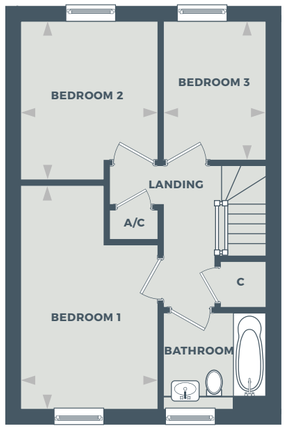
The floor plan for plot 7 is shown below - plots 6 & 8 are handed.

The Fleming is a beautiful, three-bedroom semi-detached home, built in a style influenced by renowned architect, Herbert Collins in red brick with impressive Georgian character features.

The ground floor offers a living room and spacious open-plan kitchen and dining area with French doors that lead out onto the rear garden. Three bedrooms and a family bathroom are set on the first floor with fabulous views over the woodland to the front.



GROUND



FIRST

ROOM DIMENSIONS

LIVING ROOM
10'0" x 16'7" *(3.06m x 5.04m)*

KITCHEN / DINING
17'10" x 11'2" *(5.43m x 3.42m)*

BEDROOM 1
10'0" x 15'1" *(3.06m x 4.60m)*

BEDROOM 2
10'2" x 12'8" *(3.01m x 3.87m)*

BEDROOM 3
7'3" x 11'2" *(2.20m x 3.42m)*

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THE ROOKWOOD

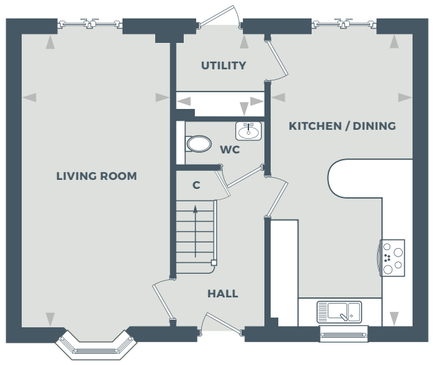
PLOTS 9 | 10 | 11 | 17 | 18 | 19

THREE BEDROOMS - DETACHED (PLOTS 11 & 17) & SEMI-DETACHED
GROSS INTERNAL AREA (EXCLUDING GARAGE) 112m² (1212sqft)

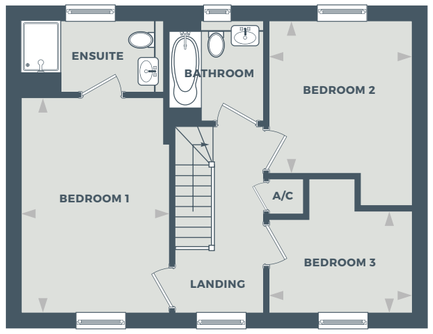
The floor plan for plots 10, 11 & 19 is shown below - plots 9, 17 & 18 are handed.

The Rookwood is a stylish and spacious three-bedroom home, built in a style influenced by renowned architect, Herbert Collins, in red brick and with exquisite Georgian character features.

The ground floor comprises a substantial living room and spacious open-plan kitchen and dining area with a utility room and French doors that lead out onto the rear garden. Three bedrooms and a family bathroom are set on the first floor, including the spacious master bedroom suite, which has an en suite shower room. All have fabulous views over the green to the front and the woodland that lies behind the rear garden.



GROUND



FIRST

ROOM DIMENSIONS

LIVING ROOM
21'2" x 10'6" *(6.46m x 3.19m)*

KITCHEN / DINING
21'2" x 10'4" *(6.46m x 3.16m)*

UTILITY
6'10" x 5'10" *(2.08m x 1.77m)*

BEDROOM 1
15'7" x 10'6" *(4.74m x 3.19m)*

BEDROOM 2
11'4" x 10'3" *(3.45m x 3.13m)*

BEDROOM 3
7'4" x 10'3" *(2.23m x 3.13m)*

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THE HIGHFIELD

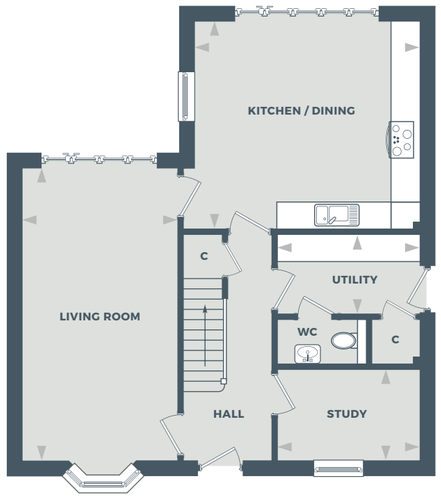
PLOTS 12 | 13 | 14 | 15 | 16

FOUR BEDROOMS - DETACHED (PLOT 12) & SEMI-DETACHED
GROSS INTERNAL AREA (EXCLUDING GARAGE) 147m² (1588sqft)

The floor plan for plots 12, 13 & 15 is shown above - plots 14 & 16 are handed.

The Highfield is a substantial, stylish four-bedroom home, built in a style influenced by renowned architect, Herbert Collins, in red brick and with exquisite Georgian character features.

The ground floor has a spacious living room and bi-fold doors leading onto the rear garden – perfect for entertaining. A large, open-plan kitchen and dining area that has bi-fold doors to the rear garden, a utility room and study are also downstairs. Upstairs, you'll find four bedrooms and a family bathroom – the impressive master bedroom suite features an en suite shower room. All have fabulous views over the green to the front and the woodland that lies behind the rear garden.



GROUND

FIRST

ROOM DIMENSIONS

LIVING ROOM
21'2" x 11'3" *(6.46m x 3.44m)*

KITCHEN / DINING
16'4" x 15'1" *(4.98m x 4.59m)*

UTILITY
10'5" x 5'11" *(3.18m x 1.80m)*

BEDROOM 1
16'4" x 11'10" *(4.98m x 3.60m)*

BEDROOM 2
18'2" x 12'11" *(5.55m x 3.94m)*

BEDROOM 3
10'5" x 12'5" *(3.18m x 3.80m)*

BEDROOM 4
11'3" x 7'10" *(3.44m x 2.40m)*

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THE HAMTUN

PLOT 20

FIVE BEDROOMS - DETACHED

GROSS INTERNAL AREA (EXCLUDING GARAGE) 258m² (2782sqft)

The Hamtun is a substantial, stylish five-bedroom detached home, built in the style of renowned architect, Herbert Collins, in red brick and with exquisite Georgian character features.

The ground floor has a spacious kitchen/dining area, leading onto the family area/snug with bi-fold doors leading onto the rear garden – perfect for entertaining. A large living area with bi-fold doors to the rear garden, a utility room and study are also downstairs. Upstairs, you'll find five bedrooms, three with en suites and a family bathroom – the impressive master bedroom suite features an en suite shower room and dressing area. All have fabulous views over the green to the front and the woodland that lies beyond the rear garden.

GROUND

FIRST

ROOM DIMENSIONS

LIVING ROOM
30'11" X 14'11" *(9.42m x 4.56m)*

KITCHEN / DINING
27'6" x 12'5" *(8.38m x 3.80m)*

SNUG
16'6" x 13'6" *(5.03m x 4.11m)*

UTILITY
8'7" x 6'2" *(2.65m x 1.88m)*

STUDY
13'4" x 12'1" *(4.06m x 3.68m)*

BEDROOM 1 *(excluding dressing area & en suite)*
13'6" x 13'2" *(4.11m x 4.01m)*

BEDROOM 2 *(excluding en suite)*
14'11" x 11'8" *(4.56m x 3.55m)*

BEDROOM 3 *(excluding en suite)*
12'5" x 11'0" *(3.80m x 3.34m)*

BEDROOM 4
13'4" x 12'1" *(4.01m x 3.68m)*

BEDROOM 5
11'4" x 9'1" *(3.44m x 2.76m)*

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“WE’VE WORKED HARD TO CREATE AN EXCLUSIVE COLLECTION OF EXECUTIVE HOMES THAT WILL APPEAL TO ALL TASTES WITH BUDGETS TO SUIT EVERYONE. WITH ITS HISTORIC SETTING AND STUNNING LANDSCAPE, IT’S GOING TO BE A WONDERFUL PLACE TO LIVE.”

Highwood

STEP INSIDE

LUXURIOUS FINISHING TOUCHES AND SPECIAL EXTRAS YOU’LL LOVE

Everything about a Highwood home is built on an unmistakeable quality. Step inside and you’ll discover outstanding specifications, luxurious finishing touches and special extras that make the difference between a new home and a new dream home. From stunning kitchens and bathrooms and spacious living areas to generous gardens and perfect landscaping, you’ll find it all in a Highwood home.

STUNNING INSIDE AND OUT

In every home, you’ll find kitchens that are fully equipped with energy-saving fitted appliances, white oak internal doors, stunning Amtico floors to every kitchen/diner, WC, hallway and utility room. Master bedroom and en suites have chrome towel radiators while all bathrooms and en suites have full height over-bath showers and beautiful ceramic floor and wall tiles throughout.

Outside, you’ll find charming, landscaped front gardens that bring the impressive Herbert Collins style architecture to life along with garages and parking spaces for every property.

KIND TO THE ENVIRONMENT

We know our impact on the environment matters, so you’ll also find a great range of energy-efficient and money-saving technologies and systems throughout every home.

These range from intelligent heating systems and energy-saving kitchen appliances to super-strength loft insulation and LED lighting.

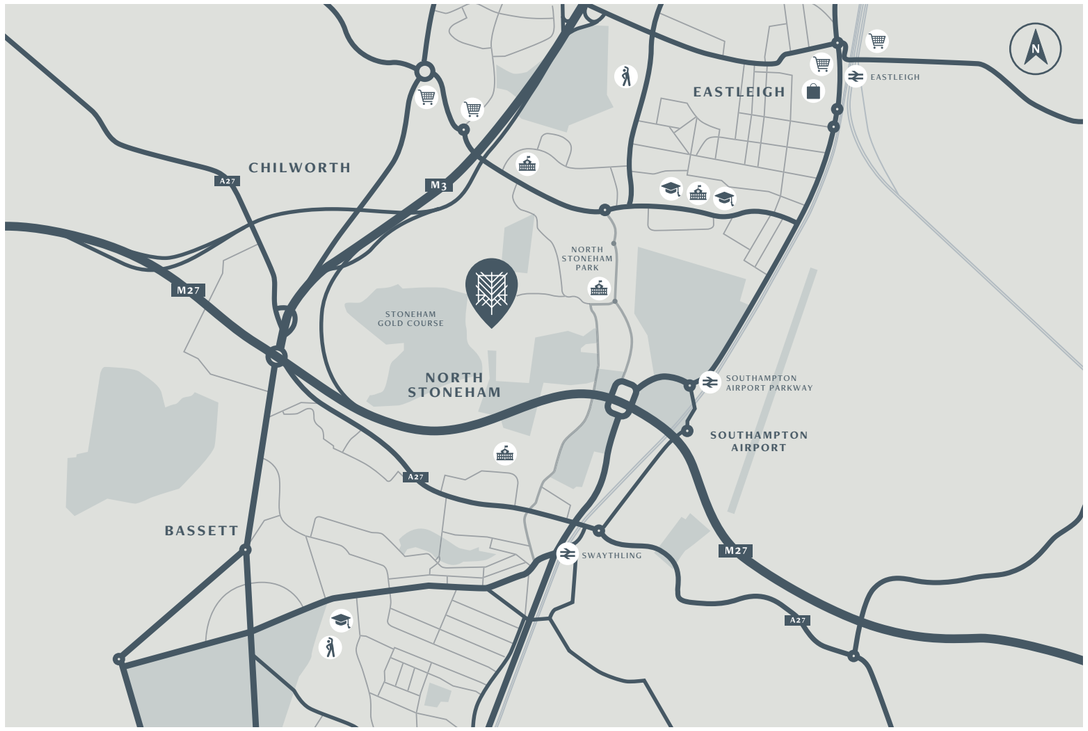
All this means your new home will be as kind to the planet as it is to your pocket.

A computer-generated image of The Highfield kitchen

A computer-generated image of The Highfield living room

Southampton City & West Quay

Ocean Village



SHOPPING
TRAIN STATION
COLLEGE / UNIVERSITY
FITNESS CENTRE
SCHOOL
SUPERMARKET

THE LOCATION

EVERYTHING YOU NEED IS CLOSE TO HOME

The Old Mansion Collective is close to everything you need and everywhere you want to go. Close to home, footpaths will take you to Eastleigh town centre and you'll find bus services for travel to Eastleigh and Southampton City.

Going further afield is just as easy. You're just a short distance from Junction 5 of the M27 motorway that connects the southeast and southwest and London and the north via the M3. Southampton Parkway train station is within easy walking distance for travel to all major commuter destinations; London Waterloo is just over an hour away. Winchester is within easy driving distance and, with its dazzling array of history, shopping, culture, cafes, bars and restaurants, this historic city rewards repeat visits. The New Forest National Park is just a little further to the west with its 220 square miles of breathtaking countryside.

The Old Mansion Collective is also a short drive 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. When it's time to venture further, Southampton International Airport is only five minutes away.

There's also a great variety of sports facilities and pursuits to suit all ages on our doorstep. Stoneham Golf Club borders The Old Mansion Collective and is one of the most respected golf clubs in the county. Just outside the development, you'll find an exciting new state-of-the-art sports hub with awesome 3G football pitches and mini pitches. You'll also be able to enjoy archery, cricket, hockey, lawn bowls, football and rugby that are all easily reached on foot, thanks largely to the fantastic new facilities at the Trojans Club that Highwood has supported.

The perfect home, the perfect location... The Old Mansion Collective really does have everything you need.

5 MILES TO SOUTHAMPTON CITY

9 MILES TO WINCHESTER CITY

19 MILES TO NEW FOREST NATIONAL PARK

33 MILES TO BOURNEMOUTH BEACH

75 MILES TO CITY OF LONDON

80 MILES TO GATWICK AIRPORT

The distances above are approximate and by road.

“WE’VE CREATED SOMETHING VERY SPECIAL AMONGST STONEHAM’S ANCIENT WOODLAND THAT QUIETLY RESPECTS ITS HISTORY. IT’S QUITE UNLIKE ANYTHING WE’VE SEEN IN THE AREA.”

HGP Architects

ABOUT HIGHWOOD

BEAUTIFUL HOMES – BUILT FOR LIFE BY AN AWARD-WINNING DEVELOPER

Highwood was founded with a commitment to acquire land selectively and build sensitively and sustainably to the benchmarked standards of design, planning and construction we continue to set for our industry. Along the way, Highwood has become a multi-award-winning developer, recognised for building beautiful homes set in the most desirable locations. During this time, the Highwood name has become renowned for our high quality, sustainable building standards, outstanding specifications and impeccable design.

From affordable, yet stylish homes in new community developments to luxurious apartments in waterside locations and prestigious executive homes, Highwood is committed to creating responsibly built homes. All are designed to meet the demands of modern living – and always with space, comfort, security and the environment in mind.

Restoring an exquisite historic setting for new generations

The Old Mansion Collective is a perfect example of how we’re achieving all this and more. By restoring an exquisite historic setting that will be home to new generations of families, Highwood has added another award-winning development to our success story. This exciting partnership between Highwood and VIVID, Hampshire’s largest provider of affordable homes means that, together, we’ll enrich this stunning environment for the local community to enjoy.

Highwood – peace of mind for everyone

Highwood is committed to the construction of high quality buildings that are built to last and we’re proud to offer LABC Warranty that gives our buyers 10 years’ peace of mind that their home is completely protected.

Every new home we build is built for life. Visit www.highwoodgroup.co.uk to find out more about us.

VIVID

THE LEADING PROVIDER OF AFFORDABLE NEW HOMES

VIVID is a major landlord and developer of new homes in Hampshire, Berkshire and Surrey with a development programme that’s creating in excess of 1,000 per year. We’re helping to create thriving communities in places that people want to live and grow; spaces that improve their wellbeing.

We’re building bright, modern flats and houses that suit modern lifestyles and we’re offering our homes in a range of tenures to suit a wide range of needs; from low cost rent and market sale to shared ownership opportunities that make owning a home a reality for our customers.

CUSTOMER CARE

WE’RE HERE TO HELP YOU MAKE YOUR BEST MOVE

Buying a home can seem like a long, complex process, but when you’re buying a Highwood home, you’ll have the support of an experienced Customer Care team that’s dedicated to making your move seamless and stress-free.

Our Sales team will help you through the exciting reservation procedure to secure your new home. Then, we’ll arrange a handover with your dedicated Customer Care Manager to get you through completion and give you hands-on advice about the property’s equipment and systems. A Highwood Homeowner’s User Guide will also ensure you have all the information you need.

Ready to start your journey?

ALL ENQUIRIES

023 8001 1620

SALES@HIGHWOODGROUP.CO.UK

HIGHWOODGROUP.CO.UK/OLD-MANSION

A PARTNERSHIP BETWEEN

HIGHWOOD VIVID